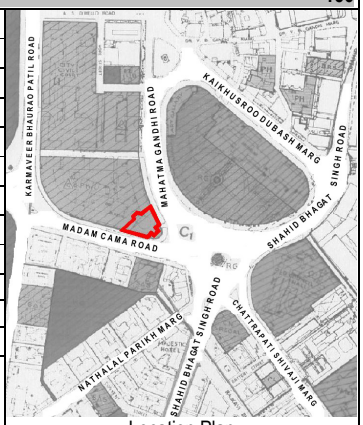
National Gallery of Modern Art (Sir Cowasji Jehangir Public Hall)			**156**
		Common Ref No: 156 Card No: 214 Ward (Part): A (Part III) CS No: Indeterminable Plot Area: Indeterminable B U Area: - Date: 10/11/2004 Recorded by: Zankhana Prajapati Reviewed by: Int: Arun Wadhwa, Zankhana Prajapati Ext: Arun Wadhwa, Zankhana Prajapati Photo Ref.: 156_Cowasji Jehangir Hall	 Location Plan

1.0		**Denomination**			
1.1	Name of Premises	National Gallery of Modern Art			
1.2	Earlier Name	Sir Cowasji Jehangir Public Hall			
1.3	Built in:	Foundation stone laid in 1911, completion in 1917 opened in 1920 during World War I	Extension Date:	-	
2.0		**Access**			
2.1	Main	Junction of Mahatma Gandhi Road and Madam Cama Road			
2.2	Subsidiary	-			
3.0		**Ownership pattern**			
3.1	Present	Government of Maharashtra			
3.2	Past	Government of Bombay			
3.3	Status	Owner			
4.0		**Use**			
4.1	Present	Art Gallery and Lecture Hall			
4.2	Past	Public hall for Theatre, Performance, Lecture, etc.			
4.3	Usage	Daily			
5.0		**Significance & Value Classification**			
5.1	Townscape (Manmade)	Prominent corner building located at the S. P. Mukherji Chowk, with its wings on the Madam Cama Road, and Mahatma Gandhi Road The building is placed along a row of buildings with uniform scale on Madam Cama Road and is surrounded with buildings of different styles and periods including the YWCA, St. Annes School on the south and Wellington fountain to the east. The curvilinear building form is a site response, with its main entrance from south side of Madam Cama Road. It forms the vertex to the two wings of the Institute of Science. The curved building with its dominating entrance dome forms an important landmark in the urban scape.			
5.2	Architectural Description	**Planning** The building is circular in plan with an extended porch at the intersection facing the Wellington fountain. The circular built space has a continuous verandah around with staircases on both sides beyond which Institute of Science building continues. The present renovation to turn it into a museum has semi circular galleries on split-levels with a central void. The portion below the topmost gallery is designed as a lecture hall with an inbuilt projector room. The space below the shallow dome forms a large circular gallery. Central air conditioning unit, store and offices are placed below the gallery on the rear side. **Features** The front has a large magnificent opening framed by two large ornate stone piers with a pair of ionic columns supporting entablature. Semi-circular arched openings with ornate keystone all around the ground floor verandah. Double storied colonnades punctuate the upper portion, with horizontal lintel stone openings and carved balusters and projecting cornice bands. The front porch with double colonnaded front and side piers support arched openings on the two sides. The two projecting blocks enclosing staircases are well composed in stone masonry			

		punctuated with large openings and a projecting balcony at the first floor supported on highly ornate brackets. **Style** The building displays features of the Renaissance Revival style of architecture		
5.3	Intrinsic	This was the first cultural hall dedicated to the people of Bombay.		
5.4	Value Classification	A(arc), A(his), A(cul), B(per), B (des), B (uu), D(bio), E, F, G(grp), I(sce)	Recommended grade:	I
6.0		**Topography**		
6.1	Floors	G+4 with split level galleries		
7.0		**Construction**		
7.1	Plinth	The plinth is very low, constructed in buff basalt in regular courses.		
7.2	Walls	The walls are stone load bearing masonry, including arches, piers, etc. The verandah walls are in shallow dressed courses.		
7.3	Floor	The original flooring in verandahs and lobbies is supported on stone arches. The renovated art gallery has ribbed floors supported on additional columns and shear walls.		
7.4	Stairs	Two Staircases. Both the staircases are open well, constructed in stone slab supported (cantilevered) from the side load bearing walls with a wooden handrail and decorative cast-iron railing.		
7.5	Openings	Ground floor verandah has semicircular arched openings, upper levels have flat stone lintels. The curvilinear verandah wall has openings with teakwood doors and windows. The projecting staircase block has openable glazed paneled windows. Small circular fixed glass panels at the upper part of the shallow dome.		
7.6	Roofing	Circular shallow dome in concrete, central portion raised to accommodate openings for light. The surrounding verandah and staircase slab has a flat roof with terrace.		
7.7	Articulation	Ornate key stone detail of the semicircular arched opening. Cantilevered projecting balcony supported on ornate stone brackets at the staircase entry. The overlapping stone courses spanning the horizontal lintel opening indicate sound construction technique.		
7.8	Finishes	External building facade and verandahs are dressed in buff basalt, internally the surfaces are plastered and finished in Plaster of Paris. Gypsum board panels used within the galleries. Verandah and lobby areas have marble flooring whereas the renovated galleries have wooden flooring.		
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** Marble statue of Sir Cowasji Jehangir at the entrance lobby.		
7.10	Compound/ Fence/ Gate	Originally very low stone verticals with iron chain connectors served as compound fence. Presently a stone wall with high iron railing is built in between the original stone verticals. High iron gates with decorative motif atop on both sides of the porch.		
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Underground water tank and an electrical transformer in the open space to the south of the entry. Plant and shrub growth around the entrance porch.		
8.0		**Services & Utilities**		
8.1	Lighting	Artificial lighting throughout the building as it serves as an enclosed gallery space.		
8.2	Ventilation	Large central air conditioning system for the gallery spaces.		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing & Sanitation)	MCGM		
8.6	Fire Precaution	Smoke detector and fire alarm system with fire fighting equipment has been installed.		
8.7	Other (HVAC/BMS/Security Systems)	Audio-visual camera surveillance system, private and state security guards Large central air conditioning plant		
9.0		**Condition**		
9.1	Plinth	Fair - organic growth and weathering has deteriorated the stone courses.		
9.2	Walls	Fair - rainwater seepage has led to deterioration of stone masonry in the staircase block. The interior is modified with gypsum board panel for exhibition.		
9.3	Floor	Fair - original upper floor dismantled and redesigned		
9.4	Stairs	Fair		
9.5	Openings	Fair		
9.6	Roofing	Fair		
9.7	Articulation & Finishes	Fair - stone finish seems uneven and blackish in appearance, ficus growth		
9.8	Services	Insensitive electrical wiring along the wall surfaces		

9.9	Out Buildings	-		
9.10	Overall Conditions	Fair	Maintenance level	Fair
10.0		**Transformation**		
	Form	-		
	Structure	The whole internal space has been transformed by constructing split level galleries supported on additional columns and shear walls.		
	Articulation & Finishes	-		
11.0		**DP Remarks/ Perceived Threats**		
		College and Public Hall, building forms part of C1 zone		
12.0		**Additional Notes/ References/ Documents available**		
		Additional Notes: The Hall is nearly a hundred feet in diameter. With a seating capacity of 1200, the original Hall was the venue for art shows, lectures and musical performances for several years. The interiors were entirely redesigned in 1996 by Delhi architect, Romi Khosla, to accommodate the Bombay branch of the National Gallery of Modern Art. **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* SHARADA DWIVEDI and RAHUL MEHROTRA (2001) *The Cities Within*, Bombay: Eminence Designs Pvt. Ltd. FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc. Eicher Goodearth Ltd. (2002) *City Map – Mumbai,* Mumbai. SHARADA DWIVEDI and RAHUL MEHROTRA (2001) *Fort Walks,* Bombay : Eminence Designs Pvt. Ltd.		

Side façade with arched and rectangular openings, projecting balconies, lintel and sill level bands, scroll bracket keystone

Rectangular verandah/ passage openings with frieze bands in geometric pattern, bands, floral motifs, scroll bracket keystone in floral pattern

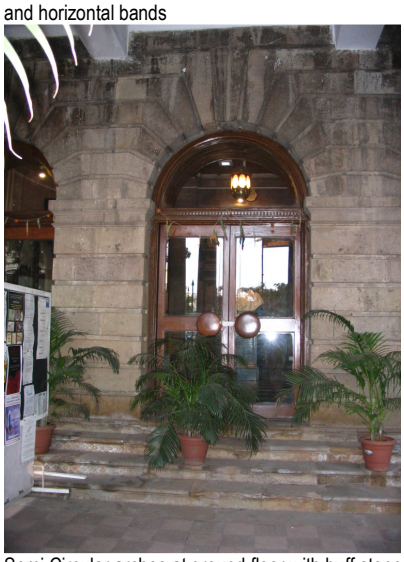
Curvilinear façade with arched and double height rectangular openings, frieze bands, balustrades

Entrance porch with double height Ionic columns, bands, arched openings

Detail of column with frieze bands in geometric pattern

External rectangular door opening with glazed paneled shutter, vertical and horizontal bands

Column Capitals with floral pattern Corinthian capitals



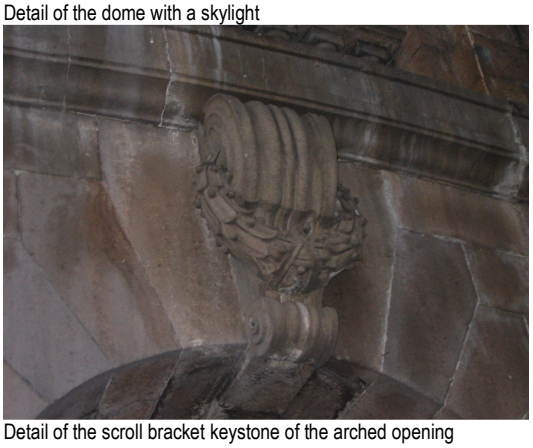
Semi Circular arches at ground floor with buff stone rusticated cladding

Internal circular staircase along the atrium

Free standing plaque explaining the details of the Sir Cowasjee Jehangir.

Detail of the dome with a skylight

Verandah on ground floor level with arched openings

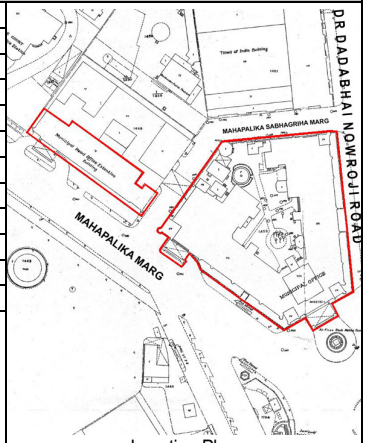


Detail of the scroll bracket keystone of the arched opening

Main Building

Annex Building

Common Ref No: 157
Card No: 215
Ward (Part): A (Part I)
CS No: 1452, 1449 (Fort division)
Plot Area: 9206.23 sq m.
B U Area: -
Date: 15/12/2004
Recorded by: Sonal Modak
Reviewed by:
Int: Sonal Modak
Ext: Sonal Modak
Photo Ref: 157_BMC



Location Plan

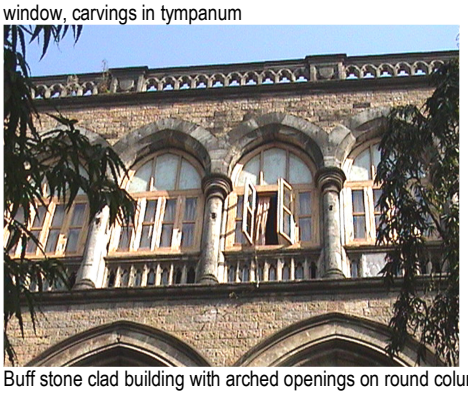
1.0		**Denomination**		
1.1	Name of Premises	Municipal Corporation of Greater Mumbai Headquarters		
1.2	Earlier Name	Bombay Municipal Corporation Building		
1.3	Built in:	Foundation stone laid on December 9, 1884 Commenced in 1889, Completion in 1893	Extension Date	1950's– Addition of an Annex wing on the north side
2.0		**Access**		
2.1	Main	Corner of Mahapalika Marg and Dr. Dadabhai Nowroji Road – pedestrian		
2.2	Subsidiary	Mahapalika Sabhagriha Marg – vehicular and pedestrian		
3.0		**Ownership pattern**		
3.1	Present	Municipal Corporation of Greater Mumbai		
3.2	Past	Brihan Mumbai Municipal Corporation		
3.3	Status	Owner		
4.0		**Use**		
4.1	Present	Commercial – Municipal corporation offices		
4.2	Past	Commercial - Municipal corporation offices		
4.3	Usage	Daily		
5.0		**Significance & value Classification**		
5.1	Townscape (Manmade)	The MCGM building stands prominently on a crucial site at the junction of Mahapalika Road and Dr. Dadabhai Nowroji Road among important buildings of different architectural styles like the Chhatrapati Shivaji Terminus on the north, Capitol Cinema on the south. The building is accessed from the corner through an extended porch The building form is a response to the site context. The building along with the Chhatrapati Shivaji Terminus, complement each other in terms of style and scale and dominate the important node.		
5.2	Architectural Description	**Planning** The building consists of two wings in 'V' shape, located on a corner site facing east with a corner entrance porch, enclosing a central open space. The outer dome, houses the central main staircase, leading from the entrance hall to the first floor, connecting the arcaded corridors running around the central open atrium above the main entrance hall. A record room is situated above the entrance above an inner dome, visible only from inside the entrance hall. **Features** The two wings along the two major roads have number of gable fronts Atop the central gable is a sculpture representing *Urbs Prima in Indis* – the first city of India, motto adopted the Municipal Corporation. The front side façade consists of an extended porch with a terrace above with stone balustrade. The front side has a series of pointed arches supported on round columns with decorative capital. The porch has corner pilasters with stepped bands. The side pointed arches have decorative tympanum. The porch consists of decorative friezes. Multi-foiled window openings, pointed arches, minarets, bulbous domes, sculpted jali-work in wood along corridors facing the internal courtyard garden, bands of different colored stone at various levels. One end of Corporation hall consists of full height bay window with stained glass panels. **Style**		

		The building derives influence from Indo - Saracenic style of architecture
5.3	Intrinsic	-
5.4	Value Classification	A(arc), A(his), B(per), B (des), B (uu), D(bio), F, I(sce) | Recommended grade | I
6.0		**Topography**
6.1	Floors	G + 3 Main building, G + 6 Annex Building
7.0		**Construction**
7.1	Plinth	Medium height plinth in grey ashlar masonry in a stepped form.
7.2	Walls	Composite walls
7.3	Floor	RCC slabs and beam on RCC columns in most of the areas and wooden floors in corridors and passages
7.4	Stairs	Central main wide staircase constructed in stone leading from ground floor entrance atrium to first floor corridors around the atrium. Two elliptical staircases housed in smaller towers on either sides of the main south-eastern façade topped by smaller onion shaped domes. Timber straight flight staircase from ground floor to first floor near gate no. 3. Two circular cast iron staircases connecting all floors.
7.5	Openings	All elevations punctuated with pointed arched windows with trefoil double arches with circular ventilators within the main arch placed in-between the low height step buttresses
7.6	Roofing	The main central open core capped by a bulbous dome. Dome is resting on *colonnettes* and arches on its four interior walls from which *fan vaults* spring to support the circle on lower inner dome that sits upon this base.
7.7	Articulation	Multi-foiled window openings, pointed arches, minarets, bulbous domes, sculpted jali-work in wood along corridors with wooden rafters and planks as flooring material.
7.8	Finishes	Walls have exposed buff regular dressed ashlar masonary externally. Internally plastered and painted. Marble treads on central staircase.
7.9	Interiors (Movable & Immovable)	**Movable** For the Corporation Hall specially designed furniture was made in black wood and teak. **Immovable** -
7.10	Compound/ Fence/ Gate	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	A fountain at the center of interior court. At the entrance stands a bronze statue of Sir Phirozeshah Mehta – ' the Lion of Bombay '
8.0		**Services & Utilities**
8.1	Lighting	Adequate daylight in areas along external walls and supplemented by artificial lighting. Inadequate daylight through long window openings in some areas so supplemented by artificial lighting. Main staircase atrium is poor lit and no provision of adequate artificial lighting made.
8.2	Ventilation	Natural ventilation is adequate. Dependent on supplementary ventilation devices like fans and AC's.
8.3	Electricity	BEST
8.4	Water Supply	MCGM
8.5	Drainage (Plumbing & Sanitation)	MCGM
8.6	Fire Precaution	When planned the building had a capacity to store 40,000 gallons of water in tanks within the roof, to not only fight fires but also run the hydraulic lifts.
8.7	Other (HVAC/BMS/Security Systems)	Window AC units installed in some areas.
9.0		**Condition**
9.1	Plinth	Fair – No evident damages observed. Planter boxes in the central courtyard cover plinth.
9.2	Walls	Fair - No evident damages observed. Ceramic tile dados provided on some of the walls.
9.3	Floor	Poor – The wooden floor planks are broken in many areas of passages.
9.4	Stairs	Fair – There is no structural damage to the main staircase. Secondary timber spiral staircases are in bad condition with loose, broken floorboards. Cleanliness not maintained at all.
9.5	Openings	Fair – No evident damages observed except for some of the shutters being replaced.
9.6	Roofing	Poor – Wooden members have deteriorated, broken tiles.
9.7	Articulation & Finishes	Fair – No major damage observed. Bands broken in a few parts to house rainwater pipes.
9.8	Services	Fair - No evident damages observed.
9.9	Out Buildings	Fair - No evident damages observed.
9.10	Overall Conditions	Fair | Maintenance level | Poor
10.0		**Transformation**
	Form	Addition of cast iron spiral staircases in 3-4 places to access file storage in the roofs. A toilet block is added in the central courtyard on eastern wing.
	Structure	After an extensive fire, the Corporation hall was restored in the year 2000-01.
	Articulation & Finishes	Internal dome, pendentives and other external features painted over. Openings are closed

		in some parts.
11.0		**DP Remarks/ Perceived Threats**
		Municipal Office, Building forms part of C1 zone.
12.0		**Additional Notes/ References/ Documents available**
		Additional Notes: Soon after Chhatrapati Shivaji Terminus was completed in 1888 work began on new offices for the Municipal Authority to celebrate its promotion to corporation status. The building is made 20 ft. taller than neighboring VT to ensure it was not overpowered by the adjacent structures. The extension wing of the Municipal Building added later on Mahapalika Marg is in harmony with the original building, at least in terms of materials, textures and scale. It was built in the 1950's or early 1960's. Both the buildings are interconnected by a passage at second floor level. Before the bay windows there used to stand a raised platform, to make speakers more visible and audible. The tower rises to a height of 235 ft. **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* SHARADA DWIVEDI and RAHUL MEHROTRA (2001) *The Cities Within*, Bombay : Eminence Designs Pvt. Ltd. RAHUL MEHROTRA, GUNTER NEST and SANDHYA SAVANT (1994) *The Fort Precinct in Bombay – Conserving an Image Centre*, 2 Vols, Bombay. FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc. SHARADA DWIVEDI and RAHUL MEHROTRA (2001) *Fort Walks,* Bombay : Eminence Designs Pvt. Ltd. MARIAM DOSSAL (1996) *Imperial designs and Indian Realities - The Planning of Bombay City* - 1845-1875, Bombay : Oxford University Press.

Pointed arched opening with grey and buff stone voussoirs, rose window, carvings in tympanum

Round column with floral pattern corinthian capital



Buff stone clad building with arched openings on round columns, balustrade

Carvings in the balustrade

Internal double height space with overlooking balconies supported on highly ornamented brackets

Internal dome with intricate carvings on the lower surface and ribbed vault

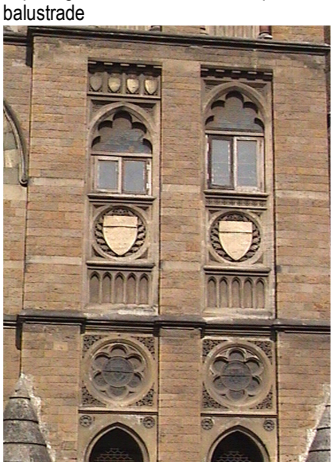
Series of continuous pointed arches with stained glass ventilators, glazed wooden shutters, balustrade, dentil moulding cornice band

Arched opening with rose window, floral pattern in frieze band, highly intricate floral and animal carving in the spandrel, animal motif at the springing point.

External pointed arch on round columns with decorative capitals, round, geometric and floral pattern in spandrel, frieze band

Imposing tower with dome with a pinnacle, turrets, brackets, bands, balustrade

Internal entrance grand lobby with overlooking arched verandah openings surmounted with a dome

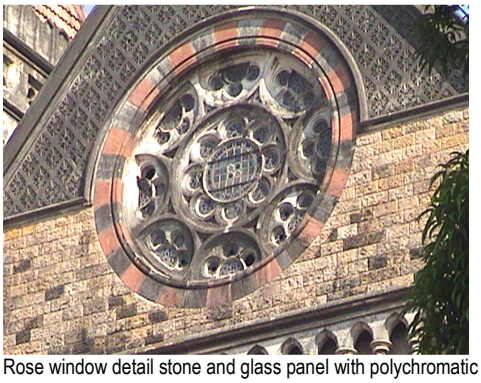


Rectangular openings with decorative sill and lintel level in geometric pattern

Corner projecting porch with pointed arched openings, corner pilasters with animal statues at the parapet level, decorative motifs, balustrade.

Detail of the frieze with floral and geometric pattern

Compound wall with pillars with decorative capitals and iron railing

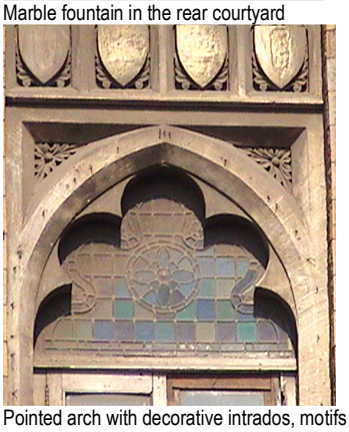


Rose window detail stone and glass panel with polychromatic stone voussoirs, in the background of carved jaliwork and buff stone facade

Figurative Sculpture above the entrance porch

Marble fountain in the rear courtyard

Side wing with steep double layered sloping Mangalore tile roof, with corner turrets, recessed brackets



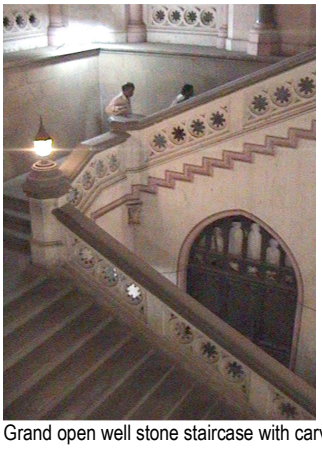
Pointed arch with decorative intrados, motifs in the spandrel and stained glass ventilator, lintel level motifs

Intricately carved wooden paneled double shutter with exposed hardware

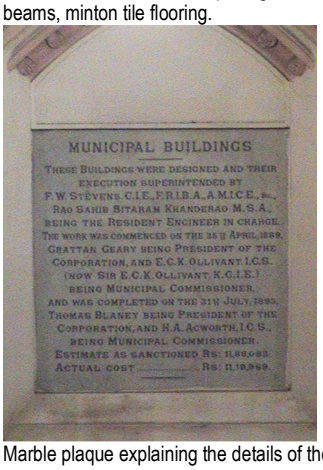
Internal Door glazed paneled shutters with internal half door shutters

Wooden partition with carved paneling

Wide corridor with arched openings, ceiling with wooden rafters and beams, minton tile flooring.



Grand open well stone staircase with carved railing in floral pattern

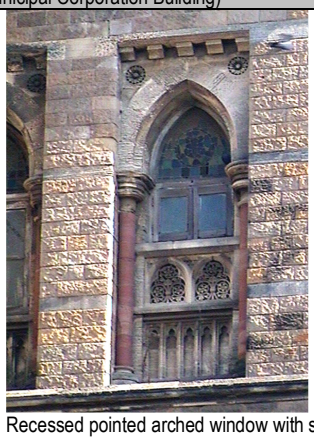


Marble plaque explaining the details of the building construction

Tracery work with central rose window with stain glass panel in the arched ventilator with grey and buff stone voussoirs

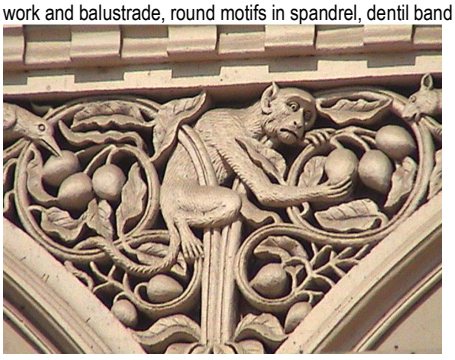
Arched opening with recessed arch bands on round columns with intricately carved corinthian capitals with floral and animal motifs

Entrance porch with ribbed vaulted corridor

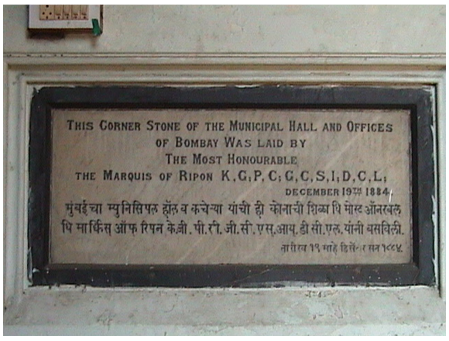


Recessed pointed arched window with stained glass ventilator panel, jail work and balustrade, round motifs in spandrel, dentil band at lintel level

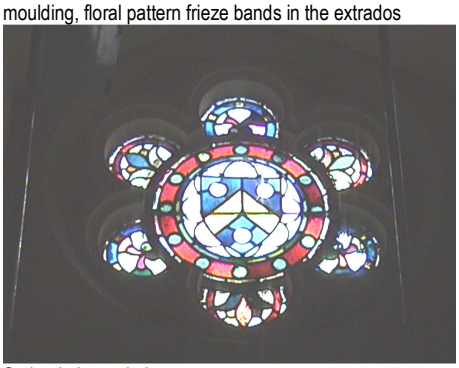
Internal staircase cast iron railing



Detail of the intricately carvings of floral and animal motifs, dentil moulding, floral pattern frieze bands in the extrados



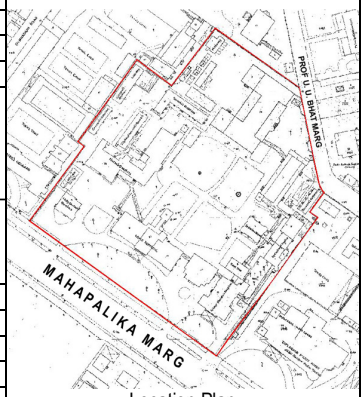
Marble plaque with the foundation details



Stained glass window

Animal sculpture at the staircase base on newel post

Window with round ventilator, double arched window opening with glazed paneled shutter, balustrade, arch bands.

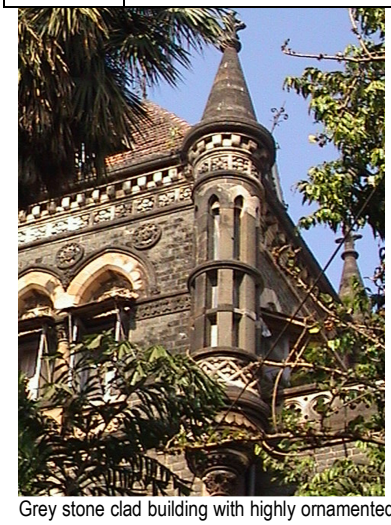
Cama and Albless Hospital for Women and Children			158
		Common Ref No: 158 Card No: 216 Ward (Part): A (Part II) CS No: 1447 (Fort) Plot Area: 22,680.78 sqm B U Area: 1. Cama Hospital – 1985.00 sq m 2. Albless Hospital – 972.00 sq m 3. Lady Doctors' Quarters – 318.00 sq m 4. Old Nurses' and Stewards' Quarters – 432.00 sq m 5. Servants' Quarters – 104.23 sq m 6. Mortuary – 86.00 sq m Date: 05/01/2005 Recorded by: Sonal Modak Reviewed by: Int: Sonal Modak, Zankhana Prajapati Ext: Sonal Modak, Zankhana Prajapati Photo Ref: 158_Cama and Albless Hospital.	 Location Plan

1.0		**Denomination**		
1.1	Name of Premises	Cama and Albless Hospital for Women and Children		
1.2	Earlier Name	Cama and Albless Hospital for Women and Children		
1.3	Built in:	1. Cama Hospital - 1886 2. Albless Hospital -1890 3. Lady Doctors' Quarters - 1890 4. Old Nurses' and Stewards' Quarters -1906 5. Servants' Quarters -1906 6. Mortuary - 1910	Extension Date:	1954 – Administrative Building was added on south east of Cama Hospital Building.
2.0		**Access**		
2.1	Main	Mahapalika Marg – Vehicular and Pedestrian		
2.2	Subsidiary	Badruddin Tayabjee (Gymnasium) Road - Vehicular and Pedestrian		
3.0		**Ownership pattern**		
3.1	Present	State Government		
3.2	Past	State Government		
3.3	Status	Owner		
4.0		**Use**		
4.1	Present	Hospital – Administrative offices, OPD, Blood Bank, In Patient Wards, Maternity and TB Wards, Staff and Servants' Quarters, PWD Center.		
4.2	Past	Hospital		
4.3	Usage	Daily		
5.0		**Significance & value Classification**		
5.1	Townscape (Manmade)	The plot is located on the north-east side of Mahapalika Road flanked with other important buildings of different styles and period- St. Xavier's College on north-west, Magistrate Court on south east, Anjuman-e-Islam High School and Times of India Building on norh-east. The main access is from the south-west side of the plot and service entry is from narrow road on east of the plot. The hospital was a result of a movement started by the reformer Sorabji Bengali for better medical aid to women.		
5.2	Architectural Description	**Planning** The hospital complex has around thirty structures providing various facilities' spread all over the plot interconnected with pathways and landscaped gardens. The main - Cama Hospital building and Albless Hospital Building, are located in the front part of the site facing main road on south-west. <u>Cama Hospital</u> The building is located along south-west side of plot with its main entrance from the south-west side through a projecting porch with terrace and subsidiary entrances from all other sides to different departments. Building is symmetrical having rectangular plan flanked by an added wing in center of the building on north-eastern side. There are corridors along the longer side on north-east and south-west sides. The central lobby area houses main open-well wide staircase, wings on either sides house wards. On south-eastern side of this building a new administrative building block is constructed in modern materials which is connected to the main hospital building by a covered passage		

		on eastern corner. Central porch bay rises higher than rest of the buildings having steep sloping roof with dormer windows. The main façade is flanked by two towers at either ends of the building and a narrow terrace on south-west side at second floor level. Ground and first floors are not in use and the second floor under the sloping roof serves as the residence of Deputy Superintendent of the Hospital. Albless Hospital The building is located in the south corner of the plot having main entrance through a projecting porch with terrace on south-western side. It is 'T' shaped in plan. The building has access from south-west side through porch. Subsidiary entrance is from north-west leading into a verandah. Through the porch one enters a common lobby having the main staircase. In the left wing is waiting room and the right wing is the ward. Along north-west and south-east sides there are verandahs. There is a dispensary in west corner of the building, which is accessed from the verandah. Toilet block is located in the north corner of the building standing independently accessed from the building. The central area serves as common ward for patients. Building has a typical floor layout and wards on first floor with Matron's room and private ward. The central bay has steep sloping gable roof rising higher than side bays. New building for labour ward and operation theatres is constructed in modern materials on north-eastern side of the building, which is connected by a covered passage. Lady Doctors' Quarters The building is located in the west corner of plot. It is a wooden structure with sloping gable roof. Main access is from north-west side. One enters directly the staircase lobby, which connects all the floors. Each floor houses single residential unit. Building has wooden semi-covered balconies along south-east side. Old Nurses' and Stewards' Quarters The building is located on north-west side of plot. It is 'L' shaped in plan with typical floor layout. Main access to the building is from south-west and south-east. All floors house common and private wards. Toilet block, servants' quarters and cooking room are located in an independent block connected to main building by a covered passage on north side. Building has wide corridors along sides facing internal enclosed space on north-west and north-east. Servants' Quarters This building is located in north corner of the plot. The building has simple 'L' shaped plan. It is a low-rise wooden structure with number of rooms as servant's quarters having timber sloping roof and common toilets. Main access to the building is from a corridor along south-west and south-east sides. Mortuary This structure is located in north corner of the plot behind servants' quarters block. Main access is from south-eastern side. Structure is rectangular in plan with three ramps to access the structure. **Features** 1. Cama Hospital The symmetrical front façade has a central entrance porch with double *Lancet* arch resting on a central circular column with Corinthian column capital in front and single pointed segmental arch on the sides. The corners have buttresses, quatrefoil parapet and flying gargoyles on corner. Front Facade is punctuated with equilateral arches on either side of porch; four arches with spandrel having tri-foil ventilator on ground level and four similar arches on first floor level with hood moulding and *Antic*. The arches have multi-foil rose windows and double rectangular windows within. Features like *grotesque* are prominently seen on front façade on the Corinthian column capitals and arch springing points. The central bay behind the porch rises above by a floor till second floor. It has three equilateral arches at first floor level and pyramidal roof with dormer windows with finials atop. There are turrets at the corner at second floor level with conical tops, shaft resting on decorative corbels. Both the ends of the building have projecting stone balconies with tiled hip projecting bracketed roof. Dentils, rose windows, brackets, cornice bands circular columns with Corinthian capitals are prominent features on facades. 2. Albless Hospital The building has symmetrical façade with central projecting porch and many gable ends with finial atop and spirelets and finials at sides. Porch has three equilateral arches resting on circular columns and Corinthian column capitals in front and pointed segmental arch on sides. The openings are predominantly equilateral arches. Side elevations have projecting stone bracketed balconies at the corner. There are deep covered verandahs along all the sides

		with decorative wooden panels. There are, square turret like features on either sides of porch in front topped with a conical roof. Dentil, Rose windows, brackets, cornice bands circular columns with Corinthian capitals, *Grotesque* and circular ventilators are prominent feature on facades similar to the Cama Hospital building. **Style** Neo-Gothic elements are predominantly observed like turrets, pointed arches, traceries etc.
5.3	Intrinsic	-
5.4	Value Classification	A(his), B(per), B (des), B (uu), F Recommended grade II B
6.0		**Topography**
6.1	Floors	1. Cama Hospital – G+2 with part terrace. 2. Albless Hospital – G+1 3. Lady Doctors' Quarters – G+1 4. Old Nurses' and Stewards' Quarters – G+1 5. Servants' Quarters – Ground floor structure 6. Mortuary – Ground floor structure
7.0		**Construction**
7.1	Plinth	Low and medium height plinth in grey stone with projecting plinth protection layer. Height of plinth varies from low to medium in each building
7.2	Walls	Thick load bearing stonewalls. Internal walls non-load bearing in places, or spaces defined by wooden partitions.
7.3	Floor	Timber floors with large wooden beams, wooden rafters and wooden floorboards. In some places wooden rafters are replaced by steel sections. Buildings added later have RCC floors.
7.4	Stairs	Main open well stone staircases with cast iron railing and wooden handrail. Number of small staircases in cast iron spiral, timber doglegged, RCC etc.
7.5	Openings	Most of the window openings are arched openings with rectangular double windows with multi-foil traceries. Rectangular openings with wooden framed glazed paneled double shutters. Corridors have stone arched openings; wooden verandahs with intricate wood paneling, projecting stone bracketed balconies. Door louvered or paneled shutters, with fixed paneled ventilators.
7.6	Roofing	Cama Hospital buildings have arch braced timber truss hip and gable roofing with Mangalore roofing tiles.
7.7	Articulation	Corinthian column capitals, decorative arch springing points, equilateral arches, stone bracketed projecting balconies, wooden corridors with carvings.
7.8	Finishes	External facades of main structures are exposed stone ashlar masonry. Walls are mostly plastered and painted from inside. Newly constructed structures have plastered and painted walls.
7.9	Interiors (Movable & Immovable)	**Movable** Old beds, benches, tables, chairs, huge cupboards, racks, shelves etc. **Immovable** Statue of Lady Reay in a hall in Albless hospital building. Marble plaques displaying history of the Hospital. Wooden partitions with decorative carvings.
7.10	Compound/ Fence/ Gate	Front side along main access road is a stone masonry wall about 2 ft. high with fencing above. Stone pillars on either side mark entry gates. Hoop Iron fencing along the periphery on all sides.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Covered paved passages inter-connecting various buildings. Oxygen Park with various species of trees. Watchman's cabins at access points. Waste disposal plant on north side of plot near the Mortuary. Water storage tanks near most of the buildings. Underground water storage tanks and Pump house on east side of plot. Canteen, generator room, servants' quarters, common toilet blocks spread over entire plot.
8.0		**Services & Utilities**
8.1	Lighting	Natural daylight through verandahs and skylights together with electrical lighting 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 the high ceiling and few rooms are provided with forced ventilation like Air- conditioners.
8.3	Electricity	BEST
8.4	Water Supply	MCGM
8.5	Drainage (Plumbing & Sanitation)	MCGM

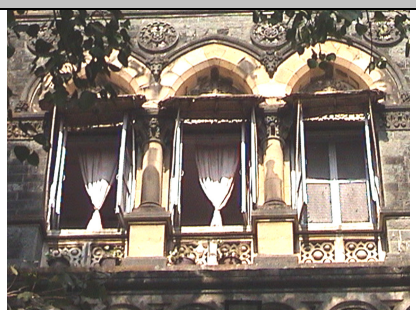
8.6	Fire Precaution	Provision of equipments like, hosepipes and hose taps installed on each floor.
8.7	Other (HVAC/BMS/Security Systems)	Security guards posted.
9.0		**Condition**
9.1	Plinth	Fair –The Plinth of some buildings is almost negligible due to alterations. The plinth of other buildings is in bad state with organic growth, seepage, chipping.
9.2	Walls	Poor - Some places there are leakages observed. Internal partitions have been added.
9.3	Floor	Fair - At some places the wooden members of the flooring are in a deteriorating state. Steel sections replace some. Steel sections have been added for additional support.
9.4	Stairs	Fair – Main staircase in Albless Hospital building is not in use therefore not maintained. The stair well is used as dumping yards for the hospital. Some places supports have been added.
9.5	Openings	Fair - The openings have been blocked to house AC's, shutters have been changed. Few door openings have been in filled with brick masonry. Verandah openings have been blocked in an insensitive manner. Many changes in the internal and external openings of main buildings have been planned.
9.6	Roofing	Fair - Few places skylight material has been replaced, chajjas have been added.
9.7	Articulation & Finishes	Fair - Few places features are in a broken condition. The stone façade of the main building is insensitively repaired.
9.8	Services	Poor – Service pipes are broken in many places causing leakages and dampness in walls. The manholes are not covered. In many areas leakages are resulting in unhygienic ponds.
9.9	Out Buildings	Fair – cleanliness not maintained.
9.10	Overall Conditions	Fair | Maintenance level | Poor
10.0		**Transformation**
	Form	Numerous new structures have been added in the plot using modern material.
	Structure	Verandahs have been enclosed.
	Articulation & Finishes	-
11.0		**DP Remarks/ Perceived Threats**
		Government Hospital, plot forms part of R zone
12.0		**Additional Notes/ References/ Documents available**
		Additional Notes: The structure was designed by Muncherjee Murzban and the foundation stone was laid on 22nd November 1883. The Hospital project was initiated by Mr. Pastonji Hormanji Cama. It was a result of a movement started by the reformer Sorabji Bengali for better medical aid to women and children. Overall construction cost for Hospital was Rs.1,71,722/- **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc. Gothic Revival – Megan Aldrich, Phaidon



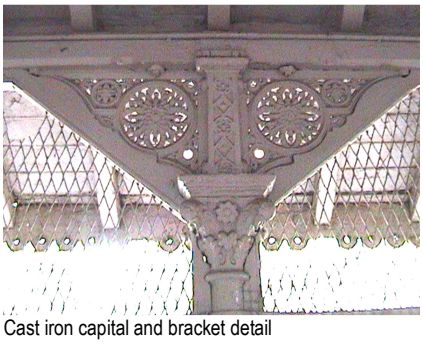
Grey stone clad building with highly ornamented façade with buff stone arches, floral frieze and round motifs, dentil moulding, corner turrets with conical roofs with finial.

Projecting balcony supported on decorative stone brackets, arched openings with buff stone voussoirs, floral motifs at springing point, floral and geometric carving in the tympanum

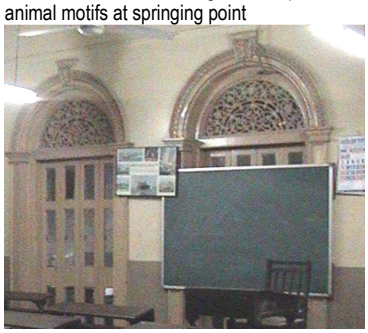
Arched openings with round openings above, dentil band



Series of arched openings on round columns with Corinthian capitals, with buff stone voussoirs, geometric pattern balustrade, floral motif, animal motifs at springing point



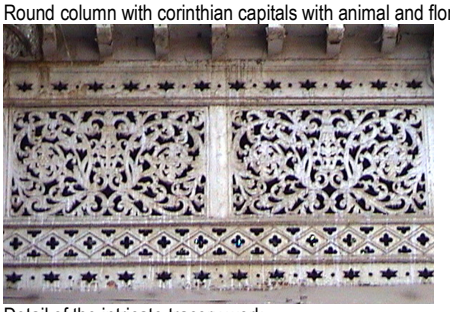
Cast iron capital and bracket detail



Interior view with arched openings with carved tracery work, floral arch band and keystone

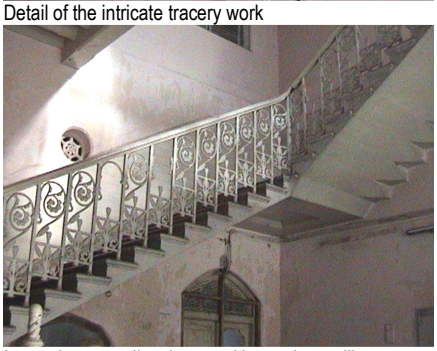
Round column with corinthian capitals with animal and floral motifs

Stone Gargoyle



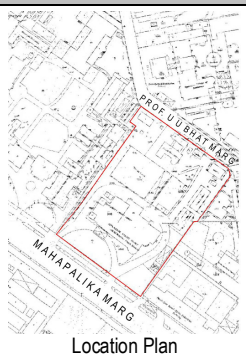
Detail of the intricate tracery work

Floral arched bands with human face keystone



Internal open well staircase with cast iron railing

Floral and animal motif in stone at the arch springing point

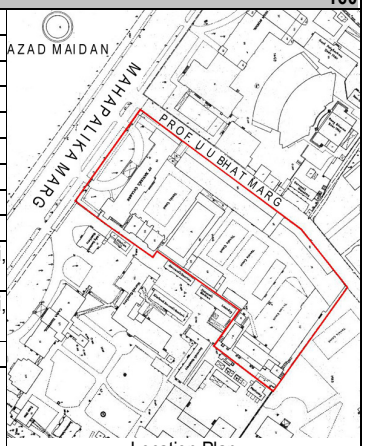
Presidency Magistrate's Court			159
	Common Ref No: 159 Card No: 217 Ward (Part): A (Part I) CS No: 1448 (Fort division) Plot Area: 8823.46 sqm. B U Area: - Date: 14/04/2005 Recorded by: Sonal Modak Reviewed by: Int: Permission denied Ext: Sonal Modak Photo Ref.: 159_Presidency Magistrate's Court	 Location Plan	

1.0		**Denomination**			
1.1	Name of Premises	Presidency Magistrate's Court			
1.2	Earlier Name	Presidency Magistrate's Court			
1.3	Built in:	1889 (as per the inscription in glass)	Extension Date:	-	
2.0		**Access**			
2.1	Main	Mahapalika Marg – Vehicular and Pedestrian			
2.2	Subsidiary	-			
3.0		**Ownership pattern**			
3.1	Present	State Government			
3.2	Past	State Government			
3.3	Status	Owner			
4.0		**Use**			
4.1	Present	Institutional – Court of law			
4.2	Past	Institutional – Court of law			
4.3	Usage	Daily			
5.0		**Significance & value Classification**			
5.1	Townscape (Manmade)	The building stands on Mahapalika Marg, forms a part of group of Heritage Buildings along the road such as BMC building, Cama and Albless Hospital. Main access to the building is through a porch from Mahapalika Marg on western side with separate entry and exit gates.			
5.2	Architectural Description	**Planning** Planning Indeterminable as access to the building denied. **Features** The Facade is punctuated with arches and columns supporting the verandahs and corridors that run along the periphery. There is a turret like tower rising above the roof level. Rose windows on gable ends form typical Neo-gothic features displayed on façade. Continuous bands run at each floor level resting on dentils at the topmost floor level. Main entrance is through a porch with pointed arches supported on circular columns with Corinthian column capitals. Ornate multi-foil parapet at porch terrace and top floor level. **Style** It derives a strong influence from Neo-Gothic style			
5.3	Intrinsic	-			
5.4	Value Classification	A(arc), A(his), B(per), B (des), B (uu), D(bio), F	Recommended grade	II A	
6.0		**Topography**			
6.1	Floors	G + 2, G + 3 partly			
7.0		**Construction**			
7.1	Plinth	Medium plinth about 2 ft height in grey rough dressed ashlar masonary.			
7.2	Walls	Indeterminable			
7.3	Floor	Indeterminable			
7.4	Stairs	Indeterminable			
7.5	Openings	Arched openings with wooden frame partly glazed panels with wooden louvers at bottom.			
7.6	Roofing	Timber truss with mangalore roofing tiles.			
7.7	Articulation	Corinthian column capitals, dentils, quatrefoil openings etc.			
7.8	Finishes	Externally grey ashlar masonary. Internal finishes indeterminable.			
7.9	Interiors (Movable & Immovable)	**Movable**			

		- **Immovable** -
7.10	Compound/ Fence/ Gate	A stone compound wall with MS fencing atop.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Indeterminable.
8.0		**Services & Utilities**
8.1	Lighting	Indeterminable
8.2	Ventilation	Indeterminable
8.3	Electricity	BEST
8.4	Water Supply	MCGM
8.5	Drainage (Plumbing & Sanitation)	MCGM
8.6	Fire Precaution	Indeterminable
8.7	Other (HVAC/BMS/Security Systems)	Indeterminable
9.0		**Condition**
9.1	Plinth	Fair - no evident damages seen. Blackening of stone.
9.2	Walls	Indeterminable
9.3	Floor	Indeterminable
9.4	Stairs	Indeterminable
9.5	Openings	Fair - At some places shutters have been replaced.
9.6	Roofing	Indeterminable
9.7	Articulation & Finishes	Fair – Damages to stone observed. Blackening of stone due to weathering.
9.8	Services	Indeterminable
9.9	Out Buildings	Indeterminable
9.10	Overall Conditions	Fair | Maintenance level | Poor
10.0		**Transformation**
	Form	Insensitive lift shaft added on the front facade
	Structure	Indeterminable
	Articulation & Finishes	Indeterminable
11.0		**DP Remarks/ Perceived Threats**
		Police Station and Court, plot forms part of R zone
12.0		**Additional Notes/ References/ Documents available**
		Additional Notes: - **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc.

Spire in stone with finial and gargoyles deriving influence from Neo-Gothic style of Architecture

Grey stone clad building with gable end roof in front with a rose window and animal statue finial

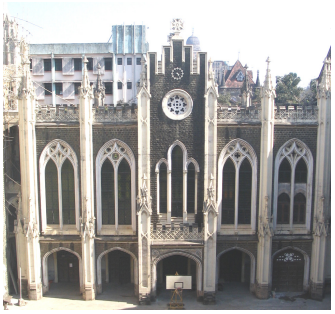
St. Xaviers College					160
		Common Ref No: 160 Card No: 218 Ward (Part): A (Part I) CS No: 1464 (Fort Division) Plot Area: 12086.22 sq m. B U Area: - Date: 09/02/05 Recorded by: Prachi Merchant Reviewed by: Int: Prachi Merchant, Zankhana Prajapati, Abhay Patil Ext: Prachi Merchant, Zankhana Prajapati, Abhay Patil Photo Ref: 160_St. Xavier's College.	 Location Plan		
1.0		**Denomination**			
1.1	Name of Premises	St. Xaviers College			
1.2	Earlier Name	St. Xaviers College			
1.3	Built in:	1869	Extension Date	1969	
2.0		**Access**			
2.1	Main	Mahapalika Marg			
2.2	Subsidiary	Baddruddin Tayebji Road			
3.0		**Ownership pattern**			
3.1	Present	University and Jesuits Trust			
3.2	Past	University and Jesuits Trust			
3.3	Status	Owner - Tenant			
4.0		**Use**			
4.1	Present	Educational institution, Residential – staff and priests, Entertainment - Multipurpose Hall, Religious - Chapel			
4.2	Past	Educational Institution, Religious - Chapel			
4.3	Usage	Daily			
5.0		**Significance & Value Classification**			
5.1	Townscape (Manmade)	The plot is located in the north end of Mahapalika Marg flanked by other important buildings of different styles and periods: Elphinstone Technical Institute on the north side, Cama and Albless hospital on the south and the Azad Maidan on the west. The building is one of the first missionary institutions planned on the Mahapalika Road. The access to the site is from the west side of the plot.			
5.2	Architectural Description	**Planning** The building complex consists of group of interconnecting independent building structures planned, enclosing three quadrangles. The complex is oriented in the east west direction with its main entrance from the west side. The buildings in the complex are of similar heights and have verandahs and passages overlooking the quadrangles. The administration building on the west, chapel on the south, the science building on the north and the Hall building in the east, together form the basketball quadrangle, the first of the internal courts. The Hall building on the west, Gymkhana building on the south, Science building on the north and the Cardinal Gracias Hall building in the east bound the second landscaped quadrangle. The Cardinal Gracias Hall building on the west, Hostel building on the south, Science building on the north and the Social Science and Institute of communication building in the east bound the third landscaped quadrangle. <u>Administration Building:</u> The building is a symmetrical longitudinal structure with its longer side aligned in north-south direction. The building is accessed through an extended porch with a terrace above, leading through the administration building to the first quadrangle. The central wing and the end wings with gable roof are taller than the side wings. The administration building has offices and classes lined up on the east side with verandah			

		and passages overlooking the front landscaped area on the west side. Wooden staircases are located in the north and south end. The ground floor houses the 'Heras' Institute of Indology, library and office areas. The first floor houses the office areas and classrooms. The second floor has the residence rooms and private chapel area. Science Building: The Science building is a longitudinal building oriented in the east west direction. The building starts from the west corner and continues with a marginal curve, ending in the east corner, forming a common façade to all three quadrangles, and connecting the perpendicular buildings. The building has rooms lined up on the north side with verandahs and passages on the east side, overlooking the quadrangles. The Hall and the library building are connected between the first and second quadrangle with open well 'C' shaped double stone staircases from opposite sides with intricately stone carved railing and soffit. The ground floor houses classrooms with verandahs opening into the quadrangle. The first and second floor has the library, classrooms and laboratory rooms. The second floor has the residential rooms of the priests. A wooden doglegged staircase at the north corner connects upper floors. A bridge wing with passages of arched openings and stone round columns connects the Administrative and Science building. Multipurpose Hall and Reference library: The building is rectangular and is oriented in the north south direction with ground floor hall accessed from the colonnade and the upper floor from the north end. The building houses a multipurpose hall with double height, with a colonnade of arched openings and internal door shutters opening up into both sides of the quadrangles. The first floor houses the reference library. The classrooms on the second floor have doubly loaded corridor. A recessed third floor has been newly added with temporary shed, on the terrace floor. Chapel Building: The building is a rectangular low scale structure oriented in the east west direction. The building is connected with the Administrative building and Hall building through a bridge at the first floor level. The ground floor has an arched colonnade and the first floor houses the chapel. The chapel entrance is from the west side from the first level through a lobby formed below a projecting balcony, supported on stone arch opening and columns. The apse is located on the east side. **Features** Administrative building: The building is clad with grey stone ashlar masonry. The entrance to the building is through a porch with surbased side arches and three semicircular arches from the front, supported on columns with intricately carved stone capital friezes. The stone frieze is in a floral pattern. The terrace above the porch has stone carved trefoil tracery work within the round pattern of the balustrade. The central wing has sloping Manglore tile gable roof supported on wooden members, ending into a finial. The side wings have sloping roof with a series of projecting eves, ending into a finial. The façade has pointed, semicircular, trefoil arches and single span arch with two arches within, in two or three numbers with columns with decorative capitals in the center. The façade is adorned with floral and geometric pattern frieze bands, bands defining levels and corner quoins. Internally the openings are arched, supported on columns with decorative capitals. The chapel has some intricate wooden wall paneling. Science Building: The building is clad with grey stone ashlar masonry. The building has a sloping Mangalore tile roof with side gable, ending in a finial. The façade has a semicircular arched colonnade, pointed arches, and geometric type of arched opening. The passages of the first floor have stone carved balustrade. The building has floor level bands and top floor has a cornice band. The staircase wing at the junction of Science building and the Hall is taller and is ornamental with spires in four corners and gothic arches. Multipurpose Hall and Reference library: The building is clad with buff stone ashlar masonry. The Hall on the ground floor has a pointed arched colonnade on the east and west side. The Hall has large arched openings with wooden paneled shutters, opening into the colonnade overlooking the quadrangle. The hall has a double height with balcony overlooking the lower level with the stage at a higher level on the south end with green rooms below. The balcony has wooden flooring, railing, paneling, a row of old photo frames, a row of ornamented wooden spires, wooden coffered ceiling. The openings also include ornamented rose windows. The reference library on the first level is highly ornamental with decorative coffered ceiling.

		The entrance to the library is ornamented with gothic features. The floor area has wooden partitions. Much old wooden furniture is still being used. Chapel Building: The chapel is clad with grey ashlar stone masonry. The building façade has horizontal bands and vertical decorative projections on the north side, which extend into spires. The north façade has an arched colonnade with its central wing higher than the rest of the wings. The central wing has an extended porch with spires and battlement parapets on the top and is higher than the side wings. The first floor chapel openings are large pointed arched opening with double arches and round opening within. The side wings on top end with stone battlement parapet. The entrance to the chapel is from west side through three arched opening into a lobby with a balcony supported on large arch and column above. The balcony railing is intricately carved in stone. The side openings are large arched openings with pointed arches, with double arches and quatrefoil openings within. The openings have stained glass shutters. The apse has chamfered walls with a series of arched window with stained glass shutters. The chapel ceiling is a highly ornamented groined vaulted roof, supported on a stone colonnette on square bases to form a colonnade along the nave. **Style** The building derives influences from Gothic Revival and Indo Saracenic style of Architecture.
5.3	Intrinsic	-
5.4	Value Classification	A(arc), A(his), B(per), B (des), B (uu), C(seh), D(bio), E, F | Recommended grade: | II A
6.0		**Topography**
6.1	Floors	G + 3 Administrative, Hall and Science building. G + 1 Chapel Building.
7.0		**Construction**
7.1	Plinth	Low plinth clad with grey or buff stone with plinth protection buff stone band.
7.2	Walls	Load bearing stone walls.
7.3	Floor	Wooden flooring with wooden supporting members. Newer structures of RCC. Jack arch roofing in the lab.
7.4	Stairs	Buildings have wooden dog-legged staircase with wooden risers, treads and railing. Central main staircases connecting the Science building to Hall, open well double stone staircase with stone risers, treads and intricately carved railing in a geometric pattern. Chapel stone staircase with stone risers, treads and railing.
7.5	Openings	Verandah colonnade with arched openings. Arched (pointed, semicircular, pointed) door, window and openings with wooden paneled shutter.
7.6	Roofing	Sloping pitched, gable Mangalore tile roof supported on wooden members in administrative building; private chapel area has cross-braced wooden roof. Newer structures with flat terrace. Chapel building has ribbed groined vaulted roof. External façade arched windows have curved wooden projecting *chajja*. The extended floor above the Hall building terrace is covered with asbestos sheet roof.
7.7	Articulation	Arched openings and colonnade, bands, friezes, spires, finials.
7.8	Finishes	The walls are externally and façade facing the verandahs is clad with grey and buff stone and internally plastered and painted. Floor is finished with natural stone, cement tiles and wood at places.
7.9	Interiors (Movable & Immovable)	**Movable** Library furniture consisting of tables, chairs, reading tables, partitions, benches, library catalogue storage unit. Chapel and Hall seating furniture. Staff room furniture. **Immovable** Chapel reading ledge, wooden paneling, marble apse furniture. Private chapel in the Administrative building has fixed carved wooden paneling. Library wooden partitions. Hall balcony railing, spires, stage railing.
7.10	Compound/ Fence/ Gate	Brick compound wall with chain link above. Two MS gates with gate posts on the west side from the ends. Two MS gate on the south side opening on the subsidiary road.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	The front portion is landscaped with some rare old trees. A curved landscaped island at the entrance around the extended porch demarcating the two entry points from the west side. The first quadrangle is paved and has a basketball court and is also used for open-air concerts. The second and the third quadrangle have fenced landscaped islands with pathways around. Out buildings of Gymkhana, Canteen building, Hostel building and Institute of

		communication has been added around the quadrangles.
8.0		**Services & Utilities**
8.1	Lighting	Adequate light through openings verandahs, supplemented by artificial lighting.
8.2	Ventilation	Adequate ventilation through openings verandahs, supplemented by artificial ventilation.
8.3	Electricity	BEST
8.4	Water Supply	MCGM
8.5	Drainage (Plumbing & Sanitation)	MCGM
8.6	Fire Precaution	-
8.7	Other (HVAC/BMS/Security Systems)	Few rooms have window AC's installed on the south wall facing the subsidiary road.
9.0		**Condition**
9.1	Plinth	Fair – The level is reduced to almost negligible.
9.2	Walls	Poor – Weathering of stone externally, cracks and leakages observed in the chapel building, loose plaster. Internal Partitions have been added.
9.3	Floor	Fair – at some places the wooden members of the flooring are in a deteriorating state. Steel sections have been added for additional support.
9.4	Stairs	Fair – wood parts at few places is deteriorating.
9.5	Openings	Fair – The openings have been blocked to occupy AC's, shutters have been changed. Few door openings have been closed with brick.
9.6	Roofing	Fair – Wooden supports are deteriorating at few places, window chajjas have been changed.
9.7	Articulation & Finishes	Fair – Few places features are in a broken condition. Stone features have been painted at places.
9.8	Services	Fair – At few place pipes in toilet blocks and other electrical services have been insensitively added. Toilets have been added.
9.9	Out Buildings	Fair – New buildings at the rear side are planned around the quadrangle.
9.10	Overall Conditions	Fair | Maintenance level | Fair
10.0		**Transformation**
	Form	Upper floors of the Hall building have been added.
	Structure	Extensions have been made in various buildings. I-sections have been installed to strengthen the floor.
	Articulation & Finishes	Openings are blocked, opening size and shutters have been changed. Outbuildings have been insensitively added around the quadrangle. *Chajjas* have been replaced with asbestos sheet.
11.0		**DP Remarks/ Perceived Threats**
		College, building forms part of R zone
12.0		**Additional Notes/ References/ Documents available**
		Additional Notes: I- **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc. MARIAM DOSSAL (1996) *Imperial designs and Indian Realities - The Planning of Bombay City* - 1845-1875, Bombay : Oxford University Press. SIR BANNISTER FLETCHER *A History of Architecture,* CBS publication and distributors.

Grey stone clad administrative building façade with arched openings



Chapel elevation with Gothic Revival features such as lancet windows, round openings, finials etc

New building of the Hostel

End detail of the receding turret in a floral pattern

Façade of the Library building with arched openings, frieze bands, round motifs

Quadrangle 1 with grey stone clad buildings with a series of arched openings with sloping roofs

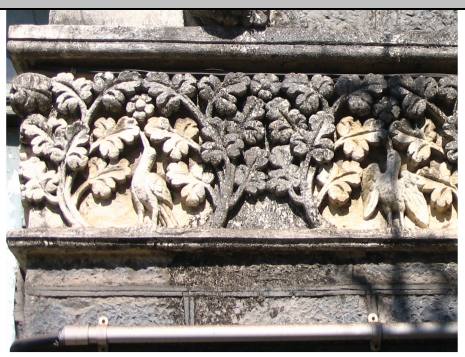
Quadrangle 3 with old building with arched openings juxtaposed with the new building

Side elevation of the grey stone clad building with arched openings

Trifoiled arches opening with floral band at the column capital, bands

Frieze band with intricately carved floral and animal motif

Entrance porch with arched opening with floral motif at the springing point, frieze band, balustrade


Detail of the frieze band with bird and floral motif

Internal verandah with arched opening

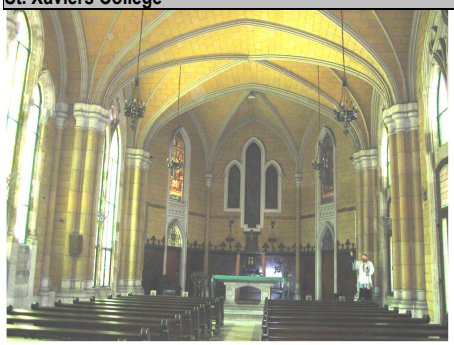
Arched opening with surface decoration at the lintel level and intricately carved wooden paneled double door shutter

Wooden paneled partitions

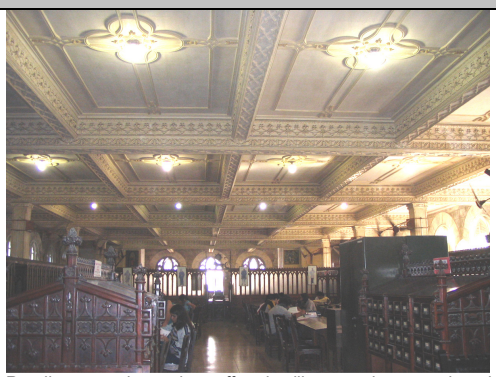
Connecting wing between two buildings with arched openings, round motifs, decorative balustrade

Reading room wooden carved furniture

Auditorium interior with overlooking balconies, wooden railing, furniture, double paneled shutters in arched opening



Chapel interior with ribbed vaulted ceiling on buff stone clad round columns with carved base and capital, end apse, wooden benches in the nave

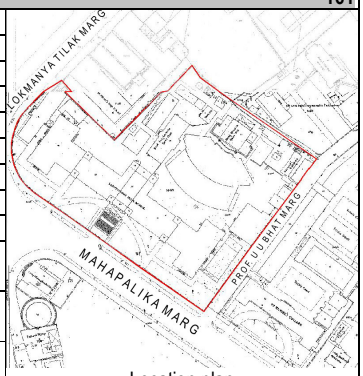


Reading room decorative coffered ceiling, wooden carved partition, furniture

Spire with embellishments

Open well stone staircase with carved railing

Tower with Indo Saracenic style features like jaliwork, finials, spires

Elphinstone Technical Institute			161
		Common Ref No: 161 Card No: 219 Ward (Part): A (part I) CS No: 1469 Plot Area: 18214.29 sqm. B U Area: - Date: 7/12/2004 Recorded by: Arun Wadhwa Reviewed by: Int: Arun Wadhwa, Zankhana Prajapati Ext: Arun Wadhwa, Zankhana Prajapati Photo Ref.: 161_Elphinstone Technical Institute	 Location plan
1.0		**Denomination**	
1.1	Name of Premises	Elphinstone Technical Institute	
1.2	Earlier Name	David Sassoon Building for the Elphinstone High School.	
1.3	Built in:	Commenced May 1872, Completed November 1878.	Extension Date: -
2.0		**Access**	
2.1	Main	Mahapalika Marg – Vehicular & pedestrian.	
2.2	Subsidiary	-	
3.0		**Ownership pattern**	
3.1	Present	State government	
3.2	Past	State government	
3.3	Status	State Government.	
4.0		**Use**	
4.1	Present	School and Technical college, Office of Directorate of Technical Education, Institute of Vocational Training,	
4.2	Past	School.	
4.3	Usage	Daily	
5.0		**Significance & Value Classification**	
5.1	Townscape (Manmade)	Landmark educational building with imposing architecture.	
5.2	Architectural Description	**Planning** Long building along the main thoroughfare with a broad flight of steps at the center leading to a large hall for cultural and convocation use. Symmetrical plan on both the sides of the central hall with continuous veranda along the front and rear with extended wings at the ends. Staircase and toilet facilities planned on both sides. Extension wing in concrete construction added later on the northern end for accommodating workshop facilities. **Features** High pointed arch openings continuous along the long façade supported on circular columns with intricate column capitals. Segmental arch openings on the ground floor. Projecting stone cornice bands, decorative in nature, at floor levels. Intricately stone-carved column capitals with floral and animal motifs. Projecting balcony with intricately carved parapet and cornice features supported on curvilinear brackets. Intricate iron railing gate and railing. Groin vault forming entrance porch with ornamental features at the springing arch point. Centrally located broad flight of stone steps with decoratively paneled parapet leading to the first floor. Stepped roof pavilion on terrace with stone finial and intricately carved animal forms and cinquefoil openings in triangular pediment. **Style** The building displays characteristics influenced by the Neo Gothic style	
5.3	Intrinsic	Ornately stone carved features of animal and plant form throughout the building.	
5.4	Value Classification	A(arc), A(his), B(per), B (des), B (uu), F, I(sce)	Recommended grade: II A
6.0		**Topography**	
6.1	Floors	G + 3 (part floor)	
7.0		**Construction**	
7.1	Plinth	Low plinth about a foot, dressed in black basalt ashlar masonry.	
7.2	Walls	Load bearing rubble stone masonry walls.	
7.3	Floor	Wooden floor boards supported on wooden rafters and steel girders for larger spans,	

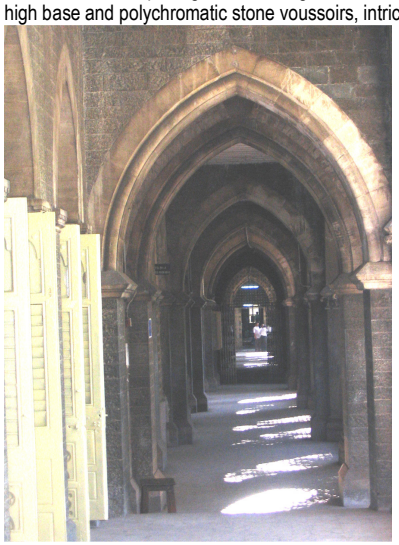
		projecting stone blocks support wooden rafters, which in turn support wooden floorboards.
7.4	Stairs	Regular double flight stair constructed in wood, one in each of the two wings. Small stair Centrally located at the rear constructed in stone slab supported on load bearing walls. Wood finished handrail and decorative iron balusters.
7.5	Openings	Pointed and segmental arch openings in the verandas, Wooden louvered and glazed paneled shutters form the door-window openings. Glazed fixed panels in the circular openings high above.
7.6	Roofing	Steep sloping hip and gable roof covered with Mangalore tile and supported on elaborate wooden truss work. Stepped stone roof pavilion (6 nos.) at the terrace corners. Skylight above passageway on second floor.
7.7	Articulation	Intricate ornamental stone features forming column capital and cornice bands seem articulate conception.
7.8	Finishes	All external surfaces are ashlars course black basalt stone. Arch openings, circular columns and ornamental features are in buff basalt, soft limestone respectively. External veranda surfaces are cyclopean course black basalt masonry. Plastered and painted internal wall surfaces. Varied and modified floor finishes though originally Minton tile.
7.9	Interiors (Movable & Immovable)	**Movable** Polished wooden furniture in some portion of the building seems original part of the building scheme. **Immovable** -
7.10	Compound/ Fence/ Gate	Low stonewalls with iron railing above.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Expansive plot area with large trees and lawn to the front. Several buildings in the compound including offices of directorate of technical education, workshops, and canteen, large stepped amphitheatre with performing stage structure to the east side facing the main building.
8.0		**Services & Utilities**
8.1	Lighting	Natural light through door-window openings supplemented by electric light fixtures.
8.2	Ventilation	Natural ventilation through door-window openings supplemented by electric fans and air-conditioning units.
8.3	Electricity	BEST
8.4	Water Supply	MCGM
8.5	Drainage (Plumbing & Sanitation)	MCGM
8.6	Fire Precaution	No fire precaution except a few fire extinguishers.
8.7	Other (HVAC/BMS/Security Systems)	Window unit air-conditioners installed at various locations.
9.0		**Condition**
9.1	Plinth	Poor - plant growth and seepage observed.
9.2	Walls	Fair – except Some areas on upper floor and staircase walls seem damp due to seepage from plumbing lines and rainwater.
9.3	Floor	Fair – except wooden supporting members and girders seem unfinished and damaged at a few places.
9.4	Stairs	Fair except poor finishing and maintenance level.
9.5	Openings	Poor - Several openings are covered with iron grills, mesh and wooden panels, some ventilator openings shut with brickwork.
9.6	Roofing	Fair – except few missing tiles and leakage problem, wooden truss members decay-prone.
9.7	Articulation & Finishes	Poor - Stone dressed surface non-uniform, discolored and dust laden. Ornamental features damaged and poorly maintained. Altered floor finishing, non-uniform and low in maintenance.
9.8	Services	Poor – neglected plumbing and messy electrical lines.
9.9	Out Buildings	Fair except the canteen structure due to poor finishing and low maintenance.
9.10	Overall Conditions	Fair except Poor finishes and articulation. | Maintenance level: Low.
10.0		**Transformation**
	Form	Reinforced concrete building extension to the north side with connecting bridge seems incongruous to the original stone-faced structure.
	Structure	Addition of water storage tank supported on I-sections at terrace level,
	Articulation & Finishes	Bright and varied paint finish applied extensively in the second floor veranda seems insensitive and damaging. Ceramic tile dado in the verandas seems visually interrupting the building finishing.
11.0		**DP Remarks/ Perceived Threats**
		Secondary school, Open air theatre, building forms part of R zone
12.0		**Additional Notes/ References/ Documents available**
		Additional Notes: Building designed by G T Molecey was erected on the former site of an old Roman Catholic

		Cathedral. **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc. SHARADA DWIVEDI and RAHUL MEHROTRA (2001) *Fort Walks,* Bombay : Eminence Designs Pvt. Ltd.

Grand entrance through a flight of stone steps

Arched entrance opening with receding arches on round columns with high base and polychromatic stone voussoirs, intricately carved gate

Grey stone clad building with arched openings, decorative cornice bands, brackets, balustrade



Verandah with grey and buff stone pointed arched openings

Entrance to the first level with stone arched opening, balustrade

Detail of stone brackets with floral pattern frieze band

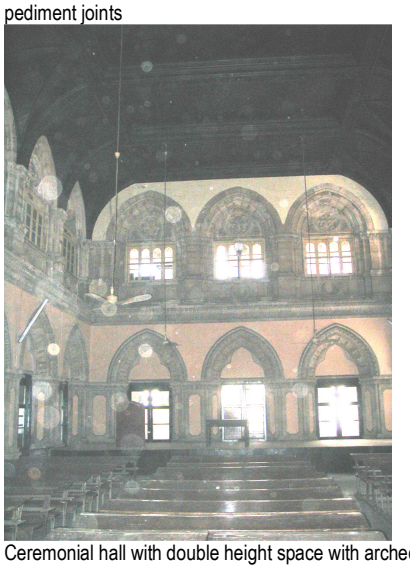
Detail of the column capital with floral pattern

Façade detail with use of polychromatic stone for arches, columns, façade cladding

Façade articulation with trifoil arched openings, balustrade, cornice bands, brackets, pediments with carved tympanum

Terrace level tower detail with conical roof, arched and round openings, finials, intricately carved human and floral motifs at the pediment joints

Verandah with pointed arched openings, louvered paneled doors



Ceremonial hall with double height space with arched openings, wooden ceiling and old wooden seating arrangement

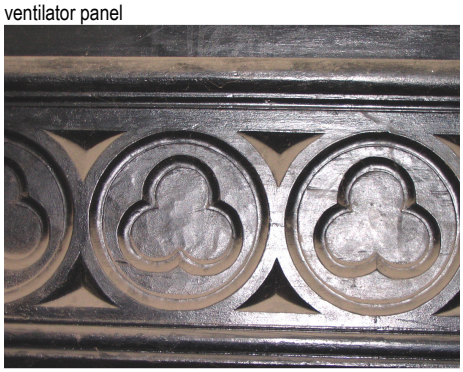
Highly ornamented projecting balcony with stone brackets, balustrade, cornice bands

Arched window opening with louvered shutters and fixed trifoil arch louvered panel.

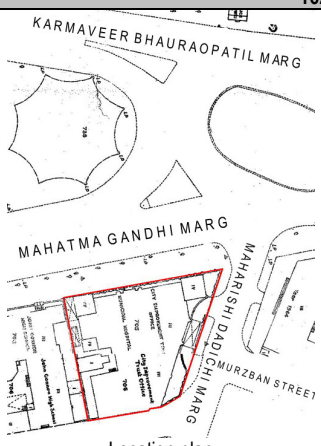
Column detail with marble stone cladding, frieze band

Arched door opening with double louvered shutters and fixed wooden ventilator panel

Frieze detail with floral pattern in buff stone



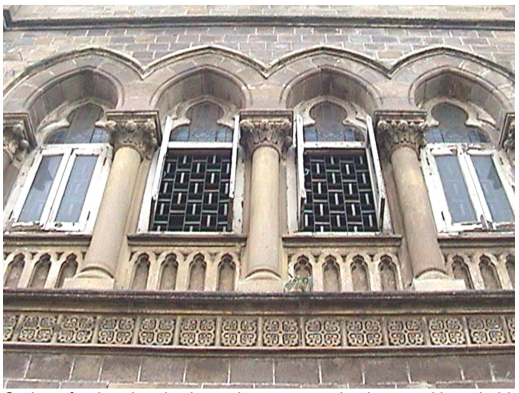
Internal frieze detail in wood

Atmasing Jassasing Bankebihari Municipal ENT Hospital			162
		Common Ref No: 162 Card No: 220 Ward (Part): A (Part II) CS No: 705 (Fort Division) Plot Area: 1580.27 sq m. B U Area - Date: 6/01/2005 Recorded by: Sonal Modak Reviewed by: Int: Zankhana Prajapati, Sonal Modak Ext: Zankhana Prajapati, Sonal Modak Photo Ref: 162_ENT Municipal Hospital	 Location plan
1.0		**Denomination**	
1.1	Name of Premises	Atmasing Jassasing Bankebihari Municipal ENT Hospital.	
1.2	Earlier Name	City Improvement Trust Building.	
1.3	Built in:	Commenced in 1898, Completed in 1904.	Extension Date: -
2.0		**Access**	
2.1	Main	Maharshi Dadhichi Marg	
2.2	Subsidiary	Mahatma Gandhi Road, Murzban Road.	
3.0		**Ownership pattern**	
3.1	Present	Municipal Corporation of Greater Mumbai	
3.2	Past	The Trustees for the improvement of the city of Bombay and others	
3.3	Status	Owner	
4.0		**Use**	
4.1	Present	Hospital	
4.2	Past	Offices.	
4.3	Usage	Daily.	
5.0		**Significance & Value Classification**	
5.1	Townscape (manmade)	The building is on the corner plot at the junction of Maharshi Dadhichi Marg and Mahatma Gandhi Road. The main access to the building is from Maharshi Dadhichi Marg. Very ornate building emphasizing the corner of the two streets.	
5.2	Architectural Description	**Planning** The building has a trapezoidal plan with the longer facade along Maharshi Dadhichi Marg and Mahatma Gandhi Road. The building is ground plus two storied high with sloping roof and terrace. Entrance of the building is from Maharshi Dadhichi Marg through the porch, which leads to the entrance lobby and staircase area. Down the lobby you enter main corridor. On left is the office and pathology department with lift for patients and on right is the OPD, canteen, medicine counter, nurse station behind which is the toilet block. Two other toilet blocks are at the other two corners of the building. On the first floor on the left side there is the operation theatre and other supporting rooms and on right are the RMO and nurse's residence and special wards. On second floor there are male and female wards. **Features** Decorative arched entrance porch with Corinthian style column capital and base, semicircular openings on ground and pointed arched openings on first and second floor. Stained glass and tracery in ventilator, a series of gable ends in front portion with stone finials and dormer windows, arched opening in gable end, trefoil arches in second floor, medallions in porch. Bay windows, turrets, ornamental spandrel, strapwork bands along the cornice band, cinquefoil and multifoil, decorative stone newel post, decorative heavy panel wooden entrance door and side entrance enhanced by crocket tympanum with entrance pier and colonnette. **Style** Building displays characteristics of the Neo-Gothic and Neo-Classical styles.	
5.3	Intrinsic	-	
5.4	Value Classification	A(arc), A(his), B(per), B (des), F, I(sce)	Recommended grade: II A.
6.0		**Topography**	

6.1	Floors	G + 2.
7.0		**Construction**
7.1	Plinth	Medium height plinth of buff basalt stone with edging done for plinth protection.
7.2	Walls	Load bearing composite wall with ashlar masonry and internal walls and arches are made of bricks, which are plastered and painted.
7.3	Floor	Flooring rests on load bearing walls and is composed of I-sections with wire mesh embedded in concrete with tiling.
7.4	Stairs	Two staircases present. The main staircase is a grand L-shaped stair with winder and other one is a spiral staircase from the second floor to terrace. Main staircase has decorative cast iron railing with wooden handrails and has a decorative newel post, while spiral staircase has cast iron baluster and railing.
7.5	Openings	Heavy paneled double leaf decorative door at entrance. Ground floor has semicircular arched openings, first has pointed arched and second has trefoil arches within pointed arch openings. Has double shutter glass window with either CI tracery or stained glass present as ventilator above and below ventilators are made of multifoil bands.
7.6	Roofing	Partly terrace and partly sloping roof in Mangalore tiles supported on wooden rafters and beams, with stone finials and CI finials, stone parapet walls, asphalting is done in a large portion, has a series of water tanks and cooling towers.
7.7	Articulation	Medallions in porch, bay windows, turrets, ornamental spandrel, strapwork bands along the cornice band, cinquefoil and multifoil and side entrance enhanced by a crocket tympanum with entrance pier and colonnette.
7.8	Finishes	External walls in yellow stone ashlar masonry. Internal walls are plastered and painted. Tiling is either marble patterned, cement mosaic, coba, kotah.
7.9	Interiors (Movable & Immovable)	**Movable** Tables, shelves, cupboard, benches, clock, fans and marble statue. **Immovable** Original wooden partition, door hinges and fixtures.
7.10	Compound/ Fence/ Gate	MS fencing in front. Rear has compound wall in brick - plastered and painted.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Open spaces in front, which forms footpath along the porch and certain area in rear. Pump house, waste storage and underground water tank forms the outbuildings. Many decorative plants are planted in front.
8.0		**Services & Utilities**
8.1	Lighting	Inadequate natural light through door-window openings supplemented by electric light fixtures.
8.2	Ventilation	Adequate natural ventilation through door-window openings supplemented by electric fans.
8.3	Electricity	BEST
8.4	Water Supply	MCGM
8.5	Drainage (Plumbing & Sanitation)	MCGM
8.6	Fire Precaution	Fire Extinguishers
8.7	Other (HVAC/BMS/Security Systems)	Window AC units.
9.0		**Condition**
9.1	Plinth	Poor - Covered with concrete in rear and planter box in front, has dust accumulation, blackening of stone, loose surface, covered by pipes, addition of staircase, plant and moss growth, paint droppings.
9.2	Walls	Poor - Heavy cracks are seen in arches and wall surfaces, plant growth is seen both inside as well as outside, brickwork exposed, heavy seepage and dust accumulation.
9.3	Floor	Dilapidated - Heavy seepage, concrete is falling off, patchwork is done, wire mesh exposed, damping is seen, cracks are visible, I beam are corroded, wooden beams loosened at top floor.
9.4	Stairs	Fair - Has dust accumulation, needs polish on handrail, painted balusters, broken treads at certain places, while spiral staircase is corroded and has dust accumulation.
9.5	Openings	Poor - Many arched openings are closed with plywood, GI sheets or brickwork, window panes broken, addition of grills, broken stained glass, louvered windows closed, incongruously painted wooden members, addition of *jalis*, AC units and addition of awning.
9.6	Roofing	Poor - Heavy seepage and leakage problem, Mangalore tiles broken at certain areas, wooden members in roof lack maintenance.
9.7	Articulation & Finishes	Poor - Cracks in arches, loose arch stones, cornice bands broken, finial blackened, colored changed due to weathering and plant growth. Internal walls have heavy seepage, plaster and paint was peeling off, patchwork is seen and haphazard arrangement of electrical wires. External wall has blackening of stone, plant growth, seepage where drain pipes are

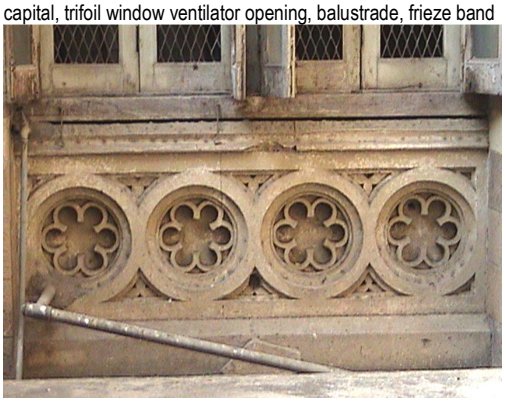
		present, dust accumulation, paint droppings, cracks on stone, patch work of cement, nails. Tiling have cracks, wear and tear, replacement of tiles, cementing is done, change of material, loose tiling and presence of voids.		
9.8	Services	Fair - Toilets are internally in good condition but service pipes layout is haphazard, leakage, moss growth, original pipes are rusted, electrical layout haphazard, AC ducts exposed in corridor and addition of hot and cold water pipes.		
9.9	Out Buildings	Poor - Neglected condition and not maintained. Rusting of AC sheet on storage shed.		
9.10	Overall Conditions	Poor.	Maintenance level:	Poor.
10.0		**Transformation**		
	Form	Additions of lift block in rear for carrying patients and service duct enclosed by wooden panels on side elevation.		
	Structure	-		
	Articulation & Finishes	-		
11.0		**DP Remarks/ Perceived Threats.**		
		Municipal hospital, building forms part of C1 zone		
12.0		**Additional Notes/ References/ Documents available**		
		Additional Notes: The building, completed in 1904, was designed in the neo-classical style by Charles Stevens (son of Frederick William Stevens) for the offices of the Bombay City Improvement Trust and was converted into the Bankebehari Ear, Nose and Throat Hospital in1964. **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc. SHARADA DWIVEDI and RAHUL MEHROTRA (2001) *Fort Walks,* Bombay : Eminence Designs Pvt. Ltd.		

Buff stone clad building with arched openings, bands, stone balustrade



Series of pointed arched openings on round columns with corinthian capital, trifoil window ventilator opening, balustrade, frieze band

Entrance porch with arched openings in buff stone, on slender round columns, balustrade, turrets



Frieze with geometric and floral motif, bands

Subsidiary Entrance with arched opening with a pediment with carved tympanum, columns with turrets, frieze band

Trellis work with intricate lattice work, floral pattern, star shaped opening

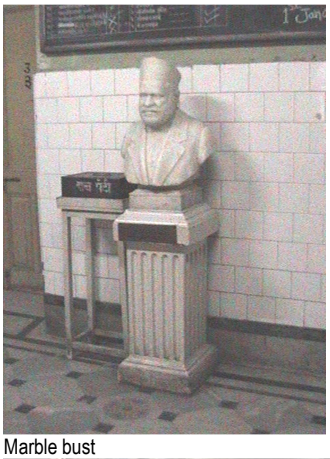
Carved railing detail

Intricately carved wooden paneled double shutter with exposed hardware.

Stained Glass in rose window

Stone frieze detail with geometric pattern

Stone staircase with newel post, carved railing

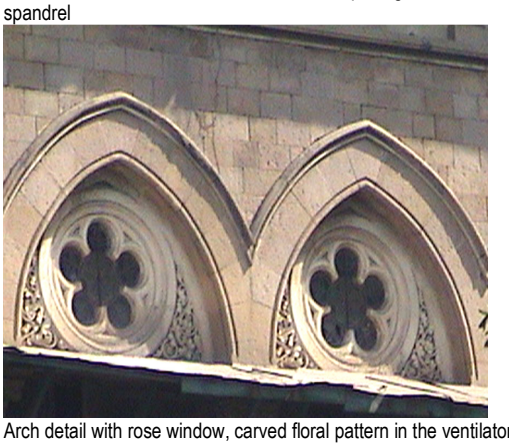


Marble bust

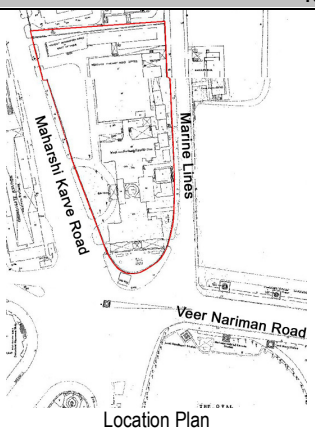
Front elevation with arched openings, pediments, turrets, balustrade etc

Window detail with recessed arches, round openings, carved spandrel

Arch detail with carved openings, jail work



Arch detail with rose window, carved floral pattern in the ventilator.

Western Railway Headquarters offices Building			163
		Common Ref No: 163 Card No: 221 Ward (Part): A (Part II) CS No: 710, 1/710 (Fort division) Plot Area: 14656.28 sqm. B U Area: - Date: 18/04/2005 Recorded by: Sonal Modak Reviewed by: Int: Permission denied Ext: Sonal Modak Photo Ref.: 163_Western Railway HQ	 Location Plan
1.0		**Denomination**	
1.1	Name of Premises	Western Railway Headquarters offices Building	
1.2	Earlier Name	Bombay Baroda & Central India Railway Head Quarters	
1.3	Built in:	Commenced in May 1894, Completed in January 1899	Extension Date: -
2.0		**Access**	
2.1	Main	Maharshi Karve Road– vehicular and pedestrian	
2.2	Subsidiary	Veer Nariman Road, V. Thackersey Marg	
3.0		**Ownership pattern**	
3.1	Present	Central Government	
3.2	Past	BB – LC. 1 Railway Companies (officers) & others, The Municipal Corporation of Bombay & others	
3.3	Status	Owner	
4.0		**Use**	
4.1	Present	Railway Offices	
4.2	Past	Railway Offices	
4.3	Usage	Daily	
5.0		**Significance & value Classification**	
5.1	Townscape (Manmade)	Prominent building located at the junction of Maharshi Karve Road and Veer Nariman Road The building is a city landmark on an important and busy junction, dominating the skyline of the Churchgate area. The building is juxtaposed between buildings of different styles and periods of Architecture, forming an important nature of the townscape of the city. The building overlooks Oval Maidan in front with, row of Art Deco buildings and Victorian Neo-Gothic buildings like University building, Secretariat building, High Court and on its either side. The structure stands on the site of an old gate within bastions of Fort and is thus integral to the history of Bombay.	
5.2	Architectural Description	**Planning** Indeterminable **Features** The building is constructed in grey basalt stone with a central dome rising above. The unique central tower has been designed to be square from the base up to 100 feet in height, then becoming an octagon that gradually diminished into a smaller octagon culminating in a circular masonry dome. Multiple smaller domes form the skyline with finial like features at the top. Window openings have semicircular and pointed arches in various sizes with ventilators above Narrow smaller acoupled arched openings with the arches supported on yellow stone circular column with corinthian capitals form one of the significant features of the facades. Continuous bands at each floor level, decorative bands, dentils, quatrefoil arched openings, lion carved in stone atop the gable ends, gable ends with large rose window are some of the integral features displayed on facades. The two porches on the western and southern facades provide additional strength and character to the building. Stevens placed the representation of 'Engineering' in Bath stone atop the central gable. The group comprised a lady accompanied by two children on either side, with her holding a locomotive engine in her right hand and supporting herself on a wheel to her left. Seven	

		other carved figures in Porbunder stone of griffins holding the BB&CI monogrammed shield were placed on the smaller gables. The central statue was commissioned from the studio of Roscoe Mullins of London together with two carved medallion portraits of Colonels French and Kennedy, the pioneers of the Company, which were placed in circular panels between the arches of the carriage porch on the west. **Style** The building shows evident influence of Indo Saracenic style of Architecture			
5.3	Intrinsic				
5.4	Value Classification	A(arc), A(his), B(per), B(des), B(uu), C(seh), E, F, I(sce)	Recommended grade:	I	
6.0		**Topography**			
6.1	Floors	G+2 with central and side domes higher than the rest of the structure			
7.0		**Construction**			
7.1	Plinth	Medium plinth about two ft high in grey rough dressed ashlar masonry.			
7.2	Walls	Indeterminable			
7.3	Floor	Indeterminable			
7.4	Stairs	Indeterminable			
7.5	Openings	Arched openings with wooden frame partly glazed panels with wooden louvers at bottom.			
7.6	Roofing	Timber truss with Mangalore roofing tiles.			
7.7	Articulation	Corinthian column capitals, dentils, quatrefoil openings etc.			
7.8	Finishes	Externally grey ashlar masonry. Internal finishes indeterminable.			
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -			
7.10	Compound/ Fence/ Gate	A stone compound wall with MS fencing atop.			
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Indeterminable.			
8.0		**Services & Utilities**			
8.1	Lighting	Indeterminable			
8.2	Ventilation	Indeterminable			
8.3	Electricity	BEST			
8.4	Water Supply	MCGM			
8.5	Drainage (Plumbing & Sanitation)	MCGM			
8.6	Fire Precaution	Indeterminable			
8.7	Other (HVAC/BMS/Security Systems)	Indeterminable			
9.0		**Condition**			
9.1	Plinth	Fair - blackening of stone at places			
9.2	Walls	Indeterminable			
9.3	Floor	Indeterminable			
9.4	Stairs	Indeterminable			
9.5	Openings	Fair - At some places shutters have been replaced.			
9.6	Roofing	Indeterminable			
9.7	Articulation & Finishes	Fair – Damages to stone observed. Blackening of stone due to weathering.			
9.8	Services	Indeterminable			
9.9	Out Buildings	Indeterminable			
9.10	Overall Conditions	Fair	Maintenance level	Good	
10.0		**Transformation**			
	Form	No visible changes from outside			
	Structure	No visible changes from outside			
	Articulation & Finishes	No visible changes from outside			
11.0		**DP Remarks/ Perceived Threats**			
		Western Railway Headquarters, building forms part of C1 zone			
12.0		**Additional Notes/ References/ Documents available**			
		Additional Notes: Frederick William Stevens designed the building on simple lines, with the total effect determined by the outline and massing. The building, with a length of 276 feet along the western façade and a central tower rising to 160 feet, has a facing of coursed blue basalt stone with the domes, mouldings, capitals, columns, cornices and carved enrichments in			

		Porbunder stone, white Kurla and Dhrangadhra red sandstone. Later, when these weathered badly, they were replaced with facsimiles in bronze, crafted by C Burns. The embellishments were prepared by Mr Gomez and students of the School of Art under the supervision of the Principal, Mr Greenwood. The contractors for the foundations were Gamajee Balajee and Company and those for the superstructure Jagooji Hanmantrao and Company. The coloured Maw's tiles, marble and coloured glasswork were executed by Sorabji Warden & Company while the contractors for the drainage and water supply and fittings were Richardson and Cruddas. The entire open ground both in front and behind the main building was laid out as a garden, separated from the road by ornamental railings and gates. The total cost of the building including drainage and water supply was exactly that estimated by Stevens – Rs 750,000. **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* Eicher Goodearth Ltd. (2002) *City Map – Mumbai,* Mumbai. FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc. SHARADA DWIVEDI and RAHUL MEHROTRA (2001) *Fort Walks,* Bombay : Eminence Designs Pvt. Ltd. ABHA NARAIN LAMBAH *Through the Looking Glass – The Grade I Heritage of Mumbai,* Mumbai : Urban Design Research Institute, Jasubhai Media and Super Book House. RAHUL MEHROTRA and SHARADA DWIVEDI *Anchoring A City Line – The History Of The Western Subarban Railway And Its Headquarters In Bombay:* Eminence Designs Pvt. Ltd.

Grey stone clad building with series of pointed arched openings on round columns with Corinthian capitals, frieze bands, carved spandrel, rose window

Detail of the intricately carved frieze bands and spandrel

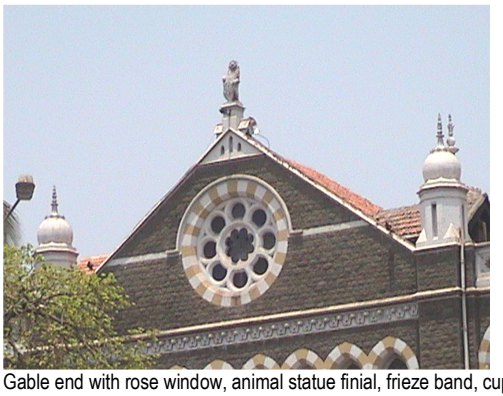
Arched opening on round columns with carved capitals, round openings, frieze bands

Central tower with receding floors, surmounted by a dome, carved balustrade, turrets, frieze and cornice bands

Cupola detail

Arched opening with buff stone voussoirs, frieze bands

Verandah arched openings on slender columns with stone balustrade

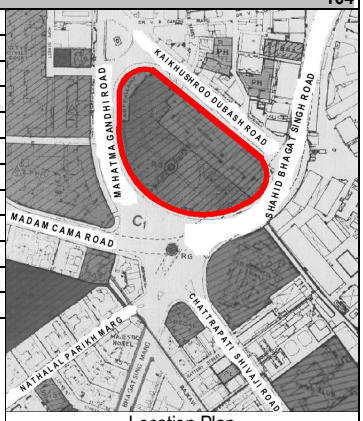


Gable end with rose window, animal statue finial, frieze band, cupolas

Animal feature detail at the finial

Chhatrapati Shivaji Vastu Sangrahalaya (Prince of Wales Museum) **164**

Common Ref No: 164
Card No: 222
Ward (Part): A (Part IV)
CS No: 33 (Fort Division)
Plot Area: 24705.88 sq m.
B U Area: -
Date: 20/12/2004
Recorded by: Zankhana Prajapati
Reviewed by:
Int: Zankhana Prajapati, Sonal Modak
Ext: Zankhana Prajapati, Sonal Modak
Photo Ref: 164_Prince of Wales Museum.



Location Plan

1.0		**Denomination**	
1.1	Name of Premises	Chhatrapati Shivaji Vastu Sangrahalaya	
1.2	Earlier Name	Prince of Wales Museum	
1.3	Built in:	Foundation stone laid in 1905, designed in 1909, constructed in 1914 and opened to public in 1922.	Extension Date: 1938
2.0		**Access**	
2.1	Main	Mahatma Gandhi Road.	
2.2	Subsidiary	K. Dubhash Marg.	
3.0		**Ownership pattern**	
3.1	Present	State Government	
3.2	Past	The Trustees of the Prince of Wales Museum of India and others.	
3.3	Status	Owner/Tenant.	
4.0		**Use**	
4.1	Present	Museum	
4.2	Past	During World War I, the building served as military hospital and since 1922 is museum.	
4.3	Usage	Daily.	
5.0		**Significance & Value Classification**	
5.1	Townscape (manmade)	The building is situated on the crescent shaped site in front of S.P. Mukherjee Chowk and the National Gallery of Modern Art with Mahatma Gandhi road forming the main access road. The main access to the building is from Mahatma Gandhi Road. The imposing presence of the building forms an important landmark of the city in the Indo-Saracenic style.	
5.2	Architectural Description	**Planning** The building is situated on crescent site with the rectangular building at the rear with longer façade along the Mahatma Gandhi Road. The building is ground plus two storied high with the central dome giving an additional floor height to the volume of the building. The building is made up of Kurla and basalt stone. Entrance of the building is from the center of the main building through a porch, which leads to an entrance lobby which houses reception, museum shop and audio guidance area, adjacent to which is huge central atrium below the dome with projecting galleries on first floor and second floor level. On the left and right of the central atrium are the verandahs which house sculptural exhibits, flanked by Coomarswamy Hall and Indian Sculpture exhibition area respectively. From atrium main staircase leads to the first floor, behind which is the Indian Pre and Proto History section; toilets are at the left of the main staircase. At the end of right side verandah one enters the annex building, which has the museum library and Natural history section. On the first floor towards the left is the Miniature painting, decorative art, bronze, and office area, behind staircase is the exhibition area of painting, on right is exhibition gallery for Nepal and Tibet area, over the annex building there is the Maritime history section and Premchand Roychand gallery. On second floor both left and right wings have collections of European painting, with Far Eastern art behind staircase and Arms and Armour exhibit above porch area. There are two part terraces on second floor. **Features** It is a symmetrical building, with ends and center being emphasized by projecting bays. The central bay is huge equivalent to four regular bays; each side of central bay consists of six bays with the end bays projecting out. The end bays are emphasized by having onion shaped dome arising from lotus leaf and	

		having minarets on four corners of these domes at top; the parapet along the four minarets bear floral motif and openings with *jalis*. There are two small projecting terraces at the two corners of the end bay. Ground floor has Mughal arch openings while the first floor has a projecting balcony supported on decorative Gujarat style stone brackets and having a backdrop of two minarets with *jali* parapet supported on columns around the balcony's Mughal arch opening. The regular bays are separated by columns. On the ground floor a huge Mughal arch opening is present above which three trefoil Mughal arch vents are present with a cornice band to mark the floor differences. First floor has a composition of three Mughal arch windows with *jali* ventilators below and *chajjas* above supported on intricately carved decorative Gujarat style stone brackets, above which part terrace is formed in second floor front which has trefoil Mughal arch high parapet with columns ending in onion shaped dome arising from lotus petals pilasters. The central bay projects well ahead of end bays and having an entrance porch at the center which is formed of pendentive dome topped by *amlaka* and *kalash*, supported on Mughal arch openings and colonnette which is formed at the junction of two arches. Two intricately carved minarets mark the front of the porch. Central bay is further divided into three parts where the two flanking ones are identical and center bay is more ornate. The two side bays are slightly recessed from the central bay and are half the width of central bay. At the ground floor one sees small Mughal arch openings within rectangular buff stone frame; first floor has Rajput *jharokha,* second floor has *jalis* within Mughal arch openings above which Venetian dentil band is present and above which *chajjas* is supported on intricately carved decorative Gujarat style stone brackets. Above this a part terrace is formed in the third floor front side, which has high parapet with columns ending in onion shaped domes arising from lotus petals pilasters. The center portion at ground floor has a pendentive-domed porch, first floor has a series of three Mughal arch openings and second floor has one huge Mughal arch opening. The entire central bay is recessed at third floor level and has a square base made of a series of Mughal arch openings over which the main central onion shaped dome arises from lotus petal. Surrounding the central dome there are series of minarets. The building uses different buff and blue basalt stone, Curla stone, limestone and gray stone. It has decorative column capitals inside and wooden galleries in central atrium. All the openings are largely Mughal arch openings but few at the rear are segmental arch openings. **Style** Building represents influences of the Indo Saracenic style.		
5.3	Intrinsic	The acquisition in 1915 of the collections of Sir Purshottam Mavji, the magnificent gift in 1921 by Sir Ratan Tata, and in 1933 by Sir Dorab Tata, of their valuable art collections, formed the nucleus of the museum's art section. The transfer of sculptures and coins of the defunct Poona Museum, of the collection of the Bombay Branch of Royal Asiatic society, consisting of valuable sculptures and epigraphs, and the co-operation between the board of trustees and the Bombay Natural History Society, helped in setting up the archaeological and Natural history sections. Currently it houses elite collection of sculptures from Gupta period, Mirpurkhas, Buddhist images, Aihole, Pauni, Pitalkhora, beside that varied collection from Indus Valley Civilization, best collection of paintings and illustrated manuscripts, Maritime heritage, Natural history has various habitat and species in display, vivid collection of decorative art in jade, wood, ivory, metal and other medium, fascinating panorama of the religious and artistic world of Nepal – Tibet, varied typology of Indian weaponry of which the main attraction is of Allauddin Khilji's *Khanda* and Akbar's cuirass with shield, has a major section on Far Eastern Art which has an iron snake of rare workmanship made by renowned Armour maker, Muni Yoshi, is today National Treasure of Japan, and exquisite collection from early collectors of European oil paintings.		
5.4	Value Classification	A(arc), A(his), A(cul), B(per), B (des), B (uu), D(bio), E, F, G(grp), I(sce), J	Recommended grade	I
6.0		**Topography**		
6.1	Floors	G + 2		
7.0		**Construction**		
7.1	Plinth	High gray stone plinth with buff basalt stone edging for plinth protection.		
7.2	Walls	External wall is load bearing made of stone, buff and blue basalt stone and Curla stone ashlars masonry. Inside the walls are plastered and painted, some walls were paneled by wooden planks to avoid seepage.		
7.3	Floor	In some areas timber flooring is observed, but largely, it is in RCC supported over beams and finished with tiling.		
7.4	Stairs	Six staircases are present. Main staircase is made up of two L-shaped with common mid landing, secondary staircase is a C-shaped staircase with open well, has an elliptical staircase in annex building and		

		spiral staircase for terrace. Primarily all staircases are made of stone with wooden handrail and baluster. The terrace spiral staircase is decorative in cast iron. On second floor wooden railing has lamppost placed at regular intervals.
7.5	Openings	All doors, windows and openings are Mughal arched openings but few are semicircular arched and rectangular openings. Many ventilators are present above and below of window and door, which are either done in *jali* work or glazed frame or mild steel grill. The windows are double, triple and fourth leaf with ventilators above and below the lintel and sill respectively. All windows are glazed panels in wooden frame.
7.6	Roofing	The roof is a composition of domes, flat terraces, vaults, minarets and *chatris*. The dome is covered with ceramic mosaic chips, pendentive vaulted arches support the domes and sloping roof above the side wings.
7.7	Articulation	All the features are in buff basalt stone especially carved stone brackets, *jalis*, Rajput *jharokas*, onion shaped or bulbous dome arising from lotus petals seen in all minarets, decorative cornice and corbels, floral motif and decorative column capital.
7.8	Finishes	External walls are in exposed stone ashlar masonry and many places have alternate buff and blue basalt masonry specifically observed in arches and certain areas in walls. Internal walls are plastered and painted. Flooring is varied from marble pattern flooring, wooden, china mosaic on terrace, kotah and ceramic tiles. Has false ceiling done in the entire exhibition and display area.
7.9	Interiors (Movable & Immovable)	**Movable** Old furniture, panels, racks, display board, showcases, benches, artifacts, prehistoric anthropological objects, weaponry, paintings, statuary, bronze gallery, ivory carvings, and all the other exhibits. **Immovable** Wooden columns and balusters, handrail, light fixtures.
7.10	Compound/ Fence/ Gate	The compound wall comprises of a stone wall over which a stone baluster and railing is present over which cast iron grill work is present. Cast iron decorative entrance gate and side gates. Has carved stone gateposts.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Rear and side has open spaces. Many outbuildings are present like two small sheds used as storage, fountain, pump room, entrance office, ticket counter, substation, guesthouse, residence building, Jehangir art gallery, Max Muller Bhavan, and chawl type houses. The site has a well-planned landscape layout with huge garden with a beautifully sculpted statue of King George V in naval uniform by George Wade fronting the museum. On the pedestal are bas-reliefs of the foundation stone laying ceremony and the reading of the address of welcome by members of the Municipal Corporation, weaponry, statues, fountain and carved stone relief work. Presence of many old trees which forms the main feature of the garden and site.
8.0		**Services & Utilities**
8.1	Lighting	Adequate Natural light through door-window openings supplemented by electric light fixtures.
8.2	Ventilation	Adequate Natural ventilation through door-window openings supplemented by electric fans and air conditioning.
8.3	Electricity	BEST
8.4	Water Supply	MCGM
8.5	Drainage (Plumbing & Sanitation)	MCGM
8.6	Fire Precaution	Presence of fire extinguishers.
8.7	Other (HVAC/BMS/Security Systems)	Window AC units.
9.0		**Condition**
9.1	Plinth	Fair - Covered with planter boxes, stone blackened, moss growth, plant growth, broken edge and cracked stone.
9.2	Walls	Fair - Cement pointing, dust accumulation, blackened stone, moss growth, arched broken at certain places, bird droppings, plant growth, cracks in stone and wall.
9.3	Floor	Good - Cracks are present, dampening of floors through seepage.
9.4	Stairs	Good - Cement pointing, painted cast iron baluster, handrail unpolished, spiral staircase is completely painted.
9.5	Openings	Fair - Windows been closed by planks, addition of grills, pattern change at certain area, unpolished AC units, window panes cracked, and broken painted frames.
9.6	Roofing	Fair - Cracks in the vaulted dome of ground floor in porch, main dome has seepage problem in spite of cladding with china mosaic.
9.7	Articulation & Finishes	Fair - Plaster peeling, cracks on tiles and some tiles are replaced with non homogenous tiles, or filled with cement grouting, exposed stone work and reinforcement, blackened

		stone at many places, moss and plant growth dust accumulation and bands broken due to service pipes.		
9.8	Services	Fair - Regular maintenance is done, overall in fair condition.		
9.9	Out Buildings	Poor - Sheds are neglected.		
9.10	Overall Conditions	Good.	Maintenance level:	Fair.
10.0		**Transformation**		
	Form	Addition of annex wing.		
	Structure	Addition of I-section in ground floor to strengthened the structural system.		
	Articulation & Finishes	Painted internal arches and domes.		
11.0		**DP Remarks/ Perceived Threats**		
		Recreation ground, Museum and Art gallery, plot forms part of C1 zone		
12.0		**Additional Notes/ References/ Documents available**		

Additional Notes:

The seed of this museum were sown in 1892 resolution adopted by the government of India for promotion of trade and industries, but in 1894, Lord Harris had referred to this resolution in opening address at Bombay Fine Art Exhibition. The idea remained dormant till 1904; meanwhile a representative committee was set up for the purpose. Its principal recommendation was to set up museum with an educational bias combined with a public reading room and a library. The 'Crescent Site' was recommended as an ideal site for locating the Museum. The idea got impetus in 1905, when the people of Bombay decided to commemorate the visit of the Prince of Wales of England by setting up a Museum.

During WWII the museum was threatened the safety of the museum exhibits, and thus the major collection had to be removed out of the museum and away of Bombay. Subsequently in 1946, the task of resetting the galleries was taken up.

Designed by George Wittet in the Indo-Sarasenic style, the Museum is situated in a vast crescent-shaped compound with beautiful gardens. Yellow and blue basalt stone quarried in the Bombay region has been extensively but sensitively used in the building. The Prince of Wales laid the foundation stone in 1905 during his first visit to the city and the building was completed in 1914. During World War I the Museum was used as a military hospital and was formally opened by Lady Lloyd, the Governor's wife, only in 1923. The dome bears a striking resemblance to that of the Gol Gumbuz at Bijapur. Elements of traditional architecture have been blended extensively and aesthetically in the facade, including small bulbous cupolas on the towers, *jalis* used as infills for the Saracenic arches, Rajput style *jharokas*, brackets of Hindu temples and semi open veranda spaces incorporated in response to the climate. In short, the building is an assembly of elements from diverse sources. In 1936, an extension new wing designed by Gregson, Batley & King was added to house an amazing collection of exhibits of Natural History.

The contents of the Museum form a crucial part of the city's cultural heritage. A large portion of the Art collection was a gift of Sir Ratan Tata, comprising paintings, Oriental arms, a unique collection of jade, china and porcelain, Indian silver and bronzes and other objets d'art. Sir Dorab Tata also presented to the Museum a collection of paintings, statuary and a collection of Mughal miniatures and several Maratha relics. The Museum also houses a fine collection of Rajput miniature paintings. A recent addition has been the collection of the legal luminary, Karl Khandalawala who was a Trustee of the Museum for several years. In the gardens can be seen a variety of Oriental bronze sculptures. There is a beautifully sculpted statue of King George V in naval uniform by George Wade fronting the museum. On the pedestal are bas-reliefs of the foundation stone laying ceremony and the reading of the address of welcome by members of the Municipal Corporation.

References:

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SIR BANNISTER FLETCHER *A History of Architecture,* CBS publication and distributors.

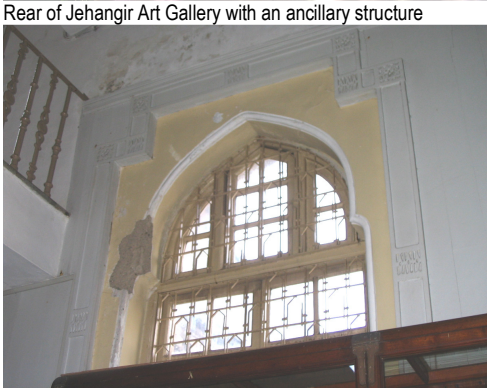
Grey stone clad building with buff stone pointed arches, central bay surmounted by large dome, intricately carved brackets

Front huge setback with landscaped gardens, paved pathways, statues etc

Residential quarters

Rear of Jehangir Art Gallery with an ancillary structure

Annex building with verandah with pointed arched openings



Arched window opening detail with glazed paneled shutters

Jharokha detail with intricately carved brackets supporting balcony, columns with carved capitals, arched ventilator jail work

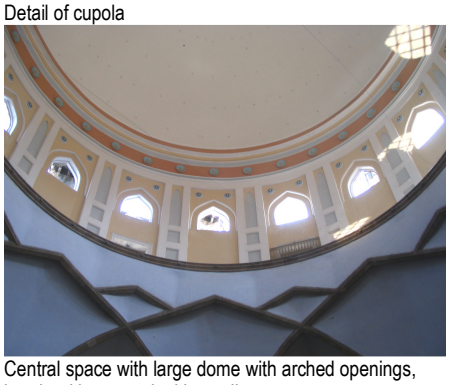
Porch with arched roof profile, pointed arched opening with alternate buff and grey stone voussoirs, corner turrets

Gujrat architecture style intricately carved brackets in buff stone

Staircase with carved wooden railing

Detail of cupola

Stone gate post with carvings at the base and capital

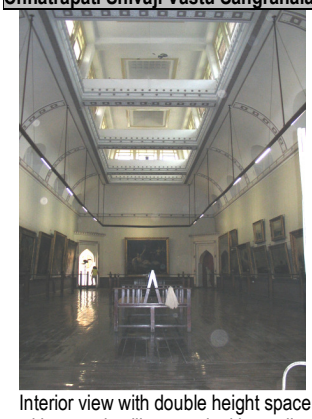


Central space with large dome with arched openings, bands with an overlooking gallery

Window

Verandah with arched openings with alternate grey and buff stone voussoirs, exhibits displayed, seating arrangement

Main entrance with arched openings on round columns with carved capitals

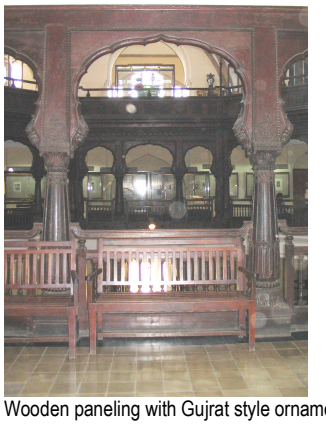


Interior view with double height space with curved ceiling, overlooking gallery.

Floral pattern column capital

Column with carved base in geometric pattern

Column with carved capital in geometric pattern



Wooden paneling with Gujrat style ornamentation overlooking the central space

Main central lobby with overlooking galleries with arched openings, wooden railings

Stone staircase with carved railing

Internal column detail with highly ornamented carvings

Common Ref No: 165
Card No: 223
Ward (Part): A (Part III)
CS No: 144 (Fort Division)
Plot Area: Indeterminable
B U Area: -
Date: 04/01/2005
Recorded by: Arun Wadhwa
Reviewed by:
Int: Arun Wadhwa, Prachi Merchant
Ext: Arun Wadhwa, Prachi Merchant
Photo Ref: 165_Elphinstone College.

Location Plan

1.0		**Denomination**
1.1	Name of Premises	Elphinstone College
1.2	Earlier Name	Cowasjee Jehangir Readymoney building for Elphinstone College.
1.3	Built in:	1889 | Extension Date: -
2.0		**Access**
2.1	Main	Mahatma Gandhi Road (not used) – vehicular and pedestrian
2.2	Subsidiary	David Sasson Library Marg - vehicular and pedestrian
3.0		**Ownership pattern**
3.1	Present	Government of Maharashtra (B. Sc. I.T. Department.)
3.2	Past	Government of Bombay.
3.3	Status	Owner
4.0		**Use**
4.1	Present	Degree College and Department of Archives.
4.2	Past	Government Central press and State records.
4.3	Usage	Daily.
5.0		**Significance & Value Classification**
5.1	Townscape (manmade)	Landmark building close to the historic Kala Ghoda square alongside important institutional buildings with a mandatory pedestrian arcade along the road front forming one of the most important avenues within the Fort area.
5.2	Architectural Description	**Planning** Rectangular building with a central open quadrangle around which continuous verandah passages provide access to all rooms arranged around it. Main entrance from the arcaded east side leads to a spacious entrance lobby leading to wide stone stair. Subsidiary staircases are also provided in the three corners except the northeast. East front also has narrow veranda bays on upper two floors above the pedestrian arcade. Ground and west side of first floor is occupied by Department of Archives to serve as storage facilities. Rest of the first, second and upper floors are occupied by the college. Administrative areas and classrooms are located on first floor whereas library, teacher's room, cultural hall and laboratories are all located in the pitched roofed second floor. Grand spaces in the part third and fourth floor were planned to be Principal's residence but presently lie vacant. It is connected to an annex building to the west side through a bridge at second floor. **Features** Well-composed long symmetrical front façade with the high central portion topped by a steep pyramidal roof. Raised central and edge portions are marked by decorative stone spires at all the four corners. Pedimented central porch has the carved head of Sir Cowasjee Jehangir above the ornamentally treated front arch. Entire long façade is marked by alternate red and Porbunder stone arch openings, semicircular on ground arcade level and pointed arch on upper two floors. Central Arch openings are supported on finely carved capitals with floral and animal motifs. Finely carved stone relief cornice band at the second floor level. Projecting stone balconies with decorative brackets and stone relief parapet at both ends of the front façade. Highly ornate iron railing in staircase parapet. **Style** The building displays Victorian Gothic style features.
5.3	Intrinsic	Eminent nationalist personalities have received education in this institution.
5.4	Value Classification	A(arc), B(per), B (des), B (uu), E, F, I(sce) | Recommended grade | I
6.0		**Topography**
6.1	Floors	G + 2 and part third and fourth floor.
7.0		**Construction**
7.1	Plinth	Low Plinth height about 0.3 m. dressed in Malad stone ashlar course.
7.2	Walls	Load bearing rubble stone masonry walls supported on steel girders, brick load bearing walls on the third and fourth part floor.

7.3	Floor	Shahabad stone slabs on wooden supports & heavy steel girders support large floor spans.
7.4	Stairs	Overall four staircases. Central C- shaped stone stair supported on decorative brackets. Two of the corner stairs are steel C- shaped with decorative railing and wooden handrail.
7.5	Openings	Semis circular and pointed arch openings on the front and rear facades, also tracery within arch portions.
7.6	Roofing	Sloping Mangalore tile roof on the three sides and steep pyramidal sloping roof supported on slender steel trusses. Central portion is also steep pyramidal roof.
7.7	Articulation	High central bay with a projecting porch and stone spires at all the four corners and a semicircular projecting balcony with large ornamental corbel feature; intricately carved frieze band at the second floor level of the long façade; projecting balcony and supporting corbels, alternate buff and porbunder stone arches supported on richly carved capitals and circular columns. Stone parapet with trefoil and quatrefoil opening feature.
7.8	Finishes	Buff basalt stone dressed external wall finishes and grey basalt stone in verandah walls and soft Porbunder stone for ornamental features. Brick faced arches in inner verandahs. Plastered painted internal wall surfaces. Minton floor tiling in ground floor and wooden floorboard finishing on upper floors.
7.9	Interiors (Movable & Immovable)	**Movable** Carved wooden furniture – benches and wall paneling have decorative value. Portraits of Dadabhai Nowroji present **Immovable** Original wooden partition panels and furniture some embellished with relief work.
7.10	Compound/ Fence/ Gate	North and south sides have chain link fencing whereas the east front abuts the road and west side has ancillary structure forming compound boundary. Iron railing and gate, recently installed fences in the open front arcade but seems very incongruous to the open nature of arcade. Gate to the north side forms the main entry.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Paved quadrangle inside the building is the hub of college activities. Second floor bridge connects to the west side annex building in the Old Secretariat compound. Also a water tank and small pump room along with watchman's cabin in the north side open space.
8.0		**Services & Utilities**
8.1	Lighting	Adequate natural light also relying on artificial light.
8.2	Ventilation	Adequate natural ventilation also relies on artificial means.
8.3	Electricity	BEST
8.4	Water Supply	MCGM - Underground and overhead water tank
8.5	Drainage (Plumbing & Sanitation)	Drainage connected to municipal sewers of MCGM
8.6	Fire Precaution	Fire extinguishers only.
8.7	Other (HVAC/BMS/Security Systems)	Window unit A.C.
9.0		**Condition**
9.1	Plinth	Fair, except the rear and side facades.
9.2	Walls	Fair, except some damp patches due to seepage.
9.3	Floor	Fair, up to second floor; poor neglected and vandalized third and fourth floor.
9.4	Stairs	Fair, except wear and tear.
9.5	Openings	Fair, except neglected and vandalized openings on third and fourth floor.
9.6	Roofing	Fair, roof over second floor under repair; neglected and vandalized roof over fourth floor.
9.7	Articulation & Finishes	Fair, front façade and internal finishes; dilapidated rear and side facades.
9.8	Services	Fair, with minor repairs required.
9.9	Out Buildings	Poor, dilapidated and damaged NCC building.
9.10	Overall Conditions	Fair, except neglected third and fourth floor, and rear Western facade. | Maintenance level: Fair except abandoned third and fourth floors.
10.0		**Transformation**
	Form	Small G+1 classroom extension to the south side of internal courtyard. Connecting bridge at second floor rear side to the annex building.
	Structure	Inner wooden verandas seem to be reconstructed in concrete.
	Articulation & Finishes	-
11.0		**DP Remarks/ Perceived Threats**
		College, building forms part of C1 zone
12.0		**Additional Notes/ References/ Documents available**
		Additional Notes: The Elphinstone College is named after Mount Stuart Elphinstone, a former Governor of Bombay who championed the cause of education. Marble tablet at the spacious entrance lobby records the commencement of building giving details: Architect Khan Bahadur M. C. Murzbhan. Cost Rs. 7,41,497/- **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation*. SHARADA DWIVEDI and RAHUL MEHROTRA (2001) *The Cities Within*, Bombay : Eminence Designs Pvt. Ltd.

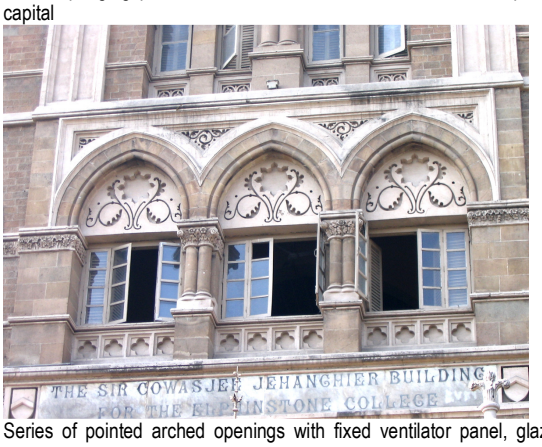
		FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc. SHARADA DWIVEDI and RAHUL MEHROTRA (2001) *Fort Walks,* Bombay : Eminence Designs Pvt. Ltd. ABHA NARAIN LAMBAH *Through the Looking Glass – The Grade I Heritage of Mumbai,* Mumbai : Urban Design Research Institute, Jasubhai Media and Super Book House. *Buildings of the Kalaghoda Art District*, (2000) Marg Publications, Max Mueller Bhavan Bombay, Urban Design Research Institute. SIR BANNISTER FLETCHER *A History of Architecture,* CBS publication and distributors.

Buff stone clad symmetrical building with central imposing wing and corner bays with sloping roof

Central bay balcony detail with intricately carved receding ornamentation, frieze with geometric and floral pattern, jail work, arched opening with motif at the springing joint, brackets etc

Arch opening with buff and white painted stone voussoirs, animal motif at the springing point, round columns in red stone with floral pattern capital

Projecting balcony with carved brackets, carved jaliwork in balustrade



Series of pointed arched openings with fixed ventilator panel, glazed wooden paneled shutters, stone balustrade, carved spandrel

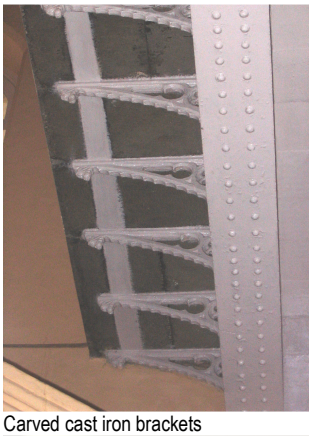
Arcade with arched openings on round columns with carved capital, round floral motifs etc

Entrance with arched opening, frieze band, carved spandrel, corner turrets, first floor terrace balustrade

Central balustrade detail with a marble bust with jaliwork in geometric pattern above, finial etc of the entrance porch

Column with floral pattern capital

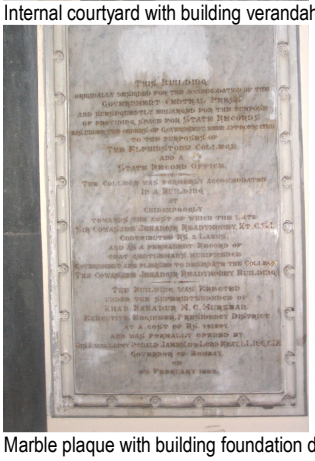
Ornamentation in the spandrel with intricately carved floral and animal motif pattern



Carved cast iron brackets

Internal courtyard with building verandah opening in it

Window with detail jaliwork



Marble plaque with building foundation details

Arched door opening with glazed louvered double shutter

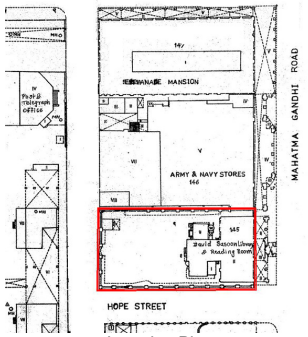
Main entrance door opening with carved paneled wooden shutters

Frieze detail in stone

Column with intricately carved capital in floral pattern

Staircase with cast iron railing

Frieze detail with floral pattern

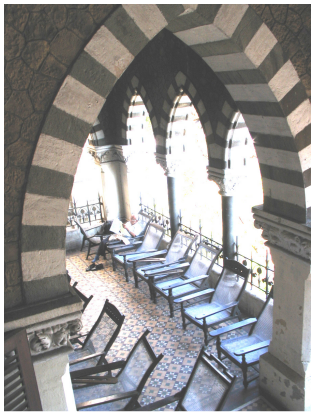
David Sasoon Library and Reading Room			166
		Common Ref No: 166 Card No: 224 Ward (Part): A (Part III) CS No: 145 Plot Area: 2240.81 sqm. B U Area: - Date: 02/11/04 Recorded by: Prachi Merchant Reviewed by: Int: Arun Wadhwa, Prachi Merchant Ext: Arun Wadhwa, Prachi Merchant Photo Ref.: 166_David_sasoon_library	 Location Plan

1.0		**Denomination**			
1.1	Name of Premises	David Sasoon Library and Reading Room			
1.2	Earlier Name	The Sasoon Mechanic's Institute/ The David Sasoon Mechanic's Institute and Library			
1.3	Built in:	Construction of building in 1867, Completed in 1870	Extension Date:	-	
2.0		**Access**			
2.1	Main	Mahatma Gandhi Road			
2.2	Subsidiary	Library Marg			
3.0		**Ownership pattern**			
3.1	Present	Trust			
3.2	Past	Trust			
3.3	Status	Owner			
4.0		**Use**			
4.1	Present	Library and Reading room, Commercial shops on the street front			
4.2	Past	Library and Reading room			
4.3	Usage	Institutional, Library, and Commercial shops			
5.0		**Significance & Value Classification**			
5.1	Townscape (Manmade)	One of the first Library buildings planned on the Esplanade. It forms a part of well-integrated buildings having an extended porch and an arcade, along the Kalaghoda precinct The series of buildings form an interesting vista and skyline.			
5.2	Architectural Description	**Planning** Rectangular shaped building with its smaller side facing the main road. The building opens into a garden at the rear. The entrance porch opens into a wide central foyer with a corridor leading to the main hall with administrative offices and toilets on either side. The garden serves as a relaxing and reading area for the library members. The reading room, main library and the lecture rooms are on the mid and first floor levels. **Features** The building is clad in coarse buff colored basalt stone. Façade elements consist of black stone columns with decorative capitals with springing pointed arches in verandah and arcade area, black and white bands over arched openings, mouldings and cornices in limestone, cast iron balustrade, delicate spires, rose windows, circular trefoil glazed openings, pediments, friezes, pinnacles etc. Gothic arched openings with the black and white limestone alternate voussoir and high gable roof over the imposing porch and the clock tower with spires, forms a distinctive character of the building. **Style** The building derives influences from Venetian Gothic style.			
5.3	Intrinsic	-			
5.4	Value Classification	A(arc), B(des), B(uu), E, F, I(sce)	Recommended grade	I	
6.0		**Topography**			
6.1	Floors	G+1 with a mezzanine floor, clock tower rises from the terrace level.			
7.0		**Construction**			
7.1	Plinth	Low plinth of approximate 1'-6" height of the coarse buff basalt stone.			
7.2	Walls	Thick load bearing walls			
7.3	Floor	Concrete floor with tongue and grooved narrow planking on the underside of the floor.			

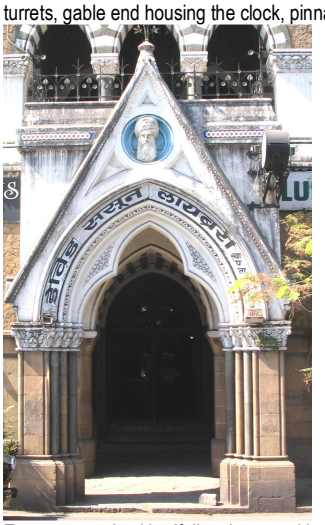
		Terrace slab is an RCC beam structure with IPS waterproof finishing. Vaulted floor over reading room in the verandah.
7.4	Stairs	Main open well staircase with stone risers and treads and cast iron balustrade with floral pattern and teakwood handrail. Narrow spiral staircase from the verandah to the terrace with risers, treads and railing in wood. A teakwood steep ladder leading from terrace to the clock tower.
7.5	Openings	Doors and Openings The main porch is a gothic pointed arch opening with trefoil and tracery work. The arch springs from Corinthian capitals. The arch is extended into a pediment with a pinnacle above. The grand main entrance wooden doors have single panel double shutters with a post box integrated in the shutter, loose stone stoppers. The ventilator of the door is an intricate tracery work of cast iron painted in black and gold. The administrative room doors have thick wooden frames of the wall thickness, with double paneled double leaf wooden shutters. Terrace doors are teakwood, flushed doors with an arched ventilator opening above. The reading room door openings are in the form of pointed arch, with radiating type stained glass fixed in the ventilators above. The double leaf double paneled wooden folding louvered shutter doors are fixed to a wooden frame. A row of arched openings in the verandah run through the entire width of the building. They spring from polished slender black column with Corinthian capitals. The internal arches in the verandah are joined to the array of smaller similar arched openings by the capital band. Windows Mid-landing consist of French windows with the height divided into two parts. The upper and lower part are wooden paneled double shutter, with the lower shutters protected with cast iron railing. The small independent reading room windows have long French windows, with the height divided into two parts. The outside upper and lower windows are wooden paneled double shutter. The upper inside shutters are double shutter hinged louvered shutters. The lower shutters are protected with cast iron railing. Windows at the main reading room entrance have wooden openable glazed shutters with grills inside. Windows along the longer sides of the reading room have full height arch shaped wooden long glazed openable sash window shutters with teakwood transoms on the outside and teakwood louvered shutters on the inside. Main reading room consists of ventilators above windows with radiating wooden members and coloured glass panels. Windows along the smaller sides of the reading room consist of long French windows with glazed openable shutters. Terrace consists of arch shaped wooden glazed openable sash window shutter with circular glazed fixed ventilator.
7.6	Roofing	Main staircase block has a unique wooden collar braced roof with teakwood planks and framing members. Pitched Mangalore tiled roof over administrative block. RCC slab and beam structure over main library hall. Verandah has wooden planks roof cladding over concrete slab in the center and vaulted concrete and steel section roofing over side sections. Clock room has Mangalore tile roof with wooden framework below.
7.7	Articulation	Coursed buff basalt stone cladding with alternate black and white stone bands along the arched openings forms the main feature of the building. Bands of alternate black and white limestone over arch openings
7.8	Finishes	Walls are finished with coarse buff basalt with thin mortar pointing externally, and plastered and painted internally. Minton tile having different patterns segregate each area. Wooden flooring in independent reading rooms and with teak wood joists and rafters in clock tower. Verandah and mezzanine floor have cast iron railing with floral pattern.
7.9	Interiors (Movable & Immovable)	**Movable** Large teak wood reading tables, a grand reception table, librarian's table and other working table form furniture having antiquity value along with wooden chairs, chaises and benches. A clock along with various photo frames adorns the interior. Donors list exhibited at the entrance foyer. Marble plaque at the library entrance. Statue of David Sassoon in the entrance lobby. A marble sculpture on granite pedestal of James Berkley has been installed in the mid-landing of the staircase. Another marble plaque has been installed at the entrance of the main reading room stating the fund provider, earlier purpose of the library, its cost, and year of completion.

		Immovable Wooden paneling within the entrance foyer.
7.10	Compound/ Fence/ Gate	Compound wall on two sides, upto 2'-0", with fencing and chain link above. Narrow alley between David Sassoon Library and Army Navy Building, which is not in use. Original iron-gate on the rear side.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Garden serves as a reading area. Old trees in the garden create an ambience for reading. Paved pathways, benches, tables, lampposts, form a part of the landscaped garden.
8.0		**Services & Utilities**
8.1	Lighting	Adequate natural daylight through long openable windows from the verandah of first floor and garden area. Adequate artificial lighting through electrical light fixtures such as old chandeliers in the lobby area, and suspended tube lights in the reading room.
8.2	Ventilation	Verandah, long windows, doors act as the natural ventilation. Electrical fans have been suspended from high ceiling.
8.3	Electricity	BEST
8.4	Water Supply	MCGM
8.5	Drainage (Plumbing & Sanitation)	MCGM
8.6	Fire Precaution	Sprinkler system has been installed in the main library and reading room.
8.7	Other (HVAC/BMS/Security Systems)	-
9.0		**Condition**
9.1	Plinth	Fair – organic growth on the rear side of the building on the garden side. Chipping of stone on the rear side.
9.2	Walls	Fair - Loose plaster at few places. Dampness on walls of the clock tower and mezzanine area. Absence of maintenance of walls of terrace and clock tower.
9.3	Floor	Fair – deteriorated in the main reading hall.
9.4	Stairs	Fair - few railing and handrail parts of the main staircase have been replaced.
9.5	Openings	Fair - at certain places window ventilator glass has been replaced, grills have been added.
9.6	Roofing	Roof is in a fairly good condition with few broken Mangalore tiles.
9.7	Articulation & Finishes	Fair - low maintenance of the cladding on the rear side of the building.
9.8	Services	Fair - The ducting of new electrical wires, plumbing pipes have caused considerable damage, water cooler has been insensitively installed in the verandah reading area. The drainage gutter at the verandah reading room level has been used as the electrical channel.
9.9	Out Buildings	Fair - low maintenance in comparison to the main building.
9.10	Overall Conditions	Fair | Maintenance level | Fair
10.0		**Transformation**
	Form	A shed housing the canteen has been added in the corner of the rear garden, abutting the compound wall. Toilets have been added in the space below the main staircase, with punctures made in the walls for ventilation. Asbestos sheet *chajjas* have been used to serve as weather shading devices for the ventilators.
	Structure	No major changes in the structure have taken place.
	Articulation & Finishes	Painting has been done over the external and internal stone cladding, columns and all decorative front façade and verandah elements. Door shutters at the terrace and clock tower area have been changed.
11.0		**DP Remarks/ Perceived Threats**
		Library and RG, building forms part of C1 zone
12.0		**Additional Notes/ References/ Documents available**

Coarsed buff basalt stone clad building central clock tower with corner turrets, gable end housing the clock, pinnacles, arched openings



Verandah reading area overlooking the road side, with old furniture



Entrance porch with trifoil arch, carved bands, columns with accoplement with carved capitals

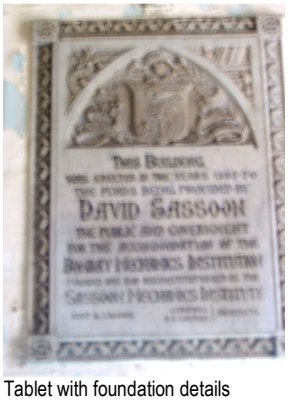
Entrance Door with carved ventilator jail work

Wooden spiral staircase leading to the Clock Tower

Marble bust

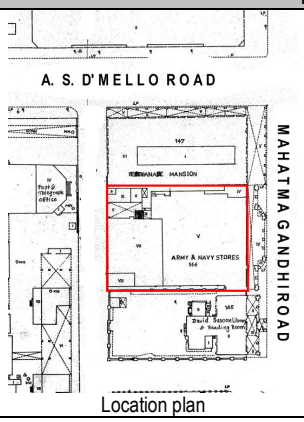
Cross braced wooden truss supporting the sloping roof

Vaulted ceiling with floral pattern at the joint of groins



Tablet with foundation details

Marble statue of David Sassoon at the entrance lobby

Army and Navy Building			167
		Common Ref No: 167 Card No: 225 Ward (Part): A (Part III) CS No: 146 Plot Area: 1861.21 B U Area: - Date: 10/11/2004 Recorded by: Arun Wadhwa Reviewed by: Int: Arun Wadhwa, Zankhana Prajapati Ext: Arun Wadhwa, Zankhana Prajapati Photo Ref.: 167_Army and Navy building	 Location plan

1.0		**Denomination**	
1.1	Name of Premises	Army and Navy Building	
1.2	Earlier Name	Army and Navy Store.	
1.3	Built in:	Commenced 1897, Completed 1904.	Extension Date: -
2.0		**Access**	
2.1	Main	Mahatma Gandhi Road – Vehicular and pedestrian	
2.2	Subsidiary	A. S. D' Mello Road. – Service entry.	
3.0		**Ownership pattern**	
3.1	Present	Private, owned by Tata Sons.	
3.2	Past	Private, Army Navy store	
3.3	Status	Ownership with multi tenanted premises.	
4.0		**Use**	
4.1	Present	Departmental store on ground floor, several private offices and Department of Fisheries located on the higher floors	
4.2	Past	Exclusive Departmental store selling naval merchandise.	
4.3	Usage	Daily.	
5.0		**Significance & Value Classification**	
5.1	Townscape (Manmade)	Prominent building along a row of buildings facing Kala Ghoda square. Accessed from east side front façade and also subsidiary entry from west side narrow lane. Conceived as a unifying street façade and continuous pedestrian arcade with adjoining buildings in the prominent intersection of Kala Ghoda.	
5.2	**Architectural Description**	**Planning** The building occupies the entire plot leaving marginal open space with David Sassoon Library to the south and Esplanade Mansion to the North. Probably conceived as open plan departmental store. The structure is supported on a steel column grid. The building originally had a central courtyard, which was covered during major renovation work in 1950's.The arcade on the front stretches up to the street line with the central portion forming a projecting porch. Staircases are placed each to the front and rear side of the building. The rear side has two entries at either end meant to serve as service as well as subsidiary access. The top floor cantilevers out beyond the building line on the rear side and is supported on decorative brackets. **Features** Symmetrical stone dressed front façade with rich ornamental features and topped by a distinct pediment feature. Projecting central bay Various decorative elements like arched openings, cornice bands, columns, pilasters, and stone balustrades. **Style** Neo Classical with rich ornamentation on the front facade.	
5.3	Intrinsic	Amongst the earliest buildings to have an RCC slab construction resting on steel girders. Amongst the earliest to have a basement. Structural column - girder detail seems an innovative construction technique.	
5.4	Value Classification	A(arc), B(per), B (des), E, F, I(sce)	Recommended grade: II A
6.0		**Topography**	
6.1	Floors	G + 3 upper floors with partial mezzanine to the rear side on the first and second floors. Mezzanines have been added. Presence of an elevated overhead water tank at a considerable height from the terrace level	

7.0		**Construction**
7.1	Plinth	The plinth rises unto two feet, constructed in dressed buff basalt. The two side facades are constructed in rough black basalt. A large portion of the building has a basement.
7.2	Walls	External load bearing brick walls with local sandstone ashlar masonry and lime plastered internally. The front façade is in dressed buff basalt and light colored, porbander stone forming the projecting features and ornamentation. The side and rear walls are in black basalt with light colored porbander stone for projecting features.
7.3	Floor	The floors are constructed in RCC, one of the earliest examples of this type of construction, supported on steel girders. The girders rest on round plain cast iron columns.
7.4	Stairs	Both the staircases are open well, constructed in stone slab supported (cantilevered) from the load bearing walls. Wooden members strengthen it from below. The side to the open well has wooden handrail and decorative iron railing.
7.5	Openings	-
7.6	Roofing	Series of pitched roof supported on teakwood trusses and covered with mangalore tiles. The central portion has an asbestos cement sheet roof being a later addition.
7.7	Articulation	The detailing has been sculpted on stone and finished with plaster
7.8	Finishes	Dressed buff basalt and soft porbander stone as projecting features form the exterior finishing to the front façade. Two sides and rear façade are in black basalt along with plastered surfaces. Internally the surfaces are plastered and painted. Extensive modifications have led to various different kind of paint and texture finishes.
7.9	Interiors (Movable & Immovable)	**Movable:** - **Immovable**: Multiple decorative cast iron objects e.g. spiral staircase, brackets, etc.
7.10	Compound/ Fence/ Gate	External wall of the building forms the compound on the front and rear side. The sides along the north and south have low stone compound with iron railing above.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	-
8.0		**Services & Utilities**
8.1	Lighting	Large door and window openings provide ample daylight, certain portion of corridor and staircase seems inadequately lit, supplemented with electric lighting.
8.2	Ventilation	Natural ventilation through large windows, forced ventilation using air conditioners. Internal passages are inadequately lit.
8.3	Electricity	BEST
8.4	Water Supply	MCGM
8.5	Drainage (Plumbing & Sanitation)	MCGM
8.6	Fire Precaution	Absence of integrated fire fighting system though individual tenanted offices have installed smoke detectors, fire alarms, etc.
8.7	Other (HVAC/BMS/Security Systems)	Presence of central air-conditioning system for the departmental store at the ground floor. Several offices have installed window and split unit air-conditioners. Absence of integrated security system for the whole building. Installation of the air conditioning plant on the terrace of the first floor.
9.0		**Condition**
9.1	Plinth	Fair- Presence of plant growth and weathering action lead to deterioration of stone courses.
9.2	Walls	Fair - The north side along Watson's Hotel is dilapidated and lacking maintenance. Water seepage present in some portion in the staircase. Internal partition walls accommodate exposed services in an unplanned and incongruous manner. Plant growth and damage to plaster at a few places on the side and rear façade.
9.3	Floor	Fair - The floor seems to be stable in most places, except the mezzanines. Varied floor finishes like ceramic, mosaic, and granite in tenanted premises.
9.4	Stairs	Fair - Rear staircase has some balusters missing, damaged and lacks maintenance.
9.5	Openings	Fair - Several alterations to window and door openings observed. Openable window shutters have been replaced with fixed glazed panels. Full height glass doors in place of wooden paneled shutters. Some window openings are damaged with missing panes and broken shutters on the side and rear facades.
9.6	Roofing	Fair - Mangalore tile roof is quite old and prone to water seepage. Though asphalt layer has been laid at many places still inadequate to protect from heavy lashes of monsoon rains.
9.7	Articulation & Finishes	Fair - The stone finish seems uneven and blackish in appearance as a result of weathering and ficus growth.
9.8	Services	Fair - Services are exposed in many places and are planned in an incongruous manner.
9.9	Out Buildings	Fair - At the rear side extended portion houses toilet block and air conditioning equipments. BEST substation to the side of the rear entry.

Army and Navy Building			167
9.10	Overall Conditions	Fair	Maintenance level: Fair
10.0		**Transformation**	
	Form	No change	
	Structure	Mezzanine floors have been added. The building originally had a central courtyard, which was closed during major renovation work in 1950's	
	Articulation & Finishes	Detailing has been insensitively painted.	
11.0		**DP Remarks/ Perceived Threats**	
		Building forms part of C1 zone	
12.0		**Additional Notes/ References/ Documents available**	
		Additional Notes: The Army and Navy Stores was designed by a local firm, Gostling and Morris, Architect and Civil Engineers **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* RAHUL MEHROTRA, GUNTER NEST and SANDHYA SAVANT (1994) *The Fort Precinct in Bombay – Conserving an Image Centre*, 2 Vols, Bombay. FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc. SHARADA DWIVEDI and RAHUL MEHROTRA (2001) *Fort Walks,* Bombay : Eminence Designs Pvt. Ltd. Conservation report on Army & Navy building, Bombay, Vikas Dilawari	

Buff stone clad building with white painted features inclusive of arched opening, ornamentation, balconies etc

Projecting balcony with intricately carved brackets, motifs, balustrade, dentil bands

Carved bracket supporting the ceiling

Arched arcade

Grey stone clad rear façade with rectangular openings, projecting topmost floor supported on brackets

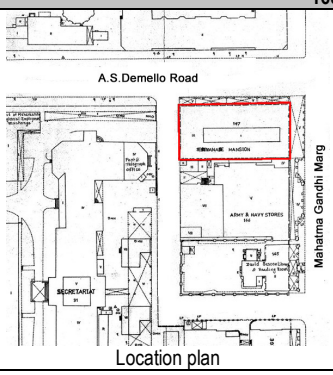
Column with floral pattern capital

Staircase with cast iron and wooden railing

Stone vault ceiling

Esplanade Mansion (Watson's Esplanade Hotel) **168**

Common Ref No: 168
Card No: 226
Ward (Part): A (Part III)
CS No: 147
Plot Area: 1240.80 sqm.
B U Area: -
Date: 17/11/2004
Recorded by: Arun Wadhwa
Reviewed by:
Int: Arun Wadhwa, Zankhana Prajapati
Ext: Arun Wadhwa, Zankhana Prajapati
Photo Ref.: 168_Watson's Hotel



Location plan

1.0		**Denomination**	
1.1	Name of Premises	Esplanade Mansion	
1.2	Earlier Name	Watson's Esplanade Hotel (Mahendra Mansion)	
1.3	Built in:	Commenced 1867 in and completed 1869	Extension Date: -
2.0		**Access**	
2.1	Main	University Road	
2.2	Subsidiary	Mahatma Gandhi Road	
3.0		**Ownership pattern**	
3.1	Present	Sadiq Ali - Private	
3.2	Past	Built by Mr. John Watson, wealthy city draper, later owned by Tatas for a brief period.	
3.3	Status	Ownership with multi tenanted premises.	
4.0		**Use**	
4.1	Present	Shops, Offices, and institutional organizations.	
4.2	Past	Large luxury hotel, first of its kind in Bombay	
4.3	Usage	Daily	
5.0		**Significance & Value Classification**	
5.1	Townscape (Manmade)	Landmark corner building facing the Kala Ghoda square at the intersection of Mahatma Gandhi road with university road. Accessed from the north side entrance through a high arcaded front, forms part of the continuous arcaded street front along with adjoining buildings in the Kala Ghoda precinct as per the urban design regulations laid by City improvement trust.	
5.2	Architectural Description	**Planning** The Building stands on a corner plot, with its east and north elevations facing the roads. The Internal layout included a provision for 130 rooms, a grand central atrium around which were placed the dining rooms and shops, and a colonnaded ground floor. The atrium once opened out onto a garden on the south – the present site of Army and Navy building. The present building accommodates numerous subdivision and accretions within and outside the main building. **Features** The building reflects strong structural grid in the external facades, exposing the vertical lines of the cast iron columns and the horizontal bands of the balustrades at each level. Decorative cast iron balusters and railings with monogrammed letters of Watson's hotel. The atrium at ground floor was once a fashionable lobby housing the banquet hall. **Style** Early Post Industrial Architecture	
5.3	Intrinsic	The building witnessed the first screening of a motion film in India, Lumiere Brothers cinematograph in 1896. First Cast Iron structure in India, with most of the structural members being manufactured in England and shipped into Bombay for assembly.	
5.4	Value Classification	A(arc), A(his), B(per), B (des), B (uu), E, F, I(sce)	Recommended grade: II A
6.0		**Topography**	
6.1	Floors	G + 4 (extensive mezzanines added within the large floor heights)	
7.0		**Construction**	
7.1	Plinth	Plinth and bases of the arcaded columns are constructed of red colored stone imported directly from the town of Penrith in Cumberland, Watson's home county.	
7.2	Walls	Non-load bearing infill brick masonry walls, largely imported from Webster's manufactory in Burnham, England.	

Esplanade Mansion (Watson's Esplanade Hotel)			**168**
7.3	Floor	Timber floor boarding was installed on a structural grid of prefabricated cast iron columns and wrought iron beams. The structure supports a continuous band of balconies at each level.	
7.4	Stairs	Centrally located grand straight flight stair overlooking the atrium has treads and balusters made in timber. The support is derived from wrought iron girders supported on cast iron columns.	
7.5	Openings	Generally all openings are punctuation in the infilling brick walls. The sides to the east, north, and west have doors opening onto projecting balconies. The door shutters are timber panels with top hung ventilator above. The south side with adjoining Army and Navy building has similar window openings. Decorative tracery window at the upper part of ground floor opening.	
7.6	Roofing	The ground floor atrium covered by a gable roof supported on steel truss and Mangalore tile finishing with a few skylights. The roof is constructed of flat slab covered with water proofing membrane on top	
7.7	Articulation	-	
7.8	Finishes	Lime mortar finishing to both the internal and external surfaces throughout the building. Timber partitioning to divide internal spaces. Timber boards formed the floor finishing including staircase. Door and window openings finished with paint.	
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -	
7.10	Compound/ Fence/ Gate	Building itself forms boundary along the three road fronts to the east, north and west side, shares a narrow open space along the south side with adjoining building.	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	-	
8.0		**Services & Utilities**	
8.1	Lighting	Adequate natural light also supplemented by artificial means.	
8.2	Ventilation	Adequate natural ventilation also supplemented by artificial means.	
8.3	Electricity	BEST	
8.4	Water Supply	MCGM	
8.5	Drainage (Plumbing & Sanitation)	MCGM	
8.6	Fire Precaution	Fire extinguishers installed at places	
8.7	Other (HVAC/BMS/Security Systems)	-	
9.0		**Condition**	
9.1	Plinth	Poor - Plumbing line additions have caused seepage problem to the plinth causing weakening and dilapidation.	
9.2	Walls	Poor - All external as well as internal walls are in a state of neglect and severely dilapidated. Unchecked plant growth and leakages cause efflorescence resulting in fissures and weakening of walls. Steel structural system shows corrosion at many places, caused by water seepage.	
9.3	Floor	Poor - Wooden floorboards damaged and unleveled insensitively covered with varied tiling and plain cement. Cracks and holes visible in the balcony slab.	
9.4	Stairs	Poor - Timber treads are in a state of decay and are rotting with some structural damage and missing rivets along the girder. Betel nut stains and poor lighting add to the neglected and poor maintained state of the once grand staircase.	
9.5	Openings	Poor - Door as well as window openings are lacking maintenance and in a poor state of preservation. Decay to the wooden members of frames and panels, poor and incongruous finishing.	
9.6	Roofing	Poor - Neglected state, in need of repair and waterproofing, also terrace parapet damaged.	
9.7	Articulation & Finishes	Poor - Original wall finishes are either in a neglected state or are transformed with newer and incongruous materials.	
9.8	Services	Poor - Various additions and modifications in services like electrical, plumbing and air-conditioning done in a haphazard and unplanned manner to accommodate growing demand.	
9.9	Out Buildings	-	
9.10	Overall Conditions	Extremely: Poor	Maintenance level: Poor
10.0		**Transformation**	
	Form	Balcony encroachment seems to hamper the façade.	
	Structure	Addition of mezzanine on ground floor approached by a concrete stair cause structural over-loading. False ceiling and partitioning of office spaces also affect the structural integrity. Concrete columns have been insensitively added at the ground floor arcade to support the	

		balcony extension on the north facade. Bamboo props have been temporarily added to support sagging structural members and slab. Balcony encroachment.
	Articulation & Finishes	Insensitive advertisements in the form of hoarding and painting damage and obscure the façade
11.0		**DP Remarks/ Perceived Threats**
		Building forms part of C1 zone
12.0		**Additional Notes/ References/ Documents available**
		Additional Notes: The oldest building at the Kala Ghoda Circle, located at the corner site next to the Army & Navy Building, was once the grand Watson's Esplanade Hotel, erected between 1867-69 by John Watson, a wealthy city draper, who imported all the building materials from England. While still under construction, the building, with its unique cast iron frame imported from England, was described by one writer as a 'huge birdcage'. The spacious arcade at street level displays the original cast iron pillars. History was created here in 1896 when the foundations of the Indian Cinema industry – now the largest in the world – were laid with the screening of the Lumière Brothers' Cinematograph. **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* SHARADA DWIVEDI and RAHUL MEHROTRA (2001) *The Cities Within*, Bombay: Eminence Designs Pvt. Ltd. FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc. SHARADA DWIVEDI and RAHUL MEHROTRA (2001) *Fort Walks,* Bombay: Eminence Designs Pvt. Ltd.

Steel structure building with projecting balconies with carved railing

Arcade with steel columns

Castellated beam detail

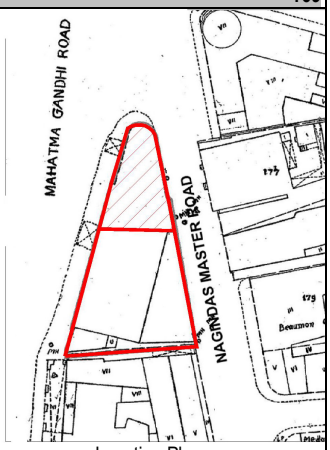
Column and beam junction with central geometric pattern

Balcony with carved railing, overlooking the Kalaghoda area

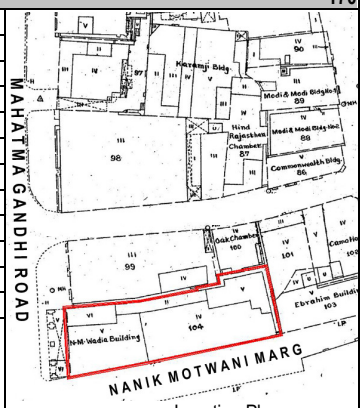
Skylight over atrium in a dilapidated condition

Single flight staircase with carved railing

Steel columns with high base with geometric pattern

Old Oriental Bank Building (Old Treacher and Co. building)			**169**
		Common Ref No: 169 (Part of 176) Card No: 227 Ward (Part): A (Part II) CS No: 156 (Fort division) Plot Area: 1657.19 sq m. B U Area: - Date: 11/01/2005 Recorded by: Sonal Modak Reviewed by: Int: Sonal Modak, Prachi Merchant Ext: Sonal Modak, Prachi Merchant Photo Ref: 169_Old Treacher and Co. building.	 Location Plan
1.0		**Denomination**	
1.1	Name of Premises	Old Oriental Bank Building	
1.2	Earlier Name	Old Treacher and Co. building (corner part of the present day Old Oriental Bank Building)	

Refer Card No: 234, Building no: 176, Old Oriental Bank building

N. M. Wadia Building					170
		Common Ref No: 170 Card No: 228 Ward (Part): A (Part III). CS No: 104 (Fort Division). Plot Area: 809.37sq m. B U Area: - Date: 9/11/2004 Recorded by: Zankhana Prajapati Reviewed by: Int: Zankhana Prajapati, Arun Wadhwa Ext: Zankhana Prajapati, Arun Wadhwa Photo Ref: 170_N M Wadia building.	 Location Plan		
1.0		**Denomination**			
1.1	Name of Premises	N. M. Wadia Building			
1.2	Earlier Name	N. M. Wadia Building			
1.3	Built in:	Indeterminable	Extension Date	-	
2.0		**Access**			
2.1	Main	Mahatma Gandhi Road			
2.2	Subsidiary	Nanik Motwani Marg			
3.0		**Ownership pattern**			
3.1	Present	Trust			
3.2	Past	Indeterminable			
3.3	Status	Tenant			
4.0		**Use**			
4.1	Present	Commercial- bank, private offices and club			
4.2	Past	Commercial			
4.3	Usage	Daily.			
5.0		**Significance & Value Classification**			
5.1	Townscape (Manmade)	Part of the arcaded street front, in the main building line of the Kala Ghoda area facing M.G. Road. The height and scale of the building coheres with the entire row of building on M.G. Road. A corner tower emphasizes the junction of the two streets.			
5.2	Architectural Description	**Planning** A long building with the narrow front facing the road with the main staircase and lift block on the northern side of the building. The staircase area leads to a corridor with offices flanking the right side. Building has a subsidiary entry to the eastern end of the south façade, where residential quarters for some of the building workers can be found. Adjoining buildings abut the northern and eastern side of the building with a very narrow space between. **Features** It is a very ornate building with the façade divided in four bays. It has an arcade at the ground level and a cornice band marks all floors. All window openings are either rectangular, segmental or semicircular arched openings with architraves along the frame, dentil bands, intricately carved spandrels in floral patterns, ornately treated columns with festoon and floral motif. Balcony projections and pilasters can also be seen. A very ornate lift block in cast iron with wooden frame is both of which are carved intricately. Ground floor has an ornate marble handrail and balustrade. Decorative sill and lintels made of stone projections can be seen on both sides of the elevation. Column like projections on the façade are very ornately treated. Projecting stone canopies at first and third floor level. **Style** It derives a strong influence from the Neo-Classical style of architecture.			
5.3	Intrinsic	Presence of Ripon Club is one of the important characteristics of the building. The club is on the 3rd and 4th floors of the building.			
5.4	Value Classification	A(arc), B (per), F	Recommended grade	II B	
6.0		**Topography**			
6.1	Floors	G + 4 with terrace.			
7.0		**Construction**			

N. M. Wadia Building		170
7.1	Plinth	Plinth is of basalt stone of 0.6 mt. height with an upper layer of Porbander stone.
7.2	Walls	Walls are constructed in stone masonry. At certain places in the front façade buff colored stone is exposed to enhance features of the elevation.
7.3	Floor	Floor is supported on wooden rafters resting on cast iron columns. Marble flooring is seen in the entire building.
7.4	Stairs	Wooden staircase and decorative balusters form one of the important features of the building. The ground floor has an ornate marble handrail and balustrade. The staircase is doglegged staircase with narrow well.
7.5	Openings	Façade is punctuated with a series of windows on its front and south elevations. Most of the windows are flat arched while some windows had semi-circular openings. Windows are largely double shutter and four shuttered. All doors and windows have a wooden framework with ventilators above. Doors are heavy paneled and made in teak wood.
7.6	Roofing	A flat roof is present in the building. The latter half of the building has a low terrace while the front part has an additional floor with the corner of the building being emphasized by raising its height with respect to the front building line.
7.7	Articulation	Stone projections at sill and lintel level with emphasis on the keystones are one of the features repeated on the entire façade. Cornice band is seen at the terrace parapet level.
7.8	Finishes	The entire building has plaster (lime mortar) both inside and outside. At certain places on the front façade buff colored stone is exposed to enhance features of the elevation.
7.9	Interiors (Movable & Immovable)	**Movable** Many pieces of old furniture and a clock were seen in wood carved very intricately. One could also see an old sofa, high desk and other furniture made in black wood. Chairs, tables and storage desk in Ripon Club are also of black wood and are very ornamental. **Immovable** Light and fan fixtures of wrought iron. Wooden handrail of the staircase is very ornate.
7.10	Compound/ Fence/ Gate	Building occupies the entire plot area so it does not have any compound/fence/gate.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	-
8.0		**Services & Utilities**
8.1	Lighting	Ample daylight is available through window openings supplemented by electric lights.
8.2	Ventilation	Ample ventilation through windows supplemented by suspended fans and A.C's.
8.3	Electricity	BEST
8.4	Water Supply	MCGM
8.5	Drainage (Plumbing & Sanitation)	MCGM
8.6	Fire Precaution	Presence of fire extinguishers in a few places but no advance fire fighting mechanism prevails.
8.7	Other (HVAC/BMS/Security Systems)	AC units.
9.0		**Condition**
9.1	Plinth	Fair - Plinth abutting the street has some stones damaged.
9.2	Walls	Fair - No visible damage to the wall is seen as the wall is plastered both inside and outside, though in certain places the plaster is peeling off. All the recent repairs of the building are carried out in brickwork.
9.3	Floor	Fair - At second floor, in lobby area new flooring is being done.
9.4	Stairs	Fair - Ventilation of the staircase block is inadequate, as the adjacent building is placed very nearby.
9.5	Openings	Poor – At many places windowpanes were broken, replaced and even entire window pattern was changed. Many A.C. units have now destroyed the uniformity of the façade and are incongruously placed. At places one also sees the usage of grills that do not go with the character of the building.
9.6	Roofing	Fair – fairly maintained.
9.7	Articulation & Finishes	Fair - Plaster is peeling off from side façade at certain places. Hoarding and Advertising boards disturb the façade of the building.
9.8	Services	Poor - Near the rear entry, where there are quarters for servants working in the building is very poorly maintained, it has loose wires running around, haphazard placing of meter and terrible sanitation conditions.
9.9	Out Buildings	-
9.10	Overall Conditions	Fair | Maintenance level | Fair.
10.0		**Transformation**
	Form	-
	Structure	At ground floor Travancore Bank is situated and they have constructed a mezzanine floor.
	Articulation & Finishes	Addition of advertising hoardings covering articulation.
11.0		**DP Remarks/ Perceived Threats**
		Building forms part of C1 Zone

N. M. Wadia Building		170
12.0		**Additional Notes/ References/ Documents available**
		Additional Notes: - **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation*. SHARADA DWIVEDI and RAHUL MEHROTRA (2001) *The Cities Within*, Bombay : Eminence Designs Pvt. Ltd. RAHUL MEHROTRA, GUNTER NEST and SANDHYA SAVANT (1994) *The Fort Precinct in Bombay – Conserving an Image Centre*, 2 Vols, Bombay. FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc.

Arched opening with prominent keystone, carved spandrel, balustrade

Corner tower of a buff stone and white painted symmetrical building with arched and rectangular openings with prominent keystone, chajja projections, vertical motifs, cornice bands, balustrade etc

Side façade with rectangular openings

Corner detail with geometric and floral pattern, floor and sill bands, sloping chajjas

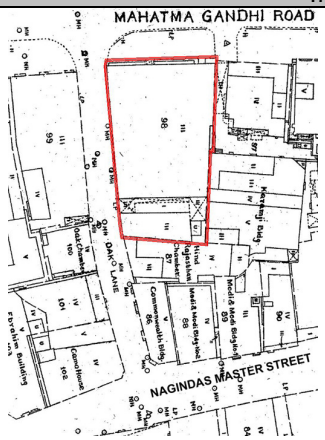
Rusticated buff stone arched arcade

Lift cage with wooden paneling and jaliwork

Staircase with wooden steps and carved railing

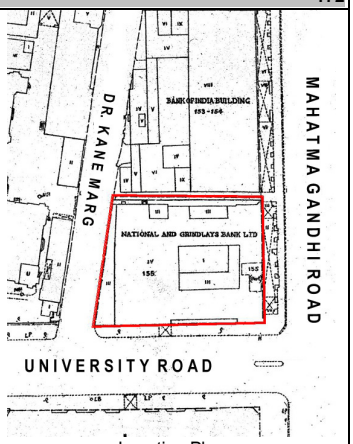
Column detail with floral motifs, bracket above

Marble bust on a pedestal

Jhulelal House			171
		Common Ref No: 171 Card No: 229 Ward (Part): A (Part III) CS No: 98 Plot Area: 922.24 sqm. B U Area: - Date: 26/11/2004 Recorded by: Zankhana Prajapati Reviewed by: Int: Permission denied Ext: Zankhana Prajapati Photo Ref.: 171_Jhulelal_house	 Location Plan
1.0		**Denomination**	
1.1	Name of Premises	Jhulelal House	
1.2	Earlier Name	Jhulelal House	
1.3	Built in:	Early 2000	Extension Date: -
2.0		**Access**	
2.1	Main	Mahatma Gandhi Road	
2.2	Subsidiary	-	
3.0		**Ownership pattern**	
3.1	Present	Private	
3.2	Past	Private	
3.3	Status	Owner	
4.0		**Use**	
4.1	Present	Commercial	
4.2	Past	Offices	
4.3	Usage	Commercial	
5.0		**Significance & Value Classification**	
5.1	Townscape (Manmade)	The building lies on Mahatma Gandhi Road and has been completely reconstructed. There is no trace of the original building.	
5.2	Architectural Description		
5.3	Intrinsic		
5.4	Value Classification	Nil	Recommended grade: Delete
6.0		**Topography**	
6.1	Floors	G + 3	
7.0		**Construction**	
7.1	Plinth	The present structure is a reconstructed building.	
7.2	Walls		
7.3	Floor		
7.4	Stairs		
7.5	Openings		
7.6	Roofing		
7.7	Articulation		
7.8	Finishes		
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -	
7.10	Compound/ Fence/ Gate		
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	-	
8.0		**Services & Utilities**	

Jhulelal House			171
8.1	Lighting	Natural supplemented with artificial means	
8.2	Ventilation	Natural supplemented with artificial means	
8.3	Electricity	BEST	
8.4	Water Supply	MCGM	
8.5	Drainage (Plumbing & Sanitation)	MCGM	
8.6	Fire Precaution	Indeterminable	
8.7	Other (HVAC/BMS/Security Systems)	Indeterminable	
9.0		**Condition**	
9.1	Plinth	The present structure is a reconstructed building.	
9.2	Walls		
9.3	Floor		
9.4	Stairs		
9.5	Openings		
9.6	Roofing		
9.7	Articulation & Finishes		
9.8	Services		
9.9	Out Buildings	-	
9.10	Overall Conditions	-	Maintenance level: -
10.0		**Transformation**	
	Form	Original building has been completely reconstructed. No trace of the original building.	
	Structure		
	Articulation & Finishes		
11.0		**DP Remarks/ Perceived Threats**	
		Building forms part of C1 zone	
12.0		**Additional Notes/ References/ Documents available**	
		Additional Notes: - **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation*.	

The new building on the old site facing Mahatma Gandhi Road

Standard Chartered Bank building			172
	Common Ref No: 172 Card No: 230 Ward (Part): A (Part II) CS No: 155 (Fort) Plot Area: 1775.09 sq m. B U Area: - Date: 11/02/2005 Recorded by: Arun Wadhwa Reviewed by: Int: Sonal Modak, Arun Wadhwa Internal photography permission denied Ext: Sonal Modak, Arun Wadhwa Photo Ref: 172_Grindlays Bank Building	 Location Plan	

1.0		**Denomination**			
1.1	Name of Premises	Standard Chartered Bank building			
1.2	Earlier Name	Grindlays Bank Building			
1.3	Built in:	1865	Extension Date	-	
2.0		**Access**			
2.1	Main	Mahatma Gandhi Road – Pedestrian			
2.2	Subsidiary	University Road – Pedestrian Dr. Kane Road – Vehicular and Pedestrian			
3.0		**Ownership pattern**			
3.1	Present	Standard Chartered Bank – Owner			
3.2	Past	Grindlays Bank – Owner			
3.3	Status	Owner.			
4.0		**Use**			
4.1	Present	Institutional – Bank			
4.2	Past	Institutional – Bank			
4.3	Usage	Daily			
5.0		**Significance & Value Classification**			
5.1	Townscape (Manmade)	The building is located on a corner plot having roads on three sides. Main customer access is from Mahatma Gandhi Road on the eastern side through a wide arcade on ground level. There are two subsidiary entrances one from University Road on southern side and other one from Dr. Kane Road on western side. The West and South entries are reserved for staff.			
5.2	Architectural Description	**Planning** Rectangular plan with an arcade on the east side through which the building is accessed. Ground floor serves as a grand banking lobby. Staff entrances from north side staircase lead to offices on upper floors and the western entrance leads to the parking in basement. Services and toilet facilities are placed along the sides & rear. A.C. plant is located in the basement. Floor layout seems complicated due to internal subdivisions for functional and security concerns. **Features** Symmetrical main façade with central pediment. Yellow stone ashlar masonry with quoins, rusticated masonry. The front façade has an impressive large, plain pediment supported on six fluted circular Corinthian columns spanning first and second floor height with two square engaged columns at ends. Ground floor has rectangular simple openings and upper floors have semicircular arched openings. Ground floor has semicircular arched arcade with decorative band above. The side façade has Corinthian pilasters with predominantly semicircular arched, balustrade openings. The building has two prominent cornice bands, one at the pediment level and the second above arches. The interiors have fluted tall Corinthian columns. **Style** Influence of Neo-Classical and Baroque styles.			
5.3	Intrinsic	-			
5.4	Value Classification	A(arc), B (per), B (des), B (uu), E, F, G(grp)	Recommended grade	II A.	

6.0		**Topography**
6.1	Floors	G + 3
7.0		**Construction**
7.1	Plinth	Medium plinth in grey stone about 2 ft. in height.
7.2	Walls	Load bearing rubble stone masonry walls & cast Iron pillars.
7.3	Floor	Indeterminable due to false ceiling.
7.4	Stairs	Totally three staircases. Main staircase is located near the north-east corner is open well timber staircase having lift shaft in the central open well. One straight flight RCC staircase along northern side in front part of the building. Separate doglegged timber staircase for staff is located along the southern side having direct entry from road.
7.5	Openings	Arched external openings with wooden framed glazed panel shutters, some full door height also with separate ventilator panels. Ground floor arcade on front has semicircular arches with rustication.
7.6	Roofing	Indeterminable
7.7	Articulation	Corinthian column capitals. Square fluted engaged columns and fluted circular columns on front façade. Decorative keystones.
7.8	Finishes	Yellow stone dressed ashlar on all façades with quoins, rusticated masonry and painted features. Original Minton floor tiles have been replaced with varied floor finishes ranging from Granite, marble & ceramic tiles. Plastered/ painted internal wall surfaces.
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -
7.10	Compound/ Fence/ Gate	Building itself forms the boundary along the road fronts on three sides, except north side with an adjacent bank building.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	-
8.0		**Services & Utilities**
8.1	Lighting	Largely relies on artificial light.
8.2	Ventilation	Centrally air-conditioned.
8.3	Electricity	BEST
8.4	Water Supply	MCGM
8.5	Drainage (Plumbing & Sanitation)	MCGM
8.6	Fire Precaution	Smoke detectors & Fire extinguishers.
8.7	Other (HVAC/BMS/Security Systems)	Centrally with an. A.C plant. Electronic door locking devices. A/V monitoring of specific areas.
9.0		**Condition**
9.1	Plinth	Good - Except some plant growth & plumbing interventions externally.
9.2	Walls	Good - Except service areas.
9.3	Floor	Undetermined due to false ceilings.
9.4	Stairs	Good - Except minor cracks & wear tear.
9.5	Openings	Good - Except modifications made to door & window shutters.
9.6	Roofing	Indeterminable
9.7	Articulation & Finishes	Good - Façade restoration carried out. Very well maintained internal finishes.
9.8	Services	Good - Well maintained
9.9	Out Buildings	-
9.10	Overall Conditions	Good | Maintenance level | Good
10.0		**Transformation**
	Form	-
	Structure	-
	Articulation & Finishes	Signage strip runs continuously at first floor level affecting the stone clad façade. White wash to arches and ornamental features. Gold color applied over internal column capitals.
11.0		**DP Remarks/ Perceived Threats**
		Building forms part of C1 zone
12.0		**Additional Notes/ References/ Documents available**
		Additional Notes: - **References:**

		INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc. SHARADA DWIVEDI and RAHUL MEHROTRA (2001) *Fort Walks,* Bombay: Eminence Designs Pvt. Ltd.

Buff stone rusticated arched arcade

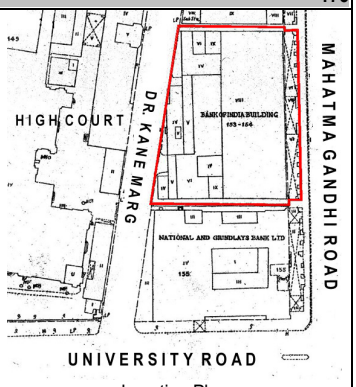
Buff stone rusticated clad façade with arched openings, carved spandrel, scroll bracket keystone, cornice bands

Wooden extended rear side porch

Detail of buff stone rusticated opening

Articulation detail with intricately carved spandrel, floral pattern frieze band

Fluted column with floral pattern corinthian capital

Bank of India building			173
		Common Ref No: 173 Card No: 231 Ward (Part): A (Part II) CS No: 153, 154 (Fort) Plot Area: 2,219.90 sq m. B U Area: 91947.15 sq m. Date: 02/02/2005 Recorded by: Sonal Modak Reviewed by: Int: Sonal Modak, Zankhana Prajapati Internal photography permission denied Ext: Sonal Modak, Zankhana Prajapati Photo Ref: 173_Bank of India Bldg.	 Location Plan
1.0		**Denomination**	
1.1	Name of Premises	Bank of India building	
1.2	Earlier Name	Bank of India building	
1.3	Built in:	1942	Extension Date: 1952 - fourth and fifth floors were added.
2.0		**Access**	
2.1	Main	Mahatma Gandhi Road - Pedestrian	
2.2	Subsidiary	Dr. Kane Road - Pedestrian	
3.0		**Ownership pattern**	
3.1	Present	Private – Bank of India	
3.2	Past	Private – Bank of India, The Secretary of State for India & others.	
3.3	Status	Owner	
4.0		**Use**	
4.1	Present	Institutional - Bank	
4.2	Past	Institutional - Bank	
4.3	Usage	Daily	
5.0		**Significance & Value Classification**	
5.1	Townscape (Manmade)	The building stands on Mahatma Gandhi Road facing east. It has a central main access from an arcade at ground level. It has a massive rectangular front elevation with a central void forming a small terrace at first floor level, defined by tall tapering octagonal columns on either side spanning the height from the first floor to third floor.	
5.2	Architectural Description	**Planning** It has a wedge shaped, roughly rectangular plan with central access from eastern side through an arcade. Different floors cater to the various departments of the bank. Parking, electric substation and AHU are located in the basement. Staircases and service areas are located on rear (western) side of the building. The building has symmetrical front (eastern) façade with an arcade on ground floor level. A central entrance bay defined by recessed, corbelled arches. Above is a high ceiling terrace at first floor level having two massive, three storey high circular columns resting on projecting cornices supported by two stone brackets. Central bay extends a floor higher. **Features** Corbelled pendant bracketed cornices above rectangular window opening at topmost floor level. Recessed, corbelled arches, at the central arched opening. **Style** It displays no specific style. Has influence of art deco, classical and vernacular styles of architecture.	
5.3	Intrinsic	-	
5.4	Value Classification	A(arc), B (per), B (des), B (uu), E, F, G(grp)	Recommended grade: II A.
6.0		**Topography**	
6.1	Floors	G + 5 with basement	
7.0		**Construction**	
7.1	Plinth	High plinth in grey ashlar masonry to accommodate ventilators for basement.	

7.2	Walls	Thick load bearing external walls. Internal non-structural brick walls with RCC columns to support RCC floors.
7.3	Floor	RCC slabs with deep RCC beams.
7.4	Stairs	Five staircases totally. Two of them open well RCC staircases on north and south end of the building. Other two doglegged RCC staircases in the rear part of the building.
7.5	Openings	On either side of the central bay are rectangular windows at all floor levels recessed within the six engaged columns, which has a broad projecting cornice like the *chhajja* above.
7.6	Roofing	Partly sloping hipped roof with timber trusses. Overhangs supported by wooden brackets. Partly slightly sloping RCC slab at fourth floor level.
7.7	Articulation	Corbelled pendant brackets supporting projecting cornices.
7.8	Finishes	Exposed grey ashlar masonry externally on eastern facade. Western façade is clad with glass mosaic tiles. Internally walls are plastered and painted. Marble mosaic dado in stairwells. Flooring is of marble mosaic tiles in most of the areas.
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -
7.10	Compound/ Fence/ Gate	The building covers the entire plot.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Cooling towers at terrace level. Water storage tanks for fire fighting equipment. Basement houses parking, BEST substation and Air Handling Unit of central AC system.
8.0		**Services & Utilities**
8.1	Lighting	Inadequate daylight available therefore almost completely dependent on artificial lighting.
8.2	Ventilation	Inadequate ventilation therefore almost completely dependent on forced ventilation.
8.3	Electricity	BEST
8.4	Water Supply	MCGM
8.5	Drainage (Plumbing & Sanitation)	MCGM
8.6	Fire Precaution	-
8.7	Other (HVAC/BMS/Security Systems)	-
9.0		**Condition**
9.1	Plinth	Fair – covered with planter boxes and all the ventilators are closed.
9.2	Walls	Fair – Minor cracks are observed.
9.3	Floor	Good – No evident damages seen, well maintained.
9.4	Stairs	Good – No evident damages seen, well maintained.
9.5	Openings	Good – No evident damages seen, well maintained.
9.6	Roofing	Fair – Wooden members deteriorating in some parts. Reinforcement exposed in few areas of the RCC slab.
9.7	Articulation & Finishes	Fair - Plaster peeling off in some areas due to dampness.
9.8	Services	Good – Well maintained
9.9	Out Buildings	-
9.10	Overall Conditions	Fair | Maintenance level | Fair
10.0		**Transformation**
	Form	No visible changes
	Structure	No visible changes
	Articulation & Finishes	No visible changes
11.0		**DP Remarks/ Perceived Threats**
		Building forms part of C1 zone
12.0		**Additional Notes/ References/ Documents available**
		Additional Notes: - **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc. SHARADA DWIVEDI and RAHUL MEHROTRA (2001) *Fort Walks,* Bombay : Eminence Designs Pvt. Ltd.

Buff stone clad symmetrical building with a central higher bay, triple height ionic columns, ground floor arched arcade, inset rectangular windows etc

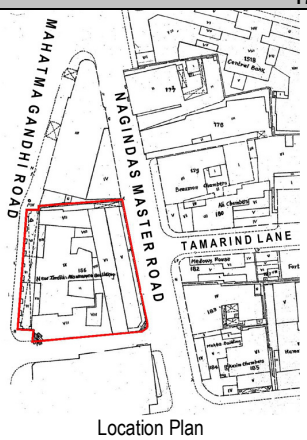
Rear elevation with changed facade

Central bay rising high with projecting chajjas supported on intricately carved brackets

Terrace with services added later

Arcade with buff stone rectangular openings, coffered ceiling

Spiral staircase with wooden railing

New India Assurance building			174
		Common Ref No: 174 Card No: 232 Ward (Part): A (Part III) CS No: 156 (Fort) Plot Area: Part of 1657.19 sqm. B U Area: - Date: 22/03/2005 Recorded by: Sonal Modak Reviewed by: Int: Sonal Modak, Arun Wadhwa Internal photography permission denied Ext: Sonal Modak, Arun Wadhwa Photo Ref: 174_New India Assurance Building.	 Location Plan

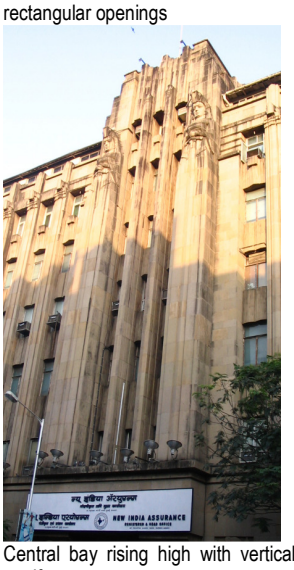
1.0		**Denomination**			
1.1	Name of Premises	New India Assurance building			
1.2	Earlier Name	New India Assurance building			
1.3	Built in:	1930's	Extension Date	-	
2.0		**Access**			
2.1	Main	Mahatma Gandhi Road – Pedestrian.			
2.2	Subsidiary	Ash Lane – Pedestrian, Nagindas Master Road – Pedestrian.			
3.0		**Ownership pattern**			
3.1	Present	New India Assurance Company Ltd. – Owner.			
3.2	Past	Mr. Dorabji Tata – Owner.			
3.3	Status	Owner and Tenant.			
4.0		**Use**			
4.1	Present	Commercial – Offices, Institutional – Bank on Ground Floor.			
4.2	Past	Commercial – Offices.			
4.3	Usage	Daily.			
5.0		**Significance & Value Classification**			
5.1	Townscape (Manmade)	This significant building stands on a corner plot at the junction of Mahatma Gandhi Road and Ash Lane facing west. Accessed centrally through an arcade at ground level. It has a massive rectangular symmetrical front elevation with a central prominent bay, defined by tall tapering engaged columns on either sides spanning full height from first to last floor.			
5.2	Architectural Description	**Planning** Large building roughly rectangular in plan with slightly inclined sides along the road fronts, accessed centrally through a high arcade into a wide lobby and staircase. Office spaces are planned around all the three road fronts, with larger space on the front side. Staircase, lift and lobbies are centrally located flanked by internal *chowks* for light and ventilation. Main toilets are placed along the north side and subsidiary spaces around the internal *chowk*. East side wing has a setback at the fourth floor forming a terrace. Part sixth and seventh floor seem to be added later. A basement is provided serving as AC plant and service area. **Features** Building has an impressive scale and a symmetrical western facade with a prominent raised central bay. The verticality of the building is emphasized by pilasters/engaged square columns and rectangular recessed window openings. The central bay is accentuated with bas-relief at top, which rises above the top floor in stepped form housing the staircase block. The south corner is curvilinear with a recessed entrance at ground floor. Splayed corner at the east side intersection. Flat arch openings on ground floor arcade with carved relief features depicting peasants and craftsmens. Coffered stone ceiling of ground floor arcade. **Style** Art Deco features observed.			
5.3	Intrinsic	Bas-relief carved features on front facade.			
5.4	Value Classification	A(arc), B (per), B (des), B (uu), E, F, G(grp)	Recommended grade	II A	
6.0		**Topography**			
6.1	Floors	G + 6 with basement.			

New India Assurance building			174
7.0		**Construction**	
7.1	Plinth	High plinth about 1.2 m. in height dressed in grey basalt ashlar masonry also accommodating basement ventilators.	
7.2	Walls	Thick load bearing external walls with buff basalt ashlar masonry facing. Internal non-load bearing walls.	
7.3	Floor	RCC slab supported on RCC beams and columns.	
7.4	Stairs	Total three staircases. Main open well wide C- shaped RCC staircase. Second wide doglegged staircase in rear part of the building. Third doglegged steel staircase with treads supported on central beam connecting sixth and seventh floors.	
7.5	Openings	Plain rectangular window openings with metal framed glazed panel openable shutters. Large wood paneled folding door shutters at the main entrance. Plain wooden door shutters in all the upper floors.	
7.6	Roofing	Partly timber sloping roof with Mangalore roofing tiles and partly flat RCC slab roof.	
7.7	Articulation	Bas-relief motifs on western façade. Emphasized verticality on front (western) façade.	
7.8	Finishes	Buff basalt ashlar masonry externally. Walls plastered and painted internally. Rich white marble dado cladding at the entrance lobby on ground and first floor.	
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -	
7.10	Compound/ Fence/ Gate	Building occupies entire plot.	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	-	
8.0		**Services & Utilities**	
8.1	Lighting	Adequate daylight through door/window openings and artificial lighting.	
8.2	Ventilation	Adequate ventilation through windows with a provision of forced ventilation.	
8.3	Electricity	BEST	
8.4	Water Supply	MCGM	
8.5	Drainage (Plumbing & Sanitation)	MCGM	
8.6	Fire Precaution	Provision made for fire extinguishers.	
8.7	Other (HVAC/BMS/Security Systems)	Building is centrally Air Conditioned. The AHU is placed in the basement and cooling towers are placed on terrace. Also window AC units have been installed.	
9.0		**Condition**	
9.1	Plinth	Fair – Red granite dado covering plinth externally on front side. No evident damages observed.	
9.2	Walls	Fair – Blackening of stone due to lack of maintenance and weathering.	
9.3	Floor	Fair - No evident damage observed.	
9.4	Stairs	Fair – Marble treads are damaged due to wear and tear and in need of repair or replacement in few places.	
9.5	Openings	Fair – Shutters have been replaced in many places by aluminum frames.	
9.6	Roofing	Fair – Except for some damp patches & exposed reinforcement in the basement roof slab.	
9.7	Articulation & Finishes	Fair - Stone dressed side & rear facades with blackening, plant growth & A.C units observed.	
9.8	Services	Fair	
9.9	Out Buildings	-	
9.10	Overall Conditions	Fair	Maintenance level | Fair
10.0		**Transformation**	
	Form	Terrace enclosed on rear side fourth floor and front side fifth floor.	
	Structure	Sixth and seventh floor seem to be later added.	
	Articulation & Finishes	-	
11.0		**DP Remarks/ Perceived Threats**	
		Building forms part of C1 Zone	
12.0		**Additional Notes/ References/ Documents available**	
		Additional Notes: Designed by Master, Sathe and Bhuta in the 1930's. Monolithic relief figures were sculpted by N. G. Pansare. **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* SHARADA DWIVEDI and RAHUL MEHROTRA (2001) *The Cities Within*, Bombay : Eminence Designs Pvt. Ltd. RAHUL MEHROTRA, GUNTER NEST and SANDHYA SAVANT (1994) *The Fort Precinct*	

		in Bombay – Conserving an Image Centre, 2 Vols, Bombay. FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc. SHARADA DWIVEDI and RAHUL MEHROTRA (2001) *Fort Walks,* Bombay : Eminence Designs Pvt. Ltd.

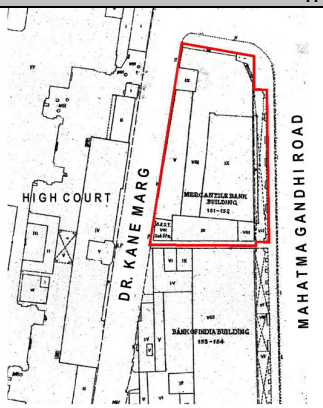
Buff stone clad side façade with art deco features of vertical bands, rectangular openings

Relief sculpture in buff stone at the entrance depicting the 'labour work'



Central bay rising high with vertical bands ending into human face motifs

Arcade with rectangular openings, coffered ceiling

Hong Kong Bank Building			175
		Common Ref No: 175 Card No: 233 Ward (Part): A (Part II) CS No: 151, 152 (Fort Division) Plot Area: 1794.41 sq m. B U Area: 91947.15 sq m. Date: 19/01/2005 Recorded by: Zankhana Prajapati Reviewed by: Int: Zankhana Prajapati, Sonal Modak Ext: Zankhana Prajapati, Sonal Modak Photo Ref: 175_Hongkong Bank Building.	 Location Plan

1.0		**Denomination**			
1.1	Name of Premises	Hong Kong Bank Building			
1.2	Earlier Name	Mercantile bank Building			
1.3	Built in:	Indeterminable	Extension Date: -		
2.0		**Access**			
2.1	Main	Mahatma Gandhi Road.			
2.2	Subsidiary	Mahamaho Padhya Dr. Kane Road.			
3.0		**Ownership pattern**			
3.1	Present	Private			
3.2	Past	Private – The Secretary of State for India & others, The Merchantile Bank of India Ltd.			
3.3	Status	Owner/tenant			
4.0		**Use**			
4.1	Present	Bank and MSEB offices			
4.2	Past	Indeterminable			
4.3	Usage	Daily.			
5.0		**Significance & Value Classification**			
5.1	Townscape (manmade)	The building is on the corner plot of Mahatma Gandhi Road and Mahamaho Padhya Dr. Kane Road with the entrance from the corner. The main access is from the Mahatma Gandhi Road and subsidiary access from the corner of the building. It is one of the buildings in the Flora Fountain precinct with an arcade at the ground floor in the Art-Deco Style.			
5.2	Architectural Description	**Planning** The building is trapezoidal with the longer façade along the main road. The building is ground plus seven-storied high with a terrace. Entrance of the building is from Mahatma Gandhi Road from the left end of the building, which leads to corridor and lift and staircase block. Toilets are beside the staircase and also all the service utilities. The bank occupies most floors and only few spaces have been occupied by the MSEB. **Features** Building has a plain façade with minimal ornamentation with emphasis laid on the corner facing Flora Fountain, the building is clad in marble. Ground floor has an arcade, marked with cornice band at first and sixth floor level, with continuous windows from first to fourth floor intercepted by huge circular columns; fifth floor is defined as one horizontal band and sixth and seventh floor are recessed with part terrace. Besides this, the building has a huge entrance door, lion statues at entrance and an old decorative lamp. **Style** Building displays characteristics of the Art-Deco style.			
5.3	Intrinsic	-			
5.4	Value Classification	A(arc), B(per), B (des), B (uu), E, F, G(grp), I(sce)	Recommended grade	II A.	
6.0		**Topography**			
6.1	Floors	G + 7 + terrace.			
7.0		**Construction**			
7.1	Plinth	Medium height plinth clad with granite.			
7.2	Walls	Load bearing wall clad with marble.			

7.3	Floor	Not visible due to false ceiling.		
7.4	Stairs	Three staircases are present. The main staircase is C-shaped RCC and the other two are fire escapes- doglegged RCC. Has a parapet wall as divider between the flights.		
7.5	Openings	Rectangular door openings with heavy paneled double leaf wooden door. All windows are huge rectangular openings running across all the floors.		
7.6	Roofing	Flat terrace, with cable net, dish net, AC units, water tanks, blowers, chimney.		
7.7	Articulation	Circular column with decorative capital and lion statues at entrance.		
7.8	Finishes	External walls are clad in marble. Internal walls are plastered and painted. Flooring is varied - in some portions, marble, granite and vitrified tiles.		
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -		
7.10	Compound/ Fence/ Gate	Building sits on the entire plot. No fencing is seen. Entrance door forms the entry gate.		
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	No unbuilt space. No outbuildings. Presence of a planter box.		
8.0		**Services & Utilities**		
8.1	Lighting	Supplemented by electric light fixtures.		
8.2	Ventilation	Central AC system.		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing & Sanitation)	MCGM		
8.6	Fire Precaution	Integrated fire precaution system with smoke detectors, sprinkler system, alarm system and fire extinguisher.		
8.7	Other (HVAC/BMS/Security Systems)	Remote Accessing System and Central AC		
9.0		**Condition**		
9.1	Plinth	Good - Well maintained.		
9.2	Walls	Good - External wall has some hoardings.		
9.3	Floor	Good - Well maintained.		
9.4	Stairs	Good - Well maintained.		
9.5	Openings	Good - Well maintained.		
9.6	Roofing	Good - At some area dampness was seen due to AC units and water tank.		
9.7	Articulation & Finishes	Fair - Externally the building is in good condition, at certain places plaster and paint was peeling off.		
9.8	Services	Good - Well maintained.		
9.9	Out Buildings	-		
9.10	Overall Conditions	Good	Maintenance level:	Good
10.0		**Transformation**		
	Form	No visible changes		
	Structure	No visible changes		
	Articulation & Finishes	No visible changes		
11.0		**DP Remarks/ Perceived Threats.**		
		Building forms part of C1 zone		
12.0		**Additional Notes/ References/ Documents available**		
		Additional Notes: - **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* SHARADA DWIVEDI and RAHUL MEHROTRA (2001) *The Cities Within*, Bombay : Eminence Designs Pvt. Ltd. RAHUL MEHROTRA, GUNTER NEST and SANDHYA SAVANT (1994) *The Fort Precinct in Bombay – Conserving an Image Centre*, 2 Vols, Bombay. FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc. SHARADA DWIVEDI and RAHUL MEHROTRA (2001) *Fort Walks,* Bombay : Eminence Designs Pvt. Ltd.		

Imposing corner marble clad building with vertical bands, rectangular openings

Entrance Area with grand wooden paneled door shutter, lion statue in the corner

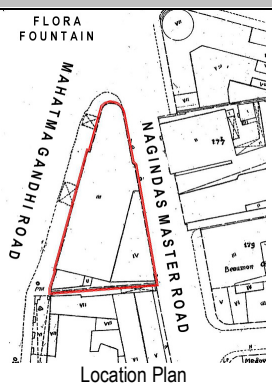
Side entrance opening

Carved lamp at the building entrance

Rear façade with rectangular openings

Interior view with new modifications

Lobby Space with round columns

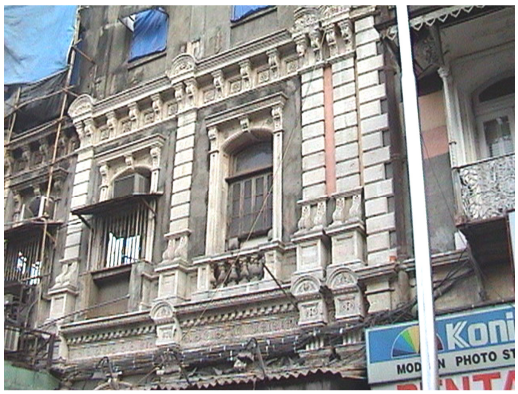
Old Oriental Bank Building (inclusive of Building No:169, Old Treachers and Co. building)			**176**
		Common Ref No: 176 Card No: 234 Ward (Part): A (Part II) CS No: 156 (Fort division) Plot Area: 1657.19 sq m. B U Area: - Date: 11/01/2005 Recorded by: Sonal Modak Reviewed by: Int: Sonal Modak, Prachi Merchant Ext: Sonal Modak, Prachi Merchant Photo Ref: 176_Old Oriental Bank building.	 Location Plan
1.0		**Denomination**	
1.1	Name of Premises	Old Oriental Bank Building (inclusive of Old Treachers and Co. building)	
1.2	Earlier Name	Old Oriental Bank Building	
1.3	Built in:	Indeterminable	Extension Date: -
2.0		**Access**	
2.1	Main	Mahatma Gandhi Road – Pedestrian	
2.2	Subsidiary	Nagindas Master Road – Pedestrian	
3.0		**Ownership pattern**	
3.1	Present	Private	
3.2	Past	Indeterminable	
3.3	Status	Owner, Tenant	
4.0		**Use**	
4.1	Present	Commercial –Shops, Offices. Institutional – Bank	
4.2	Past	Commercial –Shops, Offices	
4.3	Usage	Daily	
5.0		**Significance & Value Classification**	
5.1	Townscape (Manmade)	It is a wedge shaped corner building with a curved corner face. Main entrance is from Mahatma Gandhi Road, which is the western façade located near Flora Fountain.	
5.2	Architectural Description	**Planning** The corner building, initially called as 'Old Treachers and Co. building' is now a part of the Old Oriental Bank building and are connected internally. Wedge shaped corer plot. Main entrance from western façade. Staircase located on rear side. Ground floor totally occupied by shops facing the main road in front. Half part of the first floor occupied by a bank. Above floors are occupied by different offices. All the various premises accessed through a linear corridor running along the length of the building centrally. Wooden projecting balconies along the length of the building on western façade. **Features** Although the two buildings are connected together internally, externally the façade features are different. The corner building derives its shape with site context. Floor cornice bands, quoins, frieze and dentil band. The side part of the building has balconies with decorative cast iron columns, railing, and brackets. Segmental arches, semi-circular arches as window openings. Decorative stone corbels to support cornice bands forming *chhajjas* above window openings. Buff basalt bands at each floor level. **Style** The corner building displays features of Neo classical style of Architecture, side building displays vernacular architecture style influences.	
5.3	Intrinsic	-	
5.4	Value Classification	A(arc), B(per), B(des), G(grp)	Recommended grade: II A
6.0		**Topography**	
6.1	Floors	G + 2 with mezzanine on all the floors.	
7.0		**Construction**	
7.1	Plinth	Low plinth not seen in most of the areas.	
7.2	Walls	External thick load bearing walls. Internal layout modified as per the occupants requirements.	

7.3	Floor	Mostly covered by false ceiling so not visible. Ladi coba with MS sections in some areas.
7.4	Stairs	Open well timber staircase.
7.5	Openings	Arched openings with wooden glazed shutters and ventilators above which have been replaced in many places.
7.6	Roofing	Front wing has timber sloping hipped roof. Remaining part has flat RCC slab.
7.7	Articulation	Decorative cast iron columns, railing, and brackets. Segmental arches, semi-circular arches as window openings. Decorative stone corbels to support cornice bands forming chhajjas above window openings.
7.8	Finishes	Walls are plastered and painted externally as well as internally. Ceramic tile dado in some areas. Various flooring tiles have been used as per the occupant's choice.
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -
7.10	Compound/ Fence/ Gate	Building sits on the entire plot.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	-
8.0		**Services & Utilities**
8.1	Lighting	Inadequate daylight in some parts of the building supplemented by artificial lighting.
8.2	Ventilation	Inadequate ventilation in some parts of the building supplemented by forced ventilating systems.
8.3	Electricity	BEST
8.4	Water Supply	MCGM
8.5	Drainage (Plumbing & Sanitation)	MCGM
8.6	Fire Precaution	No Traces.
8.7	Other (HVAC/BMS/Security Systems)	Window AC units have been installed wherever necessary.
9.0		**Condition**
9.1	Plinth	Fair – Ground floor shops have modified plinth as per individual need. Plinth is not visible.
9.2	Walls	Fair – Plant growth. Layout has been modified as per the occupant on each floor.
9.3	Floor	Fair – Floors have been strengthened by MS sections wherever are visible.
9.4	Stairs	Fair – Finishing materials completely replaced. Cleanliness not maintained.
9.5	Openings	Fair – Shutters have been replaced. Broken features.
9.6	Roofing	Poor – Totally neglected state. Broken Mangalore tiles. Parapet wall in bad state.
9.7	Articulation & Finishes	Poor – Cast iron features are corroded. Façade features are broken in some places. Plant growth seen.
9.8	Services	Poor – Cleanliness not maintained. Corroded service pipes with cracks. Leakages resulting in dampness. Plant growth. Haphazard electrical wiring.
9.9	Out Buildings	-
9.10	Overall Conditions	Poor | Maintenance level | Poor
10.0		**Transformation**
	Form	Ground floor arcade encroached upon by hawkers. Insensitive provision of hoardings at first floor shops level. Addition of toilet block on terrace.
	Structure	MS sections to strengthen floors and staircase.
	Articulation & Finishes	-
11.0		**DP Remarks/ Perceived Threats**
		Building forms part of C1 Zone
12.0		**Additional Notes/ References/ Documents available**
		Additional Notes: - **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* SHARADA DWIVEDI and RAHUL MEHROTRA (2001) *The Cities Within*, Bombay: Eminence Designs Pvt. Ltd. RAHUL MEHROTRA, GUNTER NEST and SANDHYA SAVANT (1994) *The Fort Precinct in Bombay – Conserving an Image Centre*, 2 Vols, Bombay. FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc. SHARADA DWIVEDI and RAHUL MEHROTRA (2001) *Fort Walks,* Bombay: Eminence Designs Pvt. Ltd.

Front façade with balconies with carved railing, sloping chajjas and incongruous additions done to the building

Rear façade with arched openings in a neglected state

Detail of façade articulation with dentil bands, floral pattern bands



Façade articulation with balustrade, rusticated columns, cornice band

Corner curved building in Flora Fountain area – Old Treachers and Co. building

Projecting balcony stone balustrade, rusticated columns, bands.

Balconies with intricately carved railing, sloping chajjas supported on carved brackets and slender columns

Façade articulation with intricately carved frieze bands, dentil bands, carved scroll brackets

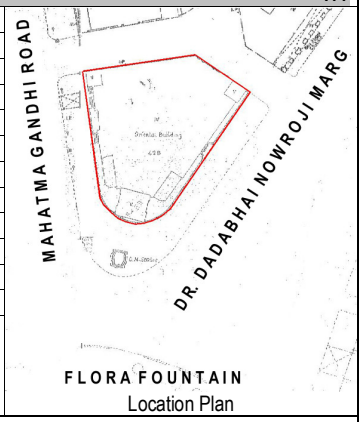
Craved cast iron brackets

Projecting cornice band

Detail of the carved brackets supporting the balcony

Old Oriental Insurance building			177

Common Ref No: 177	
Card No: 235	
Ward (Part): A (Part II)	
CS No: 428	
Plot Area: 1552.13 sq m.	
B U Area: -	
Date: 28/12/2004	
Recorded by: Arun Wadhwa	
Reviewed by:	
Int: Arun Wadhwa, Zankhana Prajapati	
Ext: Arun Wadhwa, Zankhana Prajapati	
Photo Ref: 177_Oriental Insurance building.	



Location Plan

1.0		**Denomination**	
1.1	Name of Premises	Old Oriental Insurance building	
1.2	Earlier Name	Oriental Insurance building	
1.3	Built in:	1885	Extension Date: -
2.0		**Access**	
2.1	Main	Mahatma Gandhi Road – vehicular and pedestrian.	
2.2	Subsidiary	Dr. Dadabhai Nowroji Road - vehicular and pedestrian.	
3.0		**Ownership pattern**	
3.1	Present	Life Insurance Corporation.	
3.2	Past	Indeterminable	
3.3	Status	Owner, Tenants.	
4.0		**Use**	
4.1	Present	Offices.	
4.2	Past	Offices.	
4.3	Usage	Daily.	
5.0		**Significance and Value Classification**	
5.1	Townscape (manmade)	Landmark corner building facing the Flora fountain square, accessed from the two main thoroughfares bifurcating along the east and west side with distinctly projecting porch. High pyramidal tower stone dressed facade marks the strong urban character the building provides to the area.	
5.2	Architectural Description	**Planning** Corner V-shaped plan with two wings parallel to the bifurcating streets with an attached square high tower at the intersection. The central portion in-between the two wings was later constructed in R.C.C. with an additional service stair. Main entrance is from the west side porch into a lobby leading to the staircase and lift. Typical layout of office spaces with the added central portion, toilets, services and additional stair to the rear north side. High third floor has access to attic floor and central tower space below the steep roof profile. **Features** Imposing corner tower relieved by regular cornice bands and topped by steep pyramidal roof and corner stone turrets. Two main symmetrical facades surmounted with a pair of decorative triangular pediments flanked by turrets culminating with steep stone spires at the corners. The facades are punctuated with arch openings, regular cornice and lintel bands. Varied arch openings- large shallow arches with smaller trefoil and circular openings set within. Intricately stone-carved cornice and relief pediment panels. Projecting balcony feature supported on corbels and decorative stone baluster parapet. **Style** Influence of Gothic Revival style in its features.	
5.3	Intrinsic	Stone carved heads of three eminent citizens on all the three sides of the corner tower.	
5.4	Value Classification	A(arc), B(per), B (des), E, F, G(grp), I(sce)	Recommended grade II A.
6.0		**Topography**	
6.1	Floors	G + 3 floors and roof attic	
7.0		**Construction**	
7.1	Plinth	Plinth height about 0.5 M dressed in Malad stone ashlar course with projecting grey basalt cornice band.	
7.2	Walls	Load bearing rubble masonry stonewalls and circular cast iron columns.	
7.3	Floor	Shahabad stone slabs on wooden supports and long span wooden girders, flat R.C.C slab in the extended central portion.	
7.4	Stairs	Regular double flight wooden stair finished with granite slabs. C-shaped concrete service stair at rear north side. Narrow spiral wooden stairs to attic floor in both the wings.	

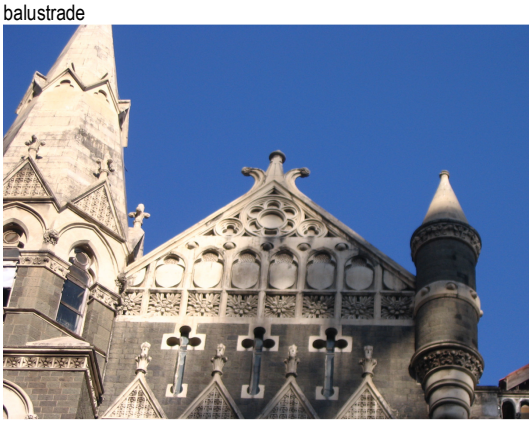
7.5	Openings	Arched window openings on the two main facades, large rectangular architrave window openings on the North side. Wooden paneled door shutters, outer wood framed glazed panel and wooden louvered internal window shutters. Few stained glass multifoil circular ventilator openings.	
7.6	Roofing	Steep sloping Mangalore tile roof gable ended in both the wings with flat concrete slab over central portion. Also high pyramidal Mangalore tile roof over central tower. Stone spires atop octagonal terrace blocks.	
7.7	Articulation	Circular stone turrets at the corners, relief carved cornice bands at floor levels, decorative column capitals, architrave rectangular rear side windows with quoin surface.	
7.8	Finishes	Grey basalt stone dressed external wall surfaces and soft Porbander stone for ornamental features. Plastered painted internal wall surfaces. Varied floor finishes as modified by occupants in the building.	
7.9	Interiors (Movable and Immovable)	**Movable** - **Immovable** -	
7.10	Compound/ Fence/ Gate	Building itself forms the plot boundary along the road fronts on all sides.	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Statue of Dadabhai Nowroji at the pavement facing the Flora Fountain intersection.	
8.0		**Services and Utilities**	
8.1	Lighting	Adequate natural light except for service stair also relies on artificial light.	
8.2	Ventilation	Adequate natural ventilation but relies on A.C. units.	
8.3	Electricity	BEST	
8.4	Water Supply	MCGM- Underground and overhead water tank	
8.5	Drainage (Plumbing and Sanitation)	Drainage connected to municipal sewers of MCGM	
8.6	Fire Precaution	Fire extinguishers only, fire detection system absent	
8.7	Other (HVAC/BMS/Security Systems)	Window and Split unit A.C.	
9.0		**Condition**	
9.1	Plinth	Poor - Plant cultivation around the plinth area and plumbing interventions to the north side.	
9.2	Walls	Fair- except some damp patches due to seepage.	
9.3	Floor	Fair- except replaced wooden supporting members with steel sections.	
9.4	Stairs	Fair- except for poor state of service stair.	
9.5	Openings	Poor - Iron grills enclosing veranda openings, damaged and poorly finished door window shutters. Addition of metal sheet *chajjas* and bamboo mat over window openings.	
9.6	Roofing	Poor - decay of wooden truss members. Also neglected and vandalized stone spires.	
9.7	Articulation and Finishes	Poor - Blackened stone-faced facades and damaged carved features at some places.	
9.8	Services	Poor - Old, neglected electrical and plumbing services.	
9.9	Out Buildings	-	
9.10	Overall Conditions	Fair except poor external finishes, roof spires and services.	Maintenance level: Well maintained interiors but neglected externally.
10.0		**Transformation**	
	Form	-	
	Structure	-	
	Articulation and Finishes	Iron grills and A.C brackets damage stone façade and ornate features.	
11.0		**DP Remarks/ Perceived Threats**	
		Building forms part of C1 Zone	
12.0		**Additional Notes/ References/ Documents available**	
		Additional Notes: J. A. Fuller was the Architect. Urban Heritage Award 1995 to American Express Bank located on Ground floor. **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* SHARADA DWIVEDI and RAHUL MEHROTRA (2001) *The Cities Within*, Bombay : Eminence Designs Pvt. Ltd. RAHUL MEHROTRA, GUNTER NEST and SANDHYA SAVANT (1994) *The Fort Precinct in Bombay – Conserving an Image Centre*, 2 Vols, Bombay. FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc. SHARADA DWIVEDI and RAHUL MEHROTRA (2001) *Fort Walks,* Bombay : Eminence Designs Pvt. Ltd.	

Corner rising tower with sloping roof, arched openings, human face bas relief, floor bands, corner turrets

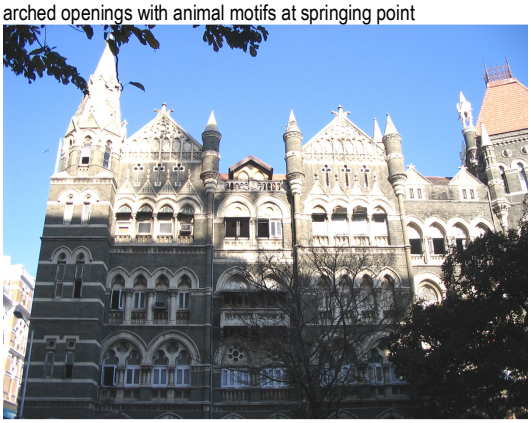
Grey stone clad building with arched openings with trifoil arched openings, stone balustrade, frieze band

Double height arched window openings with carved frieze bands, balustrade

Rising stone spire with carved jaliwork triangular portion with a finial, arched openings with animal motifs at springing point



Gable end detail with intricately carved round openings, floral motifs, corner turret



Side elevation with rising corner spire, central gable end bays and corner sloping roof tower

Detail of corner tower with sloping roof, corner turrets, intricately carved cornice bands, human face bas relief etc.

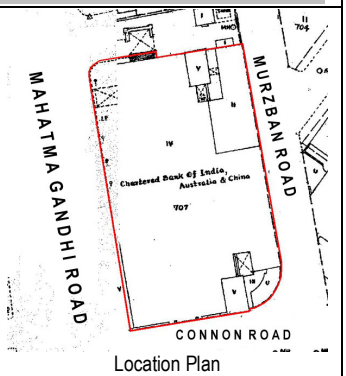
Cast iron railing

Roof articulation with animal motif at the finial point

Window detail with louvered shutters, fixed glazed ventilator panel

Wooden high sloping roof supported on wooden truss

Common Ref No: 178
Card No: 236
Ward (Part): A (Part II)
CS No: 707 (Fort Division)
Plot Area: 2717.41 sq m.
B U Area: -
Date: 11/02/2005
Recorded by: Arun Wadhwa
Reviewed by:
Int: Arun Wadhwa, Sonal Modak
Ext: Arun Wadhwa, Sonal Modak
Photo Ref: 178_Chartered Bank.



Location Plan

1.0		**Denomination**			
1.1	Name of Premises	Standard Chartered Bank Building			
1.2	Earlier Name	Chartered Bank Building			
1.3	Built in:	1902	Extension Date:	1922 mezzanine added.	
2.0		**Access**			
2.1	Main	Mahatma Gandhi Road – Vehicular and Pedestrian.			
2.2	Subsidiary	Connon Road - Vehicular and Pedestrian.			
3.0		**Ownership pattern**			
3.1	Present	Standard Chartered Bank – Owner			
3.2	Past	Chartered Bank of India, Australia and China.			
3.3	Status	Owner.			
4.0		**Use**			
4.1	Present	Offices – Bank			
4.2	Past	Offices			
4.3	Usage	Daily			
5.0		**Significance and value Classification**			
5.1	Townscape (Manmade)	Landmark building along M.G. Road with well composed symmetrical façade rich in architectural detailing. Main customer access is from M.G. Road into the grand banking lobby whereas north and south entries are reserved for staff.			
5.2	Architectural Description	**Planning** Rectangular plan with a projecting porch on the north side and curved corner at the south-east end is C-shaped from second floor upwards due to rear and central areas being ground and one. Ground floor serves as grand banking lobby with a mezzanine added later to accommodate more office spaces. Staff entrances from north and south side staircases lead to offices on upper floors. Floor layout seems complicated due to internal subdivisions for functional and security concerns. Services and toilet facilities are placed along the sides and rear. Front and two sides with narrow veranda like spaces presently accommodate cabin areas. A.C. plant is located at the rear east side. **Features** Symmetrical main façade with central tetrastyle central portico raised on rusticated high ground floor with triangular pediment bearing a flagpole at its apex above which a sculptural group represents Britannia, India, Australia and China. Also a pair of domed terrace features flanks both symmetrical sides. Carved figures in the triangular pediment and tympanum within the main entrance archways. Semicircular arches with distinct keystones on the external stone facades. Side façade is marked by colonnaded triangular pediment entrance. Intricately carved human heads adorn the keystone. Decorative capitals over circular iron columns within the high internal spaces. Neo Classical marble water fountain arranged centrally within a petal shaped pond in the center of large banking lobby at the ground floor. **Style** Influence of Neo Classical - Italian style.			
5.3	Intrinsic	Neo Classical marble water fountain			
5.4	Value Classification	A(arc), B(per), B (des), E, F, G(grp)	Recommended grade	II A.	
6.0		**Topography**			
6.1	Floors	G + 3, part fourth and mezzanine			
7.0		**Construction**			
7.1	Plinth	About 0.6 m. height, gray basalt stone finish.			
7.2	Walls	Load bearing rubble stone masonry walls and cast iron pillars.			
7.3	Floor	Shahabad stone slabs supported over wooden/ iron members.			
7.4	Stairs	Main C-shaped stone stair with a central open well serving as a lift shaft from the southern side entrance. Narrow C-shaped wooden service stair on the rear eastern side.			

		Marble clad stair leading from the large ground floor hall to the mezzanine level. Narrow spiral fire escape staircase to the northern side.
7.5	Openings	Semicircular arch external openings with wood framed glazed panel shutters some full door height also with separate ventilator panels. Many door window shutters replaced with only glass panes.
7.6	Roofing	Sloping Mangalore tile hip roof over south wing on third and north wing of fourth floor. Flat roof on central portion of second floor. Domed gallery on fourth floor terrace.
7.7	Articulation	-
7.8	Finishes	Yellow stone dressed façade on ground floor, buff basalt on first and second floor. Decorative features like cupolas, cornices, column capitals and carvings are in Porbander, Seoni and Bath stone. Original Minton floor tiles have been replaced with varied floor finishes ranging from granite, marble and ceramic tiles. Plastered painted internal wall surfaces.
7.9	Interiors (Movable and Immovable)	**Movable** - **Immovable** Italian marble fountain with classical design of cherubs and vine leaves is placed centrally in the grand banking lobby.
7.10	Compound/ Fence/ Gate	Building itself forms the boundary along the road fronts on three sides, except north side with a masonry boundary wall to the adjacent school building.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	-
8.0		**Services and Utilities**
8.1	Lighting	Largely relies on artificial light.
8.2	Ventilation	Centrally air-conditioned.
8.3	Electricity	BEST
8.4	Water Supply	MCGM
8.5	Drainage (Plumbing and Sanitation)	MCGM
8.6	Fire Precaution	Smoke detectors and Fire extinguishers.
8.7	Other (HVAC/BMS/Security Systems)	Centrally A.C plant. Electronic door locking devices. A/V monitoring of specific areas.
9.0		**Condition**
9.1	Plinth	Fair - except some plant growth and plumbing interventions externally.
9.2	Walls	Fair - except service areas.
9.3	Floor	Undetermined - due to false ceilings.
9.4	Stairs	Fair - except minor cracks and wear tear.
9.5	Openings	Fair - except modified door and window shutters.
9.6	Roofing	Fair - except minor damage to Mangalore tiles.
9.7	Articulation and Finishes	Fair - façade restoration carried out. Very well maintained internal finishes.
9.8	Services	Fair - Well maintained
9.9	Out Buildings	-
9.10	Overall Conditions	Fair | Maintenance level | Good
10.0		**Transformation**
	Form	-
	Structure	-
	Articulation and Finishes	Signage strip runs continuously at first floor level affecting the stone clad façade. White wash to arches and ornamental features. Gold color applied over internal column capitals.
11.0		**DP Remarks/ Perceived Threats**
		Building forms part of C1 zone
12.0		**Additional Notes/ References/ Documents available**
		Additional Notes: One of the last works of famous British Architect F. W. Stevens, carried out by Gregson, Batley and King after the death of Stevens in 1900. Conferred with Urban Heritage Award 1991. **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* SHARADA DWIVEDI and RAHUL MEHROTRA (2001) *The Cities Within*, Bombay : Eminence Designs Pvt. Ltd. RAHUL MEHROTRA, GUNTER NEST and SANDHYA SAVANT (1994) *The Fort Precinct in Bombay – Conserving an Image Centre*, 2 Vols, Bombay. FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc. SHARADA DWIVEDI and RAHUL MEHROTRA (2001) *Fort Walks,* Bombay : Eminence Designs Pvt. Ltd.

		Eicher Goodearth Ltd. (2002) *City Map – Mumbai,* Mumbai.

Buff stone clad building with white painted features, ionic columns with Corinthian capitals supporting the pediment and its carved features

South side façade with arched openings, floor bands, vertical bands

Side entrance with carved pattern in the lintel, pediment above with carved spandrel, dentil band

Façade Detail with arch profile pediment, carved tympanum, arches with prominent keystone, balustrade etc

Arched and round opening with intricately carved spandrel in floral motif, human face motif keystone, scroll bracket keystone

Human face keystone in buff stone

Decorative column capital with floral pattern

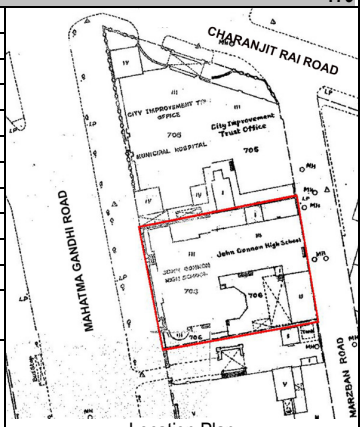
Wooden carved emblem

Internal arched openings with scroll bracket keystone

Interior view with modifications

Carved human figure at the finial point of the pediment

Corner tower surmounted with a dome with carved façade features, cornice bands

Cathedral and John Connon Junior School			179
		Common Ref No: 179 Card No: 237 Ward (Part): A (Part III) CS No: 706 (Fort division) Plot Area: 1225.75 B U Area: - Date: 20/11/2004 Recorded by: Zankhana Prajapati Reviewed by: Int: Arun Wadhwa, Zankhana Prajapati Ext: Arun Wadhwa, Zankhana Prajapati Photo Ref.: 179_Cathedral and John Cannon Junior School	 Location Plan

1.0		**Denomination**			
1.1	Name of Premises	Cathedral and John Connon Junior School			
1.2	Earlier Name	Cathedral and John Connon Junior School			
1.3	Built in:	Commenced on April 1878, Completed in November 1881.	Extension Date:	1960's	
2.0		**Access**			
2.1	Main	Mahatma Gandhi Road			
2.2	Subsidiary	Marzban Road			
3.0		**Ownership pattern**			
3.1	Present	Private			
3.2	Past	Scottish education society			
3.3	Status	Owner			
4.0		**Use**			
4.1	Present	Institutional - Primary school			
4.2	Past	Institutional - Primary school			
4.3	Usage	Daily			
5.0		**Significance & Value Classification**			
5.1	Townscape (Manmade)	The building forms an important landmark on Mahatma Gandhi Road. The building is juxtaposed between other important buildings of different styles like ENT hospital and Standard Chartered Bank building.			
5.2	Architectural Description	**Planning** The original stone faced building fronting Mahatma Gandhi road planned with spacious verandahs on both east and west sides with classrooms in between and circular staircases at the ends. Extension wing to the east is connected by the central passage with rooms to the north and east and two wide staircases. Western entry leads to a large hall for plays and cultural activities. The eastern side includes an entry, administration, gymnasium and stilt area to the south. Upper floor rooms serve as classes, library, staff room, toilets, etc **Features** West façade is dressed in cyclopean coursed grey stone with continuous arched openings, large and pointed on ground and first floor, small semicircular on second floor. Highly ornate column capitals on four circular columns in red stone. Intricately stone carved Lion head at the western arched entry. Intricately carved flora and fauna features on the column capital. Triangular gable portion with small continuous arches and decorative relief work pediment topped by stone finial. Conical sloping roof on hexagonal base with bracket like feature at the northern end of the west façade. Arches have trefoil, quatrefoils openings within. Stone parapets with quatrefoil and ornate geometric openings. Projecting balcony feature at third floor supported on curvilinear ornate brackets. **Style** The building displays features of the Gothic Revival style			
5.3	Intrinsic	One of the oldest educational institutes in the city.			
5.4	Value Classification	A(arc), B(per), B(des), B(uu), F, G(grp)	Recommended grade	II A	

6.0		**Topography**
6.1	Floors	G+3 with upper storeys with pitched roof onto the third floor
7.0		**Construction**
7.1	Plinth	Low height of about a foot, dressed in regular stone masonry course, the extension wing is plaster finished.
7.2	Walls	Load bearing stone masonry dressed in ashlar and cyclopean courses. The extension wing is a brick masonry and concrete structure with plaster finish.
7.3	Floor	Stone slabs supported on wooden rafters and stone masonry walls and arches. Extension wing has concrete floor supported on columns and beams.
7.4	Stairs	Wooden narrow circular stairs at the north and south ends of the original building supported on load bearing stone masonry. Two spacious open well staircases in concrete built during extension work with wrought iron railing topped by wooden handrail.
7.5	Openings	West verandas through all the floors have continuous arched openings, door to classes have arched openings with wooden louvered shutters and ventilator above. Upper portion of some door shutters have trefoil fixed glazed panels. Extension portion has aluminum section operable windows and wooden glazed panel doors.
7.6	Roofing	High steep sloping roof with Mangalore tile finishing supported on wooden trusses, replaced with steel sections recently.
7.7	Articulation	Ornate decorative work on the main façade and in details like the grills and parapets
7.8	Finishes	Externally grey stone in cyclopean course dressing with decorative features in light colored Porbunder stone and circular columns in red stone. Internally rooms are cement plastered. Exterior of extension wing is plastered and painted with projecting window opening.
7.9	Interiors (Movable & Immovable)	**Movable** Much of the original furniture seems to still exist in a relatively good condition in the building. These include cupboards, etc. The new furniture that has been added keeps with the general aesthetic of the building **Immovable** Railings, balustrades, etc exist well maintained.
7.10	Compound/ Fence/ Gate	Low stonewall with wrought iron railing above; to the west and south side, north side has high wall and chain link fence whereas the building itself forms the eastern front.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Paved open space within the building serves as play area. Landscaping in the form of plants and shrubs along the boundary wall.
8.0		**Services & Utilities**
8.1	Lighting	Adequate natural light through openings, supplemented by artificial lights.
8.2	Ventilation	Adequate natural ventilation through openings of veranda supplemented by artificial ventilation
8.3	Electricity	BEST
8.4	Water Supply	MCGM
8.5	Drainage (Plumbing & Sanitation)	MCGM
8.6	Fire Precaution	Dry riser fire equipment has been installed.
8.7	Other (HVAC/BMS/Security Systems)	Window air-conditioning units have been installed
9.0		**Condition**
		The building has been completely renovated and has been maintained well
9.1	Plinth	Fair
9.2	Walls	Fair
9.3	Floor	Fair
9.4	Stairs	Fair
9.5	Openings	Fair
9.6	Roofing	Fair
9.7	Articulation & Finishes	Fair
9.8	Services	Fair
9.9	Out Buildings	-
9.10	Overall Conditions	Fair | Maintenance level | Good
10.0		**Transformation**
	Form	New annexes have been added to the rear side of the building.
	Structure	Wooden trusses and roof rebuilt in steel and concrete finished in Mangalore tiles. Steel sections added to re-strengthen floor structure.
	Articulation & Finishes	Additional Iron railing over stone parapet wall has been installed for security.
11.0		**DP Remarks/ Perceived Threats**
		Secondary School, building forms part of C1 zone

12.0		**Additional Notes/ References/ Documents available**
		Additional Notes: Designed by John Adams; commenced April 1878 and completed November 1881. Estimate as sanctioned Rs. 87555. Named after a prominent citizen, John Connon, Chief Presidency Magistrate of Bombay and directed Bombay Gazette and took keen interest in education for Anglo-Indian community. **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation*. FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc. Eicher Goodearth Ltd. (2002) *City Map – Mumbai,* Mumbai.

Balcony projection

Arched opening on round columns with stone carved railing

Central high rising bay with gable end, finial, arched openings, bracket, projecting balconies

Corner curved bay with sloping roof, arched openings

Corner tower with steep sloping roof, floor bands, arched openings

Modified main entrance

Verandah with trifoiled arches on red stone round columns with carved capitals, balustrade

Internal view with arched openings, louvered paneled door shutters, minton tile flooring

Wooden staircase

Column capital with floral and animal motifs

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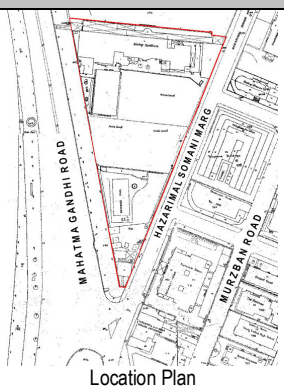
Bombay Gymkhana			180
		Common Ref No: 180 Card No: 238 Ward (Part): A (Part II) CS No: 730 Plot Area: 5717.43 sq m. B U Area: - Date: 10/12/2004 Recorded by: Sonal Modak Reviewed by: Int : Sonal Modak Ext : Sonal Modak Photo Ref: 180_Bombay Gymkhana.	 Location Plan

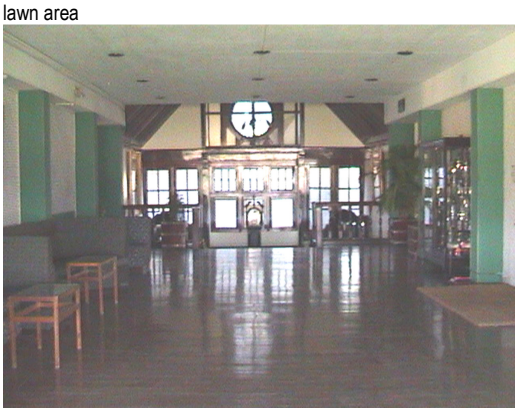
1.0		**Denomination**			
1.1	Name of Premises	Bombay Gymkhana			
1.2	Earlier Name	Bombay Gymkhana			
1.3	Built in:	Club formed in 1875, New pavilion completed in 1907	Extension Date:	-	
2.0		**Access**			
2.1	Main	Mahatma Gandhi Road – Vehicular and Pedestrian.			
2.2	Subsidiary	Hazarimal Somani Marg – Pedestrian.			
3.0		**Ownership pattern**			
3.1	Present	Trust – Bombay Gymkhana Ltd.			
3.2	Past	Trust			
3.3	Status	Owner			
4.0		**Use**			
4.1	Present	Club House			
4.2	Past	Club House			
4.3	Usage	Daily			
5.0		**Significance & value Classification**			
5.1	Townscape (Natural/ Manmade)	Located on a prime site of Azad *Maidan* in South Mumbai. Main access is from Mahatma Gandhi Road on western side and secondary entrance is from Hazarimal Somani Marg on eastern side.			
5.2	Architectural Description	**Planning** It's a linear building dividing Azad *Maidan* into two uneven parts. It has a wide and airy verandah offering a view of maidan. The ground floor houses the dressing rooms, a central hall, a billiards room, a bar, a lounge and administrative offices. On the first floor are the Committee Room, a central lounge, a ladies' cloakroom and a reading room with an adjunct that could be used as a stage. The entire first floor is constructed with movable partitions that could be removed and the space converted into a large concert hall or ballroom. **Features** The building is a typical Colonial building in the steel frame structure, timber floors, wide timber staircase, timber sloping roofs and Verandahs fronting the pavilion. **Style** Derives influence from Colonial and Vernacular styles of architecture.			
5.3	Intrinsic	-			
5.4	Value Classification	A(arc), B(per), B(des), B (uu), F, I(sce), J	Recommended grade	II A.	
6.0		**Topography**			
6.1	Floors	G + 1			
7.0		**Construction**			
7.1	Plinth	Very low plinth about 1 ft. high in grey basalt shallow courses.			
7.2	Walls	External load bearing thick walls, internal non load-bearing walls.			
7.3	Floor	Timber floors with wooden floorboards and rafters, supported by wooden joists and load bearing walls. Kitchen having RCC slab floors.			
7.4	Stairs	Main open well staircase in timber, wooden balustrade and handrail. Narrow spiral steel staircase from service area (kitchen) to first floor. Another straight flight staircase on Murzban Road side.			
7.5	Openings	Rectangular door/window openings with wooden frame glazed shutters. A verandah facing Azad *maidan* on northern side through out the length of the building.			
7.6	Roofing	Timber truss gable end sloping roof with wooden planks and Mangalore roofing tiles.			

Bombay Gymkhana			180
7.7	Articulation	-	
7.8	Finishes	Walls plastered and painted internally and externally. Wooden flooring in Badminton hall, party hall, reading room and lounge. Polished Kotah flooring in lobby area.	
7.9	Interiors (Movable & Immovable)	**Movable** Teak wood tables, a standing clock in teak, intricately carved showcases, racks etc. **Immovable** Old lampshades in lobby area, Paneling on walls etc.	
7.10	Compound/ Fence/ Gate	Continuous steel rod fencing defining the plot boundaries.	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Numerous structures like electric substation, water storage tank, pump house etc. Small Mangalore tile structure serving as residence for secretary at the south end of the premises.	
8.0		**Services & Utilities**	
8.1	Lighting	Natural light through door-window openings and verandahs supplemented by electric light fixtures.	
8.2	Ventilation	Naturally through door-window openings supplemented by electric fans and air-conditioning units in the administrative offices, reading room and lounge areas.	
8.3	Electricity	BEST	
8.4	Water Supply	MCGM	
8.5	Drainage (Plumbing & Sanitation)	MCGM	
8.6	Fire Precaution	No trace of fire fighting or precautionary system.	
8.7	Other (HVAC/BMS/Security Systems)	Window unit air-conditioners installed at various locations.	
9.0		**Condition**	
9.1	Plinth	Good - No evident damages.	
9.2	Walls	Good - No evident damages.	
9.3	Floor	Fair - Additional closely spaced steel flats support RCC slab ceiling in kitchen area.	
9.4	Stairs	Good - Staircase maintained well except for wear and tear in certain areas.	
9.5	Openings	Fair - At many places A.C. units block the window openings.	
9.6	Roofing	Good - No evident damage. Roofing in Party hall has been renovated few years back.	
9.7	Articulation & Finishes	-	
9.8	Services	Fair – Service pipes are leaking in some places. Plant growth.	
9.9	Out Buildings	Good – Maintained well.	
9.10	Overall Conditions	Good	Maintenance level: Good
10.0		**Transformation**	
	Form	No visible changes	
	Structure	No visible changes	
	Articulation & Finishes	No visible changes	
11.0		**DP Remarks/ Perceived Threats**	
		Recreational Ground.	
12.0		**Additional Notes/ References/ Documents available**	
		Additional Notes: Until the restructuring of the Fort area in the 1860s after the demolition of the ramparts, the foreshore beaches and *maidans* of the city, such as the Bombay Green and the Esplanade formed the core of Bombay's social and sporting life. The British had their Hunt and gymkhanas, swimming, yachting and racing clubs but had no formal club-houses. The historic meeting of members of the various clubs to formally establish the Bombay Gymkhana was held on 19 June 1875 concluding in the formation of Bombay Gymkhana. The total cost of construction of the building was Rs.18,625/-. The new pavilion was completed in 1907 at a total cost of around Rs.88,000/-, was designed by Charles Fredrick Stevens as a steel frame structure. It has a wide and airy verandah, which offered a pleasing view of the *Maidan*. **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* SHARADA DWIVEDI and RAHUL MEHROTRA (2001) *The Cities Within*, Bombay : Eminence Designs Pvt. Ltd. RAHUL MEHROTRA, GUNTER NEST and SANDHYA SAVANT (1994) *The Fort Precinct in Bombay – Conserving an Image Centre*, 2 Vols, Bombay. FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc. SHARADA DWIVEDI and RAHUL MEHROTRA (2001) *Fort Walks,* Bombay : Eminence Designs Pvt. Ltd. www.bombaygymkhana.com	

View of building from across lawns

Sloping roof with wooden paneling, terrace space overlooking the lawn area

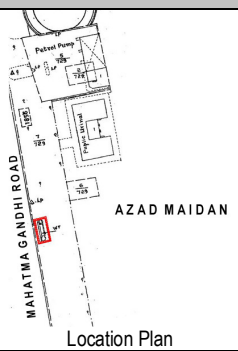
Sloping roof with wooden supporting truss



Interior View with rectangular and round openings

Verandah with sloping lean to roof with wooden supporting members

Wooden staircase with carved railing, newel post etc

Madhavdas Laxmidas Kothari Pyaav				181
		Common Ref No: 181 Card No: 239 Ward (Part): A (Part I) CS No: - 7/729 (Fort Division) Plot Area: 755.86 sq m. B U Area: - Date: 17/01/2005 Recorded by: Arun Wadhwa Reviewed by: Int: NA Ext: Arun Wadhwa, Madhuri Tawde Photo Ref: 181_Madhavdas Pyaav.	 Location Plan	
1.0		**Denomination**		
1.1	Name of Premises	Madhavdas Laxmidas Kothari Pyaav		
1.2	Earlier Name	Madhavdas Laxmidas Kothari Pyaav		
1.3	Built in:	1913 (as per Tablet)	Extension Date: -	
2.0		**Access**		
2.1	Main	Mahatma Gandhi Road		
2.2	Subsidiary	-		
3.0		**Ownership pattern**		
3.1	Present	Bombay Municipal Corporation		
3.2	Past	Bombay Municipal Corporation - Erected by Madhavdas Laxmidas Kothari.		
3.3	Status	Government		
4.0		**Use**		
4.1	Present	Not in use.		
4.2	Past	Water fountain.		
4.3	Usage	Not in use		
5.0		**Significance & Value Classification**		
5.1	Townscape (manmade)	Small ornamental fountain located on footpath, close to the main road west side.		
5.2	Architectural Description	**Planning** Two symmetrical square ornamental fountains with a low basin in between to feed water to animals. Later a simple addition was carried out to serve as a drinking water fountain between the two fountains. **Features** Two symmetrical stone dressed ornamental fountains with low basin in between presently occupied by plain utilitarian structure. Each of the fountains is decoratively treated with symmetrical four sides broadly divided into lower molded plinth base, central portion has projecting *jharoka* and top is steep pyramidal *shikara*. **Style** Hindu temple features observed		
5.3	Intrinsic	-		
5.4	Value Classification	A(arc), B(des), B (uu)	Recommended grade: II B	
6.0		**Topography**		
6.1	Floors	Ground floor structure		
7.0		**Construction**		
7.1	Plinth	-		
7.2	Walls	Brick masonry walls.		
7.3	Floor	-		
7.4	Stairs	-		
7.5	Openings	-		
7.6	Roofing	Pyramidal *shikara* with *kalash* feature at the top constructed in brick masonry.		
7.7	Articulation	Pyramidal *shikara* feature		
7.8	Finishes	Buff basalt stone dressed external surfaces.		
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -		
7.10	Compound/ Fence/ Gate	Ornamental fountain stands open on the footpath with iron railing to one side, added by unauthorized occupants.		
7.11	Curtilage/ Unbuilt space/ Out Buildings/	Illegal shanties functioning as garage to the rear side of the footpath. Also roadside		

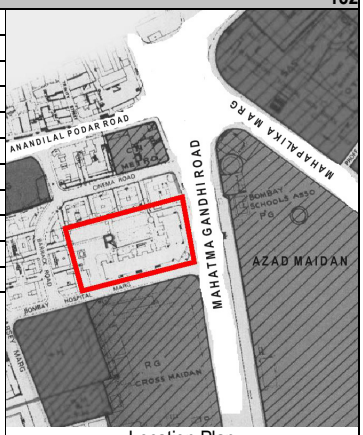
	Landscape	dwellers occupy the pavement around.
8.0		**Services & Utilities**
8.1	Lighting	-
8.2	Ventilation	-
8.3	Electricity	-
8.4	Water Supply	MCGM
8.5	Drainage (Plumbing & Sanitation)	MCGM
8.6	Fire Precaution	-
8.7	Other (HVAC/BMS/Security Systems)	-
9.0		**Condition**
9.1	Plinth	Poor - Plant growth and blackening
9.2	Walls	Poor - Neglected state
9.3	Floor	-
9.4	Stairs	-
9.5	Openings	-
9.6	Roofing	Poor - Damaged and neglected state
9.7	Articulation & Finishes	Poor - Damaged and painted features
9.8	Services	Poor – non-functional condition.
9.9	Out Buildings	-
9.10	Overall Conditions	Poor Maintenance level: Negligible
10.0		**Transformation**
	Form	Addition of a small brick structure in between the two decorative fountains.
	Structure	-
	Articulation & Finishes	Painted stone surfaces.
11.0		**DP Remarks/ Perceived Threats**
		Structure forms part of R zone
12.0		**Additional Notes/ References/ Documents available**
		Additional Notes: Pyaav erected by Madhavdas Laxmidas Kothari in memory of his parents late Shri Laxmidas Jivandas Kothari and Smt. Nanibai Laxmidas Kothari for the use of drinking water to feed Horses and Cattles and presented to the Municipal Corporation of Bombay. **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* SHARADA DWIVEDI and RAHUL MEHROTRA (2001) *The Cities Within*, Bombay : Eminence Designs Pvt. Ltd. RAHUL MEHROTRA, GUNTER NEST and SANDHYA SAVANT (1994) *The Fort Precinct in Bombay – Conserving an Image Centre*, 2 Vols, Bombay.

Four projecting bays with gujrat architectural style features with carved brackets, bands etc

Marble tablet with foundation details

Stone tablet with foundation details

Shikhara of the pyaav in stone with carved edges, brackets

Headquarters Maritime Air Operations			182
		Common Ref No: 182 Card No: 240 Ward (Part): A CS No: 1442 Plot Area: 8244.21 sqm. B U Area: - Date: 11/04/2005 Recorded by: Arun Wadhwa, Sonal Modak Reviewed by: Int: Permission denied Ext: Arun Wadhwa, Sonal Modak Photo Ref.: 182_hq. maritime air operations	 Location Plan

1.0		**Denomination**	
1.1	Name of Premises	Headquarters Maritime Air Operations	
1.2	Earlier Name	Headquarters Maritime Air Operations	
1.3	Built in:	1925 (stone tablet near the west end)	Extension Date: -
2.0		**Access**	
2.1	Main	Mahatma Gandhi Road.	
2.2	Subsidiary	-	
3.0		**Ownership pattern**	
3.1	Present	Indian Army	
3.2	Past	Army - Government	
3.3	Status	Government	
4.0		**Use**	
4.1	Present	Air force offices and residences.	
4.2	Past	Army offices and residences.	
4.3	Usage	Daily.	
5.0		**Significance & value Classification**	
5.1	Townscape (manmade)	Stone dressed corner building along the planned and wide tree lined avenue to the west side of Mahatma Gandhi Road. Main access through a porch at the corner intersection presently reserved for Chief of Air force whereas general access through the south side gate into the plot	
5.2	Architectural Description	**Planning** L-shaped plan of the large building with the projecting inclined corner portion marked by a porch facing intersection along the main road. Continuous verandas along both the front and rear of the long sides of L shaped building. The long wings are intercepted by staircases leading to a set of two apartments on each floor with extended wing to the rear serving as kitchen, utility and services. Service entry in the form of spiral stairs also provided to the rear side extended wing. Large open central space is presently serving as a long parking shed. The corner portion is presently being used as Air force offices and accessed from the corner porch entrance whereas the rest of the building serves as residences of defence officers. **Features** Grey basalt stone dressed façade with high ground floor with rusticated features marked by continuous semicircular arch openings forming verandas. The inclined projecting corner portion and end bays are marked by high gable end stone façade with decorative relief emblem feature. Upper floor façade is composed of recessed openings spanning two floors with infill relief panels, decorative corbel and parapet features. Openings along the corner and end bays are topped by semicircular arch. A prominent cornice band marks the top third floor which is punctuated by simple rectangular openings. Rear side is simple with plaster finishes also devoid of decorative features. **Style** Colonial style features.	
5.3	Intrinsic	-	
5.4	Value Classification	A(arc), B(per), B(des)	Recommended grade: II B
6.0		**Topography**	
6.1	Floors	G + 3 floors.	

7.0		**Construction**
7.1	Plinth	Plinth height of about 0.9 M with a distinct coping at the top-dressed in grey basalt stone.
7.2	Walls	Indeterminable
7.3	Floor	Indeterminable
7.4	Stairs	Indeterminable
7.5	Openings	Semicircular arch and rectangular openings externally. Wood framed glazed panel door and window shutters. Wooden louvered ventilator panels in the arch portion of window openings.
7.6	Roofing	Sloping Mangalore tile roof supported on steel truss system.
7.7	Articulation	Gable end corner and end bays with a central decorative relief feature, continuous cornice band at floor levels, rusticated ground floor with continuous arch openings and cornice feature.
7.8	Finishes	Grey stone dressed front road side façade, plain plaster painted rear and internal wall surfaces. Internally indeterminable.
7.9	Interiors (Movable & Immovable)	**Movable** Indeterminable **Immovable** Indeterminable
7.10	Compound/ Fence/ Gate	High compound wall about 1.8 M in height, constructed in masonry and plaster finished. Gates provided along the ends and corner of the two side road fronts, simple Iron gates
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Large plot with wide internal open space presently serving as parking sheds, also ancillary buildings added to the rear north side serving as canteen stores for Army personnel.
8.0		**Services & Utilities**
8.1	Lighting	Indeterminable
8.2	Ventilation	Indeterminable
8.3	Electricity	BEST.
8.4	Water Supply	MCGM.
8.5	Drainage (Plumbing & Sanitation)	MCGM.
8.6	Fire Precaution	Indeterminable
8.7	Other (HVAC/BMS/Security Systems)	Window unit A.C.
9.0		**Condition**
9.1	Plinth	Fair except neglected state.
9.2	Walls	Fair externally indeterminable internally.
9.3	Floor	Indeterminable
9.4	Stairs	Indeterminable
9.5	Openings	Fair externally indeterminable internally.
9.6	Roofing	Indeterminable
9.7	Articulation & Finishes	Fair externally, Indeterminable internally.
9.8	Services	Fair externally, Indeterminable internally.
9.9	Out Buildings	Fair externally.
9.10	Overall Conditions	Fair externally | Maintenance level: Fair
10.0		**Transformation**
	Form	-
	Structure	-
	Articulation & Finishes	Painting of stone dressed wall surfaces.
11.0		**DP Remarks/ Perceived Threats**
		Building forms part of R zone
12.0		**Additional Notes/ References/ Documents available**
		Additional Notes: Stone tablet mentions the project as Bombay Military land scheme: Architect Jacob Fernandes Esq. and Chief Engineer R S J Gillespie **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.*

Grey stone clad façade with sloping roof, arched, rectangular and round openings, bands, gable end with round opening, pediment band, floor bands etc

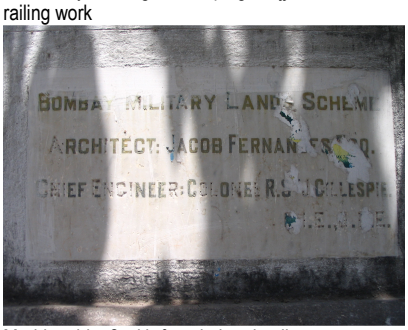
Double height arched opening with sill and lintel level frieze bands

Wooden railing detail

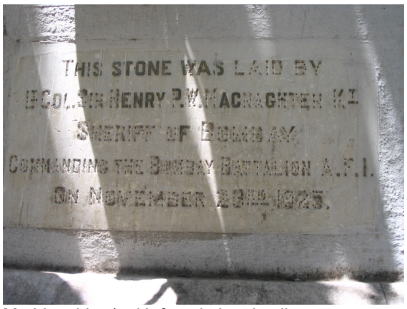
Rusticated stone clad arched opening detail

Subsidiary building with sloping chajjas on brackets, wooden trellis and railing work

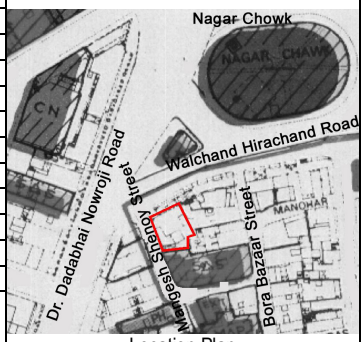
Extended porch with rusticated stone clad arch



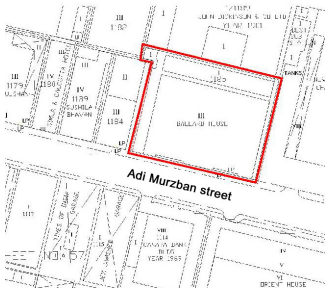
Marble tablet 2 with foundation details



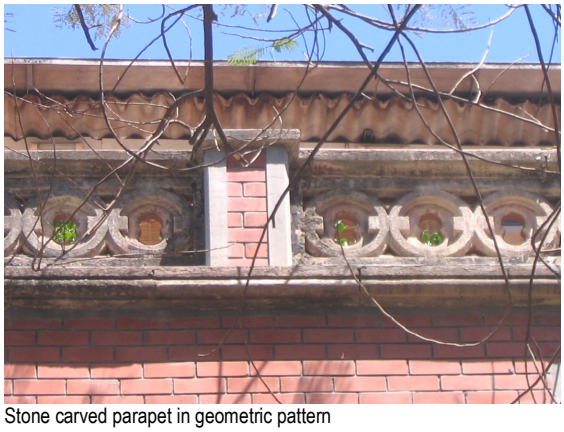
Marble tablet 1 with foundation details

The Indian Globe Insurance Co. Ltd (Padhya Building)					**183**
		Common Ref No: 183 Card No: 241 Ward (Part): A (Part II) CS No: 1383 Plot Area: 428.93 B U Area: - Date: 17/05/06 Recorded by: Prachi Merchant Reviewed by: Int: Permission denied Ext: Prachi Merchant Photo Ref: 183_Padhya building	 Location Plan	
1.0		**Denomination**			
1.1	Name of Premises	The Indian Globe Insurance Co. Ltd			
1.2	Earlier Name	Padhya Building			
1.3	Built in:	-	Extension Date	-	
2.0		**Access**			
2.1	Main	Junction of Walchand Hirachand Marg and Mangesh Shenoy Street			
2.2	Subsidiary	Mangesh Shenoy Street			
3.0		**Ownership pattern**			
3.1	Present	Life Insurance Corporation of India			
3.2	Past	Life Insurance Corporation of India			
3.3	Status	Owner			
4.0		**Use**			
4.1	Present	Commercial			
4.2	Past	Commercial			
4.3	Usage	Daily			
5.0		**Significance & value Classification**			
5.1	Townscape (Manmade)	Building is located at the junction of Walchand Hirachand Road and Mangesh Shenoy Street at the prime node of Nagar Chowk.			
5.2	Architectural Description	**Planning** Corner building with circular corner portion with two wings on either side of the road. Ground floor forms part of the arcade along Walchand Hirachand Road. All floors occupy office spaces **Features** Buff stone clad building with vertical and horizontal bands, recessed rectangular openings. **Style.** Derives influence from Art Deco style of Architecture			
5.3	Intrinsic	-			
5.4	Value Classification	-	Recommended grade:	Deleted	
6.0		**Topography**			
6.1	Floors	G + 7			
7.0		**Construction**			
7.1	Plinth	Low plinth			
7.2	Walls	Indeterminable			
7.3	Floor	Indeterminable			
7.4	Stairs	Indeterminable			
7.5	Openings	Rectangular openings with glazed shutters			
7.6	Roofing	Indeterminable			
7.7	Articulation	Vertical and horizontal bands			
7.8	Finishes	Fair			
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -			

The Indian Globe Insurance Co. Ltd (Padhya Building)			**183**
7.10	Compound/ Fence/ Gate	No compound wall	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	-	
8.0		**Services & Utilities**	
8.1	Lighting	-	
8.2	Ventilation	-	
8.3	Electricity	BEST	
8.4	Water Supply	MCGM	
8.5	Drainage (Plumbing & Sanitation)	MCGM	
8.6	Fire Precaution	-	
8.7	Other (HVAC/BMS/Security Systems)	-	
9.0		**Condition**	
9.1	Plinth	Fair	
9.2	Walls	Indeterminable	
9.3	Floor	Indeterminable	
9.4	Stairs	Indeterminable	
9.5	Openings	Shutters have been altered, blocked to install AC units.	
9.6	Roofing	Indeterminable	
9.7	Articulation & Finishes	Ground floor bands have been covered by hoardings	
9.8	Services	Fair	
9.9	Out Buildings	-	
9.10	Overall Conditions	Fair	Maintenance level: Fair
10.0		**Transformation**	
	Form		
	Structure		
	Articulation & Finishes	Ground floor bands have been covered by hoardings, Shutters have been altered, blocked to install AC units.	
11.0		**DP Remarks/ Perceived Threats**	
		Residential Zone + Part No Reservation	
12.0		**Additional Notes/ References/ Documents available**	
		Additional Notes: - **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.*	

Ballard House			184 & 280
		Common Ref No: 184 & 280 Card No: 242 Ward (Part): A (Part II) CS No: 1185 (Fort Division) Plot Area: - 957.26 sqm. B U Area: - Date: 23/03/05 Recorded by: Zankhana Prajapati Reviewed by: Int: Zankhana Prajapati, Prachi Merchant Ext: Zankhana Prajapati, Prachi Merchant Photo Ref: 184 & 280_Ballard House	 Location Plan
1.0		**Denomination**	
1.1	Name of Premises	Ballard House	
1.2	Earlier Name	Ballard House	
1.3	Built in:	1837.	Extension Date: -
2.0		**Access**	
2.1	Main	Adi Murzban Street.	
2.2	Subsidiary	-	
3.0		**Ownership pattern**	
3.1	Present	J. D. Murzban Trust.	
3.2	Past	-	
3.3	Status	Owner/Tenant	
4.0		**Use**	
4.1	Present	Algorithms, Shipping Co., Aquarius Marine Co. and other offices.	
4.2	Past	Offices	
4.3	Usage	Daily.	
5.0		**Significance & Value Classification**	
5.1	Townscape (manmade)	The building is situated along Adi Murzban Street. The main access to the building is from the center. It is marked by a low height and high-pitched trapezoidal roof in central bay and has brick tile cladded on its exterior wall.	
5.2	Architectural Description	**Planning** The building is symmetrical and has a rectangular plan. The building is ground plus two storied high with a mezzanine. Entrance of the building is from Adi Murzban Street, from the center, which leads to staircase and lift block. On both sides beside staircase, offices are located. The toilet block is located in rear. All floors have offices. The building has a sloping roof on the side bays and the central bay has a high-pitched trapezoidal roof. **Features** It is a symmetrical building with nine bays with the central one as the staircase shaft. Entry is marked by a semicircular arched opening bearing the name of the building with a cast iron decorative gate. The rear bay on two ends projects out and has a pediment on top with decorative floral tympanum, with a coat of arms motif. A cornice band is seen at each floor level with decorative bargeboard. **Style** Indeterminable	
5.3	Intrinsic	-	
5.4	Value Classification	A(arc), B(per), B(des), B (uu), F, G(grp)	Recommended grade II A
6.0		**Topography**	
6.1	Floors	G + 2 with mezzanine.	
7.0		**Construction**	
7.1	Plinth	Low height plinth clad with brick tiles.	
7.2	Walls	Brick wall with external wall clad with brick tiles.	
7.3	Floor	Jack arch flooring.	
7.4	Stairs	The main staircase is wooden C-shaped with lift block in well. It has wooden decorative balusters with wooden handrail.	
7.5	Openings	All doors are rectangular openings with single or double leaf wooden shutters. All windows are either semicircular or rectangular arch openings in the front and side elevations, while rectangular opening in rear. They are two leaf-glazed shuttered.	
7.6	Roofing	Sloping roof with asbestos as well as Mangalore tiles.	

Ballard House			184 & 280
7.7	Articulation	Pediment on top with decorative floral tympanum, with coat of arms motif. Cornice band at each floor level with decorative bargeboard.	
7.8	Finishes	External walls clad with brick tiles. Internal walls are plastered and painted. Tiling is varied but largely of cement tiles.	
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -	
7.10	Compound/ Fence/ Gate	Decorative cast iron entrance gate.	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	-	
8.0		**Services & Utilities**	
8.1	Lighting	Adequate Natural light through door-window openings supplemented by light fixtures.	
8.2	Ventilation	Adequate Natural ventilation through door-window openings supplemented by fans.	
8.3	Electricity	BEST	
8.4	Water Supply	MCGM	
8.5	Drainage (Plumbing & Sanitation)	MCGM	
8.6	Fire Precaution	-	
8.7	Other (HVAC/BMS/Security Systems)	AC units.	
9.0		**Condition**	
9.1	Plinth	Fair – covered with earth and broken edging.	
9.2	Walls	Fair - Has plant growth and rear façade plastered and painted.	
9.3	Floor	Fair - Is in good condition, most of the places covered with false ceiling.	
9.4	Stairs	Fair – dust accumulation, rusting of grill around lift block.	
9.5	Openings	Poor - Have grills added, opening are closed, frames painted, transformed, addition of window AC units.	
9.6	Roofing	Indeterminable.	
9.7	Articulation & Finishes	Poor – articulation is blackened and has dust accumulation. Internal plaster and paint peeling off at certain places.	
9.8	Services	Indeterminable.	
9.9	Out Buildings	-	
9.10	Overall Conditions	Fair.	Maintenance level: Poor.
10.0		**Transformation**	
	Form	Roofing changed, *chajjas* added.	
	Structure	-	
	Articulation & Finishes	Changed external fascia clad with brick tiles.	
11.0		**DP Remarks/ Perceived Threats**	
		Building forms part of C1 zone	
12.0		**Additional Notes/ References/ Documents available**	
		Additional Notes: Former residence of the chairman of Bombay Port Trust, Mr. Ballard and also the office and press of Jame Jamshed – Bombay oldest dailies. 1832. **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc. *Ballard Estate – A Corporate District* (2000) Urban Design Research Institute and Bombay First.	



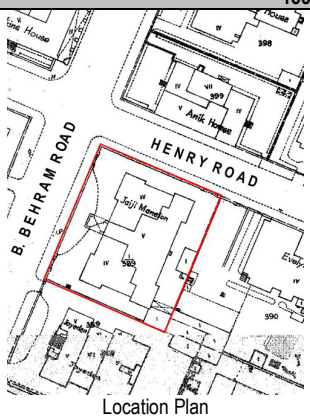
Stone carved parapet in geometric pattern

Exposed red brick symmetrical building with central bay with arched openings, triangular roof and corner bays with pediments, floor bands.

Main entrance through an arched opening

Corner bay with carved motif, pediment with carved tympanum, finial etc

Staircase with wooden railing

Jaiji Mansion			185(a)
		Common Ref No: 185(a) Card No: 243 Ward (Part): A (Part III) CS No: 1/389 (Coalaba) Plot Area: 1134.15 sq m. B U Area: - Date: 04/01/2005 Recorded by: Sonal Modak Reviewed by: Int: Sonal Modak, Zankhana Prajapati Internal photography permission denied Ext: Sonal Modak, Zankhana Prajapati Photo Ref: 185(a)_Jaiji Mansion.	 Location Plan

1.0		**Denomination**			
1.1	Name of Premises	Jaiji Mansion			
1.2	Earlier Name	Jaiji Mansion			
1.3	Built in	Indeterminable	Extension Date:	-	
2.0		**Access**			
2.1	Main	Shri Boman Kawasji Boman Behram Marg – Vehicular and Pedestrian			
2.2	Subsidiary	Henry Path - Pedestrian			
3.0		**Ownership pattern**			
3.1	Present	Private			
3.2	Past	The Trustees of Port of Bombay			
3.3	Status	Owner and Tenant			
4.0		**Use**			
4.1	Present	Residential			
4.2	Past	Residential			
4.3	Usage	Daily			
5.0		**Significance & Value Classification**			
5.1	Townscape (Manmade)	It is one of the many buildings on Shri Boman Kawasji Boman Behram Marg that together form an important streetscape in the tourist areas of the city. The building stands on a corner plot at a junction. Main entrance is from Shri Boman Kawasji Boman Behram Marg facing west through a porch. A subsidiary entrance can be found from Henry Path on the northern side.			
5.2	Architectural Description	**Planning** The building is symmetrical, rectangular in plan having a central main entrance through a porch with a main central staircase leading to upper floors. All floors have a typical layout with service areas, toilets and servants' quarters located on the rear side. One can find narrow projecting balconies at the first floor level on the western façade and on all floors on the northern and southern façades. Access to the building was denied so determining the internal planning is difficult. **Features** Ground floor window openings have semicircular arches. Some of the upper floor openings are provided with segmental arches and the rest are all rectangular openings. **Style** The façade Neo-Classical features.			
5.3	Intrinsic	-			
5.4	Value Classification	A(arc), B(per), E, G(grp), F	Recommended grade	II B	
6.0		**Topography**			
6.1	Floors	G + 3 front wing, G + 5 rear wing housing servants' quarters			
7.0		**Construction**			
7.1	Plinth	Medium plinth in grey stone about 2 ft. 6 inches in height with projecting plinth protection band in buff basalt.			
7.2	Walls	Thick load bearing walls.			
7.3	Floor	Indeterminable			
7.4	Stairs	Total two staircases. Main doglegged timber staircase with wooden balustrade and handrail.			

		A narrow cast iron spiral staircase on rear (south-east) to access servants block.
7.5	Openings	Rectangular door openings with wooden panel shutters. Arched window openings with wooden frame shutters with glazed panels. Projecting balconies on all floors on northern and southern façades with wooden balustrade in geometric pattern. Balcony on western façade at first floor level with stone balustrades.
7.6	Roofing	Interminable
7.7	Articulation	Cornice bands at each floor level. Decorative balustrades, which support the projecting balconies.
7.8	Finishes	Walls plastered and painted internally as well as externally.
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -
7.10	Compound/ Fence/ Gate	There is no compound wall on the western side. In other places one finds a brick masonry wall about 2 ft 6 inches high with MS fencing above.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Garages on south-east corner. Planter boxes along compound wall on north side. Servant's room, water storage tank, pump house on east side.
8.0		**Services & Utilities**
8.1	Lighting	Interminable
8.2	Ventilation	Interminable
8.3	Electricity	BEST
8.4	Water Supply	MCGM
8.5	Drainage (Plumbing & Sanitation)	MCGM
8.6	Fire Precaution	Interminable
8.7	Other (HVAC/BMS/Security Systems)	Interminable
9.0		**Condition**
9.1	Plinth	Fair – Chipping off plinth protection stone.
9.2	Walls	Interminable. Minor cracks seen externally on walls.
9.3	Floor	Interminable.
9.4	Stairs	Fair – Not maintained well. Broken treads at places.
9.5	Openings	Fair – Door/window shutters are replaced in many places. Balconies on north and south side are enclosed in some parts.
9.6	Roofing	Interminable.
9.7	Articulation & Finishes	Broken bands to house service pipes. Major cracks observed in brackets, which support the balconies.
9.8	Services	Poor – Requires urgent repairs. Broken service pipes causing leakage and dampness in the walls. Plant growth.
9.9	Out Buildings	Fair
9.10	Overall Conditions	Fair – Repairs underway. | Maintenance level | Fair
10.0		**Transformation**
	Form	-
	Structure	Addition of lift well in the lobby space.
	Articulation & Finishes	Repairs underway.
11.0		**DP Remarks/ Perceived Threats**
		Building forms part of R zone
12.0		**Additional Notes/ References/ Documents available**
		Additional Notes: - **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc. *Creating A Tourist District – The Gateway of India Precinct, A proposal for upgrading and managing the area,* (2004) Urban Design Research Institute

Building with rusticated stone clad ground floor with arched and rectangular openings, terrace balustrade, pediments etc

Extended entrance porch with rusticated stone cladding, terrace level balustrade etc

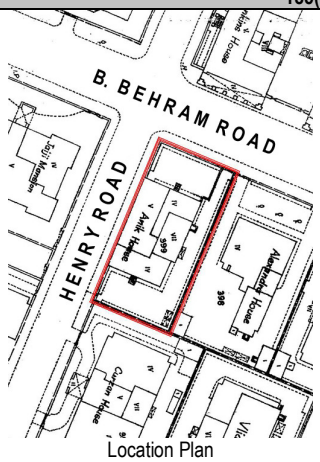
Side façade with modifications

Ground floor arched windows with stone rustication

Balcony with wooden glazed panels and new modifications

Arched openings with railing projections

Verandahs with sloping roof with wooden carved panels

Aamer House			185(b)
		Common Ref No: 185(b) Card No: 244 Ward (Part): A (Part III) CS No: 399 (Colaba division) Plot Area: 732.54 sqm. B U Area: - Date: 04/01/2005 Recorded by: Sonal Modak Reviewed by: Int: Sonal Modak, Arun Wadhwa Internal photography permission denied Ext: Sonal Modak, Arun Wadhwa Photo Ref: 185(b)_Aamer House.	 Location Plan

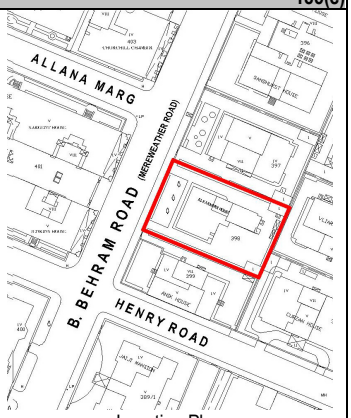
1.0		**Denomination**			
1.1	Name of Premises	Aamer House			
1.2	Earlier Name	Aanik House			
1.3	Built in	1902	Extension Date:	-	
2.0		**Access**			
2.1	Main	Shri Boman Kawasji Boman Behram Marg – Vehicular and Pedestrian			
2.2	Subsidiary	Henry Path - Vehicular and Pedestrian			
3.0		**Ownership pattern**			
3.1	Present	Private – Mr. Zaidy			
3.2	Past	Private – Mr. Abdeali Shaikh Tayebali Zaidy			
3.3	Status	Owner and Tenants			
4.0		**Use**			
4.1	Present	Residential			
4.2	Past	Residential			
4.3	Usage	Daily			
5.0		**Significance & value Classification**			
5.1	Townscape (Manmade)	It is one of the many buildings on Shri Boman Kawasji Boman Behram Marg forming an important streetscape in the tourist-frequented areas of the city. The building stands on a corner plot at junction. The main entrance is from Shri Boman Kawasji Boman Behram Marg facing west. A subsidiary entrance is from Henry Path on southern side.			
5.2	Architectural Description	**Planning** The building has a rectangular plan with shorter side along Shri Boman Kawasji Boman Behram Marg on west. Entrance of the building is from Henry Path, which leads to a common lobby and staircase area having access to individual flats on each floor. Each floor has two residential units with a typical floor plan. On one side are servant's quarters with toilet block in corner and the access to servant's quarters is through a spiral staircase. **Features** *Oriel* windows span first and second floor height on north and south façade resting on petal shaped corbel. Intricately carved spandrels, semicircular window openings can also be seen. Decorative bands are seen at impost level. Arch springing point is decorative in nature. **Style** The façade displays Neo-classical features.			
5.3	Intrinsic	-			
5.4	Value Classification	A(arc), B(per), E, G(grp), F	Recommended grade	II B	
6.0		**Topography**			
6.1	Floors	G + 4 front wing, G + 6 rear wing housing servants' quarters			
7.0		**Construction**			
7.1	Plinth	Medium plinth in grey stone about 2 ft. in height with plinth protection band in buff basalt.			
7.2	Walls	External thick load bearing walls. Internal non-load bearing brick walls.			
7.3	Floor	Indeterminable as access denied.			

Aamer House			185(b)
7.4	Stairs	Total two staircases. Main doglegged timber staircase with wooden balustrade and handrail. A narrow cast iron spiral staircase on rear (south-east) to access servants block.	
7.5	Openings	All door openings are rectangular with wooden paneled double shutters. Ground floor arched window openings with wooden framed glazed double shutters. Upper floor rectangular windows with wooden frame glazed panels. Oriel windows span first and second floor height on north and south façade resting on petal shaped corbels.	
7.6	Roofing	Partly flat RCC slab roof. Partly timber truss hipped roof with Mangalore roofing tiles.	
7.7	Articulation	Petal shaped corbels supporting oriel windows. Decorative arch springing point. Carved spandrels. Wooden decorative fascia board.	
7.8	Finishes	Walls plastered and painted internally as well as externally. Terracotta flooring tiles.	
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -	
7.10	Compound/ Fence/ Gate	Low height brick masonry compound wall with MS fencing above on three sides and the external wall of building forms boundary on Henry Road (south) side.	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Water storage tank, Pump house on eastern side. Landscape and big trees on western side.	
8.0		**Services & Utilities**	
8.1	Lighting	Adequate daylight is supplemented with artificial lighting equipments wherever necessary.	
8.2	Ventilation	Adequate ventilation through windows and verandahs supplemented with electrical fans as required.	
8.3	Electricity	BEST	
8.4	Water Supply	MCGM	
8.5	Drainage (Plumbing & Sanitation)	MCGM	
8.6	Fire Precaution	No Traces	
8.7	Other (HVAC/BMS/Security Systems)	Window AC units have been installed.	
9.0		**Condition**	
9.1	Plinth	Fair - Dampness	
9.2	Walls	Fair – Minor cracks. Plant growth.	
9.3	Floor	Fair	
9.4	Stairs	Fair – Cleanliness not maintained.	
9.5	Openings	Fair – Shutters are replaced in many places.	
9.6	Roofing	Fair	
9.7	Articulation & Finishes	Fair - Brackets, on which the projecting balconies rest, have developed major cracks.	
9.8	Services	Fair	
9.9	Out Buildings	Fair	
9.10	Overall Conditions	Fair	Maintenance level | Fair
10.0		**Transformation**	
	Form	No visible changes	
	Structure	No visible changes	
	Articulation & Finishes	No visible changes	
11.0		**DP Remarks/ Perceived Threats**	
		Building forms part of R zone	
12.0		**Additional Notes/ References/ Documents available**	
		Additional Notes: - **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc. *Creating A Tourist District – The Gateway of India Precinct, A proposal for upgrading and managing the area,* (2004) Urban Design Research Institute	

Building façade with arched openings, floor bands, projecting bay windows, sloping chajjas etc

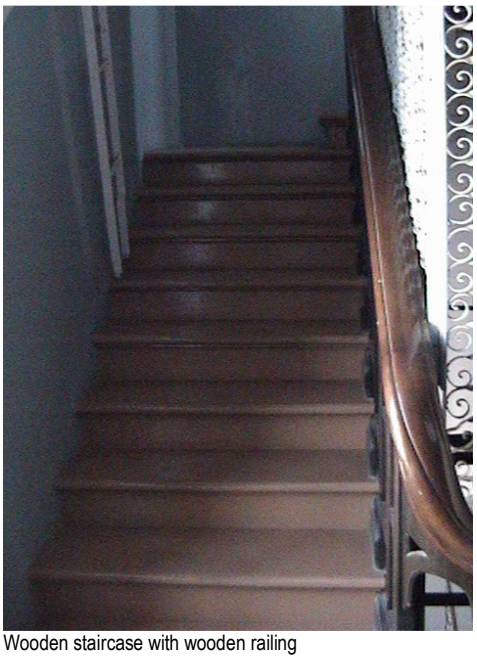
Projecting bay window with sloping chajja, sill frieze band, tapering band feature etc

Arched opening with scroll bracket keystone, carved spandrel detail

Alexandra House			185(c)
		Common Ref No: 185(c) Card No: 245 Ward (Part): A (Part III) CS No: 398 (Colaba Division) Plot Area: 943.05 sq m B U Area: - Date: 07/01/2005 Recorded by: Sonal Modak Reviewed by: Int: Sonal Modak, Arun Wadhwa Ext: Sonal Modak, Arun Wadhwa Photo Ref.: 185(c)_Alexandra House	 Location Plan
1.0		**Denomination**	
1.1	Name of Premises	Alexandra House	
1.2	Earlier Name	Alexandra House	
1.3	Built in:	1920's	Extension Date: -
2.0		**Access**	
2.1	Main	Shri Boman Kawasji Boman Behram Marg – Vehicular and Pedestrian	
2.2	Subsidiary	-	
3.0		**Ownership pattern**	
3.1	Present	Private – Multiple Owners	
3.2	Past	Private	
3.3	Status	Owner and Tenant	
4.0		**Use**	
4.1	Present	Residential	
4.2	Past	Residential	
4.3	Usage	Daily	
5.0		**Significance & value Classification**	
5.1	Townscape (Manmade)	The building is one of the buildings in a series on Shri Boman Kawasji Boman Behram Marg. The main access to the building is from Shri Boman Kawasji Boman Behram Marg. Building has a common height line along the road, and displays a blend of Neo-Classical and Vernacular styles.	
5.2	Architectural Description	**Planning** The building is L-shaped in plan with shorter side along the Shri Boman Kawasji Boman Behram Marg. Entrance of the building is a side entrance; access to plot is from Shri Boman Kawasji Boman Behram Marg, which leads to main staircase, which connects all the floors having different residential flats. The rear (southern) corner has servant's quarters with toilet block in corner and access to servant's quarter's block is through a narrow staircase. All the floors have two residential flats each. **Features** Covered balconies supported on decorative cast iron brackets and wooden louvers. Verandahs on rear side covered with wooden louvered partly glazed panels. Continuous cornice bands at each floor level. Rectangular door/window openings. **Style** Building displays characteristics of the Neo-Classical and Vernacular styles.	
5.3	Intrinsic	-	
5.4	Value Classification	A(arc), B(per), E, G(grp), F	Recommended grade: II B
6.0		**Topography**	
6.1	Floors	G+3, G+6 Servants' quarters' block.	
7.0		**Construction**	
7.1	Plinth	Medium height plinth in grey basalt with plinth protection layer.	
7.2	Walls	Thick load bearing external walls. Internal non-load bearing brick walls.	
7.3	Floor	Jack arch flooring with steel sections supported on large timber beams and cast iron	

		columns. Most of the areas have false ceiling concealing the original floors.
7.4	Stairs	Total two staircases. Main open well timber staircase accessed from southern side. Other service staircase on rear (northern) side as service staircase.
7.5	Openings	All door/window openings are rectangular openings. The windows have ventilators above with wooden frames, double leaf-glazed panels with wooden louvers in the upper part. Verandahs on rear side
7.6	Roofing	Partly flat partly sloping with timber trusses and Mangalore roofing tiles.
7.7	Articulation	Decorative cast iron brackets, which support projecting balconies.
7.8	Finishes	Kotah, marble mosaic tiles provided as flooring material.
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -
7.10	Compound/ Fence/ Gate	Grey stone ashlar masonary about 2 ft. in height with concrete coping and cast iron fencing. Entrance to plot is defined by two stone pillars.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Building has marginal open space on all sides, which is not maintained and is used as a garbage dump. Garages, watchman's quarters, underground water storage tank on rear side.
8.0		**Services & Utilities**
8.1	Lighting	Adequate natural light through door-window openings supplemented by electric light fixtures.
8.2	Ventilation	Adequate natural ventilation through door-window openings supplemented by electric fans.
8.3	Electricity	BEST
8.4	Water Supply	MCGM
8.5	Drainage (Plumbing & Sanitation)	MCGM
8.6	Fire Precaution	No trace.
8.7	Other (HVAC/BMS/Security Systems)	Window AC units.
9.0		**Condition**
9.1	Plinth	Poor – Minor cracks in masonary. Seepage, drainage water seeping into plinth, dust accumulation, and stone weathered.
9.2	Walls	Fair - Exposed brickwork, plant growth, cracks and seepage.
9.3	Floor	Poor –Severe leakage. Cracks at certain places, exposed corroded steel sections, seepage and totally damaged servant's quarter area.
9.4	Stairs	Fair - Main staircase is in fair condition, only some treads were loose and need polishing, but spiral staircase has corroded and is not maintained.
9.5	Openings	Poor - Window transformed, opening pattern changed, verandah enclosed, addition of grills, painted wooden frames, closed ventilators, addition of awnings, AC units.
9.6	Roofing	Fair - Eaves board and wooden members needs maintenance, rest not visible.
9.7	Articulation & Finishes	Poor - Plant growth, all features blackened due to dust accumulation, cornice band broken, plaster and paint peeling off, wooden railing of parapet is broken and patch work of plaster is seen.
9.8	Services	Poor - All plumbing pipes have leakage; pipes are broken, have moss growth and are totally neglected and unhygienic condition.
9.9	Out Buildings	Poor – In totally neglected condition.
9.10	Overall Conditions	Fair | Maintenance level: | Poor
10.0		**Transformation**
	Form	-
	Structure	Steel sections replace all wooden structural members.
	Articulation & Finishes	Ad hoardings and nameplates on articulation. False ceiling done in some areas.
11.0		**DP Remarks/ Perceived Threats**
		Building forms part of R zone
12.0		**Additional Notes/ References/ Documents available**
		Additional Notes: - **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc. *Creating A Tourist District – The Gateway of India Precinct, A proposal for upgrading and managing the area,* (2004) Urban Design Research Institute

Rear façade with intricate wooden panel work, louvered shutter, railing etc



Wooden staircase with wooden railing

Window with carved frieze band at sill level, sloping chajja supported on bracket

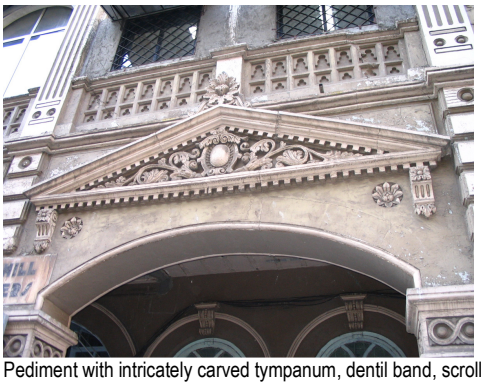
Open space

Churchill Chambers			185(d)
		Common Ref No: 185(d) Card No: 246 Ward (Part): A (Part III) CS No: 403 (Colaba Division) Plot Area: 712.84 sq m. B U Area: - Date: 11/01/2005 Recorded by: Arun Wadhwa Reviewed by: Int: Zankhana Prajapati, Arun Wadhwa Internal photography permission denied Ext: Zankhana Prajapati, Arun Wadhwa Photo Ref: 185(d)_Churchill Chambers.	 Location Plan

1.0		**Denomination**	
1.1	Name of Premises	Churchill Chambers	
1.2	Earlier Name	Churchill Chambers	
1.3	Built in:	Indeterminable	Extension Date: -
2.0		**Access**	
2.1	Main	Shri Boman Kawasji Boman Behram Marg.	
2.2	Subsidiary	J. A. Allana Marg.	
3.0		**Ownership pattern**	
3.1	Present	Poonawalla.	
3.2	Past	Bhiwandiwalla Under Power of Appointing Trustee given to Phiroze & others	
3.3	Status	Owner/Tenant.	
4.0		**Use**	
4.1	Present	Residential, Consulate and little Wizard clinic.	
4.2	Past	-	
4.3	Usage	Daily.	
5.0		**Significance & Value Classification**	
5.1	Townscape (manmade)	The building is a corner building at the junction of Shri Boman Kawasji Boman Behram Marg and J.A. Allana Marg. The main access to the building is from Shri Boman Kawasji Boman Behram Marg. Building has common height line along the road, displays a blend of Neo-Classical and Vernacular style features in its articulation.	
5.2	Architectural Description	**Planning** The building has a rectangular plan with the shorter side along the Shri Boman Kawasji Boman Behram Marg. Entrance of the building is from Shri Boman Kawasji Boman Behram Marg, which leads to corridor and staircase area, through which leads a narrow passage, connecting to different residential flats, clinic and office area. The rear corner has servant's quarters with toilet block in corner and access to servant's quarter's region is through a spiral staircase. The ground floor is residential, first floor has clinic and Consulate office and rest has residential flats. **Features** Semicircular arched arcade at ground floor, entrance marked with two pediments with decorative floral tympanum with cartouche topped by anthemion. Arcade column has Corinthian column capital and some additional features like cinquefoil and prominent scroll keystone. All other floors have rectangular window openings with prominent scroll keystone. Wooden ventilators and brackets in verandah are located in two-side elevations. Besides this certain additional feature like guilloche band, medallion, cornice band are seen at all floor levels. Terrace parapet has onion dome top pilaster and a classical column with fluted shaft is seen. **Style** Building displays derivatives of Neo Classical and Vernacular style in its features.	
5.3	Intrinsic	-	
5.4	Value Classification	A(arc), B(per), E, G(grp), F	Recommended grade: II B.
6.0		**Topography**	
6.1	Floors	G + 3	
7.0		**Construction**	
7.1	Plinth	Medium height gray stone plinth with edging done for plinth protection.	

Churchill Chambers					185(d)
7.2	Walls	Load bearing brick walls plastered and painted externally as well as internally.			
7.3	Floor	Jack arch flooring with I section.			
7.4	Stairs	Two staircases are present. The main staircase is L-shaped with winders where as second is a spiral staircase. The main staircase is a wooden staircase with a wooden handrail and baluster while spiral staircase is of cast iron.			
7.5	Openings	All doors have rectangular opening. All windows are either semicircular or flat arch openings. The windows are double leaved with ventilators above and below the lintel and sill respectively. All windows are glazed paneled in wooden frames.			
7.6	Roofing	Partly terraced and part sloping roof supported on wooden framework with Mangalore tiling and eaves board.			
7.7	Articulation	Entrance with two pediments with decorative floral tympanum with cartouche, Corinthian column capital, cinquefoil, scroll keystone, guilloche band, medallion, cornice band at all floor levels. Terrace parapet has onion dome top pilaster.			
7.8	Finishes	External walls are plastered and painted. Internal walls are plastered and painted. Flooring is varied.			
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -			
7.10	Compound/ Fence/ Gate	Big compound wall at rear and low compound wall in sides. Entrance gate is collapsible. Chain link fencing on other side.			
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Open spaces at rear. Landscape is done on J.A. Allana Road.			
8.0		**Services & Utilities**			
8.1	Lighting	Adequate natural light through door-window openings supplemented by electric light fixtures.			
8.2	Ventilation	Adequate natural ventilation through door-window openings supplemented by electric fans.			
8.3	Electricity	BEST			
8.4	Water Supply	MCGM			
8.5	Drainage (Plumbing & Sanitation)	MCGM			
8.6	Fire Precaution	No trace.			
8.7	Other (HVAC/BMS/Security Systems)	Window AC units.			
9.0		**Condition**			
9.1	Plinth	Poor - Seepage, drainage water seeping into plinth, dust accumulation, and stone weathered.			
9.2	Walls	Fair - Exposed brickwork, plant growth, cracks and seepage.			
9.3	Floor	Poor - Cracks at certain places, exposed reinforcement, seepage and totally damaged and dilapidated servant's quarter area.			
9.4	Stairs	Fair - Main staircase is in fair condition, only some treads were loose and needs polishing, but spiral staircase is corroded and not maintained.			
9.5	Openings	Poor - Window transformed, opening pattern changed, verandah enclosed, addition of grills, painted wooden frames, closed ventilators, addition of awnings, AC units.			
9.6	Roofing	Fair - Eaves board and wooden members need maintenance, rest not visible.			
9.7	Articulation & Finishes	Poor - Plant growth, all features blackened due to dust accumulation, cornice band broken, plaster and paint peeling off, wooden railing of parapet is broken and patch work of plaster is seen.			
9.8	Services	Poor - All plumbing pipes have leakage; pipes are broken, have moss growth and are totally neglected and in unhygienic condition.			
9.9	Out Buildings	-			
9.10	Overall Conditions	Fair.	Maintenance level:	Poor.	
10.0		**Transformation**			
	Form	-			
	Structure	Reconstructed verandah by replacing wooden members by I – section, cantilevered verandah is supported on I – section column.			
	Articulation & Finishes	Advertising hoarding on articulation			
11.0		**DP Remarks/ Perceived Threats**			
		Building forms part of R zone			
12.0		**Additional Notes/ References/ Documents available**			
		Additional Notes: -			

References:
INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.*
FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc.
Creating A Tourist District – The Gateway of India Precinct, A proposal for upgrading and managing the area, (2004) Urban Design Research Institute

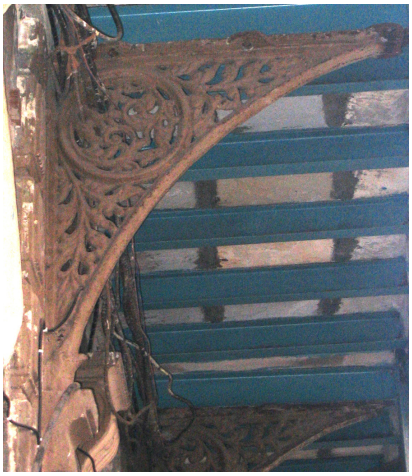


Pediment with intricately carved tympanum, dentil band, scroll brackets, carved balustrade

Column with carved capital

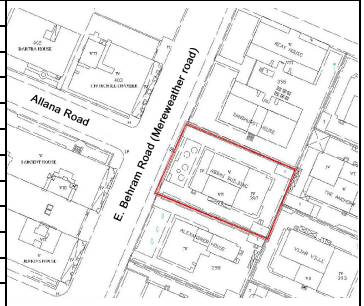
Arched window opening with scroll bracket keystone

Arcade with arched openings, corner quoins etc



Cast iron bracket detail supporting the projection

Staircase with wooden railing

Abbas House			185(e)
		Common Ref No: 185(e) Card No: 247 Ward (Part): A (Part III) CS No: 397(Colaba Division) Plot Area: 973.24 sq m B U Area: - Date: 07/01/2005 Recorded by: Sonal Modak Reviewed by: Int: Sonal Modak, Arun Wadhwa Ext: Sonal Modak, Arun Wadhwa Photo Ref.: 185(e)_Abbas House	 Location Plan

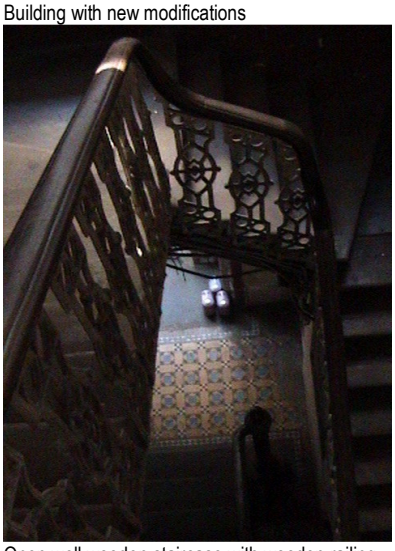
1.0		**Denomination**			
1.1	Name of Premises	Abbas House			
1.2	Earlier Name	Abbas House			
1.3	Built in:	1920's	Extension Date:	-	
2.0		**Access**			
2.1	Main	Shri Boman Kawasji Boman Behram Marg – Vehicular and Pedestrian			
2.2	Subsidiary	-			
3.0		**Ownership pattern**			
3.1	Present	Private -			
3.2	Past	Private – Mr. Bundiwala			
3.3	Status	Owner and Tenant			
4.0		**Use**			
4.1	Present	Commercial – Clinic, Offices, Lodge. Residential.			
4.2	Past	Residential			
4.3	Usage	Daily			
5.0		**Significance & Value Classification**			
5.1	Townscape (Manmade)	The building is one of the buildings in a series on Shri Boman Kawasji Boman Behram Marg. The main access to the building is from Shri Boman Kawasji Boman Behram Marg. Building has a common height line along the road, displaying a blend of Neo-Classical and Vernacular styles.			
5.2	Architectural Description	**Planning** The building has a rectangular plan with shorter side along the Shri Boman Kawasji Boman Behram Marg. Entrance of the building is a side entrance; access to plot is from Shri Boman Kawasji Boman Behram Marg, which leads to main staircase, which connects all the floors having different residential flats, clinic and office area. The rear corner has servant's quarters with toilet block in corner and access to servant's quarter's block is through narrow timber staircase. The ground floor has residential, first has clinic and offices and the rest have residential flats. **Features** Covered balconies supported on decorative cast iron brackets and railing. Continuous cornice bands at each floor level. Rectangular door/window openings. **Style** Building displays characteristics of Neo-Classical and Vernacular styles.			
5.3	Intrinsic	-			
5.4	Value Classification	A(arc), B(per), E, G(grp), F	Recommended grade	II B	
6.0		**Topography**			
6.1	Floors	G+4 with part terrace, G+6 Servants' quarters' block.			
7.0		**Construction**			
7.1	Plinth	Medium plinth in grey basalt with plinth protection layer.			
7.2	Walls	Thick load bearing external walls. Internal non-load bearing brick walls.			
7.3	Floor	Jack arch flooring with steel sections supported on large timber beams and cast iron columns.			
7.4	Stairs	Total two timber staircases.			

Abbas House			185(e)
		Main open well staircase accessed from northern side. Other service staircase on rear (southern) side as service staircase.	
7.5	Openings	All door/window openings are rectangular openings. The windows have ventilators above with wooden frame, double leaf-glazed panels with wooden louvers in the upper part.	
7.6	Roofing	Partly flat partly sloping with timber trusses and mangalore roofing tiles.	
7.7	Articulation	Decorative cast iron brackets, which support projecting balconies.	
7.8	Finishes	Kotah, marble mosaic tiles provided as flooring material.	
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -	
7.10	Compound/ Fence/ Gate	Grey stone ashlar masonary about 2 ft. in height with concrete coping and cast iron fencing. Entrance to plot is defined by two stone pillars.	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Building has marginal open space on all sides, which is not maintained and is used as a garbage dump. Garages, watchman's quarters, underground water storage tank on rear side.	
8.0		**Services & Utilities**	
8.1	Lighting	Adequate Natural light through door-window openings supplemented by electric light fixtures.	
8.2	Ventilation	Adequate Natural ventilation through door-window openings supplemented by electric fans.	
8.3	Electricity	BEST	
8.4	Water Supply	MCGM	
8.5	Drainage (Plumbing & Sanitation)	MCGM	
8.6	Fire Precaution	No trace.	
8.7	Other (HVAC/BMS/Security Systems)	Window AC units.	
9.0		**Condition**	
9.1	Plinth	Poor – Minor cracks in masonary. Seepage, drainage water seeping into plinth, dust accumulation, and stone weathered.	
9.2	Walls	Fair - Exposed brickwork, plant growth, cracks and seepage.	
9.3	Floor	Poor –Severe leakage. Cracks at certain places, exposed corroded steel sections, seepage and totally damaged servant's quarter area.	
9.4	Stairs	Fair - Main staircase is in fair condition, only some treads were loose and needs polishing, but spiral staircase is corroded and is not maintained.	
9.5	Openings	Poor - Window transformed, opening pattern changed, verandah enclosed, addition of grills, painted wooden frames, closed ventilators, addition of awnings, AC units.	
9.6	Roofing	Fair - Eaves board and wooden members need maintenance, rest not visible.	
9.7	Articulation & Finishes	Poor - Plant growth, all features blackened due to dust accumulation, cornice band broken, plaster and paint peeling off, wooden railing of parapet is broken and patch work of plaster is seen.	
9.8	Services	Poor - All plumbing pipes have leakage; pipes are broken, have moss growth and are totally neglected and in unhygienic condition.	
9.9	Out Buildings	Poor – In neglected condition.	
9.10	Overall Conditions	Fair	Maintenance level: Poor
10.0		**Transformation**	
	Form	-	
	Structure	Steel sections replace all wooden structural members.	
	Articulation & Finishes	Ad hoardings and nameplates on articulation. False ceiling in some areas.	
11.0		**DP Remarks/ Perceived Threats**	
		Building forms part of R zone	
12.0		**Additional Notes/ References/ Documents available**	
		Additional Notes: - **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc. *Creating A Tourist District – The Gateway of India Precinct, A proposal for upgrading and managing the area,* (2004) Urban Design Research Institute	

Projecting balcony with carved brackets, wooden paneling, bands etc

Building with new modifications

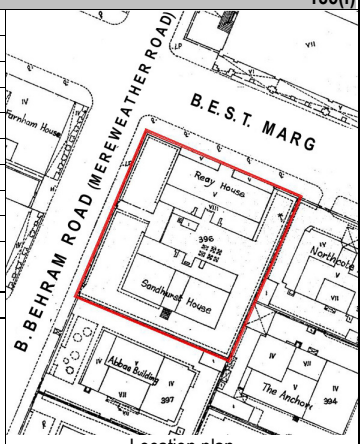
Bracket detail



Open well wooden staircase with wooden railing

Stone finial detail

Carved railing detail

Sandhurst House and Reay House				185(f)
		Common Ref No: 185(f) Card No: 248 Ward (Part): A (part III) CS No: 401 (Colaba Division) Plot Area: 2915.76 sq m B U Area: 7895.44 sq m Date: 18/1/2005 Recorded by: Arun Wadhwa Reviewed by: Int: Arun Wadhwa, Sonal Modak Ext: Arun Wadhwa, Sonal Modak Photo Ref.: 185(f)_Sandhurst House	 Location plan	
1.0		**Denomination**		
1.1	Name of Premises	Sandhurst House and Reay House		
1.2	Earlier Name	Donald House and Fern House		
1.3	Built in:	Indeterminable	Extension Date: -	
2.0		**Access**		
2.1	Main	Shri Boman Kawasji Boman Behram Marg - Vehicular & Pedestrian		
2.2	Subsidiary	BEST Marg - Vehicular and pedestrian		
3.0		**Ownership pattern**		
3.1	Present	Private Owner		
3.2	Past	Indeterminable		
3.3	Status	Tenants.		
4.0		**Use**		
4.1	Present	Residences		
4.2	Past	Residences		
4.3	Usage	Daily.		
5.0		**Significance & Value Classification**		
5.1	Townscape (manmade)	Corner plot with two symmetrical buildings placed side by side slightly setback from the road front with narrow open spaces on all sides. Access is from the west side and also from abutting north road. Building is characterized by verandah fronts.		
5.2	Architectural Description	**Planning**: Rectangular plan with narrow front and longer sides with central staircase cutting the plan into symmetrical front and rear wings accommodating two similar apartments. The building being just ground and four floors seems high due to large floor heights and in the process also accommodates intermediate floor in the rear long side. The residential units are accessed through a staircase landing into open verandah fronts stretching on two sides providing circulation within the house. Principal living and bedrooms are arranged along this veranda whereas kitchen, guest room and toilets are to the other side connected to the servant's wing, having smaller heights accommodating intermediate levels. Separate access to the servant's wing through narrow spiral stair accessing all the G + 7 levels. Both the buildings are just a mirror image along the central open space with servant's side facing each other. **Features**: Projecting Wooden verandahs to the two main facades with trellis and parapet features supported on decorative steel brackets. Front ground floor has stone relief frieze band, column capital. Brick faced façade is marked by cornice bands, framed windows and brick arch openings marking entrance and staircase. **Style**: Colonial and Vernacular style features.		
5.3	Intrinsic	-		
5.4	Value Classification	A(arc), B(per), E, G(grp), F	Recommended grade	II B
6.0		**Topography**		
6.1	Floors	G + 4 and G + 7 intermediate levels in servant's wing.		
7.0		**Construction**		
7.1	Plinth	High plinth height about 1.2 M except in servant's wing where it is 0.3 m high; dressed in grey basalt stone cyclopean course.		
7.2	Walls	Brick masonry load bearing walls and wooden supporting members.		
7.3	Floor	Wooden floorboards supported on wooden rafter and beam members.		

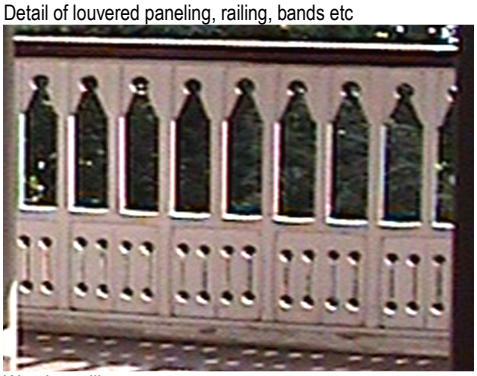
Sandhurst House and Reay House			185(f)
7.4	Stairs	Main stair is regular double flight wooden staircase with wooden balusters and handrail. Servant's wing has narrow spiral steep stair supported on central wooden post.	
7.5	Openings	All door/window openings are rectangular openings. The windows have ventilators above with wooden frame, double leaf-glazed.	
7.6	Roofing	Sloping Mangalore tile roof over wooden boards with overhangs on the two symmetrical wings and central staircase concrete slab.	
7.7	Articulation	Relief features at front ground floor, brick arch openings, wooden trellis in verandas.	
7.8	Finishes	Brick faced external wall finishes with painted arch and lintel bands. Plaster painted internal wall surfaces. Ceramic and altered floor finishes observed.	
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -	
7.10	Compound/ Fence/ Gate	Low compound wall on three sides	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Underground water tank and pump room in the central open space between the two wings. Trees and plants seen in front and side open spaces.	
8.0		**Services & Utilities**	
8.1	Lighting	Adequate natural light; also relies on artificial means.	
8.2	Ventilation	Adequate natural ventilation; also relies on artificial means.	
8.3	Electricity	BEST	
8.4	Water Supply	MCGM- Underground and overhead water tank	
8.5	Drainage (Plumbing & Sanitation)	Drainage connected to municipal sewers of MCGM	
8.6	Fire Precaution	-	
8.7	Other (HVAC/BMS/Security Systems)	Window unit A.C.'s	
9.0		**Condition**	
9.1	Plinth	Poor – poor finishing with cladding done over the stone finish.	
9.2	Walls	Poor – cracks, damaged brickwork and damp external walls though fair internally.	
9.3	Floor	Fair except reconstructed verandas and restrenghtening of floor with steel sections.	
9.4	Stairs	Poor – uneven and loose treads, poorly maintained.	
9.5	Openings	Poor – damaged and non-maintained shutters. Altered and encroached verandah openings.	
9.6	Roofing	Fair except some missing Mangalore tiles and decayed eaves board.	
9.7	Articulation & Finishes	Poor – damaged external wall surfaces, though fair internally, except servant's wing.	
9.8	Services	Poor – leaking and corroding plumbing lines.	
9.9	Out Buildings	-	
9.10	Overall Conditions	Poor externally and Fair internally	Maintenance level: low
10.0		**Transformation**	
	Form	-	
	Structure	Open verandahs encroached. Reconstructed inner verandas also steel supports added to wooden floor structure.	
	Articulation & Finishes	-	
11.0		**DP Remarks/ Perceived Threats**	
		Building forms part of R zone	
12.0		**Additional Notes/ References/ Documents available**	
		Additional Notes: The Bombay Port trust reclaimed several acres of land at Colaba and Apollo Bunder during 1873 to 1903 to provide spacious and valuable residential estates. It evolved as a planned residential scheme. As part of the scheme, shops were set up at the lower floors unified by the mandatory requirement of an Arcade along Merewether road. **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc. *Creating A Tourist District – The Gateway of India Precinct, A proposal for upgrading and managing the area,* (2004) Urban Design Research Institute	

Front façade with intricate wooden panel work, railing, sloping chajjas supported on brackets

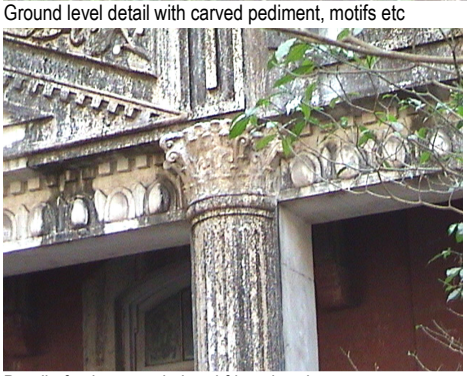
Side view with new modifications

Detail of louvered paneling, railing, bands etc

Ground level detail with carved pediment, motifs etc



Wooden railing

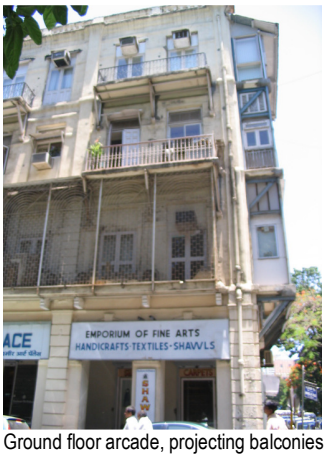


Detail of column capital and frieze band

Façade with brick pointing, sill and lintel level bands etc

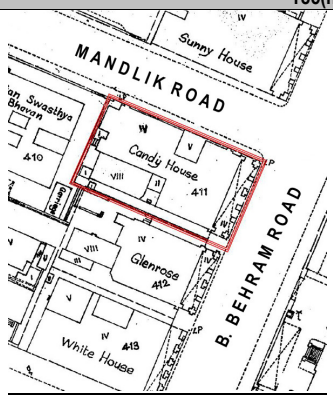
Hanny House					185(g)
		Common Ref No: 185(g) Card No: 249 Ward (Part): A (part III) CS No: 413 (Colaba division) Plot Area: 1676.34 sq. mts B U Area: - Date: - Recorded by: Prachi Merchant Reviewed by: Int: - Ext: Vrushali Pawaskar Photo Ref: -	 Location Plan	
1.0		**Denomination**			
1.1	Name of Premises	Sunny House			
1.2	Earlier Name	Hanny House			
1.3	Built in:	Indeterminable	Extension Date	-	
2.0		**Access**			
2.1	Main	Shri Boman Kawasji Boman Behram Marg - Vehicular & Pedestrian			
2.2	Subsidiary	Mandlik Marg - Vehicular and pedestrian			
3.0		**Ownership pattern**			
3.1	Present	Private			
3.2	Past	The Treasurer, Charitable Edowment by Bombay Presidency & Others			
3.3	Status	Private			
4.0		**Use**			
4.1	Present	Commercial and residential			
4.2	Past	Residential			
4.3	Usage	Daily			
5.0		**Significance & value Classification**			
5.1	Townscape (Manmade)	Corner plot, forma a part of group of buildings along Mereweather road with similar features. Building is characterized by balcony fronts.			
5.2	Architectural Description	**Planning** Corner building with ground floor arcade with commercial usage, upper floors residential blocks with projecting balconies **Features** Arcade with rusticated joints, projecting balconies on brackets **Style** Derives influence from Vernacular style of Architecture			
5.3	Intrinsic	-			
5.4	Value Classification	A(arc), B(per), E, G(grp), F	Recommended grade:	II B	
6.0		**Topography**			
6.1	Floors	G + 3			
7.0		**Construction**			
7.1	Plinth	Normal height			
7.2	Walls				
7.3	Floor	Indeterminable			
7.4	Stairs	Wooden staircase			
7.5	Openings	Rectangular openings, projecting libraries			
7.6	Roofing	RCC			
7.7	Articulation	Arcade, balconies with extended brackets			
7.8	Finishes	-			
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -			
7.10	Compound/ Fence/ Gate	No compound wall			

Hanny House			185(g)
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	-	
8.0		**Services & Utilities**	
8.1	Lighting	Natural lighting added with artificial means	
8.2	Ventilation	Natural ventilation added with artificial means	
8.3	Electricity	BEST	
8.4	Water Supply	MCGM	
8.5	Drainage (Plumbing & Sanitation)	MCGM	
8.6	Fire Precaution	-	
8.7	Other (HVAC/BMS/Security Systems)	-	
9.0		**Condition**	
9.1	Plinth	Fair	
9.2	Walls	Fair	
9.3	Floor	Fair	
9.4	Stairs	Fair	
9.5	Openings	Blocked to take AC, grills added etc	
9.6	Roofing	Fair	
9.7	Articulation & Finishes	Hoardings blocking the façade articulation, grills and jails blocking openings	
9.8	Services	Haphazard planning	
9.9	Out Buildings	-	
9.10	Overall Conditions	Fair	Maintenance level: Fair
10.0		**Transformation**	
	Form		
	Structure	Balconies enclosed	
	Articulation & Finishes	Hoardings blocking the façade articulation, grills and jails blocking openings, openings blocked to take AC, grills added	
11.0		**DP Remarks/ Perceived Threats**	
		No reservation	
12.0		**Additional Notes/ References/ Documents available**	
		Additional Notes: - **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* SHARADA DWIVEDI and RAHUL MEHROTRA (2001) *The Cities Within*, Bombay : Eminence Designs Pvt. Ltd. RAHUL MEHROTRA, GUNTER NEST and SANDHYA SAVANT (1994) *The Fort Precinct in Bombay – Conserving an Image Centre*, 2 Vols, Bombay. FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc. SHARADA DWIVEDI and RAHUL MEHROTRA (2001) *Fort Walks,* Bombay : Eminence Designs Pvt. Ltd.	



Ground floor arcade, projecting balconies above

Transformations made to the structure

Candy House			185(h)
		Common Ref No: 185(h) Card No: 250 Ward (Part): A (part III) CS No: 411 (Colaba Division) Plot Area: 442.87 sqm. B U Area: 2077.78 sqft. Date: 03/1/2005 Recorded by: Arun Wadhwa Reviewed by: Int: Arun Wadhwa, Sonal Modak Internal photography permission denied Ext: Arun Wadhwa, Sonal Modak Photo Ref.: 185(h)_Candy House	 Location plan

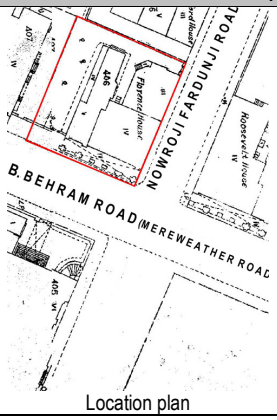
1.0		**Denomination**	
1.1	Name of Premises	Candy House	
1.2	Earlier Name	Anglo Indian Association building	
1.3	Built in:	Foundation stone laid on 27 January 1889	Extension Date: -
2.0		**Access**	
2.1	Main	Shri Boman Kawasji Boman Behram Marg - Vehicular and Pedestrian	
2.2	Subsidiary	Mandlik Road - Vehicular & Pedestrian	
3.0		**Ownership pattern**	
3.1	Present	Private - Owner	
3.2	Past	Indeterminable	
3.3	Status	Tenant	
4.0		**Use**	
4.1	Present	Shops on ground floor, offices and residences above.	
4.2	Past	Shops on ground floor, offices and residences above.	
4.3	Usage	Daily.	
5.0		**Significance & Value Classification**	
5.1	Townscape (manmade)	Corner building with mandatory pedestrian arcade on street level and uniform height as a unifying feature to all the buildings on Shri Boman Kawasji Boman Behram Marg. Main access is from north side road into the staircase lobby.	
5.2	Architectural Description	**Planning** Corner building rectangular in plan with L- shaped main building and low height seven-storied servant's quarter in the southwest corner. Main staircase is located off center in the longer side with access to typical layout on three upper floors. Two apartments flank the staircase lobby with kitchen, toilets located on the sides and rear adjacent to servant's wing. **Features** Rusticated ground floor front façade is composed of series of semicircular arch arcade openings and decorative keystone feature. Distinct cornice bands break down the façade scale into floors. Projecting bay surmounted by a pediment feature at the third floor marks staircase entrance. Projecting balconies with decorative iron railing supported on numerous small corbels. **Style** Colonial style features.	
5.3	Intrinsic	-	
5.4	Value Classification	A(arc), B(per), E, G(grp),	Recommended grade: II B
6.0		**Topography**	
6.1	Floors	G + 3 main building and G + 7 intermediate levels in servant's wing.	
7.0		**Construction**	
7.1	Plinth	Medium plinth height about 0.9 M dressed in rough grey basalt stone.	
7.2	Walls	Brick masonry load bearing walls.	
7.3	Floor	Wooden floorboards supported on wooden rafter and beam members.	
7.4	Stairs	Regular double flight wooden staircase with wooden balusters and handrail.	
7.5	Openings	Rectangular door window openings large enough to have separate ventilators. Wood framed glazed panel door window shutters on external facades.	
7.6	Roofing	Flat stone slab supported on steel members	
7.7	Articulation	Decorative keystone over arch openings, floor level cornice bands.	
7.8	Finishes	Plaster stucco finish external wall surfaces and plastered/ painted internal wall finishing. Ceramic tile and altered glazed tile floor finishes.	
7.9	Interiors (Movable & Immovable)	**Movable**	

Candy House			185(h)
		- **Immovable** -	
7.10	Compound/ Fence/ Gate	Building itself forms boundary along the two road fronts, a common masonry compound wall to the rear and south sides with the adjoining properties.	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	-	
8.0		**Services & Utilities**	
8.1	Lighting	Inadequate natural light relies on artificial means.	
8.2	Ventilation	Inadequate natural ventilation in the interiors relies on artificial means.	
8.3	Electricity	BEST	
8.4	Water Supply	MCGM- Underground & overhead water tank	
8.5	Drainage (Plumbing & Sanitation)	Drainage connected to municipal sewers of MCGM	
8.6	Fire Precaution	-	
8.7	Other (HVAC/BMS/Security Systems)	Window unit A.C.'s	
9.0		**Condition**	
9.1	Plinth	Poor – interventions along the shop fronts and neglected state.	
9.2	Walls	Poor – cracks, plant growth and seepage observed in the rear sides.	
9.3	Floor	Poor – Totally reconstructed verandas with steel members and stone slabs.	
9.4	Stairs	Fair except finishing and minor damage.	
9.5	Openings	Fair except Iron box grill window openings and neglected shutters on the rear and inner sides.	
9.6	Roofing	Fair.	
9.7	Articulation & Finishes	Poor -	
9.8	Services	Poor – leaking and corroding plumbing lines; also poor electrical maintenance.	
9.9	Out Buildings	-	
9.10	Overall Conditions	Poor	Maintenance level: Low
10.0		**Transformation**	
	Form	-	
	Structure	Reconstructed steel balconies are insensitively done.	
	Articulation & Finishes	Sign boards obscure and damage arch openings and decorative features on ground floor.	
11.0		**DP Remarks/ Perceived Threats**	
		Building forms part of R zone	
12.0		**Additional Notes/ References/ Documents available**	
		Additional Notes: His Excellency the Honorable William Baron Sandhurst, Governor of Bombay laid foundation stone on 27 January 1889 for Anglo Indian Association Building as mentioned in the marble tablet at the building entrance. The Bombay Port Trust reclaimed several acres of land at Colaba and Apollo Bunder during 1873 to 1903 to provide spacious and valuable residential estates. It evolved as a planned residential scheme. As part of the scheme, shops were set up at the lower floors unified by the mandatory requirement of an Arcade along Merewether road. **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc. *Creating A Tourist District – The Gateway of India Precinct, A proposal for upgrading and managing the area,* (2004) Urban Design Research Institute	

Façade with arched openings, pediments and new modifications

Arcade with arched openings, wooden ceiling etc

Marble tablet with foundation details

Florence House				185(i)
		Common Ref No: 185(i) Card No: 251 Ward (Part): A (Part III) CS No: 406 (Colaba Division) Plot Area: Part of 543.95 sq m. B U Area: - Date: 18/1/2005 Recorded by: Arun Wadhwa Reviewed by: Int: Arun Wadhwa, Sonal Modak Ext: Arun Wadhwa, Sonal Modak Photo Ref: 185(i)_Florence House	 Location plan	
1.0		**Denomination**		
1.1	Name of Premises	Florence House		
1.2	Earlier Name	Florence House		
1.3	Built in:	Indeterminable	Extension Date: -	
2.0		**Access**		
2.1	Main	Shri Boman Kawasji Boman Behram Marg - Vehicular & Pedestrian		
2.2	Subsidiary	-		
3.0		**Ownership pattern**		
3.1	Present	Mr. Melwani - Private Owner		
3.2	Past	Indeterminable		
3.3	Status	Owner		
4.0		**Use**		
4.1	Present	Showroom on ground floor, hotel on first floor and residences above.		
4.2	Past	Shops and residences.		
4.3	Usage	Daily.		
5.0		**Significance & Value Classification**		
5.1	Townscape (manmade)	Corner building accessed through an arcaded east side road front. Mandatory pedestrian arcade on street level and uniform heights serve as unifying feature to all the buildings on the Merewether road.		
5.2	Architectural Description	**Planning** Corner building U- shaped in plan with straight front and two wings around a narrow space at the rear side. Entrance staircase is located to the front south end accessing all upper floor typical layouts from a staircase lobby. Series of rooms in all three wings accessed by narrow passages, common toilets are located at the passage ends. South wing is small probably servants quarters and north side has an open veranda on to the road front. Front side also has additional narrow bay above the pedestrian arcade, forming the front façade. **Features** Ground floor rusticated front façade is composed of semicircular arch arcade with decorative keystone. Triangular pediment opening marks the entrance archway. Distinct cornice bands relieve the scale of the facade at floor levels. Rusticated vertical bands flank the end bays of upper floors within which segmental arch and rectangular openings are composed also marked by a running molding band at lintel level. **Style** Colonial features.		
5.3	Intrinsic	High street level arcade seems to be an intrinsic quality to all buildings along the Shri Boman Kawasji Boman Behram Marg.		
5.4	Value Classification	A(arc), B(per), E, G(grp), F.	Recommended grade	II B.
6.0		**Topography**		
6.1	Floors	G + 3 and part fourth floor.		
7.0		**Construction**		
7.1	Plinth	Medium plinth height about 0.75 M dressed in rough basalt stone.		
7.2	Walls	Brick masonry load bearing walls.		
7.3	Floor	Wooden floorboards supported on wooden rafter and beam members.		
7.4	Stairs	Regular double flight wooden staircase with wooden balusters and handrail.		
7.5	Openings	-		
7.6	Roofing	Sloping Mangalore tile roof with overhangs.		
7.7	Articulation	-		
7.8	Finishes	Plaster stucco finish external wall surfaces and plastered/ painted internal wall finishing. Ceramic tile floor finishes.		

Florence House			185(i)
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -	
7.10	Compound/ Fence/ Gate	Original small stone post and chained fence are now replaced with iron frame and chain link fence.	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Large swimming pool in the landscaped open space enclosed in between the wings to the rear side. High G + 21 storied annex connected at ground and first floor stands to the northeast side.	
8.0		**Services & Utilities**	
8.1	Lighting	Inadequate natural light relies on artificial means except well-lit verandas.	
8.2	Ventilation	Inadequate natural ventilation in the interiors relies on artificial means.	
8.3	Electricity	BEST	
8.4	Water Supply	MCGM- Underground & overhead water tank	
8.5	Drainage (Plumbing & Sanitation)	Drainage connected to municipal sewers of MCGM	
8.6	Fire Precaution	-	
8.7	Other (HVAC/BMS/Security Systems)	Window unit A.C.	
9.0		**Condition**	
9.1	Plinth	Poor – poor finishing and interventions along the shop fronts in the form of cladding done over the stone dressed surfaces.	
9.2	Walls	Fair except some cracks and plant growth.	
9.3	Floor	Fair as observed on first floor, indeterminable on upper floors being privately occupied.	
9.4	Stairs	Fair.	
9.5	Openings	Fair except on neglected inner side and ground floor.	
9.6	Roofing	Indeterminable since inaccessible.	
9.7	Articulation & Finishes	Poor – neglected externally and inner chowk side, also decaying wooden verandas and brackets.	
9.8	Services	Poor – neglected plumbing lines and internal chowk space.	
9.9	Out Buildings	Fair. Single storied structure abutting south side is fair.	
9.10	Overall Conditions	Fair	Maintenance level: fair except poor external finishes.
10.0		**Transformation**	
	Form	-	
	Structure	-	
	Articulation & Finishes	Advertisement boards on the façade.	
11.0		**DP Remarks/ Perceived Threats**	
		Building forms part of R zone	
12.0		**Additional Notes/ References/ Documents available**	
		Additional Notes: The Bombay Port trust reclaimed several acres of land at Colaba and Apollo Bunder during 1873 to 1903 to provide spacious and valuable residential estates. It evolved as a planned residential scheme. As part of the scheme, shops were set up at the lower floors unified by the mandatory requirement of an Arcade along Merewether road. **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc.	

Front façade with arcade, upper level arched openings, corner quoins, blocking of arches by hoardings etc

Arcade with arched opening, wooden ceiling etc

Balcony with arched openings with prominent keystone, railing, cornice band, corner quoins etc

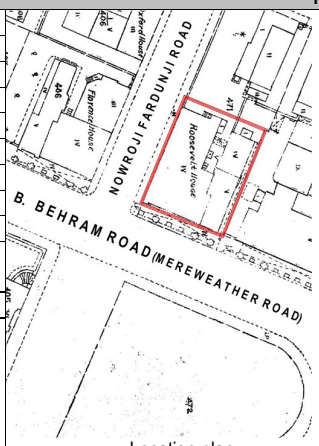
Window with incongruous installation of hoarding

Side elevation with balcony projection, wooden louvered railing wirk etc

Brackets supporting projecting balconies

Minton tile flooring

Wooden trellis work in railing, bracket detail, sloping roof etc

Roosevelt House			185(j)
		Common Ref No: 185(j) Card No: 252 Ward (Part): A (part III) CS No: 471 (Colaba Division) Plot Area: 925.31 sq m B U Area: Indeterminable Date: 18/1/2005 Recorded by: Arun Wadhwa Reviewed by: Int: Arun Wadhwa, Sonal Modak Ext: Arun Wadhwa, Sonal Modak Photo Ref.: 185(j)_Roosewelt House	 Location plan

1.0		**Denomination**	
1.1	Name of Premises	Roosevelt House	
1.2	Earlier Name	Roosevelt House	
1.3	Built in:	Indeterminable	Extension Date: -
2.0		**Access**	
2.1	Main	Shri Boman Kawasji Boman Behram Marg - Vehicular & Pedestrian	
2.2	Subsidiary	Nauroji Fardaunji street and Tullock Road to the rear west side	
3.0		**Ownership pattern**	
3.1	Present	Private - Owner	
3.2	Past	Indeterminable	
3.3	Status	Tenant	
4.0		**Use**	
4.1	Present	Restaurants and shops on ground floor, residences above.	
4.2	Past	Indeterminable	
4.3	Usage	Daily.	
5.0		**Significance & Value Classification**	
5.1	Townscape (manmade)	Corner building with mandatory pedestrian arcade on street level and uniform height as a unifying feature to all the buildings on the Shri Boman Kawasji Boman Behram Marg. Main access is from east side road through arcade front.	
5.2	Architectural Description	**Planning** Corner building U- shaped in plan with straight front and two wings around a very narrow space at the rear side. Entrance staircase is located to the front north end accessing all upper typical layouts from a staircase lobby. Series of rooms in all three wings accessed by narrow passages, common toilets are located at the passage ends. North wing is servant's quarters and south side has an open verandah on to the road front. Front side also has additional verandah bay articulated as the front façade. Entire ground floor serves as commercial shop front on two road fronts. **Features** Ground floor front façade is composed of series of semicircular arch rusticated arcade with decorative keystone and triangular pediment marks the entrance archway. Distinct cornice bands break down the façade scale into floors. Rusticated vertical bands flank end bays of upper floors; various arch and rectangular openings are uniformly arranged some with pediment feature. Continuous projecting wooden verandas with cast Iron parapet and wooden supports mark South façade. Decorative wood carved supporting brackets and louvered trellises. Also some projecting balconies with small console feature adore the front façade. **Style** Colonial style features.	
5.3	Intrinsic	-	
5.4	Value Classification	A(arc), B(per), E, G(grp), F	Recommended grade: II B
6.0		**Topography**	
6.1	Floors	G + 3 and part fourth floor.	
7.0		**Construction**	
7.1	Plinth	Medium plinth height about 0.75 m. dressed in rough basalt stone.	
7.2	Walls	Brick masonry load bearing walls.	
7.3	Floor	Wooden floorboards supported on wooden rafter and beam members.	
7.4	Stairs	Regular double flight wooden staircase with wooden balusters and handrail.	

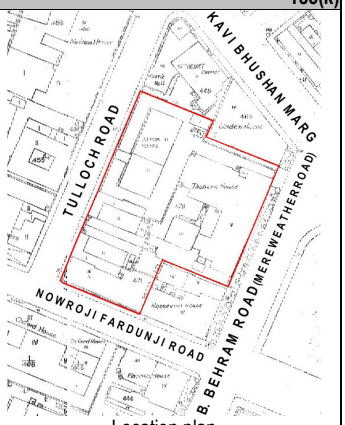
7.5	Openings	Arch and rectangular facade openings with wood framed glazed panel shutters and separate ventilator panel. External façade doors have upper glazed and lower wood paneled shutters. Also north side verandah openings are supported on wooden members with iron railing parapet.
7.6	Roofing	Sloping Mangalore tile roof with overhangs. Single side sloping roof over part fourth floor. Flat concrete roof over narrow servant's wing.
7.7	Articulation	Decorative keystone over arch openings, floor level cornice bands, decorative pediment and console features.
7.8	Finishes	Plaster stucco finish external wall surfaces and plastered/ painted internal wall finishing. Ceramic tile floor finishes.
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -
7.10	Compound/ Fence/ Gate	Building itself forms boundary along the two road fronts, a common masonry compound wall to the rear and south side with the adjoining properties.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	-
8.0		**Services & Utilities**
8.1	Lighting	Inadequate natural light, relies on artificial means.
8.2	Ventilation	Inadequate natural ventilation in the interiors, relies on artificial means.
8.3	Electricity	BEST
8.4	Water Supply	MCGM- Underground & overhead water tank
8.5	Drainage (Plumbing & Sanitation)	Drainage connected to municipal sewers of MCGM
8.6	Fire Precaution	-
8.7	Other (HVAC/BMS/Security Systems)	Window unit A.C.'s
9.0		**Condition**
9.1	Plinth	Poor – interventions along the shop fronts and neglected state.
9.2	Walls	Poor – cracks, plant growth and seepage observed in the rear sides.
9.3	Floor	Poor – Totally reconstructed verandas with steel members and stone slabs.
9.4	Stairs	Fair except finishing and minor damage.
9.5	Openings	Poor - encroached verandahs, grilled window openings and neglected shutters on the rear and inner sides.
9.6	Roofing	Fair except some missing Mangalore tiles and decayed eaves board.
9.7	Articulation & Finishes	Fair front façade whereas poor side, rear and inner wall finishes, negligible maintenance.
9.8	Services	Poor – leaking and corroding plumbing lines; also poor electrical maintenance.
9.9	Out Buildings	-
9.10	Overall Conditions	Poor - except the front façade. | Maintenance level: Low
10.0		**Transformation**
	Form	-
	Structure	Reconstructed verandahs have lost character.
	Articulation & Finishes	Sign boards obscure and damage arch openings and decorative features on ground floor.
11.0		**DP Remarks/ Perceived Threats**
		Building forms part of R zone
12.0		**Additional Notes/ References/ Documents available**
		Additional Notes: The Bombay Port trust reclaimed several acres of land at Colaba and Apollo Bunder during 1873 to 1903 to provide spacious and valuable residential estates. It evolved as a planned residential scheme. As part of the scheme, shops were set up at the lower floors unified by the mandatory requirement of an Arcade along Merewether road. **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc. *Creating A Tourist District – The Gateway of India Precinct, A proposal for upgrading and managing the area,* (2004) Urban Design Research Institute

Entrance with corner rusticated quoins, incongruous installment of hoardings

Arched window opening with glazed paneled shutters, carved railing etc

Bracket detail supporting the projection

Minton tile flooring

Devidas Mansion			185(k)
		Common Ref No: 185(k) Card No: 253 Ward (Part): A (Part III). CS No: 470 (Colaba Division). Plot Area: 2205.79 sqm. B U Area: - Date: 03/1/2005 Recorded by: Arun Wadhwa Reviewed by: Int: Arun Wadhwa, Sonal Modak Ext: Arun Wadhwa, Sonal Modak Photo Ref: 185(k)_Devidas Mansion	 Location plan

1.0		**Denomination**	
1.1	Name of Premises	Devidas Mansion	
1.2	Earlier Name	Thoburn House	
1.3	Built in:	Indeterminable	Extension Date: -
2.0		**Access**	
2.1	Main	Shri Boman Kawasji Boman Behram Marg - Vehicular & Pedestrian	
2.2	Subsidiary	-	
3.0		**Ownership pattern**	
3.1	Present	Devidas Jotumal Thawani, Jotumal Thakurdas Thawani and Kalawanti Jotumal Thawani - Private Owners since 1966.	
3.2	Past	Indeterminable	
3.3	Status	Tenants	
4.0		**Use**	
4.1	Present	Shops on ground floor, offices, hospital and residences above.	
4.2	Past	Shops on ground floor, offices and residences above.	
4.3	Usage	Daily.	
5.0		**Significance & Value Classification**	
5.1	Townscape (manmade)	Prominent building with long front facade facing the junction the rear of Taj Mahal hotel accessed from Shri Boman Kawasji Boman Behram Marg. Mandatory pedestrian arcade on street level and uniform height serve as unifying feature to all the buildings on the Shri Boman Kawasji Boman Behram Marg.	
5.2	Architectural Description	**Planning** L – shaped plan of main building with an attached servant's wing to the south side forming C-shaped overall volume with a narrow internal open space. Main access is from arcade into a passage leading to the staircase located centrally in the north wing. Narrow internal verandahs provide access to the office spaces with long depths arranged side by side. Common toilets are arranged at both the ends of the long passage. **Features** Long symmetrical front façade with semicircular arched openings and decorative keystone on the rusticated ground floor arcade. Upper floors have wide central and side bays formed by rusticated column like projections and relieved by floor level cornice bands. Front façade is marked by regular segmental arch openings with decorative keystones and spandrel features. Projecting wooden balconies on the front and arcade side facades are supported on wooden brackets and decorative cast iron railings. Floor level cornice bands relieve the scale of the façade and continue the uniformity with the adjacent buildings along the long road stretch. **Style** Colonial style features.	
5.3	Intrinsic	High street level arcade continues the uniformity of the street experience of Shri Boman Kawasji Boman Behram Marg.	
5.4	Value Classification	A(arc), B(per), E, G(grp), F	Recommended grade: II B
6.0		**Topography**	
6.1	Floors	G + 4 main building and G + 8 intermediate levels in servant's wing.	
7.0		**Construction**	
7.1	Plinth	High plinth about 1.2 m. dressed in rough grey basalt stone.	
7.2	Walls	Brick masonry load bearing walls.	
7.3	Floor	Shahabad stone slabs supported on wooden rafters and heavy beams. Wooden	

		floorboards supported on wooden rafter and beam members.
7.4	Stairs	C – shaped wooden stair with a central well the accommodating lift shaft.
7.5	Openings	Rectangular door/ window openings large enough to have separate ventilators. Wood framed glazed panel door/ window shutters on external facades.
7.6	Roofing	Flat stone slab supported on steel members.
7.7	Articulation	Decorative keystone over arch openings, floor level cornice bands.
7.8	Finishes	Plaster stucco finished external wall surfaces and plastered/ painted internal wall finishing. Ceramic tiles and altered glazed tile floor finishes.
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -
7.10	Compound/ Fence/ Gate	Building fronts the main road and masonry wall along the rear side enclosing the large compound.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Ancillary structures extensively used as commercial premises on the rear side of the large compound. Also numerous water tanks, pump rooms, etc. located in open spaces.
8.0		**Services & Utilities**
8.1	Lighting	Adequate natural light except staircase, relies on artificial means.
8.2	Ventilation	Adequate natural ventilation except some internal areas, relies on artificial means.
8.3	Electricity	BEST
8.4	Water Supply	MCGM- Underground and overhead water tank
8.5	Drainage (Plumbing & Sanitation)	Drainage connected to municipal sewers of MCGM
8.6	Fire Precaution	-
8.7	Other (HVAC/BMS/Security Systems)	Window and split unit A.C.
9.0		**Condition**
9.1	Plinth	Poor – interventions along the shop fronts and neglected state.
9.2	Walls	Poor – cracks, plant growth and seepage observed in the rear sides.
9.3	Floor	Indeterminable due to false ceilings.
9.4	Stairs	Poor - Fair except finishing and minor damage.
9.5	Openings	Fair except Iron box grill window openings and neglected shutters on the rear and inner sides.
9.6	Roofing	Fair.
9.7	Articulation & Finishes	Poor – varied interventions like cladding, repainting and signage over arcade opening and features. Side and rear facades poorly finished. Also neglected staircase and passage areas. Internal finishes well maintained by occupants.
9.8	Services	Poor – leaking and corroding plumbing lines; also messy electrical lines in staircase lobby and passages.
9.9	Out Buildings	-
9.10	Overall Conditions	Poor | Maintenance level: Low
10.0		**Transformation**
	Form	-
	Structure	Reconstructed steel balconies insensitively done.
	Articulation & Finishes	Sign boards obscure and damage arch openings and decorative features on ground floor. Iron brackets supporting A.C. units on the main facade
11.0		**DP Remarks/ Perceived Threats**
		Building forms part of R zone
12.0		**Additional Notes/ References/ Documents available**
		Additional Notes: The Bombay Port trust reclaimed several acres of land at Colaba and Apollo Bunder during 1873 to 1903 to provide spacious and valuable residential estates. It evolved as a planned residential scheme. As part of the scheme, shops were set up at the lower floors unified by the mandatory requirement of an Arcade along Merewether road. **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc. *Creating A Tourist District – The Gateway of India Precinct, A proposal for upgrading and managing the area,* (2004) Urban Design Research Institute

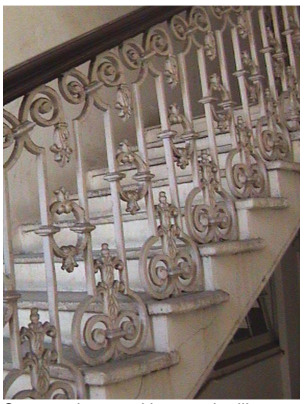
Fcaade with arched openings, projecting balconies, corner quoins etc

Corner detail with wooden trellis work, sloping chajjas on brackets, railing etc

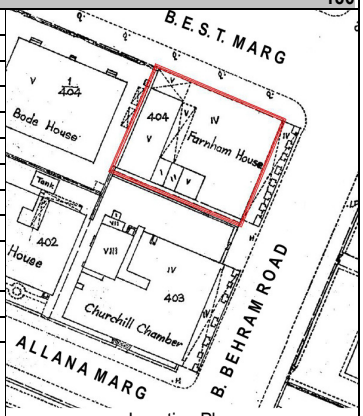
Balcony with stone balustrade, supported on scroll brackets, arched openings with carved keystone and spandrel

Bracket detail

Balcony projection supported on brackets

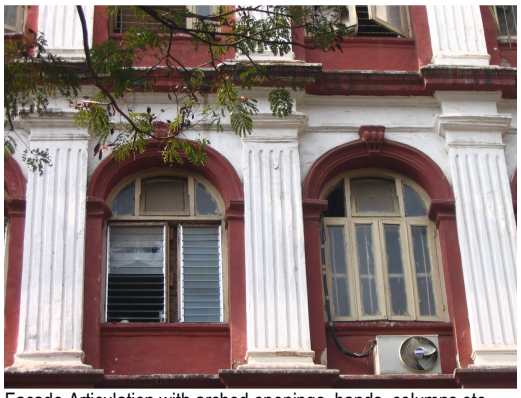


Stone staircase with carved railing

Redshield House			186
		Common Ref No: 186 Card No: 254 Ward (Part): A (Part III) CS No: 404 (Colaba Division) Plot Area: 546.45 sq m. B U Area: 8335.1282 sq m. Date: 11/01/2005 Recorded by: Zankhana Prajapati Reviewed by: Int: Zankhana Prajapati, Arun Wadhwa Internal photography permission denied Ext: Zankhana Prajapati, Arun Wadhwa Photo Ref: 186_Redshield House.	 Location Plan

1.0		**Denomination**	
1.1	Name of Premises	Redshield House	
1.2	Earlier Name	Farnham House	
1.3	Built in:	Indeterminable	Extension Date: -
2.0		**Access**	
2.1	Main	Shri Boman Kawasji Boman Behram Marg.	
2.2	Subsidiary	BEST Marg.	
3.0		**Ownership pattern**	
3.1	Present	Indeterminable	
3.2	Past	Bombay Port Trust.	
3.3	Status	Owner/Tenent.	
4.0		**Use**	
4.1	Present	Ahmed Joo, Simran cleaners, Farm products and Co. and Hostel and Dormitories.	
4.2	Past	Indeterminable	
4.3	Usage	Daily.	
5.0		**Significance & Value Classification**	
5.1	Townscape (manmade)	The building is a corner building at the junction of Shri Boman Kawasji Boman Behram Marg and BEST Marg. The main access to the building is from Shri Boman Kawasji Boman Behram Marg. Building has same height line along the road and represents characteristics of the neo-classical style.	
5.2	Architectural Description	**Planning** The building has rectangular plan with shorter side along the Shri Boman Kawasji Boman Behram Marg. The building is ground plus three storied high with part fourth floor. Entrance of the building is from Shri Boman Kawasji Boman Behram Marg, which leads to the corridor and staircase area rest is indeterminable due to no access. Entire building is a dormitory except for the ground floor, which has some shops. **Features** Building has a semicircular arched arcade at ground floor and all window opening are semicircular arched with ventilators above with decorative scroll key stone, with cornice band at each floor level and column like features treated as classical fluted columns with base and capital intercepted between window openings. **Style** Building displays characteristics of the Neo Classical style.	
5.3	Intrinsic	-	
5.4	Value Classification	A(arc), B(per), E, G(grp), F`	Recommended grade: II B.
6.0		**Topography**	
6.1	Floors	G + 3 part fourth floor.	
7.0		**Construction**	
7.1	Plinth	Medium height stone plinth with edging done for plinth protection.	
7.2	Walls	Load bearing brick walls plastered and painted externally as well as internally.	
7.3	Floor	Wooden floors supported on wooden joist and covered with wooden planks over which coba and tiling is done.	
7.4	Stairs	One staircase is present.	

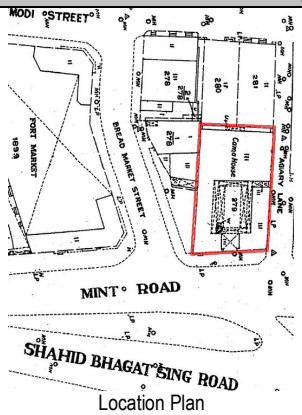
		It is an open well-doglegged RCC staircase. It has wooden handrail and balusters.
7.5	Openings	All door and window openings are semicircular arched openings. Windows are four shuttered with ventilators above All windows are glazed panels in wooden frame.
7.6	Roofing	Partly terraced and part sloping roof supported on wooden framework with mangalore tiling and AC sheets.
7.7	Articulation	Keystones and cornice bands.
7.8	Finishes	External walls are plastered and painted. Internal walls are plastered and painted. Flooring is varied.
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -
7.10	Compound/ Fence/ Gate	Chain link fencing. Has low compound wall.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Open spaces at rear and side. Presence of pump room as outbuilding.
8.0		**Services & Utilities**
8.1	Lighting	Adequate natural light through door-window openings supplemented by electric light fixtures.
8.2	Ventilation	Adequate natural ventilation through door-window openings supplemented by electric fans.
8.3	Electricity	BEST
8.4	Water Supply	MCGM
8.5	Drainage (Plumbing & Sanitation)	MCGM
8.6	Fire Precaution	No trace.
8.7	Other (HVAC/BMS/Security Systems)	Window AC units.
9.0		**Condition**
9.1	Plinth	Poor - Stone painted, weathering of plinth, changed near shops, dripping of AC, water on plinth, drainage pipe leakage.
9.2	Walls	Fair - Exposed brickwork at certain places, dampness, blackening and plant growth.
9.3	Floor	Indeterminable.
9.4	Stairs	Fair
9.5	Openings	Poor - Broken windowpanes, frames transformed, new windows replaced, grills, AC punctuates, railing closed with either brick wall or by wooden planks, dust accumulation and wooden frame deteriorated.
9.6	Roofing	Fair - Wooden members are deteriorating, addition of AC sheets as well as Mangalore tiles, seepage is observed.
9.7	Articulation & Finishes	Poor - Cornice band broken, blackened, plant growth, paint and plaster peeling off, weathered and covered by hoardings.
9.8	Services	Fair - Leaking pipes, pipes blackened and plant growth on pipes.
9.9	Out Buildings	Pump room is not maintained and debris lying in open spaces.
9.10	Overall Conditions	Poor | Maintenance level: | Poor
10.0		**Transformation**
	Form	-
	Structure	-
	Articulation & Finishes	Advertisement hoardings hide façade articulation
11.0		**DP Remarks/ Perceived Threats**
		Building forms part of R zone
12.0		**Additional Notes/ References/ Documents available**
		<u>Additional Notes:</u> - **<u>References:</u>** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc. *Creating A Tourist District – The Gateway of India Precinct, A proposal for upgrading and managing the area,* (2004) Urban Design Research Institute



Façade Articulation with arched openings, bands, columns etc

Arcade with arched openings, wooden ceiling

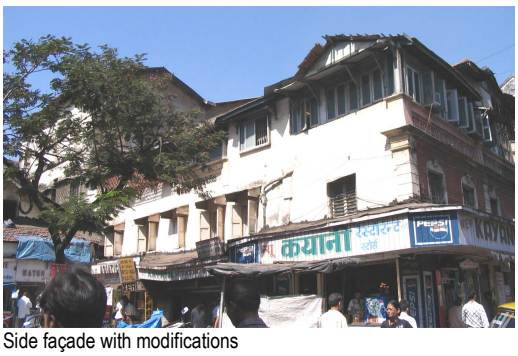
Window opening with modifications made to the shutters

Cama House			187
		Common Ref No: 187 Card No: 255 Ward (Part): A (Part II) CS No: 279 (Fort division) Plot Area: 543.48 sq m. B U Area: - Date: 03/02/05 Recorded by: Sonal Modak Reviewed by: Int : Zankhana Prajapati, Sonal Modak Ext: Zankhana Prajapati, Sonal Modak Photo Ref: 187_Cama House.	 Location Plan

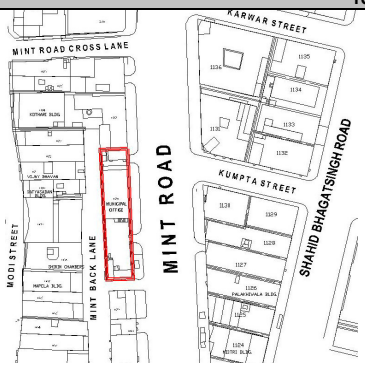
1.0		**Denomination**			
1.1	Name of Premises	Cama House			
1.2	Earlier Name	Cama House			
1.3	Built in:	Indeterminable	Extension Date:	-	
2.0		**Access**			
2.1	Main	Mint Road – Pedestrian			
2.2	Subsidiary	Agiary Lane - Pedestrian			
3.0		**Ownership pattern**			
3.1	Present	Private – Trust			
3.2	Past	Private – Bai Hirabai (Wife of Dadiba Nowroji Saherdiedon) and others.			
3.3	Status	Tenant			
4.0		**Use**			
4.1	Present	Residential, Commercial – Shops, offices			
4.2	Past	Residential			
4.3	Usage	Residential, Commercial - Daily			
5.0		**Significance & Value Classification**			
5.1	Townscape (Manmade)	It's a corner structure at the junction of Mint Road and a narrow lane on south of the structure with central eastern entrance and exposed brick façade.			
5.2	Architectural Description	**Planning** Symmetrical squarish in plan with an internal courtyard. Main entrance directly opens into a courtyard. Central bay of front (eastern) façade is a gable end. Two staircases lead to upper floors along the northern and southern sides of court. All the service areas are located on rear (western) side of the building. **Features** Exposed brick masonry on symmetrical front façade. Semicircular and segmental arched door/window openings. **Style** No Particular style. It displays the influence of the vernacular architecture style.			
5.3	Intrinsic	-			
5.4	Value Classification	B(per)	Recommended grade:	Delete	
6.0		**Topography**			
6.1	Floors	G + 2 front wings, G + 3 rear wings			
7.0		**Construction**			
7.1	Plinth	No plinth as such. Small portion that is visible, in grey random rubble masonary.			
7.2	Walls	Thick load bearing external walls in brick with timber columns supporting the floors.			
7.3	Floor	Timber floors with wooden rafters in some areas. Varied floor finishes in areas where original wooden flooring has been replaced.			
7.4	Stairs	Three timber staircases. Main doglegged staircase located in the center of rear wing. Two straight flight staircases along the northern and southern sides of court.			
7.5	Openings	All windows are arched openings with glazed wooden framed glazed panels. All window openings are fixed with MS grills.			
7.6	Roofing	Timber truss roofing with Mangalore tiles on top.			
7.7	Articulation	-			

Cama House			187
7.8	Finishes	Front façade has exposed bricks while the rest is plastered. Walls are plastered and painted internally. Shahabad tiles and cement coba as flooring material in all areas.	
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** A well in the south-east corner of the plot.	
7.10	Compound/ Fence/ Gate	Building sits on the entire plot.	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Internal open court with Shahabad paving.	
8.0		**Services & Utilities**	
8.1	Lighting	Adequate daylight is supplemented with artificial lighting equipments wherever necessary.	
8.2	Ventilation	Adequate ventilation through windows and verandahs supplemented with electrical fans as required.	
8.3	Electricity	BEST	
8.4	Water Supply	MCGM	
8.5	Drainage (Plumbing & Sanitation)	MCGM	
8.6	Fire Precaution	No Traces	
8.7	Other (HVAC/BMS/Security Systems)	Window AC units have been installed in some areas.	
9.0		**Condition**	
9.1	Plinth	Its height is reduced to almost nil.	
9.2	Walls	Fair – Minor cracks, dampness in walls. Plant growth.	
9.3	Floor	Fair – Deteriorated wooden members. In many areas original wooden flooring is replaced by ladi coba. Steel sections have been provided as additional supports to the floors.	
9.4	Stairs	Poor – Not maintained at all. Loose, broken treads. It is in dilapidated and dangerous stage.	
9.5	Openings	Poor – MS grills fixed to all windows. All window shutters in bad condition. Broken, missing panes etc.	
9.6	Roofing	Poor - Deteriorated wooden members. Leakages through broken Mangalore tile roofing. Missing roof tiles.	
9.7	Articulation & Finishes	Poor – Plaster and paint peeling of due to dampness. Cracks in cement coba and shahabad flooring.	
9.8	Services	Poor – Broken pipes resulting in leakages. Cleanliness not maintained. Plant growth.	
9.9	Out Buildings	Well is kept closed, not in use.	
9.10	Overall Conditions	Poor	Maintenance level - Poor
10.0		**Transformation**	
	Form	Third floor has been added on the rear (western) side wing.	
	Structure	Floors are strengthened using steel members in many areas.	
	Articulation & Finishes	-	
11.0		**DP Remarks/ Perceived Threats**	
		Building forms part of R Zone with shopline	
12.0		**Additional Notes/ References/ Documents available**	
		Additional Notes: - **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* Eicher Goodearth Ltd. (2002) *City Map – Mumbai,* Mumbai.	

Openings with sill and lintel level frieze bands win geometric pattern, sloping chajjas etc



Side façade with modifications

Bombay Water Works			188
		Common Ref No: 188 Card No: 256 Ward (Part): A (Part II) CS No: 1078 (Fort division) Plot Area: 451.51 sqm. B U Area: Date: 29/12/04 Recorded by: Arun Wadhwa Reviewed by: Int: Arun Wadhwa Ext: Arun Wadhwa Photo Ref.: 188_Bombay Water Works	 Location Plan

1.0		**Denomination**	
1.1	Name of Premises	Bombay Water Works	
1.2	Earlier Name	Bombay Water Works	
1.3	Built in :	Indeterminable	Extension Date: -
2.0		**Access**	
2.1	Main	Mint Road	
2.2	Subsidiary	-	
3.0		**Ownership pattern**	
3.1	Present	Municipal Corporation of Greater Mumbai	
3.2	Past	Bombay Municipal Corporation	
3.3	Status	Owner	
4 .0		**Use**	
4.1	Present	Office of Water Department, leakage department, pest control	
4.2	Past	Indeterminable	
4.3	Usage	Daily	
5.0		**Significance & Value Classification**	
5.1	Townscape (Natural/ Manmade)	-	
5.2	Architectural Description	**Planning** It is a relatively small building that fronts the road. The plan is symmetrical around a regular staircase. The toilets are located to the rear of the staircase. A series of rooms span the depth of the building. There are typical floor spaces on the three floors. **Features** Semi circular arched openings, stucco details, projecting stone cornices at floor levels, keystone detail, colonnade, Features in stucco with a distinct base and capital.	
5.3	Intrinsic	-	
5.4	Value Classification	B(per), B (des)	Recommended grade: III
6.0		**Topography**	
6.1	Floors	G + 2	
7.0		**Construction**	
7.1	Plinth	Black basalt dressed stone, ashlar coursed, around one foot high.	
7.2	Walls	Brick Masonry walls.	
7.3	Floor	The first floor is jack arched, the second and third floors have flat concrete slabs. The floor finishes vary from Kotah to mosaic tiles. There is no trace of the original floor finishes.	
7.4	Stairs	The timber staircase is supported on floor beams. A large decorated wooden newel post is at the entrance. The staircase has timber balusters and a timber handrail.	
7.5	Openings	The openings have semi circular arches.	
7.6	Roofing	The building has for a roof, a flat concrete slab. The staircase roof is Mangalore tiled.	
7.7	Articulation	-	
7.8	Finishes	The ground level is finished in rough black basalt. The upper floors have a brick faced finish. The projecting features are in a light coloured Porbander stone. The internal surfaces are plastered and painted.	
7.9	Interiors (Movable & Immovable)	The interiors have been transformed with no trace of the original furniture. The current interiors	

		and furniture are very ordinary.
7.10	Compound/ Fence/ Gate	The entrance to the building has a double shutter door.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	The residential quarter is a single storied sloping roof structure to the north of the plot. The attached road has been developed. There is a sloping roof structure to the south. An illegal shanty like structure houses the printing press to the rear west side.
8.0		**Services & Utilities**
8.1	Lighting	Natural and artificial light is available
8.2	Ventilation	Natural and artificial ventilation is available.
8.3	Electricity	BEST
8.4	Water Supply	MCGM
8.5	Drainage (Plumbing & Sanitation)	MCGM
8.6	Fire Precaution	-
8.7	Other (HVAC/BMS/Security Systems)	-
9.0		**Condition**
9.1	Plinth	Several alterations and plumbing interventions have been made to the rear and the side of the plinth. Encroachments, plant growth and water logging were observed to the rear.
9.2	Walls	The walls display many cracks. The brickwork is exposed. Plant growth and dampness is seen in many areas.
9.3	Floor	Cracks can be seen in the floors and reinforcement has been exposed. Dampness can be seen in a few places.
9.4	Stairs	Some timber floor boards are broken, the finish is poor, balusters are missing and the handrail is loose.
9.5	Openings	The openings have been altered and are damaged. Ventilator panels are missing and glass panes are broken. The louver shutters are damaged and in a poor state.
9.6	Roofing	The roof level is inaccessible but is of no major concern. The wooden roof over the staircase is neglected and relatively decayed. Damp surfaces can be observed from below.
9.7	Articulation & Finishes	The Porbander stone features like the cornice and the openings have blackened and are damaged. The brick facing is severely damaged and there is excessive plant growth on the rear façade. Pan stains can be observed on the lower portion of the front façade, abutting the road.
9.8	Services	The walls tiles and toilets are in poor condition. The plumbing lines need maintenance.
9.9	Out Buildings	-
9.10	Overall Conditions	Poor | Maintenance level: | Neglected
10.0		**Transformation**
	Form	-
	Structure	-
	Articulation & Finishes	There is paint application over the dressed basalt stone entrance façade.
11.0		**DP Remarks/ Perceived Threats**
		Municipal office extension, building forms part of R zone.
12.0		**Additional Notes/ References/ Documents available**
		Additional Notes: - **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc.

Front façade with arched openings with prominent keystone, balustrade, floor bands etc

Balustrade detail

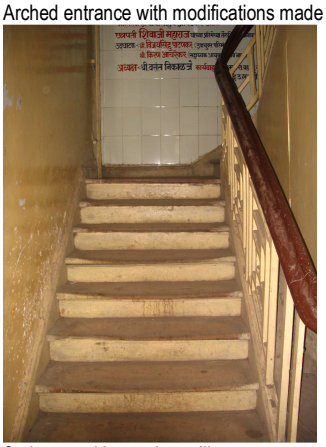
Recessed arched opening with louvered paneled shutters, balustrade, double columns, floor bands etc

Interior view with high ceiling and arched openings

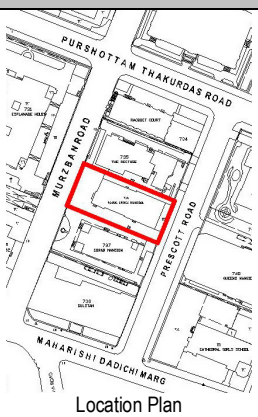
Brick lined façade with arched openings, louvered shutters

Arched entrance with modifications made to the opening

Grey stone clad façade with arched window with modifications made to the shutters and chajja



Staircase with wooden railing

Young Ladies High School				189
		Common Ref No: 189 Card No: 257 Ward (Part): A (part II) CS No: 736 Plot Area: 801.01 sqm. B U Area: 6209.7308 sqft. Date: 30/12/2004 Recorded by: Arun Wadhwa Reviewed by: Int: Zankhana Prajapati, Arun Wadhwa Ext: Zankhana Prajapati, Arun Wadhwa Photo Ref.: 189_Young Ladies' High School	 Location Plan	
1.0		**Denomination**		
1.1	Name of Premises	Young Ladies High School		
1.2	Earlier Name	-		
1.3	Built in:	1867	Extension Date: -	
2.0		**Access**		
2.1	Main	Murzban Road		
2.2	Subsidiary	Prescott Road		
3.0		**Ownership pattern**		
3.1	Present	Private (Abbas Nooroudin Zunkhawala Mariam Abbas)		
3.2	Past	Indeterminable		
3.3	Status	Owner/Tenant		
4.0		**Use**		
4.1	Present	Girls school, shop – Trafford House and residential.		
4.2	Past	Indeterminable		
4.3	Usage	Institutional/commercial/residential – Daily.		
5.0		**Significance & Value Classification**		
5.1	Townscape (manmade)	The building is between Murzban and Prescott Road The main access to the building is from Murzban Road		
5.2	Architectural Description	**Planning** The building has a rectangular plan with the narrow side along the road. The building is ground plus three storied high with sloping roof and part terrace. Entrance of the building is from Murzban road in the right corner of the building which leads to corridor and staircase area, at each floor level it connects to passage which leads to different classes. Toilets are in the center of the longer façade on right side beside which there is presence of service spiral staircase. Ground floor has a residential flat and Trafford House shop, rest all floors accommodate the girl's school. **Features** The building is in gray stone ashlar masonry with cornice band on each floor and lintel level. It has pointed arch openings and top floor side façade has semicircular arch openings. Has ventilators with colored glass and has corbels at terrace level. Side wall has cyclopean masonry surface. Festoon at terrace parapet. **Style** Building represents characteristics of Neo-Gothic style.		
5.3	Intrinsic	-		
5.4	Value Classification	A(arc), A(his), A(cul), B (des), B (uu), F, G(grp)	Recommended grade:	II B
6.0		**Topography**		
6.1	Floors	G + 3.		
7.0		**Construction**		
7.1	Plinth	Grey stone with low plinth with edging done for plinth protection.		
7.2	Walls	Thick load bearing rubble masonry with ashlar masonry on external fascia, and internal wall of either brick or wooden partition.		
7.3	Floor	Floor is supported on wooden column and joist with wooden planks over which tiles are laid		

7.4	Stairs	Two staircases are present. The main staircase is L-shaped winding while the second staircase is a spiral service staircase. Timber staircase with decorative handrail and baluster and above the existing handrail there runs MS hollow pipe as additional handrail. The spiral staircase is of mild steel with MS handrail and balusters.		
7.5	Openings	All doors are under pointed arch openings and at third floor semicircular arched openings. All doors are double leaf heavy panel wooden doors with ventilator above. All windows are pointed arch windows except for the third floor windows which has semicircular arched openings. All windows are double shutter partly glazed windows.		
7.6	Roofing	Staircase has conical roof with manglore tile over timber framework, the front and half of the building has sloping roof and rest has terrace.		
7.7	Articulation	Cornice bands, terrace parapet motif, corbels.		
7.8	Finishes	External walls have exposed stone fascia and Grey ashlar masonry. Internal walls are plastered and painted. Flooring in some portion is of Minton and ceramic mosaic tile.		
7.9	Interiors (Movable & Immovable)	**Movable** Old benches and tables. **Immovable** Decorative brackets and wooden partition.		
7.10	Compound/ Fence/ Gate	Compound wall is a stone wall- plastered and painted. Has gatepost with crown like feature. Has Iron gate at both front and rear side.		
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Has open space in front and sides of the building. Has water tank, pump room as out building; some old trees and some planter boxes.		
8.0		**Services & Utilities**		
8.1	Lighting	Adequate natural light through door-window openings supplemented by electric light fixtures.		
8.2	Ventilation	Adequate natural ventilation through door-window openings supplemented by electric fans.		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing & Sanitation)	MCGM		
8.6	Fire Precaution	Nothing prevalent.		
8.7	Other (HVAC/BMS/Security Systems)	Window AC units.		
9.0		**Condition**		
9.1	Plinth	Fair. Blackening of stone, dust accumulation, cement pointing and painted surface.		
9.2	Walls	Fair. Blackened wall surfaces, cement pointing, plant growth, seepage and dampness and broken stone.		
9.3	Floor	Fair. At certain places paint on wooden members was peeling off, I section have been added to strengthen the flooring.		
9.4	Stairs	Good. The main staircase is in good condition lacks only polishing of wooden members. Poor. The spiral staircase is in total dilapidated condition, rusted to the extent where tread and member are missing, neglected and not in use.		
9.5	Openings	Poor. Windows has wooden awning, many windowpanes were closed with tin sheet, wooden members are painted incongruously, addition of grills, AC, ventilators closed and shutter damaged. Many arches are having heavy cracks.		
9.6	Roofing	Poor. The entire roof is poured with asphalt and stone parapet damaged at certain portion.		
9.7	Articulation & Finishes	Poor. Arches are having cracks, cornice band and corbels are blackened, dust accumulation on festoon. Internal Plaster and paint peeling off plant growth and dust accumulation. External wall blackened, cement pointing and plant growth Tiling is done in patchwork.		
9.8	Services	Poor. Toilets have dampening due to improper service connection.		
9.9	Out Buildings	Fair.		
9.10	Overall Conditions	Fair	Maintenance level:	Poor.
10.0		**Transformation**		
	Form	-		
	Structure	Addition of I section for strengthening.		
	Articulation & Finishes	Painted arches and signboard.		
11.0		**DP Remarks/ Perceived Threats**		
		Secondary school, building forms part of C1 zone		
12.0		**Additional Notes/ References/ Documents available**		

		Additional Notes: - **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc. SHARADA DWIVEDI and RAHUL MEHROTRA (2001) *Fort Walks,* Bombay : Eminence Designs Pvt. Ltd.

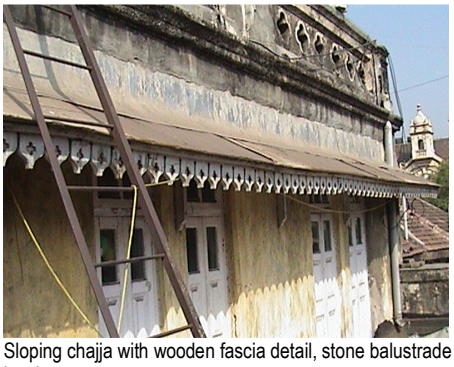
Grey stone clad building with corner projecting bay with sloping roof, arched openings and floor bands

Rear façade with arched openings, carved arched ventilator and sill level frieze bands, floor and lintel level bands

Arched openings with carved balustrade, sloping chajjas, round windows, bands etc

Window opening with modifications made to the chajja

Bracket detail



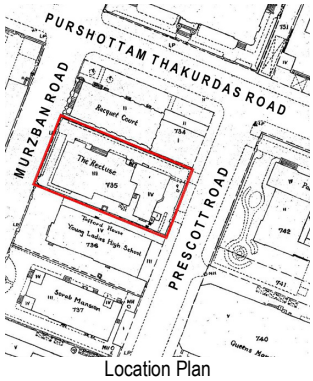
Sloping chajja with wooden fascia detail, stone balustrade at terrace level

Gate with grey stone clad gate posts

Railing detail

Cement tile flooring

Chajja deail with carved brackets, carved fascia, curved soffit profile in wood

First Church of Christ Scientist and Christian Science and DBS House			190
		Common Ref No: 190 Card No: 258 Ward (Part): A (Part II) CS No: 735 (Fort) Plot Area: 932.86 sq m. B U Area: - Date: 29/12/2004 Recorded by: Sonal Modak Reviewed by: Int: Sonal Modak Internal photography permission denied Ext: Sonal Modak Photo Ref: 190_DBS House.	 Location Plan
1.0		**Denomination**	
1.1	Name of Premises	First Church of Christ Scientist and Christian Science and DBS House	
1.2	Earlier Name	First Church of Christ Scientist and Christian Science and DBS House	
1.3	Built in:	1885	Extension Date: -
2.0		**Access**	
2.1	Main	Murzban Road – Vehicular and Pedestrian Prescott Road – Vehicular and Pedestrian	
2.2	Subsidiary	-	
3.0		**Ownership pattern**	
3.1	Present	Private	
3.2	Past	Diners Club India Pvt. Ltd.	
3.3	Status	Owner and Tenant	
4.0		**Use**	
4.1	Present	Commercial – Offices Institutional – Library and Reading Room	
4.2	Past	Commercial – Offices Institutional – Library and Reading Room	
4.3	Usage	Daily	
5.0		**Significance & Value Classification**	
5.1	Townscape (Manmade)	Exposed brick structure, stands out in the neighboring massive stone structures. The stretch of plot is from Murzban Road on western side to Prescott Road on east side. There are two main entrance gates from both the roads. The building is located roughly centrally in the plot.	
5.2	Architectural Description	**Planning** A symmetrical building with central main entrance and another from a marginal space on northern side. First Church of Christ Scientist and Christian Science occupy western half part on ground floor. There is one medium size hall to accommodate around 50 to 75 people when there are lectures and seminars and a library with reading room. DBS Company occupies remaining half on ground and all other floors. Central main staircase leads to upper floors. Services and toilet block is located along southern side of the building. **Features** Projecting timber balconies supported on decorative wooden brackets on western façade. External walls display exposed red brick masonry with projected pointing painted in white. Corner step out balconies. Bands at each floor level. Segmental arches above some of the openings. C shaped projecting lintel above some of the rectangular openings. Floral motifs on facades. Octagonal short columns at the corner balconies with decorative column capitals. **Style** Building displays no particular style.	
5.3	Intrinsic	-	
5.4	Value Classification	A(arc), A(his), A(cul), B (des), B (uu), E, F, G(grp)	Recommended grade II A
6.0		**Topography**	
6.1	Floors	G + 2	

7.0		**Construction**
7.1	Plinth	Medium plinth about 2 ft. 6 inches high in grey stone shallow courses with projecting plinth protection layer.
7.2	Walls	Thick load bearing brick walls with wooden columns to support upper floors. Internal non-load bearing brick walls.
7.3	Floor	Timber floors with large wooden beams, wooden rafters and planks above as floorboards.
7.4	Stairs	Total two staircases. Main open well RCC staircase located centrally. Rear side narrow, straight flight steel service staircase.
7.5	Openings	All the doors have wooden panel shutters. Arched and rectangular openings have wooden framed glazed double shutters. Projecting wooden balconies are enclosed using glazed double shutters. All the window openings are provided with wooden sloping *chhajja*. Wooden louvers fixed in the upper part of balconies and verandahs as ventilators.
7.6	Roofing	Timber truss gable roofing with Mangalore roofing tiles.
7.7	Articulation	Decorative columns capitals.
7.8	Finishes	Painted brick masonry externally. Walls plastered and painted internally. Terracotta tiles as flooring finish.
7.9	Interiors (Movable & Immovable)	**Movable** Old wooden partitions, wooden chairs, table. **Immovable** -
7.10	Compound/ Fence/ Gate	Grey random rubble masonry on all sides. Road facing walls have MS fencing above.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	BEST sub station in eastern side margin. Water storage tank, servant's room on southern side. Open space paved with Shahabad tiles.
8.0		**Services & Utilities**
8.1	Lighting	Adequate natural light through door-window and balconies supplemented by artificial lighting.
8.2	Ventilation	Adequate natural ventilation through door-window openings supplemented by forced ventilation.
8.3	Electricity	BEST
8.4	Water Supply	MCGM
8.5	Drainage (Plumbing & Sanitation)	MCGM
8.6	Fire Precaution	Provision of fire extinguishers.
8.7	Other (HVAC/BMS/Security Systems)	Centrally air-conditioned upper floors with window AC units installed in some parts as per requirement.
9.0		**Condition**
9.1	Plinth	Good – Plant growth.
9.2	Walls	Good – Repainted
9.3	Floor	Fair – Floors invisible due to false ceiling in upper floors. Timber floors with large wooden beams seen on ground floor level.
9.4	Stairs	Good – Lift well is installed in the open well of the staircase.
9.5	Openings	Fair – Window panes broken in some places.
9.6	Roofing	Not visible in most areas due to false ceiling.
9.7	Articulation & Finishes	Good – Plant Growth
9.8	Services	Fair – No evident damage or leakage.
9.9	Out Buildings	Fair
9.10	Overall Conditions	Good | Maintenance level | Good
10.0		**Transformation**
	Form	-
	Structure	Addition of lift shaft in open well of main RCC staircase.
	Articulation & Finishes	-
11.0		**DP Remarks/ Perceived Threats**
		Building forms part of C1 zone
12.0		**Additional Notes/ References/ Documents available**
		Additional Notes: - **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*,

		Division of International Thomson Publishing Inc. Eicher Goodearth Ltd. (2002) *City Map – Mumbai,* Mumbai.

Red brick building with projecting balconies supported on brackets

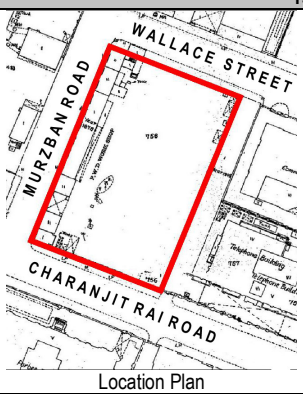
Side façade with corner quoins, lintel level bands, frieze band etc

Wooden bracket supporting the projecting balconies

Corner detail of the bay window with carved arches, columns etc

Intricate trellis work, fascia bands, paneling etc

Window detail with arched band with a keystone, sill band etc

PWD Offices			191
		Common Ref No: 191 Card No: 259 Ward (Part): A (Part II) CS No: 756 (Fort) Plot Area: 3,331.13 sq m. B U Area: 2422.24 sq m Date: 28/12/2004 Recorded by: Sonal Modak Reviewed by: Int: Sonal Modak Ext: Sonal Modak Photo Ref: 191_PWD office.	 Location Plan

1.0		**Denomination**			
1.1	Name of Premises	PWD Offices			
1.2	Earlier Name	PWD Offices			
1.3	Built in:	1875	Extension Date:	-	
2.0		**Access**			
2.1	Main	Murzban Road – Vehicular and Pedestrian			
2.2	Subsidiary	Wallace Street - Pedestrian Charanjit Rai Road - Pedestrian			
3.0		**Ownership pattern**			
3.1	Present	Owner - State Government			
3.2	Past	Owner - The Secretary of State for Indian Council			
3.3	Status	Owner			
4.0		**Use**			
4.1	Present	Government Services – Offices			
4.2	Past	Government Services – Offices			
4.3	Usage	Daily			
5.0		**Significance & Value Classification**			
5.1	Townscape (Manmade)	The building is located on a corner plot with roads on northern, southern and western side, with the main entrance from Murzban Road on western side.			
5.2	Architectural Description	**Planning** Building has an elongated plan with verandahs facing intermediate open spaces along the longer side. The building consists of three linear, interconnected structures (wing A, B, C) and open spaces inbetween. Wing A has part first floor whereas wing B and C are ground floor structures. Main entrance is from Murzban Road on western side. Subsidiary entrances open in the open space between wings B and C. Plot has roads on three sides and MTNL building on one side. Main staircase leading to first floor is on the left side in wing A as one enters from the western main entrance gate. Open spaces house water storage tanks, temporary structure serving as storeroom. All wings cater to different departments of PWD. Main entrance is made prominent with projecting first floor resting on wooden brackets. **Features** Verandahs along the longer sides from which all the offices are accessed. Building has a wooden structural system with entrance made prominent. Door window openings have pointed and segmental arches with ventilators above. **Style** The structure displays no particular style. It has influences of vernacular style of architecture.			
5.3	Intrinsic	-			
5.4	Value Classification	A(arc), B (des), B (uu), F, G(grp)	Recommended grade	II B.	
6.0		**Topography**			
6.1	Floors	Wing A: G+1, Wing B: Ground floor structure, Wing C: Ground floor structure			
7.0		**Construction**			
7.1	Plinth	Low height plinth about 1 ft. in grey stone with plinth protection layer.			
7.2	Walls	Massive load bearing stone masonary external walls. Internal non-structural brick walls.			

7.3	Floor	Timber flooring system with wooden rafters supporting the wooden planks.
7.4	Stairs	Main timber dog-legged staircase with wooden balustrades and handrail.
7.5	Openings	A stone segmental arch spans main western entrance. Some of the door/window openings have pointed arches, some have segmental arches and some are rectangular openings. All the door shutters are wooden panel shutters with small glazing at top level and fixed with half height, double swing shutters. Windows are provided with wooden frame glazing panels and fixed MS grills.
7.6	Roofing	Timber truss sloping roof with Mangalore roofing tiles and dormer windows.
7.7	Articulation	-
7.8	Finishes	Stone masonary painted externally. Internally plastered and painted walls. Kotah, ceramic tiles, marble mosaic tiles provided as flooring in various areas.
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -
7.10	Compound/ Fence/ Gate	External wall of the structure forms boundary on western side. High brick masonary on other three sides. High cast iron gate at main entrance.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Internal open spaces house water storage tank, toilet block, temporary storage shed.
8.0		**Services & Utilities**
8.1	Lighting	Adequate daylight through windows and verandahs and supplemented with artificial lighting.
8.2	Ventilation	Adequate cross ventilation through windows and verandahs with a provision of forced ventilation.
8.3	Electricity	BEST
8.4	Water Supply	MCGM
8.5	Drainage (Plumbing & Sanitation)	MCGM
8.6	Fire Precaution	No traces.
8.7	Other (HVAC/BMS/Security Systems)	Window AC units have been installed.
9.0		**Condition**
9.1	Plinth	Fair – Painted over without plaster.
9.2	Walls	Fair - Painted over without plaster externally. Plastered and painted from internally.
9.3	Floor	Fair – False ceiling makes original flooring system invisible.
9.4	Stairs	Good – No evident damages.
9.5	Openings	Fair – some of the openings are blocked using ply.
9.6	Roofing	Fair – False ceiling makes original flooring system invisible.
9.7	Articulation & Finishes	Fair – Flooring tiles replaced in all the interior spaces.
9.8	Services	Fair
9.9	Out Buildings	Fair – Temporary storage shed is used as a dumping yard.
9.10	Overall Conditions	Fair | Maintenance level | Fair
10.0		**Transformation**
	Form	-
	Structure	MS sections are added to support wooden flooring.
	Articulation & Finishes	-
11.0		**DP Remarks/ Perceived Threats**
		Building forms part of C1 Zone.
12.0		**Additional Notes/ References/ Documents available**
		Additional Notes: - **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc. Eicher Goodearth Ltd. (2002) *City Map – Mumbai,* Mumbai.

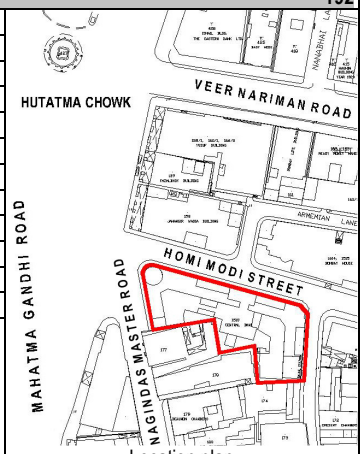
Main entrance side with projecting floor supported on wooden brackets, with sloping roof

Balcony railing detail

Internal courtyard with the verandahs with sloping roof, opening into it

Stone balustrade detail

Projecting balcony with wooden columns and railing with sloping roof, supported on wooden brackets

Central Bank building			192
		Common Ref No: 192 Card No: 260 Ward (Part): A (Part II) CS No: 1518 (Fort division) Plot Area: 926.89 sq m. B U Area: - Date: 7/01/05 Recorded by: Prachi Merchant Reviewed by: Int: Prachi Merchant, Zankhana Prajapati Ext: Prachi Merchant, Zankhana Prajapati Photo Ref.: 192_Central Bank building	 Location plan
1.0		**Denomination**	
1.1	Name of Premises	Central Bank building	
1.2	Earlier Name	Central Bank building	
1.3	Built in:	Indeterminable	Extension Date: -
2.0		**Access**	
2.1	Main	Corner of Nagindas Master Road and Homi Modi Street - pedestrian	
2.2	Subsidiary	Homi Modi Street and Nagindas Master Road – pedestrian.	
3.0		**Ownership pattern**	
3.1	Present	Central Bank of India	
3.2	Past	Central Bank of India limited and others	
3.3	Status	Owner	
4.0		**Use**	
4.1	Present	Commercial – Banks	
4.2	Past	Commercial - Offices	
4.3	Usage	Daily.	
5.0		**Significance & value Classification**	
5.1	Townscape (Manmade)	Prominent corner building at the junction of Nagindas Master road and Homi Modi Street The building form is a response to the site context with Flora Fountain at the forefront.	
5.2	Architectural Description	**Planning** The building has 'L' shaped form with its wings extending at the rear to enclose a court The main access to the building is from the northwest corner. The central bay with the dome is the highest level of the building. The portions of the added fifth floor at the corner are higher than the rest of the building. **Features** The ground floor and the marginally projecting bays in the center and corners have stone rusticated joints. The central bay with the dome is the most striking feature with the arched main door Opening with a decorative and emphasized keystone, floral pattern around the openings, and upper projecting balcony with decorative brackets. The dome base has round windows, geometric pattern and top fire temple like flame feature. The side façade has recessed rectangular window openings with wooden sloping chajjas and geometric pattern friezes in the sill portion. The façade has continuous projecting balconies on the first and second floor of east side façade and in alternate bays of the south façade. Balconies are supported on supported on decorative brackets, and corbel bands with stone balustrade. The side facades have arched door entrance in the east and south corner. The top floor dormer windows have sloping Chajjas. **Style** The building derives influence from Neo Classical style of architecture.	
5.3	Intrinsic	-	
5.4	Value Classification	A(arc), B(per), B (des), B (uu), E, F, G(grp), I(sce)	Recommended grade II A.
6.0		**Topography**	
6.1	Floors	G+5 with basement, and part 6th floor and part terrace.	
7.0		**Construction**	

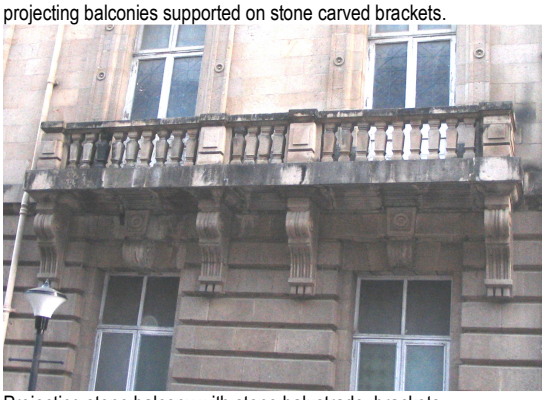
Central Bank building			192
7.1	Plinth	High stone plinth due to basement.	
7.2	Walls	Load bearing brick walls. The walls are slanting internally widening the width of the wall to increase the strength.	
7.3	Floor	RCC slab and beam structure.	
7.4	Stairs	Three staircase structures with two on either ends and one in the center. Open well staircase with stone finished risers and treads and cast iron intricate railing.	
7.5	Openings	Main corner entrance door arched opening with wooden paneled door shutters and semicircular arched ventilator. Rectangular window openings with glazed paneled shutters. Top floor dormer windows with glazed paneled shutters and sloping wooden *chajja*. Round openings on the dome wall. Rectangular openings leading to projecting balconies with stone balustrade.	
7.6	Roofing	Central wing connecting the two arms with dome. Rest all wings with flat terrace roof. Window openings with sloping wooden *chajjas*.	
7.7	Articulation	Arched openings, façade with rusticated stone joints, projecting balconies with decorative brackets, central dome.	
7.8	Finishes	Walls are clad with buff stone on the external side, and plastered and painted from inside. Floor is finished with cement tiles, marble at places.	
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -	
7.10	Compound/ Fence/ Gate	The building is directly accessed from the road. No compound wall, no fence or gate present.	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	The building abuts the road and occupies the site completely with an enclosed court at the rear.	
8.0		**Services & Utilities**	
8.1	Lighting	Inadequate natural light due to hindrance by internal partitions, supplemented by artificial light.	
8.2	Ventilation	Inadequate natural ventilation due to hindrance blocking of openings, supplemented by artificial ventilation.	
8.3	Electricity	BEST	
8.4	Water Supply	MCGM	
8.5	Drainage (Plumbing & Sanitation)	MCGM	
8.6	Fire Precaution	-	
8.7	Other (HVAC/BMS/Security Systems)	Centrally air conditioned with cooling towers placed on the terrace.	
		Manual security, metal detector, surveillance camera.	
9.0		**Condition**	
		The interior of the building is completely altered, retaining the main structural system.	
9.1	Plinth	Fair	
9.2	Walls	Fair – Internal partitions added to suit the requirements of the bank. Externally cladding is deteriorating, organic growth observed.	
9.3	Floor	Fair – Major leakages have been observed in the basement floor area.	
9.4	Stairs	Fair – Materials have been altered.	
9.5	Openings	Poor – The openings have been blocked to house AC's, window shutters have been changed, grills have been added, AC machines have been installed in the projecting balconies. The front and side façade openings have been maintained very insensitively.	
9.6	Roofing	Fair – Terrace maintained well, window chajjas have been replaced.	
9.7	Articulation & Finishes	Fair – Hoardings been installed insensitively. All internal finishing is altered.	
9.8	Services	Fair – Electric wires passing through in a haphazard way. AC outdoor units are installed in the projecting balconies, cooling towers and tanks have been installed on terrace.	
9.9	Out Buildings	-	
9.10	Overall Conditions	Fair	Maintenance level | Fair
10.0		**Transformation**	
	Form	The fifth and part sixth portion of the building have been added later.	
	Structure	Projecting balconies are enclosed. Tanks, cooling towers have been installed on the terrace.	
	Articulation & Finishes	Openings are blocked to house AC's, window shutters have been changed, grills have been added. *Chajja* coverings have been replaced. Hoardings have been installed insensitively in the openings.	
11.0		**DP Remarks/ Perceived Threats**	
		Building forms part of C1 zone	

Central Bank building		192
12.0		**Additional Notes/ References/ Documents available**
		Additional Notes: - **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* SHARADA DWIVEDI and RAHUL MEHROTRA (2001) *The Cities Within*, Bombay : Eminence Designs Pvt. Ltd. RAHUL MEHROTRA, GUNTER NEST and SANDHYA SAVANT (1994) *The Fort Precinct in Bombay – Conserving an Image Centre*, 2 Vols, Bombay. FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc. SHARADA DWIVEDI and RAHUL MEHROTRA (2001) *Fort Walks,* Bombay : Eminence Designs Pvt. Ltd. Eicher Goodearth Ltd. (2002) *City Map – Mumbai,* Mumbai.

Main entrance corner bay with arched and rectangular openings, surmounted with a dome.

Side façade with rusticated joints on the ground floor and vertical columns, projecting balconies supported on stone carved brackets.

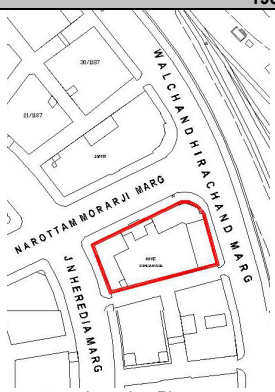
Open well staircase



Projecting stone balcony with stone balustrade, brackets

Main entrance with arched opening, rusticated stone joints with a keystone emphasized.

Rectangular window openings with scroll bracket keystone and brackets, floral motifs around the window frame.

Scindia House			193(a)
		Common Ref No: 193(a) Card No: 261 Ward (Part): A (Part II) CS No: 4/1187(Fort Division) Plot Area: 1122.54 sq m B U Area: - Date: 06/04/2005 Recorded by: Sonal Modak Reviewed by: Int: Permission denied Ext: Sonal Modak Photo Ref: 193(a)_Scindia House	 Location Plan

1.0		**Denomination**			
1.1	Name of Premises	Scindia House			
1.2	Earlier Name	Scindia House			
1.3	Built in:	1938	Extension Date: -		
2.0		**Access**			
2.1	Main	Narottam Morarji Marg - Pedestrian			
2.2	Subsidiary	-			
3.0		**Ownership pattern**			
3.1	Present	Private			
3.2	Past	Private			
3.3	Status	Owner			
4.0		**Use**			
4.1	Present	Commercial – Offices			
4.2	Past	Commercial – Offices			
4.3	Usage	Daily			
5.0		**Significance & Value Classification**			
5.1	Townscape (Manmade)	Located on a corner plot at the junction of Walchand Hirachand Marg and Narottam Morarji Marg with roads on three sides and tree-lined avenue maintaining similar height & features as per urban design regulations laid down for the entire Ballard Estate. It is an imposing corner building forming a local landmark. Main access is from corner of Narottam Morarji Marg.			
5.2	Architectural Description	**Planning** Building is roughly rectangular in plan. Facades are simple symmetrical with verticality emphasized. Building is sharing common open spaces with buildings on sides and rear. Corner tower rises higher than the rest of the building height. Large floor heights without any setback or interception generate an urban scale-volume to the building block. **Features** Yellow ashlar masonary having massive look and vertical engaged columns having rectangular windows in between. Rustication is seen at ground floor level in same yellow stone masonary. Simple band at first floor level runs continuously forming step out balconies at places. **Style** Influence of European Renaissance style of architecture with emphasized verticality.			
5.3	Intrinsic	-			
5.4	Value Classification	A(arc), B(per), B (des), B (uu), E, F, G(grp)	Recommended grade:	II A	
6.0		**Topography**			
6.1	Floors	G + 5 with basement			
7.0		**Construction**			
7.1	Plinth	High plinth about 4 ft. high to accommodate ventilators for basement, in yellow ashlar masonry.			
7.2	Walls	Load bearing yellow ashlar masonry along the entire periphery, open internal space is supported on columns.			
7.3	Floor	Indeterminable			
7.4	Stairs	Indeterminable			
7.5	Openings	Large door/window openings with timber frame and double-glazing panels and awnings.			

Scindia House			193(a)
7.6	Roofing	Indeterminable	
7.7	Articulation	Cornice bands.	
7.8	Finishes	Yellow Kurla stone dressed external wall surfaces and plaster painted internal finishes.	
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -	
7.10	Compound/ Fence/ Gate	No compound wall, only an Iron gate enclosing the common open space along both the sides.	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Paved open space shared with adjoining buildings. Tree lined avenue along the front and services located in the rear common space.	
8.0		**Services & Utilities**	
8.1	Lighting	Indeterminable	
8.2	Ventilation	Indeterminable	
8.3	Electricity	BEST	
8.4	Water Supply	MCGM	
8.5	Drainage (Plumbing & Sanitation)	MCGM	
8.6	Fire Precaution	Indeterminable	
8.7	Other (HVAC/BMS/Security Systems)	Split & window unit air-conditioners.	
9.0		**Condition**	
9.1	Plinth	Good except plumbing interventions along the rear side.	
9.2	Walls	Good	
9.3	Floor	Indeterminable	
9.4	Stairs	Indeterminable	
9.5	Openings	Good	
9.6	Roofing	Indeterminable	
9.7	Articulation & Finishes	Good	
9.8	Services	Fair – old and neglected plumbing lines to the rear side.	
9.9	Out Buildings	-	
9.10	Overall Conditions	Good	Maintenance level: Good
10.0		**Transformation**	
	Form	No visible changes externally	
	Structure	No visible changes externally	
	Articulation & Finishes	No visible changes externally	
11.0		**DP Remarks/ Perceived Threats**	
		Building forms part of C1 zone	
12.0		**Additional Notes/ References/ Documents available**	
		Additional Notes: - **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc. SHARADA DWIVEDI and RAHUL MEHROTRA (2001) *Fort Walks,* Bombay : Eminence Designs Pvt. Ltd. *Ballard Estate – A Corporate District* (2000) Urban Design Research Institute and Bombay First.	

Side façade with vertical bands, rectangular columns

Buff stone clad building with rectangular openings, projecting vertical bands, rectangular window openings

Projecting balconies on the first floor

L & T House			193 (b)
		Common Ref No: 193 (b) Card No: 262 Ward (Part): A (Part II) CS No: 20/1187. Plot Area: 966.00 sq m. B U Area: - Date: 10/02/2005 Recorded by: Arun Wadhwa Reviewed by: Int: Arun Wadhwa Ext: Arun Wadhwa Photo Ref: 193(b) L&T House.	 Location Plan

1.0		**Denomination**	
1.1	Name of Premises	L & T House	
1.2	Earlier Name	ICI building	
1.3	Built in:	1924	Extension Date:
2.0		**Access**	
2.1	Main	Narottam Morarji Marg	
2.2	Subsidiary	J. N. Heredia Marg	
3.0		**Ownership pattern**	
3.1	Present	Larsen & Toubro Ltd.	
3.2	Past	Imperial Chemical industries	
3.3	Status	Owner	
4.0		**Use**	
4.1	Present	Corporate headquarters of L&T, Danish Consulate office.	
4.2	Past	Offices	
4.3	Usage	Commercial	
5.0		**Significance & Value Classification**	
5.1	Townscape (manmade)	Corner building facing road on three sides with splayed face along the southeast corner.	
5.2	Architectural Description	**Planning** Long narrow corner building with an inclined front side and splayed south east corner forming wide east side & narrow west end. Central access from the long façade leads to a lobby connected to first floor boardrooms through an open well stair. Two stairs at both ends of rear side lead to typical floor layouts on the upper floors. Each floor has colonnaded open office space to the front and partitioned cabins along the long rear side. Pantry, toilet and service facilities are also placed alongside the stair to the rear. Basement floor accommodates recreational facility along with A.C. plant, stores and a substation. **Features** Plain façade seems bold in appearance with large window openings recessed within wall surfaces. Large semicircular opening on the splayed south east corner. Cantilevered balcony on the splayed façade. Large continuous cornice band above second floor and a metal clad fascia over the fourth floor roof. **Style** Renaissance style influences.	
5.3	Intrinsic	Linked with the history of L&T company which had its humble beginning from a single room in this building & went on to become a giant corporate house.	
5.4	Value Classification	A(arc), B(per), B (des), B (uu), E, F, G(grp)	Recommended grade: II A
6.0		**Topography**	
6.1	Floors	G + 4 and basement.	
7.0		**Construction**	
7.1	Plinth	Plinth height of about 0.9 m. with a basement below.	
7.2	Walls	Non-load bearing brick masonry walls and concrete structural members.	
7.3	Floor	R.C.C. slab supported on beams and columns.	
7.4	Stairs	Two R.C.C staircases, C-shaped with a central lift shaft, wooden constructed from third to fourth floor, symmetrically placed to the rear side at both ends. Also a wide stair with an open central-well connecting the main lobby to the first floor boardrooms.	

7.5	Openings	Large rectangular facade openings some of which are double height with recessed metal frame glazed panel windows. Some original retained door shutters carry wood relief work whereas rest of the openings are modified in laminate finish shutters.
7.6	Roofing	Sloping A.C. sheet supported over hollow steel box sections.
7.7	Articulation	-
7.8	Finishes	Fascia clad façade externally resembles stone dressed
7.9	Interiors (Movable & Immovable)	**Movable** Antique wooden furniture in the corporate hall at fourth floor. **Immovable** Sculpture of H. Holck Larsen –founder of L&T at the entrance. Wooden partitions subdividing office spaces. No particular heritage value.
7.10	Compound/ Fence/ Gate	Building itself forms boundary along its three road fronts, iron gates secure the common space along the North side.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Shares paved open space along the North side with adjacent buildings used for services.
8.0		**Services & Utilities**
8.1	Lighting	Relies on artificial lighting.
8.2	Ventilation	Central A.C. system
8.3	Electricity	BEST.
8.4	Water Supply	MCGM. Underground and overhead water storage tank.
8.5	Drainage (Plumbing & Sanitation)	MCGM Connected to Municipal sewer lines.
8.6	Fire Precaution	Smoke detector and fire extinguisher.
8.7	Other (HVAC/BMS/Security Systems)	Central A.C. plant. Electronic door locking devices.
9.0		**Condition**
9.1	Plinth	Fair except on the rear side due to plumbing interventions
9.2	Walls	Fair. Well maintained
9.3	Floor	Fair
9.4	Stairs	Fair, except some wear and tear observed
9.5	Openings	Fair. Except rear side with A.C units and weather shades.
9.6	Roofing	Fair.
9.7	Articulation & Finishes	Good.
9.8	Services	Fair.
9.9	Out Buildings	-
9.10	Overall Conditions	Fair Maintenance level: Good
10.0		**Transformation**
	Form	No visible changes
	Structure	No visible changes
	Articulation & Finishes	No visible changes
11.0		**DP Remarks/ Perceived Threats**
		Building forms part of C1 Zone
12.0		**Additional Notes/ References/ Documents available**
		Additional Notes: - **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* SHARADA DWIVEDI and RAHUL MEHROTRA (2001) *The Cities Within*, Bombay : Eminence Designs Pvt. Ltd. RAHUL MEHROTRA, GUNTER NEST and SANDHYA SAVANT (1994) *The Fort Precinct in Bombay – Conserving an Image Centre*, 2 Vols, Bombay. FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc. SHARADA DWIVEDI and RAHUL MEHROTRA (2001) *Fort Walks,* Bombay : Eminence Designs Pvt. Ltd. *Ballard Estate – A Corporate District* (2000) Urban Design Research Institute and Bombay First.

Buff stone clad building with a corner curved bay, rectangular inset windows, bands.

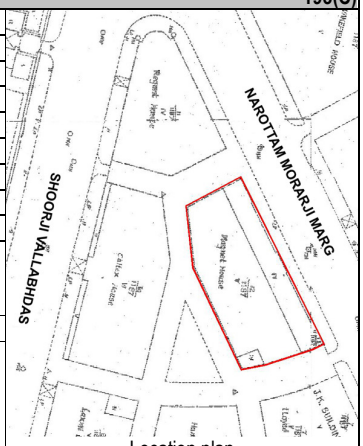
Internal open well stone staircase

Façade detail with modifications made to the upper part

Arched window opening

Railing detail

Completely modified interior view

Magnet House			193(C)
		Common Ref No: 193(C) Card No: 263 Ward (Part): A (Part II) CS No: 12/1187 (Fort division) Plot Area: Indeterminable B U Area: - Date: 25/11/2004 Recorded by: Arun Wadhwa Reviewed by: Int: Arun Wadhwa, Zankhana Prajapati Internal photography permission denied Ext: Arun Wadhwa, Zankhana Prajapati Photo Ref.: 193(c)_Magnet House	 Location plan
1.0		**Denomination**	
1.1	Name of Premises	Magnet House	
1.2	Earlier Name	Magnet House	
1.3	Built in:	1920's -1930's	Extension Date: -
2.0		**Access**	
2.1	Main	Narottam Morarji Marg	
2.2	Subsidiary	-	
3.0		**Ownership pattern**	
3.1	Present	Oriental Insurance company	
3.2	Past	Indeterminable	
3.3	Status	Ownership with multi tenanted premises.	
4.0		**Use**	
4.1	Present	Vacant ground floor, private offices on first and second floor, Oriental Insurance premises on third and fourth floor.	
4.2	Past	Commercial	
4.3	Usage	Daily	
5.0		**Significance & Value Classification**	
5.1	Townscape (Manmade)	Part of well conceived planning layout with control guidelines in sense of retaining similar façade character and street profile.	
5.2	Architectural Description	**Planning** Rectangular plan with long side facing the street to the north with central staircase and spacious lobby. Typical floor layout with symmetrical office spaces planned on both the sides with toilets and pantry services at the rear southern side. A narrow service stair planned at the rear side. Receding fourth floor seems later addition. **Features** Continuous semi-circular arches stone dressed at the ground floor. Projecting cornice bands on the first and third floor slab levels. Stone relief work on façade openings. Projecting balcony with decorative brackets, relief features and parapet balusters. Intricate wrought iron railing work as window grills. Overhanging porch supported on long curvilinear brackets. **Style** European Renaissance style.	
5.3	Intrinsic	-	
5.4	Value Classification	A(arc), B(per), B (des), B (uu), E, F, G(grp)	Recommended grade: II A
6.0		**Topography**	
6.1	Floors	G + 4 floors	
7.0		**Construction**	
7.1	Plinth	Low plinth about a foot in height rough dressed in stone masonry topped with a rain-drip course.	
7.2	Walls	Non-load bearing brick masonry walls on the upper floors.	
7.3	Floor	Reinforced concrete slab supported on a structural grid of concrete columns and beams.	
7.4	Stairs	C- Shaped staircase constructed in concrete with a central lift shaft.	

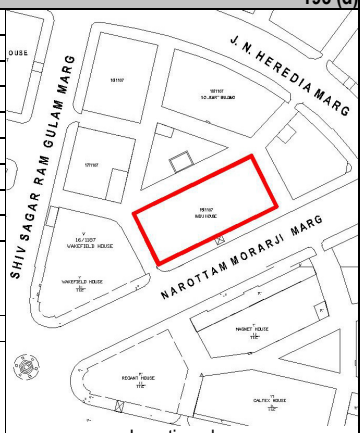
		Wrought iron decorative railing panel with wooden handrail and large newel post.
7.5	Openings	Large door openings continuous at the first & fourth floor and projecting balcony like features at some places on second and third level. Window openings with wooden paneled glazed shutters and top hung ventilator.
7.6	Roofing	Sloping pitched roof with Mangalore tile finish supported on trusses and false ceiling finish.
7.7	Articulation	Projecting balcony like features in the form of cornice bands.
7.8	Finishes	External walls are finished in yellow stone ashlars masonry medium course whereas internally the surfaces are plastered. Varied ordinary floor finishes. All door and window openings are emulsion painted. Ornamental detailing and projecting features are painted in white.
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -
7.10	Compound/ Fence/ Gate	No compound wall as the building shares open space with adjoining buildings except the street front. Collapsible gate at the entrance leading to stair. Iron gate enclosing open space with adjoining buildings on the two sides.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	-
8.0		**Services & Utilities**
8.1	Lighting	Large door and window openings with louvered panels provide ample daylight supplemented with electric lighting.
8.2	Ventilation	Large door and window openings provide natural ventilation along with electric fans and air-conditioning devices.
8.3	Electricity	BEST
8.4	Water Supply	MCGM
8.5	Drainage (Plumbing & Sanitation)	MCGM
8.6	Fire Precaution	Absence of integrated fire fighting system, some tenanted offices have fire extinguishers, which seem inadequate incase of major breakout.
8.7	Other (HVAC/BMS/Security Systems)	Installation of window unit and split air-conditioning in office premises.
9.0		**Condition**
9.1	Plinth	Fair to the front side, sides and rear face seepage problem and plant growth affecting plinth course.
9.2	Walls	Poor - Damaged plaster, cracks and plant growth observed externally as well as internally. Damp and poorly finished surfaces.
9.3	Floor	Fair - Floor structure fair, Ceiling plaster and finish in poor condition.
9.4	Stairs	Fair except in need of maintenance, with pan stains and encroachment of services in a haphazard manner. Also dark and ill ventilated.
9.5	Openings	Poor - Full height glass doors in place of wooden paneled shutters. Some window openings are damaged with missing panes and broken shutters on the side and rear facades. Box type iron grills fitted to the openings externally. Air-conditioning units installed within the openings altering wooden shutters.
9.6	Roofing	Fair except waterproofing and maintenance.
9.7	Articulation & Finishes	Poor – blackening and plant growth observed externally over stone dressed surfaces, also poorly maintained internal wall finishes in some premises and common areas. varied floor finishes by different occupants throughout the building
9.8	Services	Poor - old plumbing lines cause leakage affecting strength and hygiene. Unplanned additions in plumbing, electrical and telephone lines have damaged the external fabric as well mar the visual congruity of the facades.
9.9	Out Buildings	-
9.10	Overall Conditions	Fair except walls, openings, finishes and services. | Maintenance level: Low
10.0		**Transformation**
	Form	-
	Structure	Addition of fourth floor, False ceiling and mezzanines in the interiors.
	Articulation & Finishes	Signboards on the porch and projecting frieze band. Paint finishing on projecting decorative features on the façade.
11.0		**DP Remarks/ Perceived Threats**
		Building forms part of C1 zone
12.0		**Additional Notes/ References/ Documents available**
		<u>Additional Notes:</u> - **<u>References:</u>** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and*

		Structures listed for Conservation. FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc. SHARADA DWIVEDI and RAHUL MEHROTRA (2001) *Fort Walks,* Bombay : Eminence Designs Pvt. Ltd. *Ballard Estate – A Corporate District* (2000) Urban Design Research Institute and Bombay First.

Side façade with additions made with AC units, pipes etc

Arched opening with decorative band, enclosed opening to take the AC

Main entrance with arched and rectangular opening, extended porch supported on wooden brackets

NTC House			193 (d)
		Common Ref No: 193 (d) Card No: 264 Ward (Part): A (Part II) CS No: 15/1187. Plot Area: 1041.62 sq m B U Area: - Date: 25/11/2004 Recorded by: Arun Wadhwa Reviewed by: Int: Arun Wadhwa, Zankhana Prajapati Internal photography permission denied Ext: Arun Wadhwa, Zankhana Prajapati Photo Ref.: 193(d)_NTC House	 Location plan

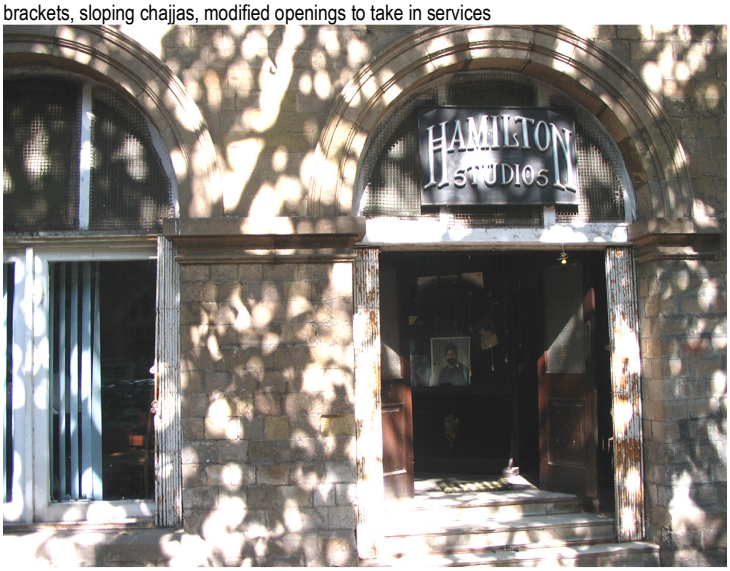
1.0		**Denomination**	
1.1	Name of Premises	NTC House	
1.2	Earlier Name	S.D. Sassoon Building.	
1.3	Built in:	1920's -1930's	Extension Date: -
2.0		**Access**	
2.1	Main	Narottam Morarji Marg – vehicular & pedestrian.	
2.2	Subsidiary	Access to ground floor from side open spaces to the east and west side presently not used.	
3.0		**Ownership pattern**	
3.1	Present	National Textile Corporation, a Government Undertaking	
3.2	Past	Sassoon trust presently occupying first floor	
3.3	Status	Ownership with multi tenanted premises.	
4.0		**Use**	
4.1	Present	National Insurance company and Hamilton studios on the ground floor, private offices on first & second floor, NTC offices on third and fourth floor.	
4.2	Past	Commercial	
4.3	Usage	Daily	
5.0		**Significance & Value Classification**	
5.1	Townscape (Manmade)	Located along a continuous stretch of buildings in a well conceived planning layout with control guidelines in sense of retaining similar façade character and street profile.	
5.2	Architectural Description	**Planning** Rectangular plan with longer side fronting the street to the south with central staircase and spacious lobby. Symmetrical office spaces planned on both the sides with toilets and pantry services at the rear northern side. A narrow service stair planned centrally at the rear side. **Features** Symmetrical front façade stone dressed and relieved by cornice bands and arch openings. Continuous semi-circular arch openings at the ground floor. Projecting cornice bands serving as balconettes supported by decorative brackets. Projecting cornice and keystone in stone relief work. Wooden awnings over façade openings. Sloping wooden awnings shading door/window openings. Mansard roof punctuated by wooden window openings. Intricate wrought iron railings and balusters including large wooden navel post in the staircase. **Style** European Renaissance style.	
5.3	Intrinsic	Old antique ambience of 'Hamilton studios' on the ground floor.	
5.4	Value Classification	A(arc), B(per), B (des), B (uu), E, F, G(grp)	Recommended grade: II A
6.0		**Topography**	
6.1	Floors	G + 4 (additional mezzanines built within large floor heights)	
7.0		**Construction**	
7.1	Plinth	Low plinth about a foot in height dressed in rough stone masonry.	
7.2	Walls	Rubble stone masonry walls on the ground floor and brick masonry on the upper floors.	
7.3	Floor	Reinforced concrete slab supported on a structural grid of concrete columns and beams.	
7.4	Stairs	C- shaped staircase constructed in concrete with a central lift shaft. Wrought iron decorative railing panel with wooden handrail and large newel post.	

NTC House		193 (d)
7.5	Openings	Large door openings continuous at the first & fourth floor and projecting balcony like features at some places on second and third level. Window openings with wooden paneled glazed shutters and top hung ventilator.
7.6	Roofing	Mansard roof.
7.7	Articulation	Projecting balcony like features in the form of cornice bands
7.8	Finishes	Exterior walls are finished in yellow stone ashlar masonry medium course whereas internally the surfaces are plastered. All door and window openings are emulsion painted. Varied and ordinary floor finishes. Ornamental detailing and projecting features are painted in white.
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -
7.10	Compound/ Fence/ Gate	No compound as the building touches the street on two sides whereas the other two sides share open space with adjoining buildings. Collapsible gate at the entrance leading to stair. Iron gate enclosing open space with adjoining buildings on the two sides.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	-
8.0		**Services & Utilities**
8.1	Lighting	Adequate natural light through large door and window openings with louvered panels supplemented by artificial lighting.
8.2	Ventilation	Adequate natural ventilation through large door and window openings also supplemented by fans and air-conditioning devices.
8.3	Electricity	BEST
8.4	Water Supply	MCGM
8.5	Drainage (Plumbing & Sanitation)	MCGM
8.6	Fire Precaution	Absence of integrated fire fighting system, some tenanted offices have fire extinguishers, which seem inadequate incase of major breakout.
8.7	Other (HVAC/BMS/Security Systems)	Installation of window unit and split air-conditioning in office premises.
9.0		**Condition**
9.1	Plinth	Fair to the front side, sides and rear face seepage problem affecting plinth course.
9.2	Walls	Fair except damaged plaster, cracks and plant growth observed externally as well as internally.
9.3	Floor	Fair condition of floor structure
9.4	Stairs	Fair except in need of maintenance, with pan stains and encroachment of services in a haphazard manner. Also dark and ill ventilated.
9.5	Openings	Poor - Full height glass doors in place of wooden paneled shutters. Some window openings are damaged with missing panes and broken shutters on the side and rear facades. Box type iron grills fitted to the openings externally. Window air-conditioning units installed within the window openings altering shutters and openings.
9.6	Roofing	Fair – except few damp patches.
9.7	Articulation & Finishes	Poor - Cracks and exposed steel reinforcement observed in cornice and bracket members. Balcony railing damaged and unmaintained.
9.8	Services	Poor - Old plumbing lines cause leakage affecting strength and hygiene. Unplanned additions in plumbing, electrical and telephone lines have damaged the external fabric as well mar the visual congruity of the facades.
9.9	Out Buildings	N.A.
9.10	Overall Conditions	Fair except openings, finishes and services. | Maintenance level: fair
10.0		**Transformation**
	Form	-
	Structure	False ceiling to the interiors and a few mezzanines.
	Articulation & Finishes	White paint applied over stone dressed arch openings, decorative features.
11.0		**DP Remarks/ Perceived Threats**
		Building forms part of C1 zone
12.0		**Additional Notes/ References/ Documents available**
		<u>Additional Notes:</u> - **<u>References:</u>** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc.

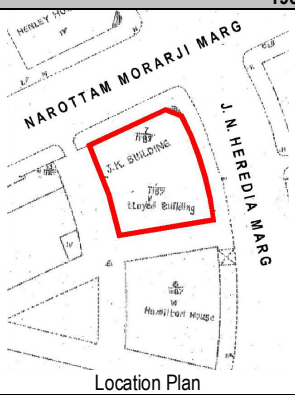
		SHARADA DWIVEDI and RAHUL MEHROTRA (2001) *Fort Walks,* Bombay : Eminence Designs Pvt. Ltd. *Ballard Estate – A Corporate District* (2000) Urban Design Research Institute and Bombay First.

Side façade with ached openings, projecting balconies supported on brackets, sloping chajjas, modified openings to take in services

Balcony supported on stone brackets, bands



Main entrance façade with arched openings with bands

New Hind Building			193(e)
		Common Ref No: 193(e) Card No: 265 Ward (Part): A (Part II) CS No: 7/1187 Plot Area: 530.10 sqm. B U Area: - Date: 23/03/05 Recorded by: Prachi Merchant Reviewed by: Int: Prachi Merchant, Zankhana Prajapati Internal photography permission denied Ext: Prachi Merchant, Zankhana Prajapati Photo Ref.: 193(e)_New Hind House	 Location Plan

1.0		**Denomination**			
1.1	Name of Premises	New Hind Building			
1.2	Earlier Name	J and K building, Lloyd building			
1.3	Built in:	1920-1930	Extension Date:	-	
2.0		**Access**			
2.1	Main	Naorottam Morarji Marg			
2.2	Subsidiary	J. N. Heredia Marg			
3.0		**Ownership pattern**			
3.1	Present	Private - Owner			
3.2	Past	Private - Owner			
3.3	Status	Owner			
4.0		**Use**			
4.1	Present	Commercial			
4.2	Past	Commercial			
4.3	Usage	Daily			
5.0		**Significance & value Classification**			
5.1	Townscape (Manmade)	Prominent corner curved building at the junction of Naorottam Morarji Marg and J. N. Heredia Marg. The building is accessed from the corner and from the Naorottam Morarji Marg. The building forms a part of the Ballard Estate precinct.			
5.2	Architectural Description	**Planning** The office building is accessed from the north end and has a curvilinear profile. The staircase and lift block is located in the west side. The central portion and the two corner bays are higher than the rest of the wings. The ground, first and fourth floors are occupied by offices of the J & K group of company and the second and third by CBI. **Features** The buff stone clad building has curved steps to the shop entrance with a projection supported on carved brackets above. A projecting cornice band defines the first floor and the third floor levels. The ground floor has semicircular full height arched openings and upper floor floors have rectangular openings with projecting sill pieces. The first floor and the recessed fourth floor have projecting with cast iron railing. **Style** The building derives influence from European Renaissance style of Architecture.			
5.3	Intrinsic	-			
5.4	Value Classification	A(arc), B(per), B (des), B (uu), E, F, G(grp)	Recommended grade	II A	
6.0		**Topography**			
6.1	Floors	G+3 with terrace			
7.0		**Construction**			
7.1	Plinth	Normal height buff stone clad plinth with plinth protection band.			
7.2	Walls	Load bearing walls			
7.3	Floor	RCC slab and beam structure			
7.4	Stairs	Main open well staircase with lift in the center, with a wooden newel post.			
7.5	Openings	Ground floor full height arched openings with glazed paneled shutter. Upper floor with rectangular openings with glazed paneled shutters.			

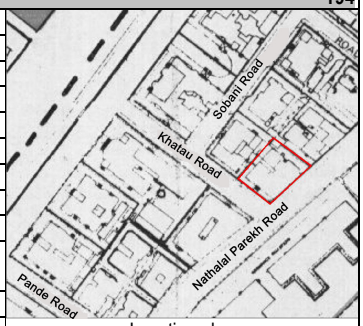
		The fourth floor has slanting dormer windows finished with ceramic tile china mosaic. Internal doors have paneled shutters.
7.6	Roofing	Flat RCC terrace roof
7.7	Articulation	Projecting cornice bands, stone brackets, dormer windows.
7.8	Finishes	Walls are clad with buff stone. The floors are finished with natural stone.
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -
7.10	Compound/ Fence/ Gate	Side MS fencing leading to the rear courtyard.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Trees with tree guard on paved footpath area.
8.0		**Services & Utilities**
8.1	Lighting	Natural lighting through openings supplemented with artificial lighting.
8.2	Ventilation	Natural ventilation through openings supplemented with artificial ventilation.
8.3	Electricity	BEST
8.4	Water Supply	MCGM
8.5	Drainage (Plumbing & Sanitation)	MCGM
8.6	Fire Precaution	-
8.7	Other (HVAC/BMS/Security Systems)	Individual office spaces have AC's installed according to individual requirement. Strict manual security.
9.0		**Condition**
9.1	Plinth	Fair
9.2	Walls	Fair
9.3	Floor	Fair
9.4	Stairs	Fair – Stone finish of treads and risers have been changed, railing has been changed
9.5	Openings	Poor - Openings have been blocked to occupy AC's, shutters have been changed. Front side openings have been blocked by hoardings etc. Grills and *jalis* have been added to the front full height window openings.
9.6	Roofing	Fair
9.7	Articulation & Finishes	Poor – features are blackened, broken bands.
9.8	Services	Poor – the rear side is not maintained and services have been added haphazardly.
9.9	Out Buildings	-
9.10	Overall Conditions	Fair | Maintenance level | Poor
10.0		**Transformation**
	Form	-
	Structure	-
	Articulation & Finishes	Openings have been blocked. Front shop entrance shutters have been changed to suit the tenant's requirements. *Jalis* have been added on the front façade openings, hoardings have covered the façade features.
11.0		**DP Remarks/ Perceived Threats**
		Building forms part of C1 Zone
12.0		**Additional Notes/ References/ Documents available**
		Additional Notes: - **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* SHARADA DWIVEDI and RAHUL MEHROTRA (2001) *The Cities Within*, Bombay : Eminence Designs Pvt. Ltd. RAHUL MEHROTRA, GUNTER NEST and SANDHYA SAVANT (1994) *The Fort Precinct in Bombay – Conserving an Image Centre*, 2 Vols, Bombay. FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc. SHARADA DWIVEDI and RAHUL MEHROTRA (2001) *Fort Walks,* Bombay : Eminence Designs Pvt. Ltd. *Ballard Estate – A Corporate District* (2000) Urban Design Research Institute and Bombay First.

Corner buff stone clad building with a curved wing, rectangular openings

Projecting balconies with floor bands

Side façade view with enclosed openings to take in services

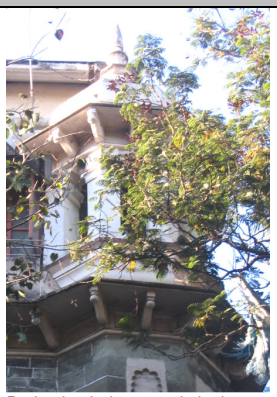
Projecting balcony supported on stone brackets, bands etc

Jony Castle			194
	Common Ref No: 194 Card No: 266 Ward (Part): A (part IV) CS No: 1061 Plot Area: 1540.14 sqm. B U Area: - Date: 10/01/2005 Recorded by: Zankhana Prajapati Reviewed by: Int: Zankhana Prajapati, Sonal Modak Ext: Zankhana Prajapati, Sonal Modak Photo Ref.: 194_Jony Castle	 Location plan	

1.0		**Denomination**	
1.1	Name of Premises	Jony Castle	
1.2	Earlier Name	Jony Castle	
1.3	Built in:	Indeterminable	Extension Date: -
2.0		**Access**	
2.1	Main	Nathalal Parekh Road	
2.2	Subsidiary	Khatau Road	
3.0		**Ownership pattern**	
3.1	Present	Private	
3.2	Past	Indeterminable	
3.3	Status	Owner/Tenant	
4.0		**Use**	
4.1	Present	Residential and shops	
4.2	Past	Indeterminable	
4.3	Usage	Residential and Commercial – Daily.	
5.0		**Significance & Value Classification**	
5.1	Townscape (manmade)	Corner building at the junction of Nathalal Parikh Road and Khatau Road. There are two entrances for the building; both entrances are from Nathalal Parikh Road.	
5.2	Architectural Description	**Planning** The building has a rectangular plan with a central courtyard and longer length along Nathalal Parikh Road. The building is ground plus four storied high with mezzanine. The two entrance leads to the residential flats, southern end staircase is up to fourth floor while the other is up to second floor, there is no entrance lobby while at each floor level the corridor goes around the court and all the service utilities are abutting the central court. Ground floor has shops and residential, whereas rest other floors are residential. **Features** Islamic arches and window openings, wooden decorative verandahs, wooden column of verandah, floral motif, turret with *Chatri* like element, small semicircular arch opening in staircase area, cornice band at each floor level, corbels, brackets, decorative entrance openings. **Style** Building displays characteristics of Indo-Saracenic style.	
5.3	Intrinsic	-	
5.4	Value Classification	A(arc), B(per), B (des), E	Recommended grade II A
6.0		**Topography**	
6.1	Floors	G + 4 with mezzanine.	
7.0		**Construction**	
7.1	Plinth	Grey stone with high plinth with edging done for plinth protection.	
7.2	Walls	Thick load bearing composite walls, with external grey stone fascia and internal brick wall.	
7.3	Floor	Wooden floor joist over which flooring is laid.	
7.4	Stairs	Two dogleg timber staircases with wooden baluster and handrail.	
7.5	Openings	Single leaf wooden doors. Islamic arch in ground, first and third, rectangular window at third and fourth floor. Windows has ventilator at top and has double leaf glass shutter; Has decorative wooden verandah supported on decorative brackets.	
7.6	Roofing	Mangalore tile roofing and AC sheets, supporting members not seen.	
7.7	Articulation	Cornice bands, decorative columns, brackets, corbels.	
7.8	Finishes	External walls have exposed stone fascia and grey ashlar masonry.	

		Internal walls are plastered and painted. Flooring is of varied materials according to user.
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -
7.10	Compound/ Fence/ Gate	Two cast iron decorative iron gates and has stone compound wall.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Garage in rear open space. Some planter boxes toward Khatau Road. Unbuilt space margin at the rear side.
8.0		**Services & Utilities**
8.1	Lighting	Inadequate Natural light through door-window openings supplemented by electric light fixtures.
8.2	Ventilation	Inadequate Natural ventilation through door-window openings supplemented by electric fans.
8.3	Electricity	BEST
8.4	Water Supply	MCGM
8.5	Drainage (Plumbing & Sanitation)	MCGM
8.6	Fire Precaution	Nothing prevalent.
8.7	Other (HVAC/BMS/Security Systems)	Window AC units.
9.0		**Condition**
9.1	Plinth	Poor - Painted stone surface, edging band broken, drainage pipe haphazard, open downtake pipe and dust accumulation.
9.2	Walls	Poor - Have cracks at certain places, exposed brickwork; stone weathered, plant growth, seepage and dampness and broken stone.
9.3	Floor	Fair - In few places wooden members have been replaced by I-section, the flooring is not maintained well.
9.4	Stairs	Fair - Tread and riser material changed, loosened, sagging of tread and landing, and unclean and not maintained.
9.5	Openings	Poor - Broken windowpanes, closed ventilators, incongruous addition of grills and *jalis,* dust accumulation, shutters replaced, painted shutters, balcony and verandah enclosed and window AC units.
9.6	Roofing	Indeterminable
9.7	Articulation & Finishes	Poor - Plaster and paint peeling off, plant growth, dust accumulation and broken bands. External wall painted, weathered, plant growth Flooring changed according to user and in bad condition.
9.8	Services	Poor - Leaking drainage pipelines, electrical wiring is haphazard and dangerous and unhygienic conditions near toilets.
9.9	Out Buildings	Poor - Neglected condition.
9.10	Overall Conditions	Poor. | Maintenance level: | Poor
10.0		**Transformation**
	Form	Addition of two floors.
	Structure	Structural loading must have changed due to addition of two floors and mezzanine.
	Articulation & Finishes	Painted stone surface of facade.
11.0		**DP Remarks/ Perceived Threats**
		Building forms part of R zone
12.0		**Additional Notes/ References/ Documents available**
		Additional Notes: - **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc.

Arched opening articulation with decorative intrados, columns, floral motif



Projecting balcony and sloping roof supported on brackets

Central entrance bay with arched openings, bands

Round columns with decorative floral motif, receding projecting decorative bands

Entrance with decorative

Intricate wooden trellis and railing with sloping roof supported on brackets

Cement tile flooring

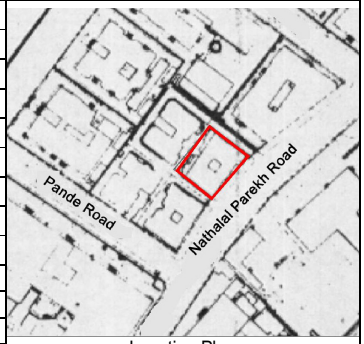
Rafiya Manzil			195
		Common Ref No: 195 Card No: 267 Ward (Part): A (part III) CS No: 20 (Colaba division) Plot Area: 1871.25 B U Area: - Date: 06/04/2005 Recorded by: Arun Wadhwa Reviewed by: Int: Permission denied Ext: Arun Wadhwa Photo Ref.: 195_Rafia Manzil	 Location plan
1.0		**Denomination**	
1.1	Name of Premises	Rafiya Manzil	
1.2	Earlier Name	Rafiya Manzil	
1.3	Built in:	Indeterminable	Extension Date: -
2.0		**Access**	
2.1	Main	Nathalal Parikh Marg – vehicular and pedestrian.	
2.2	Subsidiary	-	
3.0		**Ownership pattern**	
3.1	Present	Government	
3.2	Past	The Trustees of BIT (Lessors & others)	
3.3	Status	Government	
4.0		**Use**	
4.1	Present	Residences of Naval officers.	
4.2	Past	Indeterminable	
4.3	Usage	Daily.	
5.0		**Significance & Value Classification**	
5.1	Townscape (manmade)	Building located on a planned street. Accessed from south side front and characterized by stone façade and features of similar buildings along the road front in a predominantly residential and institutional neighborhood.	
5.2	Architectural Description	**Planning** Indeterminable. **Features** Grey stone dressed façade with distinct cornice bands, segmental arch openings and carved relief panels within recessed openings. Long front façade is punctuated by widely spaced and slightly recessed segmental arch openings with sloping awning feature and fine eaves board. Fine carved tablet feature set within window panels. Slightly projecting central bay with large segmental opening and wide cornice forming balcony like feature with decorative iron railing at first floor. Also relief panels set within parapets of wide recessed openings. **Style** The building displays Neo Classical features.	
5.3	Intrinsic	-	
5.4	Value Classification	A(arc), B(per), B (des), E	Recommended grade: III
6.0		**Topography**	
6.1	Floors	G + 4 floors.	
7.0		**Construction**	
7.1	Plinth	Stone dressed plinth about 0.9 m.	
7.2	Walls	Indeterminable	
7.3	Floor	Indeterminable	
7.4	Stairs	Indeterminable	
7.5	Openings	Semicircular and segmental arch openings in external facade with wood framed and glazed panel shutters also separate ventilator panel. Few door openings along the external façade have wood louver panels up to sill level.	
7.6	Roofing	Indeterminable	
7.7	Articulation	Distinct cornice bands at floor levels, fine carved decorative tablet set within recessed	

		opening.	
7.8	Finishes	Grey basalt stone dressed external wall surfaces with arch and decorative features in lighter stone finish. Wood finish bay window and shutters. Internal finishes indeterminable.	
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -	
7.10	Compound/ Fence/ Gate	Reconstructed front compound wall about 1.2 M height with iron railing above. Common masonry wall along the sides with adjacent buildings.	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	-	
8.0		**Services & Utilities**	
8.1	Lighting	Indeterminable	
8.2	Ventilation	Indeterminable	
8.3	Electricity	BEST.	
8.4	Water Supply	MCGM. Water storage tank.	
8.5	Drainage (Plumbing & Sanitation)	MCGM Connected to Municipal sewer lines.	
8.6	Fire Precaution	Indeterminable	
8.7	Other (HVAC/BMS/Security Systems)	Indeterminable	
9.0		**Condition**	
9.1	Plinth	Indeterminable	
9.2	Walls	Indeterminable	
9.3	Floor	Indeterminable	
9.4	Stairs	Indeterminable	
9.5	Openings	Indeterminable	
9.6	Roofing	Indeterminable	
9.7	Articulation & Finishes	Indeterminable	
9.8	Services	Indeterminable	
9.9	Out Buildings	Indeterminable	
9.10	Overall Conditions	Fair externally otherwise indeterminable.	Maintenance level: Fair externally otherwise indeterminable.
10.0		**Transformation**	
	Form	-	
	Structure	Indeterminable	
	Articulation & Finishes	Insensitive pointing and painting carried out over grey stone dressed façade.	
11.0		**DP Remarks/ Perceived Threats**	
		Building forms part of R zone	
12.0		**Additional Notes/ References/ Documents available**	
		Additional Notes: - **References**: INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc.	

Grey stone ashlar masonry wall with white joints, projecting chajjas, bands etc

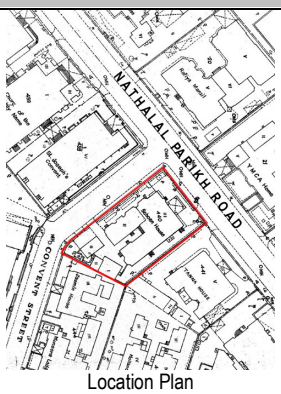
Sloping chajjas with wooden decorative supports and barge board

Rectangular window opening with decorative sill panel, bands, sloping chajjas as a later addition covering the arch

Wadia House				196
		Common Ref No: 196 Card No: 268 Ward (Part): A (Part IV) CS No: 47 (Colaba division) Plot Area: part of 1742.30 sqm. B U Area: - Date: 03/02/2005 Recorded by: Sonal Modak Reviewed by: Int: NA Ext: Sonal Modak, Zankhana Prajapati Photo Ref: 196_Wadia House	 Location Plan	
1.0		**Denomination**		
1.1	Name of Premises	Wadia House		
1.2	Earlier Name	Wadia House		
1.3	Built in:	Currently under construction	Extension Date:	-
2.0		**Access**		
2.1	Main	Nathalal Parekh Marg – Vehicular and Pedestrian		
2.2	Subsidiary	-		
3.0		**Ownership pattern**		
3.1	Present	Indeterminable		
3.2	Past	Indeterminable		
3.3	Status	Indeterminable		
4.0		**Use**		
4.1	Present	Under construction		
4.2	Past	Residential		
4.3	Usage	Daily		
5.0		**Significance & Value Classification**		
5.1	Townscape (Manmade)	-		
5.2	Architectural Description	**Planning** - **Features** - **Style** -		
5.3	Intrinsic	-		
5.4	Value Classification	Nil	Recommended grade:	Delete
6.0		**Topography**		
6.1	Floors	-		
7.0		**Construction**		
7.1	Plinth	Having gone through major transformations the original structure is all but invisible.		
7.2	Walls			
7.3	Floor			
7.4	Stairs			
7.5	Openings			
7.6	Roofing			
7.7	Articulation			
7.8	Finishes			
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -		
7.10	Compound/ Fence/ Gate	-		
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	-		
8.0		**Services & Utilities**		

Wadia House					196
8.1	Lighting	Natural light through door-window openings supplemented by electric light fixtures.			
8.2	Ventilation	Natural ventilation through door-window openings supplemented by electric fans.			
8.3	Electricity	BEST			
8.4	Water Supply	MCGM			
8.5	Drainage (Plumbing & Sanitation)	MCGM			
8.6	Fire Precaution	-			
8.7	Other (HVAC/BMS/Security Systems)	-			
9.0		**Condition**			
9.1	Plinth	-			
9.2	Walls	-			
9.3	Floor	-			
9.4	Stairs	-			
9.5	Openings	-			
9.6	Roofing	-			
9.7	Articulation & Finishes	-			
9.8	Services	-			
9.9	Out Buildings	-			
9.10	Overall Conditions	Under Construction	Maintenance level	Under Construction	
10.0		**Transformation**			
	Form	The original structure has been totally demolished and the construction of new high-rise building is going on.			
	Structure				
	Articulation & Finishes				
11.0		**DP Remarks/ Perceived Threats**			
		Building forms part of R zone			
12.0		**Additional Notes/ References/ Documents available**			
		Additional Notes: - **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* Eicher Goodearth Ltd. (2002) *City Map – Mumbai,* Mumbai.			

View of new building, under construction after demolishing the original one

Shoen House			197
		Common Ref No: 197 Card No: 269 Ward (Part): A (Part III) CS No: 440 (Colaba) Plot Area: 1272.58 sq m. B U Area: 4747.41 sq m. Date: 02/02/2005 Recorded by: Sonal Modak Reviewed by: Int: Permission denied Ext: Sonal Modak, Zankhana Prajapati Photo Ref: 197_Shoen House.	 Location Plan
1.0		**Denomination**	
1.1	Name of Premises	Shoen House	
1.2	Earlier Name	Shoen House	
1.3	Built in:	Indeterminable	Extension Date: -
2.0		**Access**	
2.1	Main	Nathalal Parekh Marg – Pedestrian and Vehicular	
2.2	Subsidiary	Convent Street - Pedestrian	
3.0		**Ownership pattern**	
3.1	Present	Private	
3.2	Past	Khushru Manekji and others	
3.3	Status	Tenant	
4.0		**Use**	
4.1	Present	Residential	
4.2	Past	Residential	
4.3	Usage	Daily	
5.0		**Significance & value Classification**	
5.1	Townscape (Manmade)	It is one of the several buildings along Nathalal Parekh Marg. The main access is through a porch from northern side, facing Nathalal Parekh Marg with separate entrance and exit gates.	
5.2	Architectural Description	**Planning** No access into the building. Front façade is divided into roughly three bays viz – left hand side, central porch and right hand side bays. Western façade is a longer façade divided in four vertical bays; alternate two bays having gable ends. There is a garage on rear side of the building having a separate entrance gate. **Features** Prominent, projecting central porch with large segmental arch with three trefoil arches. Porch has floral band at impost level, gargoyles at corners and perforated parapet. Left side of porch has oriel (bay) window, two storeys high rising from second floor level. First floor openings are round horseshoe stilted; top floors are segmental, round trefoils. Right side has prominently plain pointed arches with hood moulding. The bay has a gable end with decorative fascia and finial like features. Central bay above porch has series of semicircular arches and plain floor cornice bands. **Style** Neo-Classical and Neo-Gothic features predominantly observed.	
5.3	Intrinsic	-	
5.4	Value Classification	A(arc), B(per), B (des), E	Recommended grade II B.
6.0		**Topography**	
6.1	Floors	G + 2	
7.0		**Construction**	
7.1	Plinth	Medium plinth about 2 ft. in height in grey stone rough dressed ashlar masonary with stone plinth protection layer.	
7.2	Walls	Thick load bearing external walls as seen from outside.	
7.3	Floor	Indeterminable	
7.4	Stairs	Indeterminable	

7.5	Openings	Arched window openings with ventilators above fixed with stained glass panels and lower part of the window having decorative balustrade. Wooden window shutter frames with glazed panels. Some of the windows have lower part fixed with wooden louvers. Doors have wooden frames with glazed double panels.
7.6	Roofing	Partly flat and Partly sloping with Mangalore tiles.
7.7	Articulation	Wooden brackets supporting the roof overhang. Decorative column capitals and arch springing points. Floral bands at Impost level.
7.8	Finishes	Walls are plastered and painted from externally. All door/window wooden shutters, louvers and frames are painted. No access otherwise into the building.
7.9	Interiors (Movable & Immovable)	**Movable** Indeterminable **Immovable** Indeterminable
7.10	Compound/ Fence/ Gate	Grey ashlar masonry about 2 ft. in height with cast iron railing above and pillars with coping. Plot has separate entry and exit gates marked by pillars on either side. Another entrance to the garage from western side, which looks not in use.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	A garage having separate entrance gate from western side.
8.0		**Services & Utilities**
8.1	Lighting	Indeterminable
8.2	Ventilation	Indeterminable
8.3	Electricity	BEST
8.4	Water Supply	MCGM
8.5	Drainage (Plumbing & Sanitation)	MCGM
8.6	Fire Precaution	Indeterminable
8.7	Other (HVAC/BMS/Security Systems)	Indeterminable
9.0		**Condition**
9.1	Plinth	Fair – Plant growth, cracks in stones of plinth protection layer, blackening of stone externally.
9.2	Walls	Indeterminable. Minor cracks seen from outside.
9.3	Floor	Indeterminable
9.4	Stairs	Indeterminable
9.5	Openings	Poor – Broken glazing. Sloping *chajjas* installed. All window openings are fixed with additional grills. Balconies are enclosed on upper floors in some area.
9.6	Roofing	Indeterminable
9.7	Articulation & Finishes	Poor – Blackening of stone due to weathering. Plant growth. Not maintained.
9.8	Services	Fair – No evident damage or leakage observed.
9.9	Out Buildings	Poor – Not in use.
9.10	Overall Conditions	Poor | Maintenance level: | Poor
10.0		**Transformation**
	Form	Additional chhajjas installed from outside above all windows. Balconies are enclosed on upper floors in some areas.
	Structure	Indeterminable
	Articulation & Finishes	-
11.0		**DP Remarks/ Perceived Threats**
		Building forms part of R zone
12.0		**Additional Notes/ References/ Documents available**
		Additional Notes: - **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* Eicher Goodearth Ltd. (2002) *City Map – Mumbai,* Mumbai.

Front façade with central projecting porch with semi circular arched openings, side bay with projecting windows, stone balustrade, sloping roof

Side Elevation with decorative elements like arched openings, arch bands, stone jaliwork and balustrade, floor bands

Garage structure added at the rear side

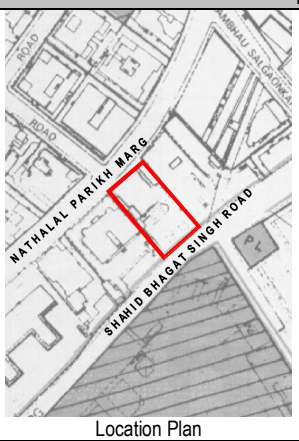
Side bay with continuous pointed arched openings with round ventilator opening

Oriel Window with decorative floral pattern bands, sill panel

Projecting side verandahs with intricate wooden trellis work, railing and sloping chajjas supported on brackets

Front arched opening with floral pattern frieze band, cusped arched opening, bands, gargoyles

Stone gargoyle, floor bands, balustrade

Park House (inclusive of annex building and Kismat Park)			198
	Common Ref No: 198 Card No: 270 Ward (Part): A (Part III) CS No: 122 (Colaba division) Plot Area: 3782.64 sq m. B U Area: - Date: 7/01/05 Recorded by: Prachi Merchant Reviewed by: Int: Prachi Merchant, Zankhana Prajapati Ext: Prachi Merchant, Zankhana Prajapati Photo Ref.: 198_Park House	 Location Plan	

1.0		**Denomination**			
1.1	Name of Premises	Park House (inclusive of annex building and Kismat Park)			
1.2	Earlier Name	Park House			
1.3	Built in:	Indeterminable	Extension Date:	1971. Society was formed. Kismat Park building was added later.	
2.0		**Access**			
2.1	Main	Nathalal Parekh Marg- pedestrian			
2.2	Subsidiary	-			
3.0		**Ownership pattern**			
3.1	Present	Society			
3.2	Past	Private			
3.3	Status	Society – Shop tenants			
4.0		**Use**			
4.1	Present	Residential, Commercial – shop and offices			
4.2	Past	Residential, Commercial – shop and offices			
4.3	Usage	Daily			
5.0		**Significance & Value Classification**			
5.1	Townscape (Manmade)	The building is located on the Nathalal Parekh Marg with front access from the south side.			
5.2	Architectural Description	**Planning** The main building is rectangular in shape with its longer side facing the road and the annex building is rectangular in the northern side of the main building, with its shorter side facing the road. The building has higher side and central wings. The main building opens into a staircase lobby and leads to two unequal sized flats on either side, planned in split-level. The annex building has an office accessed directly from the road and a side straight flight staircase leading to the first floor. There is a service court planned between the two buildings. The main building has bigger house planned with verandah space in the front. The service wing is located in the rear part. The main building has shops lined up on the ground floor with three residential floors above. The annex building is occupied by a single office space, on the ground and first floor. Kismat Park has been added at the rear open playground space. **Features** Main Building: The ground floor shops have arched openings with rusticated stone joints. The first and second floor of central and side wings have columns with decorative capitals along the sides of long windows. Bands define the floor levels. The side wings end into a swan neck pediment at the second floor level. The topmost level is adorned with arched openings with emphasized keystone and ends into a broken pediment including features such as corbel bands, round windows. The central wing ends into a regular triangular pediment. The middle verandah spaces have rectangular openings with sloping chajjas. Annex Building: The annex building has ground floor arched openings with emphasized keystones and rusticated stone joints, round windows with floral pattern. The first floor balcony projects out on decorative brackets.			

Park House (inclusive of annex building and Kismat Park)			198
		Style Colonial style of planning residential flats with influence from Neo Classical style of Architecture.	
5.3	Intrinsic	-	
5.4	Value Classification	A(arc), B(per), B (des), E	Recommended grade III
6.0		**Topography**	
6.1	Floors	Main building G+3 with part terrace, Annex building G+1, Kismat Park G+5	
7.0		**Construction**	
7.1	Plinth	Low plinth clad with stone and stone plinth protection band.	
7.2	Walls	Load bearing brick walls	
7.3	Floor	Jack-arch method of floor construction.	
7.4	Stairs	Main open-well wooden staircase with wooden risers, treads and railing. Cast iron spiral servants at the rear. The annex building has a side single flight stone staircase	
7.5	Openings	Arched main entrance door with emphasized keystone. Arched and rectangular window openings with full height double, glazed paneled, at places louvered shutters with stained glass. Verandah spaces have sash window shutters and at places louvered shutters.	
7.6	Roofing	Sloping roof with wooden supporting members and Mangalore tiles. Flat RCC are on servant block and part main building.	
7.7	Articulation	Bands, motifs, columns, pediments.	
7.8	Finishes	The walls are externally clad with grey stone in the front and plastered and painted at the rear and inside. Floors are finished with cement tiles.	
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -	
7.10	Compound/ Fence/ Gate	Building directly opening into the footpath. Side and rear brick compound wall. Rear gate connecting main building and Kismat building.	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Garage occupies the south side setback. Paved pathway.	
8.0		**Services & Utilities**	
8.1	Lighting	Adequate light through verandah and openings supplemented by artificial light.	
8.2	Ventilation	Adequate ventilation through verandah and openings supplemented by artificial ventilation.	
8.3	Electricity	BEST	
8.4	Water Supply	MCGM	
8.5	Drainage (Plumbing & Sanitation)	MCGM	
8.6	Fire Precaution	-	
8.7	Other (HVAC/BMS/Security Systems)	Individual tenants have installed window and split AC's. Manual security for the society.	
9.0		**Condition**	
9.1	Plinth	Poor – The level is reduced to one step in some places due to alterations. Finishes have been altered to suit individual requirement.	
9.2	Walls	Poor – the lime mortar plaster is damaged and seepage is observed from the top floor levels. Cracks and organic growth observed in the rear side.	
9.3	Floor	Fair – The floor is repaired and strengthened by individual tenant, according to requirement. I-sections are installed on the top floor, to add extra space, adding load on the building.	
9.4	Stairs	Fair – The main wooden staircase have few wooden parts in a deteriorating condition. The annex building staircase is blocked and is unused.	
9.5	Openings	Poor – The openings are blocked to occupy AC's, shutters are changed, grills are added. Opening sizes are changed, paneled in an insensitive manner.	
9.6	Roofing	Poor – The condition of roof is deteriorating. Top floor beams are exposed and are rusted.	
9.7	Articulation & Finishes	Poor – many features are covered with hoardings, panel. Some features are in a broken condition.	
9.8	Services	Poor – Electrical wires, meter box has been installed haphazardly. Service court is in a bad condition. Leakages observed in the toilet areas.	
9.9	Out Buildings	New building, Kismat Park built on the playground area at the rear.	
9.10	Overall Conditions	Poor	Maintenance level Poor
10.0		**Transformation**	
	Form	-	

Park House (inclusive of annex building and Kismat Park)		198
	Structure	I-sections are installed on the top floor, to add extra space, adding load on the building. Extensions made on the rear side. The front portion is partially maintained but the rear side of the building is completely changed from its original.
	Articulation & Finishes	Openings are blocked, opening size and shutters have been changed, grills have been added. Wall cladding, hoardings, paneling has completely changed the ground floor façade.
11.0		**DP Remarks/ Perceived Threats**
		Building forms part of R zone
12.0		**Additional Notes/ References/ Documents available**
		Additional Notes: - **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* Eicher Goodearth Ltd. (2002) *City Map – Mumbai,* Mumbai.

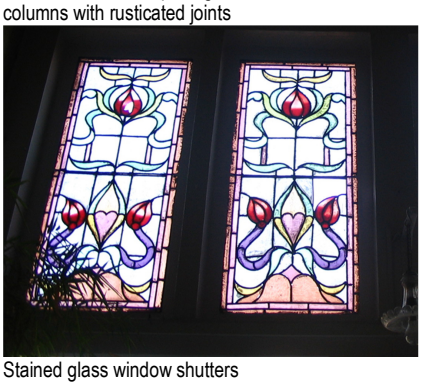
Annex building with arched entrance opening, round opening with floral band, projecting balcony with decorative bracket

Side façade with corner columns and an additional wing

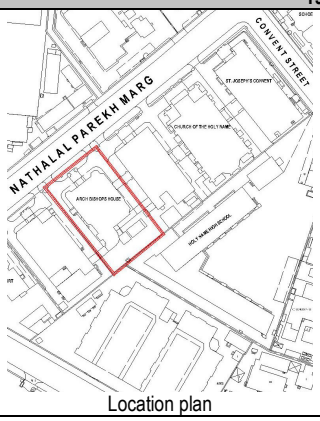
Façade articulation with columns, decorative lintel in floral pattern

Detail of the round opening with decorative frieze band, brackets, columns with rusticated joints

Projecting bay with curved pediment, dentil band, decorative tympanum



Stained glass window shutters

Archbishop's house			199
		Common Ref No: 199 Card No: 271 Ward (Part): A (part III) CS No: 438 (Colaba division) Plot Area: 1308.53 sqm. B U Area: - Date: 06/04/2005 Recorded by: Arun Wadhwa Reviewed by: Int: Permission denied Ext: Arun Wadhwa Photo Ref.: 199_Archbishop's House	 Location plan
1.0		**Denomination**	
1.1	Name of Premises	Archbishop's house	
1.2	Earlier Name	Archbishop's house	
1.3	Built in:	Indeterminable	Extension Date: -
2.0		**Access**	
2.1	Main	Nathalal Parikh Marg – vehicular and pedestrian.	
2.2	Subsidiary	-	
3.0		**Ownership pattern**	
3.1	Present	Mission	
3.2	Past	His Grace the most Reverend & others	
3.3	Status	Mission	
4.0		**Use**	
4.1	Present	Residence	
4.2	Past	Residence	
4.3	Usage	Daily.	
5.0		**Significance & Value Classification**	
5.1	Townscape (manmade)	Building located along a well-planned street front within a common plot along with Holy Name Cathedral and related buildings. Accessed from north side road fronts. Low scale building with plain façade features set in a predominantly residential and institutional neighborhood with dense tree foliage.	
5.2	Architectural Description	**Planning** Indeterminable. **Features** Plain plastered/ painted façades with distinct cornice bands, continuous chajja features and splayed corner bays topped by pyramidal roof form. Projecting high porch with pointed arch openings and decorative capitals and relief features. Decorative tri-foil parapet balusters and gable end sloping roof over the floor above porch. Decorative post and railing in the compound wall. **Style** No particular style.	
5.3	Intrinsic	-	
5.4	Value Classification	A(arc), B(per), B (des), E	Recommended grade: II B
6.0		**Topography**	
6.1	Floors	G + 4 floors.	
7.0		**Construction**	
7.1	Plinth	Plinth height about 0.9 m.	
7.2	Walls	Indeterminable	
7.3	Floor	Indeterminable	
7.4	Stairs	Indeterminable	
7.5	Openings	Pointed arch openings in porch and entrance, otherwise rectangular door window openings. Wood framed and glazed panel shutters with separate ventilator panel.	
7.6	Roofing	Indeterminable.	
7.7	Articulation	Distinct cornice bands at floor levels, projecting chajja feature, pointed arch openings with decorative capitals in porch.	
7.8	Finishes	Plain plaster painted external wall finishes. Wood finish verandah bays and door window	

		shutters. Internal finishes indeterminable.	
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -	
7.10	Compound/ Fence/ Gate	Low grey basalt stone dressed wall and iron railings above with intermediate decorative post	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	-	
8.0		**Services & Utilities**	
8.1	Lighting	Indeterminable	
8.2	Ventilation	Indeterminable	
8.3	Electricity	BEST.	
8.4	Water Supply	MCGM. Water storage tank.	
8.5	Drainage (Plumbing & Sanitation)	MCGM Connected to Municipal sewer lines.	
8.6	Fire Precaution	Indeterminable	
8.7	Other (HVAC/BMS/Security Systems)	Indeterminable	
9.0		**Condition**	
9.1	Plinth	Indeterminable	
9.2	Walls	Indeterminable	
9.3	Floor	Indeterminable	
9.4	Stairs	Indeterminable.	
9.5	Openings	Indeterminable	
9.6	Roofing	Indeterminable	
9.7	Articulation & Finishes	Indeterminable	
9.8	Services	Indeterminable	
9.9	Out Buildings	Indeterminable	
9.10	Overall Conditions	Fair externally otherwise indeterminable.	Maintenance level: Fair externally otherwise indeterminable.
10.0		**Transformation**	
	Form	-	
	Structure	Indeterminable.	
	Articulation & Finishes	-	
11.0		**DP Remarks/ Perceived Threats**	
		Building forms part of R zone	
12.0		**Additional Notes/ References/ Documents available**	
		Additional Notes: - **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc.	

Extended porch with pointed arched openings, round motifs, horizontal and vertical bands, enclosed first floor

Compound wall detail

Janjira Chambers				200
		Common Ref No: 200 Card No: 272 Ward (Part): A (Part III) CS No: Indeterminable Plot Area: Indeterminable B U Area: - Date: 31/12/04 Recorded by: Prachi Merchant Reviewed by: Int: Prachi Merchant, Arun Wadhwa Ext: Prachi Merchant, Arun Wadhwa Photo Ref: 200_Janjira Chambers.	 Location Plan	
1.0		**Denomination**		
1.1	Name of Premises	Janjira Chambers		
1.2	Earlier Name	Janjira Chambers		
1.3	Built in:	Indeterminable	Extension Date:	-
2.0		**Access**		
2.1	Main	Nathalal Parekh Marg – vehicular and pedestrian		
2.2	Subsidiary	-		
3.0		**Ownership pattern**		
3.1	Present	Central Railway		
3.2	Past	Central Railway		
3.3	Status	Owner		
4.0		**Use**		
4.1	Present	Residential – Railway officers residences		
4.2	Past	Residential – Railway officers residences		
4.3	Usage	Daily		
5.0		**Significance & value Classification**		
5.1	Townscape (Manmade)	The building is located on the Nathlalal Parekh Marg with front access from the west side.		
5.2	Architectural Description	**Planning** The building is located in the center of the plot with offsets on three sides except on the north side. The building is 'C' shaped, with one of its wings facing the road. The building has the central staircase block higher than the rest of the wings. The building entrance is through a court from the west side through an extended porch, leading to a staircase block. The building has residential flats on either side of the staircase block with its wings extending to the north, enclosing a court. Each flat has verandahs on both sides, with rooms planned in a linear way, accessed from both ends. The servant room block and its access are from the rear east. **Features** The entrance porch of the building is flanked with granite round columns with decorative capitals and extended wooden *chajjas*. The arms of the wings along with chamfered parts consist of verandahs with wooden columns, chajjas and cast iron railing. The side windows have arched openings with emphasized keystones, decorative tympanum at places, sill bands, bands at floor levels, friezes, and geometric pattern motifs. The staircase block has an arch with decorative motifs on it. The building top level has a projecting *chajja* on wooden brackets and the terrace level has a stone balustrade. **Style** Colonial style of planning residential flats with influence of The Neo Classical style.		
5.3	Intrinsic	-		
5.4	Value Classification	A(arc), B(per), B (des), E	Recommended grade:	III
6.0		**Topography**		
6.1	Floors	G + 3 with terrace, Servants block G + 4		
7.0		**Construction**		
7.1	Plinth	Normal plinth clad with stone and stone plinth protection band.		
7.2	Walls	Load bearing composite walls		

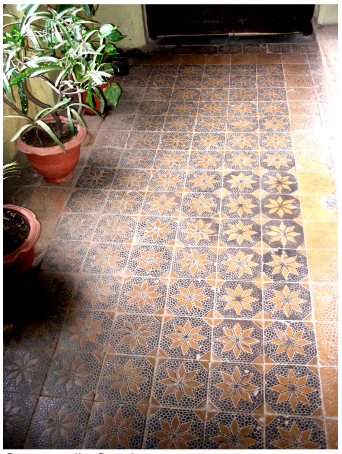
Janjira Chambers					**200**
7.3	Floor	Stone slabs wire mesh and lime mortar, supported on steel sections			
7.4	Stairs	Open-well wooden staircase with wooden risers, treads and railing, newel post and a lift in the center. Servant block doglegged staircase at the rear.			
7.5	Openings	Entrance door of wooden paneled shutter. Arched door openings with ventilator and paneled shutters. Arched window openings with glazed paneled shutters. Full height staircase block windows with glazed paneled shutters. Verandah spaces have rectangular openings with wooden column post.			
7.6	Roofing	RCC slab with a *chajja* running along the periphery.			
7.7	Articulation	Bands, motifs, arches, wooden verandahs.			
7.8	Finishes	The walls are externally clad with grey stone and plastered and painted inside. Floors are finished with cement tiles.			
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -			
7.10	Compound/ Fence/ Gate	Brick compound wall with fence above, two MS gates on south side.			
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Garage in the front setback area. Partially paved, shrubs and old trees in the front. Pump room added on the rear north side.			
8.0		**Services & Utilities**			
8.1	Lighting	Adequate light through verandah and openings supplemented by artificial light.			
8.2	Ventilation	Adequate ventilation through verandah and openings supplemented by artificial ventilation.			
8.3	Electricity	BEST			
8.4	Water Supply	MCGM			
8.5	Drainage (Plumbing & Sanitation)	MCGM			
8.6	Fire Precaution	-			
8.7	Other (HVAC/BMS/Security Systems)	Individual tenants have installed window and split AC's. Manual security to the society.			
9.0		**Condition**			
9.1	Plinth	Fair – The band and the stone cladding is deteriorating.			
9.2	Walls	Poor – The plaster is damaged and seepage is observed from the top floor levels. Cracks and organic growth observed in the rear side. Punctures are made through walls for passing electric wires and sanitation pipes			
9.3	Floor	Poor – Due to its deteriorating state, the floor and arched openings have been strengthened with steel sections. Tanks have been installed on the Terrace level.			
9.4	Stairs	Fair – The main wooden staircase have few wooden parts in a deteriorating condition. The servant block staircase is in not maintained.			
9.5	Openings	Poor – The openings have been blocked to house AC's, shutters changed, grills added. Opening sizes have been changed, paneled in an insensitive manner. Verandah openings are enclosed with grills, panels.			
9.6	Roofing	Fair – The condition of roof is deteriorating. Top floor beams have been exposed and are rusted.			
9.7	Articulation & Finishes	Poor – Some features are in a broken condition. Verandah cast iron railing has been replaced.			
9.8	Services	Poor – Electrical wires, meter box has been installed haphazardly. Leakages observed in the toilet and service areas.			
9.9	Out Buildings	New building, Kismat Park built on the playground area at the rear.			
9.10	Overall Conditions	Fair	Maintenance level:	Poor	
10.0		**Transformation**			
	Form	-			
	Structure	I-sections are installed to strengthen the floor. Verandahs are enclosed. Extensions to the blocks are made at the rear side.			
	Articulation & Finishes	Openings are blocked, opening size and shutters have been changed, grills have been added. Outbuildings have been insensitively added in the front and rear portion. The north side setback is blocked. Chajjas have been replaced with asbestos sheet.			
11.0		**DP Remarks/ Perceived Threats**			
		Building forms part of R zone.			
12.0		**Additional Notes/ References/ Documents available**			
		Additional Notes: - **References:**			

Janjira Chambers		200
		INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.*

Street side façade with incongruous modifications

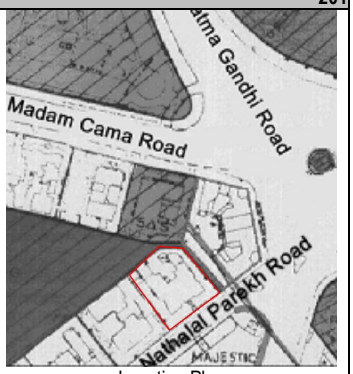
Grey stone ashlar masonry building with arched openings, scroll bracket

Sill level motif detail


Cement tile flooring

Main side entrance façade with central high wing with arched openings, bands, verandah opening

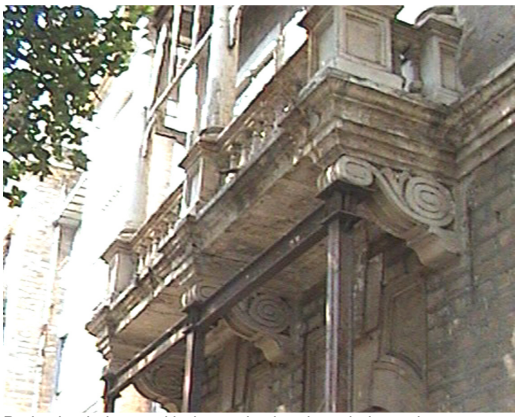
Verandah with wooden rafters supported with columns

Clark House			201
		Common Ref No: 201 Card No: 273 Ward (Part): A (Part III) CS No: Indeterminable Plot Area: Indeterminable B U Area: - Date: 23/12/2004 Recorded by: Sonal Modak Reviewed by: Int: Sonal Modak Ext: Sonal Modak Photo Ref.: 201_Clark House	 Location Plan

1.0		**Denomination**			
1.1	Name of Premises	Clark House			
1.2	Earlier Name	Clark House			
1.3	Built in:	1907 (Tablet)	Extension Date:	-	
2.0		**Access**			
2.1	Main	Nathalal Parekh Marg – Pedestrian and Vehicular			
2.2	Subsidiary	-			
3.0		**Ownership pattern**			
3.1	Present	R.D. Satna Trust - Private			
3.2	Past	Indeterminable			
3.3	Status	Tenants			
4.0		**Use**			
4.1	Present	Residential and Commercial – Offices.			
4.2	Past	Residential			
4.3	Usage	Daily			
5.0		**Significance & Value Classification**			
5.1	Townscape (Manmade)	It is one of the heritage buildings along Nathalal Parekh Marg. The main access is from southern side, facing Nathalal Parekh Marg.			
5.2	Architectural Description	**Planning** A C-shaped plan with a rear light and service court having access to the servant's quarters. Symmetrical front façade with slightly protruding central bay housing lift and stairwell, which rises higher and has a decorated pediment atop, the entrance too has a decorative entrance door with a semicircular arch in the center and a tiled slope roof extended porch. **Features** Step-out balustrade balconies resting on decorative stone brackets. Circular columns on either side of central entrance topped with a pediment. **Style** Neo-Gothic features prominently observed.			
5.3	Intrinsic	-			
5.4	Value Classification	A(arc), B(per), B (des), E	Recommended grade	II B	
6.0		**Topography**			
6.1	Floors	G+ 3 front portion. G+ 5 rear side housing servants' quarters.			
7.0		**Construction**			
7.1	Plinth	Medium plinth about 1ft. 6 inches in height in grey ashlar masonary with stone plinth protection layer.			
7.2	Walls	Thick load bearing composite masonary with yellow dressed regular ashlar masonary facing and brick backing.			
7.3	Floor	Hollow concrete block flooring.			
7.4	Stairs	Wide timber dog-legged staircase with wooden newel post, balustrades and handrail.			
7.5	Openings	Arched window openings with ventilators above fixed with stained glass panels in the balcony area. Side bays have two semicircular arches with prominent keystone. Openings defined by plastered architraves with keystones. Wooden door/window shutter frames with glazed double panels.			
7.6	Roofing	Timber truss sloping roof with a combination of gable and hipped roof with mangalore tiles.			
7.7	Articulation	Decorative stone brackets supporting step out balconies.			

Clark House			201
7.8	Finishes	Walls are plastered and painted internally. Externally exposed yellow ashlar masonary. All door/window wooden shutters, louvers and frames are painted.	
7.9	Interiors (Movable & Immovable)	**Movable:** - **Immovable:** -	
7.10	Compound/ Fence/ Gate	Yellow ashlar masonry about 1ft.6 inches in height with cast iron railing above and pillars with coping. Plot has a common central entry and exit gates marked by pillars on either side. Another entrance to the garage from western side, which looks not in use.	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	A garage and temporary shed for parking on western side. Remaining is a neglected open space with no paving or soft landscape.	
8.0		**Services & Utilities**	
8.1	Lighting	Adequate daylight is supplemented with artificial lighting equipments wherever necessary.	
8.2	Ventilation	Adequate ventilation through windows and verandahs supplemented with electrical fans as required.	
8.3	Electricity	BEST	
8.4	Water Supply	MCGM	
8.5	Drainage (Plumbing & Sanitation)	MCGM	
8.6	Fire Precaution	-	
8.7	Other (HVAC/BMS/Security Systems)	-	
9.0		**Condition**	
9.1	Plinth	Poor – Plant growth. Blackening of stone externally. Dampness due to leakages. Plinth is partly covered due to planter boxes.	
9.2	Walls	Fair – Minor cracks observed from internally. Dampness due to leakage in some parts.	
9.3	Floor	Fair – no evident damages seen.	
9.4	Stairs	-	
9.5	Openings	Fair – with replaced shutters, broken glass panes. Frontal step out balconies are enclosed.	
9.6	Roofing	Fair – no evident damages seen.	
9.7	Articulation & Finishes	Poor – Blackening of stone due to weathering. Plant growth. Not maintained. Damaged features.	
9.8	Services	Poor – Leakage through broken service pipes. Plant growth.	
9.9	Out Buildings	Fair – Not maintained	
9.10	Overall Conditions	Poor	Maintenance level: Poor
10.0		**Transformation**	
	Form	-	
	Structure	Timber floors have been replaced by hollow concrete blocks. Step out balconies are strengthened using steel sections.	
	Articulation & Finishes	-	
11.0		**DP Remarks/ Perceived Threats**	
		Building forms part of R zone	
12.0		**Additional Notes/ References/ Documents available**	
		Additional Notes: - **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc.	

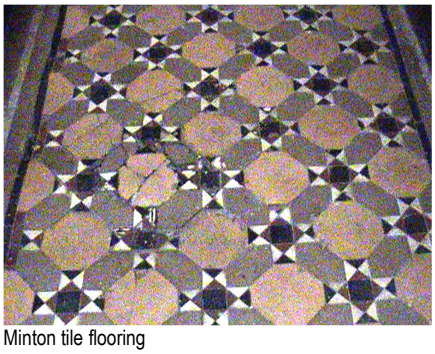
Buff stone clad symmetrical building with projecting side bays, sloping roofscape



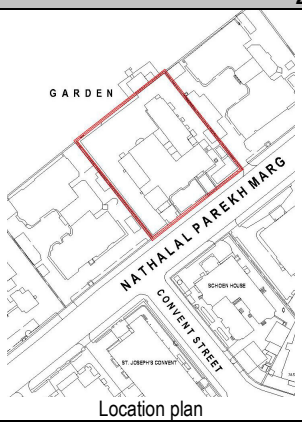
Projecting balcony with decorative brackets, balustrade

Side façade

Arched openings with a prominent keystone, sill and floor band



Minton tile flooring

YMCA building			202
		Common Ref No: 202 Card No: 274 Ward (Part): A (part III) CS No: 21 (Colaba division) Plot Area: Indeterminable B U Area: - Date: 06/04/2005 Recorded by: Arun Wadhwa Reviewed by: Int: Permission denied Ext Arun Wadhwa Photo Ref.: 202_YMCA	 Location plan
1.0		**Denomination**	
1.1	Name of Premises	YMCA building	
1.2	Earlier Name	YMCA building	
1.3	Built in:	Indeterminable	Extension Date: -
2.0		**Access**	
2.1	Main	Nathalal Parekh Marg – vehicular & pedestrian.	
2.2	Subsidiary	-	
3.0		**Ownership pattern**	
3.1	Present	YMCA - Mission	
3.2	Past	YMCA -Mission	
3.3	Status	Mission	
4.0		**Use**	
4.1	Present	Hostel	
4.2	Past	Hostel	
4.3	Usage	Daily.	
5.0		**Significance & Value Classification**	
5.1	Townscape (manmade)	Building located along a well planned street front along with adjacent buildings in a predominantly residential and institutional neighborhood.	
5.2	Architectural Description	**Planning** Indeterminable. **Features** Grey stone dressed façade characterized by arch openings, bay windows and floor level cornice bands. Entrance is marked by an extended porch with segmental arch openings and circular tablet feature with YMCA inscribed to east and west sides. Stone dressed facades are relieved by distinct cornice bands at floor levels and projecting bay window features. Semicircular and segmental arch openings with decoratively treated spandrels with relief panels, subsidiary entrance openings is marked by curved chajja like feature supported on decorative brackets. Bay window opening is lined by sloping chajja feature supported on wooden brackets, larger window openings are well composed with lower parapet panel in fine relief work and upper arch portion in tracery. Also highly decorative gate post with carved features. **Style** Colonial influence.	
5.3	Intrinsic	-	
5.4	Value Classification	A(arc), B(per), B (des), E	Recommended grade: II B
6.0		**Topography**	
6.1	Floors	G + 3 floors.	
7.0		**Construction**	
7.1	Plinth	Low plinth about 0.6 m.	
7.2	Walls	Indeterminable	
7.3	Floor	Indeterminable	
7.4	Stairs	Indeterminable	
7.5	Openings	Semicircular and segmental arch openings in external facade with wood framed and glazed	

		panel shutters also separate ventilator panel. Some ground floor openings also have wooden louvered shutters. Few large arch openings have circular tracery panel.	
7.6	Roofing	Indeterminable	
7.7	Articulation	Cornice bands at floor levels, bay window feature, arch openings and decorative relief spandrel.	
7.8	Finishes	Grey basalt stone dressed external wall surfaces with arch and decorative features in lighter stone finish. Wood finish bay window and shutters. Internal finishes indeterminable.	
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -	
7.10	Compound/ Fence/ Gate	Low stone dressed wall with iron railing above at the front side and highly decorative stone post with carved features. Common masonry wall along the sides with adjacent buildings.	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	-	
8.0		**Services & Utilities**	
8.1	Lighting	Indeterminable	
8.2	Ventilation	Indeterminable.	
8.3	Electricity	BEST.	
8.4	Water Supply	MCGM. Water storage tank.	
8.5	Drainage (Plumbing & Sanitation)	MCGM Connected to Municipal sewer lines.	
8.6	Fire Precaution	Indeterminable	
8.7	Other (HVAC/BMS/Security Systems)	Indeterminable	
9.0		**Condition**	
9.1	Plinth	Indeterminable	
9.2	Walls	Indeterminable	
9.3	Floor	Indeterminable	
9.4	Stairs	Indeterminable	
9.5	Openings	Indeterminable	
9.6	Roofing	Indeterminable	
9.7	Articulation & Finishes	Indeterminable	
9.8	Services	Indeterminable	
9.9	Out Buildings	Indeterminable	
9.10	Overall Conditions	Fair externally otherwise indeterminable.	Maintenance level: Fair externally otherwise indeterminable.
10.0		**Transformation**	
	Form	-	
	Structure	Indeterminable.	
	Articulation & Finishes	Insensitive pointing and painting carried out over grey stone dressed façade.	
11.0		**DP Remarks/ Perceived Threats**	
		Building forms part of R zone	
12.0		**Additional Notes/ References/ Documents available**	
		Additional Notes: - **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc.	

Arched shaped chajja projection with supporting scroll brackets, dentil band

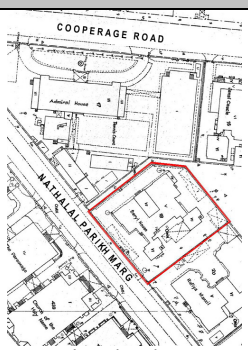
Entrance porch with an arch, bands, terrace floor above with balustrade

Round medallion at the entrance

Arched window with decorative tympanum, decorative sill and lintel level band with floral pattern

Gate post with carvings

Bay windows with sloping chajjas supported on brackets, wooden louvered shutters, decorative frieze bands at the sill, lintel and floor level

Beryl House			203
	Common Ref No: 203 Card No: 275 Ward (Part): A (Part III) CS No: 19 (Colaba Division) Plot Area: Indeterminable B U Area: - Date: 29/12/2004 Recorded by: Zankhana Prajapati Reviewed by: Int: Zankhana Prajapati, Sonal Modak Ext: Zankhana Prajapati, Sonal Modak Photo Ref: 203_Beryl House.	 Location plan	

1.0		**Denomination**	
1.1	Name of Premises	Beryl House	
1.2	Earlier Name	Beryl House	
1.3	Built in:	Indeterminable	Extension Date: -
2.0		**Access**	
2.1	Main	Nathalal Parekh Marg.	
2.2	Subsidiary	-	
3.0		**Ownership pattern**	
3.1	Present	Central Railway	
3.2	Past	-	
3.3	Status	Owner/Tenant	
4.0		**Use**	
4.1	Present	Residential Flats	
4.2	Past	Residential Flats	
4.3	Usage	Daily	
5.0		**Significance & Value Classification**	
5.1	Townscape (manmade)	The main access to the plot is from Nathalal Parekh Marg. It is a gray stone building and has a similar height as other buildings along the along the streetscape.	
5.2	Architectural Description	**Planning** The building has a symmetrical plan and is centrally located on the plot with open spaces all around. The building is ground plus four storied high with terrace. Entrance of the building is from the center which leads to a staircase and corridor area with one residential flat on either side. Behind each flat, there are attached servant's quarters forming two wings attached to the main building by two staircases hence creating a service core at the rear between two wings where all the toilets and service utilities are provided. All floors have residential flats. **Features** Grey stone ashlar masonry building with a combination of flat arch and segmental arch openings. Entrance is enhanced by pediment with ancon and floral motif, with projecting cornice band at each floor level. In addition, it has several features like arabesque bands, medallions, scroll keystones, cartouches and decorative spandrels. **Style** Building displays characteristics of the Neo-Classical style.	
5.3	Intrinsic	-	
5.4	Value Classification	A(arc), B(per), B (des), E	Recommended grade: II B.
6.0		**Topography**	
6.1	Floors	G + 4	
7.0		**Construction**	
7.1	Plinth	Low height stone plinth with edging done for plinth protection.	
7.2	Walls	Composite load bearing wall with external stone fascia, internally plastered and painted.	
7.3	Floor	Concrete slab with iron mesh supported on I-section over which Minton tiles are laid. Originally supported with wood columns.	
7.4	Stairs	Three staircases are present. One main staircase and other two-service staircases, which are connected to servant quarter's wings. Main staircase is a doglegged timber staircase with a decorative baluster and handrail. The two-rear staircases are supported on I-sections with concrete treads and risers.	

Beryl House			**203**
7.5	Openings	All doors have rectangular openings with single or double leaved wooden shutter. Windows have a combination of flat, segmental and semicircular arched openings with no set pattern observed, and ventilators with stained glass above. All shutters are glazed within a wooden framework.	
7.6	Roofing	Flat terrace with staircase block and water tanks.	
7.7	Articulation	Cornice band, pediment, ancon, floral motif, arabesque band, medallion, scroll keystone, cartouche and decorative spandrel.	
7.8	Finishes	External walls - gray stone ashlar masonry. Internal walls are plastered and painted. Minton tiles are present in flooring.	
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** Wooden decorative arched frame partition.	
7.10	Compound/ Fence/ Gate	Half height stone wall with MS grill - front compound wall. Remaining three sides have a brick wall. Cast iron gates at the sides of the building.	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Open space around the building. Presence of garages, watchmen's cabin, water tank and pump house. Front portion has planter boxes.	
8.0		**Services & Utilities**	
8.1	Lighting	Adequate natural light through door-window openings supplemented by electric fixtures.	
8.2	Ventilation	Adequate natural ventilation through door-window openings supplemented by electric fans.	
8.3	Electricity	BEST	
8.4	Water Supply	MCGM	
8.5	Drainage (Plumbing & Sanitation)	MCGM	
8.6	Fire Precaution	-	
8.7	Other (HVAC/BMS/Security Systems)	AC units.	
9.0		**Condition**	
9.1	Plinth	Poor - has plant growth, dust accumulation, stone surface blackened due to drain pipes, cracks and broken stone.	
9.2	Walls	Fair - blackened stone surface at some areas, seepage, cement pointing, dust accumulation and plant growth.	
9.3	Floor	Poor - water seepage from floor to floor, has heavy cracks and major repair work is going on where replacements of I – sections is being carried out.	
9.4	Stairs	Fair – dust accumulation, broken treads, cracks in railing, missing balusters, unpolished, rear staircase has rusted I-sections, concrete treads have cracks and in a very dangerous and poor condition.	
9.5	Openings	Poor - addition of grills, chajjas, window AC units, window frames changed, closed, pattern changed and broken windowpanes.	
9.6	Roofing	Fair – leakage but building is under restoration.	
9.7	Articulation & Finishes	Fair – broken cornice band, dust accumulation and blackening of articulation. Internal Plaster and paint peeling off at certain places. External wall painted in certain areas, dust accumulation, plant growth, cracks and seepage. Tiling is being changed due to reconstruction of floors.	
9.8	Services	Poor – Broken, leaking and corroded iron sewage pipes, open disconnecting chambers with plant growth.	
9.9	Out Buildings	Poor – not maintained.	
9.10	Overall Conditions	Fair.	Maintenance level: Poor.
10.0		**Transformation**	
	Form	-	
	Structure	Reconstruction of the building floor with new I-sections	
	Articulation & Finishes	Painted articulation.	
11.0		**DP Remarks/ Perceived Threats**	
		Building forms part of R zone	
12.0		**Additional Notes/ References/ Documents available**	
		<u>Additional Notes:</u> - **<u>References:</u>** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* Eicher Goodearth Ltd. (2002) *City Map – Mumbai,* Mumbai.	

Grey ashlar stone clad building with sloping chajjas

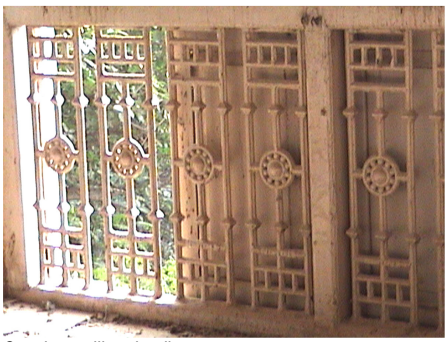
Minton tile flooring

Wooden staircase with intricately carved newel post, railing

Façade articulation with decorative tympanum in floral pattern

Arch Detail with scroll bracket keystone, round ventilator opening

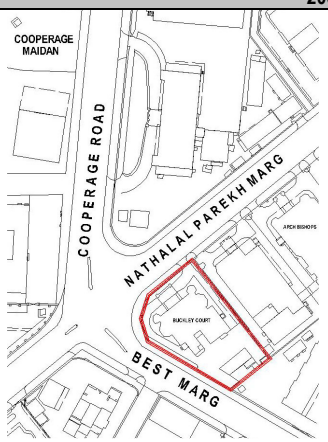
Interior View with wooden decorative partition paneling



Cast iron railing detail

Arsiwala building			204
		Common Ref No: 204 Card No: 276 Ward (Part): A (Part IV) CS No: 119 (Colaba division) Plot Area: 1872.92 sqm. B U Area: - Date: 11/01/2005 Recorded by: Sonal Modak Reviewed by: Int: NA Ext: Sonal Modak, Prachi Merchant Photo Ref.: 204_Arsiwalla building	 Location Plan
1.0		**Denomination**	
1.1	Name of Premises	Arsiwala building	
1.2	Earlier Name	Arsiwala building	
1.3	Built in:	Indeterminable	Extension Date: -
2.0		**Access**	
2.1	Main	Nathalal Parekh Marg – Pedestrian	
2.2	Subsidiary	R. Salgaonkar Road – Pedestrian	
3.0		**Ownership pattern**	
3.1	Present	Indeterminable	
3.2	Past	Indeterminable	
3.3	Status	Tenant	
4.0		**Use**	
4.1	Present	Residential – flats, Commercial – Offices, shops etc.	
4.2	Past	Residential, Commercial.	
4.3	Usage	Daily	
5.0		**Significance & Value Classification**	
5.1	Townscape (Manmade)	-	
5.2	Architectural Description	**Planning** The building is completely transformed. No special observation. **Features** No special observation. **Style** No special observation.	
5.3	Intrinsic	-	
5.4	Value Classification	Nil	Recommended grade: Delete
6.0		**Topography**	
6.1	Floors	G+2	
7.0		**Construction**	
7.1	Plinth	Having gone through major transformations the original structure is all but invisible.	
7.2	Walls		
7.3	Floor		
7.4	Stairs		
7.5	Openings		
7.6	Roofing		
7.7	Articulation		
7.8	Finishes		
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -	
7.10	Compound/ Fence/ Gate	-	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	-	
8.0		**Services & Utilities**	
8.1	Lighting	Natural light through door-window openings supplemented by electric light fixtures.	
8.2	Ventilation	Natural ventilation through door-window openings supplemented by electric fans.	

Arsiwala building			204
8.3	Electricity	BEST	
8.4	Water Supply	MCGM	
8.5	Drainage (Plumbing & Sanitation)	MCGM	
8.6	Fire Precaution	No trace	
8.7	Other (HVAC/BMS/Security Systems)	No trace	
9.0		**Condition**	
9.1	Plinth	Poor	
9.2	Walls	Poor	
9.3	Floor	Poor	
9.4	Stairs	Poor	
9.5	Openings	Poor	
9.6	Roofing	Poor	
9.7	Articulation & Finishes	Poor	
9.8	Services	Poor	
9.9	Out Buildings	Poor	
9.10	Overall Conditions	Poor	Maintenance level | Poor
10.0		**Transformation**	
	Form	Completely transformed building.	
	Structure		
	Articulation & Finishes		
11.0		**DP Remarks/ Perceived Threats**	
		Building forms part of R zone	
12.0		**Additional Notes/ References/ Documents available**	
		Additional Notes: - **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* Eicher Goodearth Ltd. (2002) *City Map – Mumbai,* Mumbai.	

Buckley Court			205
		Common Ref No: 205 Card No: 277 Ward (Part): A (part III) CS No: 436 (Colaba division) Plot Area: 1252.51 sqm. B U Area: - Date: 06/04/2005 Recorded by: Arun Wadhwa Reviewed by: Int: Permission denied Ext: Arun Wadhwa Photo Ref.: 205_Buckley Court	 Location plan

1.0		**Denomination**	
1.1	Name of Premises	Buckley Court	
1.2	Earlier Name	Buckley Court	
1.3	Built in:	Old portion in 1920's	Extension Date: - high rise constructed in 1998.
2.0		**Access**	
2.1	Main	Nathalal Parekh Marg – vehicular and pedestrian.	
2.2	Subsidiary	BEST marg - vehicular and pedestrian.	
3.0		**Ownership pattern**	
3.1	Present	Private	
3.2	Past	Indeterminable	
3.3	Status	Owner	
4.0		**Use**	
4.1	Present	Residences – Apartments.	
4.2	Past	Residence – Bungalow.	
4.3	Usage	Daily.	
5.0		**Significance & Value Classification**	
5.1	Townscape (manmade)	Building prominently located at the intersection of Nathalal Parikh marg with cooperage road. Accessed from north as well as west side road fronts. Palatial type villa set distinctly at the road junction in a predominantly residential and institutional neighborhood with dense tree foliage.	
5.2	Architectural Description	**Planning** Indeterminable as access denied. Leaving apart the front portion the building is reconstructed into a high rise with luxurious apartments. **Features** Symmetrical front façade marked by continuous wooden verandas, well articulated corners bays topped by dome feature. Entrance marked by central projecting porch with semicircular arch openings with keystone feature and stone baluster parapet. Façade forms long veranda front with wooden supports, infill ventilator panels with decorative stain glass. Projecting octagonal shaped corner bays culminate into elongated dome feature. Projecting wooden balcony feature supported on decorative brackets and marked by sloping awning resting on wooden brackets. Architrave of the segmental arch openings with decorative keystone and carved relief panels. Floor levels are marked by distinct cornice bands. **Style** Building displays Neo Classical features	
5.3	Intrinsic	-	
5.4	Value Classification	A(arc), B(per), B (des), E (Old portion only)	Recommended grade: III
6.0		**Topography**	
6.1	Floors	G + 4 floors. Reconstructed high rise is G+ 20 floors.	
7.0		**Construction**	
7.1	Plinth	Stone dressed plinth about 0.9 m.	

Buckley Court			205
7.2	Walls	Indeterminable	
7.3	Floor	Indeterminable	
7.4	Stairs	Indeterminable	
7.5	Openings	Segmental arch architrave openings with wood framed and glazed panel shutters also separate ventilator panel. Wooden veranda members and shutters with glazed panels and stain glass set within infill ventilator portion.	
7.6	Roofing	Indeterminable since access denied.	
7.7	Articulation	Distinct cornice bands at floor levels, architrave segmental arch openings with decorative keystone feature, overhanging wooden balcony and sloping awning feature supported on decorative wooden brackets, octagonal corner bays surmounted by elongated dome feature.	
7.8	Finishes	Buff basalt stone dressed external wall surfaces with arch and decorative features in lighter stone finish. Wood finish veranda bays and door window shutters. Internal finishes indeterminable.	
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -	
7.10	Compound/ Fence/ Gate	Low stone dressed wall and iron railings above with intermediate decorative stone post	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	-	
8.0		**Services & Utilities**	
8.1	Lighting	Indeterminable	
8.2	Ventilation	Indeterminable	
8.3	Electricity	BEST.	
8.4	Water Supply	MCGM. Water storage tank.	
8.5	Drainage (Plumbing & Sanitation)	MCGM Connected to Municipal sewer lines.	
8.6	Fire Precaution	Indeterminable	
8.7	Other (HVAC/BMS/Security Systems)	Indeterminable	
9.0		**Condition**	
9.1	Plinth	Indeterminable	
9.2	Walls	Indeterminable	
9.3	Floor	Indeterminable	
9.4	Stairs	Indeterminable	
9.5	Openings	Indeterminable	
9.6	Roofing	Indeterminable	
9.7	Articulation & Finishes	Indeterminable	
9.8	Services	Indeterminable	
9.9	Out Buildings	Indeterminable	
9.10	Overall Conditions	Fair externally otherwise indeterminable.	Maintenance level: Fair externally otherwise indeterminable.
10.0		**Transformation**	
	Form	Except front portion the villa structure is majorly transformed by constructing a high-rise above it.	
	Structure	Indeterminable.	
	Articulation & Finishes	Cement pointing observed over buff basalt stone dressed façade.	
11.0		**DP Remarks/ Perceived Threats**	
		Building forms part of R zone	
12.0		**Additional Notes/ References/ Documents available**	
		Additional Notes: - **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc.	

Original structure with projecting porch with arched openings, balustrade, window openings with wooden trellis work

Porch with arched openings, prominent keystone, columns with rusticated joints, bands

Corner projecting bay with sloping chajjas supported on wooden brackets

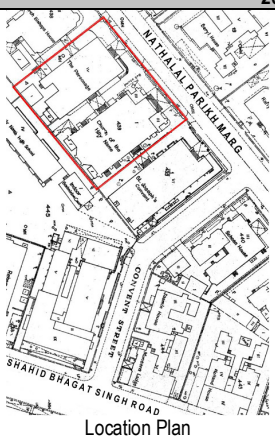
Projecting balcony with columns supporting sloping chajjas, decorative brackets, railing, trellis work

Wooden bracket detail supporting the projecting balcony

Side bay with onion shaped dome, sloping chajjas supported on brackets

Window opening with decorative sill panel, decorative keystone, cornice band with dentil

Newly constructed tower over the original structure

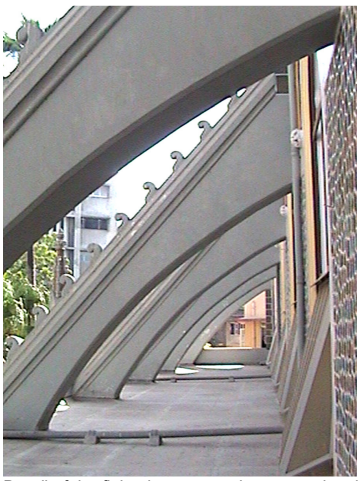
Holy Name Cathedral			206 (I)
		Common Ref No: 206 (I) Card No: 278 Ward (Part): A (Part III) CS No: 439 (Colaba division) Plot Area: Indeterminable B U Area: - Date: 10/12/2004 Recorded by: Prachi Merchant Reviewed by: Int: Sonal Modak, Prachi Merchant Ext: Sonal Modak, Prachi Merchant Photo Ref.: 206(1)_Holy Name Cathedral	 Location Plan
1.0		**Denomination**	
1.1	Name of Premises	Holy Name Cathedral	
1.2	Earlier Name	Church of Holy Name	
1.3	Built in:	Construction started in 1901, completed in 1904	Extension Date: -
2.0		**Access**	
2.1	Main	Nathalal Parekh Marg – Pedestrian and vehicular	
2.2	Subsidiary	-	
3.0		**Ownership pattern**	
3.1	Present	Trust - Archbishop	
3.2	Past	Trust - Archbishop	
3.3	Status	Owner	
4.0		**Use**	
4.1	Present	Cathedral - Religious, School - Educational, Archbishops house - Residential	
4.2	Past	Religious, Educational, Residential	
4.3	Usage	Daily	
5.0		**Significance & Value Classification**	
5.1	Townscape (Manmade)	The Cathedral with the Archbishops House and the Fort Convent School are located in one complex, forming a part of skyline of the buildings along Nathalal Parekh Marg. The building is accessed through an extended porch from the west side.	
5.2	Architectural Description	**Planning** The building has an oblong plan with an apsidal sanctuary of a semi-octagonal form. The west side arched entrance porch is extended out, with a terrace above with stone balustrade. The congregational hall comprises of a long nave flanked by a colonnade and aisles on both sides, a projecting loft for organ and choir on the west end above the entrance and a baptistery in the tower-basement. There is a Sacristy on either side of the sanctuary. Overall, a strong influence from Early Gothic style with elements such as The west side entrance consists of an imposing design with a gable flanked by two towers containing belfry storey, resolved into an octagonal form, surmounted by an articulated cornice. The side altars and the pulpit are highly ornamental. The nave consists of 5 bays of arches supported on square piers amplified by pilasters and slender shafts, which carry corbels of statues. **Features** The main features of the cathedral are the flying buttresses and its pinnacles over the nave, which strengthen the groined vaulted roof built by arched work supported by stone ribs. The walls and the vaulted roof are highly decorated with rich paintings and frescos representing biblical subjects. Building articulation comprises of openings with pointed arches, stain glass windows, rose windows, flying buttresses, friezes, bands, corner quoins, pilasters, spires, etc. The vaulting is covered with rich and glowing fresco work, which represents twenty Old Testament subjects, beginning from Gospel side and the Epistle side. **Style** The building derives influence from Neo Gothic style of Architecture	
5.3	Intrinsic	-	
5.4	Value Classification	A(arc), A(his), B (per), B(des), B(uu), E, F	Recommended grade: II A

Holy Name Cathedral			206 (I)
6.0		**Topography**	
6.1	Floors	Cathedral is a ground floor structure with 2 higher towers on either side, consisting of a belfry storey with a spire and the tower basement. A loft projects over the entrance area.	
7.0		**Construction**	
7.1	Plinth	Plinth is low, with a stone plinth protection band.	
7.2	Walls	Stone load bearing walls are clad in grey stone and plastered, supported by stone pilasters.	
7.3	Floor	RCC. Stone flooring at the entrance and white marble with black stone inlay within the cathedral.	
7.4	Stairs	Three staircases in all. Wooden narrow spiral staircase with the stepped wooden soffit and wooden railing located in the tower to access the loft. Wooden dogleg staircase in both towers to access the belfry storey Wooden ladders to access the spires.	
7.5	Openings	Arched window openings with stained glass fixed in partly openable and partly fixed shutters, with rose window above the arch. The apse area has a row of highly ornamental pointed arched window openings with double pointed arches. The shutters are of stain glass. Window openings at a higher level have shutters are of wooden louvers. The main door opening to the cathedral has a grand door with wooden paneled shutters. The doors leading to the rooms near the apse consists of wooden paneled shutters.	
7.6	Roofing	The nave and the main apse have a barrel vault roof while the side aisles have groined vaulted roof.	
7.7	Articulation	Column capital in apse is highly ornamental and frieze has floral motifs. Marble and wooden sculptures placed in the apse are highly ornamental. Cast Iron brackets for fan and light fixture. Gallery consists of cast iron brackets and wooden railing for the loft. Pulpit is a hexagonal base in marble. The ceiling of the main cathedral has elaborate Bible story painting friezes.	
7.8	Finishes	The walls are clad with cyclopean and ashlar grey stone masonry externally. Internally, the walls are finished in plaster and paint. The floor is finished with an inlay of marble and black stone.	
7.9	Interiors (Movable & Immovable)	**Movable** Wooden benches with book case and shelf, chairs, cupboards, reading table, wooden statue case, high chairs. Old fan brackets, light fittings etc. **Immovable** Marble pentagonal pedestal, marble statues in apse, wooden paneling for paintings, marble plaques etc.	
7.10	Compound/ Fence/ Gate	Brick wall 2'-0" ft in height with cast iron fencing above. 2 decorative cast iron entrance gates on the eastern side.	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Shrubs, potted plants, the side and front open spaces.	
8.0		**Services & Utilities**	
8.1	Lighting	Adequate natural light through long window openings. Inadequate lighting in the residential areas	
8.2	Ventilation	Natural ventilation is adequate.	
8.3	Electricity	BEST	
8.4	Water Supply	MCGM	
8.5	Drainage (Plumbing & Sanitation)	MCGM	
8.6	Fire Precaution	No traces.	
8.7	Other (HVAC/BMS/Security Systems)	Window AC units have been installed.	
9.0		**Condition**	
9.1	Plinth	Fair - maintained well.	
9.2	Walls	Fair - The stone cladding of the external wall is in a good condition. Wall is plastered and painted internally.	
9.3	Floor	Fair - maintained well.	
9.4	Stairs	Fair	
9.5	Openings	Fair - In many places openings of the window are blocked to occupy AC units. Shutters are changed, stained glass has been replaced, grills and *jalis* added.	
9.6	Roofing	Fair – Few members need maintenance.	
9.7	Articulation & Finishes	Fair - All the features are painted. The materials cannot be differentiated.	
9.8	Services	Fair	
9.9	Out Buildings	-	
9.10	Overall Conditions	Fair	Maintenance level: Good
10.0		**Transformation**	

Holy Name Cathedral		206 (I)
	Form	-
	Structure	-
	Articulation & Finishes	All the parts are plastered and painted insensitively. Original materials are difficult to identify.
11.0		**DP Remarks/ Perceived Threats**
		Building forms part of R zone
12.0		**Additional Notes/ References/ Documents available**
		Additional Notes: - **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation*. FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc. SIR BANNISTER FLETCHER *A History of Architecture,* CBS publication and distributors.

Front façade with series of pointed arched windows, gable end roof flanked with sides towers with spires

Rising tower with random and ashlar stone masonry, corner quoins, pointed arched opening, culminating into a steep Mangalore tile spire

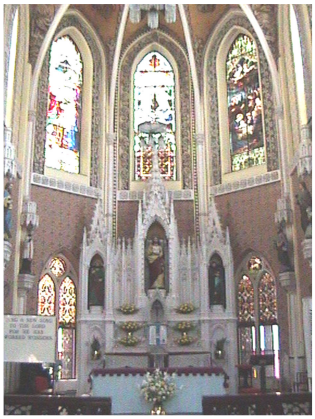


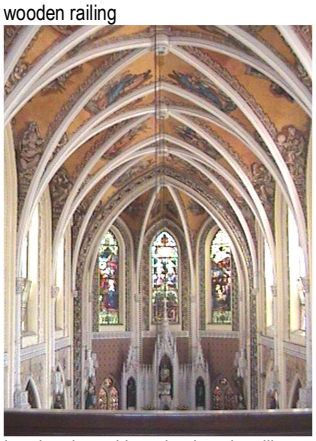
Detail of the flying buttress at the terrace level

Internal façade articulation with highly decorative panels, bands, frescos, statues

Projecting porch with pointed arches

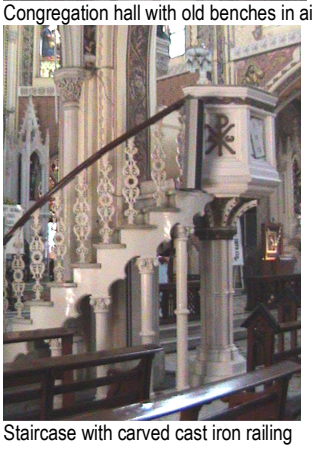
Projecting balcony with cast iron bracket supports, carved wooden railing

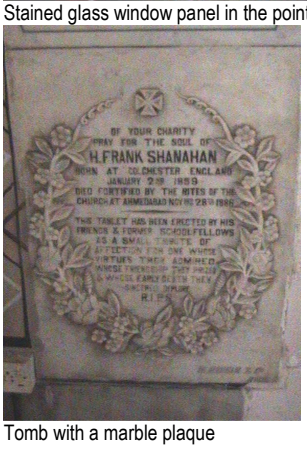

Apsidal end with pointed arched openings with stain glass work, frieze bands


Interior view with groined vault ceiling supported on columns, with detailed frescoes, arched windows etc

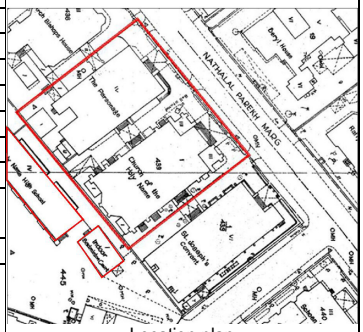
Congregation hall with old benches in aisle

Stained glass window panel in the pointed arched windows


Staircase with carved cast iron railing



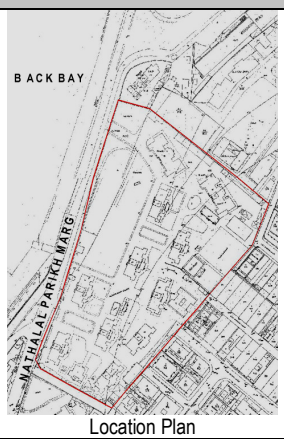
Tomb with a marble plaque

Holy Name school			206(ii)
		Common Ref No: 206(ii) Card No: 279 Ward (Part): A (part III) CS No: 445 (Colaba division) Plot Area: Indeterminable B U Area: - Date: 06/04/2005 Recorded by: Arun Wadhwa Reviewed by: Int: Arun Wadhwa Ext: Arun Wadhwa Photo Ref.: 206(2)_Holy Name School	 Location plan

1.0		**Denomination**	
1.1	Name of Premises	Holy Name school	
1.2	Earlier Name	Holy Name school	
1.3	Built in:	Indeterminable	Extension Date: -
2.0		**Access**	
2.1	Main	Nathalal Parikh Marg – vehicular & pedestrian.	
2.2	Subsidiary	-	
3.0		**Ownership pattern**	
3.1	Present	Holy Name school and mission - Owner	
3.2	Past	Holy Name school and mission - Owner	
3.3	Status	Mission	
4.0		**Use**	
4.1	Present	School – educational institution	
4.2	Past	School – educational institution	
4.3	Usage	Daily.	
5.0		**Significance & Value Classification**	
5.1	Townscape (manmade)	School building located to the rear south side of Holy Name cathedral in the large compound accessed directly along the side of the cathedral. Also accessed through a by lane from the east side adjacent to the open playground.	
5.2	Architectural Description	**Planning** L-shaped building with two long wings, enclosing large open court space serving as playground and recreational activities. A continuous narrow passage along the inner court side provides access to classrooms and other facilities arranged along it on all typical floors. Ground floor west wing serves as large auditorium for social cultural activities. North wing facing the cathedral also forms a small entrance at ground level. Two staircases, one at the intersection of two wings and other intermediate in the longer north wing. Toilets are placed at the end close to intersection and also at the end of west wing. **Features** Simple modern exterior with plain rectangular façade openings marked by protective *chajjas* and slightly staggered *chajja* bands along the court facing passages. No ornamentation. **Style** Modern RCC structure	
5.3	Intrinsic	-	
5.4	Value Classification	Nil	Recommended grade: III
6.0		**Topography**	
6.1	Floors	G + 5 floors.	
7.0		**Construction**	
7.1	Plinth	Low plinth about 0.3 M.	
7.2	Walls	Non-load bearing brick masonry walls and RCC structural members since reconstructed.	
7.3	Floor	RCC floor slab supported on beams and columns. Original wooden floor boards retained at first floor level.	
7.4	Stairs	RCC double flight stair two in number, one in the central portion and other in the east wing.	

Holy Name school			206(ii)
7.5	Openings	Plain rectangular window openings with wood framed glazed panel shutters, with separate ventilator panel. Wood paneled double shutter door openings.	
7.6	Roofing	Flat RCC slab forming terrace.	
7.7	Articulation	-	
7.8	Finishes	Plain plaster paint finish to external and internal wall surfaces. Ordinary mosaic and ceramic tiles in floors, except original retained wooden floor finish at first floor.	
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -	
7.10	Compound/ Fence/ Gate	Located within a large plot along with cathedral and residential facilities, secured by high boundary walls. Iron gate to the east side direct entry.	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	-	
8.0		**Services & Utilities**	
8.1	Lighting	Adequate natural light except stair and common passage also relies on artificial sources.	
8.2	Ventilation	Adequate natural ventilation except in staircase and toilets also relies on artificial means.	
8.3	Electricity	BEST.	
8.4	Water Supply	MCGM. Water storage tank.	
8.5	Drainage (Plumbing & Sanitation)	MCGM Connected to Municipal sewer lines.	
8.6	Fire Precaution	Fire extinguishers only – no integrated fire fighting system.	
8.7	Other (HVAC/BMS/Security Systems)	Window unit A.C.'s in computer Labs.	
9.0		**Condition**	
9.1	Plinth	Fair and well maintained.	
9.2	Walls	Fair and well maintained.	
9.3	Floor	Fair and well maintained.	
9.4	Stairs	Fair	
9.5	Openings	Fair and well maintained.	
9.6	Roofing	Fair	
9.7	Articulation & Finishes	Fair and well maintained.	
9.8	Services	Fair	
9.9	Out Buildings	-	
9.10	Overall Conditions	Fair	Maintenance level: Fair
10.0		**Transformation**	
	Form	Reconstructed RCC structure.	
	Structure	Reconstructed RCC structure.	
	Articulation & Finishes	-	
11.0		**DP Remarks/ Perceived Threats**	
		Building forms part of R zone	
12.0		**Additional Notes/ References/ Documents available**	
		<u>Additional Notes:</u> - **<u>References:</u>** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc.	

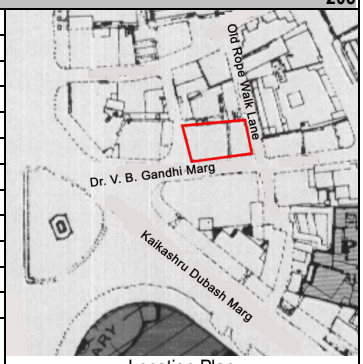
Newly constructed building with no trace of the old building

Badhwar Park			207
		Common Ref No: 207 Card No: 280 Ward (Part): A (Part III) CS No: - 112 (Colaba Division) Plot Area: Indeterminable B U Area: - Date: 16/12/2004 Recorded by: Sonal Modak Reviewed by: Int: Sonal Modak, Prachi Merchant Ext: Sonal Modak, Prachi Merchant Photo Ref: 207_Badhwar Park.	 Location Plan

1.0		**Denomination**			
1.1	Name of Premises	Badhwar Park			
1.2	Earlier Name	Badhwar Park			
1.3	Built in:	Indeterminable	Extension Date:	-	
2.0		**Access**			
2.1	Main	Captain Pethe Marg.			
2.2	Subsidiary	-			
3.0		**Ownership pattern**			
3.1	Present	Central Government			
3.2	Past	Central Government			
3.3	Status	Owner			
4.0		**Use**			
4.1	Present	Residential			
4.2	Past	Residential			
4.3	Usage	Daily			
5.0		**Significance & Value Classification**			
5.1	Townscape (Manmade)	Located on Captain Pethe Marg, along with other buildings of different periods and styles.			
5.2	Architectural Description	**Planning** The housing complex of six blocks designed as a self-contained society with many categories of officers and staff housing in its several blocks. It also had its own park and sports facilities – a badminton hall and clubhouse. **Features** Horizontal and vertical bands, projecting balconies. **Style** Influences from Art Deco style of Architecture.			
5.3	Intrinsic	Badhwar park apartment blocks for officers of the central and western railway were built on the site of old Colaba station and yard that had remained vacant since the last train left Colaba station in December 1930			
5.4	Value Classification	Nil	Recommended grade		Delete
6.0		**Topography**			
6.1	Floors	Each building of G + 6			
7.0		**Construction**			
7.1	Plinth	RCC			
7.2	Walls	Brick walls			
7.3	Floor	RCC floor			
7.4	Stairs	RCC			
7.5	Openings	Rectangular openings with glazed panels			
7.6	Roofing	Flat RCC roof			
7.7	Articulation	-			
7.8	Finishes	-			
7.9	Interiors (Movable & Immovable)	**Movable:** - **Immovable:** -			

Badhwar Park			207
7.10	Compound/ Fence/ Gate	Brick compound wall with MS fence.	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Front landscaped area, playground, lawns, badminton hall and clubhouse.	
8.0		**Services & Utilities**	
8.1	Lighting	-	
8.2	Ventilation	-	
8.3	Electricity	BEST	
8.4	Water Supply	MCGM	
8.5	Drainage (Plumbing & Sanitation)	MCGM	
8.6	Fire Precaution	-	
8.7	Other (HVAC/BMS/Security Systems)	Individual tenants have installed AC's Strict Manual security.	
9.0		**Condition**	
9.1	Plinth	Good	
9.2	Walls	Good	
9.3	Floor	Good	
9.4	Stairs	Good	
9.5	Openings	Good	
9.6	Roofing	Good	
9.7	Articulation & Finishes	Good	
9.8	Services	Good	
9.9	Out Buildings	Good	
9.10	Overall Conditions	Good	Maintenance level: Good
10.0		**Transformation**	
	Form	There are no visible remains of the Colaba Station and yard. Badhwar Park was constructed on the site in the 1950's	
	Structure		
	Articulation & Finishes		
11.0		**DP Remarks/ Perceived Threats**	
		Part RG, Plot forms part of R zone.	
12.0		**Additional Notes/ References/ Documents available**	
		Additional Notes: Six blocks of the scheme named Badhwar Park after chairman of the Railway Board, Fakir Chand Badhwar, were completed by July 1955. While using the land sympathetically in response to the residential neighbourhood adjacent to it, Badhwar Park added an important facility to the Railway – a good housing stock for its officers and made a posting in the otherwise overcrowded Bombay an attraction. **References:** RAHUL MEHROTRA and SHARADA DWIVEDI (2000) *Anchoring A City Line, 1899-1999, The History of the Western Suburban Railway and its Headquarters in Bombay* : Eminence Designs Pvt. Ltd.	

A view of the buildings from across the main road

Reliance Building (Forbes House)					208
		Common Ref No: 208 Card No: 281 Ward (Part): A (Part III) CS No: 143 Plot Area: 1729.94 B U Area: - Date: 17/05/06 Recorded by: Prachi Merchant Reviewed by: Int: Prachi Merchant Ext: Prachi Merchant Photo Ref: 208_Forbes House	 Location Plan		
1.0		**Denomination**			
1.1	Name of Premises	Reliance Building			
1.2	Earlier Name	Forbes House			
1.3	Built in:	18th Century	Extension Date	-	
2.0		**Access**			
2.1	Main	Dr. V. B. Gandhi Marg			
2.2	Subsidiary	Dr. V. B. Gandhi Marg (Old Rope Walk Lane)			
3.0		**Ownership pattern**			
3.1	Present	Private			
3.2	Past	Life Insurance Corporation of India			
3.3	Status	Owner			
4.0		**Use**			
4.1	Present	Commercial			
4.2	Past	Commercial			
4.3	Usage	Daily			
5.0		**Significance & value Classification**			
5.1	Townscape (Manmade)	Corner building at the junction of internal V. B. Gandhi Marg juxtaposed in front of the buildings lined at Kalaghoda area.			
5.2	Architectural Description	**Planning** Prominent corner building on V. B. Gandhi Marg, with corner entrance opening. The shape of the building is a site response. Internally the space has been modified to suit the functions. **Features** Rectangular openings with triangular and semicircular pediments, floor bands, quoins etc **Style** Derives influence from Neo classical style of Architecture			
5.3	Intrinsic	-			
5.4	Value Classification	A(arc), D(per), D(bio), A(his)	Recommended grade:	IIA	
6.0		**Topography**			
6.1	Floors	G+2			
7.0		**Construction**			
7.1	Plinth	2'-0" high plinth finished with new materials			
7.2	Walls	Stone load bearing			
7.3	Floor	Indeterminable			
7.4	Stairs	New staircase has been added			
7.5	Openings	Rectangular openings			
7.6	Roofing	Sloping roof with asbestos sheet covering			
7.7	Articulation	Bands, quoins, triangular and semicircular pediments			
7.8	Finishes	Plaster and paint			
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -			
7.10	Compound/ Fence/ Gate	No compound wall, directly accessed from the road			
7.11	Curtilage/ Unbuilt space/ Out Buildings/	-			

Reliance Building (Forbes House)			208
	Landscape		
8.0		**Services & Utilities**	
8.1	Lighting	Adequate natural light supported on artificial lighting	
8.2	Ventilation	Adequate natural ventilation supported on artificial ventilation	
8.3	Electricity	BEST	
8.4	Water Supply	MCGM	
8.5	Drainage (Plumbing & Sanitation)	MCGM	
8.6	Fire Precaution	-	
8.7	Other (HVAC/BMS/Security Systems)	-	
9.0		**Condition**	
9.1	Plinth	Fair	
9.2	Walls	Fair	
9.3	Floor	Fair	
9.4	Stairs	Changed to suit the new requirements	
9.5	Openings	Openings at places have been blocked to install AC units, grills have been added.	
9.6	Roofing	Fair	
9.7	Articulation & Finishes	Fair	
9.8	Services		
9.9	Out Buildings	-	
9.10	Overall Conditions	Fair	Maintenance level: Fair
10.0		**Transformation**	
	Form	-	
	Structure	Openings at places have been blocked to install AC units, grills have been added.	
	Articulation & Finishes	-	
11.0		**DP Remarks/ Perceived Threats**	
		-	
12.0		**Additional Notes/ References/ Documents available**	
		Additional Notes: The original structure on the site was the residence of Charles Forbes, a leading Merchant of his time. **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.*	

Floor level dentil band, sloping roof with rain water pipes.

Detail of the opening with full height shutters, bands

Opening detail with bands, pediments, corner quoins

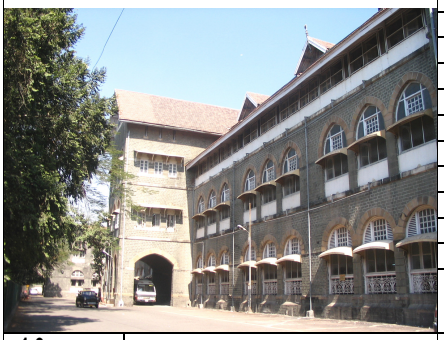
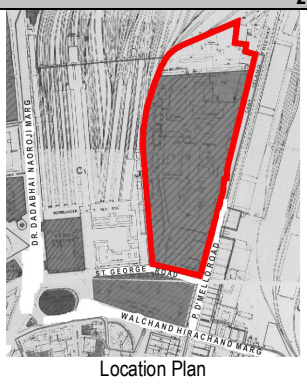
Corner view with rectangular and semi circular openings

Devidas Purshottamdas Kothari Kabutarkhana and Pyaav					209
		Common Ref No: 209 Card No: 282 Ward (Part): A (Part II) CS No: Indeterminable Plot Area: Indeterminable B U Area: - Date: 29/10/2004 Recorded by: Sonal Modak Reviewed by: Int: Sonal Modak, Arun Wadhwa Ext: Sonal Modak, Arun Wadhwa Photo Ref.: 209_Devidas Purushottamdas Kothari Kabutarkhana and Pyaav		 Location Plan	
1.0		**Denomination**			
1.1	Name of Premises	Devidas Purshottamdas Kothari Kabutarkhana and Pyaav			
1.2	Earlier Name	Devidas Purshottamdas Kothari Kabutarkhana and Pyaav			
1.3	Built in:	1823	Extension Date:	Additions made in 19th and 20th century	
2.0		**Access**			
2.1	Main	Mint Road - Pedestrian			
2.2	Subsidiary	Walchand Hirachand Marg - Pedestrian			
3.0		**Ownership pattern**			
3.1	Present	Municipal Corporation of Greater Mumbai			
3.2	Past	Private			
3.3	Status	Owner			
4.0		**Use**			
4.1	Present	Fountain and Kabutarkhana			
4.2	Past	Fountain and Kabutarkhana			
4.3	Usage	Not in Use			
5.0		**Significance & Value Classification**			
5.1	Townscape (Manmade)	Opposite GPO at the junction of Mint Road and Walchand Hirachand Road. It is one of the oldest pigeon enclaves in the city.			
5.2	Architectural Description	**Planning** A small square shaped structure having dwarf bulbous petal dome minarets on four corners with ornamental low parapet, below which is a *chhajja* on brackets. Each side has octagonal engaged columns at the corners with a central blind Saracenic arch with ornamentation within. South side is fenced as an open space serving as the kabutarkhana with a small pond for pigeons. The building is painted in different colours. **Features** Bulbous small domes, minarets, pointed blind arches, cornice bands forming *chhajja*. **Style** Visible influence of the Indo-Saracenic and Jain style in architecture.			
5.3	Intrinsic	-			
5.4	Value Classification	B(des), B(uu), F	Recommended grade	III	
6.0		**Topography**			
6.1	Floors	The fountain is a stand-alone structure having water storage tank within the plinth.			
7.0		**Construction**			
7.1	Plinth	The structure is built on a plinth about 2 ft. 6 inches high, which houses the water tank.			
7.2	Walls	-			
7.3	Floor	-			
7.4	Stairs	-			
7.5	Openings	-			
7.6	Roofing	-			
7.7	Articulation	Cornice bands at top level, petal base of bulbous domes, stone carve parapet.			
7.8	Finishes	Original exposed stone structure painted with layers and layers of paint.			
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -			

Devidas Purshottamdas Kothari Kabutarkhana and Pyaav			209
7.10	Compound/ Fence/ Gate	A compound wall has been constructed around the open space known as kabutarkhana, fixed with MS section fencing.	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Additional water tank, small water pond for pigeons to drink water from, bird house or cage. The open space is paved.	
8.0		**Services & Utilities**	
8.1	Lighting	-	
8.2	Ventilation	-	
8.3	Electricity	BEST	
8.4	Water Supply	MCGM	
8.5	Drainage (Plumbing & Sanitation)	MCGM	
8.6	Fire Precaution	-	
8.7	Other (HVAC/BMS/Security Systems)	-	
9.0		**Condition**	
9.1	Plinth	-	
9.2	Walls	-	
9.3	Floor	-	
9.4	Stairs	-	
9.5	Openings	-	
9.6	Roofing	-	
9.7	Articulation & Finishes	All are painted with multiple coats of paint.	
9.8	Services	-	
9.9	Out Buildings	-	
9.10	Overall Conditions	Poor	Maintenance level | Poor
10.0		**Transformation**	
	Form	Encroachment of small temple on one of its sides. Writers sit around the main structure in temporary sheds.	
	Structure	-	
	Articulation & Finishes	Original exposed stone structure painted with layers and layers of paint.	
11.0		**DP Remarks/ Perceived Threats**	
		Public sanitary convenience, forms part of C1 zone	
12.0		**Additional Notes/ References/ Documents available**	
		Additional Notes: - **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* SHARADA DWIVEDI and RAHUL MEHROTRA (2001) *Fort Walks,* Bombay : Eminence Designs Pvt. Ltd.	

Detail of the old structure with posts on either side with bulbous top, chajja with decorative band and brackets

Pyyav now used as a temple with new modifications

St. George Hospital			210
		Common Ref No: 210 Card No: 283 Ward (Part): A (Part I) CS No: 1457. Plot Area: 60125.75 sq m. B U Area: 14890 sq m. Date: 17/01/2005 Recorded by: Arun Wadhwa Reviewed by: Int: Arun Wadhwa, Sonal Modak Ext: Arun Wadhwa, Sonal Modak Photo Ref: 210_St George's Hospital.	 Location Plan
1.0		**Denomination**	
1.1	Name of Premises	St. George Hospital	
1.2	Earlier Name	St. George Hospital	
1.3	Built in:	1894 – 1909 (as per Tablet)	Extension Date: annex –1955 Dental college & hospital-1962 & hostel 1976
2.0		**Access**	
2.1	Main	P. D'Mello Road– vehicular & pedestrian	
2.2	Subsidiary	St. George Road – vehicular & pedestrian	
3.0		**Ownership pattern**	
3.1	Present	State Government of Maharashtra	
3.2	Past	Government of Bombay	
3.3	Status	Owner	
4.0		**Use**	
4.1	Present	Hospital	
4.2	Past	Hospital	
4.3	Usage	Daily.	
5.0		**Significance & Value Classification**	
5.1	Townscape (manmade)	Long building set within a large compound with substantial distance from the access road.	
5.2	Architectural Description	**Planning** Long building with a central staircase block flanked by two wings, longer south for male & north female wards. West side access through porches to both the male and female wards as well as a central projecting block into continuous wide verandas for circulation and visitors waiting. The eastern side has many projecting wings serving varied functions like doctors chamber, diagnostic services, stores, toilets, etc. Also a single storied kitchen and many ancillary structures are placed to the east side accessed through connecting walkways. An annex building serving as OPD abuts the southern side. **Features** A series of three continuous semicircular arch openings on the ground floor, similar pointed arch openings on the first floor, high gable end sloping roof at the end and projecting wings. Projecting stone cornice band at first and second floor level. Large stone arch opening with heavy molding feature at the staircase entrance. Highly decorative iron railing as parapet in verandas and stairs. **Style** The building displays influences of the Gothic style.	
5.3	Intrinsic	-	
5.4	Value Classification	A(arc), A(his), B (per), B(des), B(uu), E, F (old buildings only) Recommended grade: II B	
6.0		**Topography**	
6.1	Floors	Ground + two floors.	
7.0		**Construction**	
7.1	Plinth	High plinth height about 4 feet dressed in grey basalt stone ashlar course topped with buff basalt projecting course.	
7.2	Walls	Heavy load bearing rubble stone masonry walls.	
7.3	Floor	Jack arch floor supported on steel I-sections across and larger beam sections resting on load bearing walls.	
7.4	Stairs	Large C- shaped stone stairs railing and wooden handrail in both symmetrical wings. Smaller wooden stairs in both the wings.	

St. George Hospital			210
7.5	Openings	Pointed arch openings in veranda- arch portion composed of wooden louvered panels and central fixed glazed panel. Door window shutters are partly glazed and partly wood paneled. Some openings have shallow lower arches.	
7.6	Roofing	Series of gable end sloping Mangalore tile roof over the projecting wings. Double level sloping roof, lower to verandahs and high over central wing. Presence of dormer roof within the long roofscape.	
7.7	Articulation	High gable end roof, cornice band, alternate stone arch openings,	
7.8	Finishes	Black/ gray basalt dressed ashlar course, arch openings and cornice band features dressed in buff basalt stone. Internally plaster and paint finish. Original Minton floor tiling in some portions whereas varied floor finishes in later modified areas.	
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -	
7.10	Compound/ Fence/ Gate	High compound wall about 1.5 m. high and iron gate at the two entrances from west and south side.	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Large G+5 dental college and hospital built in 1962 fronting the south side road. Also students hostel added in 1976 to the west side. Numerous small independent structures scattered along the western and eastern sides of the main building. Old fort remnants close to the eastern boundary wall.	
8.0		**Services & Utilities**	
8.1	Lighting	Adequate natural light supplemented by artificial means.	
8.2	Ventilation	Adequate natural ventilation supplemented by artificial means.	
8.3	Electricity	BEST	
8.4	Water Supply	MCGM - Underground and overhead water tank.	
8.5	Drainage (Plumbing & Sanitation)	MCGM - Drainage connected to municipal sewers.	
8.6	Fire Precaution	Fire extinguisher and dry riser arrangement, but no fire detection system.	
8.7	Other (HVAC/BMS/Security Systems)	Window unit air conditioners installed.	
9.0		**Condition**	
9.1	Plinth	Poor with blackening & plumbing interventions also damaged plinth protection course.	
9.2	Walls	Fair except some damage, seepage and plant growth observed.	
9.3	Floor	Fair except some modifications carried.	
9.4	Stairs	Fair except the wear and tear observed in narrow wooden stair	
9.5	Openings	Poor since decorative iron railings in veranda parapet replaced with brick walls. Insensitive interventions like box grills and metal *chajjas*. Altered and poorly maintained door window shutters.	
9.6	Roofing	Fair except minor damage to wooden rafters and eaves board.	
9.7	Articulation & Finishes	Poor due to dust accumulation, blackening and cracks observed on stone dressed façade. Also damaged arched & ornamental features.	
9.8	Services	Old and poorly maintained plumbing lines. Messy unplanned electric wiring in staircase and lobby. Internal leakages due to poor waterproofing.	
9.9	Out Buildings	-	
9.10	Overall Conditions	Fair internally, poor external facades.	Maintenance level: poor
10.0		**Transformation**	
	Form	Annex added to the south side, not coherent with the main building, also a porch added to the subsidiary north entrance.	
	Structure	-	
	Articulation & Finishes	Semi circular arch openings enclosed with brickwork. Plaster finished patchwork over damaged stone dressed surfaces. Dado cladding and painting of stone dressed veranda surfaces.	
11.0		**DP Remarks/ Perceived Threats**	
		Hospital, part of the complex is Telephone exchange, building forms part of C1 zone	
12.0		**Additional Notes/ References/ Documents available**	
		Additional Notes: St. George hospital is built over the ruins of Fort St. George with some remnants still existing near western compound wall. **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* SHARADA DWIVEDI and RAHUL MEHROTRA (2001) *Fort Walks,* Bombay : Eminence Designs Pvt. Ltd. FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*,	

Grey stone clad building with arched openings with buff stone vouissoirs, sloping roof

Newly constructed Dental college

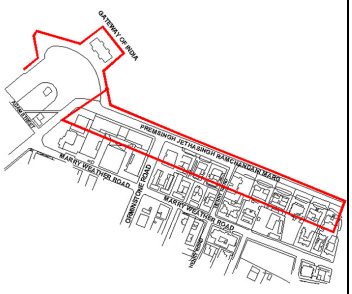
Railing detail

Series of segmental arched opening with curved chajja, louvered paneling

Grey ashlar stone masonry façade with buff stone pointed arches, round windows, pilasters, bands

Main building with central extended porch wing

Residential quarters with sloping roof, wooden railing

Buildings on P. J. Ramchandani Marg			211(a)
Not applicable		Common Ref No: 211(a) Card No: 284 Ward (Part): A (Part III) CS No: - Plot Area: - B U Area: - Date: 11/01/2005 Recorded by: Sachin Borkar Reviewed by: Int: Arun Wadhwa, Zankhana Prajapati Ext: UDRI Committee Photo Ref: -	 Location plan
1.0		**Denomination**	
1.1	Name of Premises	Buildings on P. J. Ramchandani Marg	
1.2	Earlier Name	Buildings on P. J. Ramchandani Marg	
1.3	Built in :	Varied	Extension Date: -
2.0		**Access**	
2.1	Main	P. J Ramchandani Marg	
2.2	Subsidiary	Rajkavi Bhushan Marg, BEST Road, Henry Road	
3.0		**Ownership pattern**	
3.1	Present	Varied	
3.2	Past	Varied	
3.3	Status	Varied	
4.0		**Use**	
4.1	Present	Mixed - Commercial, Residential areas	
4.2	Past	Mixed - Commercial, Residential areas	
4.3	Usage	Daily	
5.0		**Significance & value Classification**	
5.1	Townscape (Natural/ Manmade)	The buildings on the P. J Ramchandani Marg face the sea on the west with the Gateway of India on the side.	
5.2	Architectural Description	**Planning** The Residential buildings on this road have similar plan excluding Taj Mahal Hotel. The buildings have a huge front and side setbacks with the entrance through an extended porch. The buildings have balconies overlooking the front road. **Features and Style** Most residential buildings have vernacular features with wooden projecting with wooden columns, trellis, louvers, railing, sloping chajjas etc. The Gateway of India derives influence from Indo Saracenic and Gujrat style of Architecture and the Taj Mahal building derives influence from Indo Saracenic style of Architecture	
5.3	Intrinsic	Varied	
5.4	Value Classification	-	Recommended grade: -
6.0		**Topography**	
6.1	Floors	Varied	
7.0		**Construction**	
7.1	Plinth	-	
7.2	Walls	-	
7.3	Floor	-	
7.4	Stairs	-	
7.5	Openings	-	
7.6	Roofing	-	
7.7	Articulation	-	
7.8	Finishes	-	
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -	
7.10	Compound/ Fence/ Gate	-	

7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	-
8.0		**Services & Utilities**
8.1	Lighting	-
8.2	Ventilation	-
8.3	Electricity	BEST
8.4	Water Supply	MCGM
8.5	Drainage (Plumbing & Sanitation)	MCGM
8.6	Fire Precaution	-
8.7	Other (HVAC/BMS/Security Systems)	-
9.0		**Condition**
9.1	Plinth	-
9.2	Walls	-
9.3	Floor	-
9.4	Stairs	-
9.5	Openings	-
9.6	Roofing	-
9.7	Articulation & Finishes	-
9.8	Services	-
9.9	Out Buildings	-
9.10	Overall Conditions	- Maintenance level: -
10.0		**Transformation**
	Form	-
	Structure	-
	Articulation & Finishes	-
11.0		**DP Remarks/ Perceived Threats**
		-
12.0		**Additional Notes/ References/ Documents available**
		Additional Notes: - **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* SHARADA DWIVEDI and RAHUL MEHROTRA (2001) *The Cities Within*, Bombay: Eminence Designs Pvt. Ltd. RAHUL MEHROTRA, GUNTER NEST and SANDHYA SAVANT (1994) *The Fort Precinct in Bombay – Conserving an Image Centre*, 2 Vols. Bombay. FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc. SHARADA DWIVEDI and RAHUL MEHROTRA (2001) *Fort Walks,* Bombay: Eminence Designs Pvt. Ltd.

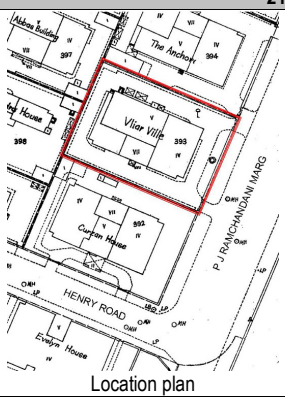
Taj Mahal Hotel

Gateway of India

Villar Ville

Evelyn House

Note: Please refer Card no.: 285, 286, 287, 288.

Villar Ville			211(b)
		Common Ref No: 211(b) Card No: 285 Ward (Part): A (Part III) CS No: 393 (Colaba Division) Plot Area: Indeterminable B U Area: - Date: 11/01/2005 Recorded by: Arun Wadhwa Reviewed by: Int: Arun Wadhwa, Zankhana Prajapati Ext: Arun Wadhwa, Zankhana Prajapati Photo Ref: 211(b)_Villar Ville	 Location plan

1.0		**Denomination**	
1.1	Name of Premises	Villar Ville	
1.2	Earlier Name	Villar Ville	
1.3	Built in:	1905	Extension Date: -
2.0		**Access**	
2.1	Main	P. J. Ramchandani Marg - Vehicular and pedestrian	
2.2	Subsidiary	-	
3.0		**Ownership pattern**	
3.1	Present	Mr. Samant and Mr. Tarun Tahiliani - Owners	
3.2	Past	Purshottam Ramchandra Bhojne	
3.3	Status	Owner, Tenants.	
4.0		**Use**	
4.1	Present	Show room and residences.	
4.2	Past	Residences.	
4.3	Usage	Daily.	
5.0		**Significance & Value Classification**	
5.1	Townscape (manmade)	Building in a row of villa type buildings facing the sea at Apollo Bunder accessed from east side road.	
5.2	Architectural Description	**Planning** Rectangular plan with narrow side fronting road and central staircase along the longer side resulting in two symmetrical apartments to the front and back. Entrance passage at the north end leads to C-shaped stair at the centre accessing upper floor apartments. Each apartment has three rooms occupying the entire width along with verandah fronts. Large floor heights accommodate intermediate levels serving as servant's wing in the central portion of the long south side with toilets and kitchen at the main floor. Also a narrow stair is provided to access servant's wing independently. **Features** Wooden verandah front with sloping Mangalore tile awnings form the most prominent feature. Projecting bay windows along with sloping awning feature and stone relief parapet panel on the long side facades. Also numerous projecting balconies supported on decorative steel brackets. Wooden eaves board and supporting brackets impart villa character to the buildings. Semicircular window openings with *keystone* feature at the corner bay. Floor level cornice bands scale down the facades. **Style** Vernacular and Colonial style features.	
5.3	Intrinsic	-	
5.4	Value Classification	A(arc), B(per), B (des), B(uu), E, F, G(grp)	Recommended grade: II B
6.0		**Topography**	
6.1	Floors	G + 3 floors in main building and G + 6 levels in the servant's portion.	
7.0		**Construction**	
7.1	Plinth	Plinth height about 1.0 m. dressed in black basalt stone ashlars course masonry.	
7.2	Walls	Load bearing stone masonry external walls and wooden supporting members.	
7.3	Floor	Jack arch floor slabs supported on steel I - sections and large beams for large spans. Shahabad stone slabs supported on wooden members form intermediate levels in servant's wing.	
7.4	Stairs	C- shaped wooden staircase with a central open well serving as lift shaft. It has a decorative iron railing and wooden handrail. Narrow wooden double flight stair supported on rafters and load bearing walls.	
7.5	Openings	Wooden verandahs on the front and rear sides with sloping awning and wooden ventilator panel. Semi circular, segmental window openings with wood framed glazed panel door	

		window shutters. Separate openable ventilator panel above most of the openings.
7.6	Roofing	Sloping Mangalore tile roof over the part fourth floor supported on wooden truss members and flat jack arch roof over the part third floor.
7.7	Articulation	Large molded base of bay window projection, long wooden verandas with sloping awnings.
7.8	Finishes	Plaster painted external and internal wall surfaces, polished wooden members in verandahs and door window shutters.
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -
7.10	Compound/ Fence/ Gate	Low stone compound wall with iron railing above. Two gates at both ends of the east side road front. Barbed wire fencing on the sides and rear.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Two garage structures and a dispensary at the rear end of the south side open space. Narrow open spaces all around the building including the front side.
8.0		**Services & Utilities**
8.1	Lighting	Adequate natural light except staircase, lobby and servant's wing. Relies on artificial light.
8.2	Ventilation	Adequate natural ventilation except in servant's wing. Relies on artificial means.
8.3	Electricity	BEST
8.4	Water Supply	MCGM - Underground & overhead water tank
8.5	Drainage (Plumbing & Sanitation)	Drainage connected to municipal sewers of MCGM
8.6	Fire Precaution	Fire extinguishers present.
8.7	Other (HVAC/BMS/Security Systems)	Window and split unit A.C.
9.0		**Condition**
9.1	Plinth	Poor – Neglected state.
9.2	Walls	Poor – under repair.
9.3	Floor	Poor – under repair.
9.4	Stairs	Fair condition of main staircase, poor and damaged state of servant's stair.
9.5	Openings	Poor – decaying wooden veranda members, modified and neglected window shutters.
9.6	Roofing	Fair. Well maintained and in good state.
9.7	Articulation & Finishes	Poor – external wall surfaces under repair, internally fair. Corroding Iron brackets and damaged relief features.
9.8	Services	Poor – old and corroding plumbing lines. Messy and unplanned electrical wiring below staircase at ground floor lobby.
9.9	Out Buildings	Poor – under repair and neglected open spaces.
9.10	Overall Conditions	Poor | Maintenance level: poor externally, well maintained internally.
10.0		**Transformation**
	Form	-
	Structure	Repair Board is in the process of reconstructing some damaged slab portions. Cantilevered toilet areas in servant's wing have been reconstructed incongruously with concrete structural supports.
	Articulation & Finishes	External replastering and repair work in progress is damaging stucco features and floor level cornice bands.
11.0		**DP Remarks/ Perceived Threats**
		Building forms part of R zone
12.0		**Additional Notes/ References/ Documents available**
		Additional Notes: - **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* SHARADA DWIVEDI and RAHUL MEHROTRA (2001) *Fort Walks,* Bombay : Eminence Designs Pvt. Ltd. FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc.

Front façade with corner projecting bays, main structure with verandahs with wooden trellis work, columns, sloping chajjas

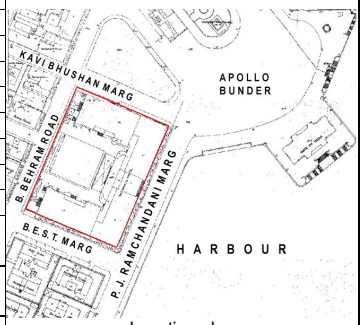
Projecting bay windows with sloping chajjas supported on brackets, decorative panel in the sill level, bands

Side bay with arched windows, chajjas supported by decorative brackets

Detail of the entrance with rusticated joints, arched opening with scroll bracket keystone

Minton tile flooring

Cast iron railing detail

Taj Mahal Hotel (old wing)			211(c)
		Common Ref No: 211(c) Card No: 286 Ward (Part): A (Part III) CS No: 405 (Colaba Division) Plot Area: Indeterminable B U Area: - Date: 18/1/2005 Recorded by: Arun Wadhwa Reviewed by: Int: Arun Wadhwa, Zankhana Prajapati, Sonal Modak Ext: Arun Wadhwa, Zankhana Prajapati, Sonal Modak Photo Ref: 211(c)_Taj Mahal Hotel.	 Location plan
1.0		**Denomination**	
1.1	Name of Premises	Taj Mahal Hotel (old wing)	
1.2	Earlier Name	Taj Mahal Hotel	
1.3	Built in:	1904	Extension Date: -
2.0		**Access**	
2.1	Main	P. J. Ramchandani Marg - Vehicular and pedestrian.	
2.2	Subsidiary	BEST lane to south and Shri Boman Kawasji Boman Behram Marg to west - Vehicular and pedestrian.	
3.0		**Ownership pattern**	
3.1	Present	Tata enterprises - Owner	
3.2	Past	Tata enterprises.	
3.3	Status	Owner.	
4.0		**Use**	
4.1	Present	Five star hotel and Banquet hall, Restaurants, Discotheque, Shops, etc.	
4.2	Past	Five star hotel and Banquet hall, Restaurants, Discotheque, Shops, etc.	
4.3	Usage	Daily.	
5.0		**Significance & value Classification**	
5.1	Townscape (manmade)	Landmark corner building facing Gateway of India at the seaside promenade of Apollo Bunder. Main access is from the arcaded front along the eastern sea front. It stands as one of the most important buildings besides the historic Gateway of India.	
5.2	Architectural Description	**Planning** Large C- shaped building with long frontage along the seaside and projecting wings to the rear side enclosing landscaped swimming pool area. Arcaded ground floor on the east and south side with main access from the eastern arcade into a grand atrium accommodating wide staircase surmounted by a high dome. Shops and restaurants are located to the south and north sides about the central staircase and facilities like discotheque, gymnasium are in the south wing whereas additional shops and services are located in the north wing. First floor serves as ceremonial space with large Banquet halls and the main restaurant. Along with the kitchen facilities. Guest rooms are planned from second floor onwards in all the three wings on both sides with a central sky lit space and accessed from narrow passages on both sides. This plan provides an ingenious solution to doubly loaded corridor layout without compromising on the light and ventilation and generates a soothing awe-inspiring ambience. All the guest rooms have attached toilets located internally sharing service lines. Basement floor houses enormous services including a large A.C. plant, various stores, house keeping and ancillary functions required by the five star hotel. **Features** Long symmetrical front façade crowned by a high central dome and marked by projecting bay windows with features influenced from Rajasthani style. Onion shaped cupolas mark the corner. Floor level cornice bands, varied arch openings and projecting decorative balcony features relieve stone dressed external facades. Some of the projecting balconies have highly ornamental base and brackets. Fine stone *jali* work in geometric patterns adores the arch portion and parapet panels. Projecting wooden bay windows resembling Rajasthani *jharokas* form important part of the long front facade. Decorative cast iron column capitals in the interior hall space. Very well conceived sky lit narrow atrium with passages to access guest rooms on upper floors. Ornamentally treated and richly decorated banquet halls on first floor. **Style** Indo Saracenic style features.	

Taj Mahal Hotel (old wing)					211(c)
5.3	Intrinsic	Fine wood carved interior of Rajput suite. Central staircase area with a high dome seems to be a well-conceived space with a public character.			
5.4	Value Classification	A(arc), A(his), A(cul), B (per), B(des), B(uu), C(seh), D(bio), E, F, I(sce)	Recommended grade:	II A	
6.0		**Topography**			
6.1	Floors	G + 2 and part third floor.			
7.0		**Construction**			
7.1	Plinth	Plinth height about 1.0 m. dressed in black basalt stone to accommodate basement.			
7.2	Walls	Load bearing stone masonry external walls and cast iron columns within.			
7.3	Floor	Shahabad stone slabs supported on I-sections and steel girders as observed in a room undergoing renovation otherwise the entire floor is covered with false ceilings.			
7.4	Stairs	Three stairs – Central grand C-shaped stone stair with large open atrium under the dome.			
7.5	Openings	Pointed arch pedestrian arcade to the east and south side road, also segmental, pointed and semicircular arch window openings			
7.6	Roofing	Sloping Mangalore tile roof with a central skylight and flat roof over the passages in all the three wings. Large dome structure in the centre and smaller domes at the corners.			
7.7	Articulation	Sculpted in stone and done in plaster.			
7.8	Finishes	Black basalt Khadki stone dressed ashlar course external wall surfaces with decoratively carved features in soft Porbunder stone. Smooth plaster painted internal wall finishes. Rich marble granite floor and dado finishes. Ceramic tile floor finishes. Polished wooden door window shutters.			
7.9	Interiors (Movable & Immovable)	**Movable** Large collection of paintings - contemporary and also some old, rare collections. Wood carved furniture in passages – benches, vase, etc. some of antique value. **Immovable** Interiors done in guest rooms with varied themes ranging from modern to traditional Indian settings like Rajasthani. Also the restaurants and banquet halls have varied interiors as per their individuality like Chinese and Japanese restaurants showcase their own interior schemes. Wooden brackets and parapet members in internal atrium passage.			
7.10	Compound/ Fence/ Gate	Open arcade along the east and south road fronts, rear west side has high jali wall fencing the landscaped swimming pool area.			
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Large swimming pool in the well-laid landscaped open space between the wings to the rear side. G + 21 storied annex connected at ground and first floor stands to the northeast side.			
8.0		**Services & Utilities**			
8.1	Lighting	Adequate natural light except basement floor also relies on artificial light.			
8.2	Ventilation	Centrally A.C. although adequate natural ventilation.			
8.3	Electricity	BEST			
8.4	Water Supply	MCGM - Underground and overhead water tank.			
8.5	Drainage (Plumbing & Sanitation)	Drainage connected to municipal sewers of MCGM.			
8.6	Fire Precaution	Smoke detector and sprinkler systems.			
8.7	Other (HVAC/BMS/Security Systems)	Central A.C. plant in the basement. Video surveillance in passages, electronic door locking system.			
9.0		**Condition**			
9.1	Plinth	Fair except some interventions along the high rise annex.			
9.2	Walls	Fair except some cracks and plant growth.			
9.3	Floor	Indeterminable due to false ceiling.			
9.4	Stairs	Good. Regular maintenance.			
9.5	Openings	Fair except modified window shutters.			
9.6	Roofing	Fair except some missing Mangalore tiles and decayed eaves board.			
9.7	Articulation & Finishes	Fair except plumbing interventions on stone facades			
9.8	Services	Fair - well maintained except plumbing interventions on the stone façade.			
9.9	Out Buildings	Fair. Well maintained.			
9.10	Overall Conditions	Good.	Maintenance level: Good.		
10.0		**Transformation**			
	Form	-			
	Structure	-			
	Articulation & Finishes	Central stone stair painted indiscriminately in bright colors. Decorative stone carved features also painted.			
11.0		**DP Remarks/ Perceived Threats**			
		Building forms part of R zone			
12.0		**Additional Notes/ References/ Documents available**			
		Additional Notes: Taj Mahal Hotel was conceived by the Parsi industrialist Jamsetji Tata to counter the prejudice that most clubs and hotels then were open only to Europeans. The designs were			

created by Jamsetji with Raosaheb Sitaram Khanderao Vaidya, who had worked as an overseer during the construction of the Sailor's Home. He was subsequently appointed Resident Engineer for Bombay and was responsible for the construction of the Bombay Municipal Corporation building. After Vaidya's death in 1900, W.A. Chambers of the firm Gosling, Chambers, & Fritchley was appointed as Architect. In his Design Jamsetjee moved away from *Gothic* style in vogue for public buildings to more *Indian* features. The building reflects an amalgamation of indigenous local sentiments with an imported western concept – that of a grand hotel. Several elements like staircase, onion shaped cupolas, arches, balconies and the use of a variety of local stones are incorporated from public buildings like Victoria Terminus, Municipal headquarters, Western railway headquarters, and Royal Alfred Sailor's home.

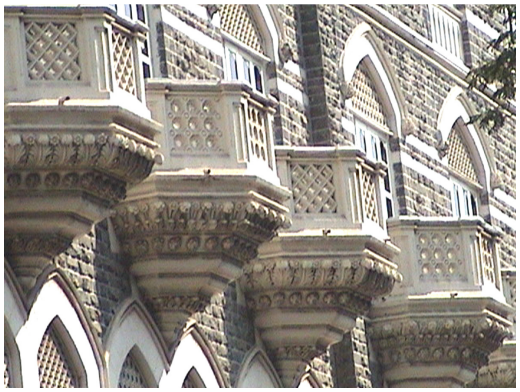
References:

INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.*

FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc.

SHARADA DWIVEDI and RAHUL MEHROTRA (2001) *Fort Walks,* Bombay : Eminence Designs Pvt. Ltd.

Grey stone clad massive stone façade with central dominating dome structure flanked with onion shaped dome towers on sides, with ground floor arched arcade, window openings, projecting balconies, bands



Projecting balconies with tapering floral pattern bands, arched openings, jaliwork, balustrade

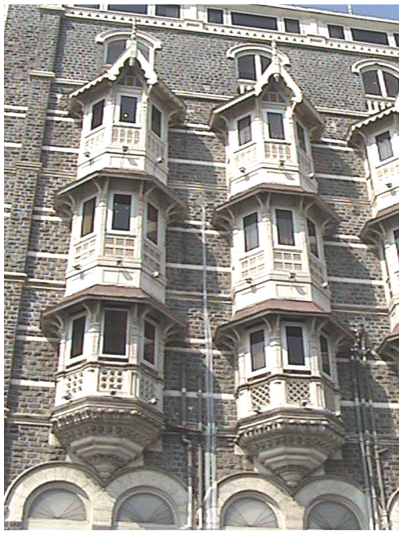
Projecting bay with wooden trellis work, railing, sloping roof

Corner detail with decorative frieze bands, floral motifs at the springing point

Arcade with arched openings and columns with Corinthian capitals, dentil band, balustrade

Series of semicircular arched openings with decorative intrados supported on columns with Corinthian capital, floor bands

Window detail with stone ventilator jaliwork, balustrade



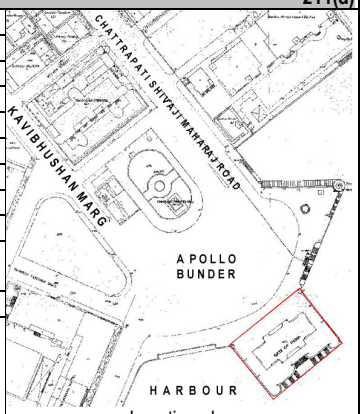
Projecting bay windows with sloping chajjas supported on brackets, tapering bands with floral pattern, sill jaliwork etc

Central bay with dome flanked with side bays with smaller domes, arched windows, brackets, bands

Stone decorative jaliwork in floral pattern

Projecting balcony with stone carved balustrade, supported on decorative brackets

Corner detail with curved balcony projection with supporting brackets

Gateway of India			211(d)
		Common Ref No: 211(d) Card No: 287 Ward (Part): A (Part III) CS No: 384 (Colaba division) Plot Area: Indeterminable B U Area: - Date: 01/11/2004 Recorded by: Arun Wadhwa Reviewed by: Int: Arun Wadhwa, Prachi Merchant Ext: Arun Wadhwa, Prachi Merchant Photo Ref.: 211(d)_Gateway of India	 Location plan

1.0		**Denomination**	
1.1	Name of Premises	Gateway of India	
1.2	Earlier Name	Gateway of India	
1.3	Built in:	Construction commenced in May 1920, Completed in 1924.	Extension Date: -
2.0		**Access**	
2.1	Main	Chhatrapati Shivaji Marg - Vehicular drop point and pedestrian access.	
2.2	Subsidiary	P J Ramchandani Marg - public access and a parking lot.	
		Subsidiary access by Ferry from the Eastern waterfront.	
3.0		**Ownership pattern**	
3.1	Present	Municipal Corporation of Greater Mumbai	
3.2	Past	Bombay Municipal Corporation	
3.3	Status	Ownership	
4.0		**Use**	
4.1	Present	Monument.	
4.2	Past	Monument (commemorative)	
4.3	Usage	Daily	
5.0		**Significance & Value Classification**	
5.1	Townscape (Manmade)	The Gateway of India marks as a symbolic entry point to the city of Mumbai. It stands as the most prominent built form at Apollo Bunder.	
5.2	Architectural Description	**Planning** The monument of Gateway of India stands on a protruding piece of reclaimed land overlooking the eastern harbour front. The alignment of harbour was altered to arrange architect George Wittet's scheme for the gateway and its Plaza. The monument is a singular structure with openings on all four sides, larger ones being on the two longer sides. **Features** Large openings in the form of archways are the most prominent features with intricate stone *jali* along side and above the smaller arched openings. Projecting pier like structure with high base flanking the central arch gradually recede at upper level culminating as stepped *shikhara* as in a Hindu temple. Projecting *chajja* like slabs supported on stone curvilinear carved brackets influenced from Gujarati architecture form part of the façade. **Style** Designed in the Indo-Saracenic style and heavily influenced by the Medieval Architecture of Gujarat.	
5.3	Intrinsic	The Gateway is integrally connected to the landmark event in the political history of India, the visit of King George V, the first British Monarch to set foot on Indian soil. The Gateway also witnessed the departure of the last British soldiers from Indian soil after Independence.	
5.4	Value Classification	A(arc), A(his), B (per), B(des), B(uu), D(bio), E, F, I(sce), J	Recommended grade: I
6.0		**Topography**	
6.1	Floors	Single storey monument - Structure surmounted by concrete dome.	
7.0		**Construction**	
7.1	Plinth	The monument as such does not rise up on a plinth. The open pavement around the monument forms the ground level of the structure.	

Gateway of India			211(d)
7.2	Walls	The walls are in yellow basalt load bearing stone masonry from Kharodi quarries in Thane district.	
7.3	Floor	The monument does not have any floors, being a single storey structure. A terrace gallery around the domes in RCC construction.	
7.4	Stairs	There are small staircases in all the four pier- like projections flanking the central archway. The staircases are spiral, constructed in stone leading to the terrace gallery.	
7.5	Openings	The monument has a large central archway flanked by relatively smaller arched openings; the narrow sides of the monument also have similar arched openings. The sides and upper portion of these openings are of intricately carved sandstone *jali*s in geometric patterns typically Islamic influence. The projecting piers have slit openings to perpetuate light and ventilation to the staircase. Small wood paneled door forms the stairway entrance.	
7.6	Roofing	The roofing is in the form of reinforced concrete domes, the central one being larger and higher than the two adjoining ones. The circular domes rest on the arched openings, in stone masonry.	
7.7	Articulation	The stone courses are regular and form a high base with moulding like band atop. The stone curvilinear brackets supporting the slight sloping chajja like slab form an ornamental detail above the archways all around the monument.	
7.8	Finishes	The walls in rough yellow basalt stone in large courses form the finishing, both external and internal, relieved by projecting bands in soft porbunder stone with carved patterns, at regular intervals.	
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** Presence of a *palkhi* like structure at the centre beneath the large dome with 'Shivaji' head engraved and inscription in Sanskrit.	
7.10	Compound/ Fence/ Gate	The thick retaining wall along the sea face forms the compound boundary, also an excellent seating arrangement for visitors. Presently the monument is insensitively enclosed with a stone and iron fencing prohibiting entry, originally being accessible.	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	The western front is an open plaza and an enclosed landscaped garden with the statue of Chhatrapati Shivaji Maharaj on horse and behind which is a exquisitely carved marble fountain dating back to the British era. To the north is a statue of Swami Vivekanand in landscaped surrounding.	
8.0		**Services & Utilities**	
8.1	Lighting	Adequate natural light being an open structure. After sunset large electric halogen fittings illuminate the monument externally. Earlier a chandelier with decorative glass suspended from the central dome.	
8.2	Ventilation	Naturally ventilated. No artificial mechanism provided.	
8.3	Electricity	BEST	
8.4	Water Supply	MCGM	
8.5	Drainage (Plumbing & Sanitation)	MCGM	
8.6	Fire Precaution	Relies on the firefighting department.	
8.7	Other (HVAC/BMS/Security Systems)	Police *chowky* near the western access is responsible for the security of the monument.	
9.0		**Condition**	
9.1	Plinth	Fair - No evident damage. Presence of plant growth and weathering affect the stone course	
9.2	Walls	Fair - Plant growth and weathering action observed at many instances along the external and internal side; affect the strength of the stone courses as well as their surface appearance.	
9.3	Floor	Fair - Floor finish within the monument is in the process of being replaced with kotah stone. The original stone pavement around the monument still intact, smooth due to heavy usage, only slight damage in leveling and finishing.	
9.4	Stairs	Indeterminable - The narrow pier enclosed staircases are in a neglected state lacking maintenance.	
9.5	Openings	Fair except sandstone *jali* at certain places is damaged and replaced with artificial jali.	
9.6	Roofing	Fair except Circular dome has exposed reinforcement steel at some place along with rainwater seepage, and surface deterioration for lack of maintenance.	
9.7	Articulation & Finishes	Poor - The stone finish seems uneven and blackish in appearance as a result of exposure to seawater and ficus growth. The stone jali seems to lose intricacy due to lack of maintenance.	
9.8	Services	Insensitive electrical wiring along the surface of the monument	
9.9	Out Buildings	Meteorological observatory to the northern side is in a fair state, the toilet block towards the western approach resembling the monument is a bad example as well as lacking maintenance.	
9.10	Overall Conditions	Fair but lacks maintenance.	Maintenance level: Poor.

Gateway of India		211(d)
10.0		**Transformation**
	Form	There is no significant transformation to the monument itself, but the fencing around seems unnatural, blocking the monument as such from public access
	Structure	No structural transformation to the monument as observed.
	Articulation & Finishes	Some repair work involving the coating the stone surface with a synthetic resin to render the structure waterproof has led the outermost layer of masonry 'peeling off' being detrimental over a span of time. Also sandstone *jali* is replaced with artificial *jali* at few places.
11.0		**DP Remarks/ Perceived Threats**
		Recreation Ground
12.0		**Additional Notes/ References/ Documents available**
		Additional Notes: Alternative Designs were prepared and displayed for Public criticism reflecting the Participatory approach towards the Design of a Public monument. The Gateway has RCC pile foundations, driven almost 36 ft. deep. The reinforced concrete dome construction was pioneering in terms of technique at that time. **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* SHARADA DWIVEDI and RAHUL MEHROTRA (2001) *The Cities Within*, Bombay : Eminence Designs Pvt. Ltd. FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc. SHARADA DWIVEDI and RAHUL MEHROTRA (2001) *Fort Walks,* Bombay : Eminence Designs Pvt. Ltd. ABHA NARAIN LAMBAH *Through the Looking Glass – The Grade I Heritage of Mumbai,* Mumbai : Urban Design Research Institute, Jasubhai Media and Super Book House. MARIAM DOSSAL (1996) *Imperial designs and Indian Realities - The Planning of Bombay City* - 1845-1875, Bombay : Oxford University Press. SIR BANNISTER FLETCHER *A History of Architecture,* CBS publication and distributors.

Grand gateway with a central rising bay along with corner towers, flanked by side symmetrical bays, arched openings on all sides, projecting bands with highly decorative brackets

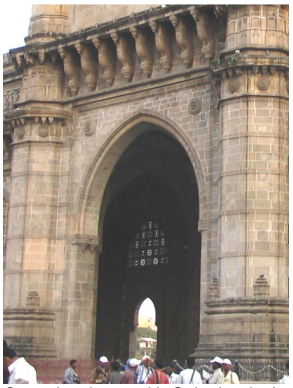
Central bay with dome structure

Projecting bands with decorative scroll brackets, floral motifs

Detail of decorative frieze band in floral pattern

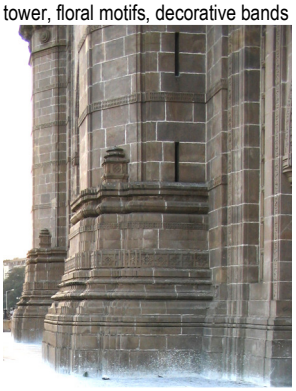
Tower with shikhara on top, bands, jaliwork, frieze bands

Side archway with intricately carved opening bands, jaliwork, pointed arch with decorative arch and rectangular band, floral motif

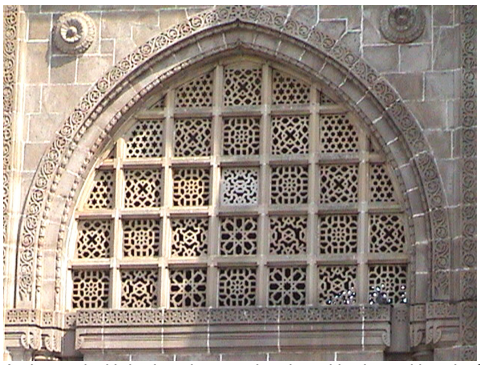


Central archway with Gujrati style Architecture with side projecting tower, floral motifs, decorative bands

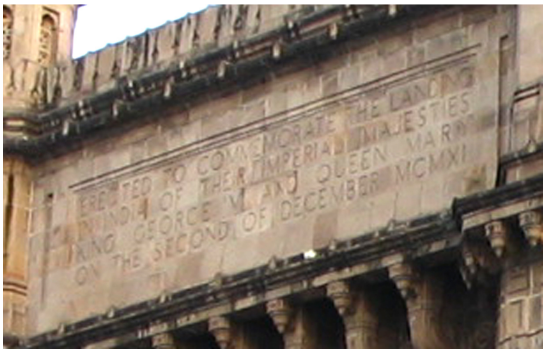
Three bays with dome structures



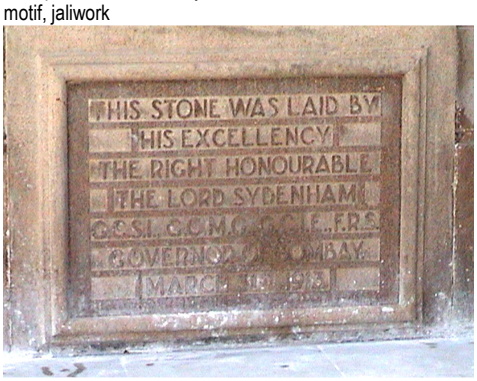
Detail of the projecting tower base with bands at different levels



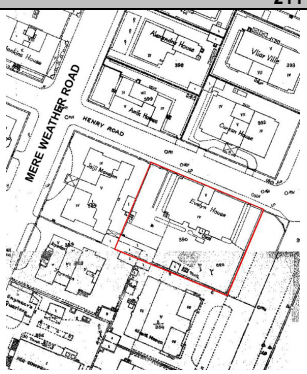
Arch panel with intricately carved arch and horizontal bands, floral motif, jaliwork



Inscription in stone describing the purpose of building the Gateway



Tablet in stone at the rear side

Evelyn House			211 (e)
		Common Ref No: 211 (e) Card No: 288 Ward (Part): A (part III) CS No: 390 (Colaba Division) Plot Area: - Indeterminable B U Area: - Date: 10/02/05 Recorded by: Prachi Merchant Reviewed by: Int: Prachi Merchant Ext: Prachi Merchant Photo Ref.: 211(e)_Evelyn House	 Location plan
1.0		**Denomination**	
1.1	Name of Premises	Evelyn House	
1.2	Earlier Name	Evelyn House	
1.3	Built in:	1873	Extension Date: -
2.0		**Access**	
2.1	Main	P. J. Ramchandani Marg – vehicular and pedestrian	
2.2	Subsidiary	Henry Road - pedestrian	
3.0		**Ownership pattern**	
3.1	Present	Mumbai Port Trust	
3.2	Past	Bombay Port Trust	
3.3	Status	Owner	
4.0		**Use**	
4.1	Present	Government Guest House	
4.2	Past	Government Guest House	
4.3	Usage	Daily	
5.0		**Significance & value Classification**	
5.1	Townscape (manmade)	The building forms a part of buildings along the P. J. Ramchandani Marg facing the sea. The building is located on a corner plot at the junction of Henry road and P J Ramchandani Marg and is accessed from the east side corner.	
5.2	Architectural Description	**Planning** Rectangular building is oriented in the east west direction with its shorter side facing the east side. The building is located in the north west corner of the plot. The north side end, north and south side center bays are higher than the rest of the building. The building is accessed from the east side through an extended porch, leading to a front verandah and the front lobby. The staircase lobby, kitchen, servants room and staircase areas with passages are located in the central portion with the two rooms on west side and suites on the east side. All rooms and passages overlook verandahs on the side and rear. The suites overlook the verandah space on the east side facing the sea. The west side of the building occupies two rooms on all floors. The east side houses the lobby area on the ground floor, suites on first and third floor and dining area on the first floor. **Features** The toilet block on the east end has arched openings with emphasized keystones, geometrical friezes in the sill part and sill band. The bay ends into a triangular pediment, pinnacle and finial. The floor levels are defined with bands and corners have stone quoins. The north side has arched openings with keystone emphasized. The ground floor openings have pediments. The west, south and part east side has wooden verandahs with wooden intricate louvered ventilators, carved cast iron railing, sloping chajjas on wooden brackets and column posts. The staircase block and terrace has stone balustrade. **Style** Building derives influences from the Vernacular style of Architecture.	
5.3	Intrinsic	-	
5.4	Value Classification	A(arc), B(per), B (des), B(uu), E, F, G(grp)	Recommended grade: II B
6.0		**Topography**	
6.1	Floors	G + 3	

Evelyn House			211 (e)
7.0		**Construction**	
7.1	Plinth	Normal height grey stone plinth with plinth protection band.	
7.2	Walls	Composite load bearing wall.	
7.3	Floor	Wooden flooring.	
7.4	Stairs	Main open well wooden staircase with wooden risers, treads and railing. RCC servants' staircase.	
7.5	Openings	Verandah rectangular openings with glazed paneled shutters, louvered ventilators and wooden railing. Arched openings with glazed paneled shutters	
7.6	Roofing	Mangalore tile sloping roof over verandah spaces. Flat terrace over rooms. Service staircase block with water tanks.	
7.7	Articulation	Wooden verandahs, arched openings, bands and pediments.	
7.8	Finishes	Walls are externally clad with stone. Externally and internally walls are finished with plaster and paint. The floor is finished with mosaic and cement tiles at places, wooden finish in the suites and verandahs.	
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -	
7.10	Compound/ Fence/ Gate	Brick compound wall with fence above. Two MS gates, one from the east side and other from north side.	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Front and south side landscaped lawn and paved area with old trees. Parking area on the south side. Watchman's cabin, near the entrance and substation at the rear.	
8.0		**Services & Utilities**	
8.1	Lighting	Adequate natural light through verandah and openings, supplemented by electric light fixtures.	
8.2	Ventilation	Adequate natural ventilation through verandah and openings supplemented by electric fans.	
8.3	Electricity	BEST	
8.4	Water Supply	MCGM	
8.5	Drainage (Plumbing & Sanitation)	MCGM	
8.6	Fire Precaution	-	
8.7	Other (HVAC/BMS/Security Systems)	AC units are installed in the room. Manual security at the entrance.	
9.0		**Condition**	
9.1	Plinth	Fair – South side plinth has been altered for new additions.	
9.2	Walls	Fair – Loose plaster and cracks observed. Stone wall is replaced by brick walls.	
9.3	Floor	Fair	
9.4	Stairs	Fair	
9.5	Openings	Poor – Openings have been blocked to occupy AC's. Grills have been added, window shutters have been changed. *Chajjas* have been replaced. South side servant's wing openings have been blocked.	
9.6	Roofing	Fair	
9.7	Articulation & Finishes	Fair – verandah woodwork is painted and is in a deteriorating condition. Façade features are in a broken condition at places.	
9.8	Services	Poor - Leakage are observed in the servants block.	
9.9	Out Buildings	Fair	
9.10	Overall Conditions	Fair.	Maintenance level: Poor.
10.0		**Transformation**	
	Form	-	
	Structure	South side façade have major alterations like wall additions.	
	Articulation & Finishes	Openings are blocked, opening size and shutters have been changed, grills have been added. Verandah openings have been blocked.	
11.0		**DP Remarks/ Perceived Threats**	
		Building forms part of R zone	
12.0		**Additional Notes/ References/ Documents available**	
		Additional Notes: - **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.*	

SHARADA DWIVEDI and RAHUL MEHROTRA (2001) *Fort Walks,* Bombay : Eminence Designs Pvt. Ltd.
FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc.

Front façade with corner projecting bay, side main structure with verandahs with wooden railing, trellis work, sloping chajjas

South façade with projecting balcony spaces with wooden trellis work, railing, sloping chajjas

Arched window with scroll bracket keystone, arched bands, corner quoins

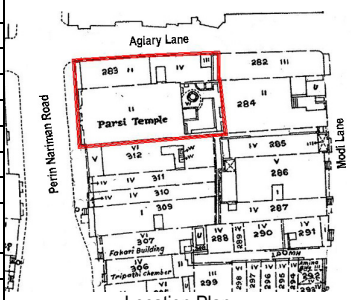
Verandah with sloping roof overlooking the main road

Projecting porch with wooden column supports

Railing detail

Detail of the louvered ventilator panel

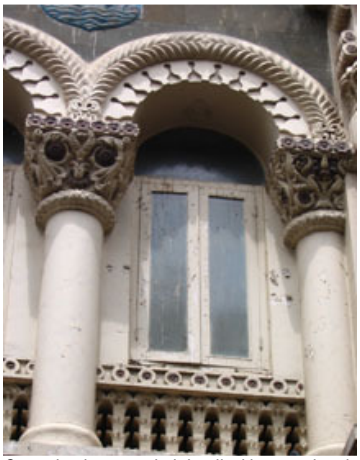
Minton tile flooring

Seth Maneckjee Navrojee Seth Agiary			212
	Common Ref No: 212 Card No: 289 Ward (Part): 283 (Part II) CS No: 283 Fort division) Plot Area: 165.55 sq. m B U Area: - Date: 19/05/01 Recorded by: Prachi Merchant Reviewed by: Int: Refer # Internal Photography permission denied Ext: Refer # Photo Ref.: 212_Sett Agiary	 Location Plan	

1.0		**Denomination**			
1.1	Name of Premises	Seth Maneckjee Navrojee Seth Agiary			
1.2	Earlier Name	-			
1.3	Built in:	19th June 1733, fire was consecrated as a Daremeher.	Extension Date:	Rebuilt in 1891	
2.0		**Access**			
2.1	Main	Perin Nariman Street			
2.2	Subsidiary	Mody Lane (Rear access)			
3.0		**Ownership pattern**			
3.1	Present	Maneckjee Navrojee Sett Charities			
3.2	Past	Indeterminable			
3.3	Status	Trust (Trustees: Burjor Anita, Khordabad Cama, Jeroo Cama, Mehli Cama, Sharukh Sethna, Pheroz Katrak, Rustom Vakil, Aloo Dadiseth)			
4.0		**Use**			
4.1	Present	Religious			
4.2	Past	Religious			
4.3	Usage	Daily			
5.0		**Significance & Value Classification**			
5.1	Townscape (Manmade)	This elaborate two storied structure is located on a corner plot accessed Perin Nariman Street with rear access from Mody Lane. The intricately designed façade of the Agiary falls short of an appreciable space as it directly abuts the narrow Perin Nariman street without the setback or front open space. The Agiary encloses an inward looking court with built from along three sides. Presently the Agiary is surrounded by dense, commercial development of disharmonious scale and character except for the clock tower structure in its vicinity, which compliments the Agiary structure.			
5.2	Architectural Description	**Planning and Features** The Agiary is two storied, composite structure with gabled Mangalore tiled roof. The front façade is intricately detailed with a composition of Assyrian, Greek and Roman elements in addition to lamuses, Persepolitan column capital, emphasized arched openings cornices entablatures and pediment. The rear facade has a domestic (house like) scale covered by a sloping roof. The structure accommodates an introvert open court, flanked by two storied structures to its left with a small rear open space with rear access. The intricacies of the structure are not only limited to the exteriors but also in the interiors with elaborately designed roof ceiling with unique articulation and detailing. <u>Ablution Pavilion (Kasti enclosure):</u> There is no exclusive kasti pavilion. The provision for the same is made along a partly covered passage along rear open courtyard, accommodating the well. The location of the ablution pavilion is peculiar, as one has to pass the Prayer Hall and Kebla to approach the same. <u>Kebla:</u> The large load bearing Kebla enclosure is unique in terms of its detailing. The entry to the Kebla from the west is exquisitely detailed marble doorframe, marble shutters and brass hardware. The brass-piped, four shuttered wicket gate to the Kebla is one of its kinds. The Kebla has German silver "afarghanyu" (fire) vessel. In the centre surmounted by a German silver tray holding the fire. The urn rests upon a stone pedestal "idhora", which is exquisitely covered out. The internal walls of Kebla are adorned with swords while large bells hang from the			

		ceiling on the two opposite sides. A German silver "chatter" is suspended over the fire. The flooring is finished with marble and is laid with pavis. There are in-built cupboards along the rear wall of the Kebla enclosure. Prayer Hall: It is not formally demarcated as a separate room/ hall, but is about eight feet wide space that affronts three sides of Kebla. The Prayer space is well lit and ventilated from rear court. The area is accessed from the ceremony hall as well as from the rear court. Ceremony Hall: The large Ceremony Hall is grand and detailed measuring about twenty five feet deep and forty five feet long, has marble flooring with elaborate detailing along the walls with arched openings pilasters, heavy cornices, coffered ceiling and intricate wood work. Internal posts with elaborate Persepolitian capitals support the timber trabeated structure. Marble plaques in Persian, Avesta, Gujarati and English languages adorn the walls of the ceremony hall. Baj Room: Two elongated Baj rooms from a part of the rear structure and overlook the courtyard thereby drawing light and ventilation from the same. The Baj Room has dressed basalt stone flooring with pavis laid and single stone carved "idhoras" occupy every cubicle. The load bearing walls with paneled window openings along one surface while the ceiling is elaborately carved out and oil-painted. Congregation Hall: There are two Congregation halls, one above the entire length of the two Baj Rooms, while the other over the ceremony hall on either side of the courtyard drawing light and cross ventilation. A gable ended, circular chord teakwood trussed, Manglore tiled roof encloses the Congregation halls. Adequate light and ventilation is achieved through the arched openings from all four sides long with the small, open to sky terraces. Residence for Preist's (Boiwala's) in serving: Not provided in the premises Curtilege Structures (Wells etc): Small curtilege structures for storage are located on the rear side of the plot. They are poorly maintained. The well is accommodated along the central court and is lined with dressed basalt stone flooring **Style** No particular style is observed. Adaptations of Assyrian features on façade.		
5.3	Intrinsic	External façade detailing by way of emphasized arch openings, extensive stucco work, life size lames, Persepolitan columns, articulate projecting balcconettes, deep cornices at floor, roof and openings pediment with pronounced entablature topped with a finial shaped as an afarghanyu. The interiors of the Ceremony Hall are well articulated by means of Persepolitan capital columns, carved coffered ceiling, extensive stucco work along the walls by way of cornices, pilasters, motifs and arched openings along interiors with elaborate circular chord timber trussed roof for congregation hall, other than intricate detailing for openings, for openings in built furniture, accessories by way of photo frames, plaques, clocks, etc.		
5.4	Value Classification	A(arc),A(his),A(cul),B(des),B(per),B(uu), C(seh),D(bio),E	Recommended grade:	II A
6.0		**Topography**		
6.1	Floors	G+1		
7.0		**Construction**		
7.1	Plinth	Eighteen-inch high stone plinth in Khandki stone masonry totally lined in marble along ground floor, showing no signs of settlement.		
7.2	Walls	Load bearing walls; external walls are partly in stone masonry, while internally brick walls in lime mortar and lime plaster are used.		
7.3	Floor	Timber trabeated structure with load bearing walls supports the floor with the help of timber beams, simple timber bridging joists And planking along with the intricately detailed timber false ceiling.		
7.4	Stairs	Timber doglegged staircase with double stringer and elaborate handrail, baluster and newel post detail.		
7.5	Openings	Elaborate arched openings, partly paneled, partly glazed, partly louvered with glazed ventilators with intricate detailing along the frames and lintels.		
7.6	Roofing	Gabled end roof with circular chord timber trusses, timber rafters, boarding, battens and Mangalore tiles.		
7.7	Articulation	Exquisite articulation along the front façade by way of emphasized arched openings, extensive stuccowork, life size lamuses, Persepolitian columns, articulate projecting balconnettes, deep cornices at floor, roof and opening pediment with pronounced entablature topped with a finial shaped as an "afarghanyu".		
7.8	Finishes	Externally, the walls are finished partly in cement paint and partly oil-based emulsion		

		paints. Internally, the walls are finished in oil-based emulsion paint are presently in poor condition.
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -
7.10	Compound/ Fence/ Gate	There is no compound wall in the front of the Agiary. The rear compound wall is in brick masonry, plastered and with a MS gate along rear access.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Load bearing ground storied structures for storage.
8.0		**Services & Utilities**
8.1	Lighting	Inadequate in front facing ceremony hall, as the windows are mostly shut due to its public location and demand for privacy. Adequate in the prayer hall and congregation hall.
8.2	Ventilation	Adequate, except in the front facing ceremony hall.
8.3	Electricity	BEST
8.4	Water Supply	Well water and piped water through the MCGM connected supply.
8.5	Drainage (Plumbing & Sanitation)	MCGM
8.6	Fire Precaution	-
8.7	Other (HVAC/BMS/Security Systems)	-
9.0		**Condition**
9.1	Plinth	Fair
9.2	Walls	Fair
9.3	Floor	Fair
9.4	Stairs	Fair
9.5	Openings	Fair
9.6	Roofing	Fair
9.7	Articulation & Finishes	Fair
9.8	Services	Fair
9.9	Out Buildings	Fair
9.10	Overall Conditions	Fair | Maintenance level | Fair - Poor
10.0		**Transformation**
	Form	No visible changes
	Structure	No visible changes
	Articulation & Finishes	No visible changes
11.0		**DP Remarks/ Perceived Threats**
		Building forms part of R zone
12.0		**Additional Notes/ References/ Documents available**
		<u>Additional Notes:</u> - **<u>References:</u>** # The Study conducted by Pankaj Joshi Consultants with support from Mr Jamshed Guzder, Merwanji D M Jeejeebhoy Trust and Mrs Ketie Mehta, Gulestan and Rustom Billimoria Charitable Trust through auspices of Mr Cyrus Guzder.

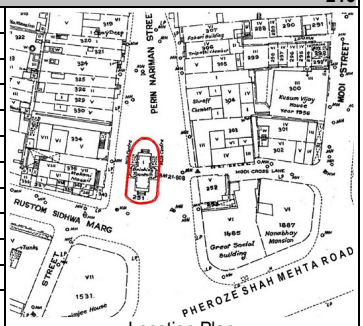


Carved column capital detail with carved arche bands, balustrade

Entrance flanked with Lamuses, decorative arched band, prominent keystone, flanked with fluted columns with decorative bands and capital

Projecting balcony with decorative railing, tapering bands

Arched window opening with stain glass ventilator panel, balustrade, lintel band

Bomanji Hormusji Wadia Fountain			213
	Common Ref No: 213 Card No: 290 Ward (Part): A (Part III) CS No: 251 (Fort division) Plot Area: Indeterminable B U Area: - Date: 01/11/2004 Recorded by: Sonal Modak Reviewed by: Int: Sonal Modak, Arun Wadhwa Ext: Sonal Modak, Arun Wadhwa Photo Ref.: 213_Bomanji Hormasji Wadia Fountain	 Location Plan	

1.0		**Denomination**			
1.1	Name of Premises	Bomanji Hormusji Wadia Fountain			
1.2	Earlier Name	Bomanji Hormusji Wadia Fountain			
1.3	Built in:	1880	Extension Date	-	
2.0		**Access**			
2.1	Main	Perin Nariman Street – Vehicular and Pedestrian			
2.2	Subsidiary	Pherozshah Mehta Road - Vehicular and Pedestrian and Ruston Sidhwa Marg - Vehicular and Pedestrian			
3.0		**Ownership pattern**			
3.1	Present	Municipal Corporation of Greater Mumbai			
3.2	Past	Trust – Private			
3.3	Status	Owner			
4.0		**Use**			
4.1	Present	Not in Use.			
4.2	Past	Drinking water fountain for animals and by passers and Clock Tower.			
4.3	Usage	Not in Use.			
5.0		**Significance & Value Classification**			
5.1	Townscape (Manmade)	The fountain is located at the junction of Pherozshah Mehta Road and Perin Nariman Street. It serves as a visual marker at the termination of Perin Nariman Street.			
5.2	Architectural Description	**Planning** The fountain has a cruciform plan. It has entrances from all four arms surmounted by a clock tower and the symbol of fire. The central clock tower rises above the rest of the structure. It has central wooden shaft, which might have served as service shaft for the clock at top. The entrance facing Perin Nariman Road has a marble bust of Bomnji Hormusji Wadia. **Features** Human headed, two winged lions are traditional Zoroastrian royal religious symbols (*Lamassu*), which guard all the entrances of the fountain. The fountain features at the top, the symbol of fire, held sacred by followers of the Zoroastrian faith. There are floral cornice bands at various levels resting on dentil bands. Openings have projecting rectangular moulding around the periphery. Engaged circular and square columns on all facades. **Style** Predominant use of Greek-Persepolis style features.			
5.3	Intrinsic	The fountain stands on the land given by the Municipality in exchange for a well, which stood near the spot and was claimed by Bomanji Hormusji as his property.			
5.4	Value Classification	A(arc), B (per), B(des), B(uu), D(bio), F, I(sce)	Recommended grade	II B	
6.0		**Topography**			
6.1	Floors	The fountain is a stand-alone structure having water troughs and spouts at ground level and clock tower at upper level surmounted by the symbol of fire.			
7.0		**Construction**			
7.1	Plinth	Medium plinth in grey stone about 2 ft. 6 inches.			
7.2	Walls	Thick load bearing stone masonary with grey basalt ashlar facing.			
7.3	Floor	-			

7.4	Stairs	MS ladder to access clock tower.
7.5	Openings	Rectangular openings with projecting square molding on all sides. Main entrances are provided with collapsible shutters. Openings are fixed with grills and *jali*.
7.6	Roofing	-
7.7	Articulation	Floral cornice bands at various levels. Engaged circular and square columns.
7.8	Finishes	Exposed stone masonary internally as well as externally.
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** Stone inscription on front side on lower wall. Bust of Bomanji Hormusji in the main entrance.
7.10	Compound/ Fence/ Gate	Structure sits on entire plot.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	-
8.0		**Services & Utilities**
8.1	Lighting	-
8.2	Ventilation	-
8.3	Electricity	BEST
8.4	Water Supply	MCGM
8.5	Drainage (Plumbing & Sanitation)	MCGM
8.6	Fire Precaution	-
8.7	Other (HVAC/BMS/Security Systems)	-
9.0		**Condition**
9.1	Plinth	Poor – Stone chipping, decorative parapet defining the access path is totally damaged. Height is reduced due to earth filling around the structure.
9.2	Walls	Fair except cracks and minor damage observed.
9.3	Floor	-
9.4	Stairs	Poor – Steel ladder in clock tower is not structurally sound. Corroded steel members.
9.5	Openings	Poor – neglected condition of openings covered with grills and protective jalis. Also poor condition of collapsible shutters at the entrances.
9.6	Roofing	-
9.7	Articulation & Finishes	Poor – neglected state. Blackened stone dressed surfaces, cracks and plant growth observed. Hawkers use the space around damaging the features in stone.
9.8	Services	Poor – water drinking fountain is abandoned, old and neglected services.
9.9	Out Buildings	-
9.10	Overall Conditions	Poor | Maintenance level | Poor
10.0		**Transformation**
	Form	There is no visible transformation in the form of the building.
	Structure	There is no visible structural transformation in the building.
	Articulation & Finishes	Hawkers occupy the space around the structure, as the structure is not in use.
11.0		**DP Remarks/ Perceived Threats**
		Forms part of R zone
12.0		**Additional Notes/ References/ Documents available**
		Additional Notes: This unusually designed fountain was erected by public subscription in 1880 to honour a leading Parsi citizen whose marble bust, which can be seen inside. The fountain features at the top, the symbol of fire, held sacred by followers of the Zoroastrian faith. The fountain stands on the land given by the Municipality in exchange for a well, which stood near the spot and was claimed by Bomanji Hormusji as his property. **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc.

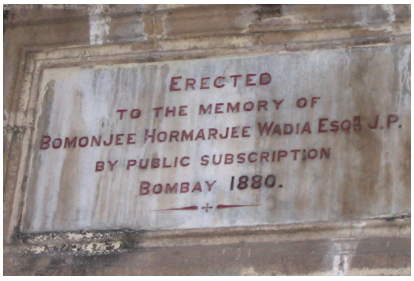
View of the symmetrically planned Pyaav, with central rising clock tower

Clock tower with bands in geometric pattern

Entrance detail flanked with 'Lamuses', bands with geometric pattern, brackets

Marble bust on a pedestal

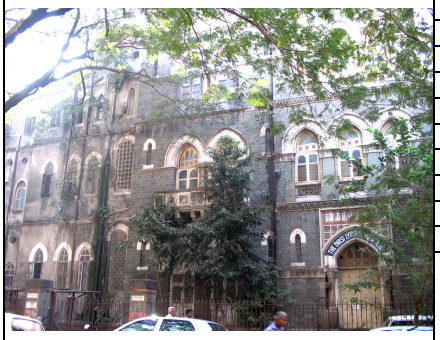
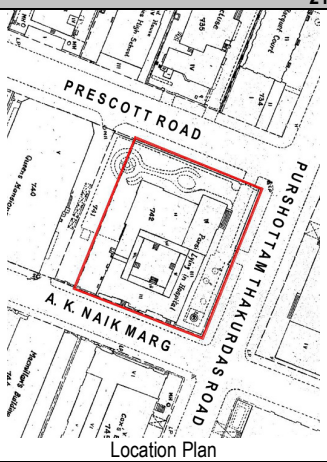
Corner detail of cornice band with floral pattern, dentil band



Marble plaque with foundation details

'Farohar' motif on stone

Window with opening bands, decorative lintel band

Parsi – Lying in Hospital			214
	Common Ref No: 214 Card No: 291 Ward (Part): A (Part II) CS No: - 741/742 (Fort Division) Plot Area: 1866.69 sqm. B U Area: - Date: 17/12/2005 Recorded by: Zankhana Prajapati Reviewed by: Int: Zankhana Prajapati, Sonal Modak Ext: Zankhana Prajapati, Sonal Modak Photo Ref.: 214_Parsi Lying in hospital	 Location Plan	

1.0		**Denomination**		
1.1	Name of Premises	Parsi – Lying in Hospital		
1.2	Earlier Name	Parsi – Lying in Hospital		
1.3	Built in:	Foundation stone laid in 28th march 1893. Formally opened on 11th January 1895.	Extension Date:	9th December 1899
2.0		**Access**		
2.1	Main	Prescott Road		
2.2	Subsidiary	A. K. Nayak Road, Purshottamdas Thakurdas Road.		
3.0		**Ownership pattern**		
3.1	Present	Parsi panchayat (trust)		
3.2	Past	Parsi panchayat (trust)		
3.3	Status	Trust.		
4.0		**Use**		
4.1	Present	Maternity hospital.		
4.2	Past	Maternity hospital.		
4.3	Usage	Daily		
5.0		**Significance & Value Classification**		
5.1	Townscape (Manmade)	It is on a corner plot at the junction of Prescott Road, A. K. Nayak Road, and Purshottamdas Thakurdas Road. Main access to the building is through Prescott Road The building is marked with its gray stone facades, intricately carved stone screens and projecting balconies.		
5.2	Architectural Description	**Planning** It is rectangular in plan with a central courtyard and it is marked by its gothic features. The building is a ground plus three structure. With a sloping staircase block. The entrance to the building was from Prescott road earlier and is now it is from A. K. Nayak Road. There are two main staircases one at the corner of Prescott road and Purshottamdas Thakurdas road, and other from the center of the façade along the A. K. Nayak; beside this there is one more staircase in the center of façade along Purshottamdas Thakurdas Road beside which toilet block is placed and another toilet block is placed at the rear corner. Operation theatre is at the left corner from Purshottamdas Thakurdas road. And administration office is in the ground floor. Currently the hospital is not in use as the condition of the building is extremely poor. **Features** The building has gray ashlar masonry in front and part side façade; it is marked with pointed arch openings with no definite pattern. The entrance is marked with two short columns on high pedestal with Corinthian columns and floral basin like motif attached to it. Each floor is marked with floral patterned cornice band, impost is done in arabesque band; it also has slit pointed arch openings. There are projecting balconies supported on decorative brackets, with stone parapet. Stone *jalis* with arabesque pattern are present in entire pointed arch openings in front and side elevation. The roof is high pitched above main staircase and is marked below by arabesque openwork, dentil band and rose window respectively. Has wooden awnings, decorative wooden brackets in roof and eaves board. **Style** The building displays characteristics of Neo Gothic Style.		
5.3	Intrinsic	The founders were leading luminaries of the Parsi community like Sorabji Shapurji Bengali,		

		Sorabji Framji Patel, Nusserwanji Jehangir Wadia Jamsetjee Nusserwanji Tata and Dr. Temuljee Nariman.		
5.4	Value Classification	A(arc), B(per), B (des), B(uu), E, F, G(grp)	Recommended grade	II B
6.0		**Topography**		
6.1	Floors	G+3 with sloping roof.		
7.0		**Construction**		
7.1	Plinth	Medium height gray stone ashlar masonry plinth with edging done for plinth protection.		
7.2	Walls	Load bearing stonewalls in old wing with external fascia in gray stone ashlar masonry; the new wing and internal walls are in brick plastered and painted.		
7.3	Floor	Jack arch flooring in certain areas and rest supported on wooden members and Minton tiles.		
7.4	Stairs	Three staircases are present. Two main staircases are C-shaped and the additional staircase is doglegged. The main staircase in old wing is a stone staircase with wooden handrail and cast iron balusters; the main staircase in new wing is cast iron with ornate carvings and balusters and additional staircase is of cast iron with cast iron baluster and railing.		
7.5	Openings	All doors are within pointed arched openings with ventilators above. All doors are double leaf wooden panel door with ventilators above. All windows are within pointed arched openings. All windows are double leaf-glazed panel with ventilators above and below. Beside this there is also presence of *jalis* and verandah all around the internal court.		
7.6	Roofing	Has arched braced truss gable end roof, hipped roof and lean to roof for verandah.		
7.7	Articulation	Cornice band, Corinthian column capital, dentil band, arabesque band, rose window, floral motif, balcony projection and *jalis*.		
7.8	Finishes	External walls are gray ashlars stone masonry. Internal walls are plastered and painted. Flooring is done in minton tiling.		
7.9	Interiors (Movable & Immovable)	**Movable** Old tables, chairs, racks, beds, cradle and portraits. **Immovable** Statues, plaque, built in safe.		
7.10	Compound/ Fence/ Gate	Has half height stonewall with cast iron fencing with column post in between as compound wall; has cast iron gates.		
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Has internal court and open space at three sides. Garage, tea stall, laundry, and water tank and pump room as outbuildings; lots of old trees in compound.		
8.0		**Services & Utilities**		
8.1	Lighting	Adequate Natural light through door-window openings supplemented by electric light fixtures.		
8.2	Ventilation	Adequate Natural ventilation through door-window openings supplemented by electric fans.		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing & Sanitation)	MCGM		
8.6	Fire Precaution	-		
8.7	Other (HVAC/BMS/Security Systems)	-		
9.0		**Condition**		
9.1	Plinth	Poor – stone blackened, covered with planters, plant growth where service pipes are present and plinth is dilapidated.		
9.2	Walls	Poor –heavy cracks, extensive seepage, moss and plant growth, in dilapidated condition.		
9.3	Floor	Poor – tiles broken, replaced, wood beams deteriorated, jack arch flooring is in total dilapidated with moss growth and leakage.		
9.4	Stairs	Poor – cast iron staircase is rusted, no maintenance; stone staircase is not in use, neglected and is in poor state.		
9.5	Openings	Poor – window panes broken, dust accumulation, paint peeling off; some openings are blocked off by plywood, moss and plant growth.		
9.6	Roofing	Poor – wooden members deteriorated, mangalore tiles missing, seepage.		
9.7	Articulation & Finishes	Poor – blackening of surface, dust accumulation, cornice bands broken, plaster and paint peeling off, has seepage and plant growth, arches painted and badly done cement pointing.		
9.8	Services	Poor – leakage and broken pipe, rusted pipes, plant growth, duct not maintained and totally unhygienic condition and haphazard electrical layout.		
9.9	Out Buildings	Poor – neglected, broken shed and not maintained.		
9.10	Overall Conditions	Dilapidated.	Maintenance level	Poor.

Parsi – Lying in Hospital		214
10.0		**Transformation**
	Form	Addition of new wing.
	Structure	Addition of mezzanine may have altered the structural loading system.
	Articulation & Finishes	Painted stonewall and articulation.
11.0		**DP Remarks/ Perceived Threats**
		Hospital
12.0		**Additional Notes/ References/ Documents available**
		Additional Notes: Situated on Prescott Road, the grey stone building with intricately carved stone screens, was designed by Muncherjee Cowasjee Murzban and constructed with funds raised by members of the Parsi community. The hospital was opened in 1887 at the initiative of Dr Temuljee Bhiccajee Nariman, in a small, sea-facing house on the Marine Lines. As the accommodation was found to be limited, a plot was acquired in the Hornby-Ballard Estate **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc. SHARADA DWIVEDI and RAHUL MEHROTRA (2001) *Fort Walks,* Bombay : Eminence Designs Pvt. Ltd.

Front façade with arched openings, frieze bands

Internal central courtyard

Marble bust

Arched entrance with decorative column capital and frieze band, wooden paneled shutters

Inscription in stone about foundation details

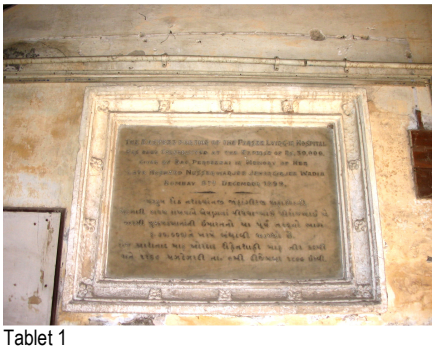
Verandah with sloping roof, wooden railing and support members

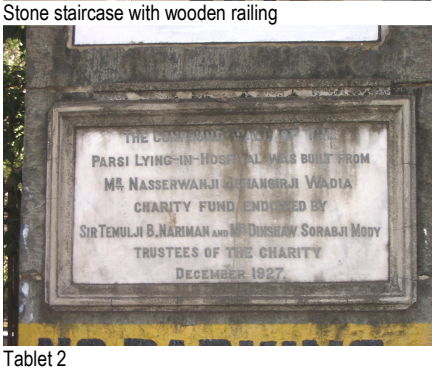
Series of pointed arched windows with highly decorative jaliwork

Arched window with sill band with geometric pattern motif

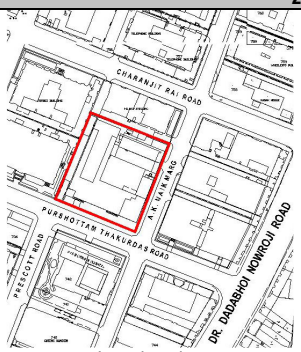
Column detail

Stone staircase with wooden railing


Tablet 1



Tablet 2

Cathedral and John Connon Senior school			215
	Common Ref No: 215 Card No: 292 Ward (Part): A (Part III) CS No: 750. Plot Area: 2508.38 sqm. B U Area: 5992 sq m Date: 20/11/2004 Recorded by: Arun Wadhwa Reviewed by: Int: Arun Wadhwa, Zankhana Prajapati Ext: Arun Wadhwa, Zankhana Prajapati Photo Ref.: 215_Cathedral and John Connon Senior School	 Location plan	
1.0		**Denomination**	
1.1	Name of Premises	Cathedral and John Connon Senior school	
1.2	Earlier Name	Cathedral and John Connon Senior school	
1.3	Built in:	Commenced April 1878 Completed in November 1881.	Extension Date: R.C.C. extension in 1970's and recent renovation started in 1995 and completed in 1998
2.0		**Access**	
2.1	Main	Purshottam Thakurdas Marg	
2.2	Subsidiary	Amrit Keshav Nayak Marg to the east.	
3.0		**Ownership pattern**	
3.1	Present	Trust	
3.2	Past	Anglo Scottish Education Society.	
3.3	Status	Institution - educational	
4.0		**Use**	
4.1	Present	Senior School	
4.2	Past	Senior School	
4.3	Usage	Daily	
5.0		**Significance & Value Classification**	
5.1	Townscape (Manmade)	Building located in an internal street along with other buildings accessed from south side street; also subsidiary entrance from east side. Marked by stone dressed façade and veranda fronts covered with dense tree foliage along the entire stretch of street.	
5.2	Architectural Description	**Planning** Original stone building 'L' shaped with central rooms and verandas around. The extension wing forms the corresponding 'L' shape enclosing a central open court serving as the hub of activities within the school. The extension building designed with veranda to the inner side and spacious rooms. **Features** Semicircular arches with alternate courses of dark grey and light colored stone on the ground floor and pointed arches façade. Large semi-circular arched openings on the ground floor veranda and pointed arches on the first floor. Steep sloping roof gable end at corners. **Style** Gothic Revival style.	
5.3	Intrinsic	-	
5.4	Value Classification	A(arc), B(per), B (uu), F, G(grp)	Recommended grade: II A
6.0		**Topography**	
6.1	Floors	Ground and three upper storeys with pitched roof in the original stone structure and ground and four upper storeys in the extension wing.	
7.0		**Construction**	
7.1	Plinth	Low height of about a foot, dressed in regular stone masonry course, the extension wing serving as stilt seems leveled with the paving around.	
7.2	Walls	Walls are load bearing stone masonry dressed in ashlars courses. The extension wing is brick masonry wall and concrete structure.	
7.3	Floor	Stone slabs supported on wooden rafters and stone masonry walls and arches. Extension wing has concrete floor supported on columns and beams.	
7.4	Stairs	Large open well wooden stair supported on load bearing stone masonry with teakwood handrail and railing. Extension building planned with two concrete stairs at the far ends.	

7.5	Openings	Arched portion of veranda openings is louvered in wood with central glazed fixed panel. Semicircular as well pointed arched openings form doorways with ventilators in the arched portion and glazed paneled wooden shutters.
7.6	Roofing	High sloping roof with mangalore tile finishing supported on wooden trusses, replaced with steel sections recently. Pyramidal sloping roof supported on octagonal wooden trusses like curvilinear members.
7.7	Articulation	-
7.8	Finishes	Externally dressed in grey stone ashlars course masonry with decorative features in light colored porbunder stone and circular columns in red stone. The inner surfaces facing the Stone *jali* to veranda parapet wall on the external side whereas wooden jali and handrail to the internal veranda. Internal surfaces in original building and all wall surfaces in the extension wing are plastered and painted.
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** Decorative metal feature suspended from the center of staircase ceiling truss.
7.10	Compound/ Fence/ Gate	Low stonewall with wrought iron railing to the south and subsidiary entry to the east. The west and north sides shared with adjoining property have high wall with chain link fencing.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Paved space around the building and compound wall. Landscaping in the form of plants and shrubs along the boundary wall. Old trees also line the main street front to the south.
8.0		**Services & Utilities**
8.1	Lighting	Adequate natural light through door and window openings also supplemented by electric light fixtures.
8.2	Ventilation	Adequate natural ventilation through door & windows openings in verandas also supplemented by fans and Air-conditioner to some staff rooms.
8.3	Electricity	BEST
8.4	Water Supply	MCGM
8.5	Drainage (Plumbing & Sanitation)	MCGM
8.6	Fire Precaution	Fire extinguishers.
8.7	Other (HVAC/BMS/Security Systems)	Window unit air-conditioner in a few rooms.
9.0		**Condition**
9.1	Plinth	Fair condition of plinth since repair work carried out and high level of maintenance observed.
9.2	Walls	Fair - Walls seemed in fairly good condition due to renovation work, including stone dressing, cleaned and repaired.
9.3	Floor	Fair - No evident damage observed, floor finish renovated throughout the building.
9.4	Stairs	Fair condition and well maintained. Polish work to wooden staircase carried out.
9.5	Openings	Fair condition.
9.6	Roofing	Fair - Though renovated and restrenghtened, retains the original form intact and in good condition.
9.7	Articulation & Finishes	Fair - Stonewall surfaces in fair condition since renovation carried out. Interior surfaces well plastered and periodically painted. Furniture and railings polished, painted and maintained.
9.8	Services	Fairly maintained and systematic lay-out of electrical, plumbing and fire fighting equipment.
9.9	Out Buildings	No out buildings.
9.10	Overall Conditions	Good | Maintenance level: Good
10.0		**Transformation**
	Form	Original form retained in addition to which extension wing planned. Wooden entrance porch seems to be a later addition.
	Structure	An additional floor added in the extension building and modification carried out in the top floor of the original stone building. Wooden trusses and roof rebuilt in steel and concrete finished in mangalore tiles.
	Articulation & Finishes	Stone surface painted in white on alternating courses of arched openings.
11.0		**DP Remarks/ Perceived Threats**
		Secondary school, building forms part of C1 zone
12.0		**Additional Notes/ References/ Documents available**
		Additional Notes: Designed by John Adams; completed November 1896. Estimate as sanctioned Rs. 162245. Presented 'I I A award for Conservation' in 1998. Named after a prominent citizen, John Connon, chief Presidency Magistrate of Bombay who directed Bombay Gazette and also took keen interest in education for the Anglo-Indian community.

References:
INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.*
SHARADA DWIVEDI and RAHUL MEHROTRA (2001) *The Cities Within*, Bombay : Eminence Designs Pvt. Ltd.
FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc.
SHARADA DWIVEDI and RAHUL MEHROTRA (2001) *Fort Walks,* Bombay : Eminence Designs Pvt. Ltd.

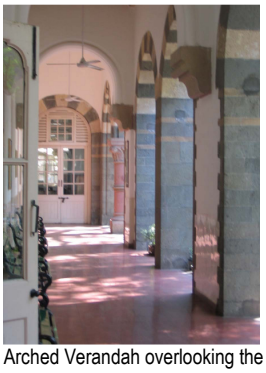
Internal courtyard with overlooking arched Verandahs dressed in grey stone

Arched openings with alternate black and white voussoirs, louvered ventilator jaliwork, railing

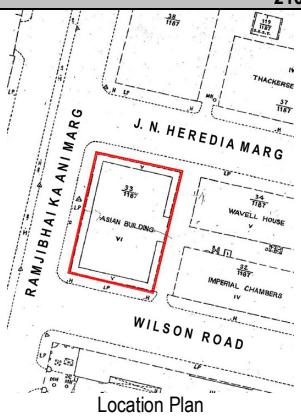
Entrance Porch with sloping roof

Ceiling above main staircase

Marble tablet



Arched Verandah overlooking the back open space

Asian Building			216(c)
		Common Ref No: 216(c) Card No: 295 Ward (Part): A (Part II) CS No: 33/1187 (Fort) Plot Area: 872.63 sq m. B U Area: - Date: 17/02/2005 Recorded by: Sonal Modak Reviewed by: Int: Sonal Modak, Arun Wadhwa Ext: Sonal Modak, Arun Wadhwa Photo Ref.: 216(c)_Asian building	 Location Plan

1.0		**Denomination**			
1.1	Name of Premises	Asian Building			
1.2	Earlier Name	Asian Building			
1.3	Built in:	1920's	Extension Date:	-	
2.0		**Access**			
2.1	Main	Ramjibhai Kamani Marg – Pedestrian			
2.2	Subsidiary	J.N. Heredia Marg – Pedestrian, Wilson Road - Pedestrian			
3.0		**Ownership pattern**			
3.1	Present	Life Insurance Corporation			
3.2	Past	Asian Insurance Company			
3.3	Status	Owner, Tenant			
4.0		**Use**			
4.1	Present	Commercial – Offices			
4.2	Past	Commercial – Offices			
4.3	Usage	Daily			
5.0		**Significance & Value Classification**			
5.1	Townscape (Manmade)	It forms part of the buildings of the Ballard Pier along Ramjibhai Kamani Marg maintaining similar height and features as per urban design regulations laid down for the entire Ballard Estate. The main access is central from Ramjibhai Kamani Marg on western side.			
5.2	Architectural Description	**Planning** Rectangular in plan and symmetrical about the central axis. Central access from western side. It is accessed through a staircase lobby on the front (west) side with pantry and toilet facilities located on rear side. The service staircase is located on rear (eastern) side of the building. All floors have almost the same layout. Building shares open space with the building adjacent to it on rear side. **Features** Projecting cornice band at first and third floor levels supported on corbels. Openings have small cornice band acting as weather shed resting on console. Projecting balconies with ornamental cast iron railing at first floor level. Yellow stone dressed façade, arched or rectangular architrave openings form prominent feature. Slight setback topmost floor. **Style** Influence of European Renaissance style features.			
5.3	Intrinsic	-			
5.4	Value Classification	A(arc), B(per), B (des), B (uu), E, F, G(grp)	Recommended grade	II A.	
6.0		**Topography**			
6.1	Floors	G + 4 with basement			
7.0		**Construction**			
7.1	Plinth	High plinth about 4 ft. to accommodate ventilators for basement in regular dressed yellow buff stone.			
7.2	Walls	External walls thick load bearing, Internal non load-bearing brick masonry walls with RCC columns and beams.			
7.3	Floor	Concrete floor slab supported on columns and beams.			
7.4	Stairs	Open well RCC staircase housing lift shaft in the central well.			
7.5	Openings	Arched window openings on ground floor level. Above all are rectangular openings. Window/door shutters are wooden frame glazed panels.			

		Windows on first floor are full height to access the step out balconies.
7.6	Roofing	Timber truss sloping hip roof with AC roofing sheets.
7.7	Articulation	Floor level Cornice bands, architrave facade openings, console.
7.8	Finishes	Yellow Kurla stone external stone dressed facades. Internal plaster painted wall surfaces. Varied floor finishes like marble, granite & ceramic tiles observed.
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -
7.10	Compound/ Fence/ Gate	External walls of the building itself form the boundary, iron gate and fencing with adjoining buildings to secure common open spaces rear side of the building.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Paved open space on rear side shared with the adjoining building. Trees line the wide road front.
8.0		**Services & Utilities**
8.1	Lighting	Adequate natural light, supplemented by artificial lighting.
8.2	Ventilation	Adequate natural ventilation, supplemented by forced ventilation.
8.3	Electricity	BEST
8.4	Water Supply	MCGM - Underground & overhead water tank
8.5	Drainage (Plumbing & Sanitation)	Drainage connected to municipal sewers of MCGM
8.6	Fire Precaution	-
8.7	Other (HVAC/BMS/Security Systems)	Split and window AC units have been installed.
9.0		**Condition**
9.1	Plinth	Poor – Heavy leakages during high tide in the basement. Plant growth.
9.2	Walls	Fair – No evident damages observed.
9.3	Floor	Fair – No evident damages observed.
9.4	Stairs	Fair – No evident damages observed in main staircase. Service staircase is in totally neglected condition.
9.5	Openings	Fair – Broken panes. Some of the openings blocked to house window AC units. Mostly all the window shutters have been replaced by aluminum sliding shutters.
9.6	Roofing	Fair – Corroded steel truss members. Broken AC roofing sheets.
9.7	Articulation & Finishes	Poor – Plant growth, blackening of stone, dampness, leakages through service pipes.
9.8	Services	Poor – Cracks in service pipes resulting in leakages and dampness. Haphazard electrical wiring.
9.9	Out Buildings	Poor – Totally neglected. Unhygienic.
9.10	Overall Conditions	Fair | Maintenance level | Poor
10.0		**Transformation**
	Form	-
	Structure	Addition of mezzanine in some parts of the building.
	Articulation & Finishes	-
11.0		**DP Remarks/ Perceived Threats**
		Building forms part of C1 Zone
12.0		**Additional Notes/ References/ Documents available**
		Additional Notes: - **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc. *Ballard Estate – A Corporate District* (2000) Urban Design Research Institute and Bombay First.

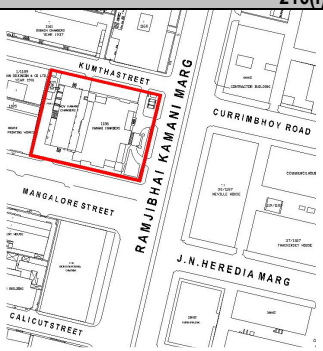
Side view with arched and rectangular openings

Projecting balcony with opening band, cast iron railing

Buff stone clad front façade with arched and rectangular openings, bands supported on brackets

Window detail with scroll brackets

Interior view with new modifications

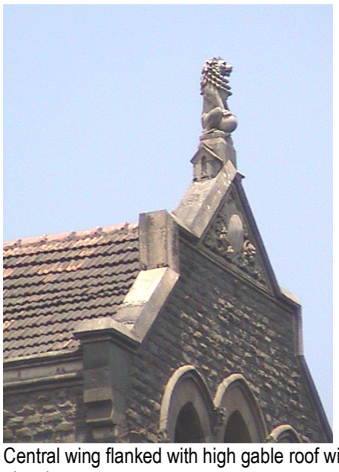
Kamani Chambers			216(f)
		Common Ref No: 216(f) Card No: 298 Ward (Part): A (Part II) CS No: 1186 (Fort Division) Plot Area: 2965.09 sq m. B U Area: - Date: 06/04/2005 Recorded by: Sonal Modak Reviewed by: Int: Permission denied Ext: Sonal Modak Photo Ref: 216(f)_Kamani Chambers	 Location Plan

1.0		**Denomination**			
1.1	Name of Premises	Kamani Chambers			
1.2	Earlier Name	Kamani Chambers			
1.3	Built in:	1900's	Extension Date	-	
2.0		**Access**			
2.1	Main	R. Kamani Marg – Pedestrian and vehicular			
2.2	Subsidiary	Kumtha Street – Pedestrian, Adi Marzban Path - Pedestrian			
3.0		**Ownership pattern**			
3.1	Present	Private			
3.2	Past	Private			
3.3	Status	Owner			
4.0		**Use**			
4.1	Present	Commercial - Offices			
4.2	Past	Commercial - Offices			
4.3	Usage	Daily			
5.0		**Significance & Value Classification**			
5.1	Townscape (Manmade)	Located along a row of buildings on a tree-lined avenue maintaining similar height and features as per urban design regulations laid down for the entire Ballard Estate. The building has central access through a porch with separate entry and exit gates from R. Kamani Marg on eastern side. Part of the first phase of development of this area with the buildings overlooking the eastern waterfront.			
5.2	Architectural Description	**Planning** The building is rectangular in plan with longer side facing R. Kamani Marg. It is located on a corner plot with roads on three sides and sharing common open spaces with buildings on sides and rear. Large floor heights without any setback or interception generate an urban scale-volume to the building block. All facades being symmetrical in grey undressed regular ashlar masonary with yellow dressed stone accents. Front façade is divided in number of vertical bays with central bay rising higher and side square towers topped with pyramidal sloping roof. **Features** Front central bay has a projecting porch supported on three lancet arches on columns with small spires at either corners of the porch. Above a series of distinct arch forms define the bay on upper levels and the top has gable end over three lancet arches. The gable end is crowned by a lion shaped finial. The side elevations have equilateral arched openings in a series. Multi-foil parapets, decorative bands, carved arch springing points, carved spandrels, finials form the important features displayed on the facades. **Style** Influence of European Renaissance style features.			
5.3	Intrinsic	-			
5.4	Value Classification	A(arc), B(per), B (des), B (uu), E, F, G(grp)	Recommended grade:	II A	
6.0		**Topography**			
6.1	Floors	G + 3, G + 4 partly.			
7.0		**Construction**			
7.1	Plinth	Medium plinth about 2 ft. 6 inches high in yellow ashlar masonry.			
7.2	Walls	Load bearing ashlar masonry along the periphery, internal space is supported on			

		columns.		
7.3	Floor	Indeterminable		
7.4	Stairs	Indeterminable		
7.5	Openings	Large door/window openings with timber frame and double glazing panels.		
7.6	Roofing	Indeterminable		
7.7	Articulation	Semicircular, pointed lancet and equilateral arched window openings, architrave openings, and pediment atop window opening at first floor.		
7.8	Finishes	Grey stone undressed external wall surfaces and plaster painted internal finishes.		
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -		
7.10	Compound/ Fence/ Gate	Separate entry and exit gates defined by decorative stone pillars. Grey ashlar compound wall with MS fencing above.		
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Paved open space shared with adjoining buildings. Tree lined avenue along the front and services located in the rear common space.		
8.0		**Services & Utilities**		
8.1	Lighting	Indeterminable		
8.2	Ventilation	Indeterminable		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing & Sanitation)	MCGM		
8.6	Fire Precaution	Indeterminable		
8.7	Other (HVAC/BMS/Security Systems)	Split & window unit air-conditioners.		
9.0		**Condition**		
9.1	Plinth	Fair except plumbing interventions along the sides and rear.		
9.2	Walls	Fair except plant growth and plumbing interventions on the rear side. Also seepage observed internally along the toilet walls.		
9.3	Floor	Indeterminable		
9.4	Stairs	Indeterminable		
9.5	Openings	Fair except poor maintenance.		
9.6	Roofing	Indeterminable		
9.7	Articulation & Finishes	Fair except minor blackening, plant growth and interventions. Poor state of internal wall and floor finishes.		
9.8	Services	Poor – old and neglected plumbing lines to the rear side.		
9.9	Out Buildings	-		
9.10	Overall Conditions	Fair	Maintenance level	Low
10.0		**Transformation**		
	Form	Indeterminable		
	Structure	Indeterminable		
	Articulation & Finishes	Indeterminable		
11.0		**DP Remarks/ Perceived Threats**		
		Building forms part of C1 zone		
12.0		**Additional Notes/ References/ Documents available**		
		Additional Notes: - **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc. *Ballard Estate – A Corporate District* (2000) Urban Design Research Institute and Bombay First.		

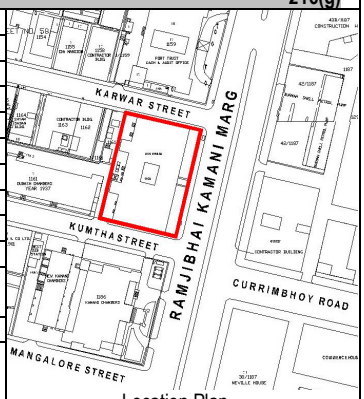
Front façade of the grey stone symmetrical building with sloping roof

Arched openings with frieze bond



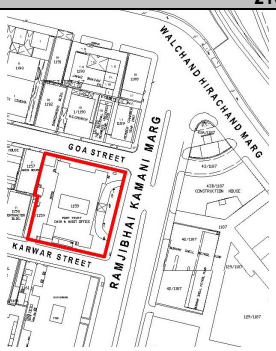
Central wing flanked with high gable roof with animal motif at the pinacle

Gate post with decorative frieze band

Nav Bhavan			216(g)
Photography denied		Common Ref No: 216(g) Card No: 299 Ward (Part): A (Part II) CS No: 1160 (Fort Division) Plot Area: 1670.57 sq m. B U Area: - Date: 06/04/2005 Recorded by: Sonal Modak Reviewed by: Int: Permission denied Ext: Sonal Modak Photography permission denied Photo Ref: -	 Location Plan
1.0		**Denomination**	
1.1	Name of Premises	Nav Bhavan	
1.2	Earlier Name	Nav Bhavan	
1.3	Built in:	1920's	Extension Date: -
2.0		**Access**	
2.1	Main	R. Kamani Marg – Pedestrian and vehicular	
2.2	Subsidiary	Kumtha Street - Pedestrian Adi Marzban Path - Pedestrian	
3.0		**Ownership pattern**	
3.1	Present	Central Government of India	
3.2	Past	Central Government of India	
3.3	Status	Owner	
4.0		**Use**	
4.1	Present	Commercial - Offices	
4.2	Past	Commercial - Offices	
4.3	Usage	Daily	
5.0		**Significance & Value Classification**	
5.1	Townscape (Manmade)	Located along a row of buildings on a tree-lined avenue maintaining similar height and features as per urban design regulations laid down for the entire Ballard Estate. The building has central access from R. Kamani Marg on eastern side. Part of the first phase of development of this area with the buildings overlooking the eastern waterfront.	
5.2	Architectural Description	**Planning** The building is rectangular in plan with longer side facing R.Kamani Marg. It is located on a corner plot with roads on three sides and sharing common open spaces with buildings on sides and rear. Large floor heights without any setback or interception generate an urban scale-volume to the building block. Symmetrical front façade with rusticated masonary at ground floor level. **Features** The front façade has plastered and painted two storey high, *Ionic* engaged columns with fluting above the ground floor arcade. Upper floors have rectangular window openings with plastered architrave bands. Above it is an entablature with cornice band at the top. The central bay has a prominent rounded pediment with protruding keystones and decorative elements. **Style** Influence of European Renaissance style features.	
5.3	Intrinsic	-	
5.4	Value Classification	A(arc), B(per), B (des), B (uu), E, F, G(grp)	Recommended grade: II A
6.0		**Topography**	
6.1	Floors	G + 3	
7.0		**Construction**	
7.1	Plinth	Medium plinth about 2 ft. 6 inches high in yellow ashlar masonry.	
7.2	Walls	Load bearing ashlar masonry along the entire periphery, open internal space is supported on columns.	
7.3	Floor	Indeterminable	

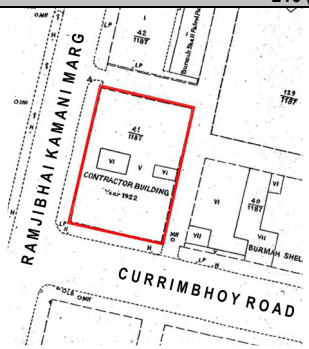
Nav Bhavan					216(g)
7.4	Stairs	Indeterminable			
7.5	Openings	Large door/window openings with timber frame and double glazing panels.			
7.6	Roofing	Indeterminable			
7.7	Articulation	Semicircular, pointed lancet and equilateral arched window openings, architrave openings, and pediment atop window opening at first floor.			
7.8	Finishes	Grey stone undressed external wall surfaces and plaster painted internal finishes.			
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -			
7.10	Compound/ Fence/ Gate	Separate entry and exit gates defined by decorative stone pillars. Grey ashlar compound wall with MS fencing above.			
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Paved open space shared with adjoining buildings. Tree lined avenue along the front and services located in the rear common space.			
8.0		**Services & Utilities**			
8.1	Lighting	Indeterminable			
8.2	Ventilation	Indeterminable			
8.3	Electricity	BEST			
8.4	Water Supply	MCGM			
8.5	Drainage (Plumbing & Sanitation)	MCGM			
8.6	Fire Precaution	Indeterminable			
8.7	Other (HVAC/BMS/Security Systems)	Split and window unit air-conditioners.			
9.0		**Condition**			
9.1	Plinth	Fair except plumbing interventions along the sides and rear.			
9.2	Walls	Fair except plant growth and plumbing interventions on the rear side. Also seepage observed internally along the toilet walls.			
9.3	Floor	Indeterminable			
9.4	Stairs	Indeterminable			
9.5	Openings	Fair except poor maintenance.			
9.6	Roofing	Indeterminable			
9.7	Articulation & Finishes	Fair except minor blackening, plant growth and interventions. Poor state of internal wall and floor finishes.			
9.8	Services	Poor – old and neglected plumbing lines to the rear side.			
9.9	Out Buildings	-			
9.10	Overall Conditions	Fair	Maintenance level	Low	
10.0		**Transformation**			
	Form	Indeterminable			
	Structure	Indeterminable			
	Articulation & Finishes	Indeterminable			
11.0		**DP Remarks/ Perceived Threats**			
		Building forms part of C1 zone			
12.0		**Additional Notes/ References/ Documents available**			
		Additional Notes: - **References:** NTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc. *Ballard Estate – A Corporate District* (2000) Urban Design Research Institute and Bombay First.			

Note: Photography permission denied

Metropolitan Magistrate's Court					216(h)
Photography denied		Common Ref No: 216(h) Card No: 300 Ward (Part): A (Part II) CS No: 1159 (Fort Division) Plot Area: 2050.74 sq m B U Area: - Date: 06/04/2005 Recorded by: Sonal Modak Reviewed by: Int: Permission denied Ext: Sonal Modak Photography permission denied Photo Ref: -	 Location Plan		
1.0		**Denomination**			
1.1	Name of Premises	Metropolitan Magistrate's Court			
1.2	Earlier Name	Magistrate Building			
1.3	Built in:	1890	Extension Date	-	
2.0		**Access**			
2.1	Main	R. Kamani Marg – Pedestrian and vehicular			
2.2	Subsidiary	Goa Street - Pedestrian Vaju Kotak Marg - Pedestrian			
3.0		**Ownership pattern**			
3.1	Present	Central Railway			
3.2	Past	Indeterminable			
3.3	Status	Indeterminable			
4.0		**Use**			
4.1	Present	Commercial – Offices, Institutional – Metropolitan Magistrate's Courts			
4.2	Past	Commercial - Offices			
4.3	Usage	Daily			
5.0		**Significance & Value Classification**			
5.1	Townscape (Manmade)	Located along a row of buildings on a tree-lined avenue maintaining similar height and features as per urban design regulations laid down for the entire Ballard Estate. The building has central access through a porch with separate entry and exit gates from R. Kamani Marg on eastern side. Part of the first phase of development of this area with the buildings overlooking the eastern waterfront.			
5.2	Architectural Description	**Planning** Building has rectangular plan with central wooden porch and symmetrical front facade. Building has four tower like turrets at four corners with a pediment like feature on the front façade. An external staircase on front facade from second floor to the south-east tower. Rectangular openings with prominent keystones seen at the towers. There are cornice bands at all floor levels. **Features** Building has four tower like turrets at four corners with a pediment like feature on the front façade. A series of semicircular arches in yellow stone with prominent keystones. Corridors run along the length on front façade. Balustrade parapet at terrace level. **Style** Influence of European Renaissance style features.			
5.3	Intrinsic	-			
5.4	Value Classification	A(arc), B(per), B (des), B (uu), E, F, G(grp)	Recommended grade	II A	
6.0		**Topography**			
6.1	Floors	G + 2			
7.0		**Construction**			
7.1	Plinth	Medium plinth about 2 ft. 6 inches high in grey ashlar masonry.			
7.2	Walls	Indeterminable			
7.3	Floor	Indeterminable			
7.4	Stairs	Indeterminable			
7.5	Openings	Large arched door/window openings with timber frame and double glazing panels.			

Metropolitan Magistrate's Court					216(h)
7.6	Roofing	Indeterminable			
7.7	Articulation	Semicircular arched window openings, arcade along the corridors and pediment atop tower like turrets.			
7.8	Finishes	Grey stone undressed external wall surfaces and plaster painted internal finishes.			
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -			
7.10	Compound/ Fence/ Gate	Presence of front open space. Separate entry and exit gates defined by decorative stone pillars. Grey ashlar compound wall with MS fencing above.			
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Paved open space shared with adjoining buildings. Tree lined avenue along the front and services located in the rear common space.			
8.0		**Services & Utilities**			
8.1	Lighting	Indeterminable			
8.2	Ventilation	Indeterminable			
8.3	Electricity	BEST			
8.4	Water Supply	MCGM			
8.5	Drainage (Plumbing & Sanitation)	MCGM			
8.6	Fire Precaution	Indeterminable			
8.7	Other (HVAC/BMS/Security Systems)	Split & window unit air-conditioners.			
9.0		**Condition**			
9.1	Plinth	Fair except plumbing interventions along the sides and rear.			
9.2	Walls	Fair except plant growth and plumbing interventions on the rear side. Also seepage observed internally along the toilet walls.			
9.3	Floor	Indeterminable			
9.4	Stairs	Indeterminable			
9.5	Openings	Fair except poor maintenance.			
9.6	Roofing	Indeterminable			
9.7	Articulation & Finishes	Fair except minor blackening, plant growth and interventions. Poor state of internal wall and floor finishes.			
9.8	Services	Poor – old and neglected plumbing lines to the rear side.			
9.9	Out Buildings	-			
9.10	Overall Conditions	Fair	Maintenance level	Low	
10.0		**Transformation**			
	Form	Indeterminable			
	Structure	Indeterminable			
	Articulation & Finishes	Indeterminable			
11.0		**DP Remarks/ Perceived Threats**			
		Building forms part of C1 zone			
12.0		**Additional Notes/ References/ Documents available**			
		Additional Notes: - **References:** NTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc. *Ballard Estate – A Corporate District* (2000) Urban Design Research Institute and Bombay First.			

Note: Photography permission denied

Contractor Building			216 (a)
		Common Ref No: 216 (a) Card No: 293 Ward (Part): A (Part II) CS No: 41/1187 (Fort Division) Plot Area: - 892.86 sq m. B U Area: - Date: 23/03/05. Recorded by: Zankhana Prajapati Reviewed by: Int: Zankhana Prajapati, Prachi Merchant Ext: Zankhana Prajapati, Prachi Merchant Photo Ref: 216(a)_Contractor Building	 Location Plan.

1.0		**Denomination**	
1.1	Name of Premises	Contractor Building	
1.2	Earlier Name	Contractor Building	
1.3	Built in:	1922 (from tablet on front elevation)	Extension Date: -
2.0		**Access**	
2.1	Main	Ramjibhai Kamani Marg.	
2.2	Subsidiary	Currimbhoy Road.	
3.0		**Ownership pattern**	
3.1	Present	Private.	
3.2	Past	Indeterminable	
3.3	Status	Owner/Tenant	
4.0		**Use**	
4.1	Present	J.L. Morrison Ltd., Lionel Edwards Ltd., Ameer Trading Co. Ltd., District special Auditors and Prudential ICICI Asst. Management Co.	
4.2	Past	Offices	
4.3	Usage	Daily.	
5.0		**Significance & Value Classification**	
5.1	Townscape (manmade)	It is a corner building at the junction of Ramjibhai Kamani Marg and Currimbhoy Road. The main access to the building is from center. It is marked by pediment on top and has common features as of other buildings in Ballard Estate.	
5.2	Architectural Description	**Planning** The building has a rectangular plan. The building is ground plus three storied high with basement and terrace. Entrance of the building is from Ramjibhai Kamani Marg, from the center, which leads to staircase and lift block. Front has verandahs on both sides behind which offices are located. The toilet block is located in rear. All floors have offices. Basement -J.L. Morrison Ltd., ground - Lionel Edwards Ltd., first - Ameer Trading Co. Ltd., second - District special Auditors and third - Prudential ICICI Asst. Management Co. **Features** It is a symmetrical building with nine bays with the central one being the staircase shaft. Entry is marked by semicircular arched opening with heavy panel wooden door and colored glass ventilator above. Has continuous balcony at first and third floor levels; part projecting balcony on second floor. They are supported on decorative brackets; terrace is defined by cornice band and parapet wall with pediment, which has festoon and pilasters, over central bay. All the openings in front and side are segmental opening while the rear have rectangular opening. **Style** Building displays characteristics of Neo-Classical style.	
5.3	Intrinsic	-	
5.4	Value Classification	A(arc), B(per), B (des), B (uu), E, F, G(grp)	Recommended grade: II A
6.0		**Topography**	
6.1	Floors	G + 3, terrace and basement.	
7.0		**Construction**	
7.1	Plinth	Medium height stone plinth with edging for plinth protection, which has ventilators for basement.	

Contractor Building			216 (a)
7.2	Walls	Composite wall with external stone fascia and internal plastered and painted. Internally, floor is supported by cast iron columns.	
7.3	Floor	Jack arch flooring.	
7.4	Stairs	The main staircase is wooden C-shaped with lift block in well. It has wooden decorative balusters with wooden handrail.	
7.5	Openings	All doors are in segmental arch openings with single or double leaf wooden shutter. All windows are segmental arch openings in front and side elevations, while rectangular opening in rear. They are four leaf-glazed shuttered. It has a continuous balcony projection on first and third floor and part projection on second floor.	
7.6	Roofing	Flat terrace.	
7.7	Articulation	Pediment with festoon and pilasters, cornice and decorative brackets.	
7.8	Finishes	External walls stone ashlar masonry. Internal walls are plastered and painted. Tiling is varied but largely of cement tiles.	
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -	
7.10	Compound/ Fence/ Gate	Heavy panel wooden entrance door.	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Have rear and side open space.	
8.0		**Services & Utilities**	
8.1	Lighting	Adequate natural light through door-window openings supplemented by electric light fixtures.	
8.2	Ventilation	Adequate natural ventilation through door-window openings supplemented by electric fans.	
8.3	Electricity	BEST	
8.4	Water Supply	MCGM	
8.5	Drainage (Plumbing & Sanitation)	MCGM	
8.6	Fire Precaution	-	
8.7	Other (HVAC/BMS/Security Systems)	AC units.	
9.0		**Condition**	
9.1	Plinth	Poor – leakage, extensive seepage, covered with earth and broken edging.	
9.2	Walls	Fair - plant growth and rear façade plastered and painted.	
9.3	Floor	Fair - Good condition and most of the places covered with false ceiling.	
9.4	Stairs	Fair – dust accumulation, new decorative dado wall, rusting of grill around lift block.	
9.5	Openings	Poor - grills added, opening are closed, frames painted, transformed, addition of window AC units.	
9.6	Roofing	Indeterminable.	
9.7	Articulation & Finishes	Fair - Arches of ground floor are covered. Internal Plaster and paint peeling off at certain places. External cement pointing is done and rear is plastered and painted. Tiling is maintained.	
9.8	Services	Poor - Broken sewage pipes, leakage, unhygienic and has plant growth.	
9.9	Out Buildings	-	
9.10	Overall Conditions	Fair.	Maintenance level: Poor.
10.0		**Transformation**	
	Form	-	
	Structure	Indeterminable.	
	Articulation & Finishes	Arches blocked by hoardings, addition of grills and painted wall surface.	
11.0		**DP Remarks/ Perceived Threats**	
		Building forms part of C1 zone	
12.0		**Additional Notes/ References/ Documents available**	
		Additional Notes: - **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc. *Ballard Estate – A Corporate District* (2000) Urban Design Research Institute and Bombay First.	

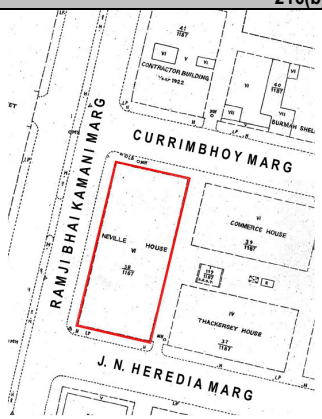
Front façade with projecting balconies supported on brackets

Side view with arched window openings, bands, modified shutters to take in services

View of building with modifications made to the arched window opening shutters

Entrance arched opening with receding arched bands, coloured glass ventilator panel wooden paneled shutters

Wooden staircase with wooden railing, ceramic tile dado

Neville House			216(b)
		Common Ref No: 216(b) Card No: 294 Ward (Part): A (Part II) CS No: 38/1187 (Fort Division) Plot Area: 1373.10 sq m. B U Area: - Date: 06/04/2005 Recorded by: Sonal Modak Reviewed by: Int: Permission denied Ext: Sonal Modak Photo Ref: 216(b)_Neville House	 Location Plan

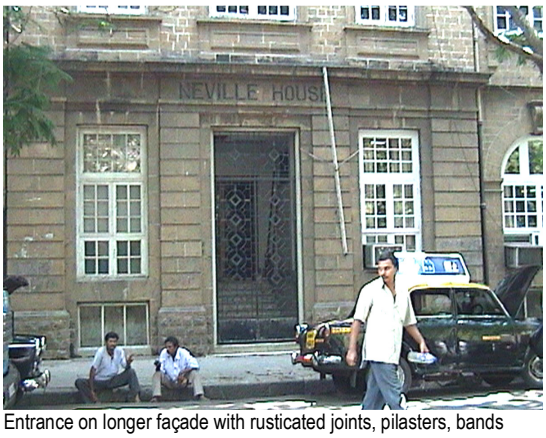
1.0		**Denomination**			
1.1	Name of Premises	Neville House			
1.2	Earlier Name	Neville House			
1.3	Built in:	1920	Extension Date:	-	
2.0		**Access**			
2.1	Main	Currimbhoy Marg and J. N. Heredia Marg			
2.2	Subsidiary	R. Kamani Marg			
3.0		**Ownership pattern**			
3.1	Present	Indeterminable			
3.2	Past	Indeterminable			
3.3	Status	Owner			
4.0		**Use**			
4.1	Present	Commercial - Offices			
4.2	Past	Commercial - Offices			
4.3	Usage	Daily			
5.0		**Significance & Value Classification**			
5.1	Townscape (Manmade)	Located along a row of buildings on a tree-lined avenue maintaining similar height and features as per urban design regulations laid down for the entire Ballard Estate. It is accessed through semicircular arch openings from the three sides facing roads. Main access is from Currimbhoy Marg on south side through a projecting cantilevered triangular canopy in stone.			
5.2	Architectural Description	**Planning** Rectangular corner building with three sides facing three different roads and sharing common open spaces with buildings on sides and rear. Large floor heights without any setback or interception generate an urban scale-volume to the building block. All facades being symmetrical in yellowish regular stone dressed rusticated masonary. **Features** Central Entrance defined by Tuscan pilasters and a projecting cantilevered triangular canopy in stone. Semicircular arched openings with prominent decorative keystones on ground floor level and rectangular openings on upper floors. Side bays of all façades have rectangular window openings at first floor level with simple triangular pediment. Rectangular openings having projecting sills and lintels on first and second floors. Continuous cornice bands at first and third floor level. **Style** Influence of European Renaissance style features.			
5.3	Intrinsic	-			
5.4	Value Classification	A(arc), B(per), B (des), B (uu), E, F, G(grp)	Recommended grade:	II A	
6.0		**Topography**			
6.1	Floors	G + 4 with basement			
7.0		**Construction**			
7.1	Plinth	High plinth about 4 ft high to accommodate ventilators for basement in yellow ashlar masonry.			
7.2	Walls	Load bearing yellow ashlar masonry along the entire periphery, open internal space is			

		supported on columns.		
7.3	Floor	Indeterminable		
7.4	Stairs	Indeterminable		
7.5	Openings	Large door/window openings with timber frame and double glazing panels.		
7.6	Roofing	Indeterminable		
7.7	Articulation	Semicircular and flat arch window openings, architrave openings, and pediment atop window opening at first floor.		
7.8	Finishes	Yellow Kurla stone dressed external wall surfaces and plaster painted internal finishes.		
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -		
7.10	Compound/ Fence/ Gate	No compound wall, only an Iron gate enclosing the common open space along both the sides.		
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Paved open space shared with adjoining buildings. Tree lined avenue along the front and services located in the rear common space.		
8.0		**Services & Utilities**		
8.1	Lighting	Indeterminable		
8.2	Ventilation	Indeterminable		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing & Sanitation)	MCGM		
8.6	Fire Precaution	Indeterminable		
8.7	Other (HVAC/BMS/Security Systems)	Split and window unit air-conditioners.		
9.0		**Condition**		
9.1	Plinth	Fair except plumbing interventions along the sides and rear.		
9.2	Walls	Fair except plant growth and plumbing interventions on the rear side. Also seepage observed internally along the toilet walls.		
9.3	Floor	Indeterminable		
9.4	Stairs	Indeterminable		
9.5	Openings	Fair except poor maintenance.		
9.6	Roofing	Indeterminable		
9.7	Articulation & Finishes	Fair except minor blackening, plant growth and interventions. Poor state of internal wall and floor finishes.		
9.8	Services	Poor – old and neglected plumbing lines to the rear side.		
9.9	Out Buildings	-		
9.10	Overall Conditions	Fair	Maintenance level	Low
10.0		**Transformation**		
	Form	Indeterminable		
	Structure	Indeterminable		
	Articulation & Finishes	Indeterminable		
11.0		**DP Remarks/ Perceived Threats**		
		Building forms part of C1 zone		
12.0		**Additional Notes/ References/ Documents available**		
		Additional Notes: - **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc. *Ballard Estate – A Corporate District* (2000) Urban Design Research Institute and Bombay First.		

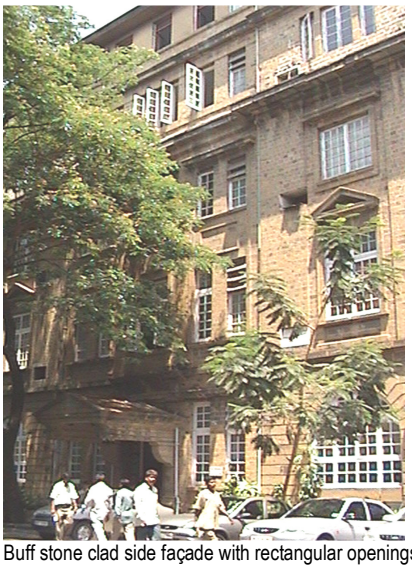
Front façade with arched and rectangular window openings, bands

Arched openings with scroll bracket keystone, sill and floor level bands

Projecting stone canopy with sloping roof

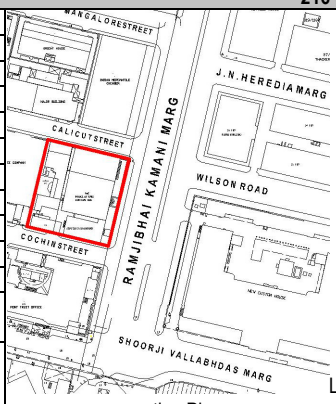


Entrance on longer façade with rusticated joints, pilasters, bands



Buff stone clad side façade with rectangular openings

Window with sill band, pediment

Bombay Seamen's Society and Bombay Seamen's Club			216 (d)
		Common Ref No: 216 (d) Card No: 296 Ward (Part): A (Part II) CS No: 1/1095 (Fort Division) Plot Area: Indeterminable B U Area: - Date: 17/02/05 Recorded by: Prachi Merchant Reviewed by: Int: Prachi Merchant, Zankhana Prajapati Ext: Prachi Merchant, Zankhana Prajapati Photo Ref.: 216(d)_Bombay Seamen's Society and Bombay Seamen's Club	 Location Plan
1.0		**Denomination**	
1.1	Name of Premises	Bombay Seamen's Society and Bombay Seamen's Club	
1.2	Earlier Name	Prince of Wales Seamen's society	
1.3	Built in:	1921	Extension Date: -
2.0		**Access**	
2.1	Main	R. Kamani Marg - pedestrian	
2.2	Subsidiary	-	
3.0		**Ownership pattern**	
3.1	Present	Royal Bombay Seamen's Society	
3.2	Past	The Bombay Diocesan Trust Association Ltd. As custodian Trustee and Others	
3.3	Status	Owner	
4.0		**Use**	
4.1	Present	Guest and clubhouse for Merchant Navy Officers.	
4.2	Past	Guest and clubhouse for Merchant Navy Officers.	
4.3	Usage	Daily	
5.0		**Significance & value Classification**	
5.1	Townscape (Manmade)	The plot is located on R. Kamani Marg along with other buildings of different styles of architecture. The building forms a part of the Ballard estate precinct. The plot is accessed from the east side through a porch formed by a projecting balcony of the first floor.	
5.2	Architectural Description	**Planning** The building is rectangular in shape enclosing a rear courtyard with its shorter side facing the east side. The building is accessed through a rectangular opening, leading to a lobby with a staircase area, with rooms lined on either side of the central bay. The east side wing has balconies overlooking the main road. The main building is taller than the two single storey structures on either side. The servant wing and the service staircase are located at the west corner. The ground floor houses the office, club shop, canteen and kitchen area and bar area, opening into an outdoor seating area. Rooms consisting of dormitories, single and double rooms and family rooms, can be found on the upper floors. The topmost floor has a terrace space on the west side. The side single storey structures have a church and library on the east side. West side structure houses a multipurpose hall. **Features** The ground floor of the main and side structures are clad with buff basalt rusticated masonry with arched openings. The central part of the main building is emphasized with circular steps and a circular projecting balcony with decorative stepped bands above and geometric pattern. The arched opening above the porch is adorned with semicircular pediment. The openings have floral pattern architrave. The side structures have a mansard roof supported on wooden supporting members. The structure façade has floral pattern. **Style** Building derives influence from Vernacular style of Architecture.	
5.3	Intrinsic	The building was visited by Royal Highness Queen Elizabeth and British High Commissioner	

Bombay Seamen's Society and Bombay Seamen's Club					216 (d)
5.4	Value Classification	A(arc), B(per), B (des), B (uu), E, F, G(grp)	Recommended grade	II A	
6.0		**Topography**			
6.1	Floors	G + 3 (4th floor added later), Side ground structures.			
7.0		**Construction**			
7.1	Plinth	Low height buff stone plinth with curved steps leading to the building.			
7.2	Walls	Load bearing brick wall.			
7.3	Floor	RCC slab and beam structure.			
7.4	Stairs	Main and rear doglegged RCC staircase. Cast iron spiral fire escape staircase on the south side.			
7.5	Openings	Ground floor arched openings with ventilators. Rectangular openings with glazed paneled shutter. Side structures with louvered paneled shutters.			
7.6	Roofing	Rear portion with sloping roof on sides over rooms with central flat portion. Front sloping roof over family rooms. Mansard roof with sheet coverings, supported on wooden supporting members.			
7.7	Articulation	Projecting balconies, arched openings, bands, floral pattern motifs and pediments.			
7.8	Finishes	Walls are externally clad with buff stone. Internally walls are finished with plaster and paint. The floor has kotah and IPS floor finish and wooden floor finish at places.			
7.9	Interiors (Movable & Immovable)	**Movable** Wooden benches, chairs, billiards room high chair. **Immovable** -			
7.10	Compound/ Fence/ Gate	Low stone fence on sides. The building directly opens into the road with an approach footpath. Main gate is not present.			
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Front has landscaped lawn with few old trees.			
8.0		**Services & Utilities**			
8.1	Lighting	Adequate natural light through openings, supplemented by electric light fixtures.			
8.2	Ventilation	Adequate natural ventilation through openings supplemented by electric fans, AC's.			
8.3	Electricity	BEST			
8.4	Water Supply	MCGM			
8.5	Drainage (Plumbing & Sanitation)	MCGM			
8.6	Fire Precaution	-			
8.7	Other (HVAC/BMS/Security Systems)	Air conditioning units have been installed in the rooms. Manual security at the entrance.			
9.0		**Condition**			
9.1	Plinth	Fair – Water seepage marks are observed on the front side.			
9.2	Walls	Fair – Loose plaster and cracks observed.			
9.3	Floor	Fair			
9.4	Stairs	Fair – some parts are in a deteriorating state.			
9.5	Openings	Poor – Openings have been blocked to accommodate air conditioners. Grills have been added to the windows and shutters have been changed. *Chajjas* have been replaced. South side servants' wing openings have been blocked.			
9.6	Roofing	Fair			
9.7	Articulation & Finishes	Fair			
9.8	Services	Poor - Pipes are added in a haphazard manner.			
9.9	Out Buildings	Fair			
9.10	Overall Conditions	Fair	Maintenance level	Fair	
10.0		**Transformation**			
	Form	-			
	Structure	South side façade has major alterations like wall additions.			
	Articulation & Finishes	Openings are blocked; opening size and shutters have been changed; grills have been added. Verandah openings have been blocked.			
11.0		**DP Remarks/ Perceived Threats**			
		Building forms part of C1 Zone			
12.0		**Additional Notes/ References/ Documents available**			
		Additional Notes: The St Nicholas Church and Seamen's Recreation Rooms were originally situated opposite the main entrance to Prince's Dock before the laying out of the Ballard Estate precinct. Sir			

		James Fergusson laid the foundation stone for the church in 1883. It was opened for service in the following year and consecrated in 1885. The Seamen's Recreation Rooms comprising a spacious building adjoining the Church was opened in 1886. In earlier times, each Saturday concerts were held in the Rooms, which were also equipped with a Library and Reading Room. **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation*. FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc. Eicher Goodearth Ltd. (2002) *City Map – Mumbai*, Mumbai. *Ballard Estate – A corporate District* (2000) Urban Design Research Institute and Bombay First.

Façade of ball room portion with ground floor with rusticated joints, sloping roof, arched openings, pediment, floral motifs

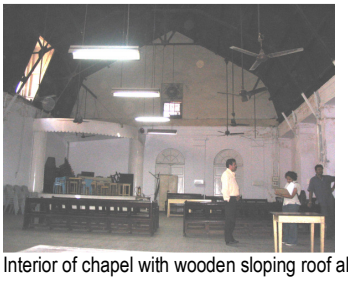
Entrance with curved projecting balcony with decorative opening band

Arched windows with rusticated joints

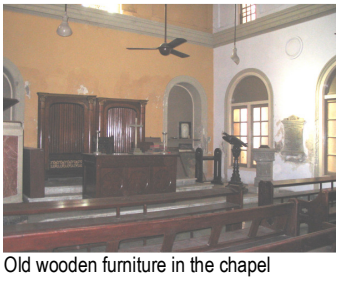
Side view with dormer windows

Tablet 2

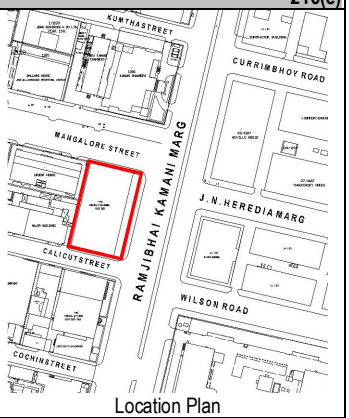
Tablet 1



Interior of chapel with wooden sloping roof along with dormer windows



Old wooden furniture in the chapel

Indian Mercantile Chambers			216(e)
		Common Ref No: 216(e) Card No: 297 Ward (Part): A (Part II) CS No: 1113 Plot Area: 1467.39 sqm. B U Area: - Date: 23/03/05 Recorded by: Prachi Merchant Reviewed by: Int: Prachi Merchant, Zankhana Prajapati Ext: Prachi Merchant, Zankhana Prajapati Photo Ref.: 216(e)_Indian Mecantile Chambers	 Location Plan

1.0		**Denomination**			
1.1	Name of Premises	Indian Mercantile Chambers			
1.2	Earlier Name	Indian Mercantile Chambers			
1.3	Built in:	1900's	Extension Date:	-	
2.0		**Access**			
2.1	Main	R. Kamani Marg			
2.2	Subsidiary	-			
3.0		**Ownership pattern**			
3.1	Present	Private Owner			
3.2	Past	Private Owner			
3.3	Status	Owner			
4.0		**Use**			
4.1	Present	Commercial			
4.2	Past	Commercial			
4.3	Usage	Daily			
5.0		**Significance & Value Classification**			
5.1	Townscape (Manmade)	Prominent corner building at the junction of R Kamani Marg, Calicut Street and Adi Murzban Path. The building is accessed from the R Kamani Marg. The building forms a part of the Ballard Estate precinct.			
5.2	Architectural Description	**Planning** The building is accessed from the south side leading into the entrance lobby and staircase. The offices are located on both sides of the central lobby. The central and the side bays marginally project out with geometric motifs on the parapet. All the floors have been occupied for office purposes. **Features** The buff stone clad corner building has rusticated joints with curved edges in the ground floor with recessed rectangular openings. The central bay has an elaborate entrance with the top ending in a pediment. The pediment has a medallion motif inside the tympanum. The first and second floor central bays have double height Doric columns with high square base and decorative capitals. The arched openings with prominent keystone and rectangular openings are recessed inside. The openings have a projecting architrave band. The third floor has projecting balconies supported on decorative brackets with stone balustrade. The third floor has rectangular openings and geometric motifs within. The first and third floor levels are defined by projecting bands and cornice bands. **Style** The building derives influence from European Renaissance style of Architecture.			
5.3	Intrinsic	-			
5.4	Value Classification	A(arc), B(per), B (des), B (uu), E, F, G(grp)	Recommended grade	II A	
6.0		**Topography**			
6.1	Floors	G+4			
7.0		**Construction**			
7.1	Plinth	Normal height buff stone clad plinth with plinth protection band.			
7.2	Walls	Load bearing thick walls			

Indian Mercantile Chambers			216(e)
7.3	Floor	RCC slab and beam structure	
7.4	Stairs	Main open well wooden staircase with lift in the center, with a wooden newel post, wooden steps, soffit, railing and lift paneling.	
7.5	Openings	Ground floor full height rectangular openings with glazed paneled shutter. First floor semi circular arched opening with keystone emphasized and upper floor rectangular openings with glazed paneled shutters. Internal doors with high double paneled shutters.	
7.6	Roofing	Flat RCC terrace roof	
7.7	Articulation	Projecting cornice bands, stone brackets, arched openings with prominent keystone, doric columns with elaborate capital.	
7.8	Finishes	Walls are clad with buff stone. The floors are finished with natural stone.	
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -	
7.10	Compound/ Fence/ Gate	Front MS fencing on the either side of the central bay.	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Trees with tree guard on paved footpath area.	
8.0		**Services & Utilities**	
8.1	Lighting	Natural lighting through openings supplemented with artificial lighting.	
8.2	Ventilation	Natural ventilation through openings supplemented with artificial ventilation.	
8.3	Electricity	BEST	
8.4	Water Supply	MCGM	
8.5	Drainage (Plumbing & Sanitation)	MCGM	
8.6	Fire Precaution	Fire Hydrants have been installed in the lobby area.	
8.7	Other (HVAC/BMS/Security Systems)	Individual office spaces have AC's installed according to individual requirement. Strict manual security.	
9.0		**Condition**	
9.1	Plinth	Fair	
9.2	Walls	Fair	
9.3	Floor	Fair	
9.4	Stairs	Fair – Wood treads and risers have been changed.	
9.5	Openings	Poor - Openings have been blocked to house AC's, shutters have been changed. Front side openings have been blocked by hoardings. Grills and *jalis* have been added.	
9.6	Roofing	Indeterminable	
9.7	Articulation & Finishes	Poor – features are blackened, broken bands.	
9.8	Services	Poor – the rear side is not maintained and services have been added haphazardly.	
9.9	Out Buildings	-	
9.10	Overall Conditions	Fair	Maintenance level | Poor
10.0		**Transformation**	
	Form	Fourth floor has been added later.	
	Structure	Indeterminable	
	Articulation & Finishes	Openings have been blocked. Front shop entrance shutters have been changed to suit the tenant's requirements. *Jalis* have been added on the front façade openings; hoardings have covered the features.	
11.0		**DP Remarks/ Perceived Threats**	
		Building forms part of C1 zone	
12.0		**Additional Notes/ References/ Documents available**	
		<u>Additional Notes:</u> - **<u>References:</u>** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc. *Ballard Estate – A Corporate District* (2000) Urban Design Research Institute and Bombay First.	

Front façade with ground floor with rusticated joints, first and second floor double height columns with bands

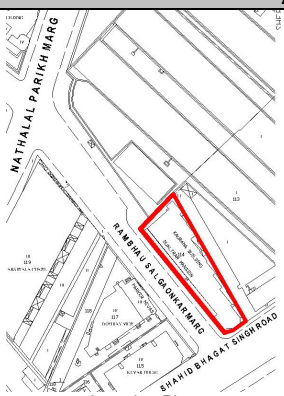
Cornice with dentil band with decorative column capital

Window with decorative sill band

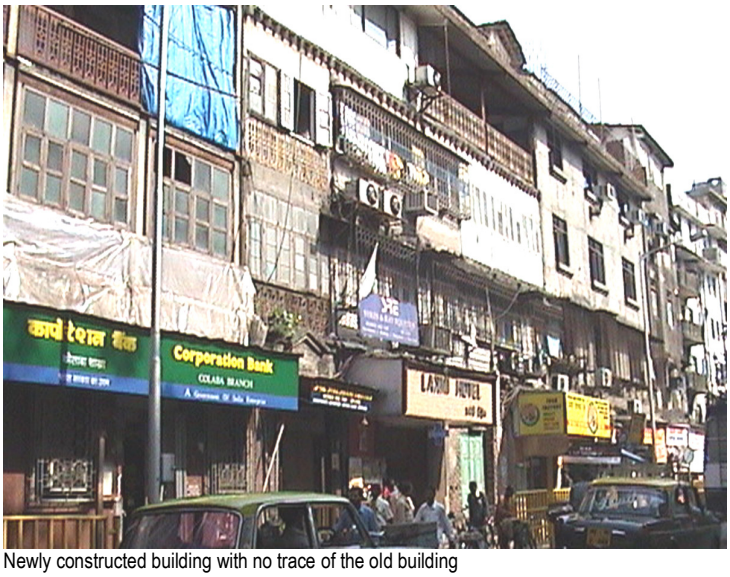
Projecting balconies with decorative stone brackets

Side view with arched and rectangular openings

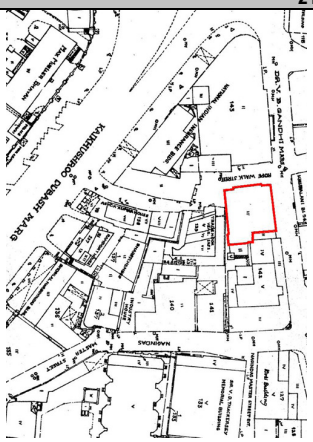
Entrance to the building

Dautaram Mansion					217
		Common Ref No: 217 Card No: 301 Ward (Part): 114 (Part IV) CS No: 114 (Colaba division) Plot Area: Indeterminable B U Area: - Date: 11/01/2005 Recorded by: Sonal Modak Reviewed by: Int: NA Ext: Sonal Modak, Prachi Merchant Photo Ref.: 217_Dautaram Mansion	 Location Plan		
1.0		**Denomination**			
1.1	Name of Premises	Dautaram Mansion			
1.2	Earlier Name	Dautaram Mansion			
1.3	Built in:	Indeterminable	Extension Date:	-	
2.0		**Access**			
2.1	Main	R. Salgaonkar Road – Pedestrian			
2.2	Subsidiary	Shahid Bhagat Singh Road - Pedestrian			
3.0		**Ownership pattern**			
3.1	Present	Indeterminable			
3.2	Past	Indeterminable			
3.3	Status	Tenant			
4.0		**Use**			
4.1	Present	Residential – flats, Commercial – Offices, shops etc.			
4.2	Past	Residential, Commercial.			
4.3	Usage	Daily			
5.0		**Significance & Value Classification**			
5.1	Townscape (Manmade)	-			
5.2	Architectural Description	**Planning** The building has been extensively transformed. **Features** - **Style** -			
5.3	Intrinsic	-			
5.4	Value Classification	Nil	Recommended grade:	Delete	
6.0		**Topography**			
6.1	Floors	G+2			
7.0		**Construction**			
7.1	Plinth	Having gone through major transformations the original structure is all but invisible.			
7.2	Walls				
7.3	Floor				
7.4	Stairs				
7.5	Openings				
7.6	Roofing				
7.7	Articulation				
7.8	Finishes				
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -			
7.10	Compound/ Fence/ Gate	-			
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	-			
8.0		**Services & Utilities**			

Dautaram Mansion			217
8.1	Lighting	Natural light through door-window openings supplemented by electric light fixtures.	
8.2	Ventilation	Natural ventilation through door-window openings supplemented by electric fans.	
8.3	Electricity	BEST	
8.4	Water Supply	MCGM	
8.5	Drainage (Plumbing & Sanitation)	MCGM	
8.6	Fire Precaution	No trace	
8.7	Other (HVAC/BMS/Security Systems)	No trace	
9.0		**Condition**	
9.1	Plinth	Poor	
9.2	Walls	Poor	
9.3	Floor	Poor	
9.4	Stairs	Poor	
9.5	Openings	Poor	
9.6	Roofing	Poor	
9.7	Articulation & Finishes	Poor	
9.8	Services	Poor	
9.9	Out Buildings	Poor	
9.10	Overall Conditions	Poor	Maintenance level | Poor
10.0		**Transformation**	
	Form	Completely transformed building.	
	Structure		
	Articulation & Finishes		
11.0		**DP Remarks/ Perceived Threats**	
		Building forms part of R zone with shop line.	
12.0		**Additional Notes/ References/ Documents available**	
		Additional Notes: - **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc. Eicher Goodearth Ltd. (2002) *City Map – Mumbai,* Mumbai.	

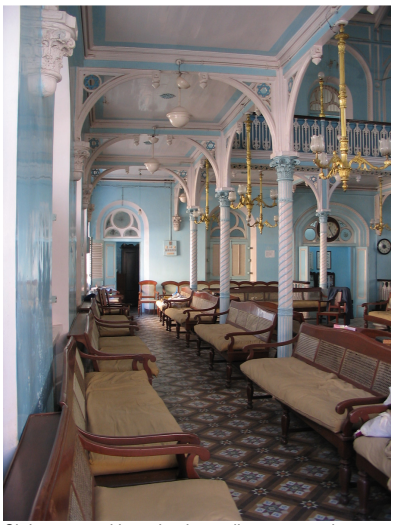


Newly constructed building with no trace of the old building

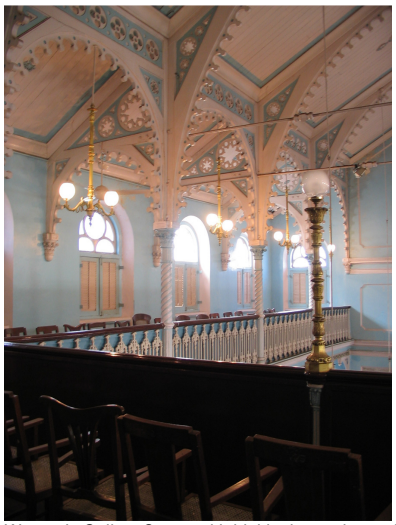
The Keneseth Eliyahoo Synagogue			218
		Common Ref No: 218 Card No: 302 Ward (Part): A (Part III) CS No: 142 (Fort division) Plot Area: 1006.50 sqm. B U Area: - Date: 03/11/2004 Recorded by: Sonal Modak Reviewed by: Int: Sonal Modak, Arun Wadhwa, Prachi Merchant, Zankhana Prajapati Ext: Sonal Modak, Arun Wadhwa, Prachi Merchant, Zankhana Prajapati Photo Ref.: 218_Kenneseth Eliyahoo Synagogue	 Location Plan
1.0		**Denomination**	
1.1	Name of Premises	The Keneseth Eliyahoo Synagogue	
1.2	Earlier Name	The Keneseth Eliyahoo Synagogue	
1.3	Built in:	Construction of building completed in 1884	Extension Date: -
2.0		**Access**	
2.1	Main	Sai Baba Marg	
2.2	Subsidiary	Dr. V. B. Gandhi Marg (Old Forbes Street)	
3.0		**Ownership pattern**	
3.1	Present	Trust	
3.2	Past	Trust	
3.3	Status	Ownership	
4.0		**Use**	
4.1	Present	Religious	
4.2	Past	Religious	
4.3	Usage	Place of worship	
5.0		**Significance & Value Classification**	
5.1	Townscape (Manmade)	Prominent building with vibrant blue colour façade stands in a narrow lane. The building abuts the road and accessed from Sai Baba Marg and Dr. V. B. Gandhi Marg.	
5.2	Architectural Description	**Planning** The prayer hall is located on first floor with a gallery on three sides. The administrative offices of the synagogue are located on the ground floor. A wide staircase in one corner leads to prayer hall on the first floor. The prayer hall has double height and the gallery is planned for womenfolk to offer prayers. The Heckhal or the western wall has magnificent stained glass. The raised platform for the priest is located centrally in the prayer hall. Ground floor caters to the administrative offices. First floor has the high ceiling prayer hall having women's gallery on three sides. **Features** The western façade has a Roman semicircular arch surmounted by a pediment and forms an important feature. The inside of the western hall is recessed and has fluted double columns with ornamental capitals on either side. A beautiful stained-glass window on western wall above the Heckhal houses the scroll or the Books of Law. There is intricate *jali* work in marble on each side of the Heckhal. The facade is characterized using grooves, decorative bands various motifs, freezes, cornices and corbels. Windows with semicircular arches punctuate the façade and mouldings define the opening. Ornate cast-iron columns with Corinthian floral patterns and balustrades adorn the interiors. **Style** The building façade has significant influences of Gothic Revival style and Classical (Roman) style of architecture.	
5.3	Intrinsic	One of the oldest Baghdadi Jewish synagogues. The prayer hall has a double height space.	
5.4	Value Classification	A(arc), A(his), A(cul), B(per), B(des), B(uu), E, F	Recommended grade: II A

6.0		**Topography**
6.1	Floors	G+1
7.0		**Construction**
7.1	Plinth	Buff basalt stone plinth marginally varies in height, but overall it's a low plinth approximately of two stone courses.
7.2	Walls	Walls are thick load bearing brick walls, plastered and painted.
7.3	Floor	Clay based mosaic tiles have been used for flooring on ground floor and corridors. Wooden planks supported on timber joists support women's gallery.
7.4	Stairs	The main staircase leading to the prayer hall is a wide single flight wooden staircase with wooden handrail fixed on the wall. A subsidiary wooden doglegged staircase with cast-iron railing and handrail is built to access the women's gallery above.
7.5	Openings	The synagogue has five external entrance doors. The main entrance door has decorative pediment defining it. The prayer hall has wooden double leaf double shutter folding entrance door. The windows are partly glazed and louvered with hinged ventilators fixed inside the semicircular arches above. The western wall has an exquisite stained glass paneling.
7.6	Roofing	The Synagogue has gable roof with Mangalore tiles supported on wooden rafters. The ceiling is finished with wooden planks from inside with floral motifs.
7.7	Articulation	West wall facing west having a full height window fixed with decorative stained glass panels with pediment at the topmost floor. Plain bands are present at each floor level. Window openings having semicircular arches with ventilators and defined by mouldings. Features like decorative brackets, pediment above door openings, ornamental column capitals, cusped arch patterns etc. impart an ornate character to the interior. Intricate *jali* work in marble is present on either side of the Heckhal. The facade is characterized using grooves, decorative bands various motifs, freezes, cornices and corbels.
7.8	Finishes	Externally walls are painted in bright blue and white colour. Internally, the walls are plastered and painted. The prayer hall has Minton tile floor finish and the raised platform for the priest done in marble
7.9	Interiors (Movable & Immovable)	**Movable** Special wooden benches in the prayer hall. Original chairs, writing tables, round tables, and cupboards form the loose furniture. Wooden donation boxes are located at entrance to the prayer hall. **Immovable** Original gas-lights. Original oil lamp in front of Heckal. Two majestic chairs and a wooden alter table form part of the fixed furniture. Mouldings forming an arched pattern on walls on all sides. The fans seem to be old and part of the original furniture. There is a plaque in *Hebrew* script above Heckal and one on either side in addition to marble plaques fixed on sidewalls of the staircase.
7.10	Compound/ Fence/ Gate	Since the building abuts the surrounding roads there is no side open space around the building.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	-
8.0		**Services & Utilities**
8.1	Lighting	Adequate natural light through large windows on northern and southern walls, supplemented by artificial lighting
8.2	Ventilation	Adequate natural ventilation, supplemented by artificial ventilation
8.3	Electricity	BEST
8.4	Water Supply	MCGM
8.5	Drainage (Plumbing & Sanitation)	MCGM
8.6	Fire Precaution	-
8.7	Other (HVAC/BMS/Security Systems)	Manual security
9.0		**Condition**
9.1	Plinth	Fair - plinth height has diminished probably due to laying and relaying the road over the years.
9.2	Walls	Fair - plaster peeling off from places due to dampness.
9.3	Floor	Fair - there is an addition of waterproofing layer above it.
9.4	Stairs	Fair - Wooden planks subjected to wear and tear due to friction over the years.
9.5	Openings	Fair - grills have been added to eastern side ventilators.
9.6	Roofing	Fair - peeling of paint due to water seepage. Open terrace in a deteriorating condition.
9.7	Articulation & Finishes	Fair - original tiles have been replaced by ceramic tiles. Wooden flooring on first floor is deteriorating.

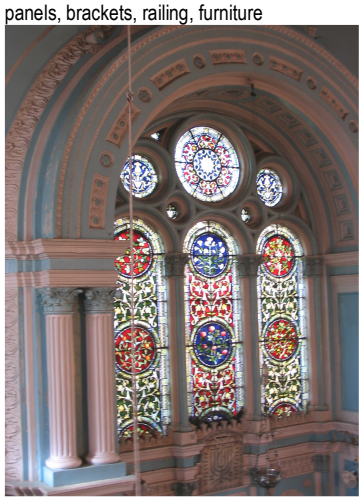
The Keneseth Eliyahoo Synagogue					218
9.8	Services	-			
9.9	Out Buildings	-			
9.10	Overall Conditions	Good	Maintenance level	Good	
10.0		**Transformation**			
	Form	-			
	Structure	-			
	Articulation & Finishes	Repair work involving the re-painting the external surface undertaken.			
11.0		**DP Remarks/ Perceived Threats**			
		Building forms part of C1 zone			
12.0		**Additional Notes/ References/ Documents available**			
		Additional Notes: Kenneseth Eliyahoo Synagogue is the oldest Sephardic synagogue in the city, donated by the Sassoon family. It was designed by Bombay architects Gostling and Morris and completed in 1884. The synagogue is used for prayer by Bombay's Baghdadi and Bene Israeli Jewish community. **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation*. FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc. Eicher Goodearth Ltd. (2002) *City Map – Mumbai*, Mumbai. SHARADA DWIVEDI and RAHUL MEHROTRA (2001) *Fort Walks*, Bombay : Eminence Designs Pvt. Ltd.			



Sitting area with projecting gallery space above supported on cast iron columns and brackets



Women's Gallery Space with highly decorative arched openings, roof panels, brackets, railing, furniture



Detail of the scroll bracket

Column detail with carved capital

Stain glass window panel in the window arched opening with frieze band

Detail of the floral motif

Ceiling with cross braced wooden sloping roof

Main Prayer hall with arched double height opening, platform for the priest to sit, overlooking galleries

Entrance canopy with decorative scroll brackets, keystone, pediment with dentil band

Column with decorative capital, brackets

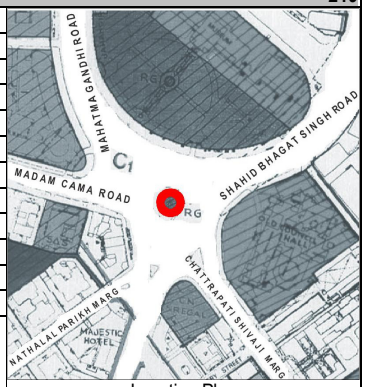
Arched opening detail with decorative bands, keystone

Cast iron staircase railing detail

Main staircase with decorative cast iron railing

Tablet at Entrance

Old wooden intricately carved chair

Wellington Fountain					219
		Common Ref No: 219 Card No: 303 Ward (Part): A (Part III) CS No: - Plot Area: - B U Area: - Date: 10/02/05 Recorded by: Prachi Merchant Reviewed by: Int: NA Ext: Prachi Merchant, Arun Wadhwa Photo Ref.: 219_Wellington fountain		 Location Plan	
1.0		**Denomination**			
1.1	Name of Premises	Wellington Fountain			
1.2	Earlier Name	Wellington Fountain			
1.3	Built in:	1865	Extension Date:	-	
2.0		**Access**			
2.1	Main	Shyamaprasad P. Mukherjee Chowk (Junction of Chattrapati Shivaji Marg, Shahid Bhagat Singh Marg, Madam Cama Road, Nathalal Parekh Road)			
2.2	Subsidiary	-			
3.0		**Ownership pattern**			
3.1	Present	Municipal Corporation of Greater Mumbai			
3.2	Past	Municipal Corporation of Greater Mumbai			
3.3	Status	Owner			
4.0		**Use**			
4.1	Present	Fountain			
4.2	Past	Fountain			
4.3	Usage	Daily			
5.0		**Significance & Value Classification**			
5.1	Townscape (Manmade)	The Fountain is located in an important urban node at Shyamaprasad .Mukherjee Chowk bound by an array of buildings of varied architectural styles and periods, with Mercantile building, Majestic Hostel, Maharashtra Headquarters, Prince Of Wales Museum, Metro Cinema and Cowasji Jehangir Hall.			
5.2	Architectural Description	**Planning & Features** Octagonal water basin with stone parapet wall, housing water supply and drainage system. The fountain is placed at the center of this basin. The base is octagonal capped with two tiers of shallow troughs spouting water. On the base is a wide trough with geometric patterns inscribed on it. The cylindrical final level of the fountain has floral pattern. Bas-reliefs at the bottom level, depicting Dukes victories in war. The levels are demarcated by bands, floral friezes and inscriptions in geometric pattern. **Style** -			
5.3	Intrinsic	The fountain was erected in commemoration of the arrival of Duke of Wellington.			
5.4	Value Classification	A(his), B(per), B(des), B(uu), E, I(sce)	Recommended grade	I	
6.0		**Topography**			
6.1	Floors	-			
7.0		**Construction**			
7.1	Plinth	-			
7.2	Walls	-			
7.3	Floor	-			
7.4	Stairs	-			
7.5	Openings	-			
7.6	Roofing	-			
7.7	Articulation	Bands, Bas- reliefs, floral pattern inscription.			
7.8	Finishes	All parts of the fountain have been painted.			

Wellington Fountain			219
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -	
7.10	Compound/ Fence/ Gate	Two successive rows of MS railing around the fountain.	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Concrete guard post located at the Pay and Park area to the south of the Fountain. Area around the fountain is paved. Lawn, shrubs are planned in the island. Lamp posts are installed at intervals.	
8.0		**Services & Utilities**	
8.1	Lighting	-	
8.2	Ventilation	-	
8.3	Electricity	BEST	
8.4	Water Supply	MCGM	
8.5	Drainage (Plumbing & Sanitation)	MCGM	
8.6	Fire Precaution	-	
8.7	Other (HVAC/BMS/Security Systems)	-	
9.0		**Condition**	
9.1	Plinth	All the parts of the fountain are insensitively finished with oil paint. There are numerous layers of oil paint of different colors, resulting in clogging of pores. Growth of plants and algae is visible at many sections.	
9.2	Walls	-	
9.3	Floor	-	
9.4	Stairs	-	
9.5	Openings	-	
9.6	Roofing	-	
9.7	Articulation & Finishes	Multiple layers of paint are applied on the fountain. The original material and finish cannot be identified.	
9.8	Services	-	
9.9	Out Buildings	-	
9.10	Overall Conditions	Fair	Maintenance level: Low
10.0		**Transformation**	
	Form	-	
	Structure	Fencing around the fountain, surrounding area is occupied by parking lot. Signage board obstructs the vision of the fountain from the Gateway of India end.	
	Articulation & Finishes	All the features are insensitively painted. The original material and finish cannot be identified.	
11.0		**DP Remarks/ Perceived Threats**	
		Recreational Ground.	
12.0		**Additional Notes/ References/ Documents available**	
		Additional Notes: The fountain was erected by public subscription around 1865 to commemorate the visits of the Duke of Wellington to Bombay in 1801 and 1804. There are eight bas-reliefs on the pedestal, illustrating the Duke's many victories in battle. Sadly, this fountain, which was one of the earliest to be installed in Bombay, has been painted like other fountains in the city – a 'beautifying' effort that actually damages porous stone with the permeation of synthetic paint through its natural crevices. The parking around the fountain and the double layer of enclosing fencing have also significantly altered the pivotal quality that such monuments exert on traffic intersections. **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc. ABHA NARAIN LAMBAH *Through the Looking Glass – The Grade I Heritage of Mumbai,* Mumbai : Urban Design Research Institute, Jasubhai Media and Super Book House.	

Octagonal base with eight Bas reliefs on the pedestal, illustrating the Duke's victories in war.

Fountain with octagonal base with bas reliefs, horizontal projection of water spout, top level tapering smaller projection with decorative motifs

Spout detail with floral motifs