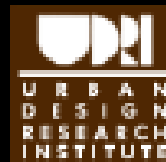


“Consultancy for Listing and Grading of Heritage Buildings and Precincts in Greater Mumbai”

(Task I, namely, Review of Sr.Nos.1 to 316 and Sr. No. 633 of existing list stated in the Regulation 67 of the Heritage Regulation for Greater Mumbai, 1995).

INCEPTION REPORT

Prepared by:



Sponsored by:

Mumbai Metropolitan Region – Heritage Conservation Society

Structure of the Inception Report

A. Scope of Work

B. Work Plan_

Stage 1. Preparing an Inventory

Stage 2. Initial study of all the buildings/ structures/ sites and precincts of the existing list

Stage 3. Detail Study

Stage 4. Compilation

C. Team Structure_

D. Draft Proforma of 'High Court'

E. Working Schedule



A. Scope of Work

- Review the existing notified list of heritage buildings/ structures/ sites and precincts
- Fill in gaps in the existing list.



B. Work Plan

Stage 1. Preparing an Inventory

Stage 2. Initial study of all the buildings/ structures/ sites and precincts of the existing list

Stage 3. Detailed Study

Stage 4. Compilation



STAGE : 1

1.1 Preparing an Inventory

- Review of the existing list to identify any evident errors.

a. Identifying errors:

- Spelling mistakes
- Mistakes in the column stating date of completion.
- Data stated under incorrect columns.

b. Ambiguity and Incomplete information

- Rationalizing 'Usage' category.
- Elaborating 'special feature' category of every building in detail.
- Reviewing the State of preservation.

c. Transformation and Deletion

- Recording transformations in the listed structures and reviewing its status.
- Re-evaluating deleted structures marked as 'Deleted' in the list and consider for its inclusion in the list.

d. Grading and Value classification

- Evaluating the grading and value classification, based on the data collected and recorded in the given proforma.



Examples of errors and ambiguities in the existing list:

Serial No.	Nature of buildings, monuments, precincts etc.	Location	Ownership	Usage	Special Features	Date	Classification	State of preservation	Grade
155	<u>Institute</u> of Science	Madame Cama road	Bombay University	Educational	<u>Renaissance style in yellow stone</u>	1911	A(arc), B(per), A(cul), B(des) H(tec), I(sce)	Good	II-A
163	Western Railway H.Q offices (Old building) (Formerly BB and CI Rly.H.Q	M. Karve Road	Central Govt.	Railway offices	Blue basalt stone building with multiple domes. B(per), C(seh)	1899	A(arc), B(des) E, A(his)	Good	I
166	David <u>Sasoon</u> Library	Mahatma Gandhi Road	Trust	Library	Venetian <u>sty</u> Gothic	1887	A(arc), A(cul), B(per), D,E,F, G(grp), A(his)	Fair	I
181	Madhavdas Laxmidas Kothari Pyaav	M. Gandhi Road	B.M.C.	Pyaav (Not functioning)	Pyaav erected by Madhavdas Laxmidas Kothari in memory of his parents and presented to the Municipal Corporation for the benefit of the Bombay public. Stone structure with two decoratiue shikara-type cupolas and encircling ' jarukhas '. Upper portion is white washed.	1913	A(arc), B(des), B(per), D(bio), B(uu),C(seh)), F, I.(sec).	Fair	IIA

1.2 Identification of sources available with UDRI

Preparing an inventory of all existing information regarding the buildings to facilitate collection of the data and understand lacunae present in the existing list.

Library Sources:

- Collecting from available sources and that present within UDRI.
- Conducting research through books, reviews, documents, maps, articles and other available data.

Internet Sources:

- Collecting study material, available through the Internet.



1.3 Data Collection

Data collection from the Government agencies and authorities as follows:

- CT Survey sheets: Superintendent of Land Records, M.C.G.M.
- Development Plan sheets: 'A', 'B', 'C', 'D', Ward office, M.C.G.M.
- Property Cards: Collectors office/ Ward Office/ M.C.G.M.
- Cess Information: Cess department/ Housing repair board/ MHADA.



1.4 Consultation

- Orientation of the team members towards various aspects of the project and discuss the historical significance, architectural styles and other necessary important material.
- Preparing accurate proformas and complete other requirements of the project.



STAGE : 2

Initial study of all the buildings/ structures/ sites and precincts of the existing list :

- A review of the listed buildings and precincts to prepare a status report
- Initial photo documentation to assess overall character of the building



STAGE : 3

Detailed Study

- A detail reconnaissance study to review buildings/sites in detail



3.1 Site Survey

a. Study of characteristics of the building:

- Architectural Planning, detailing and style
- Interior spaces, furniture, special details
- Intrinsic value
- Artefacts

b. Assessment of the following:

- Construction methods and materials
- Services and utilities
- Condition of the building/ site
- Transformation
- Threats
- Details

c. Photo-Documentation:

- Documenting the building and special features



3.2 Library and Internet research

- Preparing a resource database of various aspects of the buildings/ sites viz. historical significance, architectural styles & vocabulary and other necessary important material
- Preparing accurate proformas



3.3 Preparation of Proformas

- Collating all acquired data through site work/ library/ internet/ research into final proforma cards of all the listed buildings/ sites
- Evaluating grading & value classification on the basis of the collated data



3.4 Preparation of a List

- Preparing an abridged synopsis of all the data collected for the proformas of each building and precincts
- Forming a concise list of all the buildings

3.5 Consultation

- Consulting the advisory committee to identify accurate sources of information
- Incorporating inputs and suggestions on data collated by the team members and reviewing the same at regular stages
- Assess the draft and final proforma cards for each listed building and precinct
- Evaluate grading and value classification
- Prepare a final report with suggestions and recommendations



STAGE : 4

Compilation of Final Report

- Compilation of all the collected data and photographs, along with supporting maps into a final format



C. Team Structure

1. Time Schedule

Team Members		1	2	3	4	5	Total Man Months
Project Director							2
Project Coordinator							4
Architectural Assistant							5.5
Project Consultant							3
Conservation Consultant							2.75
Historical Consultant							3.25
Project Administrator							3.75
Photographer							2
Advisory Group							1.75

2. Working Team

Key Personnel:

Project Director:	Kapil Gupta
Project Coordinator:	Sachin Borkar
Historical Consultant:	Sharada Dwivedi
Documentation Consultant:	Nayana Kathpalia
Project Consultant:	Rohan Shivkumar

Architectural Assistants:

Arun Wadhwa
Prachi Merchant
Sonal Modak
Zankhana Prajapati

Project administrator

Photographer

Advisory Group:

Rahul Mehrotra, UDRI Trustee
Jamsheed Kanga, IAS (Retd), Member of the UDRI Executive Committee
K.R. Iyer, Member of the UDRI Executive Committee



D. Work Plan Schedule

WORK PLAN SCHEDULE																							
Stage	TASKS	WEEKS																					
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22
Stage 1	Preparing an inventory (2 weeks)																						
	Reviewing existing list	█	█																				
	Identification of archival sources available with UDRI	█	█																				
	Data collection	█	█										█	█	█	█	█	█	█	█	█	█	█
	Consultation with Advisory Group				█	█																	
	Study of a representative building from the existing list			█	█																		
	Inception Report		█	█																			
	Reconnaissance study to review buildings/sites in detail																						
Stage 2	Initial study (8 weeks)																						
	Site Survey			█	█	█	█	█	█	█	█												
	Library and Internet research			█	█	█	█	█	█	█	█												
	Photography			█	█	█	█	█	█	█	█												
	Preparation of draft proforma cards for list / report on review of existing list				█	█	█			█	█	█											
	Consultation with Advisory Group									█	█	█											
Stage 3	Final study (16 weeks)																						
	Amend suggested changes												█	█	█								
	Site Re-survey			█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	
	Library and Internet research for more data			█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	
	Photography												█	█	█	█	█	█	█	█	█	█	
	Preparation of final proforma cards of the list														█	█	█	█	█	█	█	█	
	Evaluating value classification and grading of existing / proposed buildings															█	█	█	█	█	█	█	
	Consultation with Advisory Group															█	█	█	█	█	█	█	
Stage 4	Compilation (4 weeks)																						
	Amend suggested changes																				█	█	
	Consultation with Advisory Group																					█	
	Final Report																				█	█	





Front View of High Court



Location Plan

Common Ref No: 77
Card No: 77
Ward (Part): A (II)
CS No: 149
Plot Area: sq.ft.
B U Area: sq.ft.
Date: 26/10/2004
Recorded by: Arun Wadhwa, Prachi Merchant,
Sonal Modak, Zankana Prajapati
Reviewed by: Sachin Borkar, Rohan Shivkumar



1.0 Denomination

1.1 Name of Premises: High Court

1.2 Earlier Name: High Court

1.3 Built in: Construction commenced in 1871, Completed in 1878, Building occupied in 1879.

Extension Date (if any): Annex Building- 1930's.

2.0 Access

2.1 Main Access: Karmaveer Bhaurao Patil Marg (Mayo Road), Entry restricted to Judges only.

2.2 Subsidiary Access: Dr. Mahamahopadhyay Kane Marg (Eldon Road) Common Public entry. Subsidiary entry from the northern side of the PWD building

3.0 Ownership pattern

3.1 Present: State Government

3.2 Past:

3.3 Status: Ownership

4.0 Use

4.1 Present: Judiciary, Court of Law

4.2 Past: Judiciary, Court of Law

4.3 Usage: Institutional (Government), Court of Law



5.0 Significance and Value Classification

5.1 Townscape (Natural/ Manmade)

- The High Court forms one of the major buildings, which was planned on the Esplanade after the demolition of the fort walls.
- The most striking feature is the impressive scale of the building.
- The High Court, the University, the PWD offices and the Secretariat built in the same period and with a similar architectural language, were consciously conceived as an urban design gesture, which forms an interesting skyline.
- The High Court, which forms a part of the entire streetscape of the eastern edge of Oval Maidan, bears a strong visual character and line of sight from across the Maidan.

5.2 Architectural Description

Planning

- It's a U-shaped building with a central courtyard on the rear side.
- The northern and southern ends of the building, overlooking the open courtyard are specifically planned for administrative purposes and the longer side caters to Court activities, and Judges chambers.
- Verandahs and corridors form the major circulation spaces as also the transition between the interiors and exteriors.
- The main western entrance has been planned with a driveway leading to a porch.
- Spiral staircases have been strategically planned at the corners of the building, which also form the special feature of the facade.

Style

- It derives a strong influence from Neo-Gothic style, English Gothic style and also has certain local influences.
- Neo-Gothic elements are predominantly observed- like spires, pointed arches, traceries etc. that form a coherent part of the building facade.



Features

- The Facade is punctuated with arches and columns supporting the verandahs and corridors that run through the complete length of each floor
 - The front facade is flanked by four octagonal towers enclosing spiral staircases with steep spires on the top.
- On either side of the main (western) entrance is a 120 feet high octagonal tower with life-size statues. One is a blindfolded "Goddess of Justice" holding a sword of justice in one hand with equally balanced scales in the other and the second spirelet with "Goddess of Mercy" with hands folded in supplication. Dormer windows punctuate the steep roof slopes. Groined corridor forms the welcoming feature at the central entrance on western side.

5.3 Intrinsic

- The High Court bears the socio-cultural importance associated with the National freedom movement of India.
- The High Court forms an important court of archives and records.
- Prominent freedom fighters, leaders of Independence movement and luminaries have been associated with the High Court.
- The Historic trial of Lokmanya Balgangadhar Tilak in 1908, was conducted in the imposing Criminal Court, later known as 'The Central Court'.
- In terms of the features, two life-sized stone statues, one of a blindfolded "Goddess of Justice" holding a sword of justice in one hand with equally balanced scales in the other and the second spirelet with "Goddess of Mercy" with hands folded in supplication, surmount octagonal towers on either side of the western entrance of the High Court.
- The carved stone detailing found on walls, atop columns, on the springing point of corridor arches, and at many nooks and corners, comprise of botanical motifs and a variable menagerie of animals, reptiles and birds.
- The western corridor arch column capitals are carved in Porbunder stone, depicting the heads of different communities in Bombay.

5.4 Value Classification:

Recommended grade:



6.0 Topography

6.1 Floors: Ground floor + 3 upper floors.

- Mezzanine floors have been added in the corridors of 2nd and 3rd floor.
- Central file store is accommodated in the central roof.
- Housing is provided for the Court keeper in the north and the south wing.
- Accommodation was been provided for several Court officers and employees within the apartments in the wings that rise above the roof of third floor.

7.0 Construction

7.1 Plinth

- The plinth marginally varies in height from east to west, as the site is sloping towards the sea.
- Two types of stones have been used as different courses namely grey basalt and buff basalt.

7.2 Walls

- The walls are constructed in rubble with lime mortar joints. The lintels of the openings are of the arched/ flat stone courses and the stone sills of the windows project into a sloped coping.

7.3 Floor

- Plate iron girders and timber joists support the upper concrete floors with tongue and grooved narrow planking on fillets.
- Floor finish consists of clay based and Italian mosaic tiles.
- In many places decorative Minton tiles have been used.
- Some courtrooms have raised platforms, finished with wooden flooring.



7.4 Stairs

- Main Eastern side staircase is an open well staircase constructed in stone. It has a decorative cast iron railing and teak wood handrail.
- Two pairs of spiral private staircases constructed in stone are enclosed in octagonal towers.
- Two elliptical staircases on eastern side are constructed in stone, cantilevered from the wall. These are provided with decorative cast iron railing with carved wooden handrail.
- Nine single flight wooden staircases ascend from third floor to the mezzanine and attics. These are provided with wooden balustrades and handrail.
- Seven spiral wooden staircases lead to judges' chambers from the third floor. These have decorative wreath pieces, balustrades and teakwood handrails.
- Six narrow enclosed spiral stone staircases ascend from the first to the third floor.

7.5 Openings

- The facade is punctuated with a series of arches supported on columns.
- The door and window openings are also arched with intricately carved wooden traceries.
- The teak wood double doors consist of an inner teakwood double leaf fixed louvered paneled shutter and an outer teakwood double leaf, glazed paneled shutter with diamond shaped sashes.
- Original iron grilled double leaf doors, lead to spiral staircases.
- Windows consist of teakwood single/ double leaf glazed shutters, with diamond shaped sashes.
- High vertical openable windows serve as Clerie Story to the Central Courtroom.
- Gable Dormer windows are located within the roof slopes.



7.6 Roofing

- The High court has a hipped roof with terracotta tiles over tongue and grooved teak planking supported over teak wood trusses.
- Gable Dormer windows punctuate the roof slopes at regular intervals.
- The central portion has a high pyramidal roof with stone turrets at the four corners.
- The roof of the octagonal towers end in steep stone decorated spires.

7.7 Articulation

- Extensive detailed ornamentation is seen more in interiors than the exteriors.
- Animals, plant life and mythological characters have been depicted through the bands, cornices, column capitals, column bases, mouldings and springing points of arches.
- All along the corridors are stone carved balustrades and handrails.
- Carved stone water fountains are positioned at various places on each floor.
- Each floor is accentuated by the Porbunder projecting stone bands supported by carved stone brackets.

7.8 Finishes

- The walls are finished with hammer dressed grey Sewree basalt stone in shallow courses (approximately 10 cm) on exterior face, and finished with lime plaster from inside.
- The lighter bands of Porbunder limestone used in the column capitals and balustrades relieve the grey exterior facade. The buff basalt and red sandstone in the columns, arches and other decorative elements give Polychromatic effect to the exteriors.
- The floor in the courtrooms and corridors were originally paved with Minton and Italian Mosaic tiles.

7.9 Interiors (Movable & Immovable)

Movable

- Each of the judges' chambers is equipped with a round table, chairs, a couch, carved cabinets and bookcases.
- A unique piece of furniture, served as a miniature pantry resembling size, shape and appearance to a baptismal font.
- Wooden furniture like benches, chairs form a significant part of the interiors.
- There are various portraits of former judges in the courtrooms and the library

Immovable

- Statue of M. C. Chagala, First Indian Chief Justice of Bombay is placed in a niche of the second floor corridor. Commemorative marble plaque with decorative stone border, describing the title of the building, date of completion and details of people involved in the construction, is inscribed in the wall at the first floor landing of the main staircase.
- There is an ornamental wooden canopy above judge's seat in the main courtroom.
- Viewing gallery on the three sides of main courtroom are finished with teakwood floor, heavily carved teakwood railings and supporting brackets.

7.10 Compound/ Fence/ Gate

- The Compound wall is made in the grey basalt stone upto an approximate height of 2'6", above which is an iron railing with decorative motives at the top.
- The annexe building and other ancillary structures form the eastern edge of the premises.
- The original iron entrance gates still stand in their places.

7.11 Curtilage/ Unbuilt space/ Out Buildings/ Landscape

- The open courtyard on the eastern side forms a pedestrian and vehicular entrance to all the buildings of the premises.
- The western and southern side have a soft landscaped garden with some rare cannonball trees. Statue of Sir D F Mulla and Sir Lawrence Jenkins, distinguished counsel and Judge respectively, representing Bombay High Court on the judicial committee, are located in the front lawns along the driveway.
- The northern side is shared with the PWD building.



8.0 Services & Utilities

8.1 Lighting

- Natural daylight through verandahs and skylights together with electrical light fixtures suspended from high ceiling.

8.2 Ventilation

- Verandahs act as wind catchers allowing natural ventilation through traceries and openings. Dormer windows supplement the ventilation process.
- Electrical fans have been suspended from high ceiling and few courtrooms are provided with forced ventilation like air-conditioners.

8.3 Electricity

- BEST (Bombay Electric Supply & Transport)

8.4 Water Supply

- MCGM (Municipal Corporation of Greater Mumbai)

8.5 Drainage (Plumbing & Sanitation)

- MCGM (Municipal Corporation of Greater Mumbai)

8.6 Fire Precaution

- Initial fire fighting and a few additional equipments like hosepipes and hose taps are installed on each floor.

8.7 Other (HVAC/BMS/Security Systems)

- Security guards posted.



9.0 Condition

9.1 Plinth

No evident damages.

9.2 Walls

- Structure lacking maintenance. Leakages in down-take pipes have caused dampening and weakening of walls at certain places.

9.3 Floor

- Few damages seen in the floor structure.
- In few places, old and replaced floor tiles are in a damaged state

9.4 Stairs

- The staircase structure lack maintenance.
- Few iron railing balustrades of the staircases are missing and many are damaged.
- The narrow spiral staircases are in a neglected state.

9.5 Openings

At certain places window ventilators are damaged and altered.

9.6 Roofing

Low maintenance, few roofing tiles are damaged/ missing.

9.7 Articulation & Finishes

- Low maintenance in terms of cleanliness.
- Stone surfaces have ugly moss growth.
- The insensitive installation of taps in corridors has destroyed the aesthetic integrity.



9.8 Services

The routing of electrical wires, plumbing and air-conditioner pipes have caused considerable damage.

9.9 Out Buildings

Low maintenance in comparison to the main building.

9.10 Overall Conditions

Maintenance level

10.0 Transformation

Form

- The intensive and insensitive installation of lift shafts has destroyed the integrity of the aesthetics of the building.
- Asbestos sheet chajjas have been used to serve as weather shading devices at certain windows.
- Some of the functions of the high court have been transferred to PWD building, which is now connected by a covered walkway.

Structure

- The main staircase is strengthened by adding I-section.
- Additions of mezzanine floors supported on I-sections in the corridors of the 2nd and 3rd floor alter the interior space.
- Original carved stone water fountain juxtaposed with modern water cooler.
- Corridors have been encroached where the records are stacked haphazardly.

Articulation & Finishes

- Oil painting (black) to column shaft at the western side entrance corridor.
- The original floor tiles have been insensitively replaced by ceramic and mosaic tiles in the corridors Judge's chambers and courtrooms.



11.0 DP Remarks/ Perceived Threats

12.0 Additional Notes/ References/ Documents available

Additional Notes:

- Height of central tower to eaves 90 feet and that of central tower is 178 feet.
- The designs of the High court were done by Architect Lt. Colonel J.A. Fuller and sanctioned by Government of Bombay.
- The actual cost of the project was Rs 16,44,528, were as the sanctioned estimate as Rs. 16,47,196.

References:

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