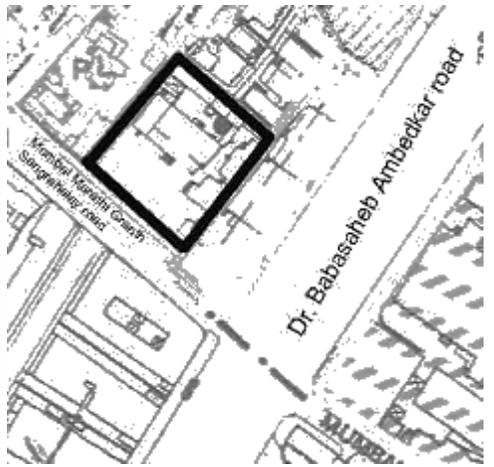


	Common Ref. No.:	
	Card No.: F/n-1	
	Ward (Part): F north-VI	
	CS No.: Not available	
	Plot Area: Not available	
	B U Area: Not available	
	Date: May, 2005	
	Record by: Keshav S, Gauri J	
	Review by: Arun Kale	
	Internal: As above	
	External: As above	
	Photo Ref.: T-III-Fn:\Ward F north\ N. C. Nariealvala Fire Temple	

1.0	Denomination		
1.1	Name of Premises	N. C. Nariealvala Fire Temple	
1.2	Earlier Name	Not applicable	
1.3	Built in	Early 20 th century	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Mumbai Marathi Granth Sangrahalay Marg (Naigaon Cross Road No. 26)	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Not available	
3.2	Past	Not available	
3.3	Status	Trust owned	
4.0	Use		
4.1	Present	Religious, place of Worship	
4.2	Past	Religious, place of Worship	
4.3	Usage	Religious use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located next to Parsi precinct Dastoor Wadi on Mumabai Marathi Granth Sangrahalay Marg near most busy Dadar Central Railway Station.	
5.2	Architectural Description	Belongs to the typology of Parsi fire temples in the city. The façade is governed by a verandah running throughout the structure. Features like circular columns, furoher, motifs, carved C.I. grill, gate along with interesting sloping roof profile with ventricular etc. adorn the façade. Two Lion statue on either side enhances entrance.	
5.3	Intrinsic	The Zoroastrian (Parsi) community of Bombay mostly resided in colonies / precincts specially built for all the sections of the community located at various places in the island city. Dadar Parsi colony is one of the biggest community settlements of the Zoroastrian Community in India. Just like any other Parsi precinct, it also has an Agiary located centrally.	
5.4	Value Classification	A(arc), A(cul), E	Recommended Grade II A
6.0	Topography		
6.1	Floors	G + 1	
7.0	Construction		
7.1	Plinth	Basalt dressed stone coursed plinth	
7.2	Walls	Load bearing brick walls	

7.3	Floor	Access denied		
7.4	Stairs	Access denied		
7.5	Openings	Rectangular and arched openings with wooden frames and glazed shutters		
7.6	Roofing	Partly flat roof with terrace and partly sloping in Mangalore tiles		
7.7	Articulation	Decorative arches, sarosh bergis at entrance, Farohar motifs, twin ball motifs		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Access denied		
7.10	Compound / Fence / Gate	Plastered brick wall with ornamental C.I. railings with C.I. decorative gate with pillars		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Side and front open space concreted, area landscaped with shrubs and trees		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Access denied		
9.4	Stairs	Access denied		
9.5	Openings	Good (Wooden members in sound state)		
9.6	Roofing	Good (Mangalore tiles, fascia and external members in sound state)		
9.7	Articulation & Finishes	Good		
9.8	Services	Access denied		
9.9	Outbuildings	Good (Partly landscaped and maintained clean)		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	Plastic sheets roof added in front.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	None		
12.0	Additional Notes / References / Documents Available	Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.		

N. C. Nariealvala Fire Temple



Main entrance pillar with cast iron gate for Nariyalwala Agiary from Mumbai Granth Sangrahalay Road.



Entrance steps to building with lion statue located at the end of the steps.



Front façade of the structure with landscaped front open space.



Arches resting on Corinthian columns, opening enclosed with glazed panel.



Arched opening and concrete parapet wall, roof levels with louvers.



Archival photograph of Nariyalwala Agiary from Parsi colony book.

Dastoor Wadi Precinct

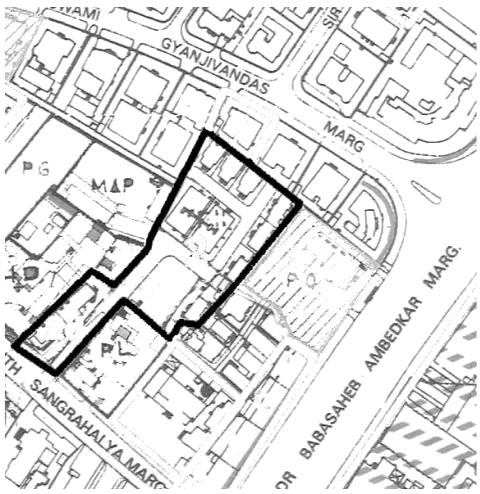
Dastoor Wadi is one of the community settlements of the Zoroastrian Community in Mumbai. Just like any other Parsi precinct, it also has an Agiary located outside next to wadi. The Zoroastrian (Parsi) community of Bombay mostly resided in colonies / precincts specially built for all the sections of the community located at various places in the island city.

As the part of early suburbanization, this wadi planned in different way, with lots of open space in between structures. The Zoroastrian (Parsi) community of Bombay, mostly resided in colonies / precincts specially built for all the sections of the community, by the Parsi Trusts or Parsi Panchayat. They were located at various places in the island city. The 'Baug's' are sprawling colonies built around large open spaces mainly occupied by upper class.

The precinct has peculiar Parsi style structures with minimal ornamentation. The facades have features like projecting bands, decorative balcony railings etc. All the buildings are of same scale and proportions and follow the lane in T shape. The buildings of the precincts maintain the skyline and still differ in their styles. Wooden single flight staircase on front façade is highlighted feature. Mangalore tiled sloping roof to all structures. Owners house is segregated from other blocks, located near main entry to plot from Mumbai Marathi Granth Sangrahalay Road near Dadar Central Railway Station.

Buildings in the Precincts:

- a. Dastoor House
- b. Block A
- c. Block B
- d. Block C
- e. Block D
- f. Block E
- g. Block F
- h. Block G
- i. Block H
- j. Block I
- k. Block J

	Common Ref. No.:	
	Card No.: F/n-2	
	Ward (Part): F north-VI	
	CS No.: Not applicable	
	Plot Area: Not applicable	
	B U Area: Not applicable	
	Date: February, 2005	
	Record by: Keshav S, Gauri J	
	Review by: Arun Kale	
	Internal: As above	
External: As above		
Photo Ref.: T-III-Fn:\Ward F north\ Dastoor Wadi Precinct		

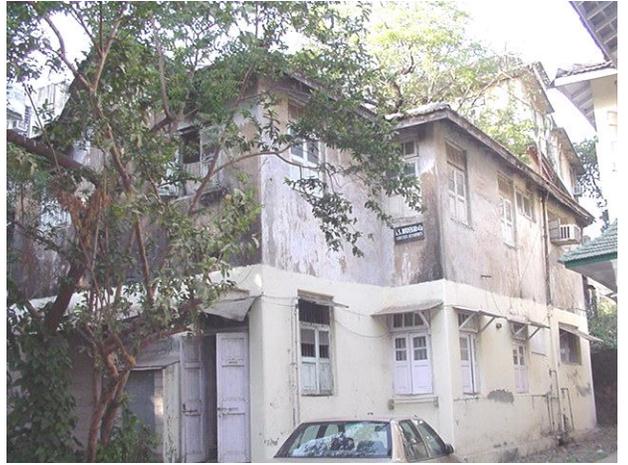
1.0	Denomination		
1.1	Name of Premises	Dastoor Wadi Precinct	
1.2	Earlier Name	Not applicable	
1.3	Built in	Early 20 th century	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Mumbai Marathi Granth Sangrahalay Marg (Naigaon Cross Road No. 26)	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Not available	
3.2	Past	Not available	
3.3	Status	Private, Tenanted	
4.0	Use		
4.1	Present	Residential	
4.2	Past	Residential	
4.3	Usage	Regular residential use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	This linear precinct (a wadi) almost spanning between two important roads is located close to the Fire Brigade station of Dadar East which faces Dr Ambedkar road.	
5.2	Architectural Description	The buildings of the precinct in the typology of 'wadis, are of similar scale and proportions, low-rise Vernacular with sloping roofs and with minimal ornamentation on the facade. The buildings are closely spaced with services in between in a very poor condition. One structure consists of two symmetrical blocks with open space around .	
5.3	Intrinsic	The 'wadi's located in the older parts of the city belong to the typology of community housing. 2 to 4 storey Vernacular buildings informally planned around the shared open space invariably dotted with trees are seen in Dadar, Girgaon and Girangaon mostly resided by Marathis, Gujratis and Parsis. Dastoor wadi is a private owned premises resided by Zoroastrians.	
5.4	Value Classification	A(arc), G(grp), J	Recommended Grade III
6.0	Topography		
6.1	Floors	Not applicable	
7.0	Construction		
7.1	Plinth	Not applicable	
7.2	Walls	Not applicable	

7.3	Floor	Not applicable		
7.4	Stairs	Not applicable		
7.5	Openings	Not applicable		
7.6	Roofing	Not applicable		
7.7	Articulation	Not applicable		
7.8	Finishes	Not applicable		
7.9	Interiors (Movable & Immovable)	Not applicable		
7.10	Compound / Fence / Gate	Not applicable		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	The two buildings have lots of open space in between planted with shrubs and trees. Pathways concreted.		
8.0	Services & Utilities			
8.1	Lighting	Not applicable		
8.2	Ventilation	Not applicable		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not applicable		
8.7	Other (HVAC / BMS / Security Systems)	Not applicable		
9.0	Condition			
9.1	Plinth	Not applicable		
9.2	Walls	Not applicable		
9.3	Floor	Not applicable		
9.4	Stairs	Not applicable		
9.5	Openings	Not applicable		
9.6	Roofing	Not applicable		
9.7	Articulation & Finishes	Not applicable		
9.8	Services	Not applicable		
9.9	Outbuildings	Not applicable		
9.10	Overall condition	Not applicable	Maintenance level	Not applicable
10.0	Transformation			
10.1	Form	Not applicable		
10.2	Structure	Not applicable		
10.3	Articulation & Finishes	Not applicable		
11.0	DP Remarks / Perceived Threats	None		
12.0	Additional Notes / References / Documents Available	Notes: Prevailing in England at that time, thus the colony was planned with open spaces. Services of toilets are clubbed together which are in extremely poor and unhygienic condition. Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

Dastoor wadi precinct



Front façade of Block A with wooden staircase.



Side elevation of Block B with wooden staircase.



Front façade of Block B with wooden staircase.



Block B with wooden staircase detail.



Block C with symmetrical facade.



Block D with symmetrical facade.



Block E from north side with lots of open space in front.



Block D from north side with lots of open space in front.

	Common Ref. No.:	
	Card No.: F/n-2a	
	Ward (Part): F north-VI	
	CS No.: 1 / 3	
	Plot Area: 913.88 sq.m.	
	B U Area: 1560.9 sq.m.	
	Date: May, 2005	
	Record by: Keshav S, Gauri J	
	Review by: Arun Kale	
	Internal: As above	
	External: As above	
Photo Ref.: T-III-Fn:\Ward F north\ Dastoor House		



1.0	Denomination		
1.1	Name of Premises	Dastoor House	
1.2	Earlier Name	Not applicable	
1.3	Built in	Early 20 th century	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Mumbai Marathi Granth Sangralaya Marg (Naigaon Cross Road No. 26)	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Bai Najabai Dinshaw Dastoor	
3.2	Past	Bai Najabai Dinshaw Dastoor	
3.3	Status	Privately owned	
4.0	Use		
4.1	Present	Residential	
4.2	Past	Residential	
4.3	Usage	Regular residential use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Part of the large Dastoor Wadi precinct near the Fire Brigade on Dr B.R. Ambedkar Road, Dadar East	
5.2	Architectural Description	Ornamentation in Vernacular style is best seen in this bungalow. The most prominent feature of this building the external wooden straight flight staircase reaching second floor. The structure is characterized by Mangalore tiled sloping roofs with carved fascia in interesting profile at different levels. Features like wooden posts supporting the balcony, motifs, carved C.I. jali to balconies etc. adorn the façade.	
5.3	Intrinsic	Small Vernacular Parsi settlement called Dastoor Wadi was constructed in Dadar during the early 20 th century. Dastoor House is the owner's bungalow and the most prominent structure in Dastoor Wadi.	
5.4	Value Classification	A(arc), B(des), C(seh)	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 2	
7.0	Construction		
7.1	Plinth	Random rubble, plastered Black Basalt stone plinth	
7.2	Walls	Brick load bearing walls	
7.3	Floor	Wooden flooring with wooden joists and battens	

7.4	Stairs	Wooden single flight staircase		
7.5	Openings	Rectangular with wooden frames and glazed shutters		
7.6	Roofing	Sloping roof with Mangalore tiles and wooden trusses		
7.7	Articulation	Prominent cornice bands, cast iron railing, decorative wooden fascia, wooden railing.		
7.8	Finishes	Internally and externally plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Few trees around, unbuilt space not paved		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Window air-conditioning units at some places		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Fair (Sagging observed at some places)		
9.4	Stairs	Good (Well maintained)		
9.5	Openings	Fair (Wooden members need maintenance)		
9.6	Roofing	Fair (Mangalore tiles and fascia need repairs)		
9.7	Articulation & Finishes	Fair (Plaster chapped off at some places)		
9.8	Services	Fair (Recently replastered)		
9.9	Outbuildings	Good		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	None		
12.0	Additional Notes / References / Documents Available	Notes: Different vernacular styled Parsi structure in old Dastoor Wadi Precinct. Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.		

Dastoor House



East elevation showing single flight wooden staircase of house from Mumbai Marathi Granth Sangrahalay road.



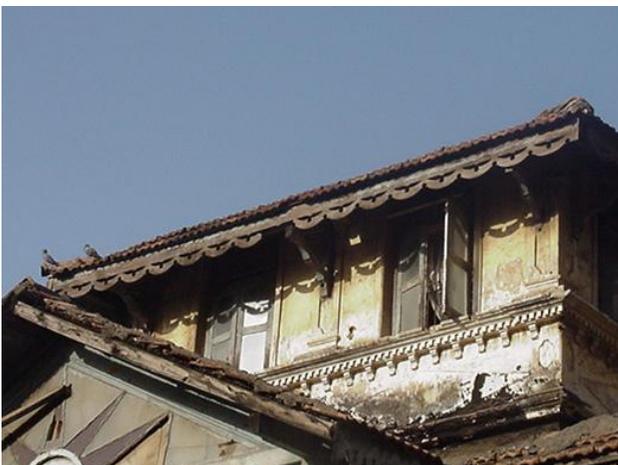
East elevation showing single flight wooden staircase of house from Mumbai Marathi Granth Sangrahalay road



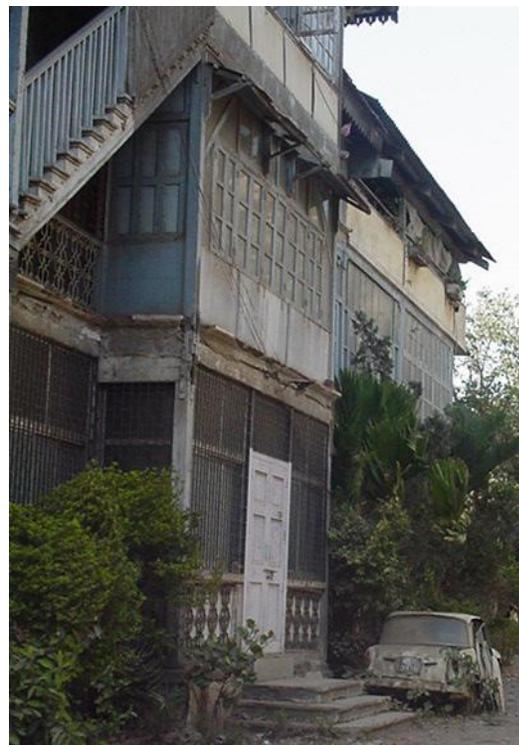
Front façade of house showing the hierarchy of blocks.



East elevation showing single flight wooden staircase of house from Mumbai Marathi Granth Sangrahalay road.



Front façade of house showing the hierarchy of blocks.



Front façade of house showing the hierarchy of blocks.



Front façade of house showing the hierarchy of blocks.

Madhav Wadi Precinct

The precinct is in typology of a Wadi, located in busy area near Dadar Central Railway Station. It is the complex of Vernacular longitudinal structures constructed in stone, brick masonry around the courtyard. It got typical entrance gate through two buildings. One of the G + 1 building has decorative wooden brackets, columns, Mangalore tiled sloping roof. Wadi has introvert planning, all buildings on periphery inside big open space. One of the buildings inside has façade on lower floor have Neo-classical features like pilasters, semi circular arches with prominent key stone and punctured balusters.

The Wadi is a typology in which a group of Chawls abutting the road enclosed an open space invariably dotted with large to be used as community area for multi purpose usage. The entry is through an arch way from road in a busy area. The Madhav wadi is located very closed to the Dadar station. The façade on the main road are invariably highlighted by Neo-classical features to impact a quality of grandeur in spite of the modest facilities provided for the resident like toilet.

Buildings in the Precincts:

- a) Main entrance gate Black Basalt stone
- b) Block B
- c) Block A
- d) Block C

	Common Ref. No.:	
	Card No.: F/n-3	
	Ward (Part): F north-VI	
	CS No.: Not applicable	
	Plot Area: Not applicable	
	B U Area: Not applicable	
	Date: February, 2005	
	Record by: Keshav S, Gauri J	
	Review by: Arun Kale	
	Internal: As above	
External: As above		
Photo Ref.: T-III-Fn:\Ward F north\ Madhav Wadi Precinct		

1.0	Denomination		
1.1	Name of Premises	Madhav Wadi Precinct	
1.2	Earlier Name	Not applicable	
1.3	Built in	Early 20 th century	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Mumbai Marathi Granth Sangrahalay Marg (Naigaon Cross Road No. 26)	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Not available	
3.2	Past	Not available	
3.3	Status	Tenanted	
4.0	Use		
4.1	Present	Residential, Health care, Commercial	
4.2	Past	Residential, Commercial	
4.3	Usage	Regular residential, health care and commercial use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	The Madhav Wadi is located very closed to the Dadar station. An archway from the busy road highlights its entry.	
5.2	Architectural Description	The typology of wadi is characterized by a group of chawls around an open space to be used as community area. The complex is abutting the road, and the façade on the main road highlighted by Neo-classical features to express a quality of grandeur although the infrastructure inside is quite modest. The buildings in this precinct are G + 5 and have a strong vernacular style with ornamentation on the facade. Block B is G + 1 structure with Mangalore tiled sloping roof. Decorative wooden brackets, posts, trellis work, cast iron larges are the main characteristics. Buildings are of similar scale and proportion.	
5.3	Intrinsic	Earlier occupied by working class employed in the nearby mills, is now predominately occupied by a middle class.	
5.4	Value Classification	A(arc), G(grp)	Recommended Grade III
6.0	Topography		
6.1	Floors	Not applicable	
7.0	Construction		
7.1	Plinth	Not applicable	
7.2	Walls	Not applicable	
7.3	Floor	Not applicable	

7.4	Stairs	Not applicable		
7.5	Openings	Not applicable		
7.6	Roofing	Not applicable		
7.7	Articulation	Not applicable		
7.8	Finishes	Not applicable		
7.9	Interiors (Movable & Immovable)	Not applicable		
7.10	Compound / Fence / Gate	Not applicable		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Buildings are on periphery of wadi and have open space in between partly concreted.		
8.0	Services & Utilities			
8.1	Lighting	Not applicable		
8.2	Ventilation	Not applicable		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not applicable		
8.7	Other (HVAC / BMS / Security Systems)	Not applicable		
9.0	Condition			
9.1	Plinth	Not applicable		
9.2	Walls	Not applicable		
9.3	Floor	Not applicable		
9.4	Stairs	Not applicable		
9.5	Openings	Not applicable		
9.6	Roofing	Not applicable		
9.7	Articulation & Finishes	Not applicable		
9.8	Services	Not applicable		
9.9	Outbuildings	Not applicable		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	Not applicable		
10.2	Structure	Not applicable		
10.3	Articulation & Finishes	Not applicable		
11.0	DP Remarks / Perceived Threats	None		
12.0	Additional Notes / References / Documents Available	<p>Notes: Occupied earlier by working class people (working in Mills around it), now it is predominately a middle class people. The Wadi is a typology in which a group of chawls abutting the road enclosed an open space to be used as community area for multi purpose usage.</p> <p>Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai</p>		

Madhav Wadi Precinct



Corner detail of block B showing decorative fascia, cast iron railing and wooden post.



Main entrance gate to Madhav wadi through two buildings.



Detail of balcony in block A supported with decorative concrete bracket.



Detail of concrete railing with pillar.



Side elevation of block A.



Decorative front façade of block A.



Block B, chawl like structure with decorative common passage on first floor.



Corner of Block B showing bressed wooden post supporting sloping roof.

Madhav Wadi Precinct



Corner of Block A highlighted in coarsed black basalt masonry.



Window with decorative pediment around it and ornamented concrete railing.



Gargoyles at the corner of cornice band on first floor.



Decorative concrete bracket supporting the first floor balcony.



Corinthian column supporting arched window opening. Pediments with keystone in stucco work.



View of block B showing single flight staircase.

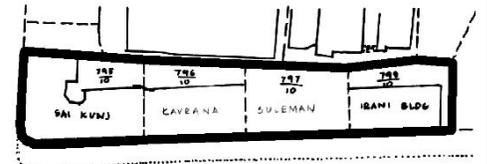
Dr. Babasaheb Ambedkar Road front

This street front starts at the junction of Mumbai Marathi Granth Sangrahalay and Dr. Babasaheb Ambedkar Road (major north south road in Mumbai). The construction started in 1930's and completed around 1940's. Street front has a vernacular style with decorative motifs, semi circular arched openings, part sloping roof, decorative concrete large, brackets and posts. Street front starts with ornamented Sai Kunj building in Black basalt stone. The building mainly used for commercial purpose cause located on main road on south of Khodadad Circle, all buildings are of similar scale and proportions.

The buildings included in this Road front:

1. Irani Building
2. Suleman Building
3. Kavarana Building
4. Sai Kunj

	Common Ref. No.:	
	Card No.: F/n-4	
	Ward (Part): F north-VI	
	CS No.: Not applicable	
	Plot Area: Not applicable	
	B U Area: Not applicable	
	Date: January 2005	
	Record by: Keshav S, Gauri J	
	Review by: Arun Kale	
	Internal: As above	
	External: As above	
	Photo Ref.: T-III-Fn:\Ward F north\ Dr. Babasaheb Ambedkar Road front	



VINCENT ROAD
(DR. BABASAHEB AMBEDKAR ROAD)

1.0	Denomination			
1.1	Name of Premises	Dr. Babasaheb Ambedkar Road front (Opposite Asiad bus depot, Dadar)		
1.2	Earlier Name	Not applicable		
1.3	Built in	Late 1930s and early 1940s	Extension Date (if any)	Not applicable
2.0	Access			
2.1	Main	Dr. Babasaheb Ambedkar Road		
2.2	Subsidiary	Not applicable		
3.0	Ownership Pattern			
3.1	Present	Not applicable		
3.2	Past	Not applicable		
3.3	Status	Not applicable		
4.0	Use			
4.1	Present	Not applicable		
4.2	Past	Not applicable		
4.3	Usage	Not applicable		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	The row of buildings with similar scale and proportions, starting at the junction of Mumbai Marathi Granth Sangrahalay and Dr. Babasaheb Ambedkar Road on the west side, south of Khodadad circle (Dadar T T Circle) .		
5.2	Architectural Description	The buildings in this front designed in similar way with varying features. The corner buildings have special accents in the form of curved balconies and rounded corner pavilions on the terrace; The street front has a vernacular style with decorative motifs, semi circular arched openings, part sloping roof, decorative concrete large, brackets, posts. It starts with ornamental Sai Kunj building in Black basalt stone.		
5.3	Intrinsic	Although earlier used for residential purpose, are now mainly used for commercial purpose since it is close to the commercially thriving Khodad circle.		
5.4	Value Classification	A(arc), E, I(sce)	Recommended Grade	III
6.0	Topography			
6.1	Floors	Not applicable		
7.0	Construction			
7.1	Plinth	Not applicable		
7.2	Walls	Not applicable		

7.3	Floor	Not applicable		
7.4	Stairs	Not applicable		
7.5	Openings	Not applicable		
7.6	Roofing	Not applicable		
7.7	Articulation	Not applicable		
7.8	Finishes	Not applicable		
7.9	Interiors (Movable & Immovable)	Not applicable		
7.10	Compound / Fence / Gate	Not applicable		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Not applicable		
8.0	Services & Utilities			
8.1	Lighting	Not applicable		
8.2	Ventilation	Not applicable		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not applicable		
8.7	Other (HVAC / BMS / Security Systems)	Not applicable		
9.0	Condition			
9.1	Plinth	Not applicable		
9.2	Walls	Not applicable		
9.3	Floor	Not applicable		
9.4	Stairs	Not applicable		
9.5	Openings	Not applicable		
9.6	Roofing	Not applicable		
9.7	Articulation & Finishes	Not applicable		
9.8	Services	Not applicable		
9.9	Outbuildings	Not applicable		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	Not applicable		
10.2	Structure	Not applicable		
10.3	Articulation & Finishes	Not applicable		
11.0	DP Remarks / Perceived Threats	Affected by shipline on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai.		

Dr. Babasaheb Ambedkar Road front (Opposite Asiad bus depot, Dadar)



Street front including Kavrana Building, Irani Building, Suleman Building.



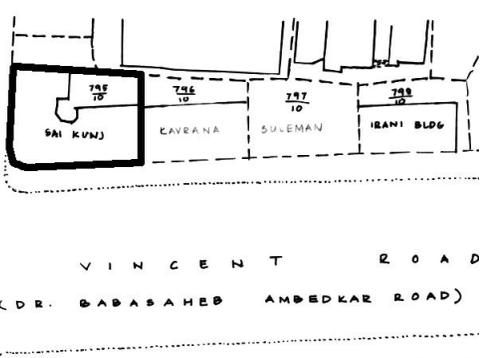
Arched opening to common passage on first floor on Suleman Building.



Detail of concrete jali in Irani Building.



Detail of decorative balcony in Kavrana Building.

	Common Ref. No.:		
	Card No.:	F/n-4a	
	Ward (Part):	F north-VI	
	CS No.:	795 / 10	
	Plot Area:	615.39 sq.m.	
	B U Area:	1500 sq.m.	
	Date:	May, 2005	
	Record by:	Keshav S, Anup S	
	Review by:	Arun Kale	
	Internal:	As above	
External:	As above		
Photo Ref.:	T-III-Fn:\Ward F north\ Sai Kunj		

1.0	Denomination		
1.1	Name of Premises	Sai Kunj	
1.2	Earlier Name	Not applicable	
1.3	Built in	Late 1930-35	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Dr. Babasaheb Ambedkar Road, Dadar	
2.2	Subsidiary	Mumbai Marathi Granth Sangralaya Marg (Naigaon Cross Road No. 26)	
3.0	Ownership Pattern		
3.1	Present	Not available	
3.2	Past	Not available	
3.3	Status	Tenanted	
4.0	Use		
4.1	Present	Residential, Commercial	
4.2	Past	Residential, Commercial	
4.3	Usage	Regular residential and commercial use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on a busy corner plot on Dr. Babasaheb Ambedkar Road, North-South arterial road and Mumbai Marathi Granth Sangralaya Marg.	
5.2	Architectural Description	Corner building following the road profile along the curve of the junction. The façade exhibits a continuous corridor on first and second floors, part of it now enclosed. The corridor is treated with semicircular arched openings on first floor and rectangular openings on the second floor, both divided in group of three openings. Features like husks below some windows, continuous band around the arched openings, cornices, etc. give character to otherwise plain façade.	
5.3	Intrinsic	One of the many buildings with ground floor commercial and upper floors with residential user. One of the buildings in street front on Dr. Babasaheb Ambedkar Road.	
5.4	Value Classification	A(arc), G(grp)	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 2	
7.0	Construction		
7.1	Plinth	Plastered Basalt stone coursed masonry plinth	
7.2	Walls	Brick load bearing brick walls	
7.3	Floor	Wooden flooring with wooden joists and battens	

7.4	Stairs	Wooden single flight staircase		
7.5	Openings	Rectangular with wooden frames and glazed shutter		
7.6	Roofing	Sloping roof with Mangalore tiles and wooden trusses		
7.7	Articulation	Prominent cornice bands and wooden brackets		
7.8	Finishes	Internally and externally plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not applicable		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Not applicable		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, poor natural lighting		
8.2	Ventilation	Natural and artificial, poor natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Window air-conditioning units at some places		
9.0	Condition			
9.1	Plinth	Fair (Cracks observed at some places)		
9.2	Walls	Fair (dampness and cracks observed at some places)		
9.3	Floor	Fair (Sagging observed at some places)		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Fair (Broken window panes need replacement, some windows replaced by aluminium windows)		
9.6	Roofing	Fair (Leakage to be repaired)		
9.7	Articulation & Finishes	Fair (Recently replastered)		
9.8	Services	Poor		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	Box grills & sliding windows added at many places.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats			
	Plot affected by shipline on proposed Development Plan. (D.P.)			
12.0	Additional Notes / References / Documents Available			
	Notes: Corner building which is also the starting building of street front. Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.			

Sai Kunj



View of Sai Kunj from junction of Dr. Babasaheb Ambedkar road and Marathi Sahitya Sangrahalay road.



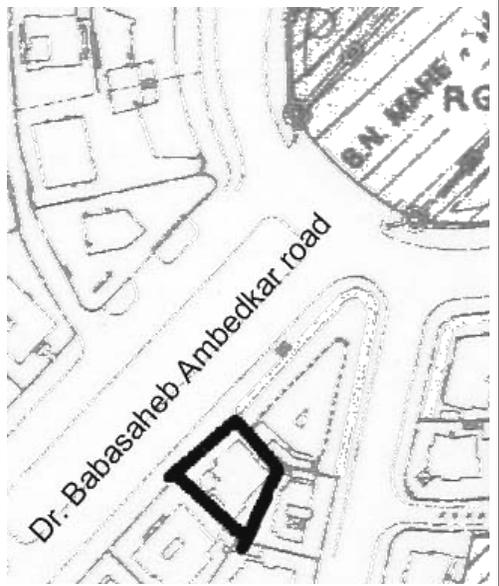
Front façade of Sai Kunj from Dr. Babasaheb Aambedkar road.



Detail of arched window from front façade.



Detail of motif below window.

	Common Ref. No.:		
	Card No.: F/n-5		
	Ward (Part): F north-IV		
	CS No.: 99 / 10		
	Plot Area: 408.86 sq.m.		
	B U Area: 1146.9 sq.m.		
	Date: April, 2005		
	Record by: Keshav S, Gauri J		
	Review by: Arun Kale		
	Internal: As above		
External: As above			
Photo Ref.: T-III-Fn:\Ward F north\ 541, Gajjar Niwas			
			
1.0	Denomination		
1.1	Name of Premises	541, Gajjar Niwas	
1.2	Earlier Name	Not applicable	
1.3	Built in	1930's	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Dr. Babasaheb Ambedkar Road	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Trustees for Improvement of City of Bombay, Private	
3.2	Past	Trustees for Improvement of City of Bombay, Private	
3.3	Status	Tenanted	
4.0	Use		
4.1	Present	Residential	
4.2	Past	Residential	
4.3	Usage	Regular residential use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Rectangular plot facing Dr. Babasaheb Ambedkar Road, near the Maheshwari Udyan node.	
5.2	Architectural Description	G + 2 modest building, load bearing walls and R.C.C floor. Balconies supported on wooden and concrete brackets and its roof is supported on wooden posts. The geometrical pattern of the wooden railing along with the balconies gives the building its Vernacular architectural characteristic. It forms symmetrical façade with decorative pediments on the terrace parapet.	
5.3	Intrinsic	This is a modest tenanted building on the land developed by the Improvement of City of Bombay (BIT) during the suburbanization phase of the city.	
5.4	Value Classification	B(per)	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 2	
7.0	Construction		
7.1	Plinth	Coursed Black Basalt stone plinth	
7.2	Walls	Load bearing brick walls	
7.3	Floor	R.C.C. slab flooring	
7.4	Stairs	Wooden dog legged staircase with highly decorative newel post	
7.5	Openings	Rectangular openings with wooden frames and glazed shutter	

7.6	Roofing	Flat roof with partly sloping roof on balconies		
7.7	Articulation	Highly decorative with wooden railing, ornamental posts in wood. Pediments below windows. Cornice bands running at floor level.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Plastered brick wall with cast iron gate in front of structure		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Trees within the compound. Low height compound wall in front, front open space paved with coursed Black Basalt stone.		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good (No sagging observed)		
9.4	Stairs	Good (Well maintained)		
9.5	Openings	Good (Wooden members in sound state)		
9.6	Roofing	Good (No sagging or leakage observed)		
9.7	Articulation & Finishes	Good (Need to be re-paint, cracks in brackets)		
9.8	Services	Fair		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	None		
12.0	Additional Notes / References / Documents Available	Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.		

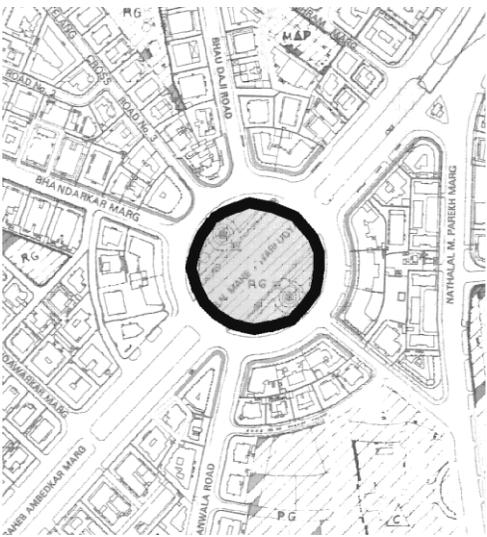
551, Gajjar Niwas



Front façade from Dr. Babasaheb Ambedkar road.



Details of balconies showing wooden railing.

	Common Ref. No.:	
	Card No.: F/n-6	
	Ward (Part): F north-IV	
	CS No.: Not available	
	Plot Area: Not available	
	B U Area: Not available	
	Date: February, 2005	
	Record by: Keshav S, Gauri J	
	Review by: Arun Kale	
	Internal: As above	
External: As above		
Photo Ref.: T-III-Fn:\Ward F north\ B. N. Maheshwari Udyan		

1.0	Denomination		
1.1	Name of Premises	B. N. Maheshwari Udyan	
1.2	Earlier Name	Not applicable	
1.3	Built in	Mid 20 th century	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Dr. Babasaheb Ambedkar Road	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Not available	
3.2	Past	Not available	
3.3	Status	Not available	
4.0	Use		
4.1	Present	Recreational, Public	
4.2	Past	Recreational, Public	
4.3	Usage	Regular public use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	A landmark traffic island on a strategic node of circular junction of seven roads. Dr. Babasaheb Ambedkar Road, Bhandarkar Road, Bhau Daji Road and H Adenwala Road are some of the prominent roads.	
5.2	Architectural Description	Open garden located on a circular plot at a very busy traffic intersection. It is wooded with some large trees and shrubs. Pathways paved in cement tiles divide the garden in a number of divisions covered with lawn.	
5.3	Intrinsic	Part of the development undertaken Bombay Improvement Trust during the suburbanization phase of the city. Earlier known as the "King's Circle"	
5.4	Value Classification	C(seh), I(sce), J	Recommended Grade II A
6.0	Topography		
6.1	Floors	Not applicable	
7.0	Construction		
7.1	Plinth	Not applicable	
7.2	Walls	Not applicable	
7.3	Floor	Not applicable	
7.4	Stairs	Not applicable	
7.5	Openings	Not applicable	

7.6	Roofing	Not applicable		
7.7	Articulation	Not applicable		
7.8	Finishes	Not applicable		
7.9	Interiors (Movable & Immovable)	Not applicable		
7.10	Compound / Fence / Gate	Low height peripheral concrete wall with mild steel fencing		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Ground covered with lawn and different kinds of shrubs and large trees.		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, excellent natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not applicable		
9.0	Condition			
9.1	Plinth	Not applicable		
9.2	Walls	Not applicable		
9.3	Floor	Not applicable		
9.4	Stairs	Not applicable		
9.5	Openings	Not applicable		
9.6	Roofing	Not applicable		
9.7	Articulation & Finishes	Not applicable		
9.8	Services	Good		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	Not applicable		
11.0	DP Remarks / Perceived Threats	Plot demarcated as recreational ground on proposed Development Plan (D.P).		
12.0	Additional Notes / References / Documents Available	Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai		

Maheshwari Udyan



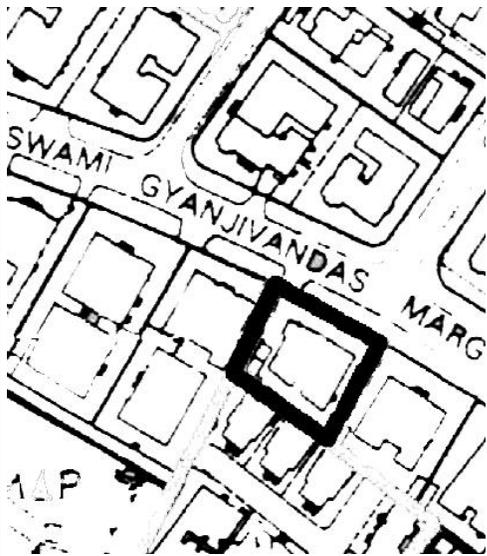
View of Maheshwari Udyan from Bhau Daji Road.



View of Maheshwari Udyan from Bhandarkar Road.



Main entrance for Maheshwari Udyan from Dr. Babasaheb Ambedkar Road

	Common Ref. No.:			
	Card No.: F/n-7			
	Ward (Part): F north-VI			
	CS No.: Not available			
	Plot Area: Not available			
	B U Area: Not available			
	Date: April, 2005			
	Record by: Keshav S, Anup S			
	Review by: Arun Kale			
	Internal: As above			
External: As above				
Photo Ref.: T-III-Fn:\Ward F north\ Sharada Sadan				
1.0	Denomination			
1.1	Name of Premises	Sharada Sadan		
1.2	Earlier Name	Not applicable		
1.3	Built in	1925-35	Extension Date (if any)	1960s
2.0	Access			
2.1	Main	Gyanjivandas Road		
2.2	Subsidiary	Not applicable		
3.0	Ownership Pattern			
3.1	Present	Not available		
3.2	Past	Not available		
3.3	Status	Tenanted		
4.0	Use			
4.1	Present	Residential		
4.2	Past	Residential		
4.3	Usage	Regular residential use		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	Overlooking Gyanjivandas Road leading to Dadar Station., near the Khodadad circle, it is surrounded by buildings of similar scale.		
5.2	Architectural Description	An exquisitely ornamented well composed building in Neo Classical style with a judicious blending of vernacular balconies. Well-composed front façade. Ground and first floor have decorative arched opening supported on Corinthian columns. Balconies with wooden railing on both side of facade maintain the symmetry.		
5.3	Intrinsic	Built on the plot which is part of the land of 22 acres towards the west of Dr. Babasaheb Ambedkar Road . The construction was started in 1920's.		
5.4	Value Classification	A(arc), B(des), C(seh), G(grp)	Recommended Grade	III
6.0	Topography			
6.1	Floors	G + 3 (Top floor added later)		
7.0	Construction			
7.1	Plinth	Malad stone coursed masonry		
7.2	Walls	Load bearing brick walls		
7.3	Floor	R.C.C floor		
7.4	Stairs	Open well staircase with winders		
7.5	Openings	Semicircular arched and rectangular opening with wooden frames and glazed shutters		

7.6	Roofing	Flat roof terrace		
7.7	Articulation	Decorative terrace parapet wall with RCC balustrades, pediment on corner façade with date of construction encrypted. Decorative husk on corner façade. Pilaster columns on corner and architraves cornice band on each floor.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Brick compound wall with cast iron fence and gate		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Unbuilt space paved with Shahabad tiles and few trees around the building out building include garage		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Windows air-conditioning units provided some places		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good (No sagging observed)		
9.4	Stairs	Good (Well maintained)		
9.5	Openings	Good (wooden members in sound state)		
9.6	Roofing	Good (No sagging or leakage observed)		
9.7	Articulation & Finishes	Good (Well maintained)		
9.8	Services	Fair (Some pipes need repairs)		
9.9	Outbuildings	Good		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	Sliding windows added later.		
10.2	Structure	Top floor added in 1960s		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats			
		None		
12.0	Additional Notes / References / Documents Available			
		<p>Notes: After the decision of Bombay Improvement Trust (BIT) to provide the accommodation facilities in Dadar, Matunga and Wadala areas, 440 acres of land was acquired for Dadar-Matunga Scheme. The biggest plus point at that time was the grand 158 feet wide Kingsway (Now Dr. Babasaheb Ambedkar Road) as its principal access lit by electric lamps. The plots here were laid out in 1926.</p> <p>Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai. Needs to be conserved good façade value.</p>		

Sharada Sadan



Front façade of Sharada Sadan from Gyanjivandas road.



Detail of front façade showing semicircular arches resting on circular columns, stucco work at ends and stained glass panel.

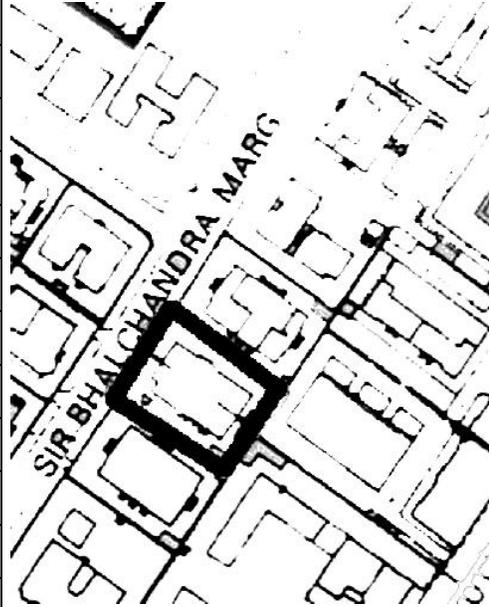


Detail of balcony showing cast iron railing fixed in between wooden posts.



Detail of semicircular arched window opening.

	Common Ref. No.:	
	Card No.: F/n-8	
	Ward (Part): F north-VI	
	CS No.: Not available	
	Plot Area: Not available	
	B U Area: Not available	
	Date: April, 2005	
	Record by: Keshav S, Anup S	
	Review by: Arun Kale	
	Internal: As above	
External: As above		
Photo Ref.: T-III-Fn:\Ward F north\ 41, Krishna Niwas		



1.0	Denomination			
1.1	Name of Premises	41, Krishna Niwas		
1.2	Earlier Name	Not applicable		
1.3	Built in	1925-35	Extension Date (if any)	Not applicable
2.0	Access			
2.1	Main	Sir Bhalchandra Marg		
2.2	Subsidiary	Not applicable		
3.0	Ownership Pattern			
3.1	Present	Not available		
3.2	Past	Not available		
3.3	Status	Tenanted		
4.0	Use			
4.1	Present	Residential		
4.2	Past	Residential		
4.3	Usage	Regular residential use		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	A small plot on Sir Bhalchandra Marg, the major road of Hindu colony.		
5.2	Architectural Description	A Vernacular style building with modest ornamentation on the façade. The projecting floor bands having moldings, balconies with CI railings and the stained glass ventilators are the highlights. Chajjas above the balconies are supported on decorative wooden brackets.		
5.3	Intrinsic	The Hindu Community was allotted land of 22 acres towards the west of Dr. Babasaheb Ambedkar Road. Thus the area consists of Hindu population since 1920's when the construction was started.		
5.4	Value Classification	A(arc), C(seh), G(grp)	Recommended Grade	III
6.0	Topography			
6.1	Floors	G + 2		
7.0	Construction			
7.1	Plinth	Dressed stone plinth		
7.2	Walls	Load bearing brick walls		
7.3	Floor	R.C.C. slab flooring		
7.4	Stairs	Wooden dog legged staircase with simple balusters		
7.5	Openings	Rectangular wooden frames and glazed shutter		

7.6	Roofing	Partly flat roof and partly sloping roof with Mangalore tiles and wooden trusses		
7.7	Articulation	Floor band projecting with moldings. Projecting balconies with stainglass ventilators		
7.8	Finishes	Internally and externally plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value.		
7.10	Compound / Fence / Gate	Stone and brick compound wall		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Central open space between two buildings		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural light		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Fair (Cracks observed at some places)		
9.2	Walls	Fair (Dampness observed at few places)		
9.3	Floor	Fair (Sagging observed at some places)		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Fair (Window panes need repairs)		
9.6	Roofing	Fair (Leakage observed at some places)		
9.7	Articulation & Finishes	Fair (Plastered attack by moss near toilet)		
9.8	Services	Fair (Leakage of some toilet pipes)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats			
		None		
12.0	Additional Notes / References / Documents Available			
		<p>Notes: After the decision of Bombay Improvement Trust (BIT) to provide the accommodation facilities in Dadar, Matunga and Wadala areas, 440 acres of land was acquired for Dadar-Matunga Scheme. The biggest plus point at that time was the grand 158 feet wide Kingsway (Now Dr. Babasaheb Ambedkar Road) as its principal access lit by electric lamps. The plots here were laid out in 1926.</p> <p>Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai. Needs to be conserved.</p>		

41, Krishna Niwas



Front façade of Krishna Niwas from Sir Bhalchandra road behind dense vegetation.



Detail of balconies on first and second floor forming symmetrical façade.



Detail of small balcony on south corner of the structure.



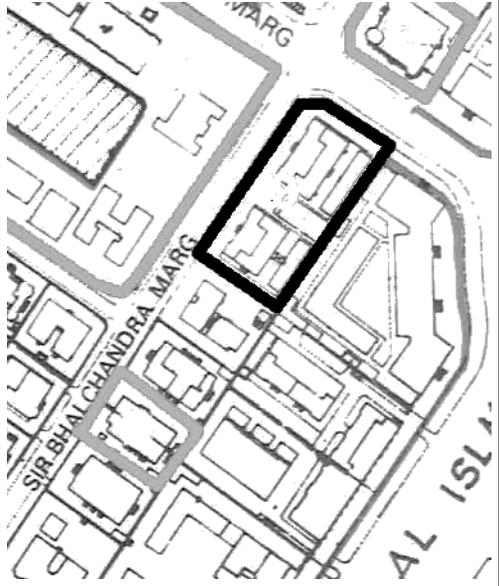
Front balcony supported with decorative bracket with cast iron railing fixed in wooden post supporting stained glass panel.



Entrance gate pillar with marble plaque showing date of construction.



Sloping roof of staircase block.

	Common Ref. No.:	
	Card No.:	F/n-9
	Ward (Part):	F north-VI
	CS No.:	Not available
	Plot Area:	Not available
	B U Area:	Not available
	Date:	April, 2005
	Record by:	Keshav S, Anup S
	Review by:	Arun Kale
	Internal:	As above
	External:	As above
Photo Ref.:	T-III-Fn:\Ward F north\ Mumbai LohMarg Police Karmachari Sahakari Patpedhi Ltd.	
		

1.0	Denomination		
1.1	Name of Premises	Mumbai LohMarg Police Karmachari Sahakari Patpedhi Ltd.	
1.2	Earlier Name	Not applicable	
1.3	Built in	1925-35	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Sir Bhalchandra Marg	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Government	
3.2	Past	Government	
3.3	Status	Government owned	
4.0	Use		
4.1	Present	Residential quarters	
4.2	Past	Residential quarters	
4.3	Usage	Regular residential use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on a large plot with open space abutting Sir Bhalchandra Marg, a major road in the Hindu colony, on south of Tilak Bridge.	
5.2	Architectural Description	Simple low-rise vernacular symmetrical structure with projecting bays with sloping roofs. located at the edge of the plot with a large central playground. The quarters are meant for the police staff. All the buildings are of similar scale, except for the structure facing Sir Bhalchandra Marg where they have flat roof terraces.	
5.3	Intrinsic	In the Hindu colony, the structure shares its typology with many other buildings belonging to the police department.	
5.4	Value Classification	A(arc), C(seh)	Recommended Grade II B
6.0	Topography		
6.1	Floors	G + 1	
7.0	Construction		
7.1	Plinth	Plastered and painted masonry plinth	
7.2	Walls	Load bearing brick walls	
7.3	Floor	R.C.C. slab flooring	
7.4	Stairs	R.C.C. dog legged staircase	
7.5	Openings	Rectangular with wooden frames and glazed shutters	

7.6	Roofing	Sloping roof with Mangalore tiles and wooden trusses		
7.7	Articulation	Not much articulation on facade		
7.8	Finishes	Internally and externally plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Stone compound wall		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Open space paved with Shahabad tiles		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Window air-conditioning units provided at some places		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Fair (Cracks observed at some places)		
9.3	Floor	Fair (Sagging observed at some places)		
9.4	Stairs	Good (Well maintained)		
9.5	Openings	Fair (Some windows panes broken)		
9.6	Roofing	Fair (Mangalore tiles and fascia need repairs)		
9.7	Articulation & Finishes	Good (Some pipes need repairs)		
9.8	Services	Fair		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	M.S. chajjas added at some places.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats			
		None		
12.0	Additional Notes / References / Documents Available			
		<p>Notes: After the decision of Bombay Improvement Trust (BIT) to provide the accommodation facilities in Dadar, Matunga and Wadala areas, 440 acres of land was acquired for Dadar-Matunga Scheme. The biggest plus point at that time was the grand 158 feet wide Kingsway (Now Dr. Babasaheb Ambedkar Road) as its principal access lit by electric lamps. The plots here were laid out in 1926.</p> <p>Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.</p>		

Mumbai Lohamarg Police Karmachari Sahakari Patpedhi



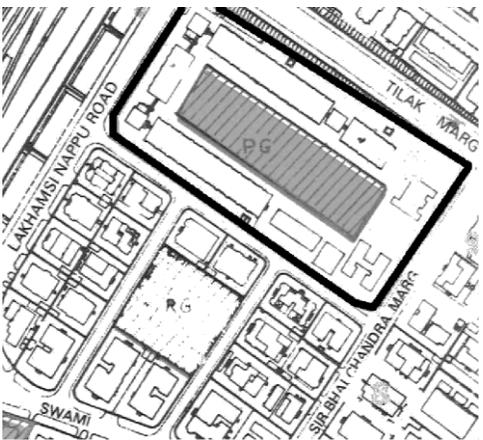
Front view of building from Sir Bhalchandra road.



View of south side of building along with main entrance.



Detail of recessed balcony on first floor with wooden railing.

	Common Ref. No.:	
	Card No.: F/n-10	
	Ward (Part): F north-VI	
	CS No.: Not available	
	Plot Area: Not available	
	B U Area: Not available	
	Date: April, 2005	
	Record by: Keshav S, Gauri J	
	Review by: Arun Kale	
	Internal: As above	
	External: As above	
Photo Ref.: T-III-Fn:\Ward F north\ Police Ground and Quarters, Sir Bhalchandra Marg		

1.0	Denomination			
1.1	Name of Premises	Police Ground and Quarters, Sir Bhalchandra Marg		
1.2	Earlier Name	Not applicable		
1.3	Built in	1925-35	Extension Date (if any)	Not applicable
2.0	Access			
2.1	Main	Sir Bhalchandra Marg		
2.2	Subsidiary	Tilak Bridge		
3.0	Ownership Pattern			
3.1	Present	Government		
3.2	Past	Government		
3.3	Status	Government owned		
4.0	Use			
4.1	Present	Residential		
4.2	Past	Police Camp for trainees		
4.3	Usage	Regular residential use		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	Located on the corner plot of Sir Bhalchandra Marg in the hidu colony.		
5.2	Architectural Description	Integrally planned complex of building of around ten buildings identically planned with an open space. The buildings have modest façade with cornice band and balconies with plain timber railing.		
5.3	Intrinsic	The main characteristic of this complex is the open space used for the recreation of the staff of the police department		
5.4	Value Classification	J	Recommended Grade	III
6.0	Topography			
6.1	Floors	G + 2		
7.0	Construction			
7.1	Plinth	Plastered stone plinth		
7.2	Walls	Load bearing brick walls		
7.3	Floor	RCC slab flooring		
7.4	Stairs	RCC staircase with wooden cladding		
7.5	Openings	Rectangular windows with wooden frames and glazed shutters		
7.6	Roofing	Flat roof terrace		

7.7	Articulation	Projecting floor bands and window sills		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Not applicable		
7.10	Compound / Fence / Gate	Brick and stone compound wall		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Open space used as training and parade ground		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Window air-conditioning units at some places		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good (No sagging observed)		
9.4	Stairs	Good (No sagging observed)		
9.5	Openings	Good (Well maintained)		
9.6	Roofing	Good (No deflection or leakage observed)		
9.7	Articulation & Finishes	Fair (Re-plastering required at some places)		
9.8	Services	Fair (Some pipes need repairs)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Open ground in plot demarcated for recreational ground on proposed Development Plan (D.P).		
12.0	Additional Notes / References / Documents Available	<p>Notes: After the decision of Bombay Improvement Trust (BIT) to provide the accommodation facilities in Dadar, Matunga and Wadala areas, 440 acres of land was acquired for Dadar-Matunga Scheme. The biggest plus point at that time was the grand 158 feet wide Kingsway (Now Dr. Babasaheb Ambedkar Road) as its principal access lit by electric lamps. The plots here were laid out in 1926.</p> <p>Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.</p>		

Police Ground and Quarters, Sir Bhalchandra Marg



Open parade ground with low height compound wall.



Rare side of Police Quarters block from Lakhamji Nappu road.



Front open space of Police Quarters Block.



Unused open space between Tilak road and Police Quarters block.



Cluster of Police Quarters block with lot of open spaces.

Hindu Colony Precinct

As part as early suburbanization, 22 acres of land on west of Vincent Road (now Dr. B. Ambedkar Road, a major North-South artery), was allotted by BIT around 1920 to the people from Hindu community specially Marathi speaking middle class. The development commenced in 1925, by different trusts or private owners, who shifted from southern part of the Island City.

After the decision of Bombay Improvement Trust (BIT) to provide the accommodation facilities in Dadar, Matunga and Wadala areas, 440 acres of land was acquired for Dadar-Matunga Scheme. The biggest plus point at that time was the grand 158 feet wide Kingsway (Now Dr. Babasaheb Ambedkar Road) as its principal access lit by electric lamps. The plots here were laid out in 1926.

The precinct is a complex of Vernacular style structures often blended with Indo Sarscenic and Haveli style features. The facades are characterized with interesting balconies with wooden railings and often covered with sloping roofs. All the buildings are of similar scale and proportions and follow the lane in T shape. The buildings of the precincts maintain the skyline and yet differ in their appearance.

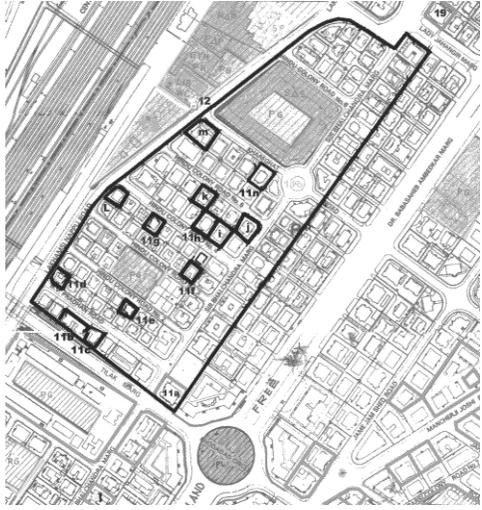
The development is in grid iron pattern around plane open spaces. Each building is independently located on the plots, the plots as well dividing internal roads are lined with trees.

The buildings of the precinct are low-rise (G + 2). Each building is located on individual plot with trees around it. All roads have trees on both sides. Open space, grounds and gardens inside precinct. Vaidya garden, Dadakar garden and IES School are part of it.

Many buildings are of same scale and proportions and follow the lane in rectangular plot. However some private plots are developed haphazardly as G+ 6 buildings using thy TDR. This has ruined the scale of the colony .Yet plenty of open spaces, gardens, planned roads lined with trees characterize the colony.

Buildings in the Precincts:

1. 171, Sunoo Lodge
2. 55-57, Neelam Building
3. 58, Govind Sadan
4. 70, Ramchandra Bhuvan
5. 67, Radhakrishna Niwas
6. 92, Tulsi Bhavan
7. 103, Shankar Niketan
8. 111, Laxmi Niketan
9. 110, Govind Sadan
10. 122, Bang Bhavan
11. 119, Abhyankar Niwas
12. 100, Vishnu Sadan
13. 129, Raj Griha
14. 133, Gujrathi Bal Mandir and Primary School

	Common Ref. No.:	
	Card No.: F/n-11	
	Ward (Part): F north-IV & VI	
	CS No.: Not applicable	
	Plot Area: Not applicable	
	B U Area: Not applicable	
	Date: February, 2005	
	Record by: Keshav S, Gauri J	
	Review by: Arun Kale	
	Internal: As above	
External: As above		
Photo Ref.: T-III-Fn:\Ward F north\ Hindu Colony Precinct		

1.0	Denomination		
1.1	Name of Premises	Hindu Colony Precinct	
1.2	Earlier Name	Not applicable	
1.3	Built in	1920's	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Khareghat Road, Dr. Babasaheb Ambedkar Road, Sir Bhalchandra Marg, Lakhamashi Nappu Marg, Tilak Road	
2.2	Subsidiary	Hindu colony Road no 1 to 6	
3.0	Ownership Pattern		
3.1	Present	Trustees for Improvement City of Bombay, Private, Tenanted	
3.2	Past	Trustees for Improvement City of Bombay, Private, Tenanted	
3.3	Status	Trust, Private, Tenanted	
4.0	Use		
4.1	Present	Residential, Commercial, Educational, Religious	
4.2	Past	Residential, Commercial, Educational, Religious	
4.3	Usage	Regular residential, commercial, educational and religious	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Planned in Grid iron pattern, the buildings are of similar scale and proportions. Plenty of open spaces, gardens, planned roads lined with trees characterize the colony.	
5.2	Architectural Description	The buildings of the precinct are low rise (G + 2/3) Vernacular with modest ornamentation. The facades are characterized with interesting balconies with wooden railings and often covered with sloping roofs. Each building is located on individual plot with trees around it. Vaidya Garden, Dadkar garden and IES School provide the infrastructure.	
5.3	Intrinsic	As part as early suburbanization, 22 acres of land on west of Vincent Road (now Dr. B. Ambedkar Road, a major North-South artery), was allotted by BIT around 1920 to the people from Hindu community specially Marathi speaking middle class. The development commenced in 1925, by different trusts or private owners, who shifted from southern part of the Island City.	
5.4	Value Classification	A(arc), G(grp)	Recommended Grade III
6.0	Topography		
6.1	Floors	Not applicable	
7.0	Construction		
7.1	Plinth	Not applicable	
7.2	Walls	Not applicable	

7.3	Floor	Not applicable		
7.4	Stairs	Not applicable		
7.5	Openings	Not applicable		
7.6	Roofing	Not applicable		
7.7	Articulation	Not applicable		
7.8	Finishes	Not applicable		
7.9	Interiors (Movable & Immovable)	Not applicable		
7.10	Compound / Fence / Gate	Not applicable		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	All buildings have uniform open space around it. It is paved or concreted. Little shrubs or big trees around buildings. Some buildings have out house for servant behind it or used as garage.		
8.0	Services & Utilities			
8.1	Lighting	Not applicable		
8.2	Ventilation	Not applicable		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not applicable		
8.7	Other (HVAC / BMS / Security Systems)	Not applicable		
9.0	Condition			
9.1	Plinth	Not applicable		
9.2	Walls	Not applicable		
9.3	Floor	Not applicable		
9.4	Stairs	Not applicable		
9.5	Openings	Not applicable		
9.6	Roofing	Not applicable		
9.7	Articulation & Finishes	Not applicable		
9.8	Services	Not applicable		
9.9	Outbuildings	Not applicable		
9.10	Overall condition	Not applicable	Maintenance level	Not applicable
10.0	Transformation			
10.1	Form	Not applicable		
10.2	Structure	Not applicable		
10.3	Articulation & Finishes	Not applicable		
11.0	DP Remarks / Perceived Threats	Plots fall under a Residential Zone on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	<p>Notes: After the decision of Bombay Improvement Trust (BIT) to provide the accommodation facilities in Dadar, Matunga and Wadala areas, 440 acres of land was acquired for Dadar-Matunga Scheme. The biggest plus point at that time was the grand 158 feet wide Kingsway (Now Dr. Babasaheb Ambedkar Road) as its principal access lit by electric lamps. The plots here were laid out in 1926.</p> <p>Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai</p>		

Hindu Colony



Ornamented front façade of Vartak Gruh



Ornamented front façade of Sathe Building



View of Vasant Bhuvan from Lakhamshi Nappu Road



Corner view of Mahalakshmi Building



Façade of Foencia Building



Ornamented façade of Shradha Niwas



Ornamented façade of Sitaram Bhuvan



Ornamented façade of Sharada niwas



Ornamented façade of Laxmi Niketan



Ornamented façade Savitri Niwas



Ornamented façade Savitri Niwas



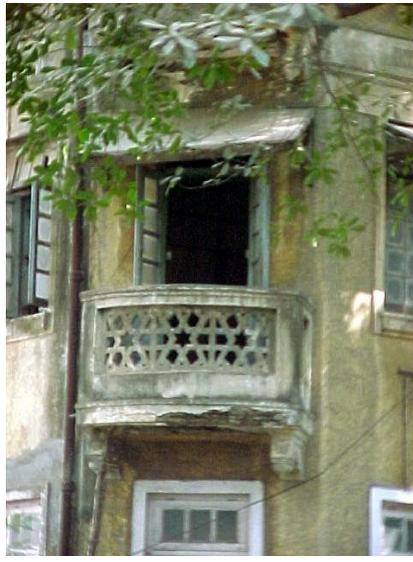
Detail of motifs on top of staircase block



Detail of cast iron railing to balcony



Detail of stain glass panel in Sitaram Bhuvan



Detail of balcony of Dharm Sadan



Detail of balconies of Dharm Sadan and stained glass panels



Detail of entrance to Krishna Bhuvan



Detail of wooden staircase with decorative navel post



Detail of curved balconies Shikant Lodge.

	Common Ref. No.:	
	Card No.: F/n-11a	
	Ward (Part): F north-VI	
	CS No.: Not available	
	Plot Area: Not available	
	B U Area: Not available	
	Date: April, 2005	
	Record by: Keshav S, Gauri J	
	Review by: Arun Kale	
	Internal: As above	
	External: As above	
Photo Ref.: T-III-Fn:\Ward F north\ 171, Sunoo Lodge		



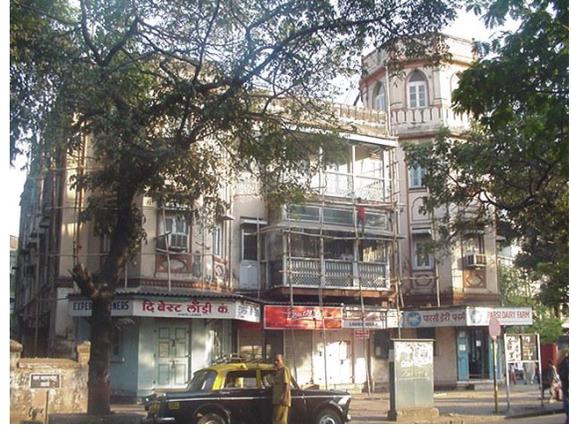
1.0	Denomination		
1.1	Name of Premises	171, Sunoo Lodge	
1.2	Earlier Name	Not applicable	
1.3	Built in	1925-35	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Tilak Road	
2.2	Subsidiary	Sir Bhalchandra Marg	
3.0	Ownership Pattern		
3.1	Present	Not available	
3.2	Past	Not available	
3.3	Status	Tenanted	
4.0	Use		
4.1	Present	Residential, Commercial	
4.2	Past	Residential, Commercial	
4.3	Usage	Regular residential and commercial use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Part of the Hindu Colony precinct, this building faces the junction of Lokmanya Tilak Road and Sir Bhalchandra Marg, two major roads of Hindu colony.	
5.2	Architectural Description	An interesting blend of styles, The corner of building as hexagonal tower displays Indo Sarascenic where as the decorative arched openings are supported on Corinthian columns. Vernacular style balconies with wooden railing on both sides of facade maintain the symmetry. Decorative cornice band at second floor level.	
5.3	Intrinsic	As part as early suburbanization, 22 acres of land on west of Vincent Road (now Dr. B. Ambedkar Road, a major North-South arterial), was allotted by BIT around 1920 to the people from Hindu community specially Marathi speaking middle class. The development commenced in 1925, by different trusts or private owners, who shifted from southern part of the Island City.	
5.4	Value Classification	A(arc), C(seh), G(grp)	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 2	
7.0	Construction		
7.1	Plinth	Dressed Black Basalt stone coursed masonry	
7.2	Walls	Load bearing brick walls	
7.3	Floor	R.C.C. slab flooring	

7.4	Stairs	Dog legged R.C.C. staircase		
7.5	Openings	Rectangular opening with wooden frames and glazed shutters		
7.6	Roofing	Flat roof terrace		
7.7	Articulation	Cornice band at each floor level, architraves, Moorish arch, cast iron large to balcony		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Not provided		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural light		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good (No sagging observed)		
9.4	Stairs	Good (Well maintained)		
9.5	Openings	Good (Wooden panes wooden members in sound state)		
9.6	Roofing	Fair (No leakage or deflection observed)		
9.7	Articulation & Finishes	Fair (Plastered chipped off at some places)		
9.8	Services	Fair (Some pipes need repairs)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	Sliding windows added, hoardings added on ground floor.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats			
	None			
12.0	Additional Notes / References / Documents Available			
	<p>Notes: After the decision of Bombay Improvement Trust (BIT) to provide the accommodation facilities in Dadar, Matunga and Wadala areas, 440 acres of land was acquired for Dadar-Matunga Scheme. The biggest plus point at that time was the grand 158 feet wide Kingsway (Now Dr. Babasaheb Ambedkar Road) as its principal access lit by electric lamps. The plots here were laid out in 1926.</p> <p>Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.</p>			

171, Sunoo Lodge



West side elevation of Sunoo Lodge from Sir Bhalchandra road.



View of Sunoo Lodge from junction of Sir Bhalchandra road and Tilak road.



Octagonal block on top at corner of building with decorative features.



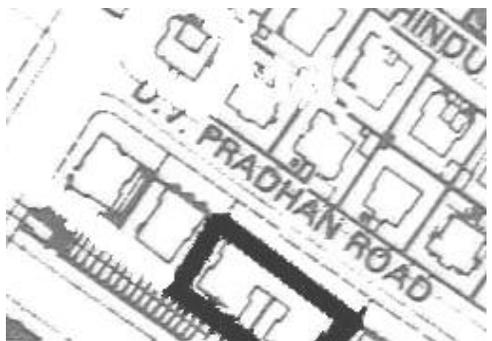
South side elevation showing balconies of Sunoo Lodge from Tilak road



South east corner of building in octagonal shape highlighted with decorative bands



Detail of balcony on south side showing decorative railing, posts supporting sloping roof

	Common Ref. No.:			
	Card No.: F/n-11b			
	Ward (Part): F north-IV			
	CS No.: 99/10			
	Plot Area: 408.86 sq.m.			
	B U Area: 1146.9 sq.m.			
	Date: April 25, 2005			
	Record by: Keshav S, Gauri J			
	Review by: Arun Kale			
	Internal: As above			
External: As above				
Photo Ref.: T-III-Fn:\Ward F north\ 55-57, Neelam Building				
1.0	Denomination			
1.1	Name of Premises	55-57, Neelam Building		
1.2	Earlier Name	Not applicable		
1.3	Built in	1930's	Extension Date (if any)	Not applicable
2.0	Access			
2.1	Main	Hindu Colony Road no. 1		
2.2	Subsidiary	Lakhamshi Napoo Road		
3.0	Ownership Pattern			
3.1	Present	Trustees for improvement of city of Bombay, Private		
3.2	Past	Trustees for improvement of city of Bombay, Private		
3.3	Status	Tenanted		
4.0	Use			
4.1	Present	Residential		
4.2	Past	Residential		
4.3	Usage	Regular residential use		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	Rectangular plot facing Hindu Colony Road no. 1. Part of Hindu Colony Precinct.		
5.2	Architectural Description	G + 2 structure with symmetrical façade. Balconies with decorative wooden work and sloping roof in Mangalore tiles highlight the facade.		
5.3	Intrinsic	The Hindu Colony development commenced in 1925, by different trusts or private owners, who shifted from southern part of the Island City.		
5.4	Value Classification	A(arc), B(des), E	Recommended Grade	III
6.0	Topography			
6.1	Floors	G + 2		
7.0	Construction			
7.1	Plinth	Coursed Black Basalt stone plinth		
7.2	Walls	Load bearing brick walls		
7.3	Floor	R.C.C. slab flooring		
7.4	Stairs	Wooden dog legged staircase with highly decorative newel post		
7.5	Openings	Rectangular openings with wooden frame and glazed shutter		
7.6	Roofing	Flat roof with partly sloping roof on balconies		

7.7	Articulation	Highly decorative with wooden railing, ornamental posts and Moorish arches in wood. Stained glass panels on balcony.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Plastered brick wall with cast iron gate on side of structure		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Trees within the compound. No compound wall in front, front open space paved with coursed Black Basalt stone.		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good (No sagging observed)		
9.4	Stairs	Good (Well maintained)		
9.5	Openings	Good (Wooden panes wooden members in sound state)		
9.6	Roofing	Fair (No leakage or deflection observed)		
9.7	Articulation & Finishes	Fair (Plastered chipped off at some places)		
9.8	Services	Fair (Some pipes need repairs)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	None		
12.0	Additional Notes / References / Documents Available	<p>Notes: After the decision of Bombay Improvement Trust (BIT) to provide the accommodation facilities in Dadar, Matunga and Wadala areas, 440 acres of land was acquired for Dadar-Matunga Scheme. The biggest plus point at that time was the grand 158 feet wide Kingsway (Now Dr. Babasaheb Ambedkar Road) as its principal access lit by electric lamps. The plots here were laid out in 1926.</p> <p>Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.</p>		

Neelam Building



View of Neelam Building from V. P. Pradhan building.



View of Neelam Building from Lakhamshi Nappu road.



Decorative balcony on first & second floor supported with brackets, stained glass pannels on first floor.



Detail of wooden railing pitched between wooden post supporting slopping roof.

	Common Ref. No.:			
	Card No.: F/n-11c			
	Ward (Part): F north-IV			
	CS No.: 109/10			
	Plot Area: 575.25 sq.m.			
	B U Area: 900 sq.m.			
	Date: April, 2005			
	Record by: Keshav S, Gauri J			
	Review by: Arun Kale			
	Internal: As above			
External: As above				
Photo Ref.: T-III-Fn:\Ward F north\ 58, Govind Sadan				
1.0	Denomination			
1.1	Name of Premises	58, Govind Sadan		
1.2	Earlier Name	Not applicable		
1.3	Built in	1925-35	Extension Date (if any)	Not applicable
2.0	Access			
2.1	Main	Hindu Colony Cross Road no. 1		
2.2	Subsidiary	Not applicable		
3.0	Ownership Pattern			
3.1	Present	Trustees for improvement of city of Bombay, Mahadeo Govind Bhide		
3.2	Past	Waman Govind Bhide, Jaikurerbai Jethalal Gandhi, Vishnu Govind Bhide, Ganesh Govind Bhide		
3.3	Status	Private		
4.0	Use			
4.1	Present	Residential, Commercial		
4.2	Past	Residential, Commercial		
4.3	Usage	Regular residential and commercial use		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	Located on a plot facing Cross Road no. 1, one of the minor roads in Hindu colony. Part of Hindu Colony Precinct.		
5.2	Architectural Description	Vernacular style modest structure following the general skyline of the precinct. The structure has an ornamented façade with well composed projecting balconies in Haveli style.		
5.3	Intrinsic	The development of Hindu Colony commenced in 1925, by different trusts or private owners, who shifted from southern part of the Island City.		
5.4	Value Classification	A(arc), E, G(grp)	Recommended Grade	III
6.0	Topography			
6.1	Floors	G + 2		
7.0	Construction			
7.1	Plinth	Dressed Basalt stone plinth 0.6 high		
7.2	Walls	Load bearing brick walls		
7.3	Floor	R.C.C slab flooring		
7.4	Stairs	Wooden dog legged staircase		
7.5	Openings	Rectangular and arched openings with wooden frames and glazed shutter		

7.6	Roofing	Flat roof with façade		
7.7	Articulation	Decorative balconies and cornice bands. Stain glass is used at places.		
7.8	Finishes	Externally sand plastered and internally painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Partly paved with Black Basalt stone, open space with some trees in compound		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Window air-conditioning units at some places		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good (No sagging observed)		
9.4	Stairs	Good (Wooden members in sound state)		
9.5	Openings	Good (Well maintained)		
9.6	Roofing	Good		
9.7	Articulation & Finishes	Poor (Chajjas corroded and plaster chipped off at some places)		
9.8	Services	Fair (Some pipes show leakage)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Fair
10.0	Transformation			
10.1	Form	Ground floor façade partly hidden behind shop signboards.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats			
		None		
12.0	Additional Notes / References / Documents Available			
		<p>Notes: After the decision of Bombay Improvement Trust (BIT) to provide the accommodation facilities in Dadar, Matunga and Wadala areas, 440 acres of land was acquired for Dadar-Matunga Scheme. The biggest plus point at that time was the grand 158 feet wide Kingsway (Now Dr. Babasaheb Ambedkar Road) as its principal access lit by electric lamps. The plots here were laid out in 1926.</p> <p>Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.</p>		

58, Govind mansion



View of Govind Sadan from Hindu colony road no.1 showing front and east side.



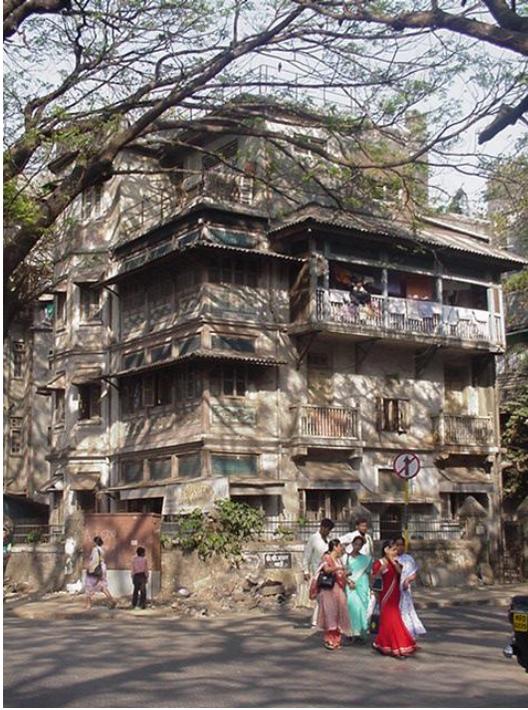
Detail of balcony with decorative brackets supporting it having decorative concrete jali. Columns with decorative arches supporting the balcony above.

	Common Ref. No.:	
	Card No.: F/n-11d	
	Ward (Part): F north-IV	
	CS No.: 99/10	
	Plot Area: 408.86 sq.m.	
	B U Area: 1146.9 sq.m.	
	Date: April 25, 2005	
	Record by: Keshav S, Gauri J	
	Review by: Arun Kale	
	Internal: As above	
External: As above		
Photo Ref.: T-III-Fn:\Ward F north\ 70, Ramchandra Bhuvan		

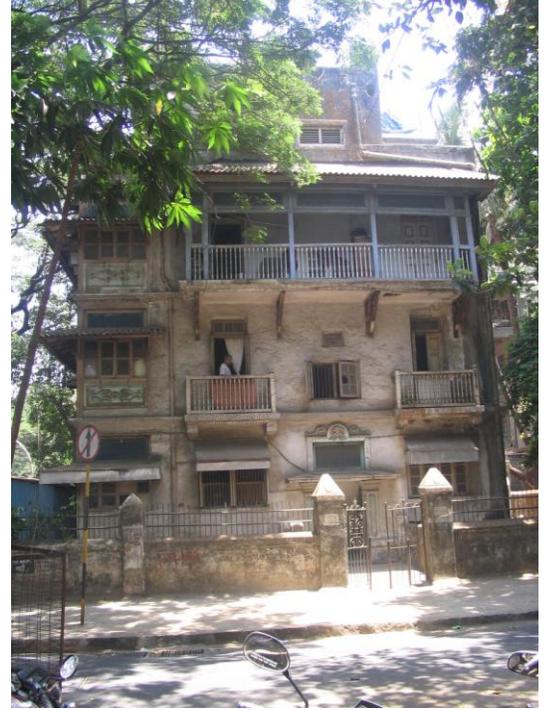
1.0	Denomination		
1.1	Name of Premises	70, Ramchandra Bhuvan	
1.2	Earlier Name	Not available	
1.3	Built in	1925-35	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Lakhamshi Nappu Road	
2.2	Subsidiary	Cross Road no. 1	
3.0	Ownership Pattern		
3.1	Present	Trustees for improvement of city of Bombay	
3.2	Past	Not available	
3.3	Status	Private owned	
4.0	Use		
4.1	Present	Residential	
4.2	Past	Residential	
4.3	Usage	Regular residential use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Corner plot at junction of Lakhamshi Napoo Road and Hindu colony road no. 4 facing central railway tracks. Part of Hindu Colony Precinct.	
5.2	Architectural Description	The Vernacular style façade with balconies supported on wooden and concrete brackets and its roof supported on wooden posts. Wooden railing .Top floor has a full-length balcony. Stained glass panels are fixed in top part of window opening. It represents the Hindu colony character,	
5.3	Intrinsic	The development of Hindu Colony commenced in 1925, by different trusts or private owners, who shifted from southern part of the Island City.	
5.4	Value Classification	A(arc), E, G(grp)	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 2	
7.0	Construction		
7.1	Plinth	Dressed basalt stone plinth 0.3 m. high	
7.2	Walls	Load bearing brick walls	
7.3	Floor	R.C.C. slab flooring	
7.4	Stairs	Wooden dog legged staircase with highly decorative newel post	

7.5	Openings	Rectangular and arched openings with wooden frames and glazed (stained glass) shutter		
7.6	Roofing	Flat roof with partly sloping roof		
7.7	Articulation	Highly decorative with wooden railing, ornamental columns and Moorish arches		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Plastered brick wall with cast iron railing		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Lots of trees within the compound		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good (No sagging observed)		
9.4	Stairs	Good (Wooden members in sound state)		
9.5	Openings	Good (Well maintained)		
9.6	Roofing	Good (No leakage or breaking of Mangalore tiles observed)		
9.7	Articulation & Finishes	Good (Needs to be painted)		
9.8	Services	Fair		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	None		
12.0	Additional Notes / References / Documents Available	<p>Notes: After the decision of Bombay Improvement Trust (BIT) to provide the accommodation facilities in Dadar, Matunga and Wadala areas, 440 acres of land was acquired for Dadar-Matunga Scheme. The biggest plus point at that time was the grand 158 feet wide Kingsway (Now Dr. Babasaheb Ambedkar Road) as its principal access lit by electric lamps. The plots here were laid out in 1926.</p> <p>Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.</p>		

70, Ramchandra Bhuvan



View of building from junction of L.N.Road & V.P.Pradhan road.



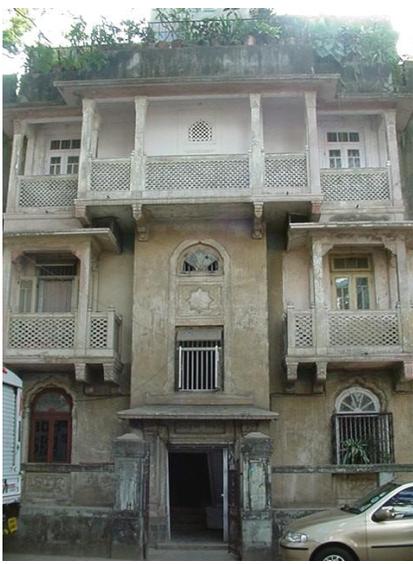
South side façade of building from V.P.Pradhan road.



Decorative balconies forming symmetrical elevation.



Corner of building with hexagonal block stand out in elevation. Decorative stained glass pannels above window opening.

	Common Ref. No.:	
	Card No.: F/n-11e	
	Ward (Part): F north-IV	
	CS No.: 74/10	
	Plot Area: 314.38 sq.m.	
	B U Area: 823.17 sq.m.	
	Date: April, 2005	
	Record by: Keshav S, Anup S	
	Review by: Arun Kale	
	Internal: As above	
External: As above		
Photo Ref.: T-III-Fn:\Ward F north\ 76, Radha Krishna Niwas		

1.0	Denomination		
1.1	Name of Premises	76, Radha Krishna Niwas	
1.2	Earlier Name	Not applicable	
1.3	Built in	1934	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Hindu colony Road no. 2	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Trustees for Improvement of City of Bombay, Indirabai Babubai Boy	
3.2	Past	Trustees for Improvement of City of Bombay, Indirabai Babubai Boy	
3.3	Status	Tenanted	
4.0	Use		
4.1	Present	Residential	
4.2	Past	Residential	
4.3	Usage	Regular residential use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on a small plot of Hindu Colony Road no. 2, a minor road of Hindu colony. Part of Hindu Colony Precinct.	
5.2	Architectural Description	A well articulated building with a symmetrical character governed by the composition of balconies with intricate concrete jalis. The staircase bay has semi-circular arched ventilators with simple architraves.	
5.3	Intrinsic	The development of Hindu Colony commenced in 1925, by different trusts or private owners, who shifted from southern part of the Island City.	
5.4	Value Classification	A(arc), E, G(grp)	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 2	
7.0	Construction		
7.1	Plinth	Sand faced cement plaster finished masonry plinth	
7.2	Walls	Composite brick masonry walls	
7.3	Floor	R.C.C. slab flooring	
7.4	Stairs	R.C.C. staircase with wooden clad members	
7.5	Openings	Rectangular with wooden frames and glazed shutters	

7.6	Roofing	Flat roof terrace	
7.7	Articulation	Decorative bracketed R.C.C. columns and jali type R.C.C. railing	
7.8	Finishes	Internally and externally plastered and painted	
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value	
7.10	Compound / Fence / Gate	Plastered brick compound wall	
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Not provided	
8.0	Services & Utilities		
8.1	Lighting	Natural and artificial, fair natural lighting	
8.2	Ventilation	Natural and artificial, fair natural ventilation	
8.3	Electricity	BEST	
8.4	Water Supply	MCGM	
8.5	Drainage (Plumbing and Sanitation)	MCGM	
8.6	Fire precaution	Not provided	
8.7	Other (HVAC / BMS / Security Systems)	Window air-conditioning units at some places	
9.0	Condition		
9.1	Plinth	Good (No settlement or cracks observed)	
9.2	Walls	Fair (Dampness observed in passage near staircase)	
9.3	Floor	Good (No sagging observed)	
9.4	Stairs	Fair (No deflection observed)	
9.5	Openings	Fair (Wooden members need maintenance)	
9.6	Roofing	Fair (No dampness or leakage observed)	
9.7	Articulation & Finishes	Fair (Re-plastering and repainting required)	
9.8	Services	Fair (Tree growth near toilet pipes)	
9.9	Outbuildings	Fair	
9.10	Overall condition	Fair	Maintenance level Fair
10.0	Transformation		
10.1	Form	No transformation	
10.2	Structure	No transformation	
10.3	Articulation & Finishes	No transformation	
11.0	DP Remarks / Perceived Threats	None	
12.0	Additional Notes / References / Documents Available	<p>Notes: After the decision of Bombay Improvement Trust (BIT) to provide the accommodation facilities in Dadar, Matunga and Wadala areas, 440 acres of land was acquired for Dadar-Matunga Scheme. The biggest plus point at that time was the grand 158 feet wide Kingsway (Now Dr. Babasaheb Ambedkar Road) as its principal access lit by electric lamps. The plots here were laid out in 1926.</p> <p>Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.</p>	

76, Radhakrishna Niwas

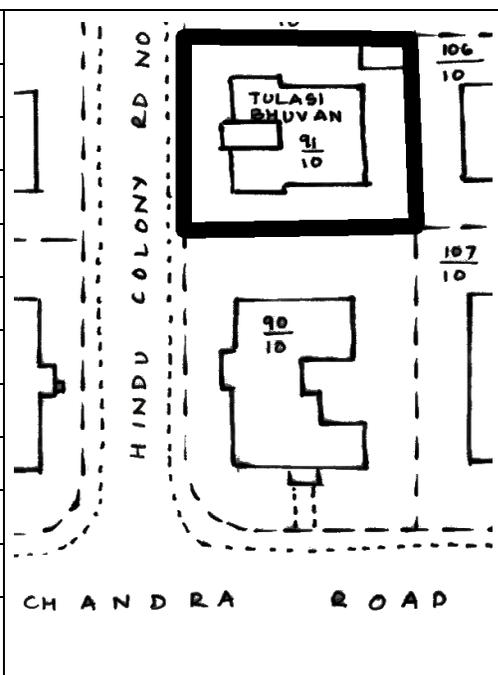


Front façade of Radhakrishna Niwas from Hindu colony road no.2.



Detail of balcony with decorative concrete large supported with ornamented concrete brackets.

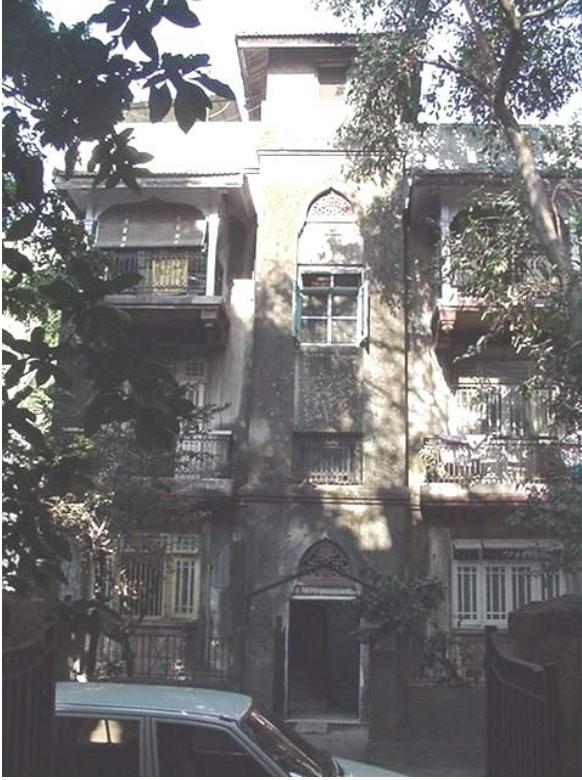
	Common Ref. No.:	
	Card No.: F/n-11f	
	Ward (Part): F north-IV	
	CS No.: 91 / 10	
	Plot Area: 381.27 sq.m.	
	B U Area: 1097.4 sq.m.	
	Date: April, 2005	
	Record by: Keshav S, Gauri J	
	Review by: Arun Kale	
	Internal: As above	
External: As above		
Photo Ref.: T-III-Fn:\Ward F north\ 92, Tulsi Bhavan		



1.0	Denomination		
1.1	Name of Premises	92, Tulsi Bhavan	
1.2	Earlier Name	Not applicable	
1.3	Built in	1925-35	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Hindu Colony Road no. 3	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Trustees for City pf Improvement of Bombay, Tulsidas Bhanji	
3.2	Past	Trustees for City pf Improvement of Bombay, Tulsidas Bhanji	
3.3	Status	Tenanted	
4.0	Use		
4.1	Present	Residential	
4.2	Past	Residential	
4.3	Usage	Regular residential use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on Hindu Colony Road no. 3, a road parallel to Tilak Bridge off Sir Bhalchandra Marg. Part of Hindu Colony Precinct.	
5.2	Architectural Description	An ornate but well composed front façade. Balconies on both sides have decorative cast iron railing on first floor supported by decorative brackets in concrete. Decorative wooden door to entrance to building. The flat pointed arches in the balconies resemble Haveli style. Second floor balcony and staircase block has sloping roof in Mangalore tiles.	
5.3	Intrinsic	The development of Hindu Colony commenced in 1925, by different trusts or private owners, who shifted from southern part of the Island City.	
5.4	Value Classification	A(arc), E, G(grp)	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 2	
7.0	Construction		
7.1	Plinth	Basalt stone coursed masonry 0.6 m. high plinth	
7.2	Walls	Load bearing brick walls	
7.3	Floor	RCC slab flooring	
7.4	Stairs	Wooden dog-legged staircase	

7.5	Openings	Rectangular and arched openings with wooden frames and glazed shutter		
7.6	Roofing	Flat roof and partly sloping roof		
7.7	Articulation	Cornice bands at floor levels. Cast iron railings to balconies. Wooden posts supporting balcony.		
7.8	Finishes	Internally and externally plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Plastered brick compound wall with cast iron railing and gate		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Concreted open space		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (Cracks observe on first floor)		
9.3	Floor	Fair (Sagging observed at few places)		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Good (Window panes and wooden members in sound state)		
9.6	Roofing	Fair (Sloping roof needs maintenance)		
9.7	Articulation & Finishes	Fair (Needs to be painted)		
9.8	Services	Fair (Leakage observed in some pipes)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	None		
12.0	Additional Notes / References / Documents Available	<p>Notes: After the decision of Bombay Improvement Trust (BIT) to provide the accommodation facilities in Dadar, Matunga and Wadala areas, 440 acres of land was acquired for Dadar-Matunga Scheme. The biggest plus point at that time was the grand 158 feet wide Kingsway (Now Dr. Babasaheb Ambedkar Road) as its principal access lit by electric lamps. The plots here were laid out in 1926.</p> <p>Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.</p>		

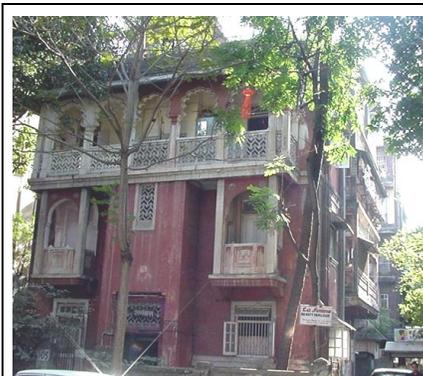
92, Tulsi Bhavan



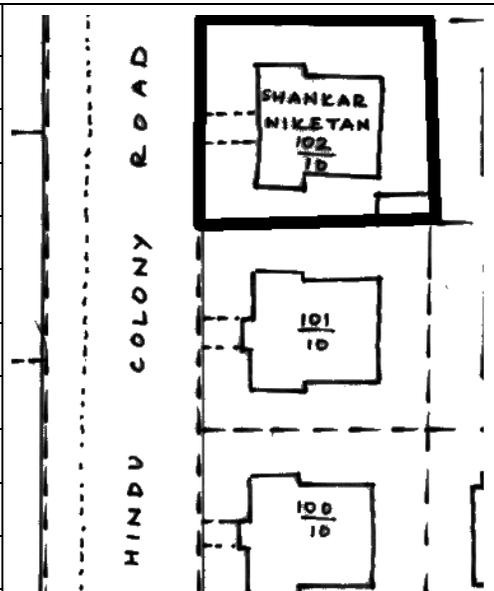
Symmetrical Front façade of Tulsi Bhavan from Hindu colony road no 3



Detail of balcony having decorative cast iron railing, Moorish arch and staircase block with sloping roof.



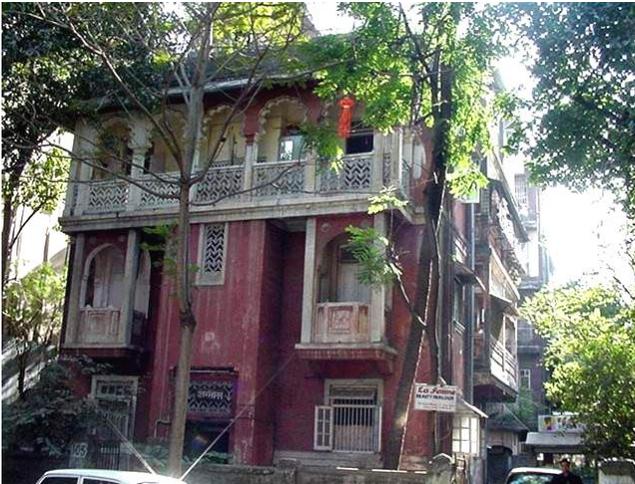
Common Ref. No.:
Card No.: F/n-11g
Ward (Part): F north-IV
CS No.: 102/10
Plot Area: 381.27 sq.m.
B U Area: 960.36 sq.m.
Date: April, 2005
Record by: Keshav S, Gauri J
Review by: Arun Kale
Internal: As above
External: As above
Photo Ref.: T-III-Fn:\Ward F north\ 103, Shankar Niketan



1.0	Denomination		
1.1	Name of Premises	103, Shankar Niketan	
1.2	Earlier Name	Not applicable	
1.3	Built in	Not available	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Hindu Colony road no. 4	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Trustees for Improvement of City of Bombay, Shankar Krishna Kerkar	
3.2	Past	Trustees for Improvement of City of Bombay, Shankar Krishna Kerkar	
3.3	Status	Private	
4.0	Use		
4.1	Present	Residential	
4.2	Past	Residential	
4.3	Usage	Regular residential use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on a small plot in Hindu Colony Road no. 3, a road parallel to Tilak Bridge off Sir Bhalchandra Marg. Part of Hindu Colony Precinct.	
5.2	Architectural Description	An ornate structure, balconies on both sides have decorative cast iron railing on first floor supported by decorative brackets in concrete. The flat Moorish arched balconies resemble Haveli style. Decorative wooden door to entrance to building. The 2nd floor balcony and staircase block has sloping roof in Mangalore tiles.	
5.3	Intrinsic	The development of Hindu Colony commenced in 1925, by different trusts or private owners, who shifted from southern part of the Island City.	
5.4	Value Classification	A(arc), E, G(grp)	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 2	
7.0	Construction		
7.1	Plinth	Basalt stone plinth 2' high	
7.2	Walls	Load bearing brick walls	
7.3	Floor	R.C.C. slab	
7.4	Stairs	Wooden dog-legged staircase	

7.5	Openings	Rectangular and arched openings with wooden frames and glazed shutters		
7.6	Roofing	Flat roof with partly sloping roof		
7.7	Articulation	Highly decorative with wooden railing, ornamental columns and Moorish arches		
7.8	Finishes	Internally and externally cement plastered and painted.		
7.9	Interiors (Movable & Immovable)	No interiors of Heritage value.		
7.10	Compound / Fence / Gate	Plastered brick wall		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Garage is paved with concrete		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, Good natural lighting		
8.2	Ventilation	Natural and artificial, Good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (cracks observe on 1 st floor)		
9.3	Floor	Fair (Sagging observed at few places)		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Good (Window panes and wooden members in sound state)		
9.6	Roofing	Fair (Sloping roof needs maintenance)		
9.7	Articulation & Finishes	Fair (needs to be painted)		
9.8	Services	Fair (Leakage observed in some pipes)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats			
		None.		
12.0	Additional Notes / References / Documents Available			
		<p>Notes: After the decision of Bombay Improvement Trust (BIT) to provide the accommodation facilities in Dadar, Matunga and Wadala areas, 440 acres of land was acquired for Dadar-Matunga Scheme. The biggest plus point at that time was the grand 158 feet wide Kingsway (Now Dr. Babasaheb Ambedkar Road) as its principal access lit by electric lamps. The plots here were laid out in 1926.</p> <p>Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai</p>		

103, Shankar Niketan



Front view of Shankar Niketan from road no. 4.

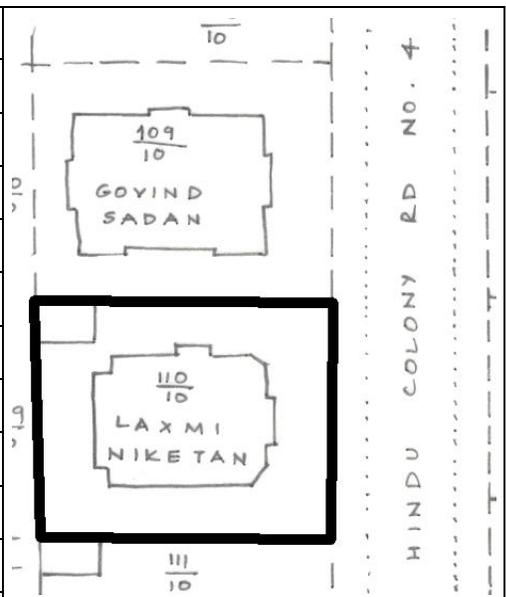


Detail of balconies having decorative ornamented concrete jali fixed in between posts supporting sloping roof above.



Detail of balconies on first floor along with ornamented staircase block.

	Common Ref. No.:	
	Card No.: F/n-11h	
	Ward (Part): F north-IV	
	CS No.: 102 / 10	
	Plot Area: 381.27 sq.m.	
	B U Area: 960.36 sq.m.	
	Date: April, 2005	
	Record by: Keshav S, Gauri J	
	Review by: Arun Kale	
	Internal: As above	
External: As above		
Photo Ref.: T-III-Fn:\Ward F north\ 111, Laxmi Niketan		



1.0	Denomination		
1.1	Name of Premises	111, Laxmi Niketan	
1.2	Earlier Name	Not applicable	
1.3	Built in	1930's	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Hindu Colony road no. 4	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Shridhar Balkrishna Bandiwdekar	
3.2	Past	Shridhar Balkrishna Bandiwdekar	
3.3	Status	Tenanted	
4.0	Use		
4.1	Present	Residential	
4.2	Past	Residential	
4.3	Usage	Regular residential use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on Hindu Colony Road no. 4, a road parallel to Tilak Bridge off Sir Bhalchandra Marg. Part of Hindu Colony Precinct.	
5.2	Architectural Description	G + 2 structure well-composed front façade in a blend of styles, with balconies on both sides, 1st floor supported by decorative brackets in concrete. Entrance porch supported on Corinthian columns.	
5.3	Intrinsic	The development of Hindu Colony commenced in 1925, by different trusts or private owners, who shifted from southern part of the Island City.	
5.4	Value Classification	A(arc), E, G(grp)	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 2	
7.0	Construction		
7.1	Plinth	Dressed basalt stone plinth 2' high	
7.2	Walls	Load bearing brick walls	
7.3	Floor	RCC slab	
7.4	Stairs	Wooden dog-legged staircase	
7.5	Openings	Rectangular and arched openings with wooden frames and glazed shutters	
7.6	Roofing	Flat roof	

7.7	Articulation	Decorative balconies and cornice bands		
7.8	Finishes	Externally sand plastered and internally painted		
7.9	Interiors (Movable & Immovable)	No interiors of Heritage value.		
7.10	Compound / Fence / Gate	Plastered brick wall and concrete jali with cast iron gate		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Garage and open space is concreted		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, Good natural lighting		
8.2	Ventilation	Natural and artificial, Good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (cracks observe on 1 st floor)		
9.3	Floor	Fair (Sagging observed at few places)		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Good (Window panes and wooden members in sound state)		
9.6	Roofing	Fair (Leakage observed in some part)		
9.7	Articulation & Finishes	Fair (needs to be painted)		
9.8	Services	Fair (Leakage observed in some pipes)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	None.		
12.0	Additional Notes / References / Documents Available	<p>Notes: After the decision of Bombay Improvement Trust (BIT) to provide the accommodation facilities in Dadar, Matunga and Wadala areas, 440 acres of land was acquired for Dadar-Matunga Scheme. The biggest plus point at that time was the grand 158 feet wide Kingsway (Now Dr. Babasaheb Ambedkar Road) as its principal access lit by electric lamps. The plots here were laid out in 1926.</p> <p>Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai</p>		

111, Laxmi Niketan



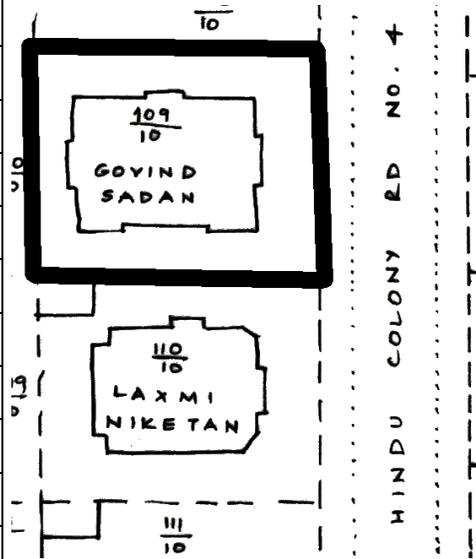
Front façade of Lakshmi Niketan showing decorative arches and concrete jali.



Porch supported with Corinthian column forms beautiful entrance to building. Compound wall with cast iron railing.



Common Ref. No.:
Card No.: F/n11i
Ward (Part): F north-IV
CS No.: 109/10
Plot Area: 575.25 sq. m.
B U Area: 900 sq. m.
Date: April, 2005
Record by: Keshav S, Gauri J
Review by: Arun Kale
Internal: As above
External: As above
Photo Ref.: T-III-Fn:\Ward F north\ 110, Govind Sadan



1.0	Denomination		
1.1	Name of Premises	110, Govind Sadan	
1.2	Earlier Name	Not applicable	
1.3	Built in	1930's	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Hindu colony Cross Road no. 4	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Trustees for Improvement of City of Bombay, Mahadeo Govind Bhide	
3.2	Past	Waman Govind Bhide, Jaikurerbai Jethalal Gandhi, Vishnu Govind Bhide, Ganesh Govind Bhide	
3.3	Status	Private	
4.0	Use		
4.1	Present	Residential	
4.2	Past	Residential	
4.3	Usage	Regular residential use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on Hindu Colony Road no. 4, a road parallel to Tilak Bridge off Sir Bhalchandra Marg. Part of Hindu Colony Precinct.	
5.2	Architectural Description	Well-composed front façade with prominent balconies on both sides have decorative concrete jali railing on first floor supported by decorative brackets in concrete. Decorative wooden door to entrance to building.	
5.3	Intrinsic	The development of Hindu Colony commenced in 1925, by different trusts or private owners, who shifted from southern part of the Island City.	
5.4	Value Classification	A(arc), E, G(grp)	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 2	
7.0	Construction		
7.1	Plinth	Dressed Basalt stone plinth 2' high	
7.2	Walls	Load bearing brick walls	
7.3	Floor	R.C.C. slab flooring	
7.4	Stairs	Wooden dog legged staircase	
7.5	Openings	Rectangular and arched openings with wooden frame and glazed shutters	

7.6	Roofing	Flat roof	
7.7	Articulation	Decorative balconies and cornice bands. Stain glass is used.	
7.8	Finishes	Externally sand plastered and internally painted	
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value	
7.10	Compound / Fence / Gate	Not provided	
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Garage is cemented and compound has few trees	
8.0	Services & Utilities		
8.1	Lighting	Natural and artificial, fair natural lighting	
8.2	Ventilation	Natural and artificial, fair natural ventilation	
8.3	Electricity	BEST	
8.4	Water Supply	MCGM	
8.5	Drainage (Plumbing and Sanitation)	MCGM	
8.6	Fire precaution	Not provided	
8.7	Other (HVAC / BMS / Security Systems)	Window air-conditioning units at some places	
9.0	Condition		
9.1	Plinth	Good (No settlement or cracks observed)	
9.2	Walls	Fair (Dampness observed in passage near staircase)	
9.3	Floor	Good (No sagging observed)	
9.4	Stairs	Fair (No deflection observed)	
9.5	Openings	Fair (Wooden members need maintenance)	
9.6	Roofing	Fair (No dampness or leakage observed)	
9.7	Articulation & Finishes	Fair (Re-plastering and repainting required)	
9.8	Services	Fair (Tree growth near toilet pipes)	
9.9	Outbuildings	Fair	
9.10	Overall condition	Fair	Maintenance level Fair
10.0	Transformation		
10.1	Form	No transformation	
10.2	Structure	No transformation	
10.3	Articulation & Finishes	No transformation	
11.0	DP Remarks / Perceived Threats	None.	
12.0	Additional Notes / References / Documents Available	<p>Notes: After the decision of Bombay Improvement Trust (BIT) to provide the accommodation facilities in Dadar, Matunga and Wadala areas, 440 acres of land was acquired for Dadar-Matunga Scheme. The biggest plus point at that time was the grand 158 feet wide Kingsway (Now Dr. Babasaheb Ambedkar Road) as its principal access lit by electric lamps. The plots here were laid out in 1926.</p> <p>Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai</p>	

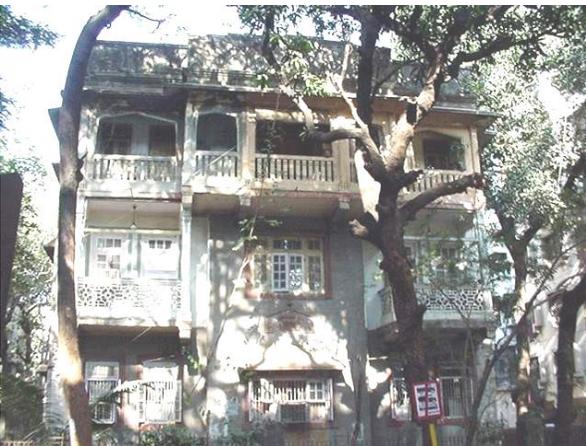
110, Govind Sadan



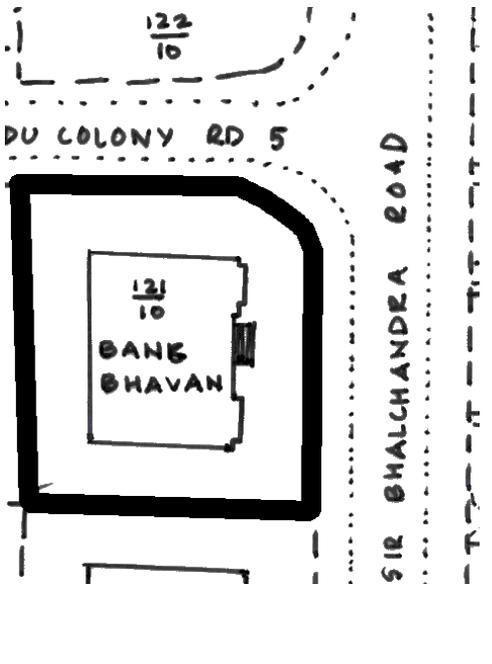
Detail of balcony on first and second floor.



Concrete bracket supporting balcony on first floor having decorative jali and post.



Symmetrical front façade of Govind sadan building from Hindu Colony road no.4.

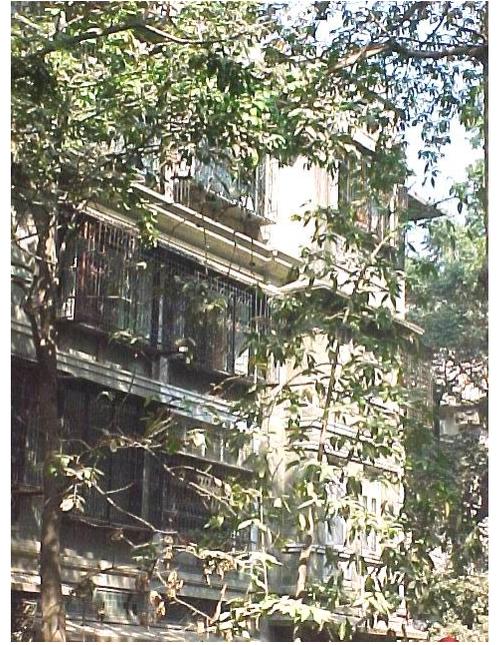
	Common Ref. No.:		
	Card No.: F/n-11j		
	Ward (Part): F north-IV		
	CS No.: 121 / 10		
	Plot Area: 650 sq.m.		
	B U Area: 720 sq.m.		
	Date: April, 2005		
	Record by: Keshav S, Gauri J		
	Review by: Arun Kale.		
	Internal: As above		
	External: As above		
	Photo Ref.: T-III-Fn:\Ward F north\ 122, Bang Bhavan		
			
1.0	Denomination		
1.1	Name of Premises	122, Bang Bhavan	
1.2	Earlier Name	Not applicable	
1.3	Built in	1925-35	Extension Date (if any) Not available
2.0	Access		
2.1	Main	Sir Bhalchandra Marg	
2.2	Subsidiary	Hindu colony Cross Road no. 5	
3.0	Ownership Pattern		
3.1	Present	Trustees for Improvement of City of Bombay	
3.2	Past	Trustees for Improvement of City of Bombay	
3.3	Status	Tenanted	
4.0	Use		
4.1	Present	Residential	
4.2	Past	Residential	
4.3	Usage	Regular residential use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Corner plot on junction of Sir Bhalchandra Marg and Cross Road no. 5, on a major road junction. Part of Hindu Colony Precinct.	
5.2	Architectural Description	Black Basalt stone cladded massive building with an imposing character. The façade follows the building typology in the vicinity by the balcony bay located between the two side projecting bays. White painted bands in concrete highlight the floors, concrete jalis below second floor windows, sloping chajjas, wooden balcony railing along with the concrete jali on the compound wall, all together add to the architectural value.	
5.3	Intrinsic	The development of Hindu Colony commenced in 1925, by different trusts or private owners, who shifted from southern part of the Island City.	
5.4	Value Classification	A(arc), B(des), C(seh), G(grp)	Recommended Grade III
6.0	Topography		
6.1	Floors	G +3 (Top floor added)	
7.0	Construction		
7.1	Plinth	Black Basalt stone coursed masonry plinth	
7.2	Walls	Load bearing brick walls, external walls cladded in Black Basalt stone, Ashlar masonry	
7.3	Floor	R.C.C. slab flooring	
7.4	Stairs	Dog-legged R.C.C. staircase	

7.5	Openings	Rectangular wooden frames and glazed shutters		
7.6	Roofing	Flat roof with terrace		
7.7	Articulation	Cornice band at floor level, architraves around windows, concrete railing to balcony & window		
7.8	Finishes	Externally exposed Black Basalt stone, internally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Plastered brick wall with concrete jali		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Open space paved with Shahabad tiles		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Window air-conditioning units at some places		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good (No sagging observed)		
9.4	Stairs	Good (No sagging or deflection observed)		
9.5	Openings	Good (wooden members in sound state)		
9.6	Roofing	Good (No deflection or leakage observed)		
9.7	Articulation & Finishes	Good (Exposed stone façade in maintained state)		
9.8	Services	Fair (Some pipes broken at few places)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	Box grill & sliding door added subsequently.		
10.2	Structure	Top floor added later.		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats			
	None			
12.0	Additional Notes / References / Documents Available			
	<p>Note: After the decision of Bombay Improvement Trust (BIT) to provide the accommodation facilities in Dadar, Matunga and Wadala areas, 440 acres of land was acquired for Dadar-Matunga Scheme. The biggest plus point at that time was the grand 158 feet wide Kingsway (Now Dr. Babasaheb Ambedkar Road) as its principal access lit by electric lamps. The plots here were laid out in 1926.</p> <p>Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.</p>			

122, Bang Bhavan



Front façade of Bang Bhavan from Dr. Bhalchandra road.



Detail of windows through lots of trees.

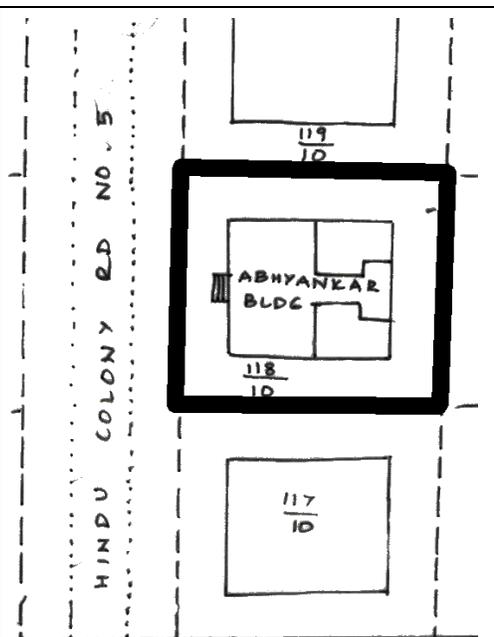


Detail of north corner of building with compound wall.



Detail of chajjah, concrete jali, pediments, cornice bands on north façade of building with compound wall.

	Common Ref. No.:	
	Card No.: F/n-11k	
	Ward (Part): F north-IV	
	CS No.: 118/10	
	Plot Area: 510.87 sq.m.	
	B U Area: 731.70 sq.m.	
	Date: April, 2005	
	Record by: Keshav S, Gauri J	
	Review by: Arun Kale	
	Internal: As above	
External: As above		
Photo Ref.: T-III-Fn:\Ward F north\ 119, Abhyankar Niwas		



1.0	Denomination		
1.1	Name of Premises	119, Abhyankar Niwas	
1.2	Earlier Name	Not applicable	
1.3	Built in	1932's	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Hindu Colony Cross Road no. 5	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Trustees for Improvement of City of Bombay. Shriram Vasudev Abyankar	
3.2	Past	Trustees for Improvement of City of Bombay. Shriram Vasudev Abyankar	
3.3	Status	Private	
4.0	Use		
4.1	Present	Residential	
4.2	Past	Residential	
4.3	Usage	Regular residential use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Rectangular plot facing Hindu Colony Cross Road no. 5, one of the minor roads in Hindu colony. Part of Hindu Colony Precinct.	
5.2	Architectural Description	A modest Vernacular structure with Mangalore tiled sloping roof. It has wooden floors, pediments and balconies. Building also has a symmetrical façade, semicircular arched windows with decorative architraves. Well-composed balconies with sloping roofs and wooden railing enhance its Vernacular architectural value and scale.	
5.3	Intrinsic	The development of Hindu Colony commenced in 1925, by different trusts or private owners, who shifted from southern part of the Island City.	
5.4	Value Classification	A(arc), E, G(grp)	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 1	
7.0	Construction		
7.1	Plinth	Dressed Basalt stone plinth 0.3 m. high	
7.2	Walls	Load bearing brick walls	
7.3	Floor	Wooden flooring with wooden joists and battens	
7.4	Stairs	Wooden dog legged staircase with plain railings	

7.5	Openings	Rectangular wooden double windows and semi-circular arched entrance		
7.6	Roofing	Sloping roof with Mangalore tiles		
7.7	Articulation	Decorative wooden balconies and cornice bands		
7.8	Finishes	Internally and externally plastered		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Brick wall with cast iron railing		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Compound has few trees and is paved with Shahabad tiles		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good (No sagging observed)		
9.4	Stairs	Good (wooden members in sound state)		
9.5	Openings	Good (Window panes and wooden members in sound state)		
9.6	Roofing	Good (Mangalore tiles, wooden members in maintained state)		
9.7	Articulation & Finishes	Good (Façade attacked by moss)		
9.8	Services	Fair (Some pipes broken, resulting in moss on façade)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	None		
12.0	Additional Notes / References / Documents Available	<p>Notes: After the decision of Bombay Improvement Trust (BIT) to provide the accommodation facilities in Dadar, Matunga and Wadala areas, 440 acres of land was acquired for Dadar-Matunga Scheme. The biggest plus point at that time was the grand 158 feet wide Kingsway (Now Dr. Babasaheb Ambedkar Road) as its principal access lit by electric lamps. The plots here were laid out in 1926.</p> <p>Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.</p>		

119, Abhyankar Niwas



Front façade of Abhyankar Niwas from Hindu Colony road no.5.



Detail of projecting balcony with wooden railing and cornice band at floor level.



Detail of entrance, semi circular arched opening & balcony detail.

	Common Ref. No.:			
	Card No.: F/n-111			
	Ward (Part): F north-IV			
	CS No.: 99/10			
	Plot Area: 408.86 sq.m.			
	B U Area: 1146.9 sq.m.			
	Date: April 25, 2005			
	Record by: Keshav S, Gauri J			
	Review by: Arun Kale.			
	Internal: As above			
External: As above				
Photo Ref.: T-III-Fn:\Ward F north\ 100, Vishnu Sadan				
1.0 Denomination				
1.1	Name of Premises	100, Vishnu Sadan		
1.2	Earlier Name	Not applicable		
1.3	Built in	1925-35	Extension Date (if any)	Not applicable
2.0 Access				
2.1	Main	Lakhamshi Nappu Road		
2.2	Subsidiary	Cross Road no. 4		
3.0 Ownership Pattern				
3.1	Present	Trustees for improvement of city of Bombay Ramakant Kashinath Chipakar		
3.2	Past	Shushilabai Kashinath Chipakar, Vasant Kashinath Chipakar, Madhukar Kashinath Chipakar, Kamalakar Kashinath Chipakar, Prabhakar Kashinath Chipakar.		
3.3	Status	Tenanted		
4.0 Use				
4.1	Present	Residential		
4.2	Past	Residential		
4.3	Usage	Regular residential use		
5.0 Significance & Value Classification				
5.1	Townscape (Natural / Manmade)	Corner plot at junction of Lakhamshi Napoo Road and Cross Road no. 4 in Hindu Colony. Part of Hindu Colony Precinct.		
5.2	Architectural Description	A modestly ornamental building with an appropriately scaled sloping roof profile. The balconies supported on wooden and concrete brackets and railings with separate sloping roof profile supported on wooden posts add Vernacular character that is shared by most of the buildings in the precinct. Motif of Swastik on the cast iron compound railing is a special character.		
5.3	Intrinsic	The development of Hindu Colony commenced in 1925, by different trusts or private owners, who shifted from southern part of the Island City.		
5.4	Value Classification	A(arc), E, G(grp)	Recommended Grade	III
6.0 Topography				
6.1	Floors	G + 2		
7.0 Construction				
7.1	Plinth	Dressed Basalt stone plinth 0.3 m. high		
7.2	Walls	Load bearing brick walls		
7.3	Floor	Wooden flooring with wooden joists and battens		

7.4	Stairs	Wooden dog legged staircase with highly decorative newel post		
7.5	Openings	Rectangular and arched openings with wooden frames and glazed shutters		
7.6	Roofing	Flat roof with partly sloping roof		
7.7	Articulation	Highly decorative with wooden railing, ornamental columns and Moorish arches		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Plastered brick wall with Swastik motif railing		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Lots of trees within the compound		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good (No sagging observed)		
9.4	Stairs	Good (Wooden members in sound state)		
9.5	Openings	Good (Well maintained)		
9.6	Roofing	Good (No leakage or breaking of Mangalore tiles observed)		
9.7	Articulation & Finishes	Good		
9.8	Services	Fair		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats			
	None			
12.0	Additional Notes / References / Documents Available			
	<p>Notes: After the decision of Bombay Improvement Trust (BIT) to provide the accommodation facilities in Dadar, Matunga and Wadala areas, 440 acres of land was acquired for Dadar-Matunga Scheme. The biggest plus point at that time was the grand 158 feet wide Kingsway (Now Dr. Babasaheb Ambedkar Road) as its principal access lit by electric lamps. The plots here were laid out in 1926.</p> <p>Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.</p>			

100, Vishnu Sadan



Vishnu Sadan from junction of Lakhamahi Nappu road and Hindu colony road no 4 with ornamented façade.



Detail of balcony on 1st floor showing decorative wooden bracket, railing, post supporting roof.



Compound wall with cast iron Jali in it.



Balcony on top floor showing symmetrical composed elevation

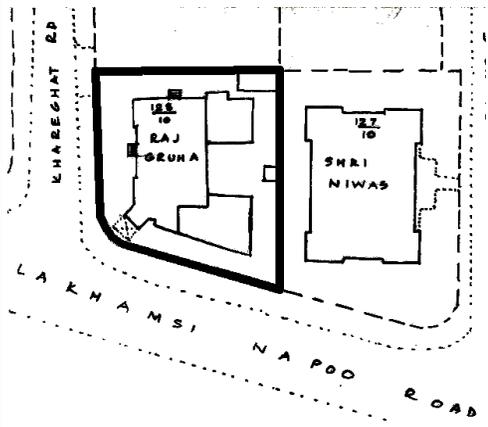


Detail of balcony on 1st floor showing decorative wooden bracket, railing, post supporting roof.



West Elevation from Lakhamahi Nappu Road.

	Common Ref. No.:	
	Card No.: F/n-11m	
	Ward (Part): F north-IV	
	CS No.: 128 / 10	
	Plot Area: 795.99 sq.m.	
	B U Area: 981 sq.m.	
	Date: April, 2005	
	Record by: Keshav S, Gauri J	
	Review by: Arun Kale	
	Internal: As above	
External: As above		
Photo Ref.: T-III-Fn:\Ward F north\ 129, Raj Griha		



1.0	Denomination		
1.1	Name of Premises	129, Raj Griha	
1.2	Earlier Name	Not applicable	
1.3	Built in	1934	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Lakhamshi Nappu Road	
2.2	Subsidiary	Hindu Colony Road no 5	
3.0	Ownership Pattern		
3.1	Present	Trustees for improvement of city of Bombay, Yashwantrao Bhimarao Ambedkar	
3.2	Past	Trustees for improvement of city of Bombay, Yashwantrao Bhimarao Ambedkar	
3.3	Status	Private	
4.0	Use		
4.1	Present	Residential	
4.2	Past	Residential	
4.3	Usage	Regular residential use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	An important historical landmark, the residence of Bharat Ratna , Dr. B. R. Ambedkar is located on the corner of an important road of Hindu Colony, Lakhamshi Nappu Road and an internal road, Road no. 5.	
5.2	Architectural Description	Responding to the corner building with a chamfered porch is a blend following an influence of Vernacular and Neo-classical architectural styles. A colonnade with circular columns with Doric capitals and a projecting entrance porch with circular columns along the chamfered corner enhance its architectural value. Cornice running at every floor level, balustrades to balconies, well composed simple rectangular windows adorns its façade.	
5.3	Intrinsic	Raj Griha, the residence of Dr. B. R. Ambedkar (1893-1956), main architect of Indian Constitution and Dalit leader was built in the Hindu colony, in the year 1934. It housed the biggest private library in India, which containing more than 50,000 books. It is still his family residence.	
5.4	Value Classification	A(arc), C(seh), D(bio), E, G(grp)	Recommended Grade I
6.0	Topography		
6.1	Floors	G + 2	
7.0	Construction		
7.1	Plinth	Basalt stone plinth 0.45m. high	

7.2	Walls	Composite brick masonry		
7.3	Floor	R.C.C. floor slab		
7.4	Stairs	Wooden dog legged staircase with plain railing		
7.5	Openings	Rectangular windows with wooden frames and glazed shutters		
7.6	Roofing	Flat roof terrace		
7.7	Articulation	Projecting cornice bands and decorative entrance porch. North façade has a common colonnaded passage having Doric columns.		
7.8	Finishes	Internally and externally plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Plastered brick compound wall with CI railing and jali		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Part paved space with some trees in the compound		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good (No sagging or deflection observed)		
9.4	Stairs	Good (Wooden members in sound state, no deflection or breaking observed)		
9.5	Openings	Good (Well maintained)		
9.6	Roofing	Good (No leakage or deflection observed)		
9.7	Articulation & Finishes	Good (Repainting of façade required)		
9.8	Services	Fair (No leakage or breaking of pipes observed)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	None.		
12.0	Additional Notes / References / Documents Available	<p>Notes: Raj Griha, the residence of Bharat ratna, Dr. B. R. Ambedkar, a well known economist, politician and Dalit leader. He was the main architect of Indian constitution.</p> <p>Hindu Colony: After the decision of Bombay Improvement Trust (BIT) to provide the accommodation facilities in Dadar, Matunga and Wadala areas, 440 acres of land was acquired for Dadar-Matunga Scheme. The biggest plus point at that time was the grand 158 feet wide Kingsway (now Dr. Babasaheb Ambedkar Road) as its principal access lit by electric lamps. The plots here were laid out in 1926.</p> <p>Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.</p>		

129, Raj Griha



Common passage on first floor supported with Doric columns having decorative jali in between.



View of Raj Griha from Lakhamshi Nappu road.



Detail of low height compound wall having cast iron railing in between along with decorative entrance gate.



North side elevation of Raj Griha.



View of Raj Griha from junction of Lakhamshi Nappu road and Hindu colony road no. 5 showing decorative entrance porch.

	Common Ref. No.:	
	Card No.:	F/n-11n
	Ward (Part):	F-North IV
	CS No.:	Not available
	Plot Area:	Not available
	B U Area:	Not available
	Date:	April 26, 2005
	Record by:	Keshav S, Gauri J
	Review by:	Arun Kale
	Internal:	As above
	External:	As above
Photo Ref.:	T-III-Fn:\Ward F north\ 133, IES Gujarati Bal Mandir and Primary School	
		

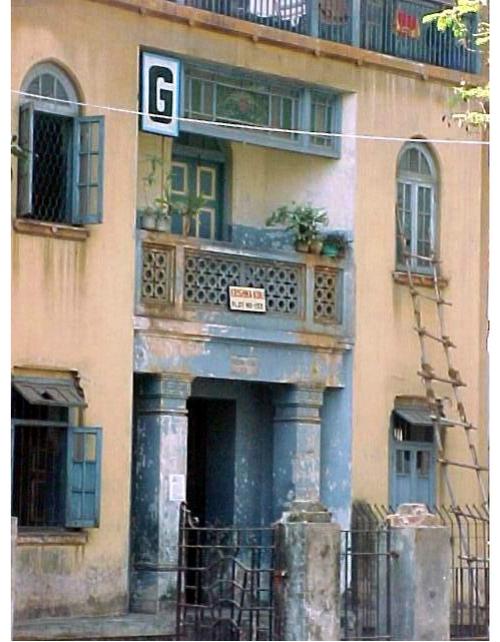
1.0	Denomination		
1.1	Name of Premises	133, IES Gujarati Bal Mandir and Primary School	
1.2	Earlier Name	Krishna Kunj	
1.3	Built in	1933's	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Khareghat Road	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Trust	
3.2	Past	Private	
3.3	Status	Trust	
4.0	Use		
4.1	Present	Educational, Public	
4.2	Past	Residential	
4.3	Usage	Regular public use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Rectangular plot facing Khareghat Road, one of the important roads of Hindu colony. Part of Hindu Colony Precinct.	
5.2	Architectural Description	A modest and well proportionate building with restrained ornamentation. Its recessed entrance porch with beveled inward corners is unique feature. The porch is supported by circular columns, semicircular arched windows on either sides on ground and first floor with recessed timber balcony on top floor, Mangalore tiled sloping roof, all add to its well balanced architectural character.	
5.3	Intrinsic	The development of Hindu Colony commenced in 1925, by different trusts or private owners, who shifted from southern part of the Island City.	
5.4	Value Classification	A(arc), B(des), B(uu), E, G(grp)	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 1	
7.0	Construction		
7.1	Plinth	Black Basalt stone coursed masonry plinth 0.3m. high	
7.2	Walls	Load bearing brick walls	
7.3	Floor	R.C.C. slab flooring	

7.4	Stairs	Wooden dog legged staircase		
7.5	Openings	Rectangular with wooden frames and glazed shutters		
7.6	Roofing	Sloping roof with Mangalore tiles and wooden trusses		
7.7	Articulation	Projecting cornice bands and small entrance porch with circular columns		
7.8	Finishes	Internally and externally plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Plastered brick compound wall with CI railing		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Compound has few trees, rest area is paved in concrete		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, poor natural lighting		
8.2	Ventilation	Natural and artificial, poor natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Fair (Crack observed at some places)		
9.3	Floor	Fair (Crack and deflection observed)		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Fair		
9.6	Roofing	Fair (Mangalore tiles and fascia need repairs)		
9.7	Articulation & Finishes	Fair (Need re-plastering)		
9.8	Services	Poor (Broken pipes to be replaced)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Good	Maintenance level	Fair
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats			
	None			
12.0	Additional Notes / References / Documents Available			
	<p>Notes: After the decision of Bombay Improvement Trust (BIT) to provide the accommodation facilities in Dadar, Matunga and Wadala areas, 440 acres of land was acquired for Dadar-Matunga Scheme. The biggest plus point at that time was the grand 158 feet wide Kingsway (Now Dr. Babasaheb Ambedkar Road) as its principal access lit by electric lamps. The plots here were laid out in 1926.</p> <p>Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.</p>			

133, I.E.S. Gujarati Bal Mandir and Primary School



I.E.S. Gujarati Bal Mandir and Primary School (Plot no.133)



Detail of Front Elevation with recessed balcony and main entrance to the building.



Top floor with recessed balcony with wooden railing and wooden posts supporting the mangalore tile roof above. Stained glass pannels on first floor balcony.

	Common Ref. No.:	
	Card No.: F/n-12	
	Ward (Part): F north-IV	
	CS No.: Not available	
	Plot Area: Not available	
	B U Area: Not available	
	Date: February, 2005	
	Record by: Keshav S, Gauri J	
	Review by: Arun Kale	
	Internal: As above	
External: As above		
Photo Ref.: T-III-Fn:\Ward F north\ Water fountain		

1.0	Denomination		
1.1	Name of Premises	Water fountain in Memory of Dr. M. V. Parulkar	
1.2	Earlier Name	Not applicable	
1.3	Built in	1940	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Lakhamashi Nappu Road	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Not available	
3.2	Past	For drinking water	
3.3	Status	Not in use	
4.0	Use		
4.1	Present	Not in use	
4.2	Past	Public purpose	
4.3	Usage	Drinking water fountain	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on west side of Lakhamashi Nappu Road, parallel to Central Railway track opposite Raj Griha.	
5.2	Architectural Description	A well proportionate fountain with decorative inbuilt stone basin. Constructed in Malad stone with stepped and molded profile on the plinth and at the top. Cornice band with a motif pattern provides the ornamentation. A recessed marble plaque gives the details about the donor.	
5.3	Intrinsic	It is erected in 1940, in the memory of Dr M. V. Parulkar by his wife Bai Muktabai. It serves as an important infrastructural amenity, a drinking water fountain in the Hindu colony.	
5.4	Value Classification	C(seh), D(bio)	Recommended Grade III
6.0	Topography		
6.1	Floors	Not applicable	
7.0	Construction		
7.1	Plinth	Malad Stone	
7.2	Walls	Malad Stone	
7.3	Floor	Not applicable	
7.4	Stairs	Not applicable	
7.5	Openings	Not applicable	
7.6	Roofing	Not applicable	

7.7	Articulation	Cornice band on upper side of fountain with motifs. It has decorative stone basin.		
7.8	Finishes	Exposed Malad stone		
7.9	Interiors (Movable & Immovable)	Not applicable		
7.10	Compound / Fence / Gate	Not applicable		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Not applicable		
8.0	Services & Utilities			
8.1	Lighting	Not applicable		
8.2	Ventilation	Not applicable		
8.3	Electricity	Not applicable		
8.4	Water Supply	Not applicable		
8.5	Drainage (Plumbing and Sanitation)	Not applicable		
8.6	Fire precaution	Not applicable		
8.7	Other (HVAC / BMS / Security Systems)	Not applicable		
9.0	Condition			
9.1	Plinth	Not applicable		
9.2	Walls	Not applicable		
9.3	Floor	Not applicable		
9.4	Stairs	Not applicable		
9.5	Openings	Not applicable		
9.6	Roofing	Not applicable		
9.7	Articulation & Finishes	Good		
9.8	Services	Not applicable		
9.9	Outbuildings	Not applicable		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	Not applicable		
11.0	DP Remarks / Perceived Threats	Plot demarcated as Welfare Centre on Proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai		

Water Fountain



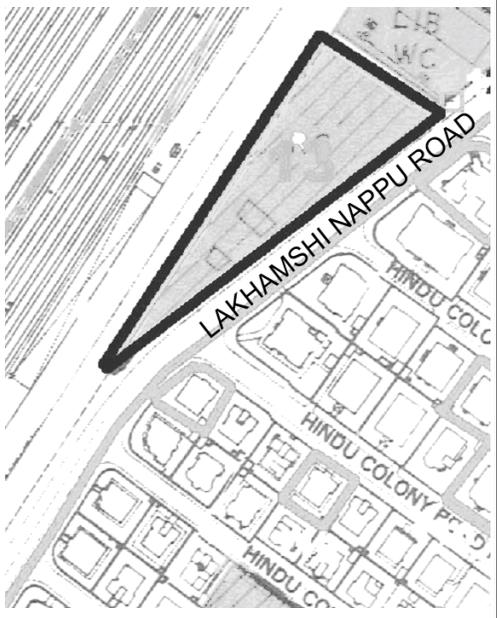
Water Fountain on Lakhamashi Nappu road near RajGruh.



Plaque in Marble stating date



Water Fountain in Malad stone with decorative cornice band and basin

	Common Ref. No.:	
	Card No.: F/n-13	
	Ward (Part): F north-IV	
	CS No.: Not available	
	Plot Area: Not available	
	B U Area: Not available	
	Date: February, 2005	
	Record by: Keshav S, Gauri J	
	Review by: Arun Kale	
	Internal: As above	
	External: As above	
	Photo Ref.: T-III-Fn:\Ward F north\ Vaidya Garden	

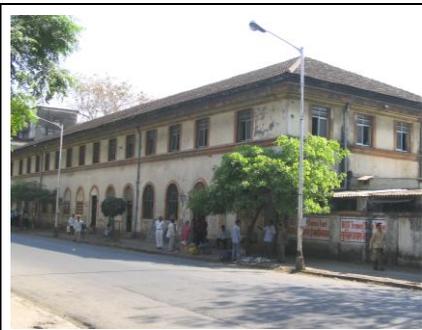
1.0	Denomination			
1.1	Name of Premises	Vaidya Garden		
1.2	Earlier Name	Not applicable		
1.3	Built in	Mid 20 th century	Extension Date (if any)	Not applicable
2.0	Access			
2.1	Main	Lakhamashi Nappu Road		
2.2	Subsidiary	Not applicable		
3.0	Ownership Pattern			
3.1	Present	Not available		
3.2	Past	Not available		
3.3	Status	Not available		
4.0	Use			
4.1	Present	Recreational, Public		
4.2	Past	Recreational, Public		
4.3	Usage	Regular public use		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	Located on a triangular plot on Lakhamashi Nappu Road close to the central railway tracks.		
5.2	Architectural Description	This landscaped garden is wooded with shrubs and large trees. Special section for women is its special feature.		
5.3	Intrinsic	The development of Hindu Colony which commenced in 1925 has well placed open spaces for recreation. They are very important today with the increase in population, presence of educational institutions and new development with increased FSI.		
5.4	Value Classification	C(seh), I(sce), J	Recommended Grade	II B
6.0	Topography			
6.1	Floors	Not applicable		
7.0	Construction			
7.1	Plinth	Not applicable		
7.2	Walls	Not applicable		
7.3	Floor	Not applicable		
7.4	Stairs	Not applicable		
7.5	Openings	Not applicable		
7.6	Roofing	Not applicable		
7.7	Articulation	Not applicable		

7.8	Finishes	Not applicable		
7.9	Interiors (Movable & Immovable)	Not applicable		
7.10	Compound / Fence / Gate	Low height peripheral random rubble wall with mild steel fencing		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Ground covered with lawn and different kinds of shrubs and large trees		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, excellent natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not applicable		
9.0	Condition			
9.1	Plinth	Not applicable		
9.2	Walls	Not applicable		
9.3	Floor	Not applicable		
9.4	Stairs	Not applicable		
9.5	Openings	Not applicable		
9.6	Roofing	Not applicable		
9.7	Articulation & Finishes	Not applicable		
9.8	Services	Good		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	Not applicable		
11.0	DP Remarks / Perceived Threats	Plot demarcated for recreational ground on proposed Development Plan (D.P).		
12.0	Additional Notes / References / Documents Available	Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai		

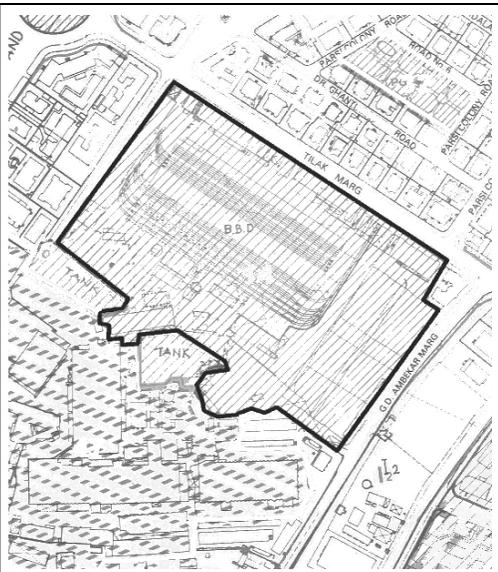
Vaidya Garden



Vaidya Garden with low compound wall and fencing from Lakhamahi Nappu road



Common Ref. No.:
Card No.: F/n-14
Ward (Part): F north-VI
CS No.: Not available
Plot Area: Not available
B U Area: Not available
Date: February, 2005
Record by: Keshav S, Gauri J
Review by: Arun Kale
Internal: As above
External: As above
Photo Ref.: T-III-Fn:\Ward F north\720d, Bombay Electric Supply and Transport workshop



1.0	Denomination		
1.1	Name of Premises	720d, Bombay Electric Supply and Transport Workshop	
1.2	Earlier Name	Bombay Electric Supply and Tramways workshop	
1.3	Built in	Early 20 th century	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Tilak Road (Matunga Road)	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Bombay Electric Supply and Transport	
3.2	Past	Bombay Electric Supply and Tramways	
3.3	Status	Semi Government owned	
4.0	Use		
4.1	Present	Workshop, Depot	
4.2	Past	Workshop, Depot	
4.3	Usage	Administrative and garage use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	A strategic large area near Khodadad Circle (Dadar T.T.) on east of it. It occupies large plot. It located on Tilak Road (Road no 23) important East-West connecting road.	
5.2	Architectural Description	Low scale, very long, G + 1 structure facing Tilak Road. It has Mangalore tiled sloping roof with large opening on façade. It is a load bearing structure in Vernacular style. This building accommodates offices. Lots of open space inside accommodates repair sheds. It also accommodates residential quarters which is a G+1 vernacular structure. Since access to the above premises was derived the information is not available in detail	
5.3	Intrinsic	Old Tram depot and workshop near busy junction in Dadar. Now it is used as a bus depot and a workshop.	
5.4	Value Classification	B(uu), B(per), C(seh), J	Recommended Grade II B
6.0	Topography		
6.1	Floors	Ground Floor, G + 1	
7.0	Construction		
7.1	Plinth	Dressed Black Basalt stone	
7.2	Walls	Load bearing brick plastered	
7.3	Floor	Access denied	

7.4	Stairs	Not applicable		
7.5	Openings	Rectangular and semi circular opening with aluminium frame and glass panel		
7.6	Roofing	Sloping roof with Mangalore tiles		
7.7	Articulation	Less ornamentation, concrete louvers and railing		
7.8	Finishes	Externally and internally plastered and painted		
7.9	Interiors (Movable & Immovable)	Access denied		
7.10	Compound / Fence / Gate	Plastered brick wall with iron fencing		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Lots of Big trees, Open space, Tar and concreted space. Lots of sheds for repairing, Administrative office, Residential quarters.		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not applicable		
8.7	Other (HVAC / BMS / Security Systems)	Not applicable		
9.0	Condition			
9.1	Plinth	Good		
9.2	Walls	Good (Observed from outside)		
9.3	Floor	Access denied		
9.4	Stairs	Not applicable		
9.5	Openings	Good (Observed from outside)		
9.6	Roofing	Fair		
9.7	Articulation & Finishes	Good		
9.8	Services	Fair		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	Not applicable		
11.0	DP Remarks / Perceived Threats	Plot demarcated for BEST bus depot / station on proposed Development Plan (D.P).		
12.0	Additional Notes / References / Documents Available	Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai		

720d, Bombay Electric Supply and Transport workshop



View of Best Workshop from Tilak Road showing arched opening.

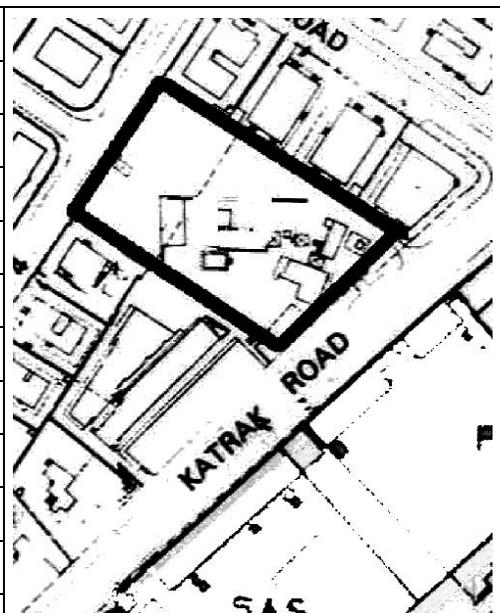


Entrance to BEST Workshop from Tilak road.



Rare side of residential quarters from Tilak road.

	Common Ref. No.:	
	Card No.:	F/n-15
	Ward (Part):	F north-VI
	CS No.:	Not available
	Plot Area:	Not available
	B U Area:	Not available
	Date:	February, 2005
	Record by:	Keshav S, Gauri J
	Review by:	Arun Kale
	Internal:	As above
	External:	As above
Photo Ref.:	T-III-Fn:\Ward F north\ 701, Vitthal Rakhumai Mandir	



1.0	Denomination		
1.1	Name of Premises	701, Vitthal Rakhumai Mandir	
1.2	Earlier Name	Not applicable	
1.3	Built in	Late 19 th century	Extension Date (if any) Not available
2.0	Access		
2.1	Main	Katrak Road	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Not available	
3.2	Past	Not available	
3.3	Status	Trust owned	
4.0	Use		
4.1	Present	Religious	
4.2	Past	Religious	
4.3	Usage	Regular religious use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on a large rectangular plot on Katrak Road on east of Parsi colony next to Wadala Gaothan.	
5.2	Architectural Description	Vernacular style temple located in Wadala. The entrance to the temple is through a Nagarkhana with wooden posts and trusses, supporting the Mangalore tiled pyramidal roof. <i>Garbhagriha</i> is constructed in Black Basalt stone coursed masonry. It has decorative Shikhar in Brick masonry supported on stone dome. Sabha Mandap is renovated in RCC roof supported on columns. Large open space around temple is used for social activities.	
5.3	Intrinsic	One of the oldest temples in Mumbai, in one of the oldest areas, Wadala neighborhoods (Gaothan) of Mumbai.	
5.4	Value Classification	A(cul), A(his), C(seh)	Recommended Grade III
6.0	Topography		
6.1	Floors	Ground floor	
7.0	Construction		
7.1	Plinth	Black Basalt stone coursed masonry plinth high	
7.2	Walls	Load bearing wall of <i>Garbhagriha</i> in Basalt stone coursed masonry	
7.3	Floor	Marble floor	
7.4	Stairs	Not applicable	

7.5	Openings	Rectangular openings with wooden frame and paneling		
7.6	Roofing	Sloping roof supported on RCC columns (renovated), Garbh Gruh covered with ornamented Shikhar		
7.7	Articulation	Ornamented Shikhars. Decorative wooden doors.		
7.8	Finishes	Internally and externally exposed stone. Column, brackets painted.		
7.9	Interiors (Movable & Immovable)	Old Shrine of Lord Vitthal with wooden decorative doors		
7.10	Compound / Fence / Gate	Plastered brick masonry compound wall		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Open spaces with little shrubs		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Good ((No settlement or cracks observed)		
9.2	Walls	Good (No leakage or dampness observed)		
9.3	Floor	Good (Recently finished in Marble)		
9.4	Stairs	Not applicable		
9.5	Openings	Good (Well maintained)		
9.6	Roofing	Good (No leakage observed. Mangalore tiles in good condition)		
9.7	Articulation & Finishes	Good (Recently painted)		
9.8	Services	Good		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	Grills added to Sabha Mandap.		
10.2	Structure	One small room was added to <i>Garbagriha</i> subsequently.		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	None		
12.0	Additional Notes / References / Documents Available	Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.		

Vittal Rakhumai Mandir



View of Vithal Rakhumai Mandir from Katrak road.



View of entrance to mandir through nagarkhana.



Decorative shikhar in brick masonry on temple.



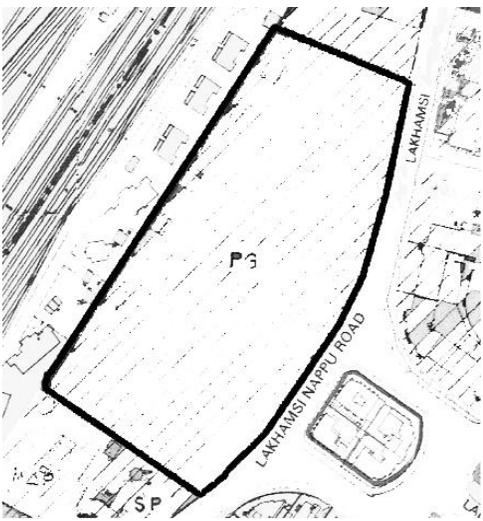
Decorative shikhar in brick masonry on temple.



Shikhar from Inside constructed in stone over gabhara.



View of sabhamandap with decorative column supporting it.

	Common Ref. No.:	
	Card No.: F/n-16	
	Ward (Part): F north-IV	
	CS No.: Not available	
	Plot Area: Not available	
	B U Area: Not available	
	Date: February, 2005	
	Record by: Keshav S, Gauri J	
	Review by: Arun Kale	
	Internal: As above	
	External: As above	
Photo Ref.: T-III-Fn:\Ward F north\ Dadkar Garden		

1.0	Denomination		
1.1	Name of Premises	Dadkar Garden	
1.2	Earlier Name	Not applicable	
1.3	Built in	Early 20 th century	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Lakhamashi Nappu Road	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Not available	
3.2	Past	Not available	
3.3	Status	Not available	
4.0	Use		
4.1	Present	Recreational, Public	
4.2	Past	Recreational, Public	
4.3	Usage	Regular public use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on a strategic location of junction Lakhamashi Nappu Road and internal road for Ruia college. Located parallel to Central Railway tracks.	
5.2	Architectural Description	Open garden shrubs and large trees at periphery. Pathways paved in cement tiles at periphery. It is used as playing ground for Matunga Gymkhana.	
5.3	Intrinsic	Situated opposite Ruia & Poddar collage is extensively used by students and members of Matunga Gymkhana. The development of Hindu Colony which commenced in 1925 with well placed open spaces for recreation. They are very important today with the increase in population, presence of educational institutions and new development with increased FSI.	
5.4	Value Classification	C(seh), I(sce), J	Recommended Grade II B
6.0	Topography		
6.1	Floors	Not applicable	
7.0	Construction		
7.1	Plinth	Not applicable	
7.2	Walls	Not applicable	
7.3	Floor	Not applicable	
7.4	Stairs	Not applicable	

7.5	Openings	Not applicable		
7.6	Roofing	Not applicable		
7.7	Articulation	Not applicable		
7.8	Finishes	Not applicable		
7.9	Interiors (Movable & Immovable)	Not applicable		
7.10	Compound / Fence / Gate	Low height peripheral random rubble wall with no fencing		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Ground not covered with lawn and different kinds of shrubs and large trees		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, excellent natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not applicable		
9.0	Condition			
9.1	Plinth	Not applicable		
9.2	Walls	Not applicable		
9.3	Floor	Not applicable		
9.4	Stairs	Not applicable		
9.5	Openings	Not applicable		
9.6	Roofing	Not applicable		
9.7	Articulation & Finishes	Not applicable		
9.8	Services	Good		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	Not applicable		
11.0	DP Remarks / Perceived Threats	Plot demarcated for playground on proposed Development Plan (D.P).		
12.0	Additional Notes / References / Documents Available	<p>Note: After the decision of Bombay Improvement Trust (BIT) to provide the accommodation facilities in Dadar, Matunga and Wadala areas, 440 acres of land was acquired for Dadar-Matunga Scheme. The biggest plus point at that time was the grand 158 feet wide Kingsway (Now Dr. Babasaheb Ambedkar Road) as its principal access lit by electric lamps. The plots here were laid out in 1926. Used by many students as hangout space (Katta). It is extension to Matunga Gymkhana.</p> <p>Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai</p>		

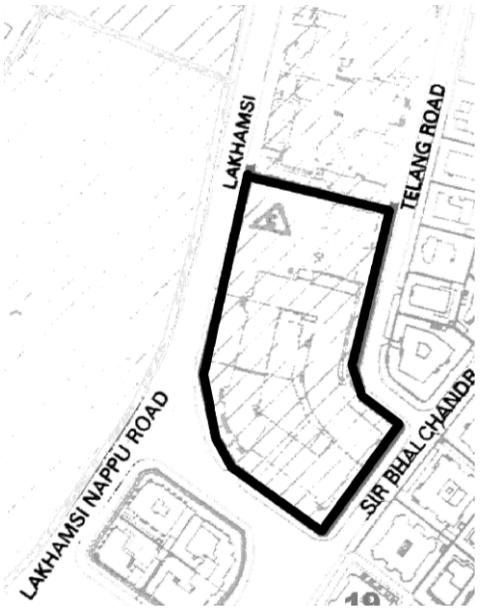
Dadkar Garden



View of garden from Lakhamashi Nappu Road.



Entrance to Garden from Lakhamashi Nappu Road.

	Common Ref. No.:	
	Card No.: F/n-17	
	Ward (Part): F north-IV	
	CS No.: 758 / 10	
	Plot Area: 23112.2 sq. m.	
	B U Area: 18018 sq. m.	
	Date: May, 2005	
	Record by: Keshav S, Gauri J	
	Review by: Arun Kale	
	Internal: As above	
External: As above		
Photo Ref.: T-III-Fn:\Ward F north\ 229-234, 244-246, Ramnarayan Ruia College		
		

1.0	Denomination		
1.1	Name of Premises	229-234, 244-246, Ramnarayan Ruia College	
1.2	Earlier Name	Not applicable	
1.3	Built in	1938	Extension Date (if any) Not available
2.0	Access		
2.1	Main	Lakhamashi Nappu Road	
2.2	Subsidiary	Hirlekar Chowk	
3.0	Ownership Pattern		
3.1	Present	Not available	
3.2	Past	Not available	
3.3	Status	Trust owned	
4.0	Use		
4.1	Present	Institutional	
4.2	Past	Institutional	
4.3	Usage	Regular institutional use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Part of a group of educational institutions facing Lakhamashi Nappu Road overlooking Matunga Gymkhana and near the railway station.	
5.2	Architectural Description	Low-rise Art-Deco styled structure having corridors in front with rectangular columns on first and second floor. Cornice band at floor level. Staircase block and entrance foyer has columns with plain pediment. Main entrance to structure is from corner of plot facing the chowk. Both ends of building are highlighted by projection from Verandah giving a symmetrical character.	
5.3	Intrinsic	The Hindu colony is well laid out with infrastructure like open spaces and educational institutions. After the decision of Bombay Improvement Trust (BIT) to provide the accommodation facilities in Dadar, Matunga and Wadala areas, 440 acres of land was acquired for Dadar-Matunga Scheme. The biggest plus point at that time was the grand 158 feet wide Kingsway (Now Dr. Babasaheb Ambedkar Road) as its principal access lit by electric lamps. The plots here were laid out in 1926.	
5.4	Value Classification	A(arc), B(uu)	Recommended Grade II B
6.0	Topography		
6.1	Floors	G + 3 (Top floor added later)	
7.0	Construction		

7.1	Plinth	Malad dressed stone plinth		
7.2	Walls	Brick wall		
7.3	Floor	RCC Floor		
7.4	Stairs	RCC open well staircase		
7.5	Openings	Rectangular with wooden frames and glazed shutters		
7.6	Roofing	Flat roof terrace		
7.7	Articulation	Art Deco style structure with rectangular columns having no ornamentation spanning from first to second floors. Plain pediment and cornice band at floor level.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Old furniture		
7.10	Compound / Fence / Gate	Plastered brick wall steel fencing		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Landscaped front open space as well as side opens spaces. Open space concreted. Big trees and shrubs used for landscape.		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Window air-conditioning units at some places		
9.0	Condition			
9.1	Plinth	Good ((No settlement or cracks observed)		
9.2	Walls	Good (No leakage or dampness observed)		
9.3	Floor	Good (Recently finished in Marble)		
9.4	Stairs	Good		
9.5	Openings	Good		
9.6	Roofing	Good		
9.7	Articulation & Finishes	Good (Recently painted)		
9.8	Services	Good		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	Grills added and interiors redone, windows changed.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats			
	Plot reserved for College on proposed Development Plan (D.P).			
12.0	Additional Notes / References / Documents Available			
	<p>Notes: After the decision of Bombay Improvement Trust (BIT) to provide the accommodation facilities in Dadar, Matunga and Wadala areas, 440 acres of land was acquired for Dadar-Matunga Scheme. The biggest plus point at that time was the grand 158 feet wide Kingsway (Now Dr. Babasaheb Ambedkar Road) as its principal access lit by electric lamps. The plots here were laid out in 1926.</p> <p>Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.</p>			

229-234,244-246, Ramnarayan
Ruia College



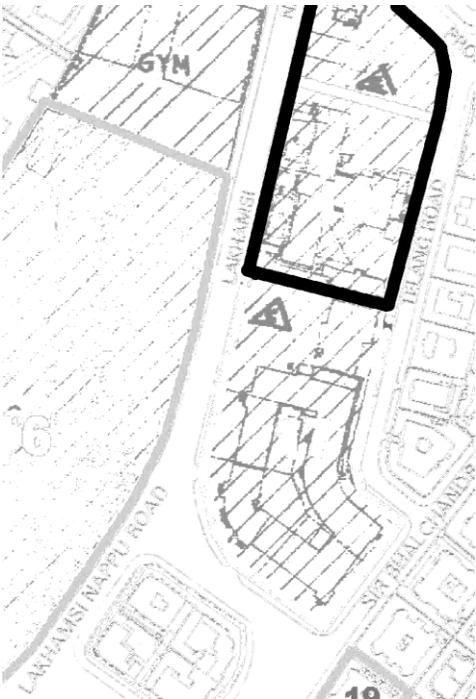
View of entrance to building from
Lakhamshi Nappu Road.



West side elevation of Ruia College in Art Deco
style.



Entrance to building from west side
and decorative balcony over it.

	Common Ref. No.:	
	Card No.: F/n-18	
	Ward (Part): F north-IV	
	CS No.: 758 / 10	
	Plot Area: 23112.2 sq. m.	
	B U Area: 18018 sq. m.	
	Date: May, 2005	
	Record by: Keshav S, Gauri J	
	Review by: Arun Kale	
	Internal: As above	
External: As above		
Photo Ref.: T-III-Fn:\Ward F north\ 235-237, 241-243, Ramnirjan Anandilala Podar College of Commerce and Economics		

1.0	Denomination		
1.1	Name of Premises	235-237, 241-243, Ramnirjan Anandilala Podar College of Commerce and Economics	
1.2	Earlier Name	Not applicable	
1.3	Built in	1937	Extension Date (if any) Not available
2.0	Access		
2.1	Main	Lakhamashi Nappu Road	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Not available	
3.2	Past	Not available	
3.3	Status	Trust owned	
4.0	Use		
4.1	Present	Institutional	
4.2	Past	Institutional	
4.3	Usage	Regular institutional use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Part of a group of educational institutions facing Lakhamashi Nappu Road overlooking Matunga Gymkhana and near the railway station.	
5.2	Architectural Description	Expressing a strong horizontality, this Indo-Sarsenic style structure acquires a public scale by the raised staircase block which is treated as the Clock Tower. The long corridors with rectangular columns on first and second floors, cornice band at floor level provide the public scale. Both the ends of building is highlighted by projecting it out from Verhandah.	
5.3	Intrinsic	The Hindu colony is well laid out with infrastructure like open spaces and educational institutions. After the decision of Bombay Improvement Trust (BIT) to provide the accommodation facilities in Dadar, Matunga and Wadala areas, 440 acres of land was acquired for Dadar-Matunga Scheme. The biggest plus point at that time was the grand 158 feet wide Kingsway (Now Dr. Babasaheb Ambedkar Road) as its principal access lit by electric lamps. The plots here were laid out in 1926.	
5.4	Value Classification	A(arc), c (seh), I(she)	Recommended Grade II B
6.0	Topography		
6.1	Floors	G + 3 (Top floor added later)	

7.0	Construction		
7.1	Plinth	Malad dressed stone plinth	
7.2	Walls	Malad stone and brick walls	
7.3	Floor	R.C.C floor	
7.4	Stairs	Wooden open well staircase	
7.5	Openings	Rectangular with wooden frames and glazed shutters	
7.6	Roofing	Flat roof terrace, dome on staircase block	
7.7	Articulation	Indo-Sarsenic style structure with rectangular columns having no ornamentation. Plain pediment and cornice band at floor level.	
7.8	Finishes	Parapet wall Internally and externally cement plastered and painted. Columns and staircase block exposed Malad stone.	
7.9	Interiors (Movable & Immovable)	Old furniture	
7.10	Compound / Fence / Gate	Malad stone wall with steel fencing	
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Landscaped front open spaces as well as side open spaces. Open space concreted. Big trees and shrubs used for landscape.	
8.0	Services & Utilities		
8.1	Lighting	Natural and artificial, good natural lighting	
8.2	Ventilation	Natural and artificial, good natural ventilation	
8.3	Electricity	BEST	
8.4	Water Supply	MCGM	
8.5	Drainage (Plumbing and Sanitation)	MCGM	
8.6	Fire precaution	Not provided	
8.7	Other (HVAC / BMS / Security Systems)	Window air-conditioning at some places	
9.0	Condition		
9.1	Plinth	Good ((No settlement or cracks observed)	
9.2	Walls	Good (No leakage or dampness observed)	
9.3	Floor	Good (Recently finished in Marble)	
9.4	Stairs	Good	
9.5	Openings	Good	
9.6	Roofing	Good	
9.7	Articulation & Finishes	Good (recently painted)	
9.8	Services	Good	
9.9	Outbuildings	Good	
9.10	Overall condition	Good	Maintenance level Good
10.0	Transformation		
10.1	Form	Grills added and interiors redone, windows changed.	
10.2	Structure	Top floor added later.	
10.3	Articulation & Finishes	No transformation	
11.0	DP Remarks / Perceived Threats		
		Plot demarcated for College on proposed Development Plan (D.P).	
12.0	Additional Notes / References / Documents Available		
		Notes: Fits into streetscape. Must be preserved. After the decision of Bombay Improvement Trust (BIT) to provide the accommodation facilities in Dadar, Matunga and Wadala areas, 440 acres of land was acquired for Dadar-Matunga Scheme. The biggest plus point at that time was the grand 158 feet wide Kingsway (Now Dr. Babasaheb Ambedkar Road) as its principal access lit by electric lamps. The plots here were laid out in 1926. Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.	



View of Podar College from Lakhmshi Nappu road.



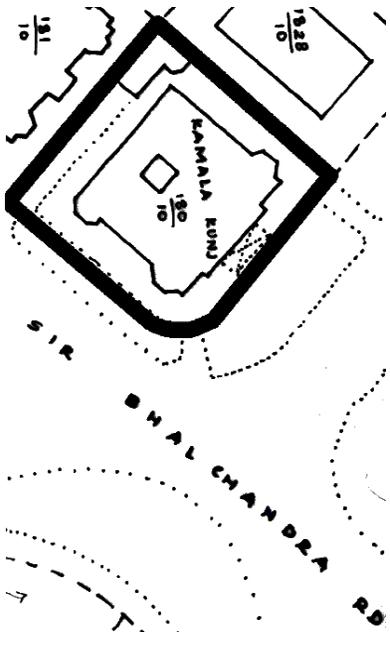
West side elevation of Podar College in indo-sarsenic style with clock tower.



North west corner of main building with decorative balcony.



Detail of clock tower and main entrance in indo-sarsenic style.

	Common Ref. No.:	
	Card No.: F/n-19	
	Ward (Part): F north-IV	
	CS No.: 180 / 10	
	Plot Area: 909.70 sq.m.	
	B U Area: 1200 sq.m.	
	Date: April, 2005	
	Record by: Keshav S, Anup S	
	Review by: Arun Kale	
	Internal: As above	
External: As above		
Photo Ref.: T-III-Fn:\Ward F north\ 212, Kamala Kunj		

1.0	Denomination		
1.1	Name of Premises	212, Kamala Kunj	
1.2	Earlier Name	Not applicable	
1.3	Built in	1925-35	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Lady Jehangir Road	
2.2	Subsidiary	Sir Bhalchandra Marg	
3.0	Ownership Pattern		
3.1	Present	Municipal Corporation for City of Bombay	
3.2	Past	Municipal Corporation for City of Bombay	
3.3	Status	Private	
4.0	Use		
4.1	Present	Residential	
4.2	Past	Residential	
4.3	Usage	Regular residential use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Corner plot at junction of Lady Jehangir Road and Sir Bhalchandra Marg on outskirts of Hindu colony	
5.2	Architectural Description	A sprawling bungalow with a grand façade following a blend of vernacular and Neo-classical vocabulary. Semicircular arched windows with concrete jali, triangular pediment, semicircular arched entrance porch with balustrade along with cornice bands above the façade.	
5.3	Intrinsic	After the decision of Bombay Improvement Trust (BIT) to provide the accommodation facilities in Dadar, Matunga and Wadala areas, 440 acres of land was acquired for Dadar-Matunga Scheme. The biggest plus point at that time was the grand 158 feet wide Kingsway (Now Dr. Babasaheb Ambedkar Road) as its principal access lit by electric lamps. The plots here were laid out in 1926.	
5.4	Value Classification	A(arc), B(des)	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 2	
7.0	Construction		
7.1	Plinth	Black Basalt stone coursed masonry plinth 0.6 m. high	
7.2	Walls	Composite brick masonry	
7.3	Floor	Access denied	
7.4	Stairs	Access denied	

7.5	Openings	Rectangular with wooden frames and glazed shutters		
7.6	Roofing	Flat terrace roof		
7.7	Articulation	Building has decorative entrance porch, concrete jali and semicircular arches		
7.8	Finishes	Internally and externally plastered and painted		
7.9	Interiors (Movable & Immovable)	Access denied		
7.10	Compound / Fence / Gate	Plastered brick compound wall		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Compound is paved with concrete blocks		
8.0	Services & Utilities			
8.1	Lighting	Access denied		
8.2	Ventilation	Access denied		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No cracks observed externally)		
9.3	Floor	Good (Access denied)		
9.4	Stairs	Good (Access denied)		
9.5	Openings	Good (Wooden members in sound state)		
9.6	Roofing	Good (Access denied)		
9.7	Articulation & Finishes	Good (Recently plastered)		
9.8	Services	Good (Access denied)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	None		
12.0	Additional Notes / References / Documents Available	<p>Notes: After the decision of Bombay Improvement Trust (BIT) to provide the accommodation facilities in Dadar, Matunga and Wadala areas, 440 acres of land was acquired for Dadar-Matunga Scheme. The biggest plus point at that time was the grand 158 feet wide Kingsway (Now Dr. Babasaheb Ambedkar Road) as its principal access lit by electric lamps. The plots here were laid out in 1926.</p> <p>Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.</p>		

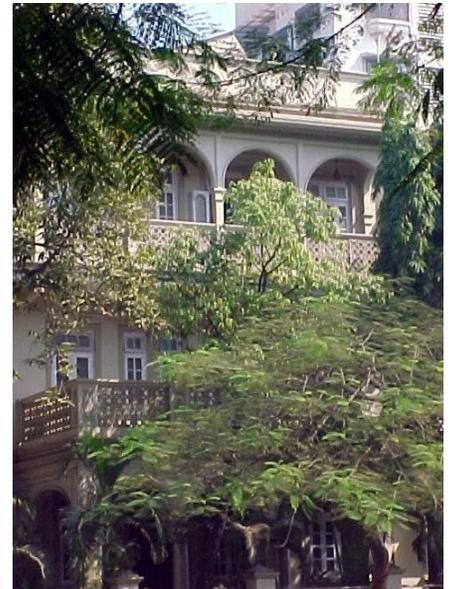
212, Kamala Kunj



View of Kamala Kunj from Hirlekar chowk.

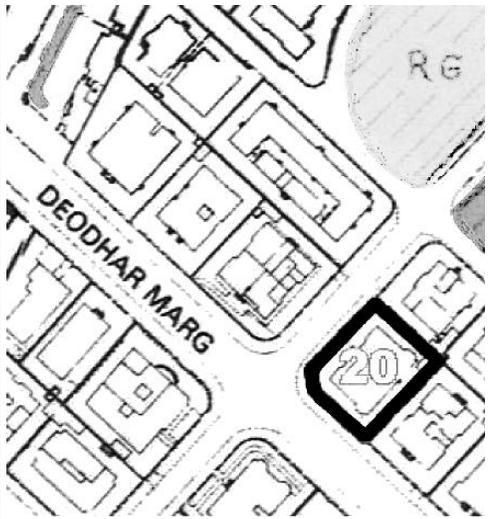


Corner of building showing different kinds of balconies behind dense vegetation.



Detail of entrance porch with decorative concrete jali above it. Arched decorative balcony on top floor.

Front façade is not visible due to dense vegetation

	Common Ref. No.:		
	Card No.: F/n-20		
	Ward (Part): F north-IV		
	CS No.: 615A / 10		
	Plot Area: 819.30 sq.m.		
	B U Area: 1440 sq.m.		
	Date: May, 2005		
	Record by: Keshav S, Gauri J		
	Review by: Arun Kale		
	Internal: As above		
External: As above			
Photo Ref.: T-III-Fn:\Ward F north\ 275, J.K. House			
			
1.0	Denomination		
1.1	Name of Premises	275, J. K. House	
1.2	Earlier Name	Not applicable	
1.3	Built in	1932-35	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Deodhar Marg	
2.2	Subsidiary	Telang Road	
3.0	Ownership Pattern		
3.1	Present	Trustees for improvement of city of Bombay. Jayraj Salgaokar.	
3.2	Past	Diggamber Balkrishna Gandbhir, Jayant Shivram Salgaokar	
3.3	Status	Tenanted	
4.0	Use		
4.1	Present	Residential	
4.2	Past	Residential	
4.3	Usage	Regular residential use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on the junction near the Ruia and Poddar colleges, this prominent building occupies a large foot print	
5.2	Architectural Description	An imposing building due to its size and a proportionate pattern of bays of rectangular windows flanked by columns in Neo Classical Ionic and Doric style. Large balconies with metal railings, located at the end bays and the cornice bands at the floor levels enhance its high architectural value.	
5.3	Intrinsic	After the decision of Bombay Improvement Trust (BIT) to provide the accommodation facilities in Dadar, Matunga and Wadala areas, 440 acres of land was acquired for Dadar-Matunga Scheme. The biggest plus point at that time was the grand 158 feet wide Kingsway (Now Dr. Babasaheb Ambedkar Road) as its principal access lit by electric lamps. The plots here were laid out in 1926.	
5.4	Value Classification	A(arc), A(grp),	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 3	
7.0	Construction		
7.1	Plinth	Black Basalt stone plinth	
7.2	Walls	Brick walls	
7.3	Floor	R.C.C. slab	
7.4	Stairs	Wooden open well staircase with wooden balusters	

7.5	Openings	Semi-circular arched and rectangular with wooden frames and glazed shutters		
7.6	Roofing	Mangalore tiled sloping roof with highly decorative wooden brackets		
7.7	Articulation	Rectangular glazed windows with semi-circular arches. Wooden open well staircase with decorative wooden balusters. Prominent balconies on the side.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Access denied		
7.10	Compound / Fence / Gate	Compound wall with simple CI railing		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Landscaping done all around the building		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Window air-conditioning units at some places		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No cracks observed externally)		
9.3	Floor	Good (Access denied)		
9.4	Stairs	Good (Access denied)		
9.5	Openings	Good (Wooden members in sound state)		
9.6	Roofing	Good (Access denied)		
9.7	Articulation & Finishes	Good (Recently plastered)		
9.8	Services	Good (Access denied)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	M.S. grills added and window air-conditioning units at some places.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	Replastered and painted externally and internally.		
11.0	DP Remarks / Perceived Threats	None		
12.0	Additional Notes / References / Documents Available	<p>Notes: After the decision of Bombay Improvement Trust (BIT) to provide the accommodation facilities in Dadar, Matunga and Wadala areas, 440 acres of land was acquired for Dadar-Matunga Scheme. The biggest plus point at that time was the grand 158 feet wide Kingsway (Now Dr. Babasaheb Ambedkar Road) as its principal access lit by electric lamps. The plots here were laid out in 1926.</p> <p>Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.</p>		

275, J.K. House



Front facade of building from Deodhar road along with compound wall having fencing of shrubs.



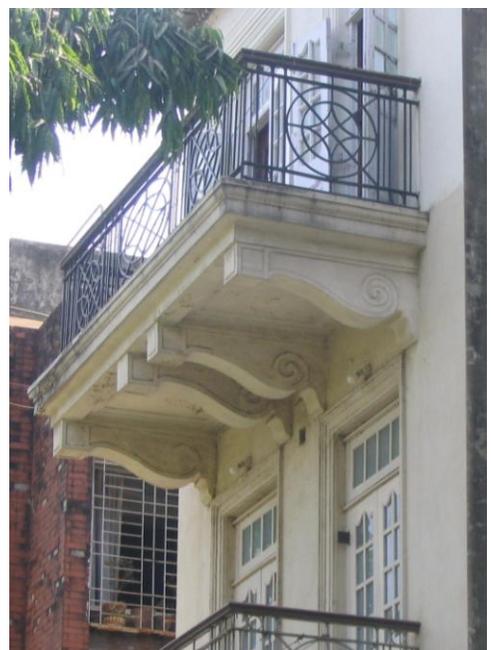
Detail of corner of the building having decorative balcony.



Detail of front façade showing different styles of columns on each floor with decorative motifs and concrete band.

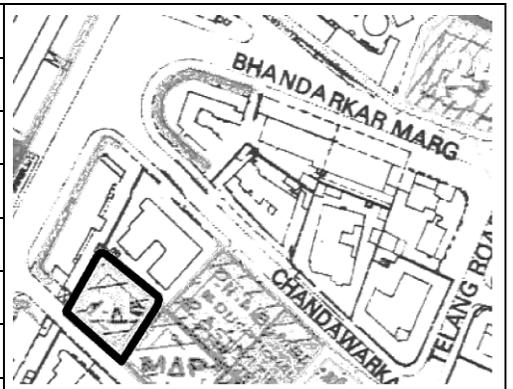


Second floor showing Doric columns with cornice band, motifs along with concrete railing.



Balcony detail showing decorative brackets, cornice band and cast iron railing.

	Common Ref. No.:	
	Card No.:	F/n-21
	Ward (Part):	F north-IV
	CS No.:	238 / 10
	Plot Area:	Not available
	B U Area:	Not available
	Date:	May, 2005
	Record by:	Keshav S, Gauri J
	Review by:	Arun Kale
	Internal:	As above
	External:	As above
	Photo Ref.:	T-III-Fn:\Ward F north\ 304, Matunga Primary School- English Medium



1.0	Denomination		
1.1	Name of Premises	304, Matunga Primary School- English Medium	
1.2	Earlier Name	Not applicable	
1.3	Built in	1937	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Bhimani Street	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Not available	
3.2	Past	Not available	
3.3	Status	Trust owned	
4.0	Use		
4.1	Present	School, Public	
4.2	Past	School, Public	
4.3	Usage	School and public use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on a small plot on a narrow street near Matunga Station.	
5.2	Architectural Description	The structure is a cubic form with rectangular windows at equal intervals. The windows on two upper floors are connected vertically in façade by plaster bands.	
5.3	Intrinsic	One of the old primary schools built in Dadar, Matunga estate planned by the Bombay Improvement Trust (BIT).	
5.4	Value Classification	A (cul)	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 2	
7.0	Construction		
7.1	Plinth	Dressed stone plinth 0.9 m. high	
7.2	Walls	Composite brick masonry	
7.3	Floor	RCC slab	
7.4	Stairs	Access denied	
7.5	Openings	Rectangular openings with wooden frames and glazed shutters	
7.6	Roofing	Flat roof terrace	

7.7	Articulation	Floor bands at all levels, simple architraves around windows, horizontal grooves on façade.		
7.8	Finishes	Internally and externally plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Brick compound wall		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Not provided		
8.0	Services & Utilities			
8.1	Lighting	Access denied		
8.2	Ventilation	Access denied		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Access denied		
9.4	Stairs	Access denied		
9.5	Openings	Good (Wooden members in sound state)		
9.6	Roofing	Access denied		
9.7	Articulation & Finishes	Good (Well maintained)		
9.8	Services	Access denied		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Plot reserved for Secondary school on proposed Development Plan (D.P).		
12.0	Additional Notes / References / Documents Available	<p>Notes: After the decision of Bombay Improvement Trust (BIT) to provide the accommodation facilities in Dadar, Matunga and Wadala areas, 440 acres of land was acquired for Dadar-Matunga Scheme. The biggest plus point at that time was the grand 158 feet wide Kingsway (Now Dr. Babasaheb Ambedkar Road) as its principal access lit by electric lamps. The plots here were laid out in 1926.</p> <p>Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.</p>		

304, Matunga Premier School, English Medium



View of school from Bhimani road showing south-side entrance.



Rear side of school with moderate open scale.



Main entrance to school showing gate pillar and cast iron gate.



Detail of stucco work around window on north side elevation.



Corner detail of school showing stucco work around window, decorative motif below it. Coarsed Basalt stone plinth painted in red.

	Common Ref. No.:	
	Card No.: F/n-22	
	Ward (Part): F north-IV	
	CS No.: 241/10	
	Plot Area: 879.60 sq.m.	
	B U Area: 420.2 sq.m.	
	Date: May, 2005	
	Record by: Keshav S, Gauri J	
	Review by: Arun Kale	
	Internal: As above	
	External: As above	
	Photo Ref.: T-III-Fn:\Ward F north\ 311, Shree Lakhamshi Napoo Hall	

1.0	Denomination		
1.1	Name of Premises	311, Shree Lakhamshi Nappu Hall	
1.2	Earlier Name	Not applicable	
1.3	Built in	1932	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Telang Road	
2.2	Subsidiary	Cheda Sarkar Road	
3.0	Ownership Pattern		
3.1	Present	Trustees for improvement of city of Bombay, Premaji Velaji, Popatbhai Laljeo.	
3.2	Past	Trustees for improvement of city of Bombay, Velaji Likhawsi	
3.3	Status	Trust	
4.0	Use		
4.1	Present	Multipurpose Hall, Public	
4.2	Past	Multipurpose Hall, Public	
4.3	Usage	Regular public use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on a corner plot at junction of Telang Road and Cheda Sarkar Road in Dadar Matunga estate	
5.2	Architectural Description	Simple vernacular style structure with decorative columns at the entrance of the hall. It has sloping chajjas, cornice bands at floor levels and architraves around windows all contributing to its modest facade	
5.3	Intrinsic	An old community hall for social activities in Dadar Matunga estate which was developed in 1920s and 30s.	
5.4	Value Classification	A(arc), B(uu), A (cul)	Recommended Grade II B
6.0	Topography		
6.1	Floors	Ground floor	
7.0	Construction		
7.1	Plinth	Dressed Malad stone coursed plinth	
7.2	Walls	Brick walls	
7.3	Floor	R.C.C. slab	
7.4	Stairs	Access denied	
7.5	Openings	Rectangular openings with wooden frames and glazed shutters	
7.6	Roofing	Flat roof terrace	

7.7	Articulation	Cornice bands at terrace level, architraves around windows		
7.8	Finishes	Internally and externally plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Brick compound wall		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Not provided		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Fair (No dampness or cracks observed)		
9.3	Floor	Fair (No sagging observed)		
9.4	Stairs	Not applicable		
9.5	Openings	Fair (wooden members in sound state)		
9.6	Roofing	Access denied		
9.7	Articulation & Finishes	Fair (Re-plastering required)		
9.8	Services	Access denied		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Plot reserved for Public Hall on proposed Development Plan (D.P).		
12.0	Additional Notes / References / Documents Available	<p>Notes: After the decision of Bombay Improvement Trust (BIT) to provide the accommodation facilities in Dadar, Matunga and Wadala areas, 440 acres of land was acquired for Dadar-Matunga Scheme. The biggest plus point at that time was the grand 158 feet wide Kingsway (Now Dr. Babasaheb Ambedkar Road) as its principal access lit by electric lamps. The plots here were laid out in 1926.</p> <p>Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.</p>		

311, Shree Lakhamshi Nappoo Hall



View of Shree Lakhamshi Nappoo Hall from junction of Telang road and Chandavarkar road



Detail of window on east façade of hall



Plaque showing name of building



Decorative compound wall with pillars and cast iron gate of Shree Lakhamshi Nappoo Hall

Front façade is not visible due to dense vegetation

Mahavir Park Precinct

Mahavir Park is one of the community settlements of the Gujarati Community in Mumbai. It has a character similar to a Baug or a Wadi. This Mahavir Park is excluded from Dadar Matunga Eastate which was planned by B.I.T. (Bombay Improvement Trust).

It is located near Matunga central railway station on Bhandarkar road. It has one very long chawl structure and one G + 4 building in Vernacular style. It has decorative cast iron railing, wooden louvers.

Buildings in the Precincts:

1. Old Mahavir Chawl
2. New Mahavir Building
3. Mahavir Sadan

	Common Ref. No.:	
	Card No.: F/n-23	
	Ward (Part): F north-IV	
	CS No.: Not available	
	Plot Area: Not available	
	B U Area: Not available	
	Date: April, 2005	
	Record by: Keshav S, Gauri J	
	Review by: Arun Kale	
	Internal: As above	
	External: As above	
Photo Ref.: T-III-Fn:\Ward F north\ Mahavir Building Precinct		

1.0	Denomination			
1.1	Name of Premises	Mahavir Park Precinct		
1.2	Earlier Name	Not applicable		
1.3	Built in	Late 19 th century	Extension Date (if any)	Not applicable
2.0	Access			
2.1	Main	Bhandarkar Road		
2.2	Subsidiary	Not applicable		
3.0	Ownership Pattern			
3.1	Present	Not available		
3.2	Past	Not available		
3.3	Status	Tenanted		
4.0	Use			
4.1	Present	Residential, Commercial		
4.2	Past	Residential, Commercial		
4.3	Usage	Regular residential and commercial use		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	Located in the congested area on east side of Dadar Station abutting Bhandarkar Road.		
5.2	Architectural Description	<p>The premises consist of 5 buildings, out of which 4 buildings are very old. The precinct depicts lifestyle of the working class population during the early 20th century by narrow internal lanes along which open spaces and chawls are constructed. The structure abutting road is approximately 70m. long built in a vernacular chawl style has a road facing corridor running throughout the length, has only one straight flight staircase.</p> <p>G + 3 structure in the interior has a corridor with wooden railings and louvers above. Three staircase blocks with semicircular arched openings divide the elongated façade in three parts.</p>		
5.3	Intrinsic	One of the old community housing complex built for the Jain and Gujarathi Community in Dadar.		
5.4	Value Classification	A(arc), B (per), C(seh),	Recommended Grade	III
6.0	Topography			
6.1	Floors	G + 1		
7.0	Construction			
7.1	Plinth	Not applicable		
7.2	Walls	Not applicable		
7.3	Floor	Not applicable		

7.4	Stairs	Not applicable		
7.5	Openings	Not applicable		
7.6	Roofing	Not applicable		
7.7	Articulation	Not applicable		
7.8	Finishes	Not applicable		
7.9	Interiors (Movable & Immovable)	Not applicable		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Partly paved central open space		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, poor natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Window air-conditioning units at some places		
9.0	Condition			
9.1	Plinth	Not applicable		
9.2	Walls	Not applicable		
9.3	Floor	Not applicable		
9.4	Stairs	Not applicable		
9.5	Openings	Not applicable		
9.6	Roofing	Not applicable		
9.7	Articulation & Finishes	Not applicable		
9.8	Services	Not applicable		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	Not applicable		
10.2	Structure	Not applicable		
10.3	Articulation & Finishes	Not applicable		
11.0	DP Remarks / Perceived Threats	Plot affected by shopline on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	Notes: Community precinct near Matunga station prime location. Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.		

Mahavir Park precinct



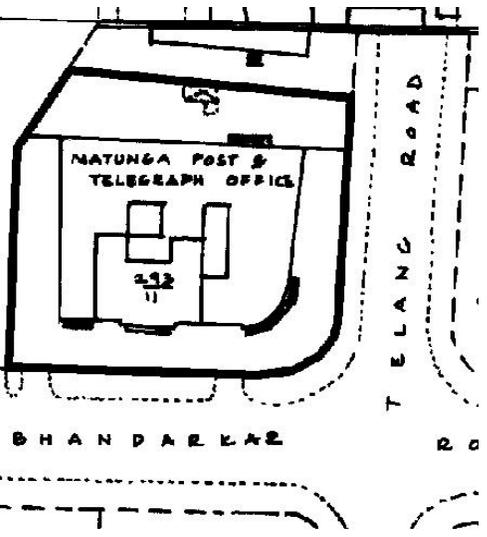
Front façade of Mahavir building showing symmetrical façade.



Mahavir chawl is G+1 elongated structure having only one staircase.



View of new Mahavir building.

	Common Ref. No.:	
	Card No.: F/n-24	
	Ward (Part): F north-IV	
	CS No.: 293 / 10	
	Plot Area: 1614.55 sq.m.	
	B U Area: 1380 sq.m.	
	Date: April 2005	
	Record by: Keshav S, Gauri J	
	Review by: Arun Kale	
	Internal: As above	
	External: As above	
	Photo Ref.: T-III-Fn:\Ward F north\ 395, Matunga Post and Telegraph Office	

1.0	Denomination		
1.1	Name of Premises	395, Matunga Post and Telegraph Office	
1.2	Earlier Name	Not applicable	
1.3	Built in	1930-35	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Sir Bhandarkar Road	
2.2	Subsidiary	Telang Road	
3.0	Ownership Pattern		
3.1	Present	Central Government Post & Telegram Department	
3.2	Past	Not available	
3.3	Status	Government owned	
4.0	Use		
4.1	Present	Post office, Public	
4.2	Past	Post office, Public	
4.3	Usage	Regular public use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Corner plot at the junction of Bhandarkar Road and Telang Road on outskirts of Hindu colony.	
5.2	Architectural Description	Vernacular style structure following post office the typology of small scale building. The structure is governed by a recessed entrance porch with square columns same feature is used on first floor as a balcony it has a Mangalore tiled sloping roof. The structure follows a symmetry.	
5.3	Intrinsic	One of the old Post and telegraph offices built by the British as part of the infrastructure in the Dadar Matunga Estate developed in 1920s-30s	
5.4	Value Classification	A(arc), B(uu), B(des), C(seh)	Recommended Grade II B
6.0	Topography		
6.1	Floors	G + 1	
7.0	Construction		
7.1	Plinth	Malad stone coursed plinth	
7.2	Walls	Load bearing brick walls	
7.3	Floor	R.C.C. slab	
7.4	Stairs	Quarter turn R.C.C. staircase	
7.5	Openings	Rectangular and arched openings with wooden frames and glazed	

		shutters		
7.6	Roofing	Sloping roof with Mangalore tiles and wooden trusses		
7.7	Articulation	Projecting cornice bands and window pediments, decorative columns at entrance		
7.8	Finishes	Internally and externally plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Plastered brick compound wall with CI railing and gate		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Unbuilt space paved with Shahabad tiles, few trees around structure.		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good (No sagging observed)		
9.4	Stairs	Good (Well maintained)		
9.5	Openings	Good (Wooden members in sound state)		
9.6	Roofing	Fair (Leakage observed at some places)		
9.7	Articulation & Finishes	Fair (Pipes need repairs)		
9.8	Services	Fair		
9.9	Outbuildings	Fair		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	One wall removed and replaced with steel stanchions and beam.		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Plot demarcated as Post & Telegram office on proposed Development Plan (D.P).		
12.0	Additional Notes / References / Documents Available	Notes: One of the old Post and telegraph offices built by the British for public service needs to conserve. Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.		

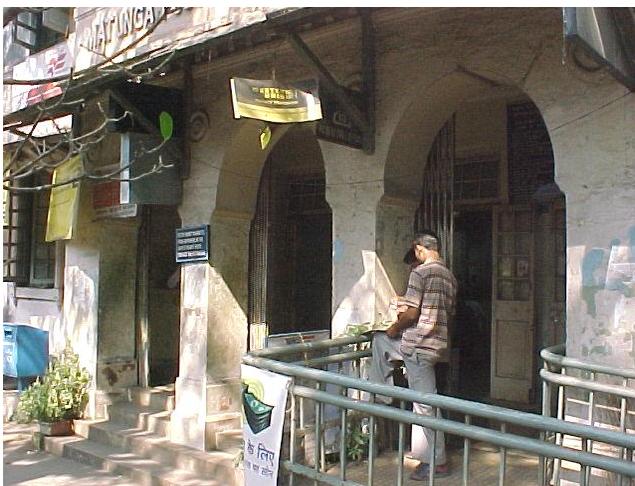
395, Matunga Post and Telegraph Office



Front façade of Post office showing ramp and moderate front open space from main entrance on Bhandarkar road.

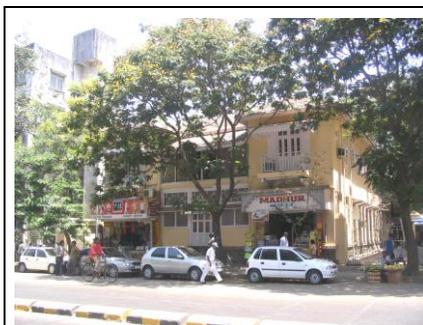


Decorative column detail on first floor Verhandah showing cornice bands.

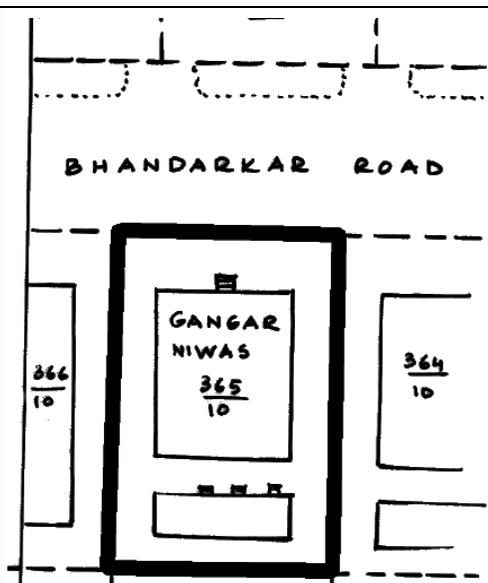


Arched entrance to Post office Verhandah (less ornamentation).

Front façade is not visible due to dense vegetation and less front space



Common Ref. No.:
Card No.: F/n-25
Ward (Part): F north-IV
CS No.: 365 / 10
Plot Area: 892.14 sq.m.
B U Area: 675 sq.m.
Date: April, 2005
Record by: Keshav S, Gauri J
Review by: Arun Kale
Internal: As above
External: As above
Photo Ref.: T-III-Fn:\Ward F north\
 370, Ganger Niwas



1.0	Denomination		
1.1	Name of Premises	370, Ganger Niwas	
1.2	Earlier Name	Not applicable	
1.3	Built in	1933	Extension Date (if any) Not available
2.0	Access		
2.1	Main	Bhandarkar Road	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Trustees for Improvement of City of Bombay, Bhavanji Devaji	
3.2	Past	Shivaji Devaji	
3.3	Status	Tenanted	
4.0	Use		
4.1	Present	Residential	
4.2	Past	Residential	
4.3	Usage	Regular residential use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on the road leading to Matunga station from Dr. Babasaheb Ambedkar Road, main north-south arterial road.	
5.2	Architectural Description	A modest low scale symmetrical Vernacular structure. Balconies with metal railing and sloping roofs enhance the facade.	
5.3	Intrinsic	After the decision of Bombay Improvement Trust (BIT) to provide the accommodation facilities in Dadar, Matunga and Wadala areas, 440 acres of land was acquired for Dadar-Matunga Scheme. The biggest plus point at that time was the grand 158 feet wide Kingsway (Now Dr. Babasaheb Ambedkar Road) as its principal access lit by electric lamps. The plots here were laid out in 1926.	
5.4	Value Classification	A(arc), B(des)	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 1	
7.0	Construction		
7.1	Plinth	Black Basalt stone coursed plinth	
7.2	Walls	Load bearing brick walls	
7.3	Floor	RCC slab	
7.4	Stairs	Wooden dog legged staircase with decorative naval post	
7.5	Openings	Rectangular opening with wooden frames and glazed shutters	
7.6	Roofing	Sloping roof with Mangalore tiles and wooden trusses	

7.7	Articulation	Prominent wooden brackets and balcony railing		
7.8	Finishes	Internally and externally plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Plastered brick compound wall with CI railing and gate		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Unbuilt Space paved with concrete blocks		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good (Well maintained)		
9.4	Stairs	Good (Wooden members in sound state)		
9.5	Openings	Good (No leakage observed)		
9.6	Roofing	Good (Well maintained)		
9.7	Articulation & Finishes	Good (No breaking or cracking of pipes observed)		
9.8	Services	Good		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	Sliding partition added subsequently to balcony.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Plot affected by shipline on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	<p>Notes: After the decision of Bombay Improvement Trust (BIT) to provide the accommodation facilities in Dadar, Matunga and Wadala areas, 440 acres of land was acquired for Dadar-Matunga Scheme. The biggest plus point at that time was the grand 158 feet wide Kingsway (Now Dr. Babasaheb Ambedkar Road) as its principal access lit by electric lamps. The plots here were laid out in 1926.</p> <p>Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.</p>		

370, Ganger Niwas



Front elevation from Dr. Bhandarkar road.

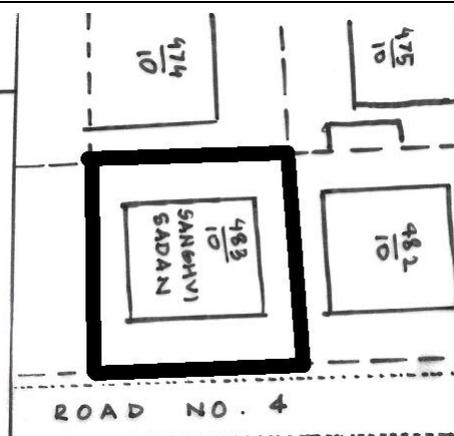


Detail of Balcony showing cast iron railing.



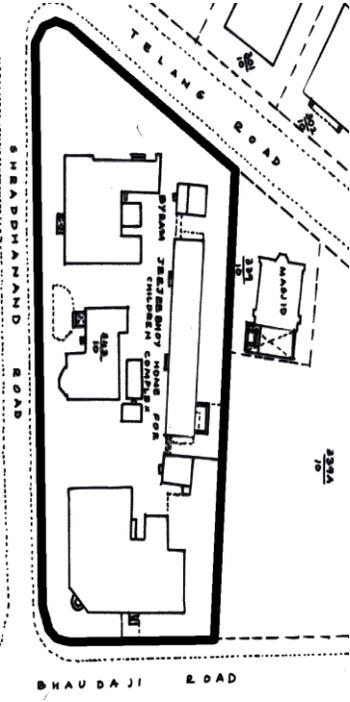
East rear side view from Dr. Bhandarkar road.

	Common Ref. No.:	
	Card No.:	F/n-26
	Ward (Part):	F north-IV
	CS No.:	483/10
	Plot Area:	336.96 sq.m.
	B U Area:	375 sq.m.
	Date:	April 28, 2005
	Record by:	Keshav S, Gauri J
	Review by:	Arun Kale
	Internal:	As above
	External:	As above
	Photo Ref.:	T-III-Fn:\Ward F north\ 67, Sanghvi Sadan



1.0	Denomination			
1.1	Name of Premises	67, Sanghvi Sadan		
1.2	Earlier Name	Not applicable		
1.3	Built in	1935	Extension Date (if any)	Not applicable
2.0	Access			
2.1	Main	Bhau Daji Road		
2.2	Subsidiary	Road no. 4		
3.0	Ownership Pattern			
3.1	Present	Municipal Corporation Greater Bombay.		
3.2	Past	Not available		
3.3	Status	Tenanted		
4.0	Use			
4.1	Present	Residential		
4.2	Past	Residential		
4.3	Usage	Regular residential use		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	Located on a Bhau Daji Road, one of the major roads in Matunga. facing an open space.		
5.2	Architectural Description	Structure with a strong cubic form with minimal projection. It is characterized by rectangular windows with floor bands on first floor and terrace level. It has a Mangalore tiled pyramidal sloping roof.		
5.3	Intrinsic	Out of eight similar buildings in compound it is the only structure to which no floor is added.		
5.4	Value Classification	A(arc), G(grp)	Recommended Grade	III
6.0	Topography			
6.1	Floors	G + 2		
7.0	Construction			
7.1	Plinth	Plastered masonry plinth		
7.2	Walls	Load bearing brick wall		
7.3	Floor	R.C.C. slab beam		
7.4	Stairs	Open well R.C.C. staircase		
7.5	Openings	Rectangular with wooden frames and glazed shutters		
7.6	Roofing	Sloping roof with Mangalore tiles		
7.7	Articulation	Cornice band at floor level		

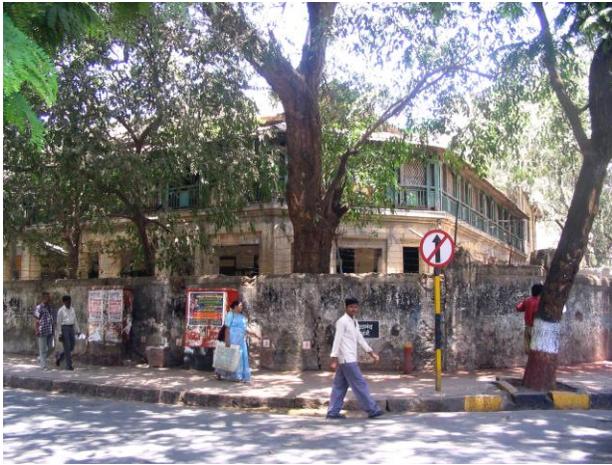
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Plastered Brick compound wall		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Paved with Shahabad tiles		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not available		
8.7	Other (HVAC / BMS / Security Systems)	Not available		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good (No sagging observed)		
9.4	Stairs	Good (Well maintained)		
9.5	Openings	Good (Wooden members in sound state)		
9.6	Roofing	Good (No leakage observed, Mangalore tiles in sound state)		
9.7	Articulation & Finishes	Good (Recently replastered and painted)		
9.8	Services	Good (Well maintained)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	None		
12.0	Additional Notes / References / Documents Available	<p>Notes: After the decision of Bombay Improvement Trust (BIT) to provide the accommodation facilities in Dadar, Matunga and Wadala areas, 440 acres of land was acquired for Dadar-Matunga Scheme. The biggest plus point at that time was the grand 158 feet wide Kingsway (Now Dr. Babasaheb Ambedkar Road) as its principal access lit by electric lamps. The plots here were laid out in 1926.</p> <p>Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.</p>		

	Common Ref. No.:	
	Card No.: F/n-27	
	Ward (Part): F north-IV	
	CS No.: 343 / 10	
	Plot Area: 4714.08 sq.m.	
	B U Area: 5550 sq.m.	
	Date: April, 2005	
	Record by: Keshav S, Gauri J	
	Review by: Arun Kale	
	Internal: As above	
External: As above		
Photo Ref.: T-III-Fn:\Ward F north\ 414-415, Byramjee Jeejeebhoy Home for Children Complex		
		

1.0	Denomination		
1.1	Name of Premises	414-415, Byramjee Jeejeebhoy Home for Children Complex	
1.2	Earlier Name	Not applicable	
1.3	Built in	Early 20 th century	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Bhau Daji Road	
2.2	Subsidiary	Shradhanand Road	
3.0	Ownership Pattern		
3.1	Present	Trustees for Improvement of City of Bombay, Kusum Kama	
3.2	Past	Nanabhoy Behramji Jeejeebhoy. Nanabai Maneklal Premchand	
3.3	Status	Trust	
4.0	Use		
4.1	Present	Children Home, Public and Social Service	
4.2	Past	Children Home, Public and Social Service	
4.3	Usage	Regular public and social use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	A large compound containing a complex of five buildings as seen from the Shradhanand Road. since access was denied.	
5.2	Architectural Description	Premises consist of five buildings with vernacular character. G + 1 structures with wooden balconies and Mangalore tiled sloping roof. Since the access was denied the detailed information is not available.	
5.3	Intrinsic	One of important and old orphanages in Mumbai built by the generous donations by Parsi community	
5.4	Value Classification	A(arc), B(uu), C(seh), G(grp)	Recommended Grade II B
6.0	Topography		
6.1	Floors	G + 2	
7.0	Construction		
7.1	Plinth	Black Basalt stone plinth	
7.2	Walls	Brick masonry wall	
7.3	Floor	Access denied	
7.4	Stairs	Access denied	
7.5	Openings	Rectangular openings with wooden framing	
7.6	Roofing	Sloping roof with Mangalore tiles	

7.7	Articulation	Access denied		
7.8	Finishes	Access denied		
7.9	Interiors (Movable & Immovable)	Access denied		
7.10	Compound / Fence / Gate	Plastered brick compound wall		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Densely wooded		
8.0	Services & Utilities			
8.1	Lighting	Access denied		
8.2	Ventilation	Access denied		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not available		
8.7	Other (HVAC / BMS / Security Systems)	Not available		
9.0	Condition			
9.1	Plinth	Fair		
9.2	Walls	Fair		
9.3	Floor	Access denied		
9.4	Stairs	Access denied		
9.5	Openings	Access denied		
9.6	Roofing	Access denied		
9.7	Articulation & Finishes	Access denied		
9.8	Services	Access denied		
9.9	Outbuildings	Access denied		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	Access denied		
10.2	Structure	Access denied		
10.3	Articulation & Finishes	Access denied		
11.0	DP Remarks / Perceived Threats			
	None			
12.0	Additional Notes / References / Documents Available			
	<p>Notes: After the decision of Bombay Improvement Trust (BIT) to provide the accommodation facilities in Dadar, Matunga and Wadala areas, 440 acres of land was acquired for Dadar-Matunga Scheme. The biggest plus point at that time was the grand 158 feet wide Kingsway (Now Dr. Babasaheb Ambedkar Road) as its principal access lit by electric lamps. The plots here were laid out in 1926.</p> <p>Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.</p>			

414-415, Byramjee jibhoy home for children



View of structure from Junction of Dr. Bhau Daji road & Shradhanand road.



Verandah covered with wooden railing & jali.



Main entrance with one of the main block behind it from Shradhanand road.

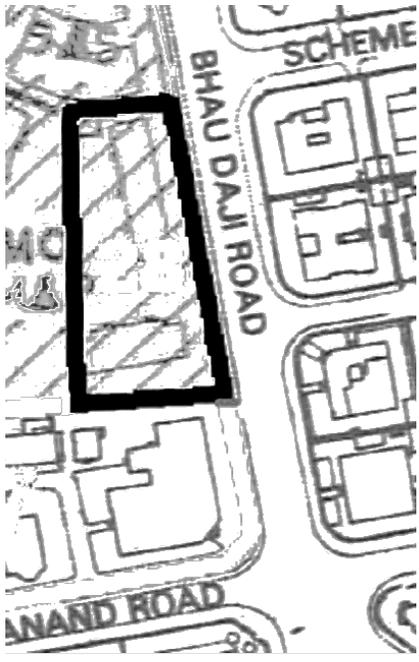


Main office block in Vernacular style from Shradhanand road.



Corner block with sloping roof, wooden jali & railing.

Front façade is not visible due to dense vegetation

	Common Ref. No.:		
	Card No.: F/n-28		
	Ward (Part): F north-IV		
	CS No.: Not applicable		
	Plot Area: Not applicable		
	B U Area: Not applicable		
	Date: February, 2005		
	Record by: Keshav S, Gauri J		
	Review by: Arun Kale		
	Internal: As above		
	External: As above		
Photo Ref.: T-III-Fn:\Ward F north\ 96, F/North Ward office			
			
1.0	Denomination		
1.1	Name of Premises	96, F north Ward office	
1.2	Earlier Name	Not applicable	
1.3	Built in	Early 20 th century	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Dr. Bhau Daji Road	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	MCGM	
3.2	Past	MCGM	
3.3	Status	MCGM	
4.0	Use		
4.1	Present	Administrative	
4.2	Past	Administrative	
4.3	Usage	Regular Administrative	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Structure is on rectangular plot facing Dr. Bhau Daji road which is an important interior road in Matunga.	
5.2	Architectural Description	G + 1 Vernacular structure with sloping roof expresses a strong horizontal character. The simple façade has minimal ornamentation like cornice bands running at floor level. The architectural character is acquired by the proportionate identical windows highlighted by a small motif, on both the floors and by the large sloping roof.	
5.3	Intrinsic	MCGM owned old administrative office building in Matunga area built as infrastructure in the Dadar Matunga Estate developed in 1920s-30s..	
5.4	Value Classification	A(arc), B(uu)	Recommended Grade III
6.0	Topography		
6.1	Floors	G+1	
7.0	Construction		
7.1	Plinth	Black Basalt stone plinth	
7.2	Walls	Brick masonry wall	
7.3	Floor	Timber flooring	
7.4	Stairs	Wooden dog legged staircase	
7.5	Openings	Rectangular openings with wooden frames and glazed shutters	
7.6	Roofing	Sloping roof with asbestos sheets	

7.7	Articulation	Cornice bands, pediments around window and motifs		
7.8	Finishes	Internally and externally plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Buildings have open space in front concreted		
8.0	Services & Utilities			
8.1	Lighting	Not applicable		
8.2	Ventilation	Not applicable		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not applicable		
8.7	Other (HVAC / BMS / Security Systems)	Not applicable		
9.0	Condition			
9.1	Plinth	Fair (No settlement or cracks observed)		
9.2	Walls	Fair (No dampness or cracks observed)		
9.3	Floor	Fair (No sagging observed)		
9.4	Stairs	Fair		
9.5	Openings	Fair		
9.6	Roofing	Fair		
9.7	Articulation & Finishes	Fair (Plaster damaged)		
9.8	Services	Fair		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Plot demarcated for Municipal office and Municipal primary school on proposed Development Plan (D.P).		
12.0	Additional Notes / References / Documents Available	<p>Notes: After the decision of Bombay Improvement Trust (BIT) to provide the accommodation facilities in Dadar, Matunga and Wadala areas, 440 acres of land was acquired for Dadar-Matunga Scheme. The biggest plus point at that time was the grand 158 feet wide Kingsway (Now Dr. Babasaheb Ambedkar Road) as its principal access lit by electric lamps. The plots here were laid out in 1926.</p> <p>Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai</p>		

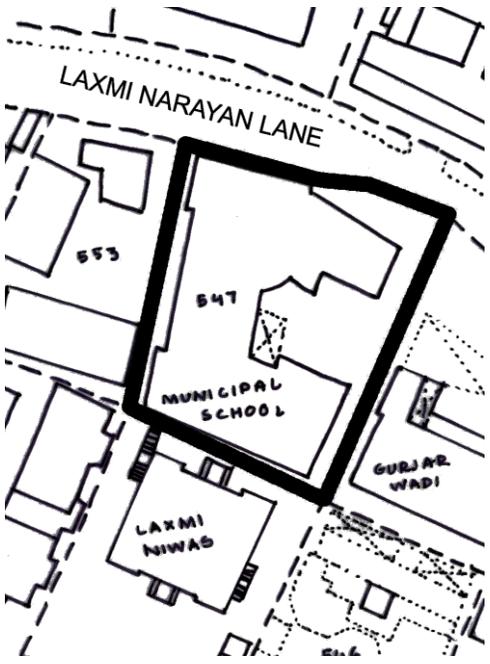
96, F/North Ward Office



View of F/North Ward Office from Dr. Bhaudaji Lad road.



Detail of windows in front façade.

	Common Ref. No.:	
	Card No.: F/n-29	
	Ward (Part): F north-IV	
	CS No.: 547	
	Plot Area: 403.01 sq.m.	
	B U Area: 748 sq.m.	
	Date: April, 2005	
	Record by: Keshav S, Anup S	
	Review by: Arun Kale	
	Internal: As above	
External: As above		
Photo Ref.: T-III-Fn:\Ward F north\ F-North 3 and 4 Repairing Office & Municipal School		

1.0	Denomination		
1.1	Name of Premises	F north 3 and 4 Repairing Office & Municipal School	
1.2	Earlier Name	Not applicable	
1.3	Built in	Early 20 th century	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Laxmi Narayan Lane	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Trustees for Improvement of City of Bombay, Ammi Mahavir Rathod	
3.2	Past	Trustees for Improvement of City of Bombay, Ammi Mahavir Rathod	
3.3	Status	B.M.C. office	
4.0	Use		
4.1	Present	Repair office of MCGM & School	
4.2	Past	Repair office of MCGM & School	
4.3	Usage	Regular administrative & educational use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Rectangular plot on Laxmi Narayan Lane near Matunga Railway Station (East).	
5.2	Architectural Description	Modest structure following Neo-classical vocabulary in its entrance porch comprising of three semicircular arches with stuccowork. First floor has a terrace above porch with concrete jali. The structure has cornice band and decorative timber brackets to support the Mangalore tiled sloping roof above.	
5.3	Intrinsic	One of the buildings built for maintenance purpose in various parts of Mumbai by the British for administrator and public use.	
5.4	Value Classification	A(arc), B(uu)	Recommended Grade II B
6.0	Topography		
6.1	Floors	G + 1	
7.0	Construction		
7.1	Plinth	Black Basalt stone coursed masonry plinth	
7.2	Walls	Load bearing brick walls	
7.3	Floor	Wooden flooring with wooden joists and battens	
7.4	Stairs	Wooden dog legged staircase	

7.5	Openings	Rectangular with wooden frames and glazed shutters		
7.6	Roofing	Sloping roof with Mangalore tiles and wooden trusses		
7.7	Articulation	Projecting cornice bands, window pediments, CI railings and semi-circular arches seen on façade		
7.8	Finishes	Internally and externally plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Random rubble compound wall		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Large open space with few trees in compound		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, poor natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Poor (No settlement observed, cracks and dampness observed which makes the plinth weak)		
9.2	Walls	Fair (Crack seen on internal walls)		
9.3	Floor	Fair (Wooden members need maintenance)		
9.4	Stairs	Fair (Sagging observed at few places, some trees broken)		
9.5	Openings	Poor (Wooden members need maintenance)		
9.6	Roofing	Poor (Mangalore tiles broken at some places, leakage observed, fascia needs repairs)		
9.7	Articulation & Finishes	Poor (Plaster chipped off, façade attacked by moss, trees growth observed on facade)		
9.8	Services	Poor		
9.9	Outbuildings	Poor		
9.10	Overall condition	Poor	Maintenance level	Poor
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	None		
12.0	Additional Notes / References / Documents Available	Note: Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.		

F-north 3 & 4 repairing office and Municipal Office



Side block along with arched verandah from Varjivandas road.



Detail of semi circular arch with stucco work having decorative railing above.



Detail of central block showing concrete jali & arched opening.



South side of block from inside compound.

	Common Ref. No.:	
	Card No.: F/n-30	
	Ward (Part): F north-IV	
	CS No.: 548	
	Plot Area: 292.64 sq.m.	
	B U Area: 240 sq.m.	
	Date: April, 2005	
	Record by: Keshav S, Anup S	
	Review by: Arun Kale	
	Internal: As above	
External: As above		
Photo Ref.: T-III-Fn:\Ward F north\ Dharmkshetra Compound		

1.0	Denomination		
1.1	Name of Premises	Dharmkshetra Compound	
1.2	Earlier Name	Not applicable	
1.3	Built in	Early 20 th century	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Varjivandas Marg	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Trustees for Improvement of City of Bombay	
3.2	Past	Rukhminibai Gulab Dalia	
3.3	Status	Tenanted	
4.0	Use		
4.1	Present	Residential	
4.2	Past	Residential	
4.3	Usage	Regular residential use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	A complex of three buildings plot facing Varjivandas Marg abutting to Central Railway line near Matunga Station (East).	
5.2	Architectural Description	The Dharmkshetra compound consists of three buildings, two with strong vernacular character. G + 1 structure is a chawl with corridor running throughout on ground and first floors. The balconies have M.S. decorative railings and wooden louvers above. The Mangalore tiled sloping roof has carved fascia. The ground floor structure is a Caretaker's residence in a modest vernacular style structure with load bearing walls and Mangalore tiles sloping roof.	
5.3	Intrinsic	Belongs to the typology of a Wadi in which a group of buildings or a large chawl is planned around a common community space away from the access road. Mainly seen in the central parts of the island city.	
5.4	Value Classification	A(arc), C(seh)	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 2, G + 1, Ground floor	
7.0	Construction		
7.1	Plinth	Black Basalt stone random rubble masonry	
7.2	Walls	Load bearing brick walls	
7.3	Floor	Timber joist floor, M.S. floor	

7.4	Stairs	Single flight wooden staircase with decorative balustrades		
7.5	Openings	Rectangular opening with wooden frames and glazed shutters		
7.6	Roofing	Sloping roof Mangalore tiles		
7.7	Articulation	Decorative cast iron railing to verandah of chawls		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Cast iron gate for premises		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Marginal unpaved open space in premises		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Fair (No settlement observed, cracks observed at some places)		
9.2	Walls	Fair (Dampness observed at some places)		
9.3	Floor	Fair (Sagging observed at some places)		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Fair (Some windows need repairs)		
9.6	Roofing	Fair (Mangalore tiles and fascia need repairs)		
9.7	Articulation & Finishes	Fair (Plaster attacked by moss)		
9.8	Services	Fair (Broken pipes need replacement)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	None		
12.0	Additional Notes / References / Documents Available	Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.		

Dharmkshetra Compound



Main building with decorative wooden louvers, cast iron railing facia.



Decorative cast iron railing on first floor having common passage supported with wooden post. Decorative wooden facia is supported with small brackets.



Care takers house in vernacular style with levels in roof. Main building with decorative wooden louvers, cast iron railing facia.



Steel stanchion supporting common passage alongwith cast iron railing. Wooden louvers on upperside of common passage.

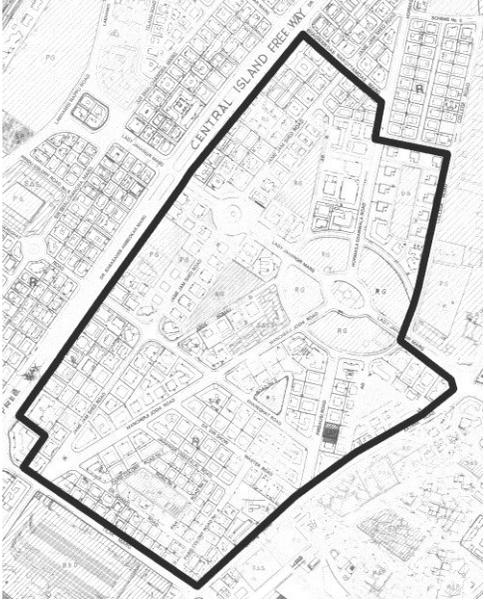
Front façade is not visible due to proximity of neighbouring structure

Parsi Colony Precinct

The land of Parsi colony, Hindu colony and Shivaji Park was owned and developed by the Bombay Improvement Trust (BIT) The Zoroastrian building society acquired the land on the east of Kingsway (now Dr. Babasaheb Ambedkar Road) The layout was based on garden city ideas, prevailing in England ant that time, thus the colony was planned with open spaces and gardens at important intersections and junctions. By the year 1926, 125 buildings were developed here by private enterprise and by The Parsi Panchayet and The Parsi Co-operative Society.

Many buildings in this precinct follow similar scale and proportions The buildings of the precinct are low rise (G + 2) and have a Vernacular character with typical balconies and with minimal ornamentation on the facade. Each building is located on an individual plot with trees along the tree lined road. Most of the buildings have out house used for servant or used as garage. The Five Gardens area is centrally located in the precinct. Infrastructural amenities like Rsustam Farmana Agiary, J. B. Vaccha School, Asharnan Parsi Madaresa are located around the Five Gardens. Some of the private plots are being developed haphazardly at present using TDR as G + 6 buildings

The Zoroastrian (Parsi) community of Bombay, mostly resided in colonies / precincts specially built for all the sections of the community, by the Parsi Trusts or Parsi Panchayat. They were located at various places in the island city. The 'Baug's' are sprawling colonies built around large open spaces mainly occupied by upper class. The middle and poorer precincts were often built in the high density localities on the main road extending inside along the narrow internal streets. An agiary (a Parsi temple) is often located within the precinct.

	Common Ref. No.:			
	Card No.: F/n-31			
	Ward (Part): F north-IV & VI			
	CS No.: Not applicable			
	Plot Area: Not applicable			
	B U Area: Not applicable			
	Date: February, 2005			
	Record by: Keshav S, Gauri J			
	Review by: Arun Kale			
	Internal: As above			
External: As above				
Photo Ref.: T-III-Fn:\Ward F north\ Parsi Colony Precinct				
1.0	Denomination			
1.1	Name of Premises	Parsi Colony Precinct		
1.2	Earlier Name	Not applicable		
1.3	Built in	1920's	Extension Date (if any)	Not applicable
2.0	Access			
2.1	Main	Mancheraji Joshi Road, Lady Jehangir Road, Homarasi Adenwala Road, Jame Jamshed Road, Khareghat Road, Dr. Babasaheb Ambedkar Road, Katrak Road.		
2.2	Subsidiary	J. V. Dalal Street, Dr. Ghanti Road, Dinshaw Master Road, Firdausi Road, Parsi Colony Road no. 1 to 14.		
3.0	Ownership Pattern			
3.1	Present	Trustees for Improvement City of Bombay, Parsi Panchayet		
3.2	Past	Trustees for Improvement City of Bombay, Parsi Panchayet		
3.3	Status	Trust, Private, Tenanted		
4.0	Use			
4.1	Present	Not applicable		
4.2	Past	Not applicable		
4.3	Usage	Not applicable		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	An important location near Dadar on the opposite side of the Hindu Colony Precinct. This precinct is developed in regular plots with tree lined roads and many garden spaces.		
5.2	Architectural Description	Many buildings in this precinct follow similar scale and proportions. The buildings of the precinct are low rise (G + 2) and have a Vernacular character with typical balconies and with minimal ornamentation on the facade. Each building is located on an individual plot with trees along the tree lined road. The Five Gardens area is centrally located in the precinct. Infrastructural amenities like Rustam Farmana Agiary, J. B. Vaccha School, Asharnan Parsi Madaresa are located around the Five Gardens. Some of the private plots are being developed haphazardly at present using TDR as G + 6 buildings.		
5.3	Intrinsic	The land of Parsi colony, Hindu colony and Shivaji Park was owned and developed by the Bombay Improvement Trust (BIT). The Zoroastrian building society acquired the land on the east of Kingsway (Now Dr. Babasaheb Ambedkar Road). The layout was based on garden city ideas, prevailing in England at that time, thus the colony was planned with open spaces and gardens at important intersections and junctions. By the year 1926, 125 buildings were developed here by private enterprise and by The Parsi Panchayet and The Parsi Co-operative Society.		
5.4	Value Classification	A(arc), C (seh), G(grp)	Recommended Grade	III

6.0	Topography		
6.1	Floors	Not applicable	
7.0	Construction		
7.1	Plinth	Not applicable	
7.2	Walls	Not applicable	
7.3	Floor	Not applicable	
7.4	Stairs	Not applicable	
7.5	Openings	Not applicable	
7.6	Roofing	Not applicable	
7.7	Articulation	Not applicable	
7.8	Finishes	Not applicable	
7.9	Interiors (Movable & Immovable)	Not applicable	
7.10	Compound / Fence / Gate	Not applicable	
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	All buildings have uniform open space around it. It is paved or concreted. Little shrubs or big trees around buildings. Each building has out house for servant behind it or used as garage or servants residence room.	
8.0	Services & Utilities		
8.1	Lighting	Not applicable	
8.2	Ventilation	Not applicable	
8.3	Electricity	BEST	
8.4	Water Supply	MCGM	
8.5	Drainage (Plumbing and Sanitation)	MCGM	
8.6	Fire precaution	Not applicable	
8.7	Other (HVAC / BMS / Security Systems)	Not applicable	
9.0	Condition		
9.1	Plinth	Not applicable	
9.2	Walls	Not applicable	
9.3	Floor	Not applicable	
9.4	Stairs	Not applicable	
9.5	Openings	Not applicable	
9.6	Roofing	Not applicable	
9.7	Articulation & Finishes	Not applicable	
9.8	Services	Not applicable	
9.9	Outbuildings	Not applicable	
9.10	Overall condition	Not applicable	Maintenance level Not applicable
10.0	Transformation		
10.1	Form	Not applicable	
10.2	Structure	Not applicable	
10.3	Articulation & Finishes	Not applicable	
11.0	DP Remarks / Perceived Threats	Plots fall under a Residential Zone on proposed Development Plan. (D.P.)	

12.0	Additional Notes / References / Documents Available	<p>Notes: The Zoroastrian (Parsi) community of Bombay mostly resided in colonies / precincts specially built for all the sections of the community, by the Parsi Trusts or Parsi Panchayat. They were located at various places in the Island City. The 'Baug's' are sprawling colonies built around large open spaces mainly occupied by upper class. The middle and poorer precincts were often built in the high density localities on the main road extending inside along the narrow internal streets. An agiary (a Parsi temple) is often located within the precinct.</p> <p>Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai</p>
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Parsi Colony Precinct



View of Dinshaw Master road



View of Asharnan Maderesa in Parsi colony



View of parsi colony road no. 4



Façade of Cawsjji Jehangir Block on Dinshaw Master road



View of east side Firdausi road



View of west side Firdausi road

Parsi Colony Precinct



View of Meghs Bhuvan where Sane Guruji lived for some year on Dr. Ghanti road



View of Pehramji building no. 4 on Mancheraji Joshi road



Façade of Jeejibhoy block no.1 on Khareghat road



Façade of Goola mansion Jame Jamshet road



View of Jesia building on Jame Jamshet road



Façade of Jeejibhoy block no.3 on Khareghat road



View of open ground on Khareghat road



View of open ground on Parsi colony road no 14

Parsi Colony Precinct



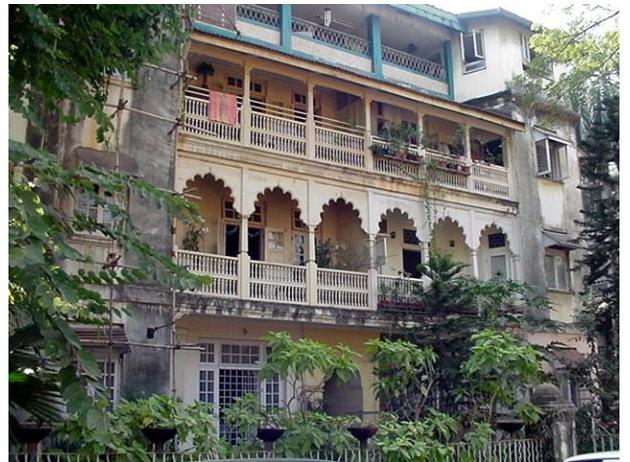
Façade of Vipin Villa on Jame Jamshet road



Façade of Patel building on Jame Jamshet road



Façade of Turel terrace on A H road



Façade of Adenwala building on A H road



Façade of Adenwala building on A H road



Out building of Patel block on Mancheraji Joshi road



Façade of Seherenham building on Parsi colony road no. 14



Façade of Shanti building on H Adenwala road

Parsi Colony Precinct



Façade of Rati manzil on Mancheraji Joshi road



Façade of Amardad block on Parsi colony road no. 9



View of Band view building on Lady Jehangir road



View of building on Katrak road



View of Shree Ram building on Parsi colony road no. 4



View of Soban Bhuvan building on Mancheraji Joshi road



View of Khurshed Mahal on Dinshaw Master road

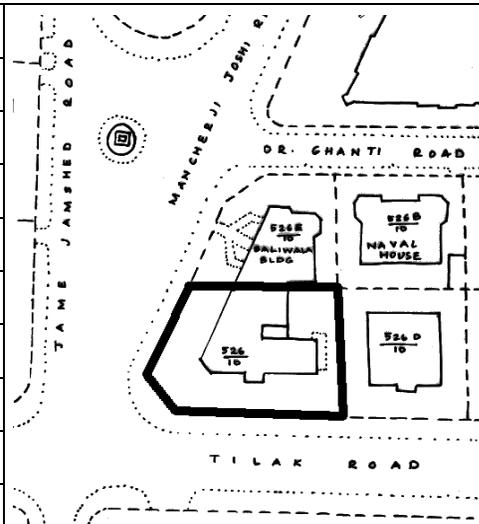


Detail of entrance to building with Farohar.



Detail of entrance to building

	Common Ref. No.:	
	Card No.: F/n-31a	
	Ward (Part): F north-VI	
	CS No.: 526 / 10	
	Plot Area: 823.58 sq.m.	
	B U Area: 750 sq.m.	
	Date: May, 2005	
	Record by: Keshav S, Anup S	
	Review by: Arun Kale	
	Internal: As above	
External: As above		
Photo Ref.: T-III-Fn:\Ward F north\ 764D, Meherbai D. Wadia Building		



1.0	Denomination		
1.1	Name of Premises	764D, Meherbai D. Wadia Building	
1.2	Earlier Name	Not applicable	
1.3	Built in	1925-35	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Tilak Road	
2.2	Subsidiary	Jame Jamshed Road	
3.0	Ownership Pattern		
3.1	Present	Trustees for Improvement of City of Bombay, Dinshaw Jamshedji Pandey	
3.2	Past	Kaikhushru Homarshi cama, Rustamaji Bejanaji Albeles, Rustom Sorabji Vacha, Bomanji Kawasji Boman Behram	
3.3	Status	Private	
4.0	Use		
4.1	Present	Residential	
4.2	Past	Residential	
4.3	Usage	Regular residential use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on an important location with respect to Parsi Colony. The Parsi Colony begins at this junction of Jame Jamshed Road, Mancherji Joshi Road and Tilak Road.	
5.2	Architectural Description	The structure has decorative façade responding to the location on corner. This Vernacular building consists of balconies with intricately carved Moorish arched and ornamental railing supported on carved concrete brackets. The balconies have sloping roof with Mangalore tiles in harmony with the large simple features like rectangular openings; plain cornice bands etc. glorify the decorative balconies.	
5.3	Intrinsic	The Zoroastrian (Parsi) community of Bombay mostly resided in colonies / precincts specially built for all the sections of the community located at various places in the island city. Dadar Parsi colony is one of the biggest community settlements of the Zoroastrian Community in India. Just like any other Parsi precinct.	
5.4	Value Classification	A(arc), G(grp)	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 2	
7.0	Construction		
7.1	Plinth	Kurla Basalt stone plinth in ashlar masonry	

7.2	Walls	Load bearing brick walls		
7.3	Floor	Wooden flooring with wooden joists and battens		
7.4	Stairs	Wooden open well staircase with decorative wooden balustrades		
7.5	Openings	Rectangular with wooden frames and glazed shutters		
7.6	Roofing	Sloping roof with Mangalore tiles and wooden trusses and a simple wooden fascia		
7.7	Articulation	Has ample open space around with some amount of landscaping done. Prominent balconies on external facades having Moorish arches on the second floor. Decorative wooden balusters.		
7.8	Finishes	Internally and externally plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Kurla Basalt stone compound wall with CI decorative entrance gates and has decorative concrete jalis		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Has ample open space with some amount of landscaping done		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Window air-conditioning units on side façade		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good (No sagging or deflection observed)		
9.4	Stairs	Good (Well maintained)		
9.5	Openings	Good (Window panels and wooden members in sound state)		
9.6	Roofing	Good (Well maintained)		
9.7	Articulation & Finishes	Good (Recently re-plastered and repainted)		
9.8	Services	Good (No leakage or breaking of pipes observed)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	Re-plastered and painted.		
11.0	DP Remarks / Perceived Threats	None		
12.0	Additional Notes / References / Documents Available	Notes: The land of Parsi colony, Hindu colony and Shivaji Park was owned and developed by the Bombay Improvement Trust (BIT) The Zoroastrian building society acquired the land on the east of Kingsway (Now Dr. Babasaheb Ambedkar Road) The layout was based on garden city ideas, prevailing in England ant that time, thus the colony was planned with open spaces and gardens at important intersections and junctions. By the year 1926, 125 buildings were developed here by private enterprise and by The Parsi Panchayet and The Parsi Cooperative Society. Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.		

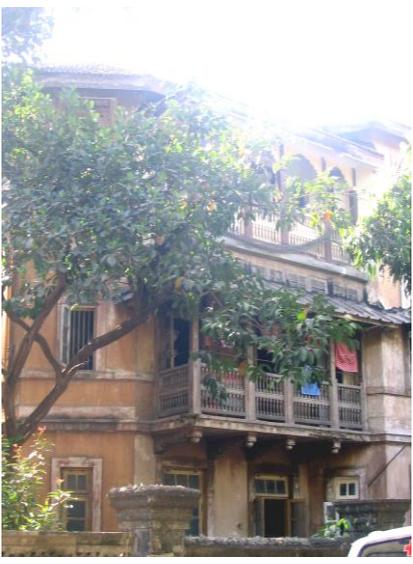
764D, Meherbai D. Wadia Building

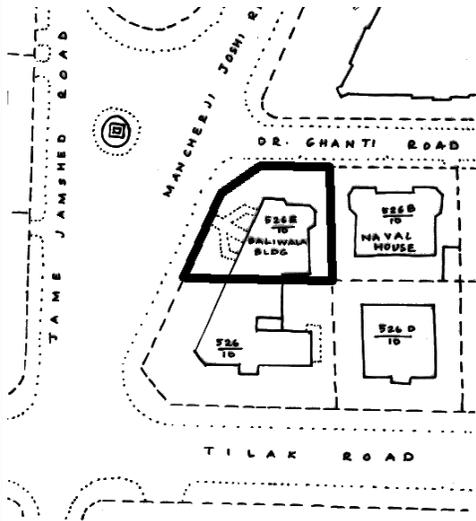


View of building from Mancherji Joshi road.



Detail of second floor balcony showing decorative wooden railing fixed in wooden post with ornamented arch supporting sloping roof.

	Common Ref. No.:	
	Card No.: F/n-31b	
	Ward (Part): F north-VI	
	CS No.: 526E/10	
	Plot Area: 510.10 sq.m.	
	B U Area: 664 sq.m.	
	Date: May 2005	
	Record by: Keshav S, Anup S	
	Review by: Arun Kale	
	Internal: As above	
External: As above		
Photo Ref.: T-III-Fn:\Ward F north\ 764C, Baliwada Building		



1.0	Denomination		
1.1	Name of Premises	764C, Baliwada Building	
1.2	Earlier Name	Not applicable	
1.3	Built in	1925-35	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Jame Jamshed Road	
2.2	Subsidiary	Dr. Ghanti Road	
3.0	Ownership Pattern		
3.1	Present	Not available	
3.2	Past	Not available	
3.3	Status	Tenanted	
4.0	Use		
4.1	Present	Residential	
4.2	Past	Residential	
4.3	Usage	Regular residential use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on an important location with respect to Parsi Colony. The Parsi Colony begins at this junction of Jame Jamshed Road, Mancherji Joshi Road and Tilak Road.	
5.2	Architectural Description	The structure has decorative façade responding to the location on corner. This Vernacular building consists of balconies with arches and ornamental railing supported on carved concrete brackets. The balconies have sloping roof with Mangalore tiles in harmony with the large simple features like rectangular openings; plain cornice bands etc.	
5.3	Intrinsic	The Zoroastrian (Parsi) community of Bombay mostly resided in colonies / precincts specially built for all the sections of the community located at various places in the island city. Dadar Parsi colony is one of the biggest community settlements of the Zoroastrian Community in India. Just like any other Parsi precinct, it also has an agiary located centrally.	
5.4	Value Classification	A(arc), C(seh), G(grp)	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 2	
7.0	Construction		
7.1	Plinth	Kurla Basalt stone plinth in ashlar masonry	
7.2	Walls	Load bearing brick walls	
7.3	Floor	Wooden flooring with wooden joists and battens	

7.4	Stairs	Wooden open well staircase with decorative wooden balustrades		
7.5	Openings	Rectangular openings with wooden frames and glazed shutters		
7.6	Roofing	Sloping roof with Mangalore tiles and wooden trusses and a simple wooden fascia		
7.7	Articulation	Has ample open space around with some amount of landscaping done. Prominent balconies on external facades having Moorish arches on the second floor. Balconies have decorative wooden balusters.		
7.8	Finishes	Internally and externally plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Kurla Basalt stone compound wall with CI decorative entrance gates and has decorative concrete jalisi		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Has ample open space around with some amount of landscaping done		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Window air-conditioning units on side façade		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good (No sagging or deflection observed)		
9.4	Stairs	Good (Well maintained)		
9.5	Openings	Good (Window panels and wooden members in sound state)		
9.6	Roofing	Good (Well maintained)		
9.7	Articulation & Finishes	Good (Recently re-plastered and repainted)		
9.8	Services	Good (No leakage of breaking of pipes observed)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	Re-plastered and painted.		
11.0	DP Remarks / Perceived Threats			
	None			
12.0	Additional Notes / References / Documents Available			
	<p>Notes: The land of Parsi colony, Hindu colony and Shivaji Park was owned and developed by the Bombay Improvement Trust (BIT) The Zoroastrian building society acquired the land on the east of Kingsway (Now Dr. Babasaheb Ambedkar Road) The layout was based on garden city ideas, prevailing in England ant that time, thus the colony was planned with open spaces and gardens at important intersections and junctions. By the year 1926, 125 buildings were developed here by private enterprise and by The Parsi Panchayet and The Parsi Co-operative Society.</p> <p>Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.</p>			

764C, Baliwada Building



Front façade of Baliwala building from Dr. Ghanti road.



Detail of Balconies of Baliwala building.



Detail of Balconies of Baliwala building.



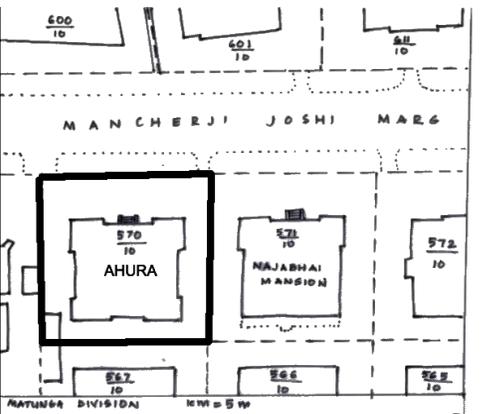
View of corner Baliwala building from junction of Dr. Ghanti road and Mancheraji Joshi road.



Detail of wooden post, Moorish arch, glass panel on second floor of Baliwala building.



Detail of Balconies showing wooden railing, wooden brackets on first floor of Baliwala building.

	Common Ref. No.:		
	Card No.: F/n-31c		
	Ward (Part): F north-VI		
	CS No.: 570 / 10		
	Plot Area: 928.93 sq.m.		
	B U Area: 1440 sq.m.		
	Date: May, 2005		
	Record by: Keshav S, Swapnil B		
	Review by: Arun Kale		
	Internal: As above		
External: As above			
Photo Ref.: T-III-Fn:\Ward F north\ 762, Ahura			
			
1.0	Denomination		
1.1	Name of Premises	762, Ahura	
1.2	Earlier Name	Not applicable	
1.3	Built in	1925-35	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Mancherji Joshi Road	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Not available	
3.2	Past	Not available	
3.3	Status	Private	
4.0	Use		
4.1	Present	Residential	
4.2	Past	Residential	
4.3	Usage	Regular residential use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on a rectangular plot facing Mancherji Joshi Road. One of the major roads of Parsi colony.	
5.2	Architectural Description	Low rise structure, having sloping roof with Mangalore tiles. It has a interesting roof profile and prominent corridors on first and second floors having decorative wooden balusters. Moorish arches and decorative wooden columns characterized the facade. Floor bands project on the first and third floors. Balconies have R.C.C. jali railing on the second floor supported on decorative R.C.C. brackets. Low compound wall with steel railing on it. It also has floral motifs on front facade.	
5.3	Intrinsic	The Zoroastrian (Parsi) community of Bombay mostly resided in colonies / precincts specially built for all the sections of the community located at various places in the island city. Dadar Parsi colony is one of the biggest community settlements of the Zoroastrian Community in India. Just like any other Parsi precinct, it also has an agiary located centrally.	
5.4	Value Classification	A(arc), C(seh), G(grp)	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 3	
7.0	Construction		
7.1	Plinth	Kurla Basalt dressed stone masonry plinth	
7.2	Walls	Brick load bearing walls	

7.3	Floor	Wooden flooring with wooden joists and battens		
7.4	Stairs	Wooden open well staircase with wooden balustrades and decorative newel post		
7.5	Openings	Rectangular openings with wooden frames and glazed shutters		
7.6	Roofing	Sloping roof with Mangalore tiles and wooden trusses		
7.7	Articulation	Prominent corridors on front facade with Moorish arches. Decorative wooden balusters and prominent balconies supported on R.C.C. brackets.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Compound wall has M.S. railing		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Little space around building used for parking		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Window air-conditioning units at some places		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good (No sagging observed)		
9.4	Stairs	Good (Wooden members in sound state)		
9.5	Openings	Good (Well maintained)		
9.6	Roofing	Good (No leakage or breaking of Mangalore tiles observed)		
9.7	Articulation & Finishes	Good (Well maintained)		
9.8	Services	Good (No breakage or leakage of pipes observed)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	Corridor on third floor enclosed, wooden beams are replaced by M.S. channels at some places.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	Re-plastered and painted subsequently.		
11.0	DP Remarks / Perceived Threats			
		None		
12.0	Additional Notes / References / Documents Available			
		<p>Notes: The land of Parsi colony, Hindu colony and Shivaji Park was owned and developed by the Bombay Improvement Trust (BIT) The Zoroastrian building society acquired the land on the east of Kingsway (Now Dr. Ambedkar Road) The layout was based on garden city ideas, prevailing in England ant that time, thus the colony was planned with open spaces and gardens at important intersections and junctions. By the year 1926, 125 buildings were developed here by private enterprise and by The Parsi Panchayet and The Parsi Cooperative Society.</p> <p>Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.</p>		



Front façade balcony details with decorative cast iron entrance gate and post.



Wooden Post, railing & arches details on first & second floor recessed balconies.



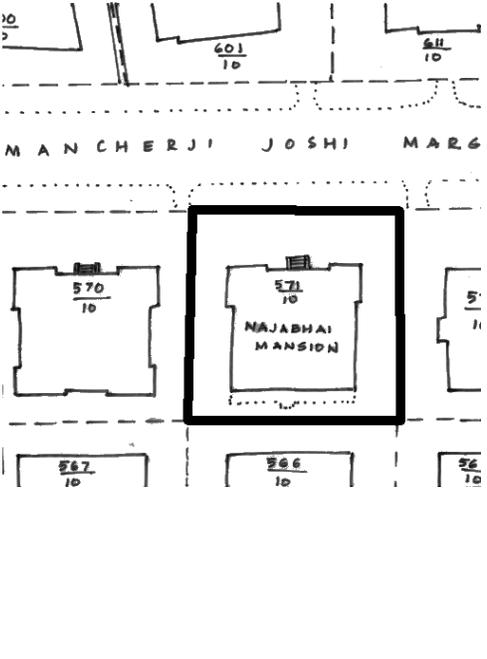
Front façade from Mancheraji Joshi road.



Balcony detail on first floor with decorative bracket, showing cornice band and motifs.



Detail of decorative wooden work on first floor.

	Common Ref. No.:	
	Card No.: F/n-31d	
	Ward (Part): F north-VI	
	CS No.: 102 / 10	
	Plot Area: 381.27 sq. m.	
	B U Area: 960.36 sq. m.	
	Date: April, 2005	
	Record by: Keshav S, Gauri J	
	Review by: Arun Kale	
	Internal: As above	
External: As above		
Photo Ref.: T-III-Fn:\Ward F north\761, Najabhai Mansion		

1.0	Denomination		
1.1	Name of Premises	761, Najabhai Mansion	
1.2	Earlier Name	Not available	
1.3	Built in	1935	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Mancherji Joshi Road	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Byramji Bhowngir, Faruk Bhowngir, Adi mehata, Perin Bhowngir	
3.2	Past	Trustees for improvement of city of Bombay	
3.3	Status	Private	
4.0	Use		
4.1	Present	Residential	
4.2	Past	Residential	
4.3	Usage	Regular residential use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Flat roof structure located on a rectangular plot facing Mancherji Joshi Road.	
5.2	Architectural Description	G + 2 low rise structure with flat roof terrace having sloping roof with Mangalore tiles for staircase block only. Floor bands project on the first floor. Balconies have RCC jali railing on the second floor supported on decorative RCC brackets. Decorative stain glass ventilators for corridors on first floor. It has decorative wooden jali railing compound wall with decorative M.S. railing.	
5.3	Intrinsic	The Zoroastrian (Parsi) community of Bombay mostly resided in colonies / precincts specially built for all the sections of the community located at various places in the island city. Dadar Parsi colony is one of the biggest community settlements of the Zoroastrian Community in India. Just like any other Parsi precinct, it also has an agiary located centrally.	
5.4	Value Classification	A(arc), G(grp)	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 2	
7.0	Construction		
7.1	Plinth	Kurla basalt dressed stone plinth	
7.2	Walls	Brick load bearing walls	
7.3	Floor	Wooden flooring with wooden joists, battens and columns	

7.4	Stairs	Dog legged wooden staircase		
7.5	Openings	Rectangular openings with wooden frames and glazed shutters and stain glass ventilators		
7.6	Roofing	Flat roof terrace, sloping roof with Mangalore tiles and wooden trusses over staircase block		
7.7	Articulation	Balconies have decorative RCC jali railing. Corridors on first floor have decorative wooden railing with stain glass ventilators.		
7.8	Finishes	Cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Brick compound wall with M.S. railing		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Front and side open spaces		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Window air-conditioning units at some places		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good (No sagging observed)		
9.4	Stairs	Good (Wooden members in sound state)		
9.5	Openings	Good (Well maintained)		
9.6	Roofing	Good (No leakage or breaking of Mangalore tiles observed)		
9.7	Articulation & Finishes	Good (Well maintained)		
9.8	Services	Good (No breakage or leakage of pipes observed)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Poor
10.0	Transformation			
10.1	Form	Sliding windows, grills added, balconies enclosed and at some places wooden beams and columns replaced by M.S. sections and plastic chajjas added on ground floor.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats			
	None			
12.0	Additional Notes / References / Documents Available			
	<p>Notes: The land of Parsi colony, Hindu colony and Shivaji Park was owned and developed by the Bombay Improvement Trust (BIT) The Zoroastrian building society acquired the land on the east of Kingsway (Now Dr. Babasaheb Ambedkar Road) The layout was based on garden city ideas, prevailing in England ant that time, thus the colony was planned with open spaces and gardens at important intersections and junctions. By the year 1926, 125 buildings were developed here by private enterprise and by The Parsi Panchayet and The Parsi Cooperative Society.</p> <p>Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai</p>			

761, Najabhai Mansion



Front view of Najabhai Mansion from Mancherji Joshi road.



Detail of recessed balcony on first floor with cast iron railing and stained glass panel.



Detail of balconies on first floor and second floor of Najabhai Mansion building.

	Common Ref. No.:	
	Card No.: Fn-31e	
	Ward (Part): F north-VI	
	CS No.: Not available	
	Plot Area: Not available	
	B U Area: Not available	
	Date: April, 2005	
	Record by: Keshav S, Gauri J	
	Review by: Arun Kale	
	Internal: As above	
External: As above		
Photo Ref.: T-III-Fn:\Ward F north\ 726, Phermarjee Building no. 5		

1.0	Denomination		
1.1	Name of Premises	726, Phermarjee Building no. 5	
1.2	Earlier Name	Not applicable	
1.3	Built in	1927	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Mancheraji Joshi Road	
2.2	Subsidiary	Dr. Dinshaw Master Road	
3.0	Ownership Pattern		
3.1	Present	Trustees for improvement of city of Bombay, Private	
3.2	Past	Trustees for improvement of city of Bombay, Private	
3.3	Status	Private	
4.0	Use		
4.1	Present	Residential	
4.2	Past	Residential	
4.3	Usage	Regular residential use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Corner plot at junction of Mancheraji Joshi Road and Dinshaw Master Road, which is one of the major roads in Parsi colony.	
5.2	Architectural Description	G + 2 articulated building, mixed structure. Load bearing walls and R.C.C floor. Balconies supported on concrete brackets and its roof is supported on wooden posts. Wooden railing seen. Two side blocks have symmetrical balconies with cast iron railing. It forms symmetrical façade. It has Mangalore tiled sloping roof. It has Furoher motif on staircase block. Cornice band at floor level, pediments and motifs below window. Ground floor balcony has decorative concrete columns supporting above.	
5.3	Intrinsic	Corner plot facing Mancheraji Joshi Road, which is one of the major roads in Parsi colony. The Zoroastrian (Parsi) community of Bombay mostly resided in colonies / precincts specially built for all the sections of the community located at various places in the island city. Dadar Parsi colony is one of the biggest community settlements of the Zoroastrian Community in India. Just like any other Parsi precinct, it also has an agiary located centrally.	
5.4	Value Classification	A(arc), B(des)	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 2	
7.0	Construction		
7.1	Plinth	Coursed Black Basalt stone plinth	

7.2	Walls	Load bearing brick walls		
7.3	Floor	RCC slab flooring		
7.4	Stairs	Wooden dog legged staircase with highly decorative newel post		
7.5	Openings	Rectangular openings with wooden frames and glazed shutters		
7.6	Roofing	Sloping roof in Mangalore tiles		
7.7	Articulation	Highly decorative with cast iron railing, ornamental posts in wood. Pediments, motifs below windows. Cornice bands running at floor level. Decorative columns to balcony at ground floor.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Low height plastered brick wall with cast iron railing on it		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Trees within the compound. Front open space paved with Coursed Black Basalt stone.		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good (No sagging observed)		
9.4	Stairs	Good		
9.5	Openings	Good		
9.6	Roofing	Good (Roof joints open at some junction)		
9.7	Articulation & Finishes	Good (Need to be re-paint, cracks in brackets)		
9.8	Services	Fair		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	None		
12.0	Additional Notes / References / Documents Available	<p>Notes: The land of Parsi colony, Hindu colony and Shivaji Park was owned and developed by the Bombay Improvement Trust (BIT) The Zoroastrian building society acquired the land on the east of Kingsway (Now Dr. Babasaheb Ambedkar Road) The layout was based on garden city ideas, prevailing in England ant that time, thus the colony was planned with open spaces and gardens at important intersections and junctions. By the year 1926, 125 buildings were developed here by private enterprise and by The Parsi Panchayet and The Parsi Cooperative Society.</p> <p>Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.</p>		

726, Phermarjee Building no. 5



View of Pehrmaji building from Mancherji Joshi road.



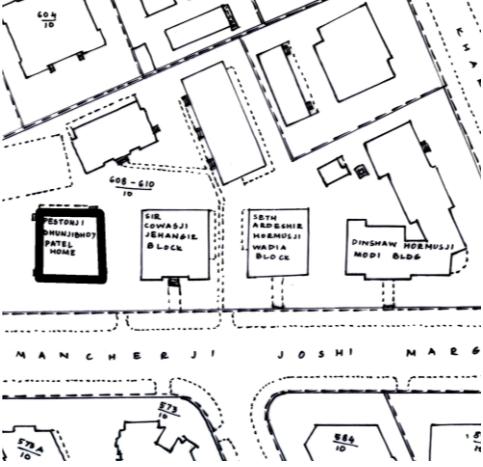
Detail of balcony on second floor with ornamented railing fixed wooden post supporting sloping roof.



View of staircase block showing decorative entrance to building.



West side elevation of building showing decorative balconies along with entrance gate.

	Common Ref. No.:	
	Card No.: Fn-31f	
	Ward (Part): F north-VI	
	CS No.: 608 – 610 / 10	
	Plot Area: 6187.36 sq.m.	
	B U Area: 5070 sq.m.	
	Date: May, 2005	
	Record by: Keshav S, Gauri J	
	Review by: Arun Kale	
	Internal: As above	
External: As above		
Photo Ref.: T-III-Fn:\Ward F north\ 783, Pestonji Dhunjibhoy Patel Home (Student's hostel)		

1.0	Denomination		
1.1	Name of Premises	783, Pestonji Dhunjibhoy Patel Home (Student's Hostel)	
1.2	Earlier Name	Not applicable	
1.3	Built in	1925-1935	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Mancherji Joshi Road	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Nadirsha Rustomaji Mulla	
3.2	Past	Trustees for improvement of city of Bombay. Kawasji Jalboy Selt, Snapurji, Bomanji Billimoria, Dahiha Nowroji Sahar, Sir Cawasji Jehangir, Jamshedji Jeejiboy, Lady Navroji Ratan Tata, Jehangir Boman Bhram.	
3.3	Status	Private	
4.0	Use		
4.1	Present	Residential	
4.2	Past	Residential	
4.3	Usage	Regular residential use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on a rectangular plot facing Mancherji Joshi Road, a major road in Parsi Colony and is a part of complex. Built for the Parsi.	
5.2	Architectural Description	The structure exhibits low rise vernacular vocabulary with cubic form and modest scale. Low rise structure having sloping roof with Mangalore tiles and balconies on first floor. Floor bands project on the first floor. Plain architrave around windows with decorative motifs at lintel level on first floor. Plain geometric motifs at sill level of windows on ground floor. Similar geometric motifs on facade for staircase block.	
5.3	Intrinsic	The Zoroastrian (Parsi) community of Bombay mostly resided in colonies / precincts specially built for all the sections of the community located at various places in the island city. Dadar Parsi colony is one of the biggest community settlements of the Zoroastrian Community in India. Just like any other Parsi precinct, it also has an agiary located centrally.	
5.4	Value Classification	A(arc), C(seh), G(grp)	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 2	

7.0	Construction		
7.1	Plinth	Black Basalt dressed stone plinth	
7.2	Walls	Brick load bearing walls	
7.3	Floor	RCC slab flooring	
7.4	Stairs	RCC staircase with stone treads and C.I. balustrades	
7.5	Openings	Rectangular openings with wooden frames and glazed shutters	
7.6	Roofing	Sloping roof with Mangalore tiles and wooden trusses	
7.7	Articulation	Decorative motifs at lintel level on first floor. Geometric plain motifs on facade of staircase block. Plain architraves around windows.	
7.8	Finishes	Sand-faced cement plaster and paint	
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value	
7.10	Compound / Fence / Gate	Brick compound wall with decorative M.S. railing	
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Large open spaces in front and on the sides	
8.0	Services & Utilities		
8.1	Lighting	Natural and artificial, fair natural lighting	
8.2	Ventilation	Natural and artificial, fair natural ventilation	
8.3	Electricity	BEST	
8.4	Water Supply	MCGM	
8.5	Drainage (Plumbing and Sanitation)	MCGM	
8.6	Fire precaution	Not provided	
8.7	Other (HVAC / BMS / Security Systems)	Not provided	
9.0	Condition		
9.1	Plinth	Good (No settlement or cracks observed)	
9.2	Walls	Good (No dampness or leakage observed)	
9.3	Floor	Good (No deflection or sagging observed)	
9.4	Stairs	Fair (Wooden members need maintenance)	
9.5	Openings	Good (Well maintained)	
9.6	Roofing	Fair (Leakage observed at few places)	
9.7	Articulation & Finishes	Poor (needs painting and maintenance)	
9.8	Services	Fair (Down take pipes maintenance)	
9.9	Outbuildings	Poor	
9.10	Overall condition	Fair	Maintenance level Fair
10.0	Transformation		
10.1	Form	Chajja added on a balcony on the first floor level which is supported by CI rods.	
10.2	Structure	No transformation	
10.3	Articulation & Finishes	No transformation	
11.0	DP Remarks / Perceived Threats		
12.0	Additional Notes / References / Documents Available		
	<p>Notes: The land of Parsi colony, Hindu colony and Shivaji Park was owned and developed by the Bombay Improvement Trust (BIT) The Zoroastrian building society acquired the land on the east of Kingsway (Now Dr. Ambedkar Road) The layout was based on garden city ideas, prevailing in England ant that time, thus the colony was planned with open spaces and gardens at important intersections and junctions. By the year 1926, 125 buildings were developed here by private enterprise and by The Parsi Panchayet and The Parsi Cooperative Society.</p> <p>Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.</p>		

783, Pestonji Dhunjibhoy Patel Home (Student's Hostel)



Front view of building from Mancherji Joshi road.



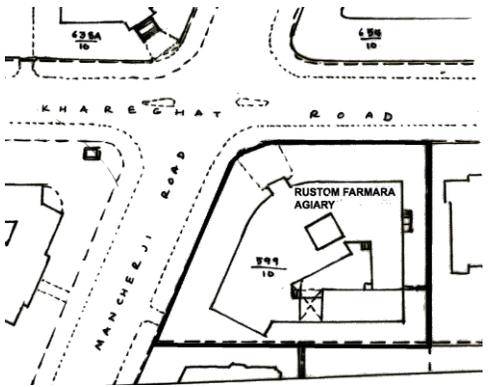
Detail of recessed balcony.



Front façade of Kawalji Jehangir block.



Detail of main entrance to building and staircase block.

	Common Ref. No.:	
	Card No.: F/n-31g	
	Ward (Part): F north-VI	
	CS No.: 599 / 10	
	Plot Area: 1729.94 sq.m.	
	B U Area: 1354.00 sq.m.	
	Date: May, 2005	
	Record by: Keshav S, Gauri J	
	Review by: Arun Kale	
	Internal: As above	
External: As above		
Photo Ref.: T-III-Fn:\Ward F north\ 687, Seth Rustomji Naserwanji Rustomfarmana Agiary		

1.0	Denomination		
1.1	Name of Premises	687, Seth Rustomji Naserwanji Rustomfarmana Agiary	
1.2	Earlier Name	Not applicable	
1.3	Built in	1929	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Mancherji Joshi Road	
2.2	Subsidiary	Khareghat Road	
3.0	Ownership Pattern		
3.1	Present	Trustees for Improvement of City of Bombay, Jamshed Tarapore	
3.2	Past	Rustomji framji Kerawall, Manekshaw Firozshaw Lala, Jalbhoy Rustomji Jassawala, Shawaksha Fakirji Dhalla, Bejon Dinshawji Engineer, Fredooa Ardeshir Botiwala, Behram Ardershir Sonawala	
3.3	Status	Tenanted	
4.0	Use		
4.1	Present	Religious, place of Worship	
4.2	Past	Religious, place of Worship	
4.3	Usage	Regular religious use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located in heart of the Parsi Colony on the junction of two major roads namely Mancherji Joshi Road and Khareghat Road.	
5.2	Architectural Description	Located in the midst of Parsi Colony the Agiary follows the profile of road at junction. The façade is governed by a grand verandah running the rough out the corner with an entrance porch opposite junction having semi circular arch and sarosh bergis (statue with bull torso, human head and wings) on either side. Features like twin bull headed capitals over circular columns, Furoher, motifs, carved C.I. grills, gate, interesting sloping roof profile with ventricular etc. adorn the façade.	
5.3	Intrinsic	The Zoroastrian (Parsi) community of Bombay mostly resided in colonies / precincts specially built for all the sections of the community located at various places in the island city. Dadar Parsi colony is one of the biggest community settlements of the Zoroastrian Community in India. Just like any other Parsi precinct, it also has an agiary located centrally.	
5.4	Value Classification	A(arc), A(cul), B(uu), C(seh), G(grp)	Recommended Grade II A
6.0	Topography		
6.1	Floors	G + 1	

7.0	Construction		
7.1	Plinth	0.9 m. high Basalt dressed stone coursed plinth	
7.2	Walls	Load bearing brick walls	
7.3	Floor	Access denied	
7.4	Stairs	Access Denied	
7.5	Openings	Rectangular with wooden frames and glazed shutters	
7.6	Roofing	Partly flat roof with terrace and partly sloping roof	
7.7	Articulation	Decorative arches, sarosh bergis at entrance, Farohar motifs, twin ball motifs	
7.8	Finishes	Internally and externally cement plastered and painted	
7.9	Interiors (Movable & Immovable)	Access denied	
7.10	Compound / Fence / Gate	Plastered brick wall with ornamental C.I. railings with C.I. decorative gate with pillars	
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Paved side open spacing. Part landscape area with shrubs.	
8.0	Services & Utilities		
8.1	Lighting	Natural and artificial, good natural lighting	
8.2	Ventilation	Natural and artificial, good natural ventilation	
8.3	Electricity	BEST	
8.4	Water Supply	MCGM	
8.5	Drainage (Plumbing and Sanitation)	MCGM	
8.6	Fire precaution	Not provided	
8.7	Other (HVAC / BMS / Security Systems)	Not provided	
9.0	Condition		
9.1	Plinth	Good (No settlement or cracks observed)	
9.2	Walls	Good (No dampness or cracks observed)	
9.3	Floor	Good (Well maintained)	
9.4	Stairs	Access Denied	
9.5	Openings	Good (Wooden members in sound state)	
9.6	Roofing	Good (Mangalore tiles, fascia and external members in sound state)	
9.7	Articulation & Finishes	Good (Painted recently)	
9.8	Services	Access denied	
9.9	Outbuildings	Good (Partly landscaped and maintained clean)	
9.10	Overall condition	Good	Maintenance level Good
10.0	Transformation		
10.1	Form	No transformation	
10.2	Structure	No transformation	
10.3	Articulation & Finishes	No transformation	
11.0	DP Remarks / Perceived Threats		
	None		
12.0	Additional Notes / References / Documents Available		
	Notes: This agiary at Parsi colony, Dadar was built in the memory of Rustomjee Naservanjee Rustomfarmana and his wife Putalibai in the year 1929. Many people from the Parsi community donated generously for the construction of this agiary. Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.		

687, Rustom Farmana Agiary



Ornamented west side elevation of Rustom Farmana Agiary having circular columns with decorative animal head and low height compound wall with cast iron railing.



Front side elevation of Rustom Farmana Agiary from junction of Mancherji Joshi road and Khareghat road showing decorative entrance gate.

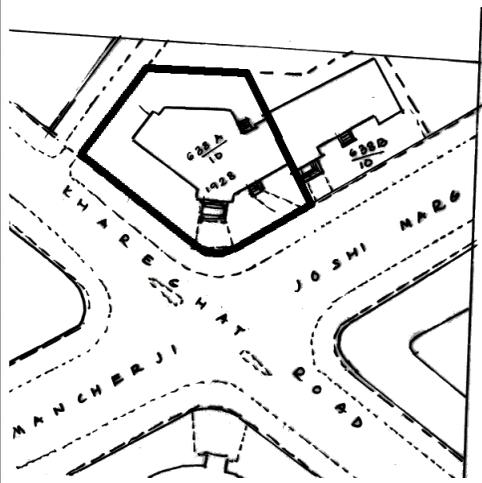


Detail of entrance porch to agiary.



Archival photograph of Rustom Farmana Agiary from Parasi Colony book.

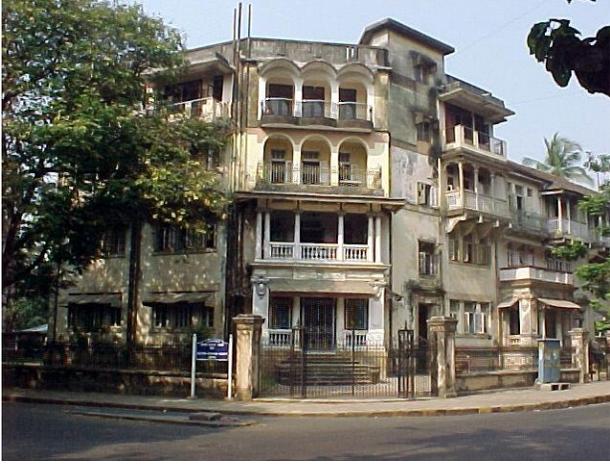
	Common Ref. No.:	
	Card No.: F/n-31h	
	Ward (Part): F north-VI	
	CS No.: 638A/10	
	Plot Area: 943.14 sq.m.	
	B U Area: 1296 sq.m.	
	Date: May 2005	
	Record by: Keshav S, Gauri J	
	Review by: Arun Kale	
	Internal: As above	
	External: As above	
Photo Ref.: T-III-Fn:\Ward F north\ 631a, Meher Villa		



1.0	Denomination		
1.1	Name of Premises	631a, Meher Villa	
1.2	Earlier Name	Not applicable	
1.3	Built in	1928	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Mancherji Joshi Road	
2.2	Subsidiary	Khareghat Road	
3.0	Ownership Pattern		
3.1	Present	Sorabji Homarji Madan	
3.2	Past	Meher Sorabji Madan	
3.3	Status	Private	
4.0	Use		
4.1	Present	Residential	
4.2	Past	Residential	
4.3	Usage	Regular residential use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on a corner plot at junction of Mancherji Joshi Road and Khareghat Road.	
5.2	Architectural Description	Corner building with an impressive, imposing entrance porch having intricate emblems on its facade. Balconies supported on decorative RCC brackets. The entrance porch has highly decorative parapet wall with concrete. The balcony on first floor of the rounded corner has ionic columns. Chajjas over windows have decorative wooden brackets on ground floor and has decorative CI brackets supporting chajja over the entrance.	
5.3	Intrinsic	The Zoroastrian (Parsi) community of Bombay mostly resided in colonies / precincts specially built for all the sections of the community located at various places in the island city. Dadar Parsi colony is one of the biggest community settlements of the Zoroastrian Community in India. Just like any other Parsi precinct, it also has an agiary located centrally.	
5.4	Value Classification	A(arc), C(seh), G(grp)	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 3	
7.0	Construction		
7.1	Plinth	Malad stone dressed plinth, 1m. high	
7.2	Walls	Brick load bearing walls	
7.3	Floor	Wooden flooring with wooden joists and battens	

7.4	Stairs	Wooden open well with decorative wooden balustrades		
7.5	Openings	Rectangular with wooden frames and glazed shutters and wooden louvered windows inside		
7.6	Roofing	Flat roof terrace		
7.7	Articulation	Balconies supported on R.C.C. brackets. Chajjas near entrance are supported on decorative brackets. Ionic columns on balcony.		
7.8	Finishes	Cement plaster and paint		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Brick compound wall with decorative M.S. railing		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Open space paved with Shahabad tiles		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Fair (No settlement, needs maintenance of the dampness)		
9.2	Walls	Good (Well maintained)		
9.3	Floor	Good (No sagging or deflection observed)		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Fair (Windows panel broken, wooden members need maintenance)		
9.6	Roofing	Good (No leakage or deflection observed)		
9.7	Articulation & Finishes	Fair (Façade attacked by moss and rain impact)		
9.8	Services	Fair (Well maintained)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	Top floor added later, awnings made at entrance, chajjas at few places.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats			
	None			
12.0	Additional Notes / References / Documents Available			
	<p>Notes: The land of Parsi colony, Hindu colony and Shivaji Park was owned and developed by the Bombay Improvement Trust (BIT) The Zoroastrian building society acquired the land on the east of Kingsway (Now Dr. Babasaheb Ambedkar Road) The layout was based on garden city ideas, prevailing in England ant that time, thus the colony was planned with open spaces and gardens at important intersections and junctions. By the year 1926, 125 buildings were developed here by private enterprise and by The Parsi Panchayat and The Parsi Cooperative Society.</p> <p>Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.</p>			

631a, Meher Villa



View of Mehar Villa from junction of Khareghat road and Mancherji Joshi road.

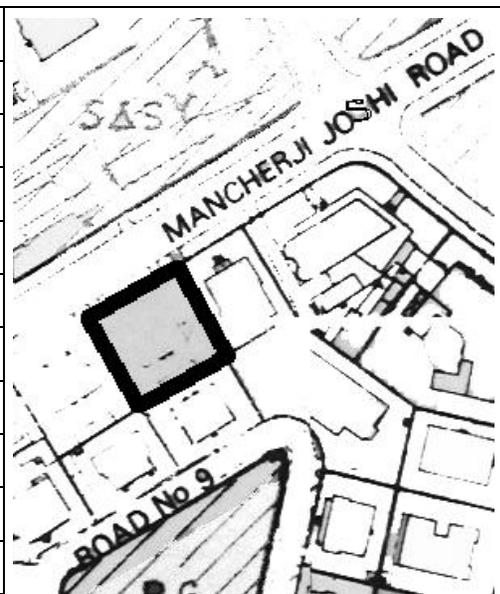


Rare view of Meher Villa from Khareghat road.



Details of corner balcony of first floor and second floor of Meher Villa and entrance below it.

	Common Ref. No.:	
	Card No.:	F/n-31i
	Ward (Part):	F north-VI
	CS No.:	657/10
	Plot Area:	741.6 sq.m.
	B U Area:	975.6 sq.m.
	Date:	May, 2005
	Record by:	Keshav S, Gauri J
	Review by:	Arun Kale
	Internal:	As above
External:	As above	
Photo Ref.:	T-III-Fn:\Ward F north\ 638, Mancherji Joshi Memorial Building	



1.0	Denomination		
1.1	Name of Premises	638, Mancherji Joshi Memorial Building	
1.2	Earlier Name	Not applicable	
1.3	Built in	1925-35	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Mancherji Joshi Road	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Trustees for improvement of city of Bombay.	
3.2	Past	Trustees for improvement of city of Bombay.	
3.3	Status	Trust owned	
4.0	Use		
4.1	Present	Residential	
4.2	Past	Residential	
4.3	Usage	Regular residential use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on a rectangular plot facing Mancherji Joshi Road. One of the major roads in Dadar Parsi Colony.	
5.2	Architectural Description	Corner building with a cubical form and modest façade It has a sloping roof with Mangalore tiles and decorative eaves board. Dog legged wooden staircase with decorative wooden balustrades. Pediment on the entrance and prominent balconies supported on wooden brackets on front and side façade. Simple wooden railing for the balconies. Windows on the ground floor have semi-circular arches. First floor has rectangular glazed wooden windows. Has an interesting roof profile.	
5.3	Intrinsic	The Zoroastrian (Parsi) community of Bombay mostly resided in colonies / precincts specially built for all the sections of the community located at various places in the island city. Dadar Parsi colony is one of the biggest community settlements of the Zoroastrian Community in India. Just like any other Parsi precinct, it also has an agiary located centrally.	
5.4	Value Classification	A(arc), C(seh), G(grp)	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 1	
7.0	Construction		
7.1	Plinth	Black Basalt stone coursed masonry plinth	
7.2	Walls	Brick load bearing walls	

7.3	Floor	RCC slab flooring		
7.4	Stairs	Access denied		
7.5	Openings	Rectangular openings with wooden frames and glazed shutters		
7.6	Roofing	Sloping roof with Mangalore tiles and wooden trusses		
7.7	Articulation	Balconies on all sides supported on wooden brackets		
7.8	Finishes	Cement plaster and paint		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Brick compound wall with CI railing		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Large front open space in front with landscaping		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Window air-conditioning units on side façade		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good (No sagging observed)		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Good (Leakage observed in passage, Mangalore tiles on tear side need repairs)		
9.6	Roofing	Fair (Back façade attacked by moss at some places)		
9.7	Articulation & Finishes	Fair		
9.8	Services	Fair		
9.9	Outbuildings	Not applicable		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	Balconies enclosed at some places.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	Re-plastered and painted.		
11.0	DP Remarks / Perceived Threats	None		
12.0	Additional Notes / References / Documents Available	<p>Notes: The land of Parsi colony, Hindu colony and Shivaji Park was owned and developed by the Bombay Improvement Trust (BIT) The Zoroastrian building society acquired the land on the east of Kingsway (Now Dr. Babasaheb Ambedkar Road) The layout was based on garden city ideas, prevailing in England ant that time, thus the colony was planned with open spaces and gardens at important intersections and junctions. By the year 1926, 125 buildings were developed here by private enterprise and by The Parsi Panchayat and The Parsi Cooperative Society.</p> <p>Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.</p>		

638, Mancherji Joshi Memorial Building



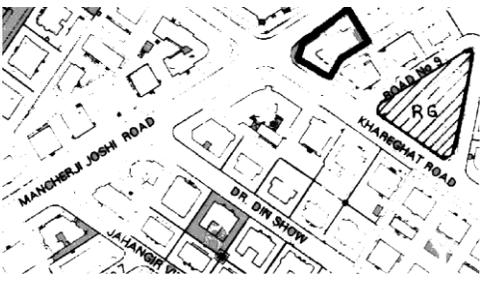
View of structure from Mancherji Joshi road showing symmetrical front elevation.



South corner of structure showing decorative balcony.



Decorative Balcony above entrance porch with concrete jali.

	Common Ref. No.:			
	Card No.: F/n-31j			
	Ward (Part): F north-VI			
	CS No.: 655A / 10			
	Plot Area: 932.27 sq.m.			
	B U Area: 1707.32 sq.m.			
	Date: May, 2005			
	Record by: Keshav S, Gauri J			
	Review by: Arun Kale			
	Internal: As above			
External: As above				
Photo Ref.: T-III-Fn:\Ward F north\ 640b, Khorshed Villa				
1.0	Denomination			
1.1	Name of Premises	640b, Khorshed Villa		
1.2	Earlier Name	Not applicable		
1.3	Built in	1925-35	Extension Date (if any)	Not applicable
2.0	Access			
2.1	Main	Mancherji Joshi Road		
2.2	Subsidiary	Khareghat Road		
3.0	Ownership Pattern			
3.1	Present	Trustees for improvement of city of Bombay, SIlloo Pesi Shaw		
3.2	Past	Pesi Manekshaw Shaw		
3.3	Status	Tenanted		
4.0	Use			
4.1	Present	Residential		
4.2	Past	Residential		
4.3	Usage	Regular residential use		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	Located on junction of Khareghat Road and Mancherji Joshi Road, an important road in Parsi Colony. It faces Rustom Farmara Agiary.		
5.2	Architectural Description	Building on a strategic location with impressive façade over a corner. It has prominent decorative balconies at the corner with Mangalore tiled sloping canopies. Balconies are supported on RCC brackets and decorative CI railing. It has a decorative entrance porch supported with RCC columns with decorative capitals.		
5.3	Intrinsic	The Zoroastrian (Parsi) community of Bombay mostly resided in colonies / precincts specially built for all the sections of the community located at various places in the island city. Dadar Parsi colony is one of the biggest community settlements of the Zoroastrian Community in India. Just like any other Parsi precinct, it also has an agiary located centrally.		
5.4	Value Classification	A(arc), C(seh), G(grp), I(sce)	Recommended Grade	III
6.0	Topography			
6.1	Floors	G + 1		
7.0	Construction			
7.1	Plinth	Dressed Malad stone coursed masonry plinth		
7.2	Walls	Brick load bearing walls		
7.3	Floor	Wooden flooring with wooden joists and battens		
7.4	Stairs	Access denied		

7.5	Openings	Rectangular openings with wooden frames and glazed shutters		
7.6	Roofing	Sloping roof with Mangalore tiles and wooden trusses		
7.7	Articulation	Balconies on all sides supported on wooden brackets		
7.8	Finishes	Cement plaster and paint		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Brick compound wall with CI railing		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Landscaping with lush green lawns, pavements and shrubs		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Window air-conditioning units on side façade		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Fair (No dampness or leakage observed)		
9.3	Floor	Fair (No sagging observed)		
9.4	Stairs	Access denied		
9.5	Openings	Good		
9.6	Roofing	Good (No leakage or deflection observed)		
9.7	Articulation & Finishes	Fair (Needs repainting)		
9.8	Services	Fair		
9.9	Outbuildings	Good (landscape development done)		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	Balconies enclosed at some places.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	Re-plastered and repainted.		
11.0	DP Remarks / Perceived Threats			
		None		
12.0	Additional Notes / References / Documents Available		<p>Notes: The land of Parsi colony, Hindu colony and Shivaji Park was owned and developed by the Bombay Improvement Trust (BIT) The Zoroastrian building society acquired the land on the east of Kingsway (Now Dr. Babasaheb Ambedkar Road) The layout was based on garden city ideas, prevailing in England ant that time, thus the colony was planned with open spaces and gardens at important intersections and junctions. By the year 1926, 125 buildings were developed here by private enterprise and by The Parsi Panchayet and The Parsi Cooperative Society.</p> <p>Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.</p>	

640b, Khorshed Villa



Detail of Khorshed Villa showing decorative balcony.



Front façade of Khorshed Villa from Mancherji Joshi road with decorative compound wall.



Balcony supported with decorative brackets having ornamental cast iron railing fixed with wooden post.



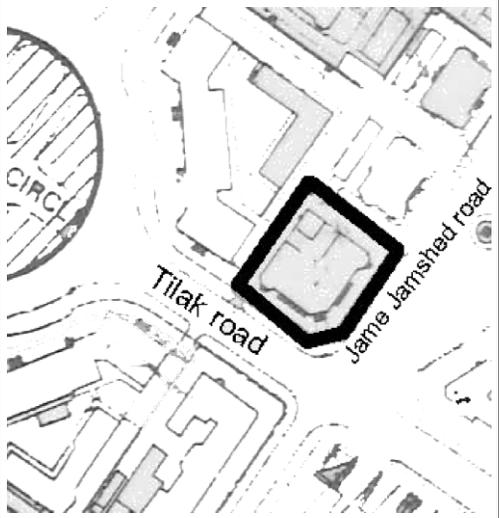
Detail of façade showing cornice band, decorative circular column and concrete jali.



Main entrance to Khorshed Villa from Khareghat road showing ornamental entrance porch with Corinthian column and decorative parapet wall.



Decorative gate pillar with ornamented cast iron fencing.

	Common Ref. No.:		
	Card No.: F/n-31k		
	Ward (Part): F north-VI		
	CS No.: Not available		
	Plot Area: Not available		
	B U Area: Not available		
	Date: May, 2005		
	Record by: Keshav S, Anup S		
	Review by: Arun Kale		
	Internal: As above		
	External: As above		
	Photo Ref.: T-III-Fn:\Ward F north\ 792, Dina Manzil		
			
1.0	Denomination		
1.1	Name of Premises	792, Dina Manzil	
1.2	Earlier Name	Not applicable	
1.3	Built in	1925-35	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Tilak Road	
2.2	Subsidiary	Jame Jamshed Road	
3.0	Ownership Pattern		
3.1	Present	Trustees for improvement of city of Bombay	
3.2	Past	Mehra Sorabji Madan, Sohrabji Hormusji Madan	
3.3	Status	Tenanted	
4.0	Use		
4.1	Present	Residential	
4.2	Past	Residential	
4.3	Usage	Regular residential use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located at an important junction of Jame Jamshet Road and Tilak Road at the beginning of Parsi Colony.	
5.2	Architectural Description	Located on the corner junction, the structure shows site response with the projecting balconies and the porch at the corner. The building has a symmetrical façade about the junction carved brackets support the balconies with plain railing and Mangalore tiled sloping roof. First floor central balcony with balusters forms as an entrance porch on ground floor with two circular columns at two side.	
5.3	Intrinsic	The Zoroastrian (Parsi) community of Bombay mostly resided in colonies / precincts specially built for all the sections of the community located at various places in the island city. Dadar Parsi colony is one of the biggest community settlements of the Zoroastrian Community in India. Just like any other Parsi precinct, it also has an agiary located centrally.	
5.4	Value Classification	A(arc), B(per), C(seh), G(grp)	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 2	
7.0	Construction		
7.1	Plinth	Black Basalt stone masonry plinth 0.6 m. high	
7.2	Walls	Load bearing brick walls	
7.3	Floor	Wooden joist floor	

7.4	Stairs	Wooden dog legged with plain railing and newel post		
7.5	Openings	Rectangular wooden fully glazed		
7.6	Roofing	Flat roof with terrace		
7.7	Articulation	Cornice Bands, balcony with plain railing and sloping roofs, central area demarcated by balcony with circular columns.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Plastered brick wall with M.S. railing		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Not partly landscaped, partly paved open space around		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good (No sagging observed)		
9.4	Stairs	Good (Wooden members in good condition)		
9.5	Openings	Good (Window panes and wooden members in sound state)		
9.6	Roofing	Good (No deflection observed)		
9.7	Articulation & Finishes	Fair (Paint on terrace spoilt due to rains)		
9.8	Services	Good (Leakage observed in some places)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats			
	None			
12.0	Additional Notes / References / Documents Available			
	<p>Notes: The land of Parsi colony, Hindu colony and Shivaji Park was owned and developed by the Bombay Improvement Trust (BIT) The Zoroastrian building society acquired the land on the east of Kingsway (Now Dr. Babasaheb Ambedkar Road) The layout was based on garden city ideas, prevailing in England ant that time, thus the colony was planned with open spaces and gardens at important intersections and junctions. By the year 1926, 125 buildings were developed here by private enterprise and by The Parsi Panchayet and The Parsi Cooperative Society.</p> <p>Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.</p>			

792, Dina Manzil



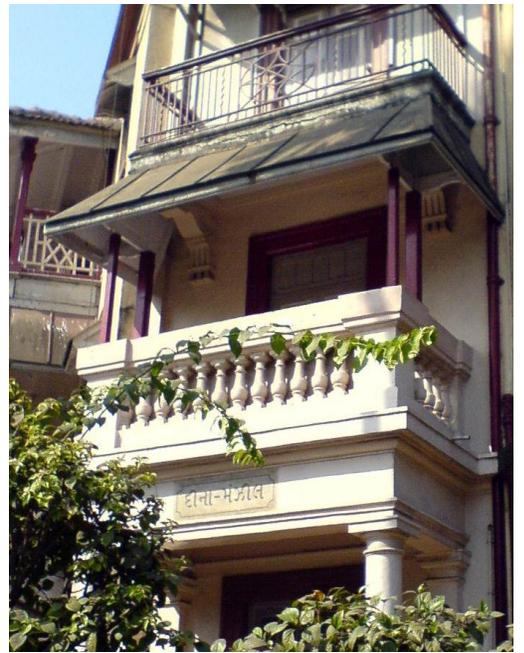
View of structure from junction of Tilak Road showing decorative balconies.



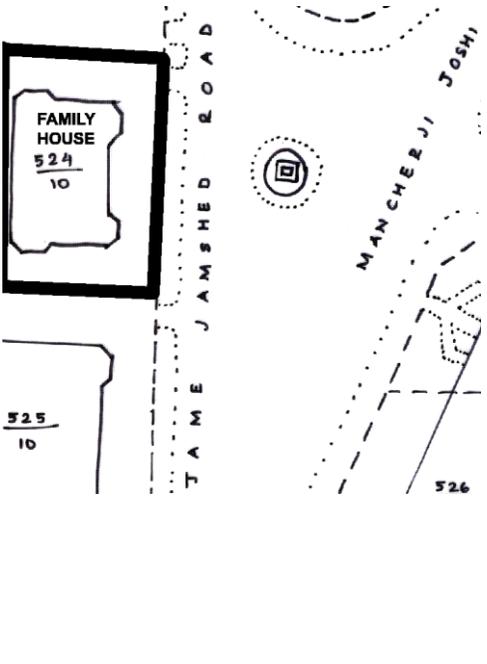
South side decorative balconies from Tilak road showing wooden railing & post.



Corner balconies with Entrance porch from Tilak road.



Corner Entrance porch with decorative column supporting the balcony above, which have decorative concrete railing.

	Common Ref. No.:	
	Card No.: F/n-311	
	Ward (Part): F north-VI	
	CS No.: 524 / 10	
	Plot Area: 936.46 sq. m.	
	B U Area: 1170 sq. m.	
	Date: May, 2005	
	Record by: Keshav S, Anup S	
	Review by: Arun Kale	
	Internal: As above	
External: As above		
Photo Ref.: T-III-Fn:\Ward F north\ 793, Family House		

1.0	Denomination		
1.1	Name of Premises	793, Family House	
1.2	Earlier Name	Not applicable	
1.3	Built in	1925-35	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Jame Jamashed Road	
2.2	Subsidiary	Mancherji Joshi Road	
3.0	Ownership Pattern		
3.1	Present	Radhabai Mathuradas Thakker, Ramesh Nanji Thakker	
3.2	Past	Trustees for Improvement of City of Bombay	
3.3	Status	Tenanted	
4.0	Use		
4.1	Present	Residential	
4.2	Past	Residential	
4.3	Usage	Regular residential use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on an extremely commanding location at junction of Jame Jamashed Road and Mancherji Joshi Road at the beginning of Parsi colony off Dr. Babasaheb Ambedkar Road.	
5.2	Architectural Description	Vernacular architecture with fine intricate detailing is best seen in this residential block. Two side bays are highlighted by the bay windows whereas the recessed portion forms an elongated balcony with plain wooden railing and stain glass work with wooden geometrical patterns above lintel with timber post. The building is entered through a veranda on ground floor. The delicate features on façade with an interesting play of sloping roof profile make the façade a fine example of good proportions and forms.	
5.3	Intrinsic	The Zoroastrian (Parsi) community of Bombay mostly resided in colonies / precincts specially built for all the sections of the community located at various places in the island city. Dadar Parsi colony is one of the biggest community settlements of the Zoroastrian Community in India. Just like any other Parsi precinct, it also has an agiary located centrally.	
5.4	Value Classification	A(arc), B(per), C(seh), G(grp)	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 2	
7.0	Construction		
7.1	Plinth	0.6 m. high Black Basalt stone coursed masonry plinth	
7.2	Walls	Load bearing brick walls	

7.3	Floor	Wooden joist floor		
7.4	Stairs	Wooden dog legged staircase with plain railing and decorative newel post		
7.5	Openings	Rectangular openings with wooden frames and glazed shutter		
7.6	Roofing	Sloping roof with Mangalore tiled in interesting profile		
7.7	Articulation	Cornice band, wooden railing, stain glass work on balcony, bay windows		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Plastered brick compound wall with cast iron fence with gate		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Partly landscape space in front rest all open space concrete paved		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Window air-conditioning units at some places		
9.0	Condition			
9.1	Plinth	Excellent (No settlement or cracks observed)		
9.2	Walls	Excellent (No dampness or cracks observed)		
9.3	Floor	Good (No sagging observed)		
9.4	Stairs	Excellent (No sagging observed, wooden members in sound state)		
9.5	Openings	Good (Well maintained)		
9.6	Roofing	Good (No leakage or breaking of Mangalore tiles observed)		
9.7	Articulation & Finishes	Excellent (Recently repainted)		
9.8	Services	Good (No breaking or leakage of pipes observed)		
9.9	Outbuildings	Excellent (Maintained clean, partly landscaped)		
9.10	Overall condition	Good	Maintenance level	Excellent
10.0	Transformation			
10.1	Form	M.S. grill added later.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats			
	None			
12.0	Additional Notes / References / Documents Available			
	<p>Notes: The land of Parsi colony, Hindu colony and Shivaji Park was owned and developed by the Bombay Improvement Trust (BIT) The Zoroastrian building society acquired the land on the east of Kingsway (Now Dr. Babasaheb Ambedkar Road) The layout was based on garden city ideas, prevailing in England ant that time, thus the colony was planned with open spaces and gardens at important intersections and junctions. By the year 1926, 125 buildings were developed here by private enterprise and by The Parsi Panchayat and The Parsi Cooperative Society.</p> <p>Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.</p>			

793, Family House

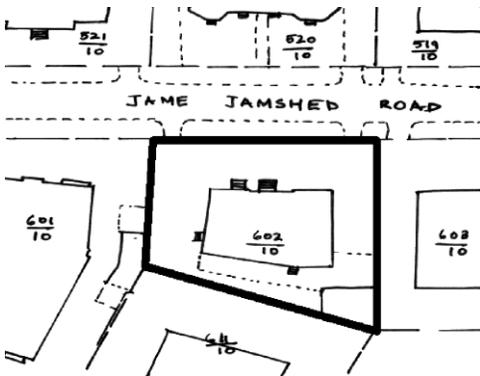


Front façade from Junction of Jame Jamshed road & Mancherji Joshi road.



Main entrance with verandahs on each floor with wooden railing with low compound wall.

Front façade of building is not visible due to dense vegetation

	Common Ref. No.:		
	Card No.: F/n-31m		
	Ward (Part): F north-VI		
	CS No.: 602 / 10		
	Plot Area: 861.20 sq.m.		
	B U Area: 647.4 sq.m.		
	Date: May, 2005		
	Record by: Keshav S, Gauri J		
	Review by: Arun Kale		
	Internal: As above		
	External: As above		
Photo Ref.: T-III-Fn:\Ward F north\ 791, Percy Manor			
			
1.0	Denomination		
1.1	Name of Premises	791, Percy Manor	
1.2	Earlier Name	Not applicable	
1.3	Built in	1927	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Jame Jamshed Road	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Trustees for Improvement of City of Bombay, Bai Indoo Keki Kotawal	
3.2	Past	Keki Manekaji Kotawal	
3.3	Status	Private	
4.0	Use		
4.1	Present	Residential	
4.2	Past	Residential	
4.3	Usage	Regular residential use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on Jame Jamshed Road, one of the important roads in the Parsi Colony.	
5.2	Architectural Description	Vernacular style building with furohar motifs, sun motifs, etc. It has features like wooden railings for balconies, simple architraves around windows and cornice bands at Wooden flooring with wooden joists and battens level.	
5.3	Intrinsic	The Zoroastrian (Parsi) community of Bombay mostly resided in colonies / precincts specially built for all the sections of the community located at various places in the island city. Dadar Parsi colony is one of the biggest community settlements of the Zoroastrian Community in India. Just like any other Parsi precinct, it also has an agiary located centrally.	
5.4	Value Classification	A(arc), B(des), G(grp)	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 2	
7.0	Construction		
7.1	Plinth	Black Basalt regular coursed stone plinth, 2' feet high	
7.2	Walls	Brick load bearing walls	
7.3	Floor	Wooden flooring with wooden joists and battens	

7.4	Stairs	Wooden dog legged staircase with decorative railing and newel post.		
7.5	Openings	Rectangular openings with wooden frames and glazed shutters		
7.6	Roofing	Sloping roof with Mangalore tiles and wooden trusses		
7.7	Articulation	Cornice bands at floor level, architraves and wooden railing, Furohar and sun motifs		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Plastered brick compound wall with CI gate		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Side open space paved with Shahabad tiles		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Fair (needs plastering and painting)		
9.3	Floor	Fair (No sagging observed, Wooden members need maintenance)		
9.4	Stairs	Fair (Sagging observed at mid landing, handrail needs repair)		
9.5	Openings	Good (Well maintained)		
9.6	Roofing	Fair (No leakage observed)		
9.7	Articulation & Finishes	Good (No cracks or dampness observed on façade)		
9.8	Services	Fair (Some pipes needs repairs)		
9.9	Outbuildings	Not applicable		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	None		
12.0	Additional Notes / References / Documents Available	<p>Notes: The land of Parsi colony, Hindu colony and Shivaji Park was owned and developed by the Bombay Improvement Trust (BIT) The Zoroastrian building society acquired the land on the east of Kingsway (Now Dr. Babasaheb Ambedkar Road) The layout was based on garden city ideas, prevailing in England ant that time, thus the colony was planned with open spaces and gardens at important intersections and junctions. By the year 1926, 125 buildings were developed here by private enterprise and by The Parsi Panchayet and The Parsi Cooperative Society.</p> <p>Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.</p>		

791, Percy Manor



Front view of Percy Manor along with compound wall from Jame Jamshed road.



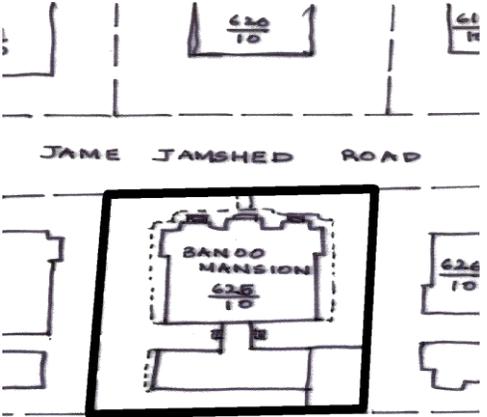
Main entrance to building with stained glass work.



Detail of front façade of Percy Manor building.



Detail of balcony on second floor with cast iron railing fixed in wooden post.

	Common Ref. No.:	
	Card No.: F/n-31n	
	Ward (Part): F north-IV	
	CS No.: 625 / 10	
	Plot Area: 1003.34 sq.m.	
	B U Area: 2181.81 sq.m.	
	Date: May 2005	
	Record by: Keshav S, Anup S	
	Review by: Arun Kale	
	Internal: As above	
	External: As above	
	Photo Ref.: T-III-Fn:\Ward F north\ 619, Banoo Mansion	

1.0	Denomination		
1.1	Name of Premises	619, Banoo Mansion	
1.2	Earlier Name	Not applicable	
1.3	Built in	1926	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Jame Jamshed Road	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Trustees for improvement of city of Bombay	
3.2	Past	Manekshah Pramaji Dubash, Menwanji Dinshawji Meha	
3.3	Status	Tenanted	
4.0	Use		
4.1	Present	Residential	
4.2	Past	Residential	
4.3	Usage	Regular residential use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on a plot facing Jame Jamshed Road, one of the important roads in Dadar Parsi Colony.	
5.2	Architectural Description	Vernacular styled building with projecting balconies having decorative wooden posts and railings. Simple architraves are seen around windows.	
5.3	Intrinsic	The Zoroastrian (Parsi) community of Bombay mostly resided in colonies / precincts specially built for all the sections of the community located at various places in the island city. Dadar Parsi colony is one of the biggest community settlements of the Zoroastrian Community in India. Just like any other Parsi precinct, it also has an agiary located centrally.	
5.4	Value Classification	A(arc), C(seh), G(grp)	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 2	
7.0	Construction		
7.1	Plinth	Plastered plinth, 0.6 m. high	
7.2	Walls	Brick load bearing walls	
7.3	Floor	Wooden flooring with wooden joists and battens	
7.4	Stairs	Wooden dog-legged staircase with decorative railing and newel post	

7.5	Openings	Rectangular opening with wooden frames and glazed shutters		
7.6	Roofing	Sloping roof with Mangalore tiles and wooden trusses		
7.7	Articulation	Cornice bands, wooden decorative chajjas and decorative wooden posts		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Plastered brick compound wall with CI gate		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Concreted side open space with few trees		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Fair (No settlement or cracks observed)		
9.2	Walls	Fair (Internal walls show minor cracks)		
9.3	Floor	Fair (Sagging observed at some places)		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Fair (Wooden members need maintenance)		
9.6	Roofing	Fair (Leakage observed at some places)		
9.7	Articulation & Finishes	Fair (Needs re-plastering and repainting)		
9.8	Services	Fair (Some pipes needs repair)		
9.9	Outbuildings	Not applicable		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats			
	None			
12.0	Additional Notes / References / Documents Available			
	<p>Notes: The land of Parsi colony, Hindu colony and Shivaji Park was owned and developed by the Bombay Improvement Trust (BIT) The Zoroastrian building society acquired the land on the east of Kingsway (Now Dr. Babasaheb Ambedkar Road) The layout was based on garden city ideas, prevailing in England ant that time, thus the colony was planned with open spaces and gardens at important intersections and junctions. By the year 1926, 125 buildings were developed here by private enterprise and by The Parsi Panchayet and The Parsi Cooperative Society.</p> <p>Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.</p>			

619, Banoo Building



Front façade of Banoo building from Dr. Ghanti road.



Entrance detail with compound wall and posts.

	Common Ref. No.:	
	Card No.:	F/n-310
	Ward (Part):	F north-VI
	CS No.:	Not available
	Plot Area:	Not available
	B U Area:	Not available
	Date:	May, 2005
	Record by:	Keshav S, Anup S
	Review by:	Arun Kale
	Internal:	As above
External:	As above	
Photo Ref.:	T-III-Fn:\Ward F north\ 764a, Naval House	



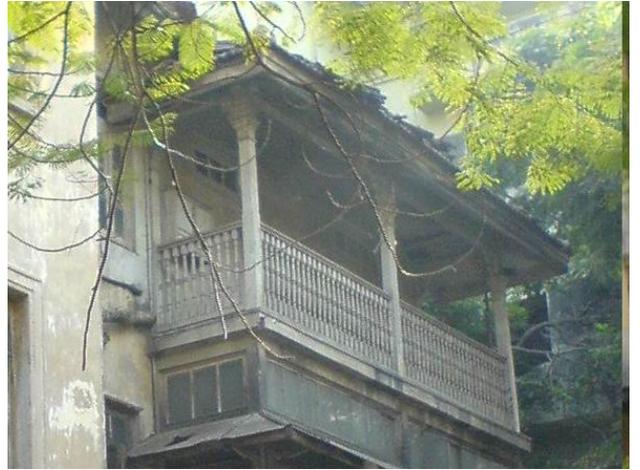
1.0	Denomination		
1.1	Name of Premises	764a, Naval House	
1.2	Earlier Name	Not applicable	
1.3	Built in	1927-30	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Dr. Ghanti Road	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Trustees for improvement of city of Bombay	
3.2	Past	Bai Manijeh dal Daruwala, Bai Manijeh dal Daruwala	
3.3	Status	Tenanted	
4.0	Use		
4.1	Present	Residential	
4.2	Past	Residential	
4.3	Usage	Regular residential use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on a minor Road in Parsi Colony - Dr. Ghanti Road at the beginning of Parsi colony.	
5.2	Architectural Description	The building follows a typology of Parsi residential blocks in this area with a central recessed bay with balconies having wooden railing and sloping roof. Concrete brackets for balconies, wooden Moorish arches on top floor balcony, plain cornice bands etc. adorn the façade.	
5.3	Intrinsic	The Zoroastrian (Parsi) community of Bombay mostly resided in colonies / precincts specially built for all the sections of the community located at various places in the island city. Dadar Parsi colony is one of the biggest community settlements of the Zoroastrian Community in India. Just like any other Parsi precinct, it also has an agiary located centrally.	
5.4	Value Classification	A(arc), B(per), C(seh), G(grp)	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 2	
7.0	Construction		
7.1	Plinth	1.45 m. high coursed Black Basalt stone masonry plinth	
7.2	Walls	Load bearing brick walls	
7.3	Floor	R.C.C. slab flooring	
7.4	Stairs	Wooden dog legged staircase with plain railings	

7.5	Openings	Rectangular openings with wooden frames and glazed shutters		
7.6	Roofing	Sloping roof with Mangalore tile and Timber truss		
7.7	Articulation	Interesting profile, prominent decorative balconies having decorative balustrades		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Stone compound wall with CI decorative entrance gates and has decorative concrete jalis.		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Partly paved open space		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Window air-conditioning units on side façade		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Fair (Sagging observed at some places)		
9.4	Stairs	Good (Wooden members in sound state)		
9.5	Openings	Good (Well maintained)		
9.6	Roofing	Fair (Fascia needs repairs)		
9.7	Articulation & Finishes	Good (Well maintained)		
9.8	Services	Fair (Leakage of some pipes observed)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats			
	None			
12.0	Additional Notes / References / Documents Available			
	<p>Notes: The land of Parsi colony, Hindu colony and Shivaji Park was owned and developed by the Bombay Improvement Trust (BIT) The Zoroastrian building society acquired the land on the east of Kingsway (Now Dr. Babasaheb Ambedkar Road) The layout was based on garden city ideas, prevailing in England ant that time, thus the colony was planned with open spaces and gardens at important intersections and junctions. By the year 1926, 125 buildings were developed here by private enterprise and by The Parsi Panchayet and The Parsi Co-operative Society.</p> <p>Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.</p>			

764a, Naval House



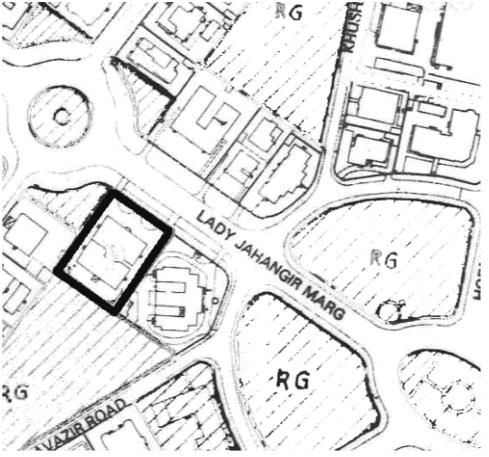
View of Naval house showing corner block decorative balconies from Dr. Ghanti road.



Detail of balcony on second floor with ornamented railing fixed wooden post supporting sloping roof.



Detail of entrance showing cast iron gate, decorative gate pillar and ornamented lamp post on it.

	Common Ref. No.:	
	Card No.: F/n-31p	
	Ward (Part): F north-IV	
	CS No.: 630 / 10	
	Plot Area: 1846.16 sq.m.	
	B U Area: 2100 sq.m.	
	Date: May, 2005	
	Record by: Keshav S, Gauri J	
	Review by: Arun Kale	
	Internal: As above	
External: As above		
Photo Ref.: T-III-Fn:\Ward F north\ 622, Palia Mansion		

1.0	Denomination		
1.1	Name of Premises	622, Palia Mansion	
1.2	Earlier Name	Not applicable	
1.3	Built in	1925-35	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Lady Jehangir Road	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Tina Percy Patel	
3.2	Past	Meherji Cawsaji Palia, Tehmina Cawsaji Palia, Freny Motiwala, Tinaz Cawsaji Palia, Anita Cawsaji Palia, Diana Cawsaji Palia.	
3.3	Status	Private	
4.0	Use		
4.1	Present	Residential	
4.2	Past	Residential	
4.3	Usage	Regular residential use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on Lady Jehangir Road near Five Gardens, one of the important Roadsof Dadar Parsi Colony.	
5.2	Architectural Description	Simple low rise building with minimal ornamentation on the façade except for semi-circular arches on the second floor. The building has wooden flooring with wooden joists and battens supported by Corinthian columns. Projecting balconies supported by decorative CI brackets.	
5.3	Intrinsic	The Zoroastrian (Parsi) community of Bombay mostly resided in colonies / precincts specially built for all the sections of the community located at various places in the island city. Dadar Parsi colony is one of the biggest community settlements of the Zoroastrian Community in India. Just like any other Parsi precinct, it also has an agiary located centrally.	
5.4	Value Classification	A(arc), B(des), G(grp), C(seh)	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 2	
7.0	Construction		
7.1	Plinth	Plastered plinth, 0.6 m. high	
7.2	Walls	Brick load bearing walls	
7.3	Floor	RCC slab flooring	

7.4	Stairs	Access denied		
7.5	Openings	Rectangular opening with wooden frames and glazed shutters and second wooden flooring with wooden joists and battens has semi-circular arched openings.		
7.6	Roofing	Flat roof terrace and party sloping roof with Mangalore tiles and wooden trusses		
7.7	Articulation	Projecting balcony with CI railing, arched openings with Corinthian columns		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Plastered brick compound wall with CI gate and railing		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Concreted side open spaces		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good (No sagging observed)		
9.4	Stairs	Good (Access denied)		
9.5	Openings	Good (Well maintained)		
9.6	Roofing	Good (Well maintained)		
9.7	Articulation & Finishes	Good (Recently re-plastering and repainting)		
9.8	Services	Good (Access denied)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	Sloping roof added above staircase block.		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats			
	None			
12.0	Additional Notes / References / Documents Available			
	<p>Notes: The land of Parsi colony, Hindu colony and Shivaji Park was owned and developed by the Bombay Improvement Trust (BIT) The Zoroastrian building society acquired the land on the east of Kingsway (Now Dr. Babasaheb Ambedkar Road) The layout was based on garden city ideas, prevailing in England ant that time, thus the colony was planned with open spaces and gardens at important intersections and junctions. By the year 1926, 125 buildings were developed here by private enterprise and by The Parsi Panchayet and The Parsi Cooperative Society.</p> <p>Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.</p>			

622, Palia Mansion



Front view of Palia Mansion from Lady Jahangir road.



Rare view of Palia Mansion from open ground along Jame Jamshed road.



Detail of balcony from east façade of Palia Mansion.



Detail of arched opening to common passage of front façade of Palia Mansion road.

	Common Ref. No.:		
	Card No.: F/n-31q		
	Ward (Part): F north-VI		
	CS No.: Not available		
	Plot Area: Not available		
	B U Area: Not available		
	Date: May, 2005		
	Record by: Keshav S, Anup S		
	Review by: Arun Kale		
	Internal: As above		
	External: As above		
Photo Ref.: T-III-Fn:\Ward F north\ 668, Desai Building			
			
1.0	Denomination		
1.1	Name of Premises	668, Desai Building	
1.2	Earlier Name	Not applicable	
1.3	Built in	1925-35	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Lady Jehangir road	
2.2	Subsidiary	Katrak Road	
3.0	Ownership Pattern		
3.1	Present	Trustees for Improvement of City of Bombay	
3.2	Past	Not available	
3.3	Status	Tenanted	
4.0	Use		
4.1	Present	Residential	
4.2	Past	Residential	
4.3	Usage	Regular residential use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on an extremely commanding location at junction of Lady Jehangir Road and Katrak Road at the boundary of Parsi colony towards north east side.	
5.2	Architectural Description	Vernacular architecture with fine intricate detailing is best seen in this residential block. Two side bays are highlighted by the bay windows whereas the recessed portion forms an elongated balcony with plain wooden railing with wooden geometrical patterns above lintel with timber post. The building is entered through a veranda on ground floor. The delicate features on façade with an interesting play of sloping roof profile make the façade a fine example of good proportions and forms.	
5.3	Intrinsic	The Zoroastrian (Parsi) community of Bombay mostly resided in colonies / precincts specially built for all the sections of the community located at various places in the island city. Dadar Parsi colony is one of the biggest community settlements of the Zoroastrian Community in India. Just like any other Parsi precinct, it also has an agiary located centrally.	
5.4	Value Classification	A(arc), G(grp)	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 2	
7.0	Construction		
7.1	Plinth	0.6 m. high Black Basalt stone coursed masonry plinth	
7.2	Walls	Load bearing brick walls	

7.3	Floor	R.C.C. slab flooring		
7.4	Stairs	Wooden dog legged staircase with plain railing and decorative newel post		
7.5	Openings	Rectangular openings with wooden frames and glazed shutter		
7.6	Roofing	Part flat slab and sloping roof		
7.7	Articulation	Cornice band, wooden railing, stain glass work on balcony, bay windows		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Plastered brick compound wall with cast iron fence with gate		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Partly landscape space in front rest all open space concrete paved		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Window air-conditioning units at some places		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good (No sagging observed)		
9.4	Stairs	Good (No sagging observed, wooden members in sound state)		
9.5	Openings	Good (Well maintained)		
9.6	Roofing	Good (No leakage or breaking of Mangalore tiles observed)		
9.7	Articulation & Finishes	Good (Recently repainted)		
9.8	Services	Fair (No breaking or leakage of pipes observed)		
9.9	Outbuildings	Good (Maintained clean, partly landscaped)		
9.10	Overall condition	Good	Maintenance level	Excellent
10.0	Transformation			
10.1	Form	M.S. grill added later.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats			
	None			
12.0	Additional Notes / References / Documents Available			
	<p>Notes: The land of Parsi colony, Hindu colony and Shivaji Park was owned and developed by the Bombay Improvement Trust (BIT) The Zoroastrian building society acquired the land on the east of Kingsway (Now Dr. Babasaheb Ambedkar Road) The layout was based on garden city ideas, prevailing in England ant that time, thus the colony was planned with open spaces and gardens at important intersections and junctions. By the year 1926, 125 buildings were developed here by private enterprise and by The Parsi Panchayat and The Parsi Cooperative Society.</p> <p>Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.</p>			

668, Desai Building



Side elevation of Desai Building from Katak road showing balconies.



Front façade of Desai Building from Lady Jehangir road.

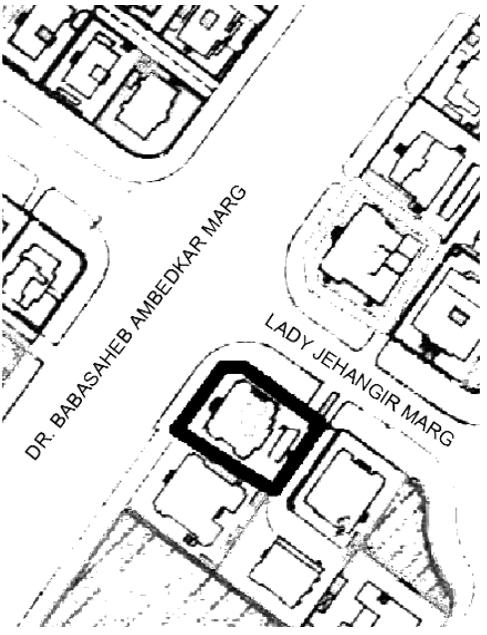


Detail of balconies on east side of Desai building showing cast iron decorative railing.



East side elevation from junction of Katak road and Lady Jehangir road.

Side elevation of building is not visible due to dense vegetation

	Common Ref. No.:		
	Card No.: F/n-31r		
	Ward (Part): F north-IV		
	CS No.: Not available		
	Plot Area: Not available		
	B U Area: Not available		
	Date: March, 2005		
	Record by: Keshav S, Gauri J		
	Review by: Arun Kale		
	Internal: As above		
External: As above			
Photo Ref.: T-III-Fn:\Ward F north\ 602b, Dedhia House			
			
1.0	Denomination		
1.1	Name of Premises	602b, Dedhia House	
1.2	Earlier Name	Not applicable	
1.3	Built in	1929-32	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Dr. Babasaheb Ambedkar Road	
2.2	Subsidiary	Khareghat Road	
3.0	Ownership Pattern		
3.1	Present	Trustees for Improvement City of Bombay	
3.2	Past	Trustees for Improvement City of Bombay	
3.3	Status	Private	
4.0	Use		
4.1	Present	Residential	
4.2	Past	Residential	
4.3	Usage	Regular residential use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on corner plot at junction of Dr. Ambedkar Road and Khareghat Road.	
5.2	Architectural Description	Load bearing structure, Basalt stone plinth. Third floor is added later on in 1950s. Well composed front façade. Balcony jutting out from staircase block supported by concrete columns forms entrance porch. Balcony on second floor running along front facade supported by concrete brackets has wooden railing	
5.3	Intrinsic	Building facing road with different character like Wada. The Zoroastrian (Parsi) community of Bombay mostly resided in colonies / precincts specially built for all the sections of the community located at various places in the island city. Dadar Parsi colony is one of the biggest community settlements of the Zoroastrian Community in India. Just like any other Parsi precinct, it also has an agiary located centrally.	
5.4	Value Classification	A(arc), B(des), E, G	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 2	
7.0	Construction		
7.1	Plinth	Black Basalt stone plinth	
7.2	Walls	Brick masonry walls	
7.3	Floor	RCC floor slab	

7.4	Stairs	Open well wooden staircase with decorative naval post		
7.5	Openings	Rectangular and arched openings with wooden frames and glazed shutters		
7.6	Roofing	Flat roof and partly sloping roof		
7.7	Articulation	Cornice band are seen at all floor levels and there are simple rectangle architraves around windows. The plinth has Black Basalt stone in coursed ashlar masonry. Wooden and concrete railings to balconies. Wooden posts supporting balcony roof.		
7.8	Finishes	Externally and internally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Plastered brick wall with cast iron railing.		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Paved side open spaces		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Window air-conditioning units at some places		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good (No sagging observed)		
9.4	Stairs	Good (No sagging observed, wooden members in sound state)		
9.5	Openings	Good (Well maintained)		
9.6	Roofing	Good (No leakage or breaking of Mangalore tiles observed)		
9.7	Articulation & Finishes	Good (Recently repainted)		
9.8	Services	Fair (No breaking or leakage of pipes observed)		
9.9	Outbuildings	Good (Maintained clean, partly landscaped)		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats			
	None			
12.0	Additional Notes / References / Documents Available			
	<p>Notes: The land of Parsi colony, Hindu colony and Shivaji Park was owned and developed by the Bombay Improvement Trust (BIT) The Zoroastrian building society acquired the land on the east of Kingsway (Now Dr. Babasaheb Ambedkar Road) The layout was based on garden city ideas, prevailing in England ant that time, thus the colony was planned with open spaces and gardens at important intersections and junctions. By the year 1926, 125 buildings were developed here by private enterprise and by The Parsi Panchayat and The Parsi Cooperative Society.</p> <p>Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai</p>			

602b, Dedhia House



North elevation of house from Lady Jehangir road.



Front façade from Dr. Babasaheb Ambedkar road.



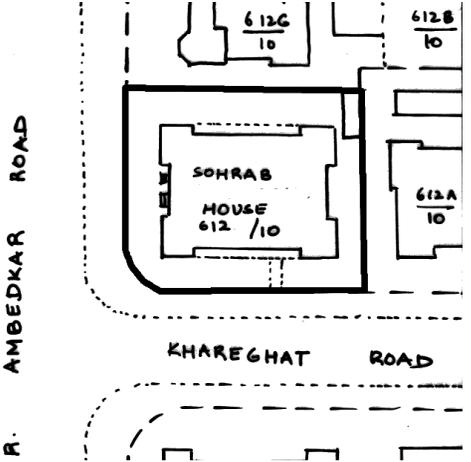
Rear side of house from Lady Jahangir road.



House behind dense trees from Dr. Babasaheb Ambedkar road.



Detail of north side entrance showing Semi-Circular Arch opening.

	Common Ref. No.:		
	Card No.: F/n-31s		
	Ward (Part): F north-IV		
	CS No.: 612 / 10		
	Plot Area: 600 sq.m.		
	B U Area: 1098 sq.m.		
	Date: May, 2005		
	Record by: Keshav S, Gauri J		
	Review by: Arun Kale		
	Internal: As above		
	External: As above		
Photo Ref.: T-III-Fn:\Ward F north\ 607b, Sohrab House			
			
1.0	Denomination		
1.1	Name of Premises	607b, Sohrab House	
1.2	Earlier Name	Not applicable	
1.3	Built in	1932	Extension Date (if any) 1969
2.0	Access		
2.1	Main	Dr. Babasaheb Ambedkar Road	
2.2	Subsidiary	Khareghat Road	
3.0	Ownership Pattern		
3.1	Present	Not available	
3.2	Past	Not available	
3.3	Status	Tenanted	
4.0	Use		
4.1	Present	Residential	
4.2	Past	Residential	
4.3	Usage	Regular residential use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on a junction of Khareghat Road and Dr. Babasaheb Ambedkar Road, a major North-South arterial road in Mumbai, on outskirts of the Parsi colony.	
5.2	Architectural Description	Building reflecting typical vocabulary of Parsi residential blocks. The building follows the general skyline of the building along Dr. Babasaheb Ambedkar Road; The structure exhibits balconies with sloping roofs and plain timber railing. Cornice band runs at first floor level with some motifs on façade the end two bays projecting with recessed area with balconies and balusters on terrace give it a typical character.	
5.3	Intrinsic	The Zoroastrian (Parsi) community of Bombay mostly resided in colonies / precincts specially built for all the sections of the community located at various places in the island city. Dadar Parsi colony is one of the biggest community settlements of the Zoroastrian Community in India. Just like any other Parsi precinct, it also has an agiary located centrally.	
5.4	Value Classification	A(arc), C(seh), G(grp)	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 2	
7.0	Construction		
7.1	Plinth	Black Basalt stone random masonry plinth	
7.2	Walls	Composite brick masonry walls	

7.3	Floor	R.C.C. slab flooring		
7.4	Stairs	Wooden open well staircase with decorative wooden balustrade		
7.5	Openings	Rectangular openings with wooden frames and glazed shutters		
7.6	Roofing	Flat roof terrace and sloping roof for staircase block		
7.7	Articulation	Double windows with external rectangular glazed windows and internal louvered windows. Glazed wooden framed ventilators. It has a decorative concrete balustrade on facade.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Brick compound wall with plain C.I. railing		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Marginal partly landscaped front open space		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Window air-conditioning units at some places		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good (No sagging or reflection observed)		
9.4	Stairs	Good (Well maintained)		
9.5	Openings	Good (Wooden members and windows panes need repairs)		
9.6	Roofing	Good (No leakage or dampness observed)		
9.7	Articulation & Finishes	Fair (Front façade attacked by moss)		
9.8	Services	Fair (Rain water pipe need repair)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	Chajjas added to windows.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	Re-plastered and painted subsequently.		
11.0	DP Remarks / Perceived Threats			
		None		
12.0	Additional Notes / References / Documents Available			
		<p>Notes: The land of Parsi colony, Hindu colony and Shivaji Park was owned and developed by the Bombay Improvement Trust (BIT) The Zoroastrian building society acquired the land on the east of Kingsway (Now Dr. Babasaheb Ambedkar Road) The layout was based on garden city ideas, prevailing in England ant that time, thus the colony was planned with open spaces and gardens at important intersections and junctions. By the year 1926, 125 buildings were developed here by private enterprise and by The Parsi Panchayat and The Parsi Cooperative Society.</p> <p>Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.</p>		

607b, Sohrab House



South side view from Khareghat Road showing symmetrical façade with balconies



Front façade of Sohrab House from Dr. Babasaheb Ambedkar road with semi circular balconies



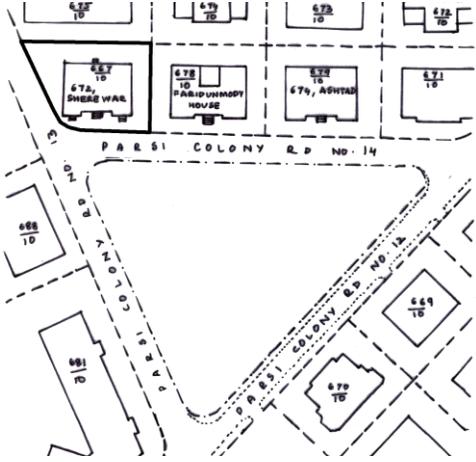
South side entrance to Sohrab House



Detail of decorative balconies of Sohrab House



First floor balconies on east façade of Sohrab House

	Common Ref. No.:		
	Card No.: F/n-31t		
	Ward (Part): F north-VI		
	CS No.: 677 / 10		
	Plot Area: 486.63 sq.m.		
	B U Area: 858 sq.m.		
	Date: May, 2005		
	Record by: Keshav S, Anup S		
	Review by: Arun Kale		
	Internal: As above		
External: As above			
Photo Ref.: T-III-Fn:\Ward F north\ 672, Sherewar			
			
1.0	Denomination		
1.1	Name of Premises	672, Sherewar	
1.2	Earlier Name	Not applicable	
1.3	Built in	1927	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Parsi Colony Road no. 14	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Not available	
3.2	Past	Not available	
3.3	Status	Tenanted	
4.0	Use		
4.1	Present	Residential	
4.2	Past	Residential	
4.3	Usage	Regular residential use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on an internal road in Parsi colony, Road no. 14 facing a central triangular open space in interiors of Parsi colony.	
5.2	Architectural Description	A very fine blend of Vernacular style architecture and the Neo Classical style seen during colonial period. Corinthian capitals, grand balcony and verandah with a series of semi circular arches, side bays projecting with respect to the central balcony and having an interesting sloping roof profile all contribute towards its architectural value.	
5.3	Intrinsic	The Zoroastrian (Parsi) community of Bombay mostly resided in colonies / precincts specially built for all the sections of the community located at various places in the island city. Dadar Parsi colony is one of the biggest community settlements of the Zoroastrian Community in India. Just like any other Parsi precinct, it also has an agiary located centrally.	
5.4	Value Classification	A(arc), B(des), C(seh), G(grp)	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 2	
7.0	Construction		
7.1	Plinth	Plastered masonry plinth	
7.2	Walls	Load bearing brick walls	
7.3	Floor	Wooden flooring with wooden joists and battens	

7.4	Stairs	Wooden dog legged staircase with decorative wooden balustrades		
7.5	Openings	Rectangular openings with wooden frames and glazed shutters		
7.6	Roofing	Sloping roof with Mangalore tiles having a unique roof profile supported with wooden brackets		
7.7	Articulation	Decorative wooden eaves and cornice bands on ground and second floor. Semi-circular arches with wooden ventilators on first floor.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Brick compound wall		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Little open space around		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Windows air-conditioning units added at some places		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good (No sagging or deflection observed)		
9.4	Stairs	Good (No sagging observed, railing and well maintained in sound state)		
9.5	Openings	Good (Some windows need repair)		
9.6	Roofing	Good (No breaking of Mangalore tiles, no leakage observed, fascia in sound state)		
9.7	Articulation & Finishes	Good (Well maintained)		
9.8	Services	Good (No breaking or leakage of pipes observed)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	Corridors enclosed and grills added later on first floor.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats			
	None			
12.0	Additional Notes / References / Documents Available			
	<p>Notes: The land of Parsi colony, Hindu colony and Shivaji Park was owned and developed by the Bombay Improvement Trust (BIT) The Zoroastrian building society acquired the land on the east of Kingsway (Now Dr. Babasaheb Ambedkar Road) The layout was based on garden city ideas, prevailing in England ant that time, thus the colony was planned with open spaces and gardens at important intersections and junctions. By the year 1926, 125 buildings were developed here by private enterprise and by The Parsi Panchayet and The Parsi Cooperative Society.</p> <p>Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.</p>			

672, Sherewar

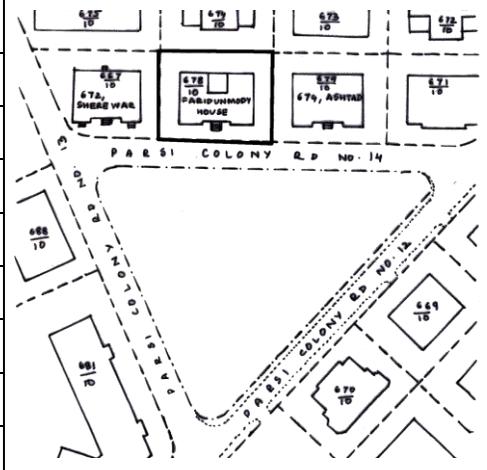


Front façade of Sherewar from Parsi colony road no.14.



Detail of semicircular arched opening.

	Common Ref. No.:	
	Card No.: F/n-31u	
	Ward (Part): F north-VI	
	CS No.: 678 / 10	
	Plot Area: 507.53 sq.m.	
	B U Area: 864.00 sq.m.	
	Date: June, 2005	
	Record by: Keshav S, Anup S	
	Review by: Arun Kale	
	Internal: As above	
External: As above		
Photo Ref.: T-III-Fn:\Ward F north\ 673, Faredoon Mody House		



1.0	Denomination		
1.1	Name of Premises	673, Faredoon Mody House	
1.2	Earlier Name	Not applicable	
1.3	Built in	1928	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Parsi Colony Road No. 14	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Trustees for improvement of city of Bombay. Parsi central association co-op. Hsg. Ltd. Nadirshaw Rustom Mulla.	
3.2	Past	Mancherji Pestanji Khareghat, Kawasji Jalboy Sett, Shapurji Bomanjee Billimoria, Dasba Nawrajee Saher, Cowasji Jehangir Bart	
3.3	Status	Tenanted	
4.0	Use		
4.1	Present	Residential	
4.2	Past	Residential	
4.3	Usage	Regular residential use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on an internal road in Parsi colony, Road no. 14 facing a central triangular open space in interiors of Parsi colony.	
5.2	Architectural Description	One of the typical examples of Parsi residential blocks constructed during 1925-35 in vernacular style architecture. The characteristic features include the projecting timber balconies with plain railing in geometric pattern with Mangalore tiled motif and stained glass. Staircase bay is highlighted by a triangular pediment on top and entrance is governed by a semi-circular arch with architraves and projecting key stone.	
5.3	Intrinsic	The Zoroastrian (Parsi) community of Bombay mostly resided in colonies / precincts specially built for all the sections of the community located at various places in the island city. Dadar Parsi colony is one of the biggest community settlements of the Zoroastrian Community in India. Just like any other Parsi precinct.	
5.4	Value Classification	A(arc), B(per), C(seh), G(grp)	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 2	
7.0	Construction		
7.1	Plinth	Plastered masonry plinth	

7.2	Walls	Load bearing brick wall		
7.3	Floor	Timber joist beam floor		
7.4	Stairs	Open well wooden staircase with decorative balustrades		
7.5	Openings	Rectangular openings with wooden frames and glazed shutters		
7.6	Roofing	Sloping roof with Mangalore tile and Timber truss		
7.7	Articulation	Little open space around. Has a good roof profile. Prominent decorative balconies having decorative balustrades.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Stone compound wall with CI decorative entrance gates and has decorative concrete jalis.		
7.11	Curtilege / Unbuilt Space / Out Buildings / Landscape	Marginal open space around		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Window air-conditioning units on side façade		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good (No sagging or deflection observed)		
9.4	Stairs	Good (No deflection observed)		
9.5	Openings	Good (Well maintained)		
9.6	Roofing	Good (No leakage observed, Mangalore tiles in sound state)		
9.7	Articulation & Finishes	Good (Recently repainted)		
9.8	Services	Good (No pipes broken or leaking)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	Wooden louvered windows replaced with rectangular glazed window.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	Re-plastered and painted.		
11.0	DP Remarks / Perceived Threats			
	None			
12.0	Additional Notes / References / Documents Available			
	<p>Notes: The land of Parsi colony, Hindu colony and Shivaji Park was owned and developed by the Bombay Improvement Trust (BIT) The Zoroastrian building society acquired the land on the east of Kingsway (Now Dr. Babasaheb Ambedkar Road) The layout was based on garden city ideas, prevailing in England ant that time, thus the colony was planned with open spaces and gardens at important intersections and junctions. By the year 1926, 125 buildings were developed here by private enterprise and by The Parsi Panchayat and The Parsi Cooperative Society.</p> <p>Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.</p>			

673, Faridunmody House



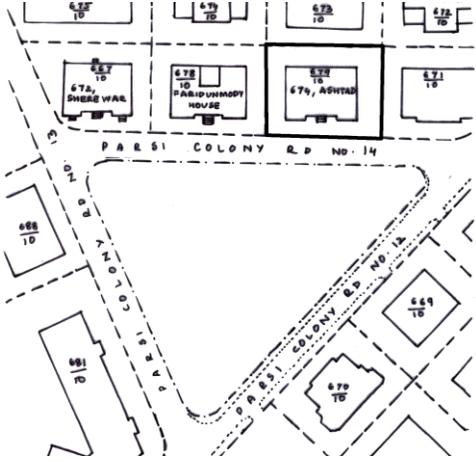
Front façade of Faridunmody House having playground in front from Parsi colony road no. 14.



Decorative balcony having wooden railing supported by wooden brackets having mangalore tile roof above.



Decorative Main Entrance to house from Parsi colony road no.14.

	Common Ref. No.:		
	Card No.: F/n-31v		
	Ward (Part): F-North-VI		
	CS No.: 679 / 10		
	Plot Area: 507.53 sq.m.		
	B U Area: 858 sq.m.		
	Date: May 2005		
	Record by: Keshav S, Anup S		
	Review by: Arun Kale		
	Internal: As above		
External: As above			
Photo Ref.: T-III-Fn:\Ward F north\ 674, Ashtad			
			
1.0	Denomination		
1.1	Name of Premises	674, Ashtad	
1.2	Earlier Name	Not applicable	
1.3	Built in	1927	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Parsi colony Road no. 14	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Trustees for improvement of city of Bombay, Parsi central association Co-Op Hsg Ltd.	
3.2	Past	Trustees for improvement of city of Bombay, Parsi central association Co-Op Hsg Ltd.	
3.3	Status	Tenanted	
4.0	Use		
4.1	Present	Residential	
4.2	Past	Residential	
4.3	Usage	Regular residential use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on an internal road in Parsi Colony, Road no. 14 facing a central triangular open space in interiors of Parsi colony.	
5.2	Architectural Description	A very fine blend of Vernacular style architecture and the Neo Classical style seen during colonial period. Corinthian capitals, grand balcony and verandah with a series of semi circular arches, side bays projecting with respect to the central balcony and having an interesting sloping roof profile all contribute towards its architectural value.	
5.3	Intrinsic	The Zoroastrian (Parsi) community of Bombay mostly resided in colonies / precincts specially built for all the sections of the community located at various places in the island city. Dadar Parsi colony is one of the biggest community settlements of the Zoroastrian Community in India. Just like any other Parsi precinct, it also has an ajiary located centrally.	
5.4	Value Classification	A(arc), G(grp)	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 2	
7.0	Construction		
7.1	Plinth	Plastered plinth	
7.2	Walls	Load bearing brick walls	

7.3	Floor	Wooden flooring with wooden joists and battens		
7.4	Stairs	Wooden dog legged staircase with decorative wooden balustrades		
7.5	Openings	Rectangular openings with wooden frames and glazed shutters		
7.6	Roofing	Sloping roof with Mangalore tiles having a unique roof profile supported with wooden brackets		
7.7	Articulation	Wooden eaves and cornice bands on ground and second floor. Semi-circular arches with wooden ventilators on first floor.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Brick compound wall		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Marginal open space around, partly raved		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Windows air-conditioning units added at some places		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good (No sagging or deflection observed)		
9.4	Stairs	Good (No sagging observed, railing and well maintained in sound state)		
9.5	Openings	Good (Some windows need repair)		
9.6	Roofing	Good (No breaking of Mangalore tiles, no leakage observed, fascia in sound state)		
9.7	Articulation & Finishes	Good (Well maintained)		
9.8	Services	Good (No breaking or leakage of pipes observed)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	Corridors enclosed and grills added later on first floor.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats			
	None			
12.0	Additional Notes / References / Documents Available			
	<p>Notes: The land of Parsi colony, Hindu colony and Shivaji Park was owned and developed by the Bombay Improvement Trust (BIT) The Zoroastrian building society acquired the land on the east of Kingsway (Now Dr. Babasaheb Ambedkar Road) The layout was based on garden city ideas, prevailing in England ant that time, thus the colony was planned with open spaces and gardens at important intersections and junctions. By the year 1926, 125 buildings were developed here by private enterprise and by The Parsi Panchayat and The Parsi Cooperative Society.</p> <p>Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.</p>			

674, Ashtad



Front view of Ashtad from open ground



Arched window opening resting on decorative columns, along with sloping roof.

	Common Ref. No.:		
	Card No.: F/n-31w		
	Ward (Part): F north-VI		
	CS No.: Not available		
	Plot Area: Not available		
	B U Area: Not available		
	Date: April, 2005		
	Record by: Gauri J, Anup S		
	Review by: Arun Kale		
	Internal: As above		
	External: As above		
	Photo Ref.: T-III-Fn:\Ward F north\ 640a, Philonmena		
1.0 Denomination			
1.1	Name of Premises	640a, Philonmena	
1.2	Earlier Name	Not applicable	
1.3	Built in	1932-35	Extension Date (if any) Not applicable
2.0 Access			
2.1	Main	Khareghat Road	
2.2	Subsidiary	Parsi Colony Road no. 9	
3.0 Ownership Pattern			
3.1	Present	Private	
3.2	Past	Private	
3.3	Status	Private owned	
4.0 Use			
4.1	Present	Residential	
4.2	Past	Residential	
4.3	Usage	Regular residential use	
5.0 Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	Located on a rectangular corner plot at junction of Khareghat Road and Parsi Colony Road no. 9, which is one of the prominent roads in Parsi colony. It is viewing triangular garden.	
5.2	Architectural Description	Typical Art Deco corner building having circular central staircase block and rounded corners of the building. It has a convex form. The form itself adds to the novelty of the structure setting it apart from the structures in its vicinity. Corner of building is projected out from other balconies.	
5.3	Intrinsic	The various Art Deco style buildings in Parsi colony created a cohesive image. Like the Gothic buildings in their time represented the new face of the city and an expression of power, so too the Art Deco buildings and precincts symbolized the shift in expression to represent contemporary aspirations.	
5.4	Value Classification	A(arc), B(des)	Recommended Grade III
6.0 Topography			
6.1	Floors	G + 2	
7.0 Construction			
7.1	Plinth	Plastered masonry plinth	
7.2	Walls	Brick masonry walls	
7.3	Floor	RCC floor slab	
7.4	Stairs	RCC winding staircase	

7.5	Openings	Rectangular openings with wooden frames and glazed shutters		
7.6	Roofing	Flat roof with terrace		
7.7	Articulation	Chajjas act as continuous floor bands around the building, Decorative cast iron railing to balcony.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Decorative entrance foyer		
7.10	Compound / Fence / Gate	Brick wall and M.S. fencing		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Paved side open space, planted with big trees and shrubs		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Window air-conditioning units at some places		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good		
9.4	Stairs	Good (No sagging observed, railing and well maintained in sound state)		
9.5	Openings	Good (Some windows need repair)		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Good		
9.8	Services	Good (Drainage pipes need no replacement)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	Sliding windows and grills added later.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats			
	None			
12.0	Additional Notes / References / Documents Available			
	<p>Notes: The land of Parsi colony, Hindu colony and Shivaji Park was owned and developed by the Bombay Improvement Trust (BIT) The Zoroastrian building society acquired the land on the east of Kingsway (Now Dr. Babasaheb Ambedkar Road) The layout was based on garden city ideas, prevailing in England ant that time, thus the colony was planned with open spaces and gardens at important intersections and junctions. By the year 1926, 125 buildings were developed here by private enterprise and by The Parsi Panchayat and The Parsi Cooperative Society.</p> <p>Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai,</p>			

640a, Philomena



View of Philomena from Khareghat road.

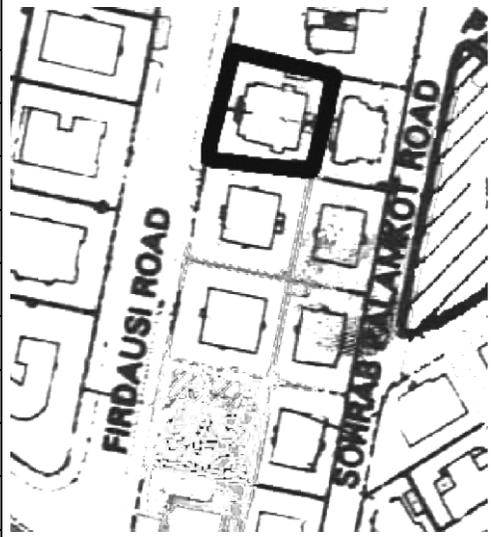


Detail of covered balcony on corner of Philomena building in Art Deco style.



Detail of balconies of first and second floor of Philomena building in Art Deco style.

	Common Ref. No.:	
	Card No.:	F/n-31x
	Ward (Part):	F north-VI
	CS No.:	Not available
	Plot Area:	Not available
	B U Area:	Not available
	Date:	May, 2005
	Record by:	Keshav S, Gauri J
	Review by:	Arun Kale
	Internal:	As above
	External:	As above
Photo Ref.:	T-III-Fn:\Ward F north\ 653 B, Sol papa Cottage / Suriname Cottage	



1.0	Denomination		
1.1	Name of Premises	653B, Solpapa Cottage / Suriname Cottage	
1.2	Earlier Name	Not applicable	
1.3	Built in	1925-35	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Fridays Road	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Not available	
3.2	Past	Not available	
3.3	Status	Private	
4.0	Use		
4.1	Present	Residential	
4.2	Past	Residential	
4.3	Usage	Regular residential use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on a minor internal road of Parsi Colony-Firdausi Road.	
5.2	Architectural Description	Low rise Vernacular style building with a very unique ambience of a humble but cozy bungalow. The bungalow has a rectangular form with Mangalore tiled pitches roof. The entrance is grooved by a recessed. Verandah formed by an equilateral point arched opening. Architraves around the equilateral point arched windows, fanlights, motifs, decorative eaves and fascia boards etc. adorn the façade.	
5.3	Intrinsic	The Zoroastrian (Parsi) community of Bombay mostly resided in colonies / precincts specially built for all the sections of the community located at various places in the island city. Dadar Parsi colony is one of the biggest community settlements of the Zoroastrian Community in India. Just like any other Parsi precinct, it also has an agiary located centrally.	
5.4	Value Classification	A(arc), B(des), C(seh)	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 1	
7.0	Construction		
7.1	Plinth	Black Basalt coursed stone plinth, 0.6 m high	
7.2	Walls	Load bearing brick walls	
7.3	Floor	Wooden flooring with wooden joists and battens	

7.4	Stairs	Wooden straight flight staircase		
7.5	Openings	Arched openings for ground floor and rectangular with wooden frames and glazed shutters		
7.6	Roofing	Sloping roof with Mangalore tiles and wooden trusses		
7.7	Articulation	Simple architraves for arched windows and cornice bands		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Brick wall with piers and barbed wire		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Side open space paved in Shahabad tiles		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good (No sagging or deflection observed)		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Good (Well maintained)		
9.6	Roofing	Good (Mangalore tiles, wooden members in sound state)		
9.7	Articulation & Finishes	Good		
9.8	Services	Fair (No Breakage or leakage of pipes observed)		
9.9	Outbuildings	Good (Plantation of shrubs and small trees)		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	Chajjas added subsequently to some windows.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats			
	None			
12.0	Additional Notes / References / Documents Available			
	<p>Notes: The land of Parsi colony, Hindu colony and Shivaji Park was owned and developed by the Bombay Improvement Trust (BIT) The Zoroastrian building society acquired the land on the east of Kingsway (Now Dr. Babasaheb Ambedkar Road) The layout was based on garden city ideas, prevailing in England ant that time, thus the colony was planned with open spaces and gardens at important intersections and junctions. By the year 1926, 125 buildings were developed here by private enterprise and by The Parsi Panchayat and The Parsi Cooperative Society.</p> <p>Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.</p>			

653B, Solipapa Cottage / Shrinmai Cottage



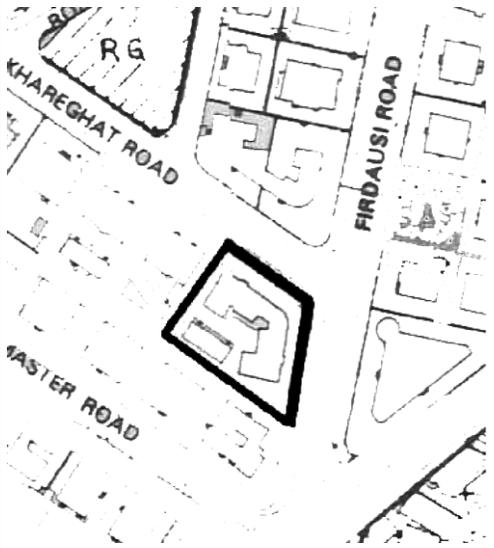
Front view of Solipapa Cottage along with compound wall from Firdausi road showing decorative arches, balcony



Front façade of Solipapa Cottage



Decorative cast iron brackets supporting balcony on north side having wooden railing, post supports sloping roof

	Common Ref. No.:	
	Card No.: F/n-31y	
	Ward (Part): F north-VI	
	CS No.: Not available	
	Plot Area: Not available	
	B U Area: Not available	
	Date: May, 2005	
	Record by: Keshav S, Gauri J	
	Review by: Arun Kale	
	Internal: As above	
External: As above		
Photo Ref.: T-III-Fn:\Ward F north\ 681A, Farmji Bamanji Jijeebhoy Block		

1.0	Denomination		
1.1	Name of Premises	681A, Farmji Bamanji Jijeebhoy Block	
1.2	Earlier Name	Not applicable	
1.3	Built in	1925-35	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Firdausi Road	
2.2	Subsidiary	Khareghat Road	
3.0	Ownership Pattern		
3.1	Present	Not available	
3.2	Past	Not available	
3.3	Status	Ceased	
4.0	Use		
4.1	Present	Residential	
4.2	Past	Residential	
4.3	Usage	Regular residential use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on a corner plot at junction of two roads Firdausi Road, Khareghat Road, one of the important junction of Parsi colony.	
5.2	Architectural Description	This corner building stands on a stone plinth and follows a simple design vocabulary. The building has plain elevation with a large Mangalore tiled roof over the structure but a strong form and is externally good in proportions. Some features like plain cornice at second floor, plain motifs around rectangular windows characteristic the façade. This owned by Parsi Panchayet.	
5.3	Intrinsic	The Zoroastrian (Parsi) community of Bombay mostly resided in colonies / precincts specially built for all the sections of the community located at various places in the island city. Dadar Parsi colony is one of the biggest community settlements of the Zoroastrian Community in India. Just like any other Parsi precinct, it also has an agiary located centrally.	
5.4	Value Classification	A(arc), B(des)	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 2	
7.0	Construction		
7.1	Plinth	0.45 m. high coursed Black Basalt stone plinth	
7.2	Walls	Load bearing brick wall	
7.3	Floor	R.C.C. slab flooring	

7.4	Stairs	Wooden dog legged staircase with plain railing		
7.5	Openings	Rectangular wooden frames and glazed shutters		
7.6	Roofing	Sloping roof with Mangalore tile and Timber truss		
7.7	Articulation	Cornice band at second floor level, architraves around widows		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	1.25 m. high brick compound wall		
7.11	Curtilege / Unbuilt Space / Out Buildings / Landscape	Unbuilt Space Paved with concrete		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Windows air-conditioning provided at some places		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good (No sagging observed)		
9.4	Stairs	Good (Wooden members in good condition)		
9.5	Openings	Good (Window panes and wooden members in sound state)		
9.6	Roofing	Good (No deflection observed)		
9.7	Articulation & Finishes	Good (Paint on terrace spoilt due to rains)		
9.8	Services	Good (Leakage observed in some places)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	Asbestos corrugated chajjas added later on.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats			
	None			
12.0	Additional Notes / References / Documents Available			
	<p>Notes: The land of Parsi colony, Hindu colony and Shivaji Park was owned and developed by the Bombay Improvement Trust (BIT) The Zoroastrian building society acquired the land on the east of Kingsway (Now Dr. Babasaheb Ambedkar Road) The layout was based on garden city ideas, prevailing in England ant that time, thus the colony was planned with open spaces and gardens at important intersections and junctions. By the year 1926, 125 buildings were developed here by private enterprise and by The Parsi Panchayat and The Parsi Cooperative Society.</p> <p>Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.</p>			

681A, Framji Bamanji Jijeebhoy Block



View of block from junction of Khareghat road & Firdausi road.



A view of top floor of Framji Bamanji Jijeebhoy with decorative cornice & mangalore tile roof above.



Decorative windows with pediment around, along with decorative lintel and motifs above.

	Common Ref. No.:	
	Card No.: F/n-31z	
	Ward (Part): F north-IV	
	CS No.: Not available	
	Plot Area: Not available	
	B U Area: Not available	
	Date: May, 2005	
	Record by: Keshav S, Gauri J	
	Review by: Arun Kale	
	Internal: As above	
External: As above		
Photo Ref.: T-III-Fn:\Ward F north\ 605-606, Parsi Gymkhana		

1.0	Denomination		
1.1	Name of Premises	605-606, Parsi Gymkhana	
1.2	Earlier Name	Not applicable	
1.3	Built in	1931	Extension Date (if any) Not available
2.0	Access		
2.1	Main	Dr. Babasaheb Ambedkar road	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Trustees for Improvement of City of Bombay, Parsi Panchayat	
3.2	Past	Trustees for Improvement of City of Bombay, Parsi Panchayat	
3.3	Status	Trust owned	
4.0	Use		
4.1	Present	Recreational	
4.2	Past	Recreational	
4.3	Usage	Regular recreational use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on Dr. Babasaheb Ambedkar road, one of the arterial roads of Mumbai near Khodadad circle.	
5.2	Architectural Description	G+ 2 vernacular structures with Mangalore tiled sloping roof. Symmetrical front façade. Two viewing balconies projecting out on either side of front façade. Open ground on north side.	
5.3	Intrinsic	The Zoroastrian (Parsi) community of Bombay mostly resided in colonies / precincts specially built for all the sections of the community located at various places in the island city. Dadar Parsi colony is one of the biggest community settlements of the Zoroastrian Community in India. Just like any other Parsi precinct, it also has an agiary located centrally.	
5.4	Value Classification	C(seh), J	Recommended Grade II B
6.0	Topography		
6.1	Floors	G + 1	
7.0	Construction		
7.1	Plinth	0.6 m. high Basalt dressed stone coursed plinth	
7.2	Walls	Load bearing brick walls	
7.3	Floor	Access denied	
7.4	Stairs	Access Denied	

7.5	Openings	Rectangular with wooden frames and glazed shutters		
7.6	Roofing	Partly flat roof with terrace and partly sloping		
7.7	Articulation	Decorative		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Access denied		
7.10	Compound / Fence / Gate	Plastered brick wall with ornamental C.I. railings with C.I. decorative gate with pillars		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Paved walkways around structure. Open ground in front of it. Big trees are at periphery.		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good (Well maintained)		
9.4	Stairs	Access Denied		
9.5	Openings	Good (Wooden members in sound state)		
9.6	Roofing	Good (Mangalore tiles, fascia and external members in sound state)		
9.7	Articulation & Finishes	Good (Painted recently)		
9.8	Services	Access denied		
9.9	Outbuildings	Good (Partly landscaped and maintained clean)		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	Some of the parts are reconstructed		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Plot reserved for Play ground on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	<p>Notes: The land of Parsi colony, Hindu colony and Shivaji Park was owned and developed by the Bombay Improvement Trust (BIT) The Zoroastrian building society acquired the land on the east of Kingsway (Now Dr. Babasaheb Ambedkar Road) The layout was based on garden city ideas, prevailing in England ant that time, thus the colony was planned with open spaces and gardens at important intersections and junctions. By the year 1926, 125 buildings were developed here by private enterprise and by The Parsi Panchayat and The Parsi Cooperative Society.</p> <p>Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.</p>		

686, Parsi colony Gymkhana



Front façade of Parsi colony Gymkhana



Front view of Parsi colony Gymkhana along with compound wall from Dr. Babasaheb Ambedkar road



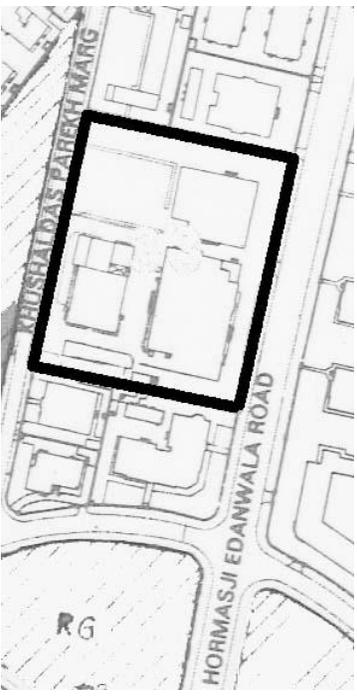
Cantilever Viewing balcony from entrance gate



Viewing balcony detail with Westside block from open ground



West side elevation of Gymkhana

	Common Ref. No.:	
	Card No.: F/n-32	
	Ward (Part): F north-IV	
	CS No.: Not available	
	Plot Area: Not available	
	B U Area: Not available	
	Date: May, 2005	
	Record by: Keshav S, Anup S	
	Review by: Arun Kale	
	Internal: As above	
	External: As above	
	Photo Ref.: T-III-Fn:\Ward F north\ 559-60, 571-72, Central Institute for Research in Cotton premises	

1.0	Denomination		
1.1	Name of Premises	559-60, 571-72, Central Institute for Research in Cotton Premises	
1.2	Earlier Name	Not applicable	
1.3	Built in	1930's	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Hormusji Adenwala Road	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Government owned	
3.2	Past	Government owned	
3.3	Status	Government owned	
4.0	Use		
4.1	Present	Institutional, Research Centre	
4.2	Past	Institutional, Research Centre	
4.3	Usage	Institutional research centre	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on a large plot facing Hormusji Adenwala Road in Parsi Colony on north side of Five Gardens, near Dadar east.	
5.2	Architectural Description	The campus consists of two old structures. The structure abutting the road is a large building in typology of institutional building of 1930's. A stark built form, minimum ornamentation, rectangular windows at equal intervals, cornice bands and motifs below the window adorn the façade. Since access to the above premises was denied the information is not available in details.	
5.3	Intrinsic	After the decision of Bombay Improvement Trust (BIT) to provide the accommodation facilities in Dadar, Matunga and Wadala areas, 440 acres of land was acquired for Dadar-Matunga Scheme which was developed as residential with important amenities like educational and research institutes.	
5.4	Value Classification	A(arc), B(uu)	Recommended Grade II A
6.0	Topography		
6.1	Floors	Ground floor, G + 2	
7.0	Construction		
7.1	Plinth	Black Basalt stone plinth	
7.2	Walls	Brick load bearing walls	
7.3	Floor	Access denied	

7.4	Stairs	Access denied		
7.5	Openings	Rectangular openings with wooden frames and glazed shutters		
7.6	Roofing	Flat roof terrace		
7.7	Articulation	Cornice bands, pediments, entrance canopy and pilasters		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Not applicable		
7.10	Compound / Fence / Gate	Access denied		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Open space concreted, trees on periphery of plot		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Access denied		
8.7	Other (HVAC / BMS / Security Systems)	Access denied		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Access denied		
9.4	Stairs	Access denied		
9.5	Openings	Good		
9.6	Roofing	Access denied		
9.7	Articulation & Finishes	Access denied		
9.8	Services	Access denied		
9.9	Outbuildings	Access denied		
9.10	Overall condition	Access denied	Maintenance level	Access denied
10.0	Transformation			
10.1	Form	Access denied		
10.2	Structure	Access denied		
10.3	Articulation & Finishes	Access denied		
11.0	DP Remarks / Perceived Threats			
	None			
12.0	Additional Notes / References / Documents Available			
	<p>Notes: After the decision of Bombay Improvement Trust (BIT) to provide the accommodation facilities in Dadar, Matunga and Wadala areas, 440 acres of land was acquired for Dadar-Matunga Scheme. The biggest plus point at that time was the grand 158 feet wide Kingsway (Now Dr. Babasaheb Ambedkar Road) as its principal access lit by electric lamps. The plots here were laid out in 1926.</p> <p>Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.</p>			

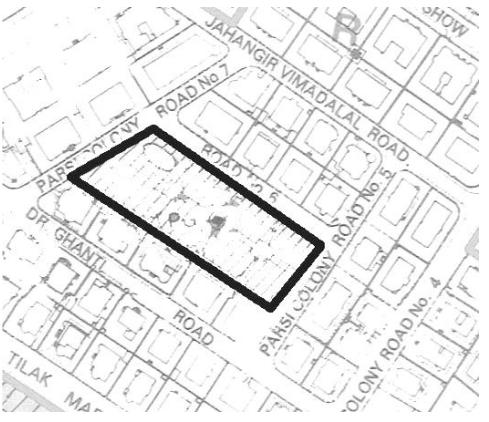
559-60, 571-72, Central Institute for Research in Cotton premises



Main Block A front façade from H. Adenwala road.



Rear elevation of Block B from R. K. Parekh road.

	Common Ref. No.:	
	Card No.: F/n-33	
	Ward (Part): F north-VI	
	CS No.: 556	
	Plot Area: Not available	
	B U Area: Not available	
	Date: May, 2005	
	Record by: Keshav S, Anup S	
	Review by: Arun Kale	
	Internal: As above	
External: As above		
Photo Ref.: T-III-Fn:\Ward F north\ Wadia Park		

1.0	Denomination		
1.1	Name of Premises	Wadia Park	
1.2	Earlier Name	Not applicable	
1.3	Built in	Early 20 th century	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Parsi Colony Road No. 6	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	MCGM	
3.2	Past	MCGM	
3.3	Status	MCGM	
4.0	Use		
4.1	Present	Recreational	
4.2	Past	Recreational	
4.3	Usage	Regular recreational use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located in interior of the Parsi colony along Parsi Colony Road no.6. One of the rare trees of the city exists are found here.	
5.2	Architectural Description	Large open space with landscape areas, lawns and old trees. Walkways are planned along its axis. It is surrounded by G + 6 buildings, provides most needed openness.	
5.3	Intrinsic	After the decision of Bombay Improvement Trust (BIT) to provide the accommodation facilities in Dadar, Matunga and Wadala areas, 440 acres of land was acquired for Dadar-Matunga Scheme which was developed as residential with important amenities like gardens and educational and research institutes.	
5.4	Value Classification	I(sce), J	Recommended Grade II A
6.0	Topography		
6.1	Floors	Not applicable	
7.0	Construction		
7.1	Plinth	Not applicable	
7.2	Walls	Not applicable	
7.3	Floor	Not applicable	
7.4	Stairs	Not applicable	
7.5	Openings	Not applicable	
7.6	Roofing	Not applicable	

7.7	Articulation	Not applicable		
7.8	Finishes	Not applicable		
7.9	Interiors (Movable & Immovable)	Not applicable		
7.10	Compound / Fence / Gate	Grey stone around 1' high with CI railing		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Walkways are paved with concrete tiles		
8.0	Services & Utilities			
8.1	Lighting	Not applicable		
8.2	Ventilation	Not applicable		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Not applicable		
9.2	Walls	Not applicable		
9.3	Floor	Not applicable		
9.4	Stairs	Not applicable		
9.5	Openings	Not applicable		
9.6	Roofing	Not applicable		
9.7	Articulation & Finishes	Not applicable		
9.8	Services	Not applicable		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Plot demarcated as Recreational Ground on proposed Development Plan (D.P.)		
12.0	Additional Notes / References / Documents Available	<p>Notes: The land of Parsi colony, Hindu colony and Shivaji Park was owned and developed by the Bombay Improvement Trust (BIT) The Zoroastrian building society acquired the land on the east of Kingsway (Now Dr. Ambedkar Road) The layout was based on garden city ideas, prevailing in England ant that time, thus the colony was planned with open spaces and gardens at important intersections and junctions. By the year 1926, 125 buildings were developed here by private enterprise and by The Parsi Panchayet and The Parsi Cooperative Society.</p> <p>Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.</p>		

Wadia Park



Pathways in garden with planned plantation.



Wadia Park Udyan from Parsi colony road no 6 with rear tree in Mumbai.

	Common Ref. No.:	
	Card No.: F/n-34	
	Ward (Part): F north-IV	
	CS No.: Not available	
	Plot Area: Not available	
	B U Area: Not available	
	Date: February, 2005	
	Record by: Keshav S, Gauri J	
	Review by: Arun Kale	
	Internal: As above	
	External: As above	
Photo Ref.: T-III-Fn:\Ward F north\ Acworth Municipal Hospital for Leprosy Premises		

1.0	Denomination		
1.1	Name of Premises	Acworth Municipal Hospital for Leprosy Premises	
1.2	Earlier Name	Acworth Municipal Hospital for Leprosy	
1.3	Built in	1920's	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Rathalal Parekh Road (Matunga Road)	
2.2	Subsidiary	R. Parmeshwaram Road	
3.0	Ownership Pattern		
3.1	Present	Municipal Corporation Of Greater Mumbai	
3.2	Past	Not available	
3.3	Status	Government owned	
4.0	Use		
4.1	Present	Leprosy Hospital	
4.2	Past	Leprosy Hospital	
4.3	Usage	Regular health care, public use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on east side of Parsi colony on Rathalal Parekh Road. Large open space with dense vegetation. When it was planned by the Bombay Improvement Trust, it was isolated from main residential area.	
5.2	Architectural Description	A low scale campus planned in clusters. Main office building, is near the entrance and the other structures are used as Wards for Leprosy patients. Structures are in vernacular style with Mangalore tiled sloping roof and load bearing walls in Dressed Black Basalt stone. Bungalow for Dean of the hospital a G+1 vernacular style structure. Since access to the above premises was derined the information is not available in detail.	
5.3	Intrinsic	One of the oldest Leprosy Hospitals of Mumbai for public welfare.	
5.4	Value Classification	B(per), B(des),C(seh), D(bio), J	Recommended Grade II B
6.0	Topography		
6.1	Floors	Ground Floor	
7.0	Construction		
7.1	Plinth	Dressed Black Basalt stone plinth	
7.2	Walls	Dressed Black Basalt stone walls	
7.3	Floor	Access denied	

7.4	Stairs	Not applicable		
7.5	Openings	Rectangular opening with wooden frame and glass panel		
7.6	Roofing	Sloping roof with Mangalore tiles		
7.7	Articulation	Less ornamentation, wooden louvers and railing		
7.8	Finishes	Externally and Internally exposed Black Basalt stone		
7.9	Interiors (Movable & Immovable)	Access denied		
7.10	Compound / Fence / Gate	Plastered brick wall with iron fencing		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Lots of Big trees, Open space, Tar roads. Bungalow for Dean of Hospital.		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not applicable		
8.7	Other (HVAC / BMS / Security Systems)	Not applicable		
9.0	Condition			
9.1	Plinth	Good		
9.2	Walls	Good (observed from outside)		
9.3	Floor	Access denied		
9.4	Stairs	Not applicable		
9.5	Openings	Good (observed from outside)		
9.6	Roofing	Fair		
9.7	Articulation & Finishes	Good		
9.8	Services	Fair		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	Not applicable		
11.0	DP Remarks / Perceived Threats	Plot demarcated as Hospital on proposed Development Plan (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai		

Acworth Municipal Hospital for Leprosy Premises



Office building along entrance road of Acworth Hospital.



Main Entrance gate of Acworth hospital.



Front façade of 'Bungalow for Dean of Hospital'.

Photography denied

	Common Ref. No.:	
	Card No.: F/n-35	
	Ward (Part): F north-IV	
	CS No.: 2 / 10	
	Plot Area: 65699.33 sq.m.	
	B U Area: Not available	
	Date: May, 2005	
	Record by: Keshav S, Gauri J	
	Review by: Arun Kale	
	Internal: As above	
External: As above		
Photo Ref.: T-III-Fn:\Ward F north\ 501-09, Veermata Jijamata Technical Institute Premise		

1.0	Denomination		
1.1	Name of Premises	501-09, Veermata Jijamata Technical Institute Premise	
1.2	Earlier Name	Victoria Jubilee Technical Institute (V.J.T.I)	
1.3	Built in	1923	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	H. Mahajani Marg (College Road)	
2.2	Subsidiary	Nathalal M. Parikh Marg	
3.0	Ownership Pattern		
3.1	Present	Not available	
3.2	Past	Not available	
3.3	Status	Trust	
4.0	Use		
4.1	Present	Institutional, Residential	
4.2	Past	Institutional	
4.3	Usage	Regular institutional, residential use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on an oblong large plot between H Mahajani Marg and Nathalal M. Parikh Marg on the outskirts of Parsi colony. Located on north side of Five Gardens, one of the large garden in Mumbai. The premises consist of the college building, a hostel and an open recreational space allotted as playground.	
5.2	Architectural Description	The college building expresses grandeur in a well articulated Neo-classical style. The entrance porch is highlighted with imposing Ionic columns and pediments decorated with dentils. Large dome over the staircase, sloping Mangalore tile roof with Ionic pilasters, semi-circular arched windows on ground floor, cornice band at terrace level well detailed railing on first floor all contribute towards its high architectural value.	
5.3	Intrinsic	This institute was erected in Scheme V, developed by the Bombay City Improvement Trust in the Dadar-Matunga Estate, on 16 acres of land acquired from the improvement Trust. The building was completed in 14 th November 1923,. The institute was named after Queen Victoria since it was founded in the year she celebrated her Jubilee. (detail note given at the end)	
5.4	Value Classification	A(arc), B(uu), B(des), H(tec)	Recommended Grade II B
6.0	Topography		
6.1	Floors	G + 1	

7.0	Construction			
7.1	Plinth	Malad stone dressed coursed masonry plinth		
7.2	Walls	Load bearing brick walls		
7.3	Floor	R.C.C. slab flooring		
7.4	Stairs	R.C.C. open well staircase		
7.5	Openings	Semi-circular arched wooden frames and glazed shutters on ground floor and rectangular with wooden frames and glazed shutters on first floor.		
7.6	Roofing	Sloping roof with Mangalore tiles and wooden trusses		
7.7	Articulation	Colonial style structure with ionic pilasters on façade with decorative cornice bands at terrace level, decorative R.C.C. railing on first floor. Imposing entrance porch with decorative pediment and dome on staircase block.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Old machinery inside the laboratories		
7.10	Compound / Fence / Gate	Stone wall with decorative MS railing		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Adequate front open space, also having large side open space		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Window air-conditioning units at some places		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good (No deflection observed)		
9.4	Stairs	Good (Well maintained)		
9.5	Openings	Good (Window panes and wooden members in sound state)		
9.6	Roofing	Good (No leakage or deflection observed)		
9.7	Articulation & Finishes	Good (Plaster and paint finish in sound state)		
9.8	Services	Good (Well maintained)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	Maintenance work in progress.		
11.0	DP Remarks / Perceived Threats	Plot reserved for college on proposed Development plan. (D.P.)		

12.0	Additional Notes / References / Documents Available	<p>Notes: This leading institute, which of the first of its kind in the country, was established in 1887. this was largely due to initiative and foresight of Governor Lord Reay, the Bombay Millowners' Association and enlightened civic leader such as Sir Pherozeshah Mehta, Dadabhai Naoroji, Dinsha Wacha, Badruddin Tyabjee and Justice Mahadeo Govind Ranade and generous funding provided by Sir Dinshaw Manekji Petit, Baronate. The institute was named after Queen Victoria since it was founded in the year she celebrated her Jubilee, that is fifty years of her reign. Until the construction of the new building, the institute was housed in the former Elphinstone College (now Dr. Babasaheb Ambedkar Hospital opposite Jijamata udyan) in byculla and was started with two department to teach Mechanical Engineering and textile Manufacture. An Electrical Engineering Department was added in the early year of the 20th century and later, department of technical and applied Chemistry and Sanitary Engineering and Plumbing were also started. The institute awarded diplomas until degree courses were commenced in 1946</p> <p>Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.</p>
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501-09, Veermata Jijamata Technical Institute Premise



Front elevation of V.J.T.I College main block from H Mahajani road showing grand entry with double height porch supported by huge circular columns and dome on top



South corner of front façade of main block with cast iron fencing



Part front façade of V.J.T.I College main block



Ornamented cast iron Entrance gate of V.J.T.I College



Double height entrance porch with decorative columns supporting large pediment on top.

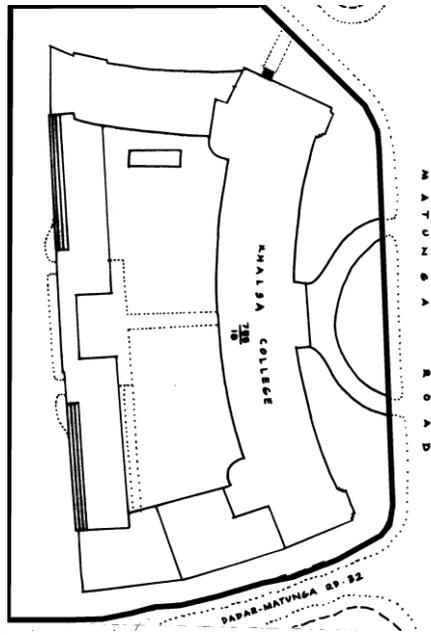


Detail of pediment and column capital with stucco work



View of V.J.T.I. Hostel and front open ground from H Mahajani road. It has arched common passage in front elevation.

	Common Ref. No.:	
	Card No.: F/n-36	
	Ward (Part): F north-IV	
	CS No.: 758 / 10	
	Plot Area: 23112.2 sq.m.	
	B U Area: 18018 sq.m.	
	Date: May, 2005	
	Record by: Keshav S, Gauri J	
	Review by: Arun Kale	
	Internal: As above	
	External: As above	
Photo Ref.: T-III-Fn:\Ward F north\ 471-96, Khalsa College		



1.0	Denomination		
1.1	Name of Premises	471-96, Khalsa College	
1.2	Earlier Name	Not applicable	
1.3	Built in	1933-35	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Nathalal M. Parikh Marg	
2.2	Subsidiary	D. M. Estate, Road No. 32	
3.0	Ownership Pattern		
3.1	Present	Not available	
3.2	Past	Not available	
3.3	Status	Trust	
4.0	Use		
4.1	Present	College	
4.2	Past	College	
4.3	Usage	Regular institutional use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located at Junction of Nathalal M. Parikh Marg and D.M. Estate, Road No. 32, on a prominent location in Matunga off Maheshwari Udyan. It is located on north side of Veermata Jijabai Technical Institute Premise.	
5.2	Architectural Description	Low-rise colonial structure having corridors with circular columns on first and second floor. Geometric motifs on the façade. Staircase block has ionic columns with plain pediment and floral motifs.	
5.3	Intrinsic	One of the old colleges built in Matunga area after the township at Parsi Colony and Hindu colony at Dadar were laid out in 1926 by of Bombay Improvement Trust (BIT).	
5.4	Value Classification	A(arc), B(uu), B(des), C(seh)	Recommended Grade II A
6.0	Topography		
6.1	Floors	G + 2	
7.0	Construction		
7.1	Plinth	Malad dressed stone coursed plinth	
7.2	Walls	Load bearing brick walls	
7.3	Floor	R.C.C. slab floors and beams	
7.4	Stairs	Wooden open well staircase	
7.5	Openings	Rectangular openings with wooden frames and glazed shutters	

7.6	Roofing	Flat roof terrace		
7.7	Articulation	Colonial style structure with circular columns having decorative capitals spanning from first to second floors. Plain pediment with floral motifs on staircase block.		
7.8	Finishes	Internally and externally cement plastered and painted. Ground floor in Malad stone.		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Plastered brick wall with C.I. railing		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Landscaped front open space and side open spaces		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Window air-conditioning units at some places		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good (No deflection observed)		
9.4	Stairs	Good (Well maintained)		
9.5	Openings	Good (Window panes and wooden members in sound state)		
9.6	Roofing	Good (No leakage or deflection observed)		
9.7	Articulation & Finishes	Good (Plaster and paint finish in sound state)		
9.8	Services	Good (Well maintained)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	Grills added and interiors redone.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Plot reserved for college on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	<p>Notes: After the decision of Bombay Improvement Trust (BIT) to provide the accommodation facilities in Dadar, Matunga and Wadala areas, 440 acres of land was acquired for Dadar-Matunga Scheme. The biggest plus point at that time was the grand 158 feet wide Kingsway (Now Dr. Babasaheb Ambedkar Road) as its principal access lit by electric lamps. The plots here were laid out in 1926.</p> <p>Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.</p>		

Khalsa College



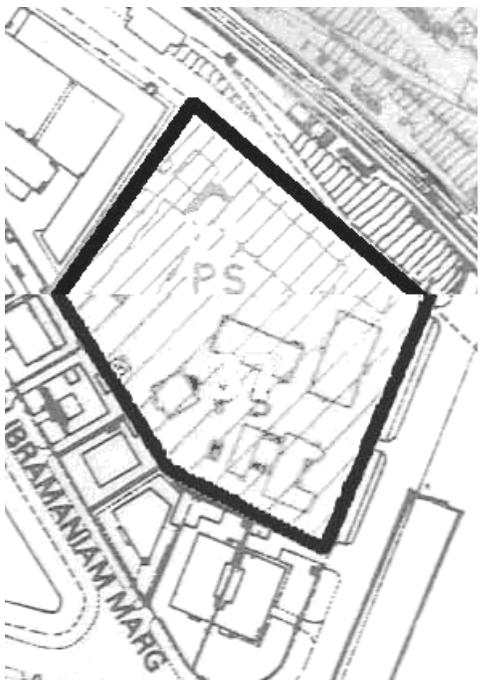
Front façade of Khalsa College from Matunga road.



Main entrance to the building with decorative circular columns.



Corner of Khalsa College from Matunga road behind dense vegetation.

	Common Ref. No.:	
	Card No.: F/n-37	
	Ward (Part): F north-IV & II	
	CS No.: Not available	
	Plot Area: Not available	
	B U Area: Not available	
	Date: February, 2005	
	Record by: Keshav S, Gauri J	
	Review by: Arun Kale	
	Internal: As above	
External: As above		
Photo Ref.: T-III-Fn:\Ward F north\ Assistant Commissioner of Police & Special Executive Magistrate, Matunga Division Premises		

1.0	Denomination		
1.1	Name of Premises	Assistant Commissioner of Police & Special Executive Magistrate, Matunga Division Premises (All buildings)	
1.2	Earlier Name	Police Station	
1.3	Built in	1923	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Laxmibai Kelakar Marg (Sion Road)	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Maharashtra Police	
3.2	Past	Maharashtra Police	
3.3	Status	Government owned	
4.0	Use		
4.1	Present	Police station, public	
4.2	Past	Police station, public	
4.3	Usage	Frequent Public use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on large plot facing Laxmibai Kelakar Marg (Sion Road) which is a north south road, next to King's circle Railway station.	
5.2	Architectural Description	<p>The premises have two main buildings facing the main road. One of them is Matunga Police station which is in the typology of city's many police stations in Vernacular style built in early 20th century having two side bays with gable wall and recessed verandah and balcony. Ground floor has a semi-circular arched verandah, above which is a balcony with plain wooden railing and bar tracery. The Mangalore tiled sloping roof is in interesting profile. The two side blocks have a plain pediment on terrace parapet level.</p> <p>The Other building is Sion Police station which is planned with some variation. The two parts projecting out from verandah have rectangular and cylindrical form. This typology is similar to 'European Bungalows' seen in Kala Chowky in central Mumbai.</p>	
5.3	Intrinsic	One of the typical old Police-station buildings built during the British rule. After the decision of Bombay Improvement Trust (BIT) to provide the accommodation facilities in Dadar, Matunga and Wadala areas, 440 acres of land was acquired for Dadar-Matunga Scheme which was developed as residential with important amenities like police stations, gardens and educational and research institutes.	

5.4	Value Classification	A(arc), B(des) B(per), B(uu), C(seh), J	Recommended Grade	II B
6.0	Topography			
6.1	Floors	G + 1, G + 2		
7.0	Construction			
7.1	Plinth	Black Basalt stone coursed masonry 0.6m high plinth		
7.2	Walls	Brick load bearing wall		
7.3	Floor	Wooden beam joist floor		
7.4	Stairs	Wooden dog legged staircase, decorative wooden balustrades, decoration on risers with plain handrail		
7.5	Openings	Rectangular openings with wooden frame and paneling		
7.6	Roofing	Sloping roof with Mangalore tiled supported on wooden truss		
7.7	Articulation	Cornice band at floor level. Wooden brackets and railing to balconies. Pediments to windows, bar tracery on balcony.		
7.8	Finishes	Internally and externally lime plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of Heritage value		
7.10	Compound / Fence / Gate	Plastered brick wall with cast iron gate		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Open space paved with Shahabad tiles. Few trees. Residential quarters behind it.		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Fair (Sagging observed at few places)		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Good (Well maintained)		
9.6	Roofing	Good (Recently repaired, Mangalore tiles changed)		
9.7	Articulation & Finishes	Good (Recently repaired)		
9.8	Services	Good (Well maintained)		
9.9	Outbuildings	Fair (Not utilized properly)		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Plot reserved for Police Station on proposed Development Plan (D.P).		
12.0	Additional Notes / References / Documents Available	Notes: After the decision of Bombay Improvement Trust (BIT) to provide the accommodation facilities in Dadar, Matunga and Wadala areas, 440 acres of land was acquired for Dadar-Matunga Scheme. The biggest plus point at that time was the grand 158 feet wide Kingsway (Now Dr. Babasaheb Ambedkar Road) as its principal access lit by electric lamps. The plots here were laid out in		

		1926. Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.
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Assistant Commissioner of Police & Special Executive Magistrate, Matunga Division Premises (All buildings)



View of Matunga Police Station from pedestrian foot over bridge.



View of Matunga Police Station Premises from Sion road.



Main entrance to Matunga Police Station.



Front façade of Matunga Police Station with semi-circular arched openings behind vegetation.

	Common Ref. No.:		
	Card No.: F/n-38		
	Ward (Part): F north-VI		
	CS No.: Not available		
	Plot Area: Not available		
	B U Area: Not available		
	Date: May, 2005		
	Record by: Keshav S, Gauri J		
	Review by: Arun Kale		
	Internal: As above		
External: As above			
Photo Ref.: T-III-Fn:\Ward F north\ Jaykar Bungalow			
			
1.0	Denomination		
1.1	Name of Premises	Jaykar Bungalow	
1.2	Earlier Name	Not applicable	
1.3	Built in	Late 19 th century	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Off Barkat Ali Road	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Jaykar	
3.2	Past	Jaykar	
3.3	Status	Ceased	
4.0	Use		
4.1	Present	Residential	
4.2	Past	Residential	
4.3	Usage	Regular residential use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on the hill, east side of Wadala station. It is isolated from the nearby settlements.	
5.2	Architectural Description	Modest vernacular structure situated on a small hillock, having Mangalore tiled sloping roof, with decorative eaves board. It has an entrance porch, and is one of the oldest structures in the area. The structure has been replastered and repainted over the years.	
5.3	Intrinsic	One of the old vernacular houses in Dadar-Wadala area belonging to Jaykar family from the Pathare Prabhu community which is one of the oldest communities of the city.	
5.4	Value Classification	B(per), C(seh)	Recommended Grade III
6.0	Topography		
6.1	Floors	Ground floor	
7.0	Construction		
7.1	Plinth	Black basalt stone random masonry plinth	
7.2	Walls	Brick load bearing walls	
7.3	Floor	Not applicable	
7.4	Stairs	Not applicable	
7.5	Openings	Rectangular with wooden frames and glazed shuttered windows and wooden frames and glazed shuttered doors.	
7.6	Roofing	Sloping roof with Mangalore tiles and wooden trusses	

7.7	Articulation	Not much articulation on façade		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not applicable		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Large open space around with few trees		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Window air-conditioning units at some places		
9.0	Condition			
9.1	Plinth	Fair (Cracks observed at some places)		
9.2	Walls	Fair (Dampness or cracks observed)		
9.3	Floor	Fair (Access denied)		
9.4	Stairs	Not applicable		
9.5	Openings	Fair (Wooden members need maintenance)		
9.6	Roofing	Fair (Part replaced by A.C. sheets)		
9.7	Articulation & Finishes	Fair (Plastered chipped off at some places)		
9.8	Services	Fair (Roof gutters need repairs)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	Asbestos sheets provided on place of Mangalore tiles at the entrance porch.		
10.3	Articulation & Finishes	Re-plastered and painted subsequently.		
11.0	DP Remarks / Perceived Threats	Threat from the small shrubs growing at base of plinth.		
12.0	Additional Notes / References / Documents Available	Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.		

Jaykar Bungalow



View of Jaykar Bungalow showing elevated rare entrance from north side.

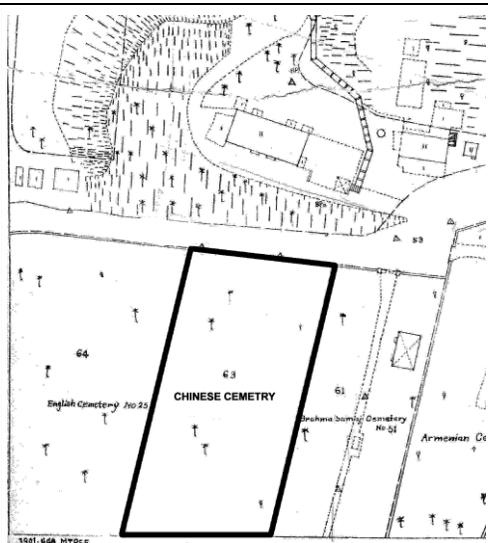


Front façade of Jaykar bungalow having steps leading towards it.



Wooden truss supporting sloping roof above showing purlins and wooden boarding.

	Common Ref. No.:	
	Card No.: F/n-39	
	Ward (Part): F north-V	
	CS No.: 60-64	
	Plot Area: 2051.84 sq. m.	
	B U Area: Not available	
	Date: May, 2005	
	Record by: Keshav S, Anup S	
	Review by: Arun Kale	
	Internal: As above	
	External: As above	
Photo Ref.: T-III-Fn:\Ward F north\ Chinese cemetery		



1.0	Denomination		
1.1	Name of Premises	Chinese cemetery, Antop Hill	
1.2	Earlier Name	Not applicable	
1.3	Built in	1890	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Shaikh Mishari Marg	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Trustees for improvement of city of Bombay. Malti Manjrekar	
3.2	Past	Papamiya Gulam Mohhuddin, Mavel Palbina Fonseca, Sulochana Vijay Chitale	
3.3	Status	Trust	
4.0	Use		
4.1	Present	Burial Ground	
4.2	Past	Burial Ground	
4.3	Usage	Occasional public use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Open space located on Shaikh Mishari Marg with slum settlement in the vicinity.	
5.2	Architectural Description	A modest sized cemetery in midst of cramped residential and industrial area. Entrance wall has the history of the cemetery inscribed on it.	
5.3	Intrinsic	The 1826 census showed 37 Chinese families. The need for a cemetery was considered and the Chinese were allotted place at Antop Hill in 1880 during the relocation project of cemeteries to the then Muddy area. It was completed on 10 th February 1890.	
5.4	Value Classification	C(seh), E, F, I(sce)	Recommended Grade II B
6.0	Topography		
6.1	Floors	Not applicable	
7.0	Construction		
7.1	Plinth	Not applicable	
7.2	Walls	Not applicable	
7.3	Floor	Not applicable	
7.4	Stairs	Not applicable	
7.5	Openings	Not applicable	
7.6	Roofing	Not applicable	

7.7	Articulation	Not applicable		
7.8	Finishes	Not applicable		
7.9	Interiors (Movable & Immovable)	Not applicable		
7.10	Compound / Fence / Gate	Black Basalt stone compound wall		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Pathway paved with Shahabad Tiles. Number of trees in the plot.		
8.0	Services & Utilities			
8.1	Lighting	Not applicable		
8.2	Ventilation	Not applicable		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Not applicable		
9.2	Walls	Not applicable		
9.3	Floor	Not applicable		
9.4	Stairs	Not applicable		
9.5	Openings	Not applicable		
9.6	Roofing	Not applicable		
9.7	Articulation & Finishes	Not applicable		
9.8	Services	Fair (Trenches for drainage)		
9.9	Outbuildings	Fair (slum encroachment on periphery)		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Plot reserved for cemetery on proposed Development plan (D.P.)		
12.0	Additional Notes / References / Documents Available	<p>Notes: Group of Cantonese workers arrived in Bombay in the early 1880's on the East India Company ships. Containing silk for the mills in Parel and Byculla. The ships on their way back carried Cotton and Opium. The 1826 census showed 37 Chinese families grew the need for cemetery was considered and the Chinese were allotted place at Antop Hill in 1880 during the relocation project of cemeteries to a then Muddy area. It was completed on 10th February 1890.</p> <p>Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.</p>		

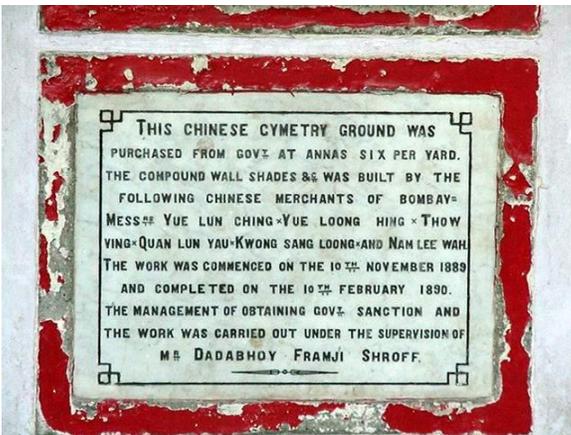
Chinese Cemetery, Antop Hill



Holly wall next to entrance of cemetery.
(Chinese people treat this wall as temple.)



Inside view of Chinese Cemetery.



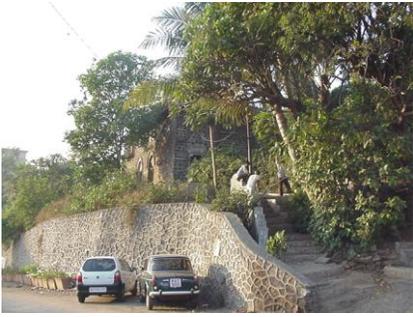
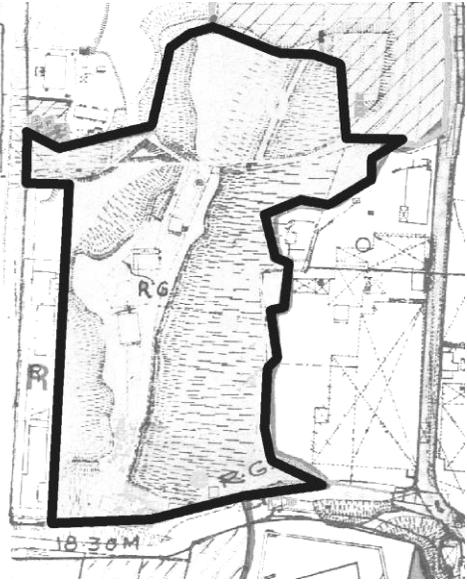
Detail of plaque on wall in Chinese Cemetery.

Walchand Precinct

The precinct is located in hilly and fairly wooded area near Antop hill. Vernacular structures constructed in random Black Basalt stone contributes to its heavy appearance. Three main bungalows are located at different levels on hill; servant quarters are located at the base of the hill. On the east side of the hill which has a stiff slope where as the west side gradually slopes towards the ground. The hill separates the salt pans from the main land. Overlooks the salt pans along with the Eastern waterfront.

Buildings in the Precincts:

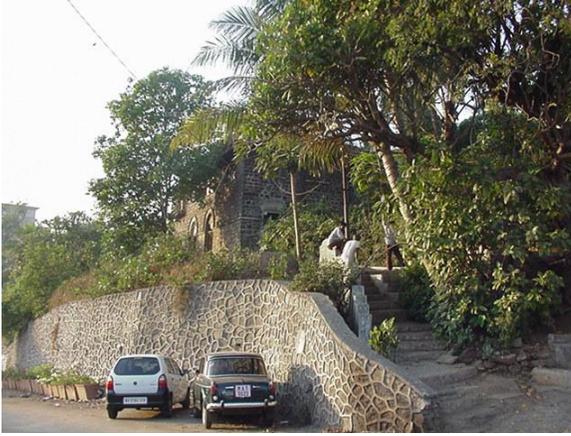
1. 3 Bungalows
2. Servant quarters
3. Hill

	Common Ref. No.:	
	Card No.: F/n-40	
	Ward (Part): F north-V	
	CS No.: Not applicable	
	Plot Area: Not applicable	
	B U Area: Not applicable	
	Date: February, 2005	
	Record by: Keshav S, Gauri J	
	Review by: Arun Kale	
	Internal: As above	
	External: As above	
	Photo Ref.: T-III-Fn:\Ward F north\ Walchand Precinct	

1.0	Denomination		
1.1	Name of Premises	Walchand Precinct	
1.2	Earlier Name	Not applicable	
1.3	Built in	Early 20 th century	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	M. T. Vishwasrao Road	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	MCGM, Tenanted	
3.2	Past	MCGM, Tenanted	
3.3	Status	MCGM, Tenanted	
4.0	Use		
4.1	Present	Residential	
4.2	Past	Residential	
4.3	Usage	Regular residential use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	The precinct is located in hilly and fairly wooded area near Antop hill. Vernacular structures constructed in random Black Basalt stone contributes to its heavy appearance. Three main bungalows are located at different levels on hill; servant quarters are located at the base of the hill. The hill separates the salt pans from the main land. Overlooks the salt pans along with the Eastern waterfront.	
5.2	Architectural Description	The buildings of the precinct are low-rise and have a strong vernacular style with minimal ornamentation on the facade. The buildings are located at different levels. One structure consists of two symmetrical blocks with a large open space around it.	
5.3	Intrinsic	This is MCGM owned premises located on hill on central east of Mumbai. Typical planning of each block. Salt pans are next to it.	
5.4	Value Classification	B(per), G(grp)	Recommended Grade III
6.0	Topography		
6.1	Floors	Not applicable	
7.0	Construction		
7.1	Plinth	Not applicable	
7.2	Walls	Not applicable	
7.3	Floor	Not applicable	
7.4	Stairs	Not applicable	

7.5	Openings	Not applicable		
7.6	Roofing	Not applicable		
7.7	Articulation	Not applicable		
7.8	Finishes	Not applicable		
7.9	Interiors (Movable & Immovable)	Not applicable		
7.10	Compound / Fence / Gate	Not applicable		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	The two buildings have lots of open space in between planted with shrubs and trees. Pathways concreted.		
8.0	Services & Utilities			
8.1	Lighting	Not applicable		
8.2	Ventilation	Not applicable		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not applicable		
8.7	Other (HVAC / BMS / Security Systems)	Not applicable		
9.0	Condition			
9.1	Plinth	Not applicable		
9.2	Walls	Not applicable		
9.3	Floor	Not applicable		
9.4	Stairs	Not applicable		
9.5	Openings	Not applicable		
9.6	Roofing	Not applicable		
9.7	Articulation & Finishes	Not applicable		
9.8	Services	Not applicable		
9.9	Outbuildings	Not applicable		
9.10	Overall condition	Not applicable	Maintenance level	Not applicable
10.0	Transformation			
10.1	Form	Not applicable		
10.2	Structure	Not applicable		
10.3	Articulation & Finishes	Not applicable		
11.0	DP Remarks / Perceived Threats	Plots reserved as recreational ground on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	Notes: Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

Walchand Precinct



Walchand Bungalow no 1 from M. T. Vishwasroa road with long retaining wall and steps to Bungalow



Walchand Bungalow no 2 with landscape in front open space



Walchand Bungalow no 3 with lots of vegetation around



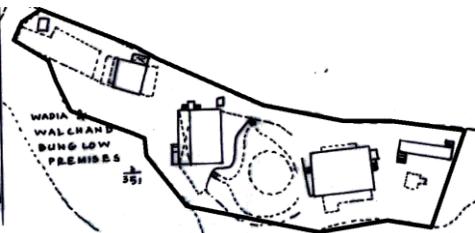
Servant's quarters at bottom of hill.



Walchand Bungalows from bottom of hill



Paved walkway in walchand precinct

	Common Ref. No.:	
	Card No.: F/n-40a	
	Ward (Part): F north-V	
	CS No.: 3 / 351	
	Plot Area: 1009.33 sq.m.	
	B U Area: 450 sq.m.	
	Date: May, 2005	
	Record by: Keshav S, Gauri J	
	Review by: Arun Kale	
	Internal: As above	
	External: As above	
	Photo Ref.: T-III-Fn:\Ward F north\ Walchand Bungalow	

1.0	Denomination		
1.1	Name of Premises	Walchand Bungalow	
1.2	Earlier Name	Not applicable	
1.3	Built in	Early 20 th century	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Sheikh Mishari Marg	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	MCGM	
3.2	Past	The Indian Hume Pipe Ltd.	
3.3	Status	Tenanted	
4.0	Use		
4.1	Present	Residential	
4.2	Past	Residential	
4.3	Usage	Regular residential use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on a hillock this settlement of three bungalows and outhouses enjoy the highest altitude in the vicinity with a view of eastern waterfront, though now interrupted by a scheme of recently built residential towers.	
5.2	Architectural Description	The bungalow can be either approached by a private Road or a paved pathway with steps leading to the top of hillock. The three identical bungalows all built in Black Basalt random rubble masonry with a cubic form and Mangalore tiled pitched roof. The bungalows have segmental arched double windows and minimal ornamentation on façade.	
5.3	Intrinsic	The bungalows were allotted around sixty years back to the staff of the Indian Hume pipe Company Ltd, situated next to it.	
5.4	Value Classification	A(arc), B(seh)	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 1	
7.0	Construction		
7.1	Plinth	Black Basalt stone random masonry plinth	
7.2	Walls	Black Basalt stone random masonry	
7.3	Floor	Wooden flooring with wooden joists and battens	
7.4	Stairs	Dog legged wooden staircase with plain railing	

7.5	Openings	Rectangular double windows with wooden frames and glazed shutters		
7.6	Roofing	Sloping roof with Mangalore tiles and wooden trusses		
7.7	Articulation	Segmental arched openings, plain cornice band at floor level		
7.8	Finishes	Externally exposed Black Basalt stone, plastered and painted internally		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Black Basalt random masonry retaining wall on south side		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Large unpaved open space around with outhouse		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Window air-conditioning units at some places		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (Dampness observed on western walls)		
9.3	Floor	Good (No sagging or deflection observed)		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Fair (Windows on western side attacked by strong wind and rains, some windows replaced by aluminum windows)		
9.6	Roofing	Fair (Two bungalows painted externally, fascia broken at many places)		
9.7	Articulation & Finishes	Fair (Leakage of some pipes observed)		
9.8	Services	Fair (Debris dumped at some places)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	M.S. grills and air-conditioning window units added later.		
10.2	Structure	Encroachments on ground floor, extension of terrace done by tenants on ground floor.		
10.3	Articulation & Finishes	Repainted externally.		
11.0	DP Remarks / Perceived Threats	Plot falls under recreational ground on proposed Development plan (D.P.)		
12.0	Additional Notes / References / Documents Available	Notes: The bungalows were used as staff quarters for the staff of the Indian Hume Pipe Company Ltd. Next to this plot. Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.		

Walchand Bungalow



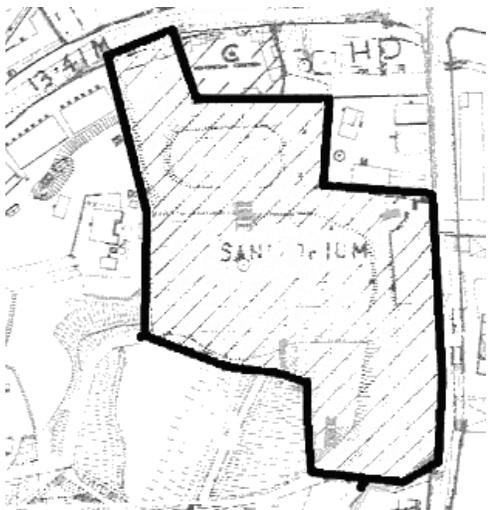
Front façade of Walchand Bungalow no 2 from approaching road



Paved front open space of Walchand Bungalow no 2



Pedestrian entry to Walchand Bungalow

	Common Ref. No.:	
	Card No.: F/n-41	
	Ward (Part): F north-V	
	CS No.: Not available	
	Plot Area: Not available	
	B U Area: Not available	
	Date: February, 2005	
	Record by: Keshav S, Gauri J	
	Review by: Arun Kale	
	Internal: As above	
	External: As above	
	Photo Ref.: T-III-Fn:\Ward F north\ Ismail Sanatorium premises	

1.0	Denomination		
1.1	Name of Premises	Ismail Sanatorium Premises	
1.2	Earlier Name	Not applicable	
1.3	Built in	1940's	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Sheikh Misari Road	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Not available	
3.2	Past	Not available	
3.3	Status	Trust owned	
4.0	Use		
4.1	Present	Religious, Educational and Residential	
4.2	Past	Religious, Educational and Residential	
4.3	Usage	Regular religious, educational and residential use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on east side of Sheikh Misari Road. Plot touches the Walchand precinct on south side.	
5.2	Architectural Description	Expressing horizontality this building is enhanced by the entrance, demarcated by a large Moorish arch gateway and a dome with a pinnacle on top. Features like minarets, carvings, Moorish arches decorate the façade. The entrance leads to a central court with a water body and a prayer hall. Since access to the above premises was derived the information is not available in detail.	
5.3	Intrinsic	The sanatorium is located in the neighborhood that had a large Muslim population but at present has drastically declined. It accommodates Madarasa (education) and sanatorium (residential) facilities.	
5.4	Value Classification	A(arc),C(seh)	Recommended Grade II B
6.0	Topography		
6.1	Floors	Ground floor	
7.0	Construction		
7.1	Plinth	Plastered brick plinth	
7.2	Walls	Load bearing brick walls	
7.3	Floor	Access denied	
7.4	Stairs	Access denied	

7.5	Openings	Semi circular and Moorish arch opening with wooden frame and glass panel		
7.6	Roofing	Flat slab, dome on entrance		
7.7	Articulation	Floral motifs on façade of gateway with multifoil or Moorish arches. Decorative minarets at the corners and decorative floral motifs all over façade.		
7.8	Finishes	Externally plastered and painted		
7.9	Interiors (Movable & Immovable)	Access denied		
7.10	Compound / Fence / Gate	Access denied		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Access denied		
8.0	Services & Utilities			
8.1	Lighting	Access denied		
8.2	Ventilation	Access denied		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not applicable		
8.7	Other (HVAC / BMS / Security Systems)	Not applicable		
9.0	Condition			
9.1	Plinth	Good		
9.2	Walls	Good (observed from outside)		
9.3	Floor	Access denied		
9.4	Stairs	Access denied		
9.5	Openings	Good (observed from outside)		
9.6	Roofing	Access denied		
9.7	Articulation & Finishes	Good		
9.8	Services	Access denied		
9.9	Outbuildings	Access denied		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Plots demarked as Santorium on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai		

Ismail Sanatorium Premises



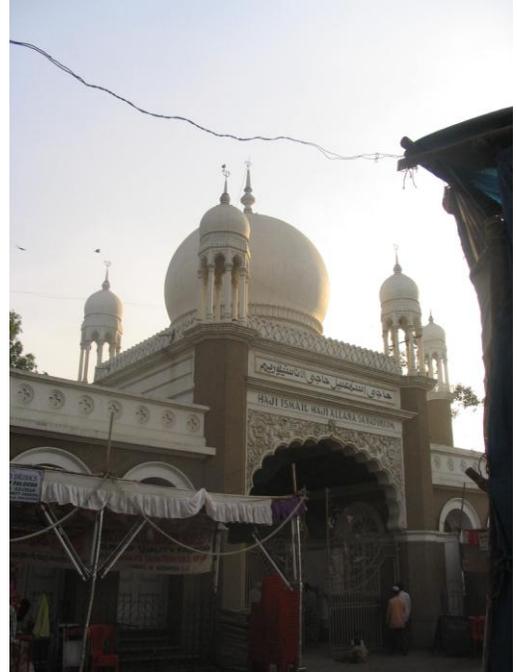
Front façade of Ismail sanatorium entrance block from Sheikh Misari road.



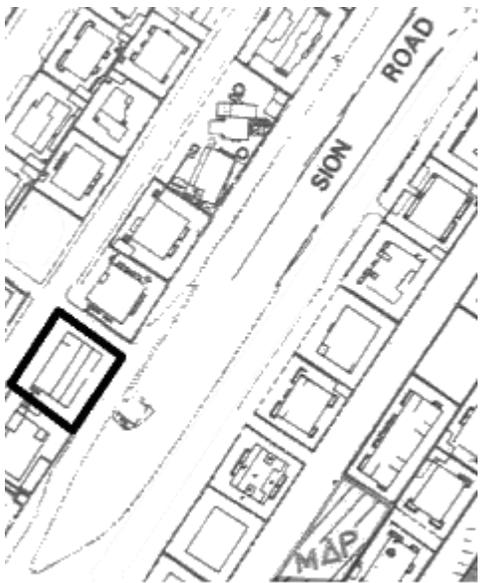
Ornamented entrance arch detail with cornice bands.



Detail of minarates of entrance block.



Detail of Main entrance with ornamented arch, minarates and dome above it.

	Common Ref. No.:	
	Card No.: F/n-42	
	Ward (Part): F north-II	
	CS No.: 99 / 10	
	Plot Area: Not available	
	B U Area: Not available	
	Date: April, 2005	
	Record by: Keshav S, Gauri J	
	Review by: Arun Kale	
	Internal: As above	
	External: As above	
Photo Ref.: T-III-Fn:\Ward F north\ Vishwa Building		

1.0	Denomination			
1.1	Name of Premises	Vishwa Building		
1.2	Earlier Name	Not applicable		
1.3	Built in	1935-38	Extension Date (if any)	Not applicable
2.0	Access			
2.1	Main	Dr. Babasaheb Ambedkar Road		
2.2	Subsidiary	Not applicable		
3.0	Ownership Pattern			
3.1	Present	Not available		
3.2	Past	Not available		
3.3	Status	Private owned		
4.0	Use			
4.1	Present	Residential		
4.2	Past	Residential		
4.3	Usage	Regular residential use		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	Facing Dr. Babasaheb Ambedkar road, one of the major North-South roads of Mumbai, located near Sion circle, a busy junction.		
5.2	Architectural Description	An example of Indo Deco features as reflected in a modest residential building. The staircase block has a sloping roof with low rise and supported on multiple brackets. The staircase block closely resembles that of Shet Ranchoddas Sanatorium on Sion hill. Stained glass panels are fixed in top part of window opening.		
5.3	Intrinsic	It is part of the Sion estate along Dr. Babasaheb Ambedkar Road.		
5.4	Value Classification	A(arc),	Recommended Grade	III
6.0	Topography			
6.1	Floors	G + 2		
7.0	Construction			
7.1	Plinth	Dressed basalt stone plinth 0.3 m. high		
7.2	Walls	Load bearing brick walls		
7.3	Floor	R.C.C. slab flooring		
7.4	Stairs	Wooden dog-legged staircase with highly decorative newel post		
7.5	Openings	Rectangular and arched openings with wooden framed glazed (stained glass) shutter		
7.6	Roofing	Flat roof with partly sloping roof		

7.7	Articulation	Highly decorative with wooden railing, ornamental columns and Moorish arches		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Plastered brick wall with cast iron railing		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Lots of trees within the compound		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good (No sagging observed)		
9.4	Stairs	Good (Wooden members in sound state)		
9.5	Openings	Good (Well maintained)		
9.6	Roofing	Good (No leakage or breaking of Mangalore tiles observed)		
9.7	Articulation & Finishes	Good (Needs to be painted)		
9.8	Services	Fair		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	None		
12.0	Additional Notes / References / Documents Available	Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.		

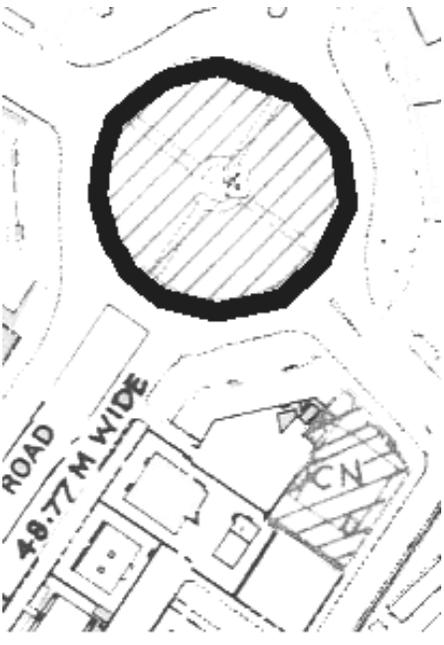
Vishwa Building



Front elevation



Detail of staircase block roof of Vishwa Building

	Common Ref. No.:	
	Card No.: F/n-43	
	Ward (Part): F north-I	
	CS No.: Not available	
	Plot Area: Not available	
	B U Area: Not available	
	Date: February, 2005	
	Record by: Keshav S, Gauri J	
	Review by: Arun Kale	
	Internal: As above	
	External: As above	
Photo Ref.: T-III-Fn:\Ward F north\ Sion Circle Garden		

1.0	Denomination			
1.1	Name of Premises	Sion Circle Garden		
1.2	Earlier Name	Not applicable		
1.3	Built in	Mid 20 th century	Extension Date (if any)	Not applicable
2.0	Access			
2.1	Main	Laxmibai Kelkar Road		
2.2	Subsidiary	Sion Road No. 6		
3.0	Ownership Pattern			
3.1	Present	Not available		
3.2	Past	Not available		
3.3	Status	Not available		
4.0	Use			
4.1	Present	Recreational, Public		
4.2	Past	Recreational, Public		
4.3	Usage	Regular public use		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	Located on a busy and a landmark circular junction Laxmibai Kelkar Road, one of main road in North-South direction and Sion Road no.6 Located on a very busy traffic junction.		
5.2	Architectural Description	Open garden located on a circular plot at a very busy traffic intersection. It is wooded with shrubs and large trees. Pathways paved in cement tiles divide the garden in a number of segments covered with lawns. However the columns of the Flyover are right inside the garden thereby destroying its naturescape.		
5.3	Intrinsic	This garden is situated in one of the oldest village areas of Mumbai, now an important node on the highway.		
5.4	Value Classification	C(seh), I(sce), J	Recommended Grade	II A
6.0	Topography			
6.1	Floors	Not applicable		
7.0	Construction			
7.1	Plinth	Not applicable		
7.2	Walls	Not applicable		
7.3	Floor	Not applicable		
7.4	Stairs	Not applicable		
7.5	Openings	Not applicable		
7.6	Roofing	Not applicable		

7.7	Articulation	Not applicable		
7.8	Finishes	Not applicable		
7.9	Interiors (Movable & Immovable)	Not applicable		
7.10	Compound / Fence / Gate	Low height peripheral concrete wall with mild steel fencing		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Ground covered with lawn and different kinds of shrubs and large trees.		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, excellent natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not applicable		
9.0	Condition			
9.1	Plinth	Not applicable		
9.2	Walls	Not applicable		
9.3	Floor	Not applicable		
9.4	Stairs	Not applicable		
9.5	Openings	Not applicable		
9.6	Roofing	Not applicable		
9.7	Articulation & Finishes	Not applicable		
9.8	Services	Good		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Plot reserved for recreational ground on proposed Development Plan (D.P).		
12.0	Additional Notes / References / Documents Available	Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai		

Sion Circle Garden



View of Sion Circle Garden from South side.



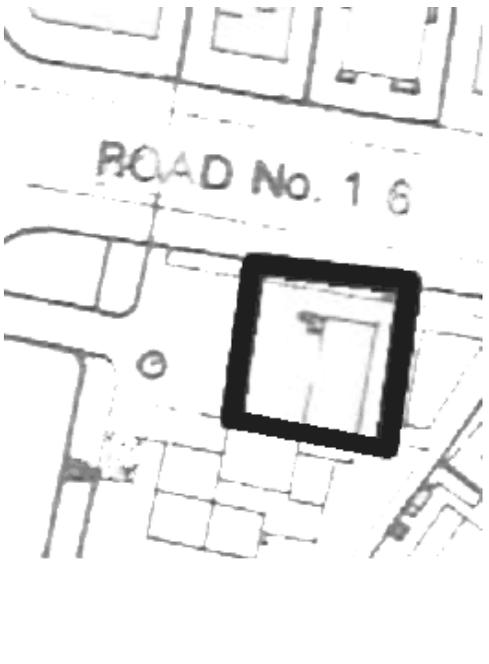
View of Sion Circle Garden from north side.



View of Sion Circle Garden from Rani Lakshmi Bai chowk.



View of Sion Circle Garden from East side.

	Common Ref. No.:			
	Card No.: F/n-44			
	Ward (Part): F north-I			
	CS No.: Not available			
	Plot Area: Not available			
	B U Area: Not available			
	Date: February, 2005			
	Record by: Keshav S, Gauri J			
	Review by: Arun Kale			
	Internal: As above			
	External: As above			
Photo Ref.: T-III-Fn:\Ward F north\230, Hanuman Mandir				
1.0	Denomination			
1.1	Name of Premises	230, Hanuman Mandir		
1.2	Earlier Name	Not applicable		
1.3	Built in	Early 20 th century	Extension Date (if any)	Not applicable
2.0	Access			
2.1	Main	Sion Road No. 16		
2.2	Subsidiary	Not applicable		
3.0	Ownership Pattern			
3.1	Present	Not available		
3.2	Past	Not available		
3.3	Status	Privately owned		
4.0	Use			
4.1	Present	Religious		
4.2	Past	Religious		
4.3	Usage	Regular religious use		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	Located on a rectangular plot on Sion Road no 16 near Dr. Babasaheb Ambedakar Road. Earlier this area was known as Bhandarwada.		
5.2	Architectural Description	Vernacular style small scale temple located in Sion-Bhandarwada. . The entrance to the temple is through a semi-open <i>Mandapa</i> with wooden posts and trusses, supporting the mangalore tiled pyramidal roof. <i>Garbhagriha</i> is constructed in Black Basalt stone coursed masonry. It has decorative wooden beams and post, railing.		
5.3	Intrinsic	Bhandarwada at Sion village, once a colony of Kolis, is associated with the vernacular architecture in Mumbai. Hanuman Mandir was built by the local fishermen community in the year 1880's. One of the oldest temples in Mumbai, existing in one of the oldest – Bhandarwada- neighborhoods of Mumbai,.		
5.4	Value Classification	A(arc), A(cul), A(his), C(seh)	Recommended Grade	III
6.0	Topography			
6.1	Floors	Ground floor		
7.0	Construction			
7.1	Plinth	Black Basalt stone coursed masonry plinth 0.6m high		
7.2	Walls	Load bearing wall of <i>Garbhagriha</i> in Basalt stone coursed masonry		
7.3	Floor	Marble floor		

7.4	Stairs	Not applicable		
7.5	Openings	Rectangular openings with wooden frame and paneling		
7.6	Roofing	Mangalore tiled sloping roof supported on wooden trusses		
7.7	Articulation	Ornamented columns and capitals. Decorative wooden railing.		
7.8	Finishes	Internally and externally exposed stone. Wooden column, brackets painted		
7.9	Interiors (Movable & Immovable)	Old shrine of Lord Hanuman with wooden carvings at some places		
7.10	Compound / Fence / Gate	Plastered brick masonry compound wall		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Open spaces with little shrubs		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No leakage or dampness observed)		
9.3	Floor	Good (Recently finished in Marble)		
9.4	Stairs	Not applicable		
9.5	Openings	Good (Well maintained)		
9.6	Roofing	Good (No leakage observed. Mangalore tiles in good condition)		
9.7	Articulation & Finishes	Good (Recently painted)		
9.8	Services	Good		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	One small room was added to <i>Garbagriha</i> subsequently.		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	None		
12.0	Additional Notes / References / Documents Available	Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.		

230, Maruti Mandir



View of Maruti Mandir from Sion road.



Detail of entrance to temple showing wooden columns supporting sloping roof along with wooden railing.



Internal view of temple showing wooden beam resting on column supported by decorative bracket. Door is made up of old mosaic tiles.



Detail of wooden railing and wooden column resting on stone pad.

Seth Ranchoddas Varjivandas Precinct

The precinct is located on hilly area near Sion station; earlier this was the boundary of the island city. Sion fort is located on east side of the hill. This hill is historically important being as old as the Sion Fort which is an ASI listed monument.

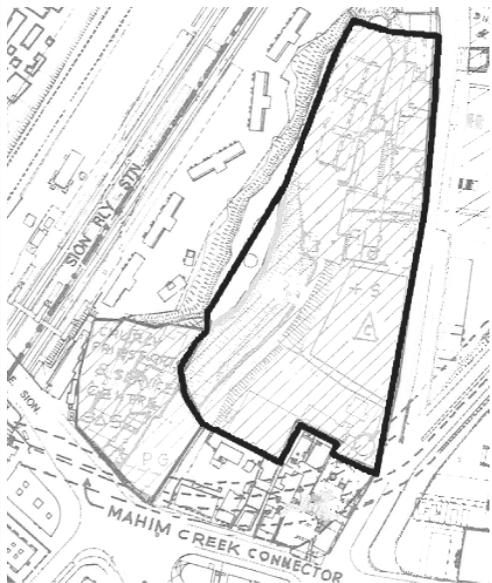
The precinct can be entered from east and south side of the hill. The Sanatorium located at top of the wooded hill has a horizontal character. The servant quarters are located at the bottom of hill. It accommodates an old structure called Bapu Bawa's Samadhi. Bapu Bawa was the Guru of Iccharam Mancharam, a dealer in gold lace and embroidery from whom Seth Ranchoddas bought this property from him in the mid 19th century. Seth Ranchoddas Varjivandas bungalow is located on the east side facing the old Sion Lake.

'Postachi chawl' (resided by the postal staff), built a century ago, is on the south side of the precinct facing Sion station road. There is an old well in the precinct used for watering the gardening. In the early 20th century there was a big garden in this precinct maintained by Seth Ranchoddas.

There is a bastion on the top of the hill which was connected by a tunnel from the bottom of the hill.

Buildings in the Precincts:

1. Seth Ranchoddas Varjivandas Sanatorium
2. Bapu Bawa's Samadhi
3. Old gate and a plaque in wood
4. Seth Ranchoddas Varjivandas bungalow
5. Servant's quarters
6. Postachi Chawl
7. Old well
8. Tunnel
9. Bastion

	Common Ref. No.:	
	Card No.: F/n-45	
	Ward (Part): F north-I	
	CS No.: Not applicable	
	Plot Area: Not applicable	
	B U Area: Not applicable	
	Date: February, 2005	
	Record by: Keshav S, Gauri J	
	Review by: Arun Kale	
	Internal: As above	
	External: As above	
Photo Ref.: T-III-Fn:\Ward F north\ Seth Ranchoddas Varjivandas Precinct		

1.0	Denomination		
1.1	Name of Premises	Seth Ranchoddas Varjivandas Precinct	
1.2	Earlier Name	Not applicable	
1.3	Built in	Mid 19 th century	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Sion Station Road (Mahim creek connector)	
2.2	Subsidiary	N. S. Mankikar Marg (Duncan causeway)	
3.0	Ownership Pattern		
3.1	Present	Trust, Tenanted	
3.2	Past	Trust, Tenanted	
3.3	Status	Trust, Tenanted	
4.0	Use		
4.1	Present	Residential, Health care, Commercial	
4.2	Past	Residential	
4.3	Usage	Regular residential, health care and commercial use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	The precinct is located on hilly area near Sion station; earlier this was the boundary of the island city. Sion fort is located on east side of the hill. This hill is historically important being as old as the Sion Fort which is an ASI listed monument.	
5.2	Architectural Description	Buildings belong to different periods and therefore are in different style and scale. Generally the buildings of the precinct are low-rise and have a strong vernacular style with moderate ornamentation on the facade. The buildings are located at different levels.	
5.3	Intrinsic	This is a Trust owned premises located on the north end of Mumbai island.	
5.4	Value Classification	A(arc), G(grp)	Recommended Grade II B
6.0	Topography		
6.1	Floors	Not applicable	
7.0	Construction		
7.1	Plinth	Not applicable	
7.2	Walls	Not applicable	
7.3	Floor	Not applicable	
7.4	Stairs	Not applicable	
7.5	Openings	Not applicable	

7.6	Roofing	Not applicable		
7.7	Articulation	Not applicable		
7.8	Finishes	Not applicable		
7.9	Interiors (Movable & Immovable)	Not applicable		
7.10	Compound / Fence / Gate	Not applicable		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Buildings have lots of open space in between planted with shrubs and trees. One bastion is located on top of hill, it has secret root which starts at bottom of hill.		
8.0	Services & Utilities			
8.1	Lighting	Not applicable		
8.2	Ventilation	Not applicable		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not applicable		
8.7	Other (HVAC / BMS / Security Systems)	Not applicable		
9.0	Condition			
9.1	Plinth	Not applicable		
9.2	Walls	Not applicable		
9.3	Floor	Not applicable		
9.4	Stairs	Not applicable		
9.5	Openings	Not applicable		
9.6	Roofing	Not applicable		
9.7	Articulation & Finishes	Not applicable		
9.8	Services	Not applicable		
9.9	Outbuildings	Not applicable		
9.10	Overall condition	Not applicable	Maintenance level	Not applicable
10.0	Transformation			
10.1	Form	Not applicable		
10.2	Structure	Not applicable		
10.3	Articulation & Finishes	Not applicable		
11.0	DP Remarks / Perceived Threats	Plots demarked proposed medical college Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

Seth Ranchhoddas Verjivandas Precinct



View of Seth Ranchhoddas Verjivandas Sanatorium from north end.



View of Seth Ranchhoddas Verjivandas Sanatorium from south end.



Rare View of Seth Ranchhoddas Verjivandas Sanatorium from N. S. Mandkikar marg.



Service block of Sanatorium.



View of staircase block showing main entrance of building.



Detail of decorative column capital supporting cantilever sloping roof.



View of south corner block with decorative balcony.



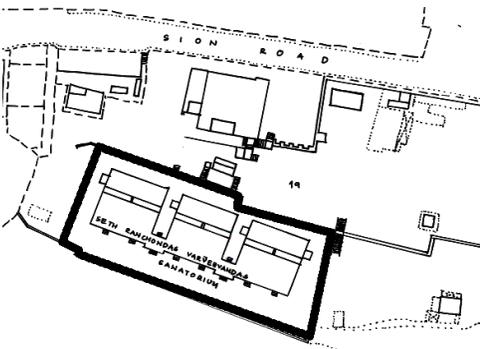
South façade of sanatorium.



Detail of wooden staircase.



Detail of ornamented grill on roof top.

	Common Ref. No.:	
	Card No.: F/n-45a	
	Ward (Part): F north-I	
	CS No.: 19	
	Plot Area: 23882.30 sq.m.	
	B U Area: 2110 sq.m.	
	Date: May 7, 2005	
	Record by: Keshav S, Anup S	
	Review by: Arun Kale	
	Internal: As above	
External: As above		
Photo Ref.: T-III-Fn:\Ward F north\ Seth Ranchoddas Verjivandas Sanatorium		
		

1.0	Denomination		
1.1	Name of Premises	Seth Ranchoddas Verjivandas Sanatorium	
1.2	Earlier Name	Not applicable	
1.3	Built in	1901	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Sion Road	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Trustees for Improvement of City of Bombay, Maniben Desai	
3.2	Past	Trustees for Improvement of City of Bombay, Maniben Desai	
3.3	Status	Trust	
4.0	Use		
4.1	Present	Residential	
4.2	Past	Residential	
4.3	Usage	Regular residential use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on a hillock near Sion Station, the plot enjoys highest attitude in the vicinity.	
5.2	Architectural Description	This large Kurla Basalt stone structure is architecturally interesting due to its profile of the roof and its built form. The pyramidal sloping roofs on the three staircase blocks and on the corners, supported on a series of brackets and decorative eaves board, the restrained ornamentation of pillasters on its façade add to its visual value	
5.3	Intrinsic	The sanatorium (for TB patients) was built in 1901 by Seth Varjivandas in memory of his Son Runchodas who died of T.B. The construction cost was Rs. 1,41,537.00	
5.4	Value Classification	A(arc), B(uu), C(seh), I(sce)	Recommended Grade II B
6.0	Topography		
6.1	Floors	G + 1	
7.0	Construction		
7.1	Plinth	Grey Kurla stone dressed plinth	
7.2	Walls	Grey Kurla stone coursed masonry walls	
7.3	Floor	Wooden flooring with wooden joists and battens	
7.4	Stairs	Wooden staircase with simple wooden treads	
7.5	Openings	Rectangular wooden louvered windows and doors	

7.6	Roofing	Sloping roof with Mangalore tiles and wooden trusses		
7.7	Articulation	Rectangular pilasters having ornamental capitals. Building has 3 prominent staircase blocks with service corridor at rear of building. The prominent staircase blocks with a pyramidal roof. Rectangular pilasters with ornamental capitals, floor band above first floor, segmental arched windows.		
7.8	Finishes	Sand faced plaster		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Grey Kurla stone compound wall, 1' high with CI decorative railing		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Large unpaved open space with a number of trees on hillock		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Window air-conditioning units on ground floor		
9.0	Condition			
9.1	Plinth	Fair (Crack observed at many places)		
9.2	Walls	Fair (Dampness and cracks observed on western walls)		
9.3	Floor	Fair (Sagging and deflection observed at some places)		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Fair (Many windows broken, Wooden members need maintenance)		
9.6	Roofing	Fair (Leakage observed at many places, Mangalore tiles need repairs)		
9.7	Articulation & Finishes	Poor (plastered chipped off, structural attacked by Wooden frames and glazed shutters)		
9.8	Services	Poor (Pipes need repairs)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	Wooden louvered windows replaced by rectangular glazed windows at some places.		
10.2	Structure	Wooden members replaced by I sections at some places.		
10.3	Articulation & Finishes	Replastered and painted internally and externally.		
11.0	DP Remarks / Perceived Threats			
		Plot reserved for college in proposed Development Plan (D.P.)		
12.0	Additional Notes / References / Documents Available			
		Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.		

Seth Ranchoddas Verjivandas Sanatorium



Plaque stating construction date and cost.



Low height compound wall with ornamented cast iron railing.



Old cast iron railing made by Shorabji Shapurji Company.



View of Bapu Bawa samadh next to sanatorium.



Bungalow of Seth Ranchhoddas Verjivandas.



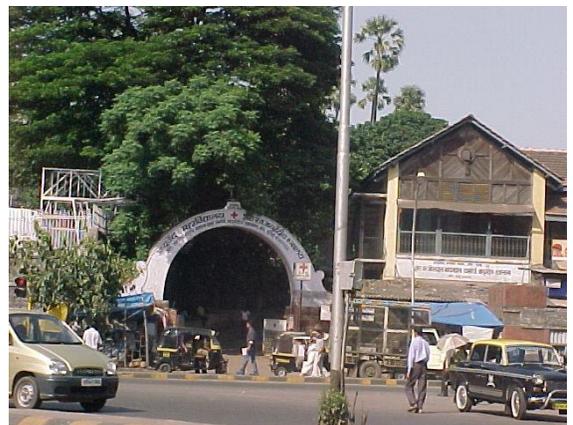
Entrance gate of Seth Ranchhoddas Verjivandas Precinct from N.S. Mandkikar road.



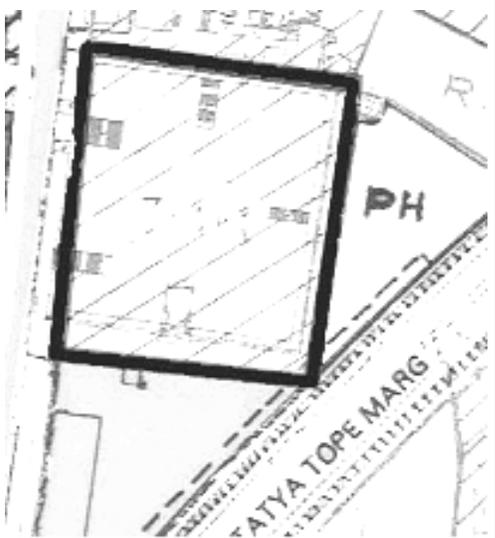
Rare side elevation of Seth Ranchhoddas Verjivandas Sanatorium from N. S. Mandkikar road.



Front façade of Postachi Chawl from Sion Station road.



Arched entrance to Seth Ranchhoddas Verjivandas Precinct.

	Common Ref. No.:	
	Card No.: F/n-46	
	Ward (Part): F north-I	
	CS No.: Not available	
	Plot Area: Not available	
	B U Area: Not available	
	Date: February, 2005	
	Record by: Keshav S, Gauri J	
	Review by: Arun Kale	
	Internal: As above	
	External: As above	
	Photo Ref.: T-III-Fn:\Ward F north\ Sion tank premises	

1.0	Denomination			
1.1	Name of Premises	Sion Tank Premises		
1.2	Earlier Name	Parvati Shankar Kund		
1.3	Built in	Mid 19 th century	Extension Date (if any)	1892
2.0	Access			
2.1	Main	N. S. Mankikar marg (Duncan Causeway Road)		
2.2	Subsidiary	Not applicable		
3.0	Ownership Pattern			
3.1	Present	Not available		
3.2	Past	Not available		
3.3	Status	Not available		
4.0	Use			
4.1	Present	Religious / public		
4.2	Past	Religious / public		
4.3	Usage	Regular religious and public use		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	Located on N. S. Mankikar marg (Duncan Causeway Road) near the Sion hill.		
5.2	Architectural Description	An open water tank with steps around it tank. South side of the tank has a large semi circular arch in basalt stone which was earlier used as route for horses to drink water as well as an escape route.		
5.3	Intrinsic	It serves as a holy water body used for religious activities like Ganesh idol emersions.		
5.4	Value Classification	A(his), A(cul), B(per), B(uu), I(sce), J	Recommended Grade	II A
6.0	Topography			
6.1	Floors	Not applicable		
7.0	Construction			
7.1	Plinth	Not applicable		
7.2	Walls	Not applicable		
7.3	Floor	Not applicable		
7.4	Stairs	Not applicable		
7.5	Openings	Not applicable		
7.6	Roofing	Not applicable		
7.7	Articulation	Not applicable		

7.8	Finishes	Not applicable		
7.9	Interiors (Movable & Immovable)	Not applicable		
7.10	Compound / Fence / Gate	Low height peripheral random rubble wall		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Boundary levels (ghats) paved with Basalt stone. Lots of trees around tank. Barb wire fencing to road side.		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, excellent natural ventilation		
8.3	Electricity	Not applicable		
8.4	Water Supply	Not applicable		
8.5	Drainage (Plumbing and Sanitation)	Not applicable		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not applicable		
9.0	Condition			
9.1	Plinth	Not applicable		
9.2	Walls	Not applicable		
9.3	Floor	Not applicable		
9.4	Stairs	Not applicable		
9.5	Openings	Not applicable		
9.6	Roofing	Not applicable		
9.7	Articulation & Finishes	Not applicable		
9.8	Services	Good		
9.9	Outbuildings	Ghats are in dilapidated conductions, water body needs cleaning		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Plot demarcated for part of Central Labor Institute hostel block on proposed Development Plan (D.P).		
12.0	Additional Notes / References / Documents Available	Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai		

Sion Tank Premises



View of Sion tank and steps leading to water.



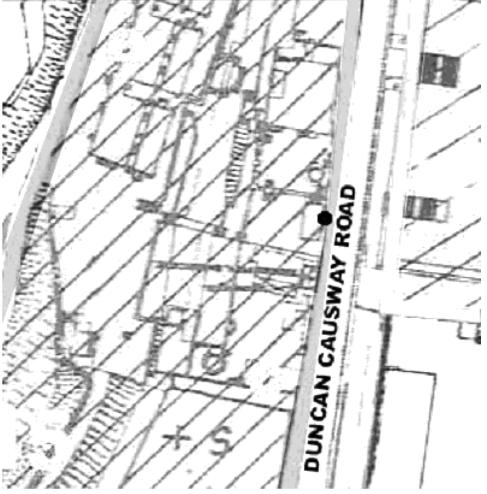
View of Sion Tank from N. S. Mandkikar Marg.



View of semicircular old arch from south side of Sion Tank.



View of Sion Tank from east side viewing sion hill.

	Common Ref. No.:	
	Card No.: F/n-47	
	Ward (Part): F north-I	
	CS No.: Not available	
	Plot Area: Not available	
	B U Area: Not available	
	Date: February, 2005	
	Record by: Keshav S, Gauri J	
	Review by: Arun Kale	
	Internal: As above	
External: As above		
Photo Ref.: T-III-Fn:\Ward F north\ Under ground way (tunnel)		

1.0	Denomination		
1.1	Name of Premises	Under Ground Way (tunnel)	
1.2	Earlier Name	Not applicable	
1.3	Built in	Not available	Extension Date (if any) Not available
2.0	Access		
2.1	Main	N. S. Mankikar marg (Duncan Causeway Road)	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Not available	
3.2	Past	Not available	
3.3	Status	Not available	
4.0	Use		
4.1	Present	Not in use	
4.2	Past	Military purpose	
4.3	Usage	Military purpose	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on west side of N. S. Mankikar marg (Duncan Causeway road) beside the hillock.	
5.2	Architectural Description	The tunnel with a square shaped opening starts at the bottom of the hillock on west side of the road. Its other end is at the bastion on the hill top. It has man hole in the middle of the hill. (it was used as escape route from bastion or watch tower)	
5.3	Intrinsic	It is served as an escape route from the bastion or the watch tower on the hillock.	
5.4	Value Classification	A(his), B(uu)	Recommended Grade II A
6.0	Topography		
6.1	Floors	Not applicable	
7.0	Construction		
7.1	Plinth	Not applicable	
7.2	Walls	Not applicable	
7.3	Floor	Not applicable	
7.4	Stairs	Not applicable	
7.5	Openings	Bottom rectangular opening near road is in Basalt stone	
7.6	Roofing	Not applicable	

7.7	Articulation	Not applicable		
7.8	Finishes	Not applicable		
7.9	Interiors (Movable & Immovable)	Not applicable		
7.10	Compound / Fence / Gate	Not applicable		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Not applicable		
8.0	Services & Utilities			
8.1	Lighting	Not applicable		
8.2	Ventilation	Not applicable		
8.3	Electricity	Not applicable		
8.4	Water Supply	Not applicable		
8.5	Drainage (Plumbing and Sanitation)	Not applicable		
8.6	Fire precaution	Not applicable		
8.7	Other (HVAC / BMS / Security Systems)	Not applicable		
9.0	Condition			
9.1	Plinth	Not applicable		
9.2	Walls	Not applicable		
9.3	Floor	Not applicable		
9.4	Stairs	Not applicable		
9.5	Openings	Poor (man hole blocked by constructing huts on it)		
9.6	Roofing	Not applicable		
9.7	Articulation & Finishes	Not applicable		
9.8	Services	Not applicable		
9.9	Outbuildings	Not applicable		
9.10	Overall condition	Poor	Maintenance level	Poor
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	None.		
12.0	Additional Notes / References / Documents Available	Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai		

Kohinoor Mills 1 and 2

The mill is located on a prime location in the midst of a busy commercial and residential district at Dadar-East on Dr. Babasaheb Ambedkar Road which is one of the major north-south arterial roads in Mumbai. The mill follows the typology of industrial architecture of the Textile mills in the late 19th century.

The structures in the mill follow the vernacular vocabulary. The mill produces finished cloth out of the cotton from bale. The entire process involves various activities, step by step working and categorization. The mill is divided in various departments. Preparatory department consists of mixing, carding, blow room, combing sub departments. These are located on ground floor close to each other. Production of thread for weaving takes place in the Ring spinning department. The winding department consisting mainly of lady employees involved beaming of thread from small reels along with categorization and sizing. The beams with wrapped thread are then sent to where the cloth was woven on looms. The structure consists of a large hall with north light roof trusses and a looms lined up in series. The cloth produced in weaving department is then taken to the processing department where the cloth is made ready for dispatch after dyeing, printing and finishing.

	Common Ref. No.:	
	Card No.: F/n-48	
	Ward (Part): F north-VI	
	CS No.: 12	
	Plot Area: 87932.00 sq m	
	B U Area: Not available	
	Date: January, 2005	
	Record by: Swapnil B, Ojas P	
	Review by: Neera Adarkar	
	Internal: As above	
External: As above		
Photo Ref.: T-III-Fn:\Ward F north\ Kohinoor Mills 1 and 2 compound		

1.0	Denomination		
1.1	Name of Premises	Kohinoor Mills 1 and 2 compound	
1.2	Earlier Name	Not applicable	
1.3	Built in	1896	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Mumbai Marathi Grantha Sangrahalay Marg	
2.2	Subsidiary	Dr. Babasaheb Ambedkar Road	
3.0	Ownership Pattern		
3.1	Present	National Textile Corporation (N.T.C.)	
3.2	Past	Killick Nixon & Co.	
3.3	Status	Government	
4.0	Use		
4.1	Present	Vacant, not in use	
4.2	Past	Textile mill, industrial	
4.3	Usage	Vacant, not in use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	The mill land is located on a prime location at Dadar-East on Dr. Babasaheb Ambedkar Road, one of the major north-south arterial roads in Mumbai.	
5.2	Architectural Description	The mill follows Vernacular style architecture through its brick masonry structures. The structures do not have major ornamentation on façade and represent the style of industrial buildings especially the textile mills during the early 20 th century.	
5.3	Intrinsic	The location of this mill land in heart of the city facing a major road in heart of the residential and commercial area makes the location very prime in terms of capital.	
5.4	Value Classification	A(arc), B(des), B(per), B(uu), C(seh), H(tec), G(grp)	Recommended Grade II B
6.0	Topography		
6.1	Floors	Not applicable	
7.0	Construction		
7.1	Plinth	Not applicable	
7.2	Walls	Not applicable	
7.3	Floor	Not applicable	
7.4	Stairs	Not applicable	

7.5	Openings	Not applicable		
7.6	Roofing	Not applicable		
7.7	Articulation	Not applicable		
7.8	Finishes	Not applicable		
7.9	Interiors (Movable & Immovable)	Not applicable		
7.10	Compound / Fence / Gate	Plastered brick compound wall		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Partly wooded unpaved open space in between the structures		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Automatic fire sprinkler system for some structures		
8.7	Other (HVAC / BMS / Security Systems)	Not applicable		
9.0	Condition			
9.1	Plinth	Not applicable		
9.2	Walls	Not applicable		
9.3	Floor	Not applicable		
9.4	Stairs	Not applicable		
9.5	Openings	Not applicable		
9.6	Roofing	Not applicable		
9.7	Articulation & Finishes	Poor (Tree growth on structures)		
9.8	Services	Poor (Completely shut down)		
9.9	Outbuildings	Poor		
9.10	Overall condition	Poor	Maintenance level	Poor
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	Tree growth on façade of almost all structures.		
11.0	DP Remarks / Perceived Threats	Plot reserved for retention activity on proposed Development Plan (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai, Charles Correa committee report on N.T.C. mills of Mumbai		

Kohinoor Mills 1 and 2



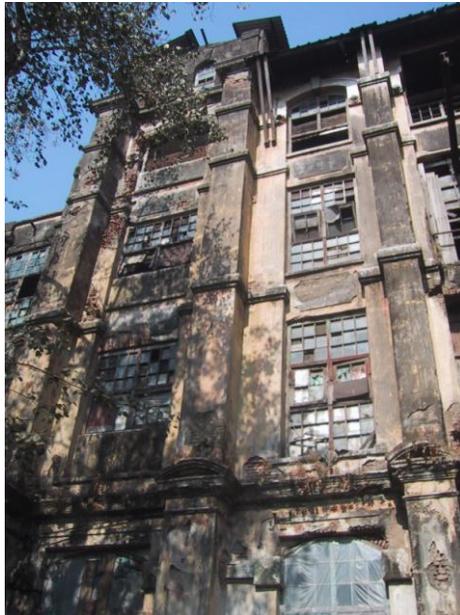
Detail of Ring Spinning



Window detail of Carding unit



Detail of the ornamental features on façade



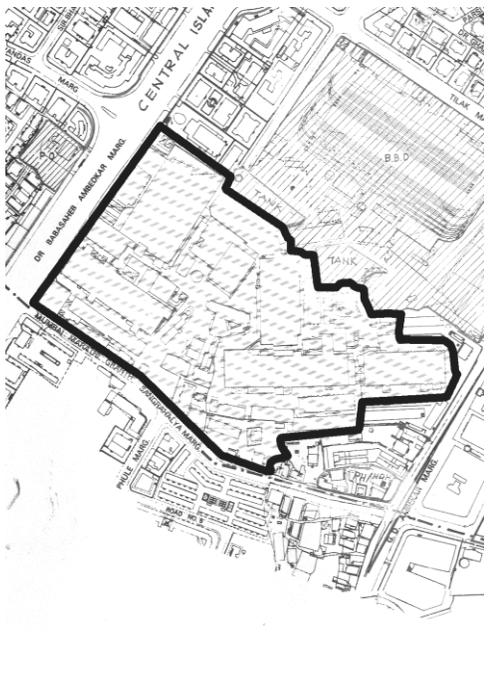
Ring Spinning – part elevation



Side view – Carding and Spinning

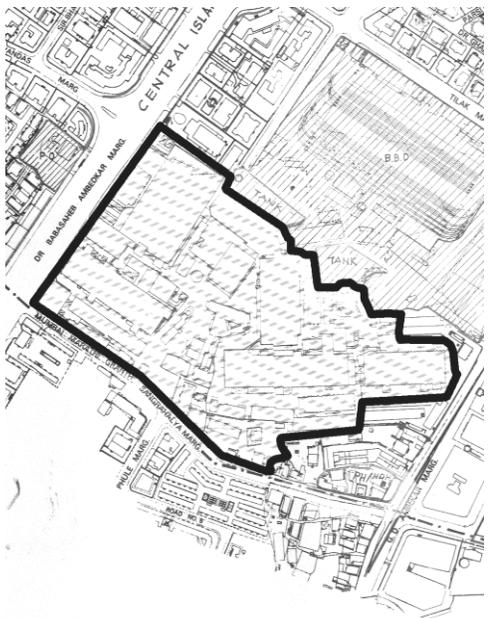


Part of the demolished floor – Carding and Spinning unit

	Common Ref. No.:	
	Card No.: F/n-48a	
	Ward (Part): F north-VI	
	CS No.: 12	
	Plot Area: 87932.00 sq m	
	B U Area: Not available	
	Date: January, 2005	
	Record by: Swapnil B, Gauri J	
	Review by: Neera Adarkar	
	Internal: As above	
External: As above		
Photo Ref.: T-III-Fn:\Ward F north\ Carding, Structure 8B, Kohinoor Mills No. 1 & 2		

1.0	Denomination		
1.1	Name of Premises	Carding, Structure 8B, Kohinoor Mills No. 1 & 2	
1.2	Earlier Name	Not applicable	
1.3	Built in	1896	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Mumbai Marathi Grantha Sangrahalay Marg	
2.2	Subsidiary	Dr.Babasaheb Ambedkar Road	
3.0	Ownership Pattern		
3.1	Present	National Textile Corporation (N.T.C.)	
3.2	Past	Killick Nixon & Co.	
3.3	Status	Government	
4.0	Use		
4.1	Present	Carding, Industrial	
4.2	Past	Carding, Industrial	
4.3	Usage	Partly used for Industrial purpose	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	The mill land is located on a prime location at Dadar-East on Dr. Babasaheb Ambedkar Road, one of the major north-south arterial roads in Mumbai.	
5.2	Architectural Description	Elongated structure having features like plain floor band at 2 nd floor level, semicircular arched windows spanned from 1 st floor to 3 rd floor and have plain keystones. Plain pilasters on façade adorned by decorative pediment at the terrace level. Below the pediment are plain dentils on façade.	
5.3	Intrinsic	This sub department comes under the Preparatory Department. It is the most basic department in the mill where all the activities like mixing of cotton, blowing, carding and rowing take place. All these activities take place on ground floor and are located next to each other.	
5.4	Value Classification	A(arc), B(uu), C(seh), G(grp), H(tec)	Recommended Grade II B
6.0	Topography		
6.1	Floors	G + 3	
7.0	Construction		
7.1	Plinth	0.9m. high masonry plinth	
7.2	Walls	0.6m. thick brick load bearing walls	
7.3	Floor	M.S. flooring with jack arches	

7.4	Stairs	Main stone staircase main, internal staircase MS dog-legged		
7.5	Openings	Segmental arched windows with wooden frames and glazed shutters		
7.6	Roofing	A.C. sheet roofing with wooden trusses		
7.7	Articulation	Semicircular arched windows spanned from 1 st floor to 3 rd floor with plain keystones. Plain pilasters on façade, decorative pediment at the terrace level.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Plastered brick compound wall		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Adequate front and side open spaces		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not applicable		
9.0	Condition			
9.1	Plinth	Fair (No settlement and cracks observed at some places)		
9.2	Walls	Fair (Internal walls broken, tree growing on façade)		
9.3	Floor	Fair (Sagging observed at some places, Corrosion in M.S. members observed)		
9.4	Stairs	Fair (Needs maintenance of corroded M.S. members observed)		
9.5	Openings	Poor (Broken windows pains replaced by teen sheets)		
9.6	Roofing	Poor (Leakage observed at some places, A.C. sheets need repairs)		
9.7	Articulation & Finishes	Poor (Plaster chipped repairs off at many places)		
9.8	Services	Poor (Shut down, not in use)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Poor	Maintenance level	Poor
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Plot reserved for retention activity on proposed Development Plan (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.		

	Common Ref. No.:	
	Card No.: F/n-48b	
	Ward (Part): F north VI	
	CS No.: 12	
	Plot Area: 87932.00 sq m	
	B U Area: Not available	
	Date: January 05	
	Record by: Swapnil B, Gauri J	
	Review by: Neera Adarkar	
	Internal: As above	
External: As above		
Photo Ref.: T-III-Fn:\Ward F north\ Spinning & Ringing, Structure 8B, Kohinoor Mills No. 1 & 2		
		

1.0	Denomination		
1.1	Name of Premises	Spinning & Ringing, Structure 8B, Kohinoor Mills No. 1 & 2	
1.2	Earlier Name	Not applicable	
1.3	Built in	1896	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Mumbai Marathi Granth Sangrahalay Marg	
2.2	Subsidiary	Dr.Babasaheb Ambedkar Road	
3.0	Ownership Pattern		
3.1	Present	Vacant, not in use	
3.2	Past	Spinning and Ringing, Industrial	
3.3	Status	Vacant, not in use	
4.0	Use		
4.1	Present	National Textile Corporation (N.T.C.)	
4.2	Past	Killick Nixon	
4.3	Usage	Government Owned	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	The mill land is located on a prime location at Dadar-East on Dr. Babasaheb Ambedkar Road, one of the major north-south arterial roads in Mumbai.	
5.2	Architectural Description	Elongated, Massive typical mill structure having features like cornice band at first floor level and floor bands at the others. Ground floor has plain pilasters with semicircular pedimented capital. Top floor windows have semicircular arch with plain keystone. Parapet wall has plain triangular pediment.	
5.3	Intrinsic	This sub department comes under Ring Spinning department, largest department in the mill. The activities consist of Spinning of Cotton in bobbins, sending the reels for winding. The department works as a pre-function department and requires large amount of machinery. The chimney and boiler room is attached to this department.	
5.4	Value Classification	A(arc), B(uu), C(seh), G(grp), H(tec)	Recommended Grade II B
6.0	Topography		
6.1	Floors	G + 3	
7.0	Construction		
7.1	Plinth	Black Basalt stone coursed masonry	
7.2	Walls	Load bearing brick walls	

7.3	Floor	Brick jack arch flooring		
7.4	Stairs	M.S. open well staircase with plain M.S. railing		
7.5	Openings	Segmental arched wooden frame glazed shutter windows		
7.6	Roofing	A.C. sheet roofing with M.S. truss		
7.7	Articulation	Plain pilasters with semicircular pedimented capital. Semicircular arch with plain keystone. Parapet wall has plain triangular pediment on parapet wall		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not applicable		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Adequate front and side open spaces		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Fair (Settlement and cracks observed)		
9.2	Walls	Fair (Internal walls broken, tree growing on façade)		
9.3	Floor	Fair (Sagging observed at some places, Corosion in M.S. members observed)		
9.4	Stairs	Fair (Needs maintenance of corroded M.S. members observed)		
9.5	Openings	Poor (Broken windows pains replaced by teen sheets)		
9.6	Roofing	Poor (Leakage observed at some places, A.C. sheets need repairs)		
9.7	Articulation & Finishes	Poor (Plaster chipped repairs off at many places)		
9.8	Services	Poor (Shut down, not in use)		
9.9	Outbuildings	Poor		
9.10	Overall condition	Poor	Maintenance level	Fair
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Plot reserved for retention activity on proposed Development Plan (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.		