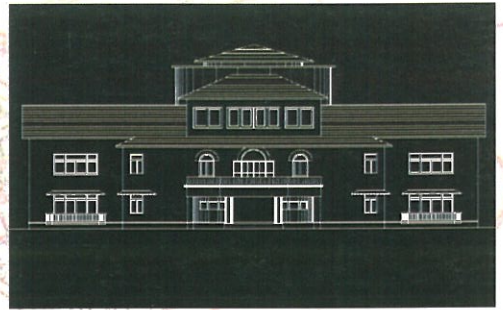


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THE CUMBALLA HILL PRECINCT CONSERVATION PROPOSAL

FINAL REPORT – VOLUME II : HERITAGE GUIDLINES

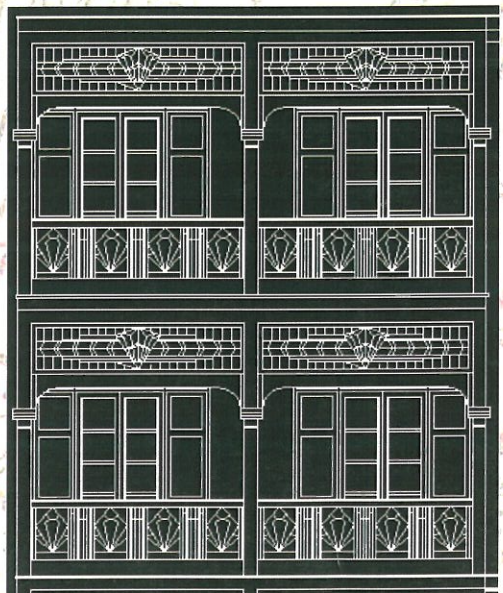


*AN INTACH (GMC)
PROPOSAL*

PROJECT CONSULTANTS
*K. UNWALLA
ARCHITECTS*

AR. KIRTIDA UNWALLA
CONSERVATION
AR. SUNEETA SAMANT
PLANNING

FOR
*M.M.R. HERITAGE
CONSERVATION
SOCIETY*



THE CUMBALLA HILL PRECINCT

CONSERVATION PROPOSAL

**FINAL REPORT - VOLUME II
HERITAGE GUIDELINES**

AN INTACH PROPOSAL

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K. UNWALLA ARCHITECTS

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April 28, 2003.

FOR
**M.M.R. HERITAGE
CONSERVATION SOCIETY**

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 Ms. Sulu Samant (Resident Carmichael House)
 Mrs. Bottlewala (Resident Sohrab Minar)
 Mr. T. M. Bhansali (Resident Shangri La)
 South African Consulate
 Belgian Consulate
 Japanese Consulate
 Bombarci – Chairman Western Railway.
 Municipal Commissioner Bungalow
 RBI Bungalow
 BPT Bungalow
 Minister Bungalow – Rylstone (Ms. Padamsihn Patil)

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• Consultancy Team

Principal Consultants

Architect Kirtida Unwalla (Conservation), Architect Suneeta Samant (Planner)

Project team

Architects:

Paragi Mehta, Anahita Mantri, Apexa Desai, Sunila Churi, Swapnil Desai, Abhijeet Surve and office staff.

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CHAPTER 6 CONSERVATION GUIDANCE FOR CUMBALLA HILL PRECINCT

DEMOLITION, ARCHITECTURAL ENHANCEMENT DEVELOPMENT, CONTROL AND



Anand Bhavan - M.L.Dahanukar Marg. A derelict building potential for construction is now demolished to built as "New" High rise with multiple basements



6.1 DEFINING CONTROL FOR CONSERVATION OF HERITAGE INTEREST

A-1 Background of general Planning and Building control

A-1.1 The Cumballa Hill Precinct as a parcel of the Greater Mumbai Municipal area will involuntarily conform to "The Development Control Regulations for Greater Mumbai, 1991" (DCR's 1991).

The above DCR's contain:

- Applicability requirements of proposals.
- General Planning requirements that control Landuse, Urban Form and general Amenity & Facilities.
- General Building Requirements.

It is to be noted that the DCR's are formulated to govern all aspects of demolition / development as may be generally applicable to building proposals and DO NOT CONFORM TO THE DEVELOPMENT CONTROL IN THE CONTEXT OF THE SPECIAL CHARACTER OF A HERITAGE PRECINCT.

A-1.1.2 In lieu of the above mentioned shortcomings of the DCR's 1991, it is proposed to deviate to an extent that will assist in retaining / enhancing the very quality of the heritage precinct for which it is identified as a special area.

B-1 Background of Special Development Control for Heritage Precincts / Buildings

B-1.1 DCR 67 - 'Heritage Regulations for Greater Mumbai 1995' (of the Development Control Regulations for Greater Mumbai 1991), is concerned with the Conservation of listed buildings, areas, artifacts, structures and/or precincts of historical and/or aesthetical and/or architectural and/or cultural value (heritage buildings and heritage precincts).

DCR 67 affords a general blanket development control over heritage buildings / precincts and contains:

- Applicability of proposals



- Applicability of proposals
- Restriction on Development / Redevelopment / Repairs etc.
- Governance by the 'Heritage Conservation Committee'
- Special provisions for identification and alterations (supplementation, deletions, modifications) of the heritage precincts / listed buildings.
- General Planning and Building requirements
- Basic (holistic) guidelines for evaluation of significance, allocation of grades to listed precinct and listed buildings.
- Heritage economics.

B-1.2 The limitations of DCR's 1991 and DCR 67:

- The scope of DCR 67 does not enable prescription of special guidelines for the conservation of the subjective significance of a Heritage Precinct as a whole (urbanscape and townscape quality) and the architectural significance/contribution of listed/unlisted buildings.
- The application of DCR 67 can only be in conjunction with the overall application of DC Regulations for Greater Mumbai, 1991.
- As discussed in 6.1.4.1 above, DC Regulations 1991 need deviations to a certain extent.

C-1 Proposal for defining control

- 1) The DCR 67 is an appropriate planning tool to identify heritage value of buildings / precincts and conform such buildings / precincts to a legal sanctity for conservation.
- 2) **It is proposed to apply the conformation of DCR 67 to the defined Cumballa Hill Precinct (6.1.2 above).**
- 3) **It is proposed, in accordance with the DCR 67/4 (Schedule) of Heritage Regulations for Greater Mumbai-1995, to alter, modify or relax the provisions of other Regulations of the DCR's 1991.**

Such alteration is needed for the conservation and retention of the special quality of the Cumballa Hill Precinct

C-1.1 Scope of alterations to DCR's 1991

The proposed alterations to DCR's 1991 will formulate an advice on applications that have a scope of changing the special character of the Cumballa Hill Precinct as a whole, the special quality of sub-precincts and architectural quality of individual listed buildings.



"Shree Sadan" - Residence of the Dahanukars. The original plot has been sub-divided, original bungalow demolished and built over with New building

"Govind Niwas" along S.K.Barodawalla Marg - facing demolition and New High rise



The scope will address the need for 'conservation and enhancement' of the area through sensitive application of building regulations (DCR's 1991 and Heritage Regulations 1995) reinforcement of the qualities that provide the special interest which warrants designation.

C-1.2 The scope for Conservation Guidelines

- Designation of the defined Cumballa Hill area as a Heritage Precinct
- Designation as 'listed', the buildings that this study identifies as culturally significant and worthy of conservation (to be included in the schedule under DCR 67).
- Applicability
- Applications to the Mumbai Municipal Corporation (MMC) and Mumbai Heritage Conservation Committee (MHCC).
- Planning control by Development Plan Reservations.
- Planning control for Demolition and Reconstruction (listed and unlisted buildings of the cessed and non-cessed category).
- Planning Guidelines Urban form and Townscape
- Architectural Control Guidelines (New and Infill buildings).
- General Guidance for Additions and Alterations.
- General Guidance for Repairs and Restoration.
- Guidance for Environmental Improvements: concerning Landscape & Ecology of the precinct. The aspects are Green landscape strategy, street improvements, advertising and hoardings, shop fronts design, traffic safety / control.

D-1.4 LIMITATIONS OF THIS GUIDANCE

THIS GUIDANCE WILL PRESCRIBE THE DEVIATIONS WITH RELATION TO JUST THOSE DCR'S THAT REQUIRE TO BE MODIFIED (~~6.4 BELOW~~), WHILE THE GENERALDCR'S WILL BE APPLICABLE TO ANY / ALL PROPOSALS THAT LIE WITHIN THE STUDY AREA (INCLUSIVE OF THE DELINEATED HERITAGE PRECINCT)

"The Cairn" - Former residence of Sir J.R.D.Tata. The property is to be developed by the Tatas



6.2 CONSERVATION GUIDELINES

6.2.1 DESIGNATIONS - DCR 67 (3, 4)

A-1 Designation as a Heritage Precinct

The "Cumballa Hill Precinct" is proposed to be designated a Heritage Precinct, Grade III under the "Heritage Regulations of Greater Mumbai, 1995".

A-1.1 A set of Development Control guidelines will be defined and made applicable as general control for the entire Cumballa Hill Precinct.

A-2 Composition of the proposed Cumballa Hill Heritage Precinct (Zonal structure and extents)

Refer to Drg. CHP 24

The defined limits of the proposed Cumballa Hill Precinct will comprise of:

A-2.1 Zones

(*'Zones' mentioned here are synonymous with Zones of Study Area - Ch.2 and Annexure 1*)

- 1) Zone I** S.K.Badodawalla Marg Zone (Altamount Road.) with an exclusion of 8 properties.

Exclusions from Zone I are: Groups of buildings

	<u>Name</u>	<u>C.S.No.</u>
Group 1	Ashiana	D/665
	Olympus	8/668
	Rizvi Park	1/665
	Venus	665
	Shrikunj	3/665
Group 2	Pashmina	6/669
	New Navrang	669
	B.E.S.T. Housing	669 (part)

- 2) Zone II** M.L.Dahanukar Marg Zone (Carmichael Road.) with an exclusion of 2 properties.

Exclusions from Zone II are:

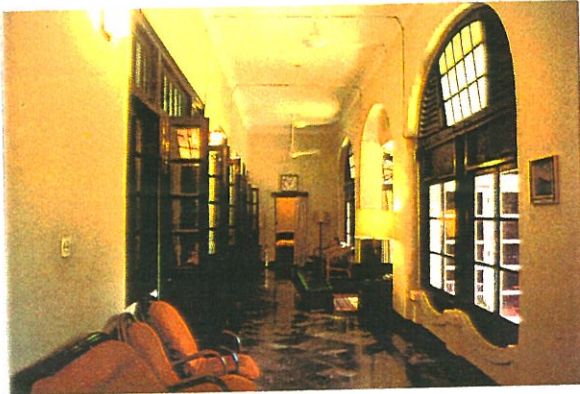
<u>Name</u>	<u>C.S. No</u>
Income-tax Colony	739
Ajanta	741 (Part)

- 3) Zone IV** S. Patkar and August Kranti Marg Zone (Hughes and Gowalia Tank Road.) **including all properties.**

- 4) Zone V** K.V.Naik Marg and Raghavji Marg Zone (Forjett street and Raghavji Rd.) **including all properties.**

- 5) **Zone III** Gopalrao Deshmukh Marg (Peddar Road) with an **exclusion of all properties excepting 3 properties.**

"Bombarci" - Residence of Chairman Western Railway at S.K.Barodawalla Marg



Inclusions from Zone III are:

Name	C.S. No
Hill Grange School	734 & 1/735
Hill Crest	716
Bhagwati Bhawan Society	717

A-2.1.1 Defined Limits of Cumballa Hill Heritage Precinct -

The **EXTENTS** of the proposed Cumballa Hill Heritage Precinct boundary will comprise of Zones I, II, IV & V and Part Zone III (A-2.1 above).

The delineation of such zonal structure enables the defining of special Development Control Guidelines which will become applicable to each Zone besides the general control applied to the entire Cumballa Hill Precinct.

B-1 Sub-precincts

(Refer Ch. 4, map 24)

B-1.2 Definition

Areas within the Cumballa Hill Precinct (Zones) possessing distinct cohesive character with well defined townscape character, special architectural quality and historic integrity are delineated as 'Sub-Precincts'.

Sub-precincts are:

- 1) Zone II (part) - The 'Dahanukar Marg Sub-Precinct'.
- 2) Zone V - The 'K.V.Naik Marg & Raghavji Marg Sub-precinct'. The extents of this sub-precinct are synonymous with the boundary of Zone V itself.

B-1.3 Designation as Sub-precincts

(Refer annexure Lists 1 and 2)

It is proposed to designate the Dahanukar Marg Sub-precinct (part Zone II) as Grade IIA and the K.V.N Marg & Raghavji Marg Sub-precinct as Grade IIB under the 'Heritage Regulations of Greater Mumbai, 1995'.

The designation enables the defining of special Development Control Guidelines, which will become applicable to the sub-precincts area besides the general control applied to the entire Cumballa Hill Precinct.

"Sylmoyne: Bungalow at M.L.Dahanukar Marg



C-1 Listed Buildings – DCR 67(10)

C-1.1 Identification of Listed buildings

The buildings in the study area having been sifted for heritage value initially by a visual survey, the selected stock of buildings are evaluated for cultural significance by a special methodology adopted in Chapter 4.

The informal process of identification by a visual survey is formalized for grading of heritage values by the use of the specially designed sieve of "selection criteria for cultural significance" as projected in the Chapter 4.

C-1.2 Definition of Listed Buildings

Based on the "selection criteria for cultural significance", the buildings of heritage value are identified and graded based on DCR 67(10) while incorporating special clauses as essential for applying subjectively to the Cumballa Hill Precinct.

C-1.3 Designating of Listed Buildings

C-1.3.1 Heritage Grade I

Comprises of buildings of national importance and they are prime land marks of the city.

It is to be noted that the Cumballa Hill Precinct does not have any building worthy of such significance.

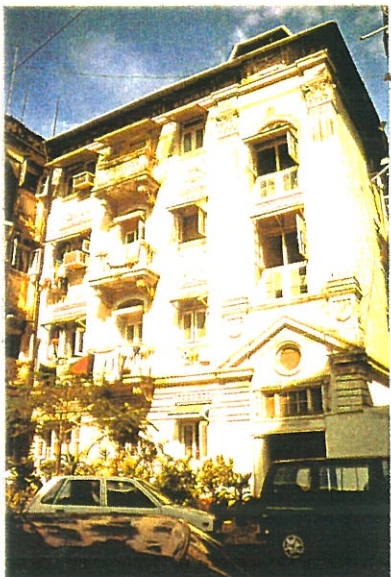
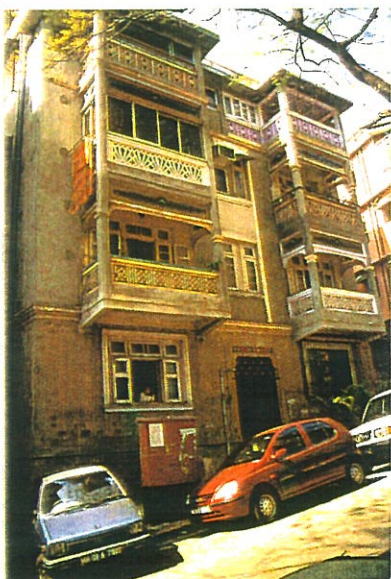
C-1.3.2 Heritage Grade II (A & B)

Comprises of buildings, possessing special architectural or aesthetic merit, cultural or historical value, though of a lower scale than in Heritage Grade I. They are local landmarks, contributing to the image and identity of the city. They are models of special architectural character & workmanship and designed to suit the topography, grain and morphology (Urbanscape) of the precinct.

The principal distinction between the identification of Grade IIA as apart from IIB is based on the attribution made by the setting of buildings - of a substantial foreground (front open space) and it's special relationship to the facade of the buildings. All Grade IIA buildings have a significantly landscaped foreground, providing an approach to the building that requires to be preserved in situ. The special setting of Grade IIA buildings also contribute significantly to the special character of the precinct/sub-precinct.

The Grade IIA & B comprise of both, the cessed and non-cessed category of buildings.

Grade III Structures at Zone IV & V



C-1.3.3 Heritage Grade III

Comprises of buildings of importance for townscape; they evoke Architectural, Aesthetic or Sociological interest though not as much as in heritage grade II. These contribute to determine the character of the locality. They can be distinguished by setting on a street line, or special character of the façade and uniformity of style, height and scale.

The Heritage Sub-Precinct of K.V. Naik & Raghavji Marg mainly comprise of Grade III listed buildings. The Heritage Listed buildings in this precinct lend the specific character to this Sub-Precinct, for which it is designated under the Heritage Grade IIB in this report.

C-1.3.4 Summary: Heritage Grading of Listed Buildings (Annexure - Lists 1 & 2)

List of properties proposed for Heritage Grading in the study area:

ZONE	Heritage Grade			TOTAL
	II A	II B	III	
ZONE I	6	11	-	17
ZONE II	17	10	1	28
ZONE III	1	3	1	5
ZONE IV	-	7	1	8
ZONE V	-	1	20	21
Total	24	32	23	79
TOTAL LISTED PROPERTIES				79

Note:

- The defined limits of Cumballa Hill Heritage Precinct includes just a part of Zone III (6.2.1/A-2.1 above)
- It is to be noted that by virtue of the above, out of the 5 buildings as shown listed in Zone III, 3 buildings are in addition to the "list" of DCR 67- Heritage List of Regulations 1995.
- The above list (for Zones I, II, IV & V) is inclusive of the properties as already contained in the DCR 67.

6.2.2 APPLICABILITY – DCR 67 (1)

A-1 DCR-67(1) - Heritage Regulations of Greater Mumbai specifies applicability of the regulation 67 to 'those buildings, artifacts, structures, and/or

Grade II - along S.K.Barodawalla Marg



precincts of historical and/or aesthetical and/or architectural and/or cultural value'.

A-1.1 While the 'Development Permission' for all proposals will be obtained as per the DC Regulations of Greater Mumbai (DCR 4), the DCR 67 will be made applicable to development proposals within the Cumballa Hill Study area (for listed buildings - Zone III) and the proposed Heritage Precinct. The Conservation Guidelines prescribed herein shall be made applicable to all buildings, listed and unlisted (cessed and non-cessed category) for repairs & restoration, additions and alterations, partial demolition and extensions, demolition and reconstruction.

A-1.2 It is to be noted that there is no "vacant" plot available in the precinct area for development of a 'new' building. All 'new' buildings will thus mainly be constituted of the 'reconstructed' (usually the cessed category) stock on 'demolition' of the existing.

A-1.3 The Guidelines are prescribed under the umbrella of DC Regulations for Greater Mumbai and all ancillary regulations regarding cessed properties, while proposing a certain extent of deviations to conserve the significance of the precinct.

A-2 Intent of the proposed Guidelines

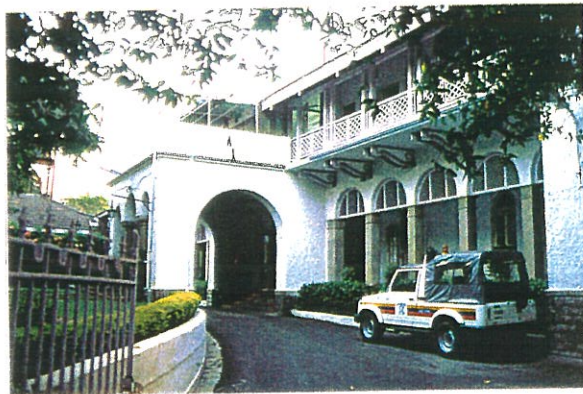
The character of Heritage Precinct owes greatly not only to the built character (buildings) but also to the Land-use and Landscape & Ecology of the area – the features of the setting, the topography and terrain, the views and vistas, the street pattern, trees and etc. of the precinct. The guidelines make an attempt to guide enhancement and conservation of such landscape character and the preservation of the "ecology" of the hill.

The guidance is woven into the format of the entire set of guidelines under various heads. The guidance for Environmental Enhancement of the precinct, besides the policy recommendation in the text of the report (this chapter), is contained in the set for 'Landscape Analysis and Recommendations' – Drg. Nos. 29, 30A, 30B and Annexure (sheets) 4 & 5

A-3 Limitations of the guidance

The guidance is intended to establish a minimum criteria for compatible design, in a general way, while 'supplementary guidance', expanding on various aspects of existing policy applicability and also including further 'design' criteria regarding landscape and streetscape elements, shop fronts and signage, repair of architectural features, advice

Rylstone Bungalow at M.L.Dahanukar Marg -Residence of Minister of states



on compatibility of building materials and traditional workmanship etc. is not included in this report.

An inventory of the various features that require supplementary guidance is recommended to be undertaken in a subsequent phase.

6.2.3 APPLICATIONS

to the Mumbai Municipal Corporation (MMC) and Mumbai Heritage Conservation Committee (MHCC).

A-1 Scope of Applications under review of MHCC.

All proposals regarding development within a Heritage Precinct will be under the review of the 'Mumbai Heritage Conservation Committee' (MHCC). The proposals will include proposals to listed and unlisted buildings (cessed or non-cessed category) in the precinct. The listed buildings in the Zone III, which lie outside the precinct boundary, will also be subject to review by MHCC.

A-1.1 Listed Buildings / Precincts

A-1.1.1 DCR 67(2) Restriction on Development / Redevelopment / Repairs etc. specifies thus:

- 1) No Development or redevelopment or engineering operation or additions, alterations, repairs, renovation including the painting of buildings, replacement of special features or demolition of the whole or any part thereof or plastering of said listed / heritage buildings or listed / heritage precincts shall be allowed except with the prior written permission of the Commissioner. The Commissioner shall act on the advice of / in consultation with the Heritage Conservation Committee (MHCC).
- 2) In relation to religious buildings in the said list, the changes, repairs, additions, alterations and renovations required on religious grounds mentioned in sacred texts, or as part of holy practices laid down in religious codes shall be treated as permissible, subject to their being in accordance and consonance with the original structure and architecture, designs, aesthetics and other special features thereof. Provided that before arriving at his decision, the Commissioner shall take into consideration the recommendations of the MHCC.

A-1.1.2 DCR 67(10) Procedure for Development permission specifies thus:

- 1) Grade I & II (A & B) - Development Permission for the changes would be given by the Planning Authority (MMC) in consultation with a sub-committee of the MHCC.

"Spiro Spero" Residence of Japanese Consulate

- 2) Grade III – Development Permission for the changes would be given by the Planning Authority 'itself' but in consonance with guidelines, which are to be laid down by the Government in consultation of the MHCC.

A-1.2 Review of Unlisted buildings by the MHCC

Applications regarding development proposals of unlisted buildings (cessed and non-cessed) within the proposed heritage precinct will be subject to review by the Heritage Committee by virtue of their being "a part of Heritage Precinct" - DCR 67(2).

The contribution (as features of Heritage Precinct – DCR67/2) made by the unlisted building to the significant character of the precinct will be evaluated by the MHCC. The various parameters in the context of which an unlisted building will be reviewed by the MHCC for a development proposal are - the architectural quality of such buildings as compared to a substantial number of buildings in the area, the relative historic significance, reference to chronological development of the area, positive historic setting, traditional functional use, landmark quality etc.

The MHCC will review all proposals to unlisted buildings (cessed and non-cessed) as regards:

- Demolition – whole or partial.
- Additions and alterations.
- Reconstruction of cessed/non-cessed buildings for application of control related to size, bulk and quality of the building.
- New construction on vacant plots
- Repairs and restoration of features that have a positive contribution (doors, windows, mouldings, awnings etc.).
- Modifications that affect street facade quality & contribution to the character & appearance of the precinct and additions of building services features.
- Removal of all floors and replacement with a new structure while retaining the façade,
- The demolition and replacement of new (and different) shop front.

All the above development proposals to be reviewed by the MHCC will be accompanied with a Report by a Structural Engineer as regards the condition of the existing building and the potential effects on the same by the proposed works.

B-1 Review of Environmental Improvements proposals of the precinct (areas other than building plots).

B.P.T. Bungalow - "West End". The first bungalow to be developed along M.L. Dahanukar Marg



The MMC has formulated a special committee – “Mumbai’s Initiative for the Protection and Improvement of Streets & Public Spaces” (hereafter referred to as “Mumbai’s Streetscape Committee” – MSC) that reviews public initiative and other municipal improvement proposals as regards enhancement of streets and public spaces.

The “Enhancement proposals”, as recommended in this report will be subject to a review by the above Committee in conformation to this report and the MHCC.

C-1 Contents of Applications

C-1.1 General procedure – DCR 5

The general procedure for Development Permission to be obtained from the MMC will be as per the conditions contained in DCR 5 and other DC regulations as required by the MMC.

C-1.2 Development proposal applications.

C-1.2.1 The applications for development within the precinct is expected to provide sufficient information about the proposed development and its immediate setting to enable the MHCC to properly and fully assess the potential effect of the proposal on the character and appearance of the relevant part of the area.

C-1.2.2 A typical application for permission for works to listed buildings and unlisted buildings as regards demolition, reconstruction, new buildings in the heritage precinct would normally include:

- Plans, elevations and sections of the building at scale 1:50. The proposal will be shown in relation to existing adjacent buildings and the general setting of the precinct.
- The structural condition and status of the building and the effects of change to the historic fabric will be explained in a set of drawings by specialist structural engineering consultants.
- Detailed drawings of typical elements, e.g. windows, doors, decorative features,
- Detailed drawings of landscape/greenery proposals with typical features, compound walls and gates etc. at scale 1:20 and 1:5.
- Drawings to be annotated to show the proposal of works to be carried out.
- Samples of materials (existing and proposed) to indicate compatibility to existing character.

C-1.2.3 It may not always be necessary to produce detailed drawings of all elements. The level of detail required may be subjective and will depend on the merits of a particular case. The drawings and details

should have meaningful comparisons of the existing and proposed to the setting context.

C-1.2.4 In order to assess fully a proposal, it is desirable to produce scaled models of proposals for new buildings. The model assists in showing the height, bulk, massing of new buildings relative to its neighbours. Final detailed models can be used to present the final, negotiated scheme to the MHCC.

C-1.2.5 Colored perspectives and photo montages showing the proposed new building in its context are also useful.

C-1.2.6 Details of Works related to building interiors, as affecting the facades, of listed and unlisted buildings, e.g. window enclosures, grills, new windows and doors, building services, antennas etc. will help conservation of the appearance of the precinct.

C-1.2.7 Although hill cutting and basement in the heritage precinct will not be permissible, the proposals will clearly indicate in detailed drawings, the terrain character contour lines to a correct scale. The context of escarpments in adjoining plots will be clearly indicated in the set of drawings.

C-1.2.8 Landscape and greenery details within the plots and along the road edges will be a compulsory inclusion in all new proposals. All changes to significant existing landscape details in the forecourt and other open spaces of buildings will be made statutory for MHCC / MSC review.

C-1.2.9 Proposals (independent of built forms) to change of existing streetscape features e.g. compound walls, gates, trees, electrical poles etc. will need detail design drawings for review of the MHCC / MSC.

C-1.2.10 Special Public Art features within building plots as they affect the street views / vistas will be liable to detail design drawing and conformation of the MHCC / MSC.

6.2.4 GENERAL PLANNING CONTROL

as per the Development Plan (DP) for Greater Mumbai (1981 – 2001) / DCR-9

A-1 Planning applications

The Cumballa Hill precinct lies in the 'D' Ward of the Island City of Mumbai and the area is classified as "Residential use zone – R1 & R2 Zones".

A-1.1 Uses and Ancillary uses – DCR 49, 50, 51, 52

Entrance Portico - Dharbhanga Mansion



Forjett House along K.V.Naik Marg and private street. A corner building which changes character from Colonial to Vernacular as the street turns



The uses and Ancillary uses within the Heritage precinct will have an applicability of the above DCR's. The MHCC will provide advice on the granting of permission for a particular use by the Commissioner (DCR 50).

A-1.2 Development Plan (DP) Reservations

A-1.2.1 Play Ground (Children's Park as per DP Sheet), DCR – 9V (4, f)

Ref. Drg. CHP 9, (index- GM-RG)

Plot reserved for 'Children Park', C.S.No.18/738 (, and M.L.Dahanukar marg) will be developed for the specified use in a joint partnership between the Municipal Authorities and the 'Dahanukar Marg Residents Association'. The proposal will be reviewed by the MHCC and MSC.

A-1.2.2 Orphanage

Refer Drg. CHP 8-A, (index - SK 2)

Note: A recent sale of this property to a corporate body may envisage change of use and character.

The reservation for 'Orphanage' is assigned to C.S.No.1/669. The contemporary use as the 'Khoja Orphanage' of this building has historically been 'residential'. This report proposes Grade IIA allocation to this property.

Change of use and character will be reviewed by the Commissioner and the MHCC in accordance with the Grade IIA listing of the property and A reversal to an original use will in compatibility with 'Conservation Guidelines' of this report (Listed buildings control).

A-1.2.3 Institutional – Secondary School

Refer Drg. CHP 8-B, (index – GD 13A)

The reservation for Secondary school is assigned to C.S.No.734 & 1/735. The contemporary use (just terminated) as the 'Hill Grange School' of this building, has historically been 'residential'. This report proposes Grade IIA allocation to this property.

The development (change of use and character) of this property will be as per DCR 9V (2, c) and in conformation to this report. Change of use and character will be reviewed by the Commissioner and the MHCC in accordance with the Grade IIA listing of the property.

The application of DCR 33(2) for 'Additional FSI' will be applied in conformity to the Grade IIA, as assigned to this building and 6.2.8/A-1.6.2 of this chapter.

*"Green Hill Slopes" as defined in the development plan .
The Northern and the Eastern edges of the hill*



A-1.2.4 "Green Hill Slopes"

This reservation is applied to a part of escarpment slopes along the eastern edge of the Cumballa Hill Precinct boundary. The area does not conform to the delineated Precinct Boundary (extents) of the area, but are none-the-less vital to the conservation of the Ecology and Environment of the Hill itself.

Any change to this edge, by virtue of hill cutting and/or use & character of development proposals (SRA Schemes) will have an irreversible damaging effect (especially ecological) on the hill.

The 'Green Hill Slopes' reservation area is proposed to be maintained and enhanced in quality by 'greening' measures for conserving the ecology and environmental quality of the area. Proposals for development (greening) along this edge may be facilitated and reviewed by the Commissioner, MHCC and MSC.

6.2.5 DEMOLITION AND RECONSTRUCTION (listed and unlisted buildings of the cessed and non-cessed category). DCR 67(10), DCR 33(6, 7 & 9)

A-1 Demolition of buildings – listed & unlisted (cessed and non-cessed) in the Heritage precinct will be generally not allowed.

A-2 Reconstruction of buildings as per DCR 33(7 & 9) will have an applicability of MHADA regulations in conformation to the guidelines prescribed in this report. Similarly the reconstruction of 'new' buildings as per DCR 33(6) will have guidance from this report.

6.2.6 LISTED BUILDING CONTROL.

A-1 Designation of Listed buildings and Precincts

- 1) As per 6.2.1/C-1.3 above, buildings are designated for Heritage Grading – as Grade IIA, Grade IIB and Grade III.
- 2) As per 6.2.1/B-1.3 above Heritage Sub-Precincts are graded as Grade IIA and Grade IIB (M.L.Dahanukar marg and K.V.N marg & Raghavji marg Sub-Precincts respectively).
- 3) The 'listing' will include all ancillary buildings, landscape and other features within the curtilage of the listed property and listed precincts, even if such are not indicated in the drawings or list cards.

A-2 General Guidelines – DCR 67(10)

Raghavji Road Marked with Old Botawalla building



The DCR 67(10) will prescribe general control for the Cumballa Hill Heritage Precinct, listed heritage buildings and sub-precincts of area.

A-2.1 Grade IIA & IIB

These buildings deserve careful preservation/intelligent conservation.

A-2.1.1 Scope of changes

Grade IIA

- i. No demolition / partial demolition behind retained existing façade, reconstruction or redevelopment will be permitted on these building plots. No extensions or additional buildings in the same compound will be allowed in this category.
- ii. No internal or external changes except those that are essential for the structural integrity for the building will be allowed. Adaptive reuse will be generally allowed with minimal changes taking care to ensure the conservation of all special aspects for which it is included in the heritage Grade IIA.
- iii. Minimal interventions, absolutely essential for retention of the original character will be permissible.
- iv. The setting of the buildings including the gardens and landscaped grounds, the relation with adjacent buildings, road set backs and compound walls and views to the building will have a stringent control.

Grade IIB

- i. No demolition, partial demolition behind retained existing facade, reconstruction or redevelopment will be permitted on these building plots. Extension or additional buildings in the same plot or compound may be allowed such that it does not detract from the character for which it included in this category.
- ii. No internal or external changes except those that are essential for the structural integrity for the building will be allowed. Adaptive reuse will be generally allowed with minimal changes taking care to ensure the conservation of all special aspects for which it is included in the heritage.
- iii. Interventions to the faced features will be controlled such that they conform to the façade/streetscape character of the area.
- iv. The setting of the buildings including the gardens and landscaped grounds, the relation with adjacent buildings, road set backs and compound walls and views to the building will have a stringent control.

"Alhamara" along M.L.Dahanukar Marg - a part building retains the original format



A-2.2 Grade III

These buildings deserve careful conservation/ protection of unique features and attributes.

A-2.2.1 Scope of change

- i. External and internal changes and adaptive reuse would generally be allowed. Changes can include
- ii. extensions, additional buildings in the same plot or compound provided that extension/additional building is in harmony with and does not detract from the existing heritage building especially in terms of height / façade.
- iii. However, unless absolutely essential, nothing should spoil or destroy any special feature or attributes of for which it is placed in the heritage List.
- iv. Reconstruction may be allowed in the case of buildings which attract the provisions of DCR 33(6) and Appendix II - when it is structurally weak or unsafe or when it has been affected by accidental fire or any other calamity or if reconstruction is required to consume the permissible F.S.I. and no option other than reconstruction is available.
- v. Reconstruction / Redevelopment / Repairs may also be allowed in case of those buildings, which attract the provisions of DCR 33(7), 33(9) and Appendix III.
- vi. Reconstruction will have a strict control of height, setback and architectural guidelines as per this report.

A-2.3 Listed Group Value Buildings.

The defined Listed Group Value buildings in the Cumballa Hill Precinct are:

- 1) 1)The group along the S.K Barodawalla Marg – Precinct Zone I
- 2) 2)The Art-Deco group associated with the M.L.Dahanukar Marg – Precinct Zone II

Scope for changes:

The built environment in these groups will be controlled under regulations prescribed in 'Listed Building Control' and other relevant sections of this chapter.

6.2.7 UNLISTED BUILDING CONTROL.

A-1 All unlisted buildings (cessed and non-cessed category will) be liable to scrutiny by the Commissioner and MHCC. The MHCC will review

"Raghavji" and K.V.Naik Marg - Sub -Precincts

and scrutinize the applications for works unlisted buildings as per 6.2.3/A-1.2 ('Applications' above).

A-2 Demolition, partial demolition, reconstruction, redevelopment (new buildings) and repairs of the unlisted buildings will be guided by this report under respective headings.

6.2.8 CONSERVATION OF SPECIAL CHARACTER OF SUB-PRECINCTS

The Heritage Sub-Precincts of M.L.Dahanukar marg and the Raghavji road & K.V.N. marg, each have a distinctive character that needs special control. Character Appraisal (Ch.5) of the Zone II and Zone V while describing the character highlights the needs for the preservation/conservation of such character.

Guidelines for the conservation of character of these Sub-Precincts will have a general applicability of control under the various sections, Urban form and Townscape control, Architectural guidelines for New Buildings, Landscape control and management etc.

6.2.9 URBANFORM AND TOWNSCAPE CONTROL

Note: Any modifications to the Development Plan and / or implementation of provisions thereof, as regards reservations, road widening, enhancement to streetscape etc. or any other provision that is likely to affect the character of the Precinct will seek a review of the Commissioner and MHCC.

A-1 Applicability of Development Control Regulations affecting Floor Space Index (FSI):

The Cumballa Hill precinct area as per the Sanctioned Development (1981-2001) is prescribed as "R" (Residential) Zone.

The Residential Zone in the Island City is restricted to FSI of 1.33.

An additional 'incentive FSI' is available to buildings that attract the provisions of DCR 33(1, 7 & 9) and. The scope is discussed as under in the context of conserving the precinct character and DCR 67 (Heritage Regulation 1995).

A-1.1 Grant of transferable Development Rights (TDR) in cases of loss of Development Rights - DCR 67(6)

As per the DCR 67(6) – if any application for development is refused under this Regulation or conditions are imposed while permitting such development which deprive the owner/lessee of any unconsumed FSI, the owner/lessee shall be

compensated by grant of Development Rights Certificate (TDR) of the nature set out in DCR 34 and Appendix VIIA and may be prescribed by Government from time to time. The TDR from heritage buildings in the Island City may be also be consumed in the same ward from which it originated. The extent of TDR Certificates to be granted may be determined by the Commissioner in consultation of the MHCC and will not be awarded unless sanctioned by Government.

A-1.2 Applicability of DCR 67(6 & 7) in the context of DCR 33(7 & 9)

The prescription contained in DCR 67(6, & 7) go a long way in conserving the distinctive character of the Cumballa Precinct.

The buildings that attract the provisions of 33 (7 & 9) constitute 'reconstructed or redeveloped building' and 'repaired and reconstructed building' respectively. Under the above DCR 33 (7 & 9) an FSI to a substantial extent is made available as an 'incentive'. The additional incentive FSI will have a detrimental effect on the grain and skyline character of the precinct and will need to be tailored to the needs of the precinct.

A-1.3 The application of DCR 67(6 & 7) will thus be with modifications to DCR 33(7 & 9) as below:

i) DCR 33(7)

Reconstruction or Redevelopment by Co-operative Housing Societies or of old buildings belonging to the Corporation

The allowable component of incentive FSI (2.5 or the existing FSI whichever is higher + 50% bonus) in such cases maybe utilized, with the restrictions of Heights (skyline) and Setback (front from road) guidelines prescribed hereby and the balance FSI if any will be used as TDR.

ii) DCR33(9)

Repairs and Reconstruction of cessed buildings and urban renewal schemes

The allowable component of incentive FSI (2.5 or the existing FSI whichever is higher + 50% bonus) in such cases maybe utilized, with the restrictions of Heights (skyline) and Setbacks (front from road) guidelines prescribed hereby and the balance FSI if any will be used as TDR.

A-1.4 FSI for reconstruction as per DCR 33(6)

DCR 33(6) Reconstruction of buildings destroyed by fire or which have collapsed or which have been demolished etc.

Reconstruction in whole or in part of a building (not being a building wholly occupied by warehousing user and also not being a ground floor structure), which has ceased to exist in consequence of an accidental fire, natural collapse, or demolition for the reason, of the same having been declared unsafe by or under a lawful order of MMC, BHADB. The above reconstruction will be allowed with an FSI in the 'new' building not exceeding that of the original building or the prevailing FSI as per DC regulations whichever is more. The FSI will be subject to the Regulations in Appendix II) DCR 1991).

A-1.4.1 The 'New' (reconstructed) building (as an urban Infill) will be constructed as per the DC regulations and the guidelines prescribed for 'new buildings' in this chapter.

A-1.5 Additional FSI as per 33(1)

DCR 33(1) - Road widening and Construction of new roads

A-1.5.1 The intrinsic character of the entire Cumballa Hill Precinct is dominated by the character of roads and their edges. The implications of 'road widening' in any part of the precinct is likely to have a damaging effect on its significant streetscape character and use.

A-1.5.2 Widening of roads within the precinct will not be allowed. All proposals as regards such road widening will be reviewed by the MHCC and 100% of additional FSI available by application of the DCR 33(1) in any random cases will be utilized as TDR.

A-1.6 FSI for application of DCR 33(2) on 'reservation' plots

A-1.6.1 The Development Control (DC) reservations as shown in the Sanctioned Development Plan 1981-2001 in the Cumballa Hill Precinct are proposed to be maintained with no further modifications.

A-1.6.2 Development of affected properties in the precinct with 'reservation' status' will be guided by 'listed building control' (6.2.6), DP Reservations (6.2.4/A-1.2) and A-1.6.3 below.

A-1.6.3 Additional FSI (300% of net plot area) as per DCR 33(2), to reservation properties will be utilized in the plots with compliance of setback and height guidelines (maintaining skyline) in this report and balance if any will be utilized as TDR.

B-1 Maintaining Skyline – DCR 67(7)

As per the above DCR – buildings included in the Listed Heritage Precincts shall maintain the skyline in the precinct (without any high rise development) as may be existing in the surrounding area, so as not to diminish or destroy the value and beauty of the said listed Heritage buildings / Heritage Precincts. The development within the precinct shall be in accordance with the guidelines framed by Commissioner in consultation of the MHCC.

B-1.1 The guideline will apply to all buildings (listed and unlisted of cessed and non-cessed category) in the Cumballa Hill Precinct that apply for Development/ Redevelopment/ Repairs etc.

B-1. 2 The heights of buildings in the Cumballa Hill Precinct shall conform to the heights as specified in the attached table.

MAINTAINING SKYLINE		
Zone/ sub- precinct	Absolute Height (no basements)	Remarks
Zone I	20 m.	<ul style="list-style-type: none"> • Ground + 4 upper floors • Floor heights to be compatible to setting & character of immediate area / buildings
Zone I Group Value buildings	20 m.	<ul style="list-style-type: none"> • Ground + 4 upper floors • Each floor as per the existing building /floors of adjoining buildings
Zone II (inclusive of Group Value buildings)	20 m.	<ul style="list-style-type: none"> • Buildings with marginal front setbacks from street line. • Floor heights as per adjoining buildings • Ground + 4 upper floors
	30 m.	<ul style="list-style-type: none"> • Buildings with substantial setbacks from street line (independent or in a layout). • Floor heights as per adjoining buildings. • Ground + 7 upper floors
Zone II - M.L.D. Sub- precinct	14 m.	<ul style="list-style-type: none"> • Ground + 1 upper with sloping roof for bungalow formats • Ground + 2 upper for block of flats with flat terraces.
Zone IV	20 m.	<ul style="list-style-type: none"> • Ground + 4 upper floors • Ground and upper floor heights to be as per adjoining buildings. • Special features of corner buildings – domes and staircase blocks not included.
Zone VI/ Sub- precinct	20 m.	<ul style="list-style-type: none"> • Ground + 4 Upper floors • Top floor receding • Plinth and floor heights to be as per adjoining buildings. • Special features of corner buildings – domes and staircase blocks not included.

Notes:

- The precinct being a hilly terrain, the absolute heights will be considered from the mean elevation of the adjoining road (for the main building façade).
- The applications will be reviewed by MHCC for subjective decisions in each zone in addition to this guideline.

C-1 Amalgamation / subdivision plots

In keeping with the original scale and grain of the precinct, the conflict created by single large developments or layouts and sub-divided original plots will deviate significantly from the essential character of the precinct.

Amalgamation / subdivision of residential plots in the precinct will not be allowed.

D-1 DCR 23Recreational / Amenity open spaces

The provisions of the above regulation will be relaxed in the context of Reconstruction / redevelopment and New buildings in the precinct.

While conforming to the prescription of front set-backs and side open spaces regulations in E-1, the Recreational and Amenity open spaces shall not be insisted upon and need not be fully utilized. Such open spaces will be provided in the rear side of the building or as a courtyard in the building.

E-1 Setback and Open spaces within building plots.**E-1.1 DCR 28 & 29**

Front set back from street line/plot boundary and Open spaces requirements within building plots will generally be in keeping with the DCR 28, 29(1 & 5), while keeping with the character of the Zones / Sub-precincts of the heritage precinct.

E-1.1.1 The heterogeneous character of the Zones I and II, has instilled an existing pattern of front set-backs from street line that is not consistent along all the roads in the precinct. Relaxation to the DCR 28 and 29 will be sought for certain buildings of group value and Sub-precincts along the roads.

E-1.2 Relaxation will be sought for:**1) Zone I**

The Group value buildings of Zone I (Barodawalla marg). The applications for this Group will take into account the existing format of Footprints of built forms & their relative front set-backs from street line and the other open spaces in the building plots.

As per DCR 29(5), the front set-back requirement is 4.5 m. This will be relaxed as per the context of the adjoining plots. Other open spaces will conform to the existing regulations.

2) Zone IV:

Most buildings of Zone IV (historic format) have no front set-backs from street line, along the N.S.Patkar road and along the August Kranti marg. The building foot-prints abut the pavement along these roads. Side open spaces have a consistent format while the rear open spaces in most building plots are inconsistent and incoherent.

Front set-back will conform to the existing character along the N.S.Patkar and August Kranti marg and applications for reconstruction / new buildings will abut the front pavement. Side open spaces will conform to a minimum of 3.6 m. with the discretion of the MHCC. Rear open spaces will conform to the existing regulations.

3) Zone VI/ Raghavji road Sub-precinct:

All buildings along the western edge of the Raghavji road and the entire lot along the K.V.Naik marg (inclusive of the private street) have the building footprints abutting the pavement. Side and rear open spaces have a consistent format.

Applications for reconstruction / new buildings will abut the front pavement and conform to the existing footprint of the buildings in this Zone / Sub-precinct.

6.2.10 Architectural Control Guidelines (New and Infill buildings).**A-1General guidelines**

New and Infill buildings in the context of the precinct will be constituted mainly by 'reconstruction/redevelopment after demolition' of the existing unlisted buildings (cessed and non-cessed category).

change All proposals for "new" buildings in the precinct will be reviewed by the MHCC. In considering proposals the principal concern will be the appropriateness of the overall mass or volume of the building, its scale expressed in the size of fenestrations, floor heights and other identifiable features and its relationship with the context – whether it sits comfortably.

A new building should be in harmony with, or complimentary to, its neighbours, having regard to the patterns, rhythms, and details of the adjoining buildings, and specially their architectural style. The use of materials and finishes generally matching those which are historically dominant in the area is important.

The need for the development not to have a visually disruptive impact on the existing townscape or street scene is an important consideration. It should also fit into the grain of a heritage precinct, respecting the street patterns.

Most of the above aspects have already been discussed in the regulations as prescribed under various headings above with respect to the application of the DC Regulations 1991 and Heritage Regulations 1995. deviations from the above are woven into the format of the same above prescriptions.

A-2 Basements

'Basements' in all 'new buildings' applications will not be allowed in the Zone I, II, and Zone V (part of the Raghavji road Sub-precinct). All these areas are part of the main hill, which are ecologically sensitive to 'digging'. Existing properties on the hill would be adversely affected by such actions and as such there will be no basements allowed in the new buildings. Also none of the developments will construe 'cutting' of the hill. All such proposals will be strictly reviewed by the MHCC.

A-3 References of concern for review of applications

While assessing applications for new buildings, the MHCC will make reference to "Vocabulary of Special features" attached as photo-documentation sheets in Chapter 3 (3.17) and the "Façade Character" drawing sheets attached in this chapter.

Further reference may also be made to Chapter 4 – Character Appraisal.

B-1 Restrictive Covenants - DCR 67(7)

Restrictions existing as on date of the notification (DCR 67) imposed under covenants, terms and conditions on the leasehold plots in the Cumballa Hill precinct, either by the State Government or by the Bombay Port Trust or by the Municipal Corporation shall continue to be imposed in addition to Development Control regulations. However in case of any conflict with the heritage preservation interest, the said regulation will apply

B-1.2 Applications: All plots (leasehold) in the M.L.Dahanukar Marg sub-precinct have an application of the covenanted clauses. (Refer to List-1 & 2 and annexure 6). The covenants form a set of Architectural guidelines for development on the plots which have applicability.

C-1 Guidance for Additions and Alterations (listed and unlisted).

C1.1 Additions / Extensions

Additions buildings as extension to the existing will be confined to the rear or least important facades of

the buildings. The character of the additions will be such that it does not upset the scale or proportions of the buildings or adversely affect the character of the precinct.

The considerations of architectural guidelines as applied to new buildings will apply to the Additions / Extensions of buildings.

C-1.2 Alteration works

The MHCC will review the proposals considering that all aspects are necessary and that the overall effect of a proposal is not detrimental to the architectural or historic integrity or detailing of the building. Alterations will normally be entirely in accordance with the period, style and detailing of the original building or with later alterations of architectural or historic interest.

Wherever possible existing detailing and the contemporary features of the building should be preserved, repaired, or, if missing, replaced.

All works to buildings in the precinct – listed and unlisted, whether they be additions or alterations, will be required to be carried out in a correct scholarly manner, under specialist supervision and labor where appropriate.

6.2.11 Environmental Improvements

A-1 Landscape & Ecology

A-1.1 The recommendations for the above are discussed in Chapter 3(3.16) – 'Landscape Character', Maps – 29,30A & B and Annexure Sheets 4 & 5. Further reference is provided in the List Cards for the designated Sub-precincts of Dahanukar marg and K.V.N marg & Raghavji road.

It is proposed to incorporate such recommendations as a policy for the protection and enhancement of the un-built character of the Heritage precinct. The aspects broadly covered are Green landscape strategy, street improvements through clearing the clutter, identification of potential areas for public access, advertising and signage options, need for shop fronts design and signage, traffic safety/control and calming measures.

A-1.2 It is to be noted that the aspects covered are at a preliminary identification, as mere pointers and recommendation level. 'Supplementary guidance' with elaboration and expansion on each element will be necessary for the design adaptation correct implementation.

A-1.3 A Public Authority and private initiative partnership is also envisaged for providing

Environmental Improvements in the precinct. The initiative will be careful in the scrutiny of the proposals – the decision to do nothing to the area should be a positive one, however, arrived at after careful consideration, and not as a result of inadequate resources or inertia. Damage of the environment by well intentioned but misguided improvements would have irreversible effects.

B-1 Hoardings and signage – DCR 48 (3)

- No advertising sign or outdoor display structures shall be permitted on listed buildings, whether they are in private or Government ownership.
- Supplementary guidance will be prepared for the precinct with special applications for:
 - 1) Name boards and signage pertaining to the use of the structures.
 - 2) Shop front designs and signage boards.
 - 3) Labeling of roads and buildings (names & street numbers).

CONTENTS

LIST OF ANNEXURES

	Facade Character
List-Cards	Sample List Cards of Individual Properties
	1. Municipal Commissioner's Bungalow (Grade II A)
	2. Shahbaug (Grade II B)
	3. Hill View (Grade III)
	List Cards of Sub-Precincts
	1. M.L.Dahanukar marg Sub-Precinct
	2. K.V.Naik marg and Raghavji road Sub-Precinct
Group Value Identification	1. S.K. Barodawalla Marg
List 2	2. M.L.Dahanukar Marg
Annexure 4 & 5	List of Heritage Buildings / Sub-Precincts
Annexure 6	Landscape Character Analysis and Identification
	Covenants applicable to Leasehold Properties along M. L. Dahanukar Marg (Carmichael Road), Cumballa Hill

FAÇADE CHARACTER - RAGHAVJI MARG



OLD BOTAWALLA BUILDING



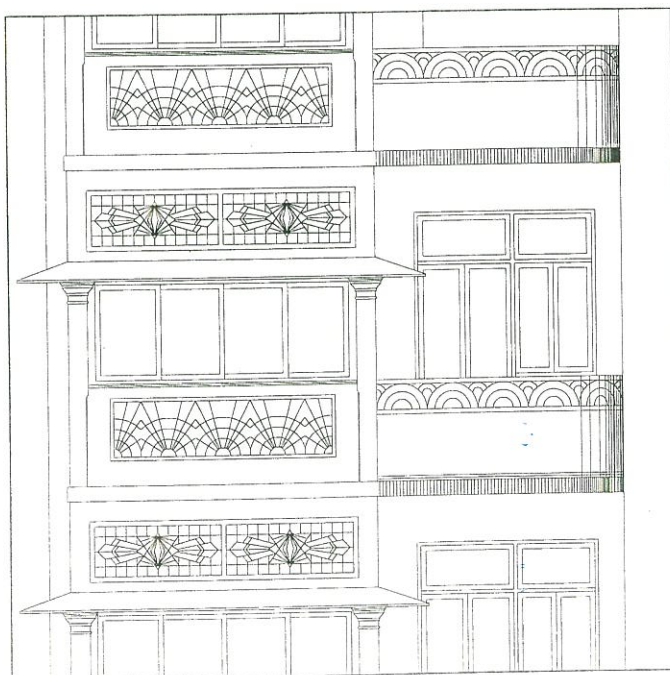
Old Botawalla Building- Junction of August Kranti Marg & Raghavji Road



Tulsi Mahal - Raghavji Road



TULSI MAHAL

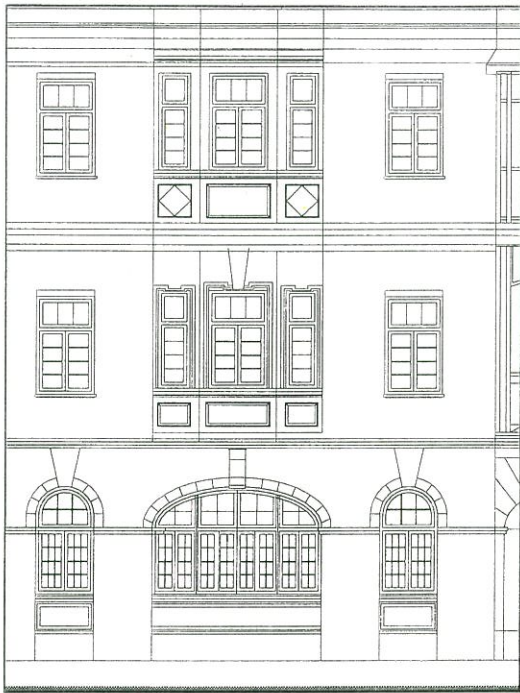


ROCK VIEW

Rock View - Raghavji Road



FACADE CHARACTER - K.V.NAIK MARG



FORJETT HOUSE

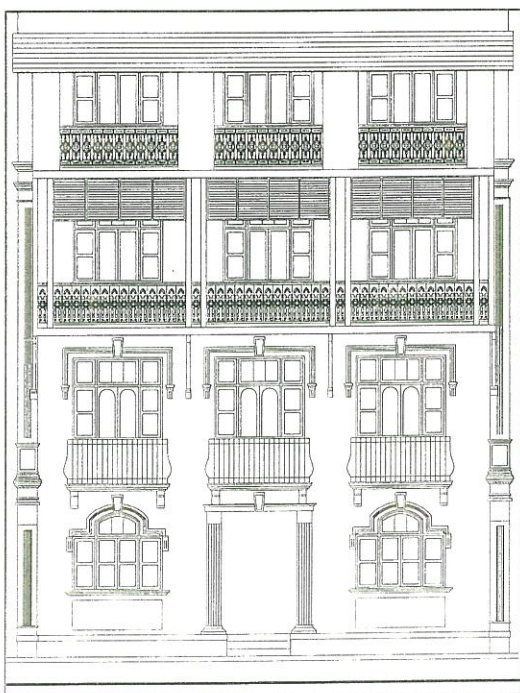
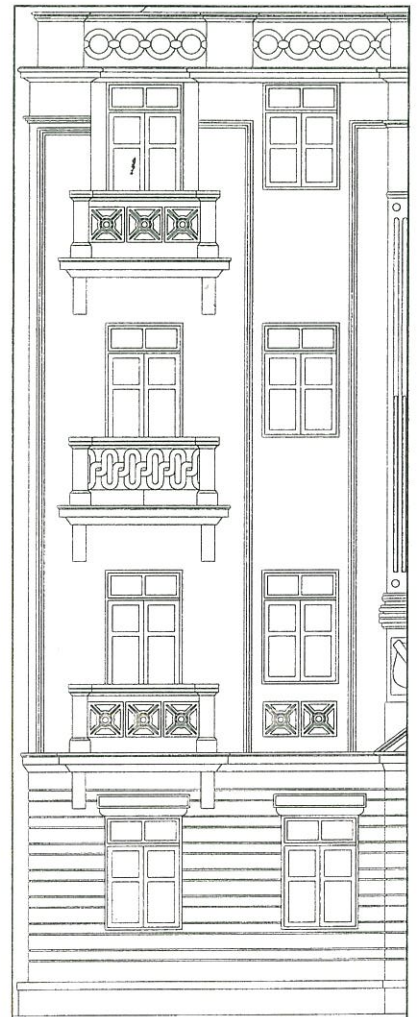


Forjett House - K.V.Naik Marg



Crown Mansion - Pvt. Street off K.V.Naik Marg

**CROWN/
JER MANSION**

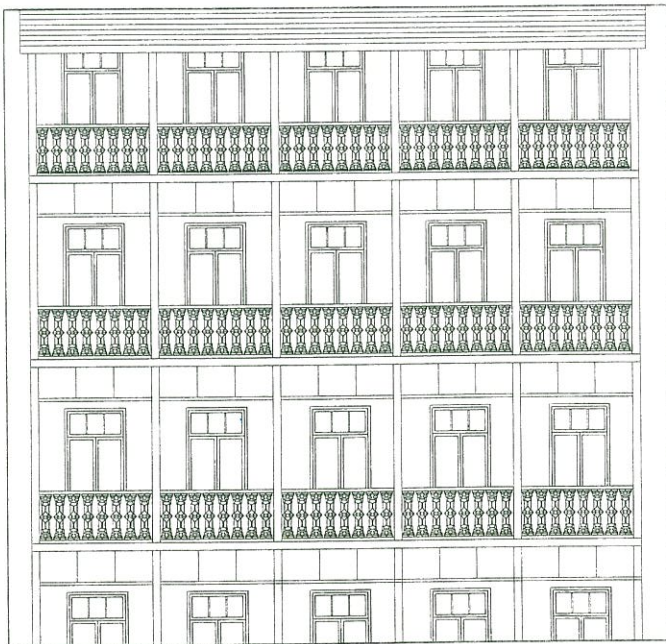


ASHAR MANSION

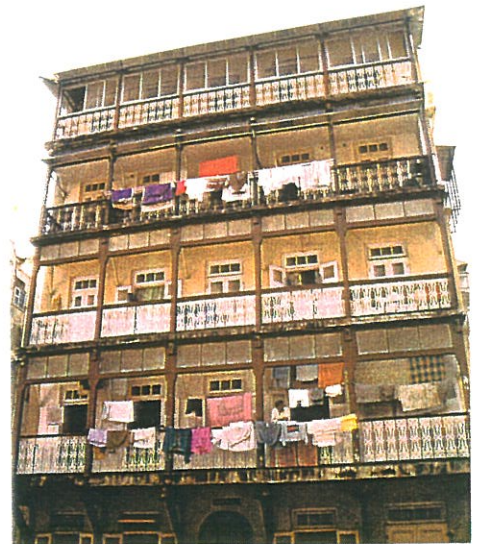


Ashar Mansion, K.V.Naik Marg

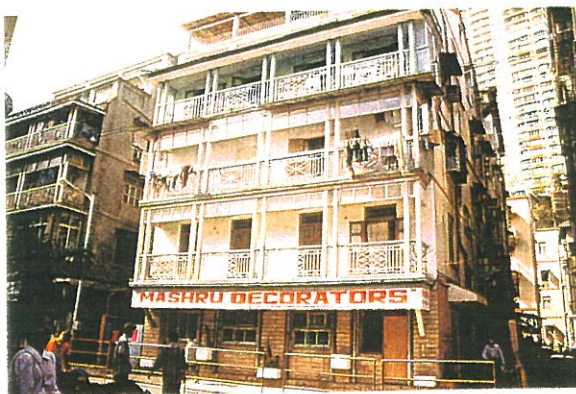
FACADE CHARACTER - K.V.NAIK MARG



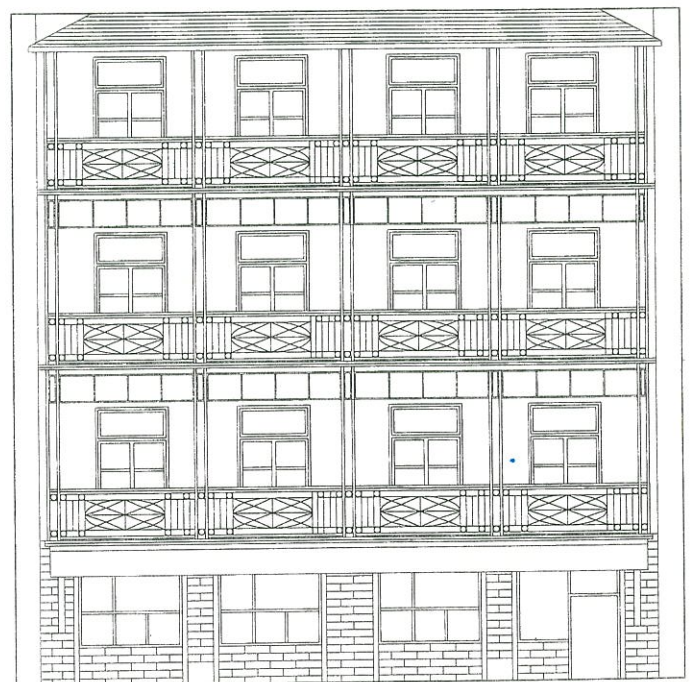
HALIMA MANZIL



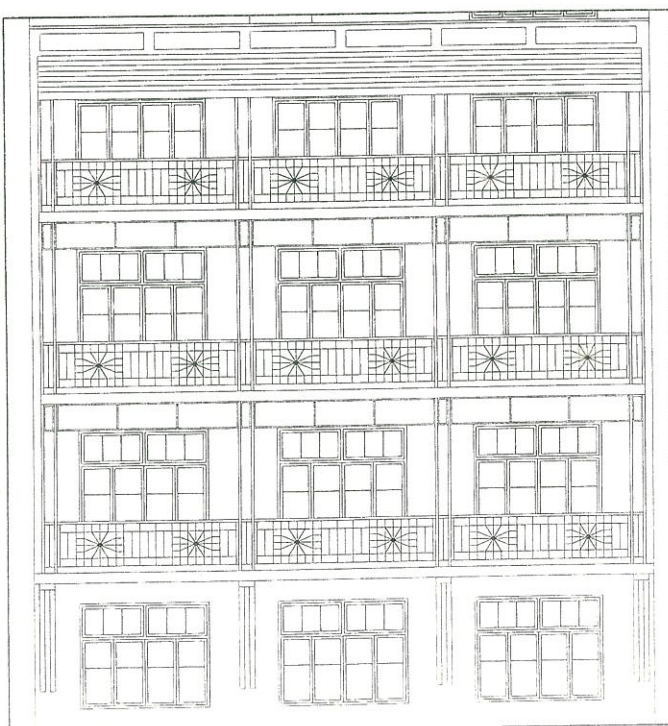
Halima Manzil, K.V.Naik Marg



Sai Kripa - K.V. Naik Marg



SAI KRUPA

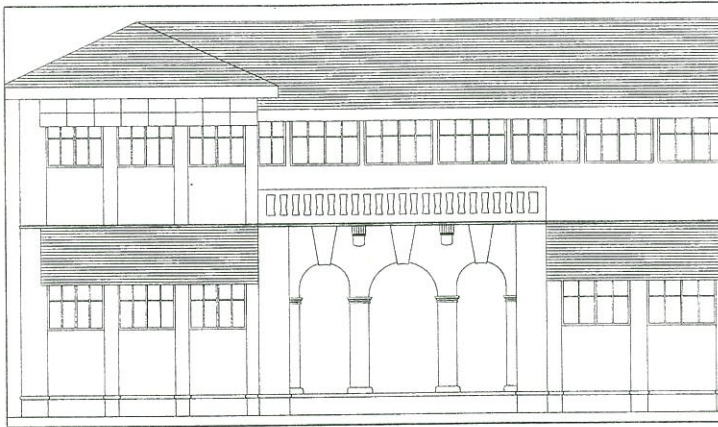


INDIRA NIWAS



Indira Niwas - K.V.Naik Marg

FACADE CHARACTER - M.L.DAHANUKAR MARG



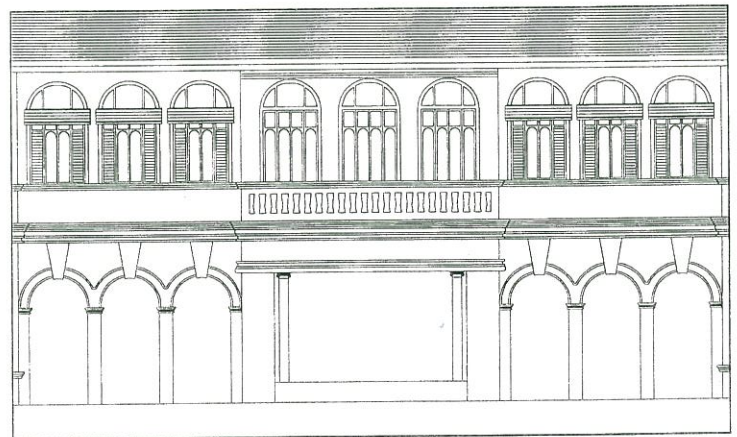
B.P.T. BUNGALOW (NORTH END) -
Entrance porch in Colonial Style



B.P.T. Chairman's Bungalow, North End -
M.L. Dahanukar Marg



Municipal Commissioner's Bungalow -
M.L. Dahanukar Marg



MUNICIPAL COMMISSIONER'S BUNGALOW
- Entrance porch in Colonial Style



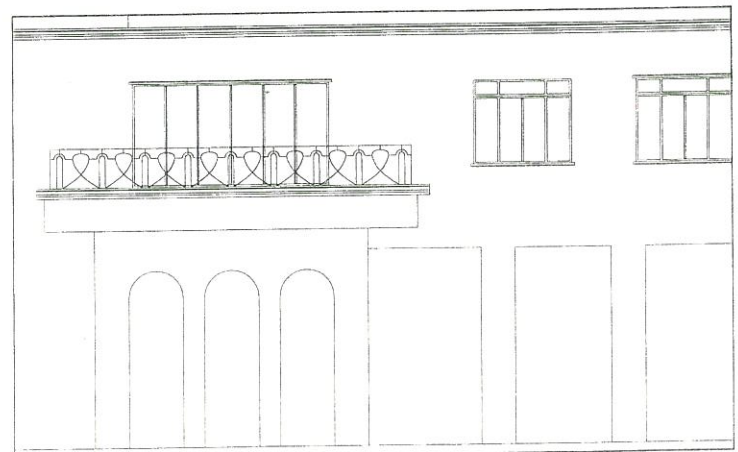
SPIRO SPERO -
Entrance porch in Art Deco Style



Spiro-Spero - M.L. Dahanukar Marg



Sylmoine - M.L. Dahanukar Marg

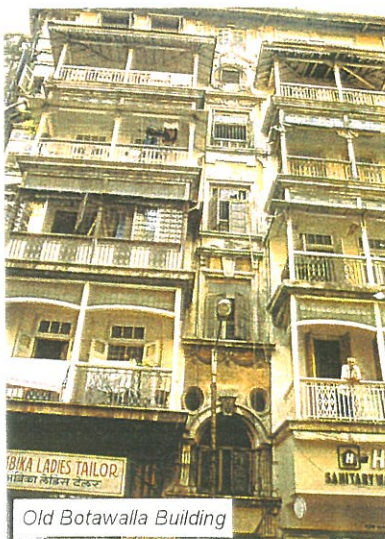


SYLMOYNE -
Entrance porch in Art Deco Style

FACADE CHARACTER - K.V.NAIK MARG & RAGHAVJI MARG



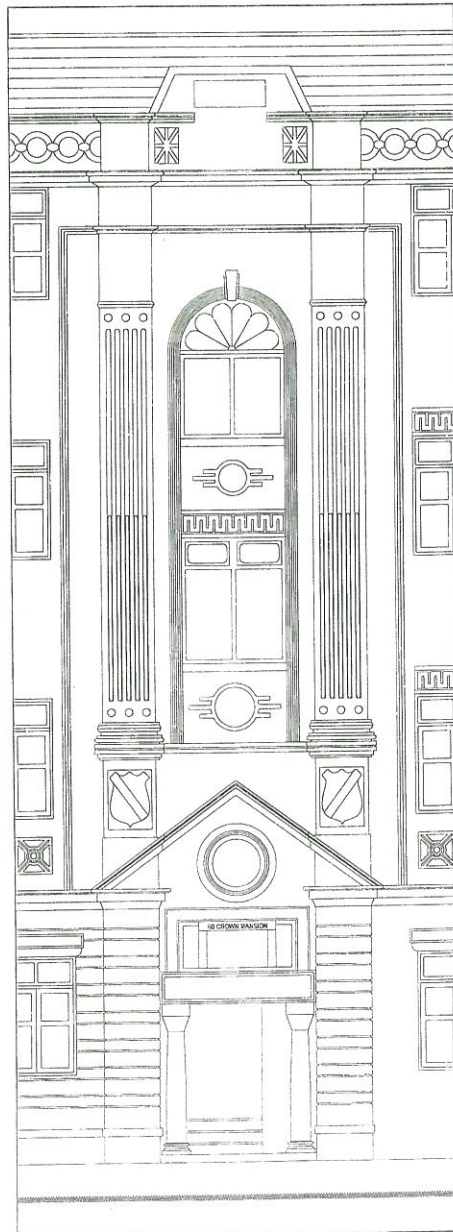
BOTAWALLA BUILDING



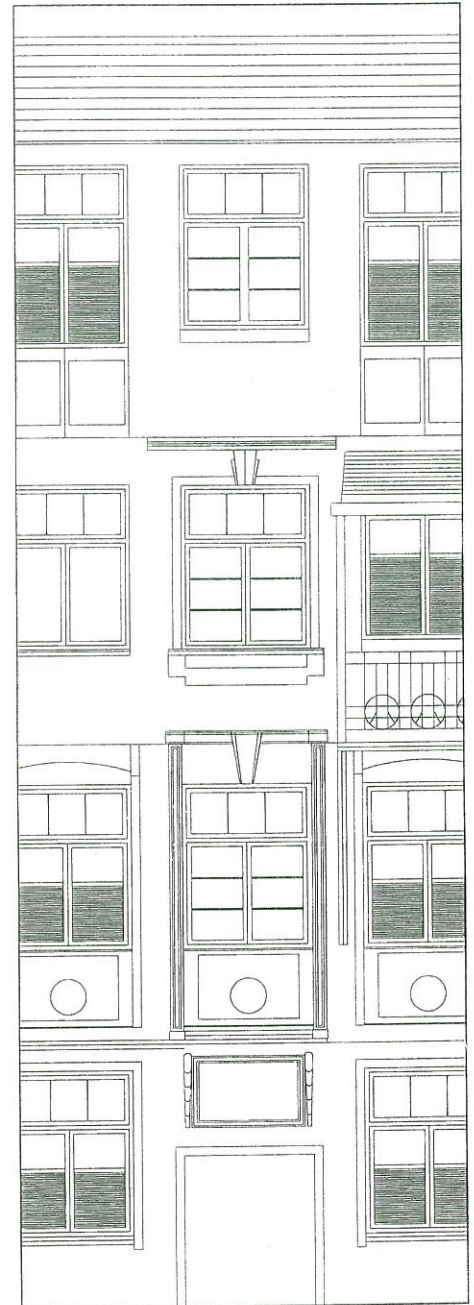
Old Botawalla Building



*Jer Mansion - pvt. Street off
K.V. Naik Marg*



CROWN/JER MANSION

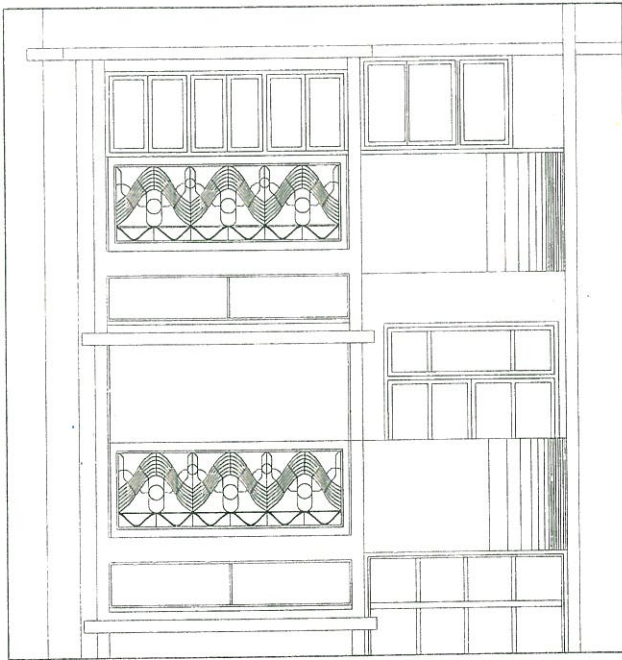


PATEL CHARITABLE TRUST BLDG

*Patel Charitable Trust Building -
pvt. Street off K.V. Naik Marg*



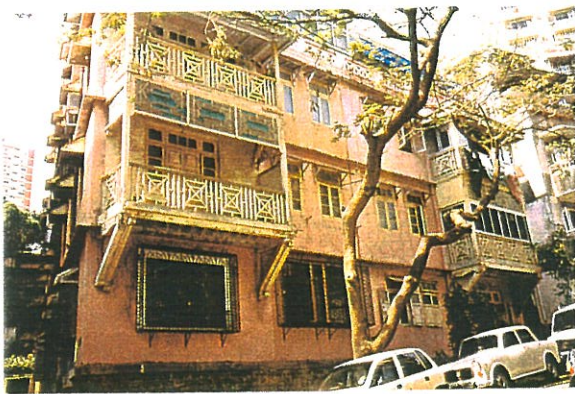
FACADE CHARACTER - RAGHAVJI MARG



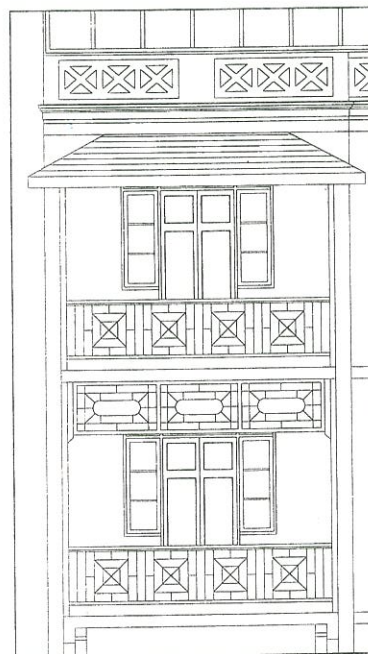
BATRISI BHAVAN



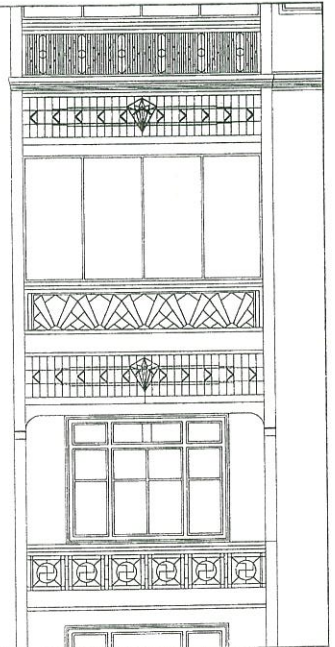
Batrisi Bhavan - Raghavji Road



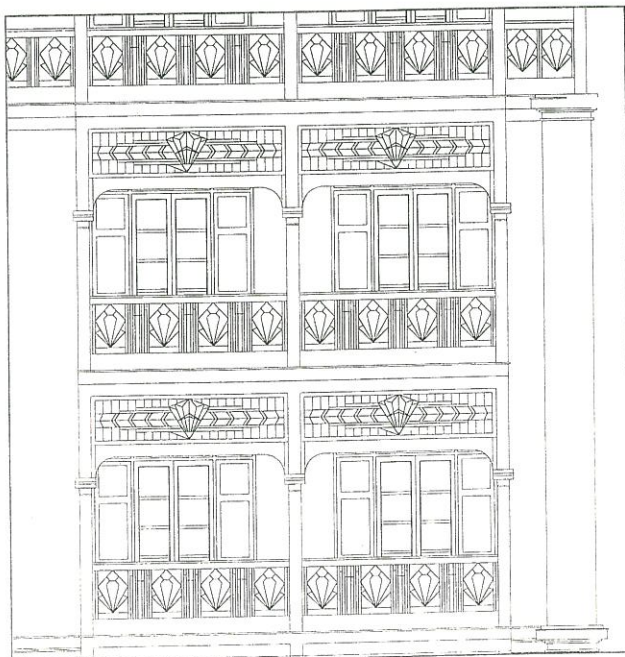
Sukina Palace- Raghavji Road



SUKINA PALACE



THE CLIFF

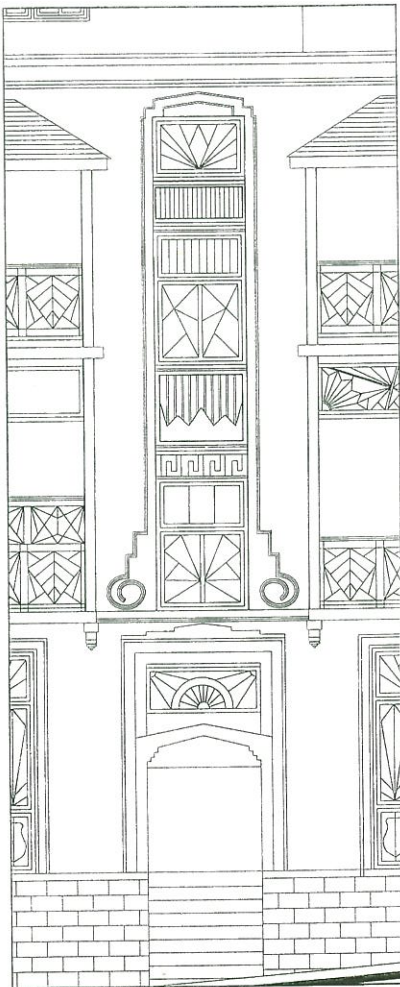


HILL VIEW

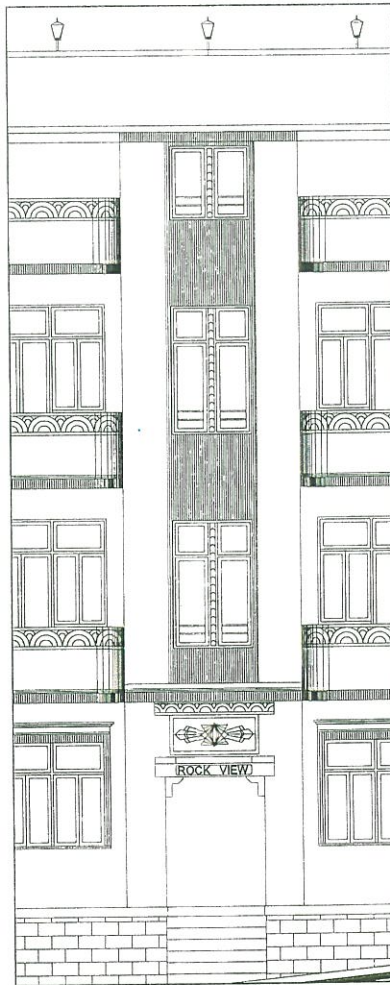
Hill View - Raghavji Road



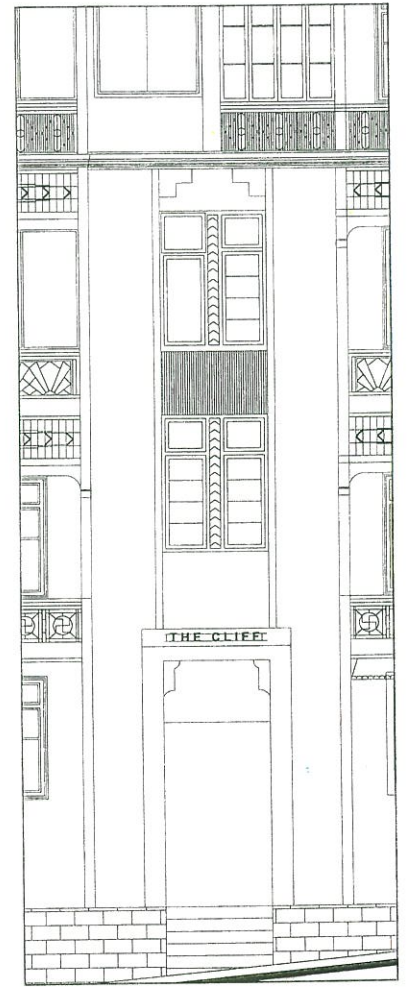
FACADE CHARACTER - RAGHAVJI MARG



TUSLI MAHAL



ROCK VIEW

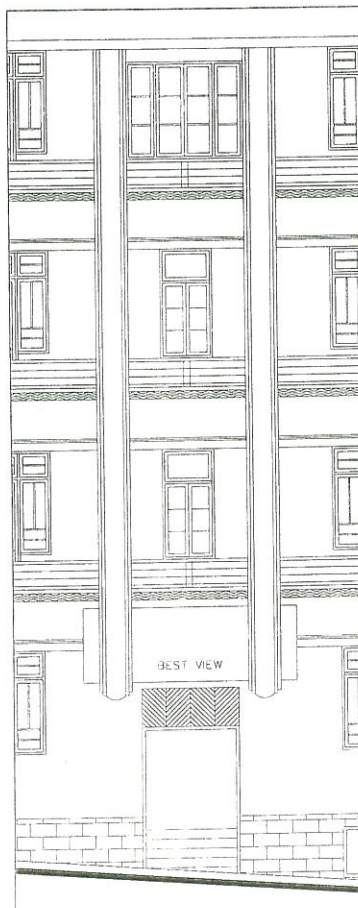
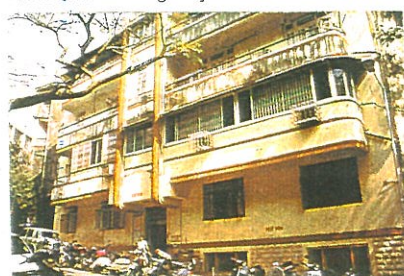


THE CLIFF



Tulsi Mahal - Raghavji Road

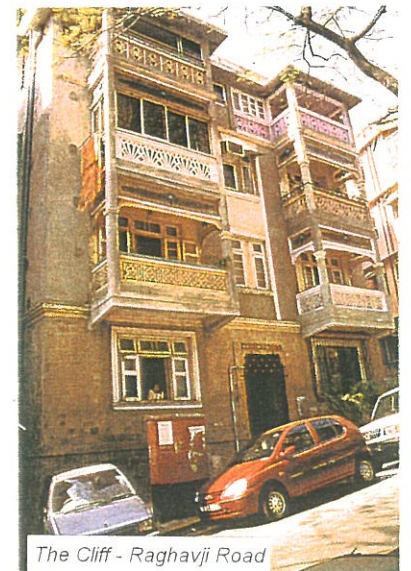
Best View - Raghavji Road



BEST VIEW



Rock View - Raghavji Road



The Cliff - Raghavji Road

FACADE CHARACTER - CORNERS K.V.NAIK MARG & RAGHAVJI MARG



Old Botawalla Building- Junction of August Kranti Marg & Raghavji Road




FORJETT HOUSE


Consultants - Kirtida Unwalla, Suneeta Samant

OLD
BOTAWALLA
BUILDING



Forjett House
K.V.Naik Marg

		MUNICIPAL COMMISSIONER'S BUNGALOW	
		PIN	MAH / MUM / 400036/ ML.a 9/ 2001
		CARD #	ML.a 9
		GRADE	II - A
		LOCATION	ZONE II
		ADDRESS	9, M.L.DAHANUKAR MARG, MUMBAI 400036.
		C.S. #	860
1.0	NAME OF THE PROPERTY		
1.1	NAME	MUNICIPAL COMMISSIONER'S BUNGALOW	
1.2	HISTORIC NAME	MUNICIPALITY BUNGALOW	
1.3	HISTORIC REFERENCE	Being used as an official residence for the Chief Officials of Municipality for more than 50 years.	
1.4	BUILT-IN	1940 - 1947	
2.0	AREA (SQ.MTS) / NUMBER OF FLOORS		
2.1	PLOT AREA	2883.80	
2.2	NUMBER OF FLOORS	Ground + 1	
3.0	APPROACH		
3.1	ACCESS	Vehicular access from M.L.Dahanukar marg (Ml.a).	
3.2	PARKING	Parking space within the plot.	
4.0	TENURE/ OWNERSHIP		
4.1	TENURE OF PLOT	B.M.C. Land	
4.2	OWNERSHIP/ CESS STATUS	Owned by MCGM	
4.3	PAST OWNER	Municipal Corporation for the city of Bombay	
4.4	PRESENT OWNER	Municipal Corporation of Greater Mumbai	
5.0	USAGE		
5.1	PAST USAGE	Residential	
5.2	PRESENT USAGE	Residential	
6.0	ARCHITECTURAL SIGNIFICANCE		
6.1	ARCHITECTURAL DESCRIPTION	Municipal Commissioner's Bungalow is located on a moderately sloping ground along the eastern cliff edge of Cumballa Hill, to the east of M.L.Dahanukar marg. The colonial Bungalow having 'C' shaped planform is designed as a mix of Colonial and Vernacular styles. The layout consisting of the main bungalow and an ancillary structure is set within a well maintained formal garden. An impressive portico crafted in classical style, the arcaded front verandah and formal interior spaces are the typical colonial features of the structure. The bungalow is covered by mangalore tiled hipped roof while the front porch is flat topped and serves as a sit out terrace at first floor level.	
6.2	OPEN SPACES	Front (west) - 12.0 m, East - 5.0 m, North - 18.0 m, South - 40.0 m.	
6.3	STRUCT. TYPOLOGY	Load - bearing	
6.4	WALLS	Plinth in coursed rubble, columns in stone, walls in brick masonry plastered and painted.	
6.5	FLOORS / ROOFS	Lime concrete sub-floor at ground level with patterned Minton tile/ marble flooring, T.W. joisted floor at upper level. Hipped timber roof with T.W. boarding covered with mangalore tiles.	
6.6	FAÇADE	Symmetrical, well proportioned façade. Single storeyed, flat topped portico with square corner columns, each supplemented by two ionic columns, verandah arcade with square columns and semi-circular arches.	
6.7	FENESTRATION	Rectangular or semi-circular openings with T.W. glazed casement shutters. Partly glazed/ partly panelled shutters for doors, all external openings sheltered by awnings made of T.W frames with GI sheet covering.	
6.8	BALCONIES	----	
6.9	SPECIAL FEATURES / INTERIORS	Exquisitely detailed timber staircase with decorative railing and newel post, cornice bands and mouldings in stucco, Wrought iron grills of unique design for windows and railings in front arcade.	
7.0	LANDSCAPE		
7.1	PLANNED & NATURAL LANDSCAPE	Formal garden layout typical of colonial bungalows with a crescent shaped driveway leading to the portico. Open spaces around the structure are subdivided and suitably landscaped for different functions.	
8.0	TRANSFORMATIONS		
8.1	FORM / STRUCTURE	Rear verandah and arcade at first floor enclosed. Awnings added to openings. False ceilings added.	
8.2	FINISHES	Originally exposed stone features (columns, capitals etc.) painted.	
9.0	PRESENT STATUS		
9.1	STRUC. STABILITY	Excellent	
9.2	MAINTENANCE	Excellent	
10.0	CULTURAL SIGNIFICANCE		
10.1	SIGNIFICANCE	Historic Significance - A Historic Integrity - A Historic Context - B	
10.2	FINAL GRADE	II - A	
10.2	SP. CONTEXTUAL VALUE	Part of proposed M.L. Dahanukar Sub-precinct.	
11.0	REMARKS		
11.1	CONSERVATION & DEVELOPMENT	One of the prestigious structures of M.L.Dahanukar road. Recipient of Urban Heritage Award (1991) for Conservation. Ideal as V.I.P. residence. Excellent settings that needs to be maintained. No further changes in interior and exterior to be allowed without prior permission of Heritage Committee of MCGM.	

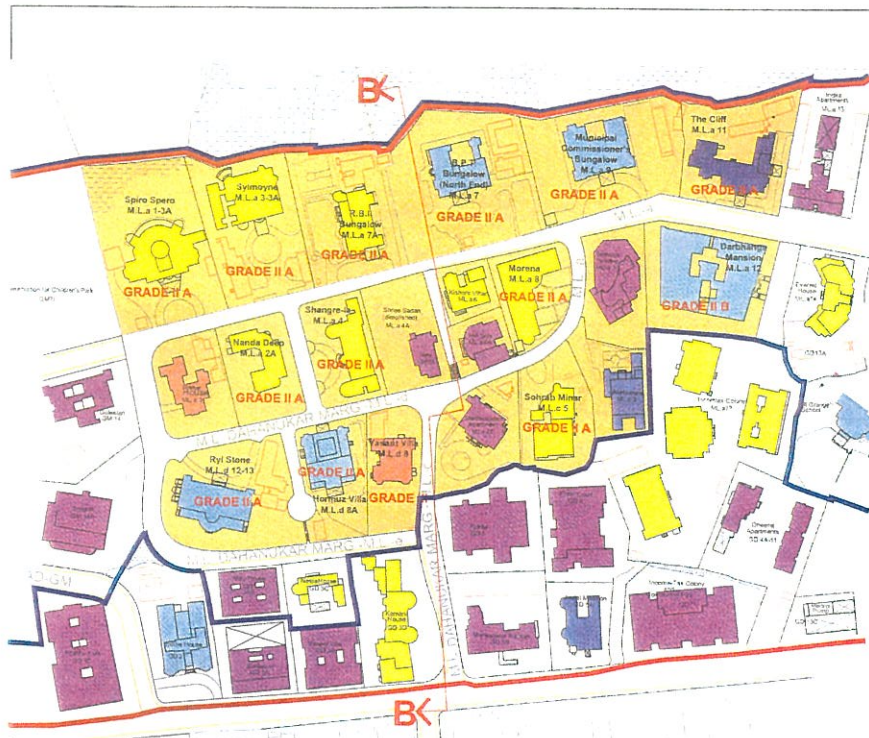
		SHAHBAUG	
		PIN	MAH / MUM / 400036/ GM 5/ 2001
		CARD #	GM 5
		GRADE	II - B
		LOCATION	ZONE II
		ADDRESS	5, BYRAMJEE GAMADIA MARG, MUMBAI 400 036
C.S. #		10A/738	
1.0 NAME OF THE PROPERTY			
1.1	NAME	SHAHBAUG	
1.2	HISTORIC NAME	SHAHBAUG	
1.3	HISTORIC REFERENCE	Structure representing the Art Deco Era in the city, Residence of renowned film maker V. Shantaram.	
1.4	BUILT-IN	1940-1947	
2.0 AREA (SQ.MTS) / NUMBER OF FLOORS			
2.1	PLOT AREA	1045.16	
2.2	NUMBER OF FLOORS	Basement + 4 floors	
3.0 APPROACH			
3.1	ACCESS	Pedestrian and vehicular entry from Byramjee Gamadia Road	
3.2	PARKING	Parking garage at basement level approachable from Byramjee Gamadia Marg	
4.0 TENURE/ OWNERSHIP			
4.1	TENURE OF PLOT	L.T.A.	
4.2	OWNERSHIP/ CESS STATUS	Private	
4.3	PAST OWNER	Fimroze Edulji Dinshaw	
4.4	PRESENT OWNER	Bai Lilavati Tribhovandas Oghadbhai Shah	
5.0 USAGE			
5.1	PAST USAGE	Residential	
5.2	PRESENT USAGE	Residential	
6.0 ARCHITECTURAL SIGNIFICANCE			
6.1		Shahbaug is an apartment building located to the west of B. Gamadia Marg, built on a site steeply sloping towards the west. This building which is a vibrant example of Art Deco style of construction and detailing stands in isolation at the sharp turn of Byramjee Gamadia marg. The structure has symmetrical plan form and facade with curved staircase block at the centre. The consistent application of graphic patterns used for the two storey tall stain glass panel, window panes, window grills demonstrate the architect's attention to detail. The entrance which has been finished with terrazzo has semicircular projection and is flanked by fluted circular columns. The building houses one spacious apartment per floor.	
6.2	OPEN SPACES	Front (East) - 4.60 m, West - 9.15, Side open spaces North - 4.6 m, South - 4.4 m	
6.3	STRUCT. TYPOLOGY	RCC framed structure	
6.4	WALLS	Brick masonry plastered and painted internally and externally	
6.5	FLOORS / ROOFS	RCC floors with coloured marble mosaic flooring. Flat roof terrace with IPS finish.	
6.6	FAÇADE	Symmetrical façade, staircase lit by full height stained glass panel which is the most prominent feature of the structure. Projections above entrance and at third storey level divide the façade into three horizontal	
6.7	FENESTRATION	Rectangular openings with TW frames, glazed casement shutters for windows, partly glazed and partly panelled TW shutters for doors, top hung glazed ventilators for both doors and windows.	
6.8	BALCONIES	Cantilevered circular balconies in RCC with weather sheds in the identical profile.	
6.9	SPECIAL FEATURES / INTERIORS	Two storey high stained glass panel and patterned stucco mouldings on external façade. Influence of Art Deco design and detailing is apparent in entrance foyer with terrazzo finish as well as the staircase.	
7.0 LANDSCAPE			
7.1	PLANNED & NATURAL LANDSCAPE	No attempt at landscaping, Natural vegetation maintained in the open plot at the rear of the building.	
8.0 TRANSFORMATIONS			
8.1	FORM / STRUCTURE	Modifications at second floor level	
8.2	FINISHES	No remarkable transformation	
9.0 PRESENT STATUS			
9.1	STRUC. STABILITY	Good	
9.2	MAINTENANCE	Fair	
10.0 CULTURAL SIGNIFICANCE			
10.1	SIGNIFICANCE	Grade II - B	
10.2	FINAL GRADE	Historic Significance - A	Historic Integrity - B
10.2	SP. CONTEXTUAL VALUE	Landmark Value	
11.0 REMARKS			
11.1	CONSERVATION & DEVELOPMENT	Significant structure contributing to the streetscape. The structure holds potential for future use if maintained well. No scope for additions and extensions. No changes in the exterior and interior be done without prior permission of Heritage Committee of MCGM.	



HILL VIEW

PIN	MAH / MUM / 400036/ RG 10/ 2001
CARD #	RG 10
GRADE	III
LOCATION	ZONE V
ADDRESS	10, RAGHAVJI ROAD, MUMBAI 400 036
C.S. #	23/644

1.0	NAME OF THE PROPERTY	
1.1	NAME	HILL VIEW
1.2	HISTORIC NAME	HILL VIEW
1.3	HISTORIC REFERENCE	Part of a large property that was subdivided after 1920
1.4	BUILT-IN	1926 - 1937
2.0	AREA (SQ.MTS) / NUMBER OF FLOORS	
2.1	PLOT AREA	861.03
2.2	NUMBER OF FLOORS	Ground + 3 floors
3.0	APPROACH	
3.1	ACCESS	Pedestrian and vehicular entries from Raghavji road .
3.2	PARKING	No parking facility within the plot
4.0	TENURE / OWNERSHIP	
4.1	TENURE OF PLOT	L.T.A.
4.2	OWNERSHIP/ CESS STATUS	Co-op. Society
4.3	PAST OWNER	
4.4	PRESENT OWNER	Rock View Co-op. Housing Society Ltd.
5.0	USAGE	
5.1	PAST USAGE	Residential
5.2	PRESENT USAGE	Residential
6.0	ARCHITECTURAL SIGNIFICANCE	
6.1	ARCHITECTURAL DESCRIPTION	Hill View is an apartment block situated on a sloping plot along Raghavji road. The façade of the structure abuts the footpath which is laid to a steep gradient following the profile of land. The structure with a central staircase block that is directly accessible from the road, has a symmetrical planform comprising two spacious apartments per floor. The facade has two sets of storeyed balconies symmetrically arranged about the central staircase block. The facade has Malad stone cladding. The entrance is emphasised by a projected band of architrave in form of a flat arch headed by a key stone. The ornamental facade has features borrowed from vernacular, Art Deco and Classic styles.
6.2	OPEN SPACES	Front (east) abutting the footpath, West - 12.0 m, Side open spaces - North - 2.0 m, South - avg. 1.5 m.
6.3	STRUCT. TYPOLOGY	R.C.C. Framed structure
6.4	WALLS	Brick masonry plastered internally. External face of the masonry is partly plastered and partly cladded.
6.5	FLOORS / ROOFS	R.C.C.Floors with marble mosaic flooring Flat roof of R.C.C. slab
6.6	FAÇADE	Symmetrical composition having uniform divisions of the façade with centrally located staircase block and projecting storeyed balconies on either side. Façade highlighted by Malad stone cladding.
6.7	FENESTRATION	Square T.W. framed fully glazed windows on ground floor are set within decorative architrave. Entrance- way to the staircase block is crowned by a stained glass panel, Fenestration detailing in Art Deco style.
6.8	BALCONIES	Symmetrically arranged storeyed balconies with decorative railing and stained glass drop fascia. Each balcony spanning the width of two rooms appears like a twin balcony because of a central support.
6.9	SPECIAL FEATURES / INTERIORS	Decorative TW staircase with a lift installed in the open well, patterned Minton tile flooring in entrance lobby, unique geometrical pattern of stained glass fascia.
7.0	LANDSCAPE	
7.1	PLANNED & NATURAL LANDSCAPE	No scope for landscaping
8.0	TRANSFORMATIONS	
8.1	FORM / STRUCTURE	No remarkable transformation.
8.2	FINISHES	Original flooring replaced by modern finishes in some apartments.
9.0	PRESENT STATUS	
9.1	STRUC. STABILITY	Good
9.2	MAINTENANCE	Good
10.0	CULTURAL SIGNIFICANCE	
10.1	SIGNIFICANCE	Historic Significance - B Historic Integrity - C Historic Context - C
10.2	FINAL GRADE	III
10.2	SP. CONTEXTUAL VALUE	Part of proposed Raghavji - KV Naik sub precinct
11.0	REMARKS	
11.1	CONSERVATION & DEVELOPMENT	Holds significance as a component of cohesive group of structures along Raghavji marg. Decorative façade contributes to the streetscape. No scope for additions or extensions on the site. No changes in the exterior and interior be done without prior permission of Heritage Committee of MCGM.



M.L.DAHANUKAR MARG HERITAGE SUB-PRECINCT

GRADE

II - A

LOCATION

ZONE II

C.S. #

2/736, 860, 841, 842,
2N/738, 2O/738,
3/739, 3/738, 2C/738,
2G/738, 2F/738,
2H/738, 2I/738,
2K/738, 2/739,
2M/738, 2L/738,
2E/738, 2D/738,
2/738, 2J/738



AREA DESCRIPTION

The Dahanukar Marg Sub-Precinct developed as a cohesive part of the entire Zone Development, synonymous with development of the Carmichael Road (M.L. Dahanukar Marg) in the Phase III (1934 - 1947) of the historic development on the hill. The planning is an attempt at creating a formal layout of plots and roads, on large virgin estates. All properties except the recent intervention to 'Sri Sadan' retain the original format of plots, layout, architecture, urban design character and landscape attributes.

Designed for residential usage of the rich class of the City, the area till date maintains the same status. Designed in the Art-Deco and Colonial style bungalows, restricted to ground and upper floor, the layouts are lavishly landscaped with formal front/side garden spaces and often with backyard vegetables. The plot and roads morphology allows most plots to have two sides opening onto the roads as they wind along the hilly terrain, in turn creating high ground & hill cutting along one road edges marked by compound walls & gates, a defined set of front, side & rear open spaces, greenery and foliage etc.

The properties are private and government owned while the tenure is leasehold or freehold (L.T.A.). Historic development / architectural control are exercised in many plots by 'covenant' applications. Not enough attention is given to street furniture and no attempt is made to make the street spaces/edges lively for public interaction. Devoid of public spaces the area is quiet with some parts forming lonely spots. High retaining walls of steeply winding roads in parts create accident-prone stretches. The sub-precinct is of a significant character, unique and rare, possibly the only area in the city that reflects historicity in an authentic and excellent state of preservation. This aspect qualifies it for a Grade II A status.

CULTURAL SIGNIFICANCE

SIGNIFICANCE

Historic Significance - C

Historic Integrity - C

Historic Context - B

FINAL GRADE

III

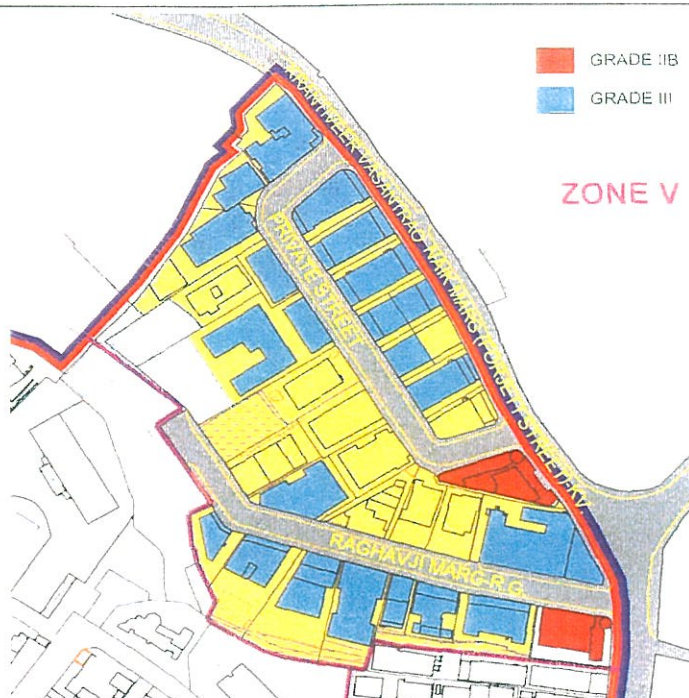
REMARKS

CONSERVATION &
DEVELOPMENT

All buildings of the area, except the 'Sri Sadan' property are included in the proposed Heritage List, with an application of the Heritage regulations 1995. In addition the control defined listed, unlisted, ceased & uncessed buildings in this Report will be made applicable to this Sub-Precinct area (refer to Ch. 6.0). Landscape Policy is defined vide Maps - 29A, 29B & 29C and Annexure Sheet 4 & 5. There is a need to form a Public - Municipal Authorities participation forum for control and enhancement of streetscape character. The Carmichael Road Residents Association has presented an enhancement proposal to the Municipal Authorities and Members of 'Mumbai's initiative for the protection and upliftment of streets and public spaces'. The same may be considered for application in consultation of this report.

K.V.NAIK MARG AND RAGHAVJI MARG SUB-PRECINCT

GRADE	III
LOCATION	ZONE V
C.S. #	1/644, 2A/644, 22A/644, 22/644, 23/644, 27/644, 4/644, 4A/644, 6/644, 15/644, 15A/644, 15B/644, 25/644, 20/644, 7/644, 8/644, 9/644, 5A/644, 5/644, 10/644, 10A/644, 11/644, 12/644, 13/644, 644, 20/644, 16/644, 26/644, 21/644, 3/644, 3A/644



AREA DESCRIPTION

Forming the south-eastern edge of the Cumballa Hill Heritage Precinct, the area of this proposed Sub-Precinct was developed as formal residential layout in Phase III (1926 – 1937) of the historic development along the Forjett Street (K.V. Naik Marg) and Raghavji Road. Set on two levels of the hilly topography, the layout is governed by two aspects – 1) Accessibility to the area, in the form of the two streets, the Raghavji road (ascending uphill with a dead end) and the Forjett Street at lower level and 2) Accessibility to each building from the roads. The resultant is the formal layout of residential terraces across the roads in rows, arranged at different levels, the upper with its back overlooking the lower. Raghavji Road enjoys a quiet ambience while Forjett Street is a busy arterial road with a "shopping line".

The narrow plots of medium size has residential apartments, directly fronting the streets with the footprint leaving marginal side open spaces and the front abutting directly onto the pavements (no front open spaces). The generally ground and four upper floors of these buildings are in the Vernacular style with Art-deco features along the Raghavji Road and in a mix of Vernacular and Colonial (Edwardian) styles along the K.V. Naik Marg. Projecting continuous balconies, receding top floors (as later additions) and sloping tiled roofs form the essential architectural vocabulary of the area. The area forms significant corner buildings of outstanding value, both on outer (convex) and inner (concave) corner plots in the area.

The architectural character of the buildings has undergone a certain degree of change in the recent past, while retaining a significant portion worthy of heritage classification. The beautiful setting of the buildings along the western edge of the moderately sloping Raghavji Road is in a good state of integrity and preservation. The eastern edge has undergone substantial change with modern intrusions of a format alien to the character. Forjett Street while retaining the plot morphology and footprint has undergone facade related changes in a few buildings. The landscape (greenery and foliage) and streetscape features are of a poor quality and need enhancement. On-street parking along the streets needs control. Most buildings are multi-tenanted while few (modern) have formed housing societies. The area is constituted mostly of cessed properties affected by MHADA regulations.

The Sub-Precinct has a significant historic and cultural value worthy of qualifying as Heritage Grade II-B.

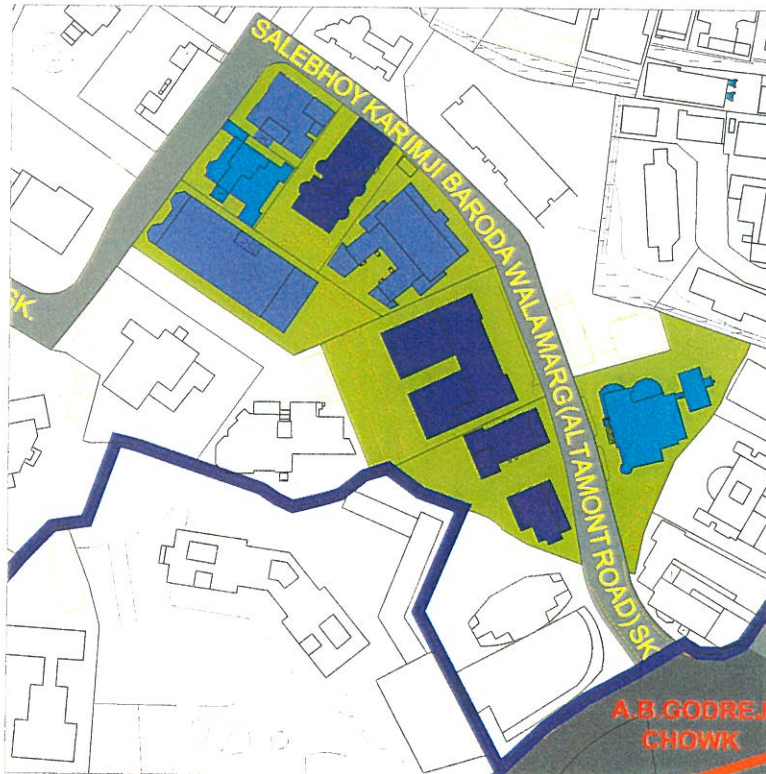
CULTURAL SIGNIFICANCE

SIGNIFICANCE	Historic Significance - B	Historic Integrity - C	Historic Context - B
FINAL GRADE	II-B		

REMARKS

CONSERVATION & DEVELOPMENT	Most buildings in this area are of a cessed category while heritage Grade III is applied to most of the identified stock of buildings. While the listed buildings will be regulated by the heritage Regulations 1995 and the recommendations of this report, it is important to note that unlisted buildings make a significant contribution to the character of the precinct and need an equal degree of regulation. Regulations contained in this Report for unlisted buildings will be made applicable. Landscape Policy is defined vide Maps- 29, 30A & 30B and Annexure Sheets 4 & 5. Enhancement proposal by the Municipal Authorities and Committee of 'Mumbai's Initiative for the Protection and Upliftment of Streets and Public Spaces (' is recommended to be sought in this area with public participation.
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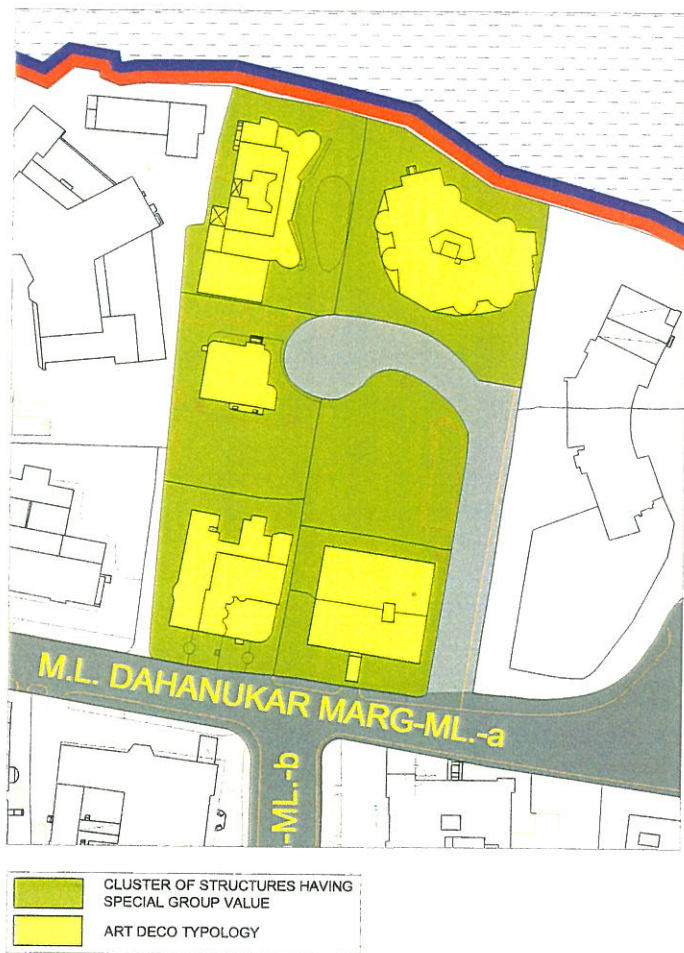
GROUP OF BUILDINGS ALONG S.K. BARODAWALLA MARG HAVING SPECIAL GROUP VALUE








	CLUSTER OF STRUCTURES HAVING SPECIAL GROUP VALUE		MIX OF COLONIAL & VERNACULAR
	COLONIAL TYPOLOGY		MIX OF COLONIAL & ART DECO








GROUP OF ART DECO APARTMENT BUILDINGS ALONG M.L. DAHANUKAR MARG HAVING SPECIAL GROUP VALUE








LIST 2 - LIST OF HERITAGE BUILDINGS / SUB-PRECINCTS






ROAD ASSO. NO.	S.R. REF. NO.	C.S.NO	BUILDING NAME	OWNER-SHIP	BUILDING USE	SPECIAL FEATURES	BUILT-IN	BUILDING CONDITION	VALUE CLASSIFICATION	PROPOSED GRADING	GRADING BY B.M.C.
	1 SK 33	634	Raj Mahal 	Private	Res	Sprawling asymmetrical bungalow in Neo Gothic country house style. The brightly painted structure with a porch, an angle tower and rusticated window openings serves as an important landmark at the beginning of S.K. Barodawalla Marg.	1900-1913	Good	AS(des), AS(fac) CS(lmk) HI(pre), HI(mnt), HI(stb), HI(pot) HC(age)	Grade II-B	Not listed
	2 SK 17	648	Residence of Italian Consulate General 	Private	Res.	Bungalow in Vernacular style set in a well maintained landscape. It has a symmetrical plan form, Informal scale and decorative features like eaves fascia and brackets crafted in wood.	1900-1913	Excellent	AS(des) CS(asso) LS(set), LS(asso) HI(pre), HI(mnt), HI(stb), HI(pot) HC(age)	Grade II-A	Not listed
	3 SK 13	1/650	Prem Nivas 	Private	Res	Bungalow in Colonial style with a spacious foreground. Originally part of a large property, Prem Nivas is one of the few historic structures surviving on the hill. The bungalow having an asymmetrical plan form has an elaborately designed entrance porch with decorative features in stucco.	1900-1919	Excellent	AS(des), AS(fac) CS(asso) LS(set) HI(pre), HI(mnt), HI(stb), HI(pot) HC(age)	Grade II-A	Grade III
	4 SK 9	1/668	Chattan 	Private	Res+Comm	A modest bungalow in Art Deco style with well-landscaped spacious foreground.	1953-1955	Fair	AS(des) LS(set) HI(pre), HI(mnt), HI(stb), HI(pot)	Grade II-B	Not listed
	5 SK 3B	2/665	Palmera 	Private	Res	Apartment block in Art Deco style with a concave façade having curved projections of balconies and chhajjas lending it a rhythmic quality.	1947-1960	Good	AS(des), AS(fac) HI(pre), HI(mnt), HI(stb), HI(pot)	Grade II -B	Not listed



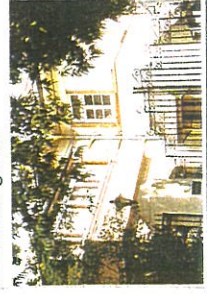


S.K.BARODAWALLA MARG (ALTAMONT ROAD)
ZONE I






ROAD ASSO.	S.R. NO.	REF. NO.	C.S.NO	BUILDING NAME	OWNER-SHIP	BUILDING USE	SPECIAL FEATURES	BUILT-IN	BUILDING CONDITION	VALUE CLASSIFICATION	PROPOSED GRADING	GRADING BY B.M.C.
S.K.BARODAWALLA MARG (ALTAMONT ROAD) ZONE I	6	SK 34	7A/632	Modern Manor 	Private	Res	Structure with façade rendered with ornamental features in Colonial and Art Deco styles. Parking garages on ground floor directly accessed from S.K. Barodawalla Marg.	1934-1937	Good	AS(des), AS(fac) CS(grp) HI(pre), HI(mnt), HI(stb), HI(pot)	Grade II-B	Not listed
	7	SK 32	7/632	Silverene 	Private	Res+Comm	Structure with decorative façade rendered with ornamental features in Colonial and Art Deco styles. Parking garages on ground floor are occupied for commercial use.	1934-1937	Good	AS(des), AS(fac) CS(grp) HI(pre), HI(mnt), HI(stb), HI(pot)	Grade II -B	Not listed
	8	SK 30	6/632	Chapsey Terrace 	Private	Res	A robust structure with parking garages on ground floor. The generally flat, plastered façade of this twentieth century apartment block is crafted in a mix of Art deco and Colonial styles.	1920-1925	Good	AS(des), AS(fac) AS(int) CS(grp) HI(pre), HI(mnt), HI(stb), HI(pot)	Grade II -B	Deleted
	9	SK 28	5/632	Hindustan House 	Private	Res	A modest structure in a mix of Colonial & Vernacular styles with parking garages on ground floor, abutting the road. The plastered front façade with projected cornice bands is moderately decorated with stucco mouldings. Side façades have continuous balconies with decorative wooden grills.	1926-1929	Fair	AS(fac) CS(grp) HI(pre), HI(mnt), HI(stb), HI(pot)	Grade II -B	Not listed
	10	SK 24-26	4/632	Mani Mount 	Private	Res	Residential structure designed as a mix of Art Deco and Colonial styles having an elaborately designed sloping roof. Decorative balcony railings with Art deco motifs and ornamental barge-board at the roof are notable features of the façade.	1920-1925	Fair	AS(fac) CS(grp) HI(pre), HI(mnt), HI(stb), HI(pot)	Grade II -B	Not listed

ROAD ASSO. NO.	S.R. NO.	REF.NO.	C.S.NO	BUILDING NAME	OWNER-SHIP	BUILDING USE	SPECIAL FEATURES	BUILT-IN	BUILDING CONDITION	VALUE CLASSIFICATION	PROPOSED GRADING	GRADING BY B.M.C.
S.K.BARODAWALLA MARG (ALTAMONT ROAD) ZONE I	11	SK 22	3/632	Cama Terrace 	Private	Res	Residential structure designed as a mix of Colonial and Vernacular styles with balconies overlooking north. Projected cornice bands, brackets with stucco mouldings, decorative cast iron railings and stained glass drop fascias adorn the facade of Cama Terrace.	1920-1925	Fair	AS(des), AS(fac) CS(grp) HI(pre), HI(mnt), HI(stb), HI(pot)	Grade II -B	Not listed
	12	SK 20	3A/632	Gandhi Mansion 	Private	Consulate+ Res+Comm	Built as a residential building in Neo-classical style and sensitively restored in 1994, Gandhi Mansion has an impressive asymmetrical façade with a portico and a semi-octagonal bay window projection. A large portion of Gandhi Mansion is presently being occupied by the South African Consulate.	1929	Excellent	AS(des), AS(fac) AS(int) CS(func), CS(grp) HI(pre), HI(mnt), HI(stb), HI(pot)	Grade II -B	Not listed
	13	SK 18	2/632	Sai Manzil 	Private	Res	Moderately decorative residential building in Colonial style. It has a symmetrical façade with semi-octagonal projections on either side. Cornice balconies supported by decorative brackets, elaborate fenestration and stained glass fascia are highlights of the facade.	1920-1925	Fair	AS(des), AS(fac) CS(grp) HI(pre), HI(mnt), HI(stb), HI(pot)	Grade II -B	Grade III
	14	SK 10	1/631	Mafatlal Bungalow 	Private	Res	Multi-storeyed family residence of the renowned Mafatlal family is located on a natural mound overlooking Dr.G.D. Deshmukh Marg and set within a well landscaped premises. The asymmetrical but generally linear structure is designed and detailed in a blend of Modern and Art Deco styles.	1948-1950	Excellent	AS(des), AS(fac) CS(asso), CS(mnk) LS(asso), LS(set) HI(pre), HI(mnt), HI(stb), HI(pot)	Grade II-A	Not listed
	15	SK 8	2/631	Bombarci 	Govt.	Res	Bungalow with a front porch, designed as a mix of Colonial and Vernacular styles with a symmetrical format and an ancillary wing attached to it forming an 'L'. Laid out on a narrow, sloping site amidst an exuberant garden, Bombarci is presently being used as the official residence of the Western Railway General Manager.	1926-1929	Good	AS(des), AS(int) CS(asso) LS(asso), LS(set) HI(pre), HI(mnt), HI(stb), HI(pot)	Grade II-A	Grade III






ROAD ASSO. NO.	S.R. NO.	REF.NO.	C.S.NO	BUILDING NAME	OWNER-SHIP	BUILDING USE	SPECIAL FEATURES	BUILT-IN	BUILDING CONDITION	VALUE CLASSIFICATION	PROPOSED GRADING	GRADING BY B.M.C.
S.K.BARODAWALLA MARG - ZONE I	16	SK 2	1/669	Orphanage	Trust	Orphanage	Originally the residence of the renowned Petit family of Mumbai, this ground storeyed linear structure has a typical bungalow format with high plinth and a continuous verandah along its west façade. The spacious foreground in the east and an asymmetrically located portico treated in Classical style are the highlights of the structure.	Bef. 1871	Poor	AS(des) CS(asso), CS(lmk), CS(func) LS(asso) HI(pre), HI(pot) HC(age)	Grade II-A	Not listed
	17	AN 6A	1/651	The Cairn	Trust	Res	Originally part of Prospect Lodge, one of the historic properties on Cumballa Hill, The Cairn was later used as independent bungalow. It subsequently gained fame for being the residence of Sir. J.R.D. Tata. Built in British vernacular style, the bungalow comprises of two independent blocks linked together by covered passages while integrating sensitively to the undulating topography of the site.	Bef. 1871	Fair	AS(des), AS(int) CS(asso) LS(asso), LS(set) HI(pre), HI(pot) HC(age)	Grade II-A	Grade III
M.L.DAHANUKAR MARG (CARMICHAEL ROAD) ZONE II	18	ML.a 27-23	8/722	Shangri-La	Private	Res	A multi-storeyed apartment block designed by renowned architect G.B. Mhatre in Art Deco style. Symmetrical yet dynamic, owing to the profound use of curved forms in the design. Excellent setting and landscape. Holds special group value with a group of neighbouring structures.	1934-1940	Good	AS(des), AS(fac), AS(int) CS(grp) LS(asso) HI(pre), HI(mnt), HI(stb), HI(pot)	Grade II-A	Not listed
	19	ML.a 25-25A	9/722	Normandie	Private	Res	A multi-storeyed apartment block designed by renowned architect G.B. Mhatre in Art Deco style. Symmetrical yet dynamic, owing to the profound use of curved forms in the design. Excellent setting and landscape. Holds special group value with a group of neighbouring structures.	1934-1940	Good	AS(des), AS(fac), AS(int) CS(grp) LS(asso) HI(pre), HI(mnt), HI(stb), HI(pot)	Grade II-A	Not listed
	20	ML.a 23A	10/722	Picardie	Private	Res	Residential structure of modest scale designed in Art Deco style by renowned architect G.B. Mhatre. Holds special group value with a group of neighbouring structures.	1934-1940	Fair	AS(des), CS(grp) LS(asso) HI(pre), HI(mnt), HI(stb), HI(pot)	Grade II-B	Not listed




M.L.DAHANUKAR MARG (CARMICHAEL ROAD) ZONE II												
ROAD ASSO.	Sr. NO.	REF.NO.	C.S.NO	BUILDING NAME	OWNER-SHIP	BUILDING USE	SPECIAL FEATURES	BUILT-IN	BUILDING CONDITION	VALUE CLASSIFICATION	PROPOSED GRADING	GRADING BY B.M.C.
	21	ML.a 21	12/722	Silvan Roche 	Private	Res	Apartment block of modest scale in Art Deco style overlooking M.L. Dahanukar Marg. Holds special group value with a group of neighbouring structures.	1934-1940	Fair	AS(fac) CS(grp) HI(pre), HI(mnt), HI(stb), HI(pot)	Grade II-B	Not listed
	22	ML.a 19	13/722	Nikhil Villa 	Private	Res	L-shaped apartment block of modest scale in Art Deco style overlooking M.L. Dahanukar marg. Holds special group value with a group of neighbouring structures.	1934-1940	Fair	AS(fac) CS(grp) HI(pre), HI(mnt), HI(stb), HI(pot)	Grade II-B	Not listed
	23	ML.a 17A	4/733	Nirmala Villa 	Private	Res	Dual-family residence set on a high ground. Front boundary abutting M.L. Dahanukar Marg comprises of a high retaining wall forming a distinct street edge. The structure is a blend of Art Deco and Vernacular styles.	1934-1940	Good	AS(des), LS(asso), LS(set) HI(pre), HI(mnt), HI(stb), HI(pot)	Grade II-B	Not listed
	24	ML.a 17	733	Kamal Mahal 	Private	Res	Set on a high ground overlooking a well-laid out garden, Kamal Mahal is a multi-storied apartment block designed in Art Deco style. The Plan form, generally symmetrical, has a strong emphasis upon straight and angular lines. The concave façade formed by the structure encloses a grand and formal approach to the structure.	1940-1947	Excellent	AS(des), AS(fac), AS(int) LS(asso), LS(set) HI(pre), HI(mnt), HI(stb), HI(pot)	Grade II-A	Not listed
	25	ML.a 11	2/736	The Cliff 	Private	Consulate+ Res	A sprawling structure having a plan form in shape of an asymmetrical 'C', is designed as a mix of Colonial and Vernacular styles. The impressive portico in front crafted in classical style and the hooded awnings over window openings are characteristic features of the facade.	1920-1925	Good	AS(des), AS(fac), AS(int) CS(grp), CS(func) LS(asso), LS(set) HI(pre), HI(mnt), HI(stb), HI(pot)	Grade II-A	Not listed





ROAD ASSO.	S.R. NO.	REF.NO.	C.S.NO	BUILDING NAME	OWNER-SHIP	BUILDING USE	SPECIAL FEATURES	BUILT-IN	BUILDING CONDITION	VALUE CLASSIFICATION	PROPOSED GRADING	GRADING BY B.M.C.
M.L.DAHANUKAR MARG (CARMICHAEL ROAD) ZONE II	26	ML.a 9	860	Municipal Commissioners Bungalow 	Municipal Corporation of Greater Mumbai	Res	A colonial bungalow of modest scale set within a well landscaped garden and designed as a mix of Colonial and Vernacular styles. The bungalow is an official residence of Municipal Commissioner of Mumbai. A porch detailed with classical motifs and arcaded front verandah are notable features of the structure.	1940-1947	Excellent	AS(des), AS(fac), AS(int) CS(asso), CS(grp) LS(asso), LS(set) HI(pre), HI(mnt), HI(stb), HI(pot)	Grade II-A	Grade III
	27	ML.a 7	841	B.P.T. Bungalow 	Bombay Port Trust	Res	The official residence of Bombay Port Trust Chief, 'North End' demarcated the end of Carmichael road till 1920s. A colonial bungalow designed by George Wittet (Architect to the Govt. of India) in a mix of Colonial and Vernacular styles is set within an excellent formal garden. The asymmetrical structure is entered through a porch in classical design.	1919	Excellent	AS(des), AS(fac), AS(int) CS(asso), CS(grp) LS(asso), LS(set) HI(pre), HI(mnt), HI(stb), HI(pot) HC(age)	Grade II-A	Grade III
	28	ML.a 7A	842	R.B.I. Bungalow 	Reserve Bank of India	Res	Designed by architect Frank McKnight, as a mix of Art Deco and Vernacular styles, R. B. I. Bungalow has an asymmetrical plan form with an arcaded verandah overlooking a garden in the north and a porch in the front. Excellent setting and interiors.	1935-1940	Excellent	AS(des), AS(int) CS(asso), CS(grp) LS(asso), LS(set) HI(pre), HI(mnt), HI(stb), HI(pot)	Grade II-A	Grade III
	29	ML.a 3-3A	2N/738	Sylmoyne 	Private	Res	Designed and detailed in Art Deco style by German Architect Mesher Smith, Sylmoyne is a bungalow of modest scale set amidst an informal garden. Beauty of the structure lies in an asymmetrical yet striking composition of pure geometrical forms. An arcaded porch in the front and a curved corner verandah in the rear are highlights of the form.	1937-1940	Excellent	AS(des), AS(fac), AS(int) CS(grp) LS(asso), LS(set) HI(pre), HI(mnt), HI(stb), HI(pot)	Grade II-A	Not listed
	30	ML.a 1-3A	2O/738	Spiro Spero / Japanese consulate 	Consulate	Consulate+ Res	Bungalow with Art Deco design and décor, Spiro-spero has a unique plan form having a circular hall in the centre surrounded by rooms radiating from it. A fan shaped porch leading to a recessed entranceway and an arcaded segment shaped verandah in the rear are characteristic features of the structure. Excellent setting and interiors.	1943	Excellent	AS(des), AS(fac), AS(int) CS(grp), CS(func) LS(asso), LS(set) HI(pre), HI(mnt), HI(stb), HI(pot)	Grade II-A	Not listed






ROAD ASSO.	SR. NO.	REF.NO.	C.S.NO	BUILDING NAME	OWNER-SHIP	BUILDING USE	SPECIAL FEATURES	BUILT-IN	BUILDING CONDITION	VALUE CLASSIFICATION	PROPOSED GRADING	GRADING BY B.M.C.
M.L.DAHANUKAR MARG (CARMICHAEL ROAD) ZONE II	31	ML.a 24	2A2/722	Om Sharma House 	Private	Res	A palatial residential mansion displaying influence of Colonial and Vernacular styles. Colonnaded verandah situated between projected room blocks on either end and a formal entrance in the centre led by a flight of steps are significant features of the facade. It has an attached L shaped extension in Vernacular style.	1930-1935	Fair	AS(des), AS(fac) CS(asso), CS(grp), CS(lmk) HI(pre), HI(pot)	Grade II-B	Not listed
	32	ML.a 22	1B/722	Sunny Ville 	Private	Res	A sprawling residential mansion having plan-form and façade configuration in Colonial style. The main façade overlooking M.L. Dahanukar marg has an elaborate entranceway in the centre as well as identical porches on either side enclosed timber lattice work screens.	1926-1929	Fair	AS(des), AS(fac) CS(grp) HI(pre), HI(mnt), HI(stb), HI(pot)	Grade II-B	Not listed
	33	ML.a 20	1A/733	Anand Bhuvan 	Private	Res	Historically associated with Nehru family, Anand Bhuvan is a grand residential building in Colonial style, part of which fronting M.L. Dahanukar marg stands in dilapidated state. Generally symmetrical plan form, elaborate entrance porch, projecting semi- octagonal bays and balconies and façade treatment in stucco are remarkable features of the structure.	1920-1925	Poor	AS(des), AS(fac) CS(asso), CS(grp) HI(pre), HI(pot)	Grade III * Structure under Demolition in year 2002	Not listed
	34	ML.a 18	1B/733	Ghia Mansion 	Private	Res	Multiple family residential building treated in Colonial style. Façade overlooking M.L. Dahanukar marg with end blocks in semi-octagonal profile, is more ornate than the side facades. Decorative cornice bands, mouldings, architraves and pilasters in stucco, deep recessed openings and cornice balconies lend a highly ornamental quality to the facade.	1940-1947	Good	AS(des), AS(fac) CS(asso), CS(grp) HI(pre), HI(mnt), HI(stb), HI(pot)	Grade II-B	Not listed
	35	ML.a 12	3/739	Dharbhanga Mansion 	Private	Res	Originally built as the staff quarters of Royal Estate belonging to the Maharaja of Darbhanga, the structure with four spacious apartments per floor, is treated in Colonial style. Robust built form, uniformly spaced openings with hooded awnings, façade ornamentation in stucco work and excellent stained glass work are significant features of the structure.	1929-1934	Good	AS(des), AS(fac), AS(int) CS(asso), CS(grp) HI(pre), HI(mnt), HI(stb), HI(pot)	Grade II-B	Not listed

Note: The shaded cells in the table indicate Structure deleted from the Heritage List on account of Demolition during the course of survey.






ROAD ASSO. NO.	S.R. NO.	REF.NO.	C.S.NO	BUILDING NAME	OWNER-SHIP	BUILDING USE	SPECIAL FEATURES	BUILT-IN	BUILDING CONDITION	VALUE CLASSIFICATION	PROPOSED GRADING	GRADING BY B.M.C.
M.L.DAHANUKAR MARG (CARMICHAEL ROAD) ZONE II	36	ML.a 8 ??	2C/738	Morena (Belgium Consulate) 	Private	Consulate+ Res	An apartment block of small scale designed and detailed in Art Deco style. Morena is an L-shaped structure laid out on a sloping plot. Simple façade, building line abutting the foot-path, excellent setting, landscape and interiors are characteristic features of Morena.	1937-1944	Good	AS(des), AS(int) CS(asso), CS(grp) HI(pre), HI(mnt), HI(stb), HI(pot)	Grade II-A	Not listed
	37	ML.a 4	2I/738	Shengri-la 	Private	Res	An apartment block of modest scale designed and detailed in Art Deco style. Shengri-la has a dynamic appearance created by rhythmic curves in the plan-form. Excellent setting, landscaping and well-maintained interiors.	1937-1941	Excellent	AS(des), AS(fac), AS(int) CS(grp) LS(asso), LS(set) HI(pre), HI(mnt), HI(stb), HI(pot)	Grade II-A	Not listed
	38	ML.a 2A	2J/738	Nandadeep 	Private	Res	Dual-family residence of modest scale designed in art Deco style. Nandadeep is a corner building set on a sloping plot amidst moderately landscaped garden.	1935-1937	Excellent	AS(des), AS(fac), AS(int) CS(asso), CS(grp) LS(asso), LS(set) HI(pre), HI(mnt), HI(stb), HI(pot)	Grade II-A	Not listed
	39	ML.b 24B	2A/722	Morarka House 	Private	Res	Apartment block of modest scale designed in Art Deco style. Elaborate porch offering entry from side open space and compound wall with decorative gateway are significant features of Morarka House.	1935-1945	Fair	AS(fac) CS(grp) HI(pre), HI(mnt), HI(stb), HI(pot)	Grade II-B	Not listed
	40	ML.c 5	2M/738	Sohrab Minar 	Private	Res	Apartment block of modest scale laid out on a sloping site. Planning, form, detailing and interiors of Sohrab Minar aptly represent the influence of Art Deco style upon the residential design of 1930s.	1937-1943	Fair	AS(des), AS(fac), AS(int) CS(grp) LS(asso), LS(set) HI(pre), HI(mnt), HI(stb), HI(pot)	Grade II-A	Not listed






ROAD ASSO. NO.	S.R. NO.	REF.NO.	C.S.NO	BUILDING NAME	OWNER-SHIP	BUILDING USE	SPECIAL FEATURES	BUILT-IN	BUILDING CONDITION	VALUE CLASSIFICATION	PROPOSED GRADING	GRADING BY B.M.C.
M.L.DAHANUKAR MARG (CARMICHAEL ROAD)	41	ML.d 8	2E/738	Vasant Vihar 	Private	Res	Bungalow (a family house) laid out on a steeply sloping site with plan form and features having influence of Art Deco style. Excellent timber staircase and unique flooring.	1934-1940	Fair	AS(int) CS(grp) HI(pre), HI(mnt), HI(stb), HI(pot)	Grade III	Not listed
	42	ML.d 8A	2D/738	Hormuz Villa 	Private	Res	A palatial bungalow laid out on a steeply sloping plot. Designed and detailed in Colonial style, Hormuz villa is a three storeyed structure entered through a grand porch from west.	1935-1945	Good	AS(des), AS(fac), AS(int) CS(lmk), CS(grp) LS(asso), LS(set) HI(pre), HI(mnt), HI(stb), HI(pot)	Grade II-A	Not listed
	43	ML.d 12-13	2/738	Ryl Stone 	State Govt.	Res	A sprawling colonial bungalow designed as a mix of Colonial and Vernacular styles. Excellent setting and landscaping maintaining the ambience of sloping site. Formal entrance porch in the front and informal, arcaded verandah in the rear intercepted by a semi-octagonal projection in the centre are highlights of the structure.	1920-1925	Excellent	AS(des), AS(fac), AS(int) CS(asso), CS(grp) CS(lmk) LS(asso), LS(set) HI(pre), HI(mnt), HI(stb), HI(pot)	Grade II-A	Grade III
B. GAMADIA ROAD	44	GM 13	17A/738	Kasturbhai Lalbhai Cottage 	Private	Res	Bungalow designed by the renowned architect Claude Bailey that displays a sensitive adaptation of domestic vernacular architecture to contemporary lifestyle. Excellent setting, use of natural materials and finishes, informal plan form and mundane scale are the notable features of the structure. Recipient of Urban Heritage Award in 1988.	1941	Excellent	AS(des), AS(fac), AS(int) CS(asso), CS(lmk) LS(asso), LS(set) HI(pre), HI(mnt), HI(stb), HI(pot)	Grade II-A	Grade II-A
	45	GM 8	4/738	Carmichael House 	Private	Res	Multi-storeyed apartment block in Art Deco style, located on a high ground overlooking the sharp descend of Byramjee Gamadia marg. The plan-form with a concave profile has rounded ends and continuous chhajja projections. Excellent setting & landscaping exploiting the natural topography. Parking garages accessible from lower road level.	1940-1947	Good	AS(des), AS(fac), AS(int) CS(lmk) LS(asso), LS(set) HI(pre), HI(mnt), HI(stb), HI(pot)	Grade II-A	Not listed



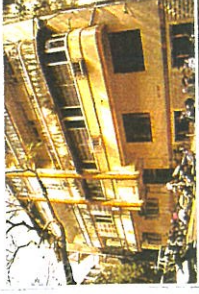

ROAD ASSO.	Sr. NO.	REF.NO.	C.S.NO	BUILDING NAME	OWNER-SHIP	BUILDING USE	SPECIAL FEATURES	BUILT-IN	BUILDING CONDITION	VALUE CLASSIFICATION	PROPOSED GRADING	GRADING BY B.M.C.
B. GAMADIA ROAD ZONE II	46	GM 5	10A/738	Shahbaug 	Private	Res	Apartment block of modest scale designed in Early Art Deco style. External facade plastered and painted in terracotta colour, decorative glazing in geometrical designs, patterned stucco mouldings, cantilevered corner balconies in curved profile, elaborate treatment of staircase block and entrance porch are notable features of the structure.	1940-1947	Fair	AS(des), AS(fac), AS(int) CS(asso) HI(pre), HI(mnt), HI(stb), HI(pot)	Grade II-B	Not listed
	47	GD 3	4B/738	Eddie House 	Private	Res	Apartment block designed as a mix of Art Deco and Colonial styles. Symmetrical facade configuration with segmental bay projections on either ends. Rough cast finish, mouldings in stucco and continuous cornice bands are significant features of the facade.	1926-1934	Good	AS(des), AS(fac) CS(lmk) HI(pre), HI(mnt), HI(stb), HI(pot)	Grade II-B	Grade III
G. D. DESHMUKH MARG (PEDDER RD.) ZONE III	48	GD 3D	4E/738	Kamani House 	Private	Res	Apartment block in Art Deco style laid out on a sloping corner plot. Generally symmetrical plan form with two sets of storeyed balconies in semi-circular profile lending a rhythmic quality to the facade. Occasional use of classical motifs in facade treatment. Excellent landscaping.	1934-1940	Good	AS(des), AS(fac), AS(int) CS(lmk) LS(asso), LS(set) HI(pre), HI(mnt), HI(stb), HI(pot)	Grade II-B	Not listed
	49	GD 5A	1C/738, 1A/738	Jindal Mansion 	Private	Comm	Palatial mansion originally belonging to Maharaja of Darbhanga was renovated and extended vertically in 1980s with a complete transformation of the original facade and footprint. The new facade that borrows its decorative motifs in stucco from the original structure, attempts to drape its structural elements in classical treatment.	1929-1934	Excellent	AS(des), AS(fac), AS(int) CS(asso), CS(lmk) HI(pre), HI(mnt), HI(stb), HI(pot)	Grade III	Grade III




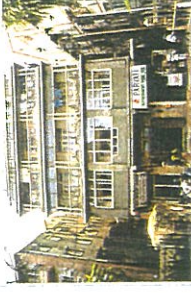
ROAD ASSO.	Sr. NO.	REF.NO.	C.S.NO	BUILDING NAME	OWNER-SHIP	BUILDING USE	SPECIAL FEATURES	BUILT-IN	BUILDING CONDITION	VALUE CLASSIFICATION	PROPOSED GRADING	GRADING BY B.M.C.
G. D. DESHMUKH MARG (PEDDER RD.) ZONE III	50	GD 13A	734 & 1/735	Hill Grange High School 	Private	School Reservation (Secondary School)	Located on a high ground off Dr. G.D. Deshmukh marg, the layout comprises of a colonial bungalow in a mix of Vernacular and Colonial styles, attached blocks housing the school and an open-air performing area. The bungalow with a formal porch, multi-layered hipped roofs and an octagonal tower capped by a two-tier umbrella roof, is well maintained amidst the modern extensions.	1910-1913	Good	AS(des), AS(fac) CS(func) LS(asso), LS(set) HI(pre), HI(mnt), HI(stb), HI(pot) HC(age)	Grade II-A	Not listed
	51	GD 31F	716	Hill Crest 	Private	Res	Hill Crest is remnant of an old sprawling bungalow in Vernacular style, laid out on a sloping site. It has an asymmetrical plan form, informal scale and decorative features like eaves fascia and brackets crafted in wood. Two parallel flights of stairs directly leading to the first floor, covered by stepped roofs, are significant features of the facade.	1919	Fair	AS(des), AS(fac) LS(asso), LS(set) HI(pre), HI(mnt), HI(stb), HI(pot) HC(age)	Grade II-B	Not listed
	52	SP 1-3-5	624	Kwality House 	Private	Res+Comm	Residential building with shops on ground floor situated at a strategic corner plot. Facade articulation in Colonial (Edwardian) style with stucco mouldings, cornice bands and decorative fenestration are significant features of the structure.	1900-1910	Fair	AS(des), AS(fac) CS(lmk), CS(grp) HI(pre), HI(stb), HI(pot) HC(age)	Grade II -B	Not listed
NYAYAMURTI SITARAM PATKAR MARG (HUGHES ROAD) - ZONE IV	53	SP 7-7A-7B-6	561,563	Mohamadbhai Mansion 	Private	Res+Comm	Residential building with shops on ground floor abutting N. Sitaram Patkar marg (Hughes road). Facade articulation in Colonial (Edwardian) style with stucco mouldings, cornice bands and decorative fenestration are significant features of the structure.	1900-1910	Good	AS(des), AS(fac) CS(grp) HI(pre), HI(stb), HI(pot) HC(age)	Grade II -B	Not listed
	54	AK 2AB	638 (part)	New Bhivandi House 	Private	Res+Comm	Residential building with shops on ground floor abutting August Kranti marg. Designed Vernacular style with facade ornamentation in Art Deco and Colonial styles. Patterned stucco work on front facade, cantilevered storeyed balconies with decorative cast iron railings and stained glass drop fascia are notable features of the structure.	1910-1919	Fair	AS(fac) CS(grp) HI(pre), HI(stb), HI(pot) HC(age)	Grade II-B	Not listed
AUGUST KRANTI MARG ZONE IV												

ZONE IV
AUGUST KRANTI MARG (GOWALIA TANK RD.)




ROAD ASSO.	S.R. NO.	REF.NO.	C.S.NO	BUILDING NAME	OWNER-SHIP	BUILDING USE	SPECIAL FEATURES	BUILT-IN	BUILDING CONDITION	VALUE CLASSIFICATION	PROPOSED GRADING	GRADING BY B.M.C.
	55	AK 96-96A	639 (part)	Old Bhivandi House 	Private	Res+Comm	Residential building with shops on ground floor abutting August Kranti marg. Façade articulation in classic style with stucco mouldings, decorative architraves, projecting cornice bands and cornice balconies with ornamental C.I. railings. Arched stained glass panel adorns the main entranceway.	1926-1937	Fair	AS(fac) CS(grp) HI(pre), HI(stb), HI(pot) HC(age)	Grade II-B	Not listed
	56	AK 88B	643	Dadi Terrace 	Private	Res	Dadi Terrace is a small bungalow in Vernacular style situated on an elevated natural terrace off August Kranti marg. The small isolated structure surrounded on all sides by multi-storeyed blocks is approached by a long flight of steps. Continuous timber balconies supported by decorative cast iron brackets and ornamental cast iron railings are significant features of Dadi Terrace.	1910-1919	Poor	AS(fac) HI(pre), HI(pot) HC(age)	Grade III	Not listed
	57	AK 82-82A	1/564	Old Botawala Building 	Private	Res+Comm	Residential building with shops on ground floor located at the junction of August Kranti marg and Raghavji road. Façade articulation in Colonial (Edwardian) style with stucco mouldings, cornice bands and cornice balconies supported by decorative brackets. Typical example of corner building with the rounded corner highlighted by elaborate ornamentation and a dome.	1910-1919	Fair	AS(des), AS(fac) CS(lmk), CS(grp) HI(pre), HI(stb), HI(pot) HC(age)	Grade II-B	Not listed
	58	AK 107-07B	1/562	Sohoni Mansion 	Private	Res+Comm	Brightly coloured residential building along August Kranti marg with substantial front set-back. Façade articulation in Colonial (Edwardian/Jacobean) style with the corner blocks of greater height topped with double tiered cupolas and the central projected bay silhouetted by a broken pediment.	1900-1910	Fair	AS(des), AS(fac) CS(grp) HI(pre), HI(stb), HI(pot) HC(age)	Grade II-B	Not listed
	59	AK 4B	1/564	Sonal 	MHADA	Res+Comm	Residential building with shops on ground floor abutting August Kranti marg. Façade articulation in Colonial (Edwardian) style with stucco mouldings, cornice bands, pilasters and projected balconies with ornamental railings resting on decorative RCC brackets. Repaired and restored recently by MHADA	1926-1937	Fair	AS(fac) CS(grp) HI(pre), HI(stb), HI(pot)	Grade II-B	Not listed

ROAD ASSO. NO.	S.R. NO.	REF.NO.	C.S.NO	BUILDING NAME	OWNER-SHIP	BUILDING USE	SPECIAL FEATURES	BUILT-IN	BUILDING CONDITION	VALUE CLASSIFICATION	PROPOSED GRADING	GRADING BY B.M.C.
RAGHAVJI ROAD ZONE V	60	RG 16	2A/644	Tulsi Mahal 	Private	Res	Apartment block abutting Raghavji road designed as a mix of Art Deco and Vernacular styles. Coursed malad stone façade, balconies with stained glass drop fascia and elaborately designed balustrade along with substantially projected decorative cornice at terrace level are remarkable features of Tulsi Mahal.	1926-1937	Good	AS(fac) CS(grp) HI(pre), HI(mnt), HI(stb), HI(pot)	Grade III	Grade III
	61	RG 14	22A/644	Rock View 	Private	Res	Apartment block abutting Raghavji road designed as a mix of Art Deco and Vernacular styles. Facade partly clad with malad stone, stained glass drop fascia, ornamental balustrade and decorative RCC. brackets supporting balconies at first floor level are remarkable features of the facade.	1926-1937	Good	AS(fac) CS(grp) HI(pre), HI(mnt), HI(stb), HI(pot)	Grade III	Grade III
	62	RG 12	22/644	Batrasi Bhavan 	Private	Res	Apartment block abutting Raghavji road designed as a mix of Art Deco and Vernacular styles. Remarkably narrow structure having facade characteristics comparable with other structures along Raghavji road.	1926-1937	Good	AS(fac) CS(grp) HI(pre), HI(mnt), HI(stb), HI(pot)	Grade III	Grade III
	63	RG 10	23/644	Hill View 	Private	Res	Apartment block abutting Raghavji road designed as a mix of Art Deco and Vernacular styles. Coursed malad stone façade, balconies with stained glass drop fascia and decorative RCC. balustrade are notable features of the façade.	1926-1937	Good	AS(fac) CS(grp) HI(pre), HI(mnt), HI(stb), HI(pot)	Grade III	Grade III
	64	RG 8	27/644	The Cliff 	Private	Res	Apartment block abutting Raghavji road designed as a mix of Art Deco and vernacular styles. Facade partly clad with coursed malad stone, balconies with stained glass drop fascia and ornamental balustrade, decorative cornice at first and third floor levels are some of the remarkable features of the structure.	1925-1937	Good	AS(fac) CS(grp) HI(pre), HI(mnt), HI(stb), HI(pot)	Grade III	Grade III





ROAD ASSO.	SER. NO.	REF.NO.	C.S.NO	BUILDING NAME	OWNER-SHIP	BUILDING USE	SPECIAL FEATURES	BUILT-IN	BUILDING CONDITION	VALUE CLASSIFICATION	PROPOSED GRADING	GRADING BY B.M.C.
RAGHAVJI ROAD ZONE V	65	RG 6	4/644	Sukina Palace 	Private	Res	Apartment block abutting Raghavji road designed in Vernacular style. Balconies with stained glass drop fascia and decorative timber balustrade are notable features of Sukina Palace.	1926-1937	Fair	AS(fac) CS(grp) HI(pre), HI(mnt), HI(stb), HI(pot)	Grade III	Grade III
	66	RG 4	4A/644	Krishna Kunj 	Private	Res	Apartment block abutting Raghavji road, designed in Art Deco style. Concave facade and the balconies with rounded corners and simple railing are remarkable features of the façade.	1926-1937	Fair	AS(fac) CS(grp) HI(pre), HI(mnt), HI(stb), HI(pot)	Grade III	Grade III
	67	RG 5	25/644	Best View 	Private	Res	Apartment block abutting Raghavji road, designed in Art Deco style, located on a steeply sloping ground exploiting the topographic profile. Basement floor having rusticated stone facing, continuous balconies with rounded corners, decorative mouldings in stucco and simple pipe railings are remarkable features of the façade.	1926-1937	Fair	AS(fac) CS(grp) HI(pre), HI(mnt), HI(stb), HI(pot)	Grade III	Not listed
	68	RG 15-17	6/644	Raghavji Building 	Private	Res+Comm	Residential building with shops on ground floor (part) located at the junction of Raghavji road and August Kranti marg. The structure following the plot-line and abutting the street, has an acute angled profile corresponding to the corner of the plot. Part of the structure overlooking August Kranti marg displays remnants of the original facade designed in classical (Edwardian) style while the rest of the facade has been renovated and significantly altered.	1926-1937	Fair	AS(fac) CS(lmk), CS(grp) HI(pre), HI(mnt), HI(stb), HI(pot)	Grade III	Not listed

ROAD ASSO.	S.R. NO.	REF.NO.	C.S.NO	BUILDING NAME	OWNER-SHIP	BUILDING USE	SPECIAL FEATURES	BUILT-IN	BUILDING CONDITION	VALUE CLASSIFICATION	PROPOSED GRADING	GRADING BY B.M.C.
KRAntiveer V.S. NAIK MARG (FORJETT STREET) & PRIVATE STREET OFF K.V. NAIK MARG ZONE V	69	KV 58-68	7/644	Forjett House 	Private	Res+Comm	Triangular shaped residential building with shops on ground floor (part) located at the junction of August Kranti marg and K.V.S. Naik marg. A mix of Vernacular and Colonial (Edwardian) styles, Forjett House is a yellow stone (Kurla) building having certain facade features in plaster finish. The corner that contains the staircase block, circular in shape, is highlighted by a dome decorated with stucco mouldings while its curved facade is intercepted with pilasters topped with ionic capitals. Semi-octagonal bay window projections and cantilevered timber balconies with ornamental cast iron railings and stained glass drop fascia are other notable features.	1920-1925	Fair	AS(des), AS(fac) CS(lmk), CS(grp) HI(pre), HI(mnt), HI(stb), HI(pot)	Grade II-B	Not listed
	70	KV 48-52	9/644	Halima Manzil 	Private	Res	Designed as a residential building in a mix of Vernacular and Classical styles, Halima Manzil has a stepped profile comprised of receding floors on its eastern face. Timber balconies with decorative cast iron balustrade and cornice projections at each floor level are notable features of the structure.	1926-1934	Fair	AS(fac) CS(grp) HI(pre), HI(mnt), HI(stb), HI(pot)	Grade III	Not listed
	71	KV 11	5/644	Har Niwas 	Private	Res	A residential building of modest scale, designed as a mix of Vernacular and Art Deco styles, Har Niwas is a part of a twin structure located back to back with New Pulkit, that is recently renovated. RCC. balconies with decorative timber balustrade is a notable feature of the facade.	1926-1934	Fair	AS(fac) CS(grp) HI(pre), HI(mnt), HI(stb), HI(pot)	Grade III	Not listed
	72	KV 44	10/644, 10A/644	Indira Niwas 	Private	Res	A residential building of modest scale, designed in Vernacular style, Indira Niwas comprises of twin structures located back to back. It's timber balconies with decorative timber balustrade are strengthened by M.S. brackets.	1926-1929	Fair	AS(fac) CS(grp) HI(pre), HI(mnt), HI(stb), HI(pot)	Grade III	Not listed

ROAD ASSO. NO.	S.R. NO.	REF.NO.	C.S.NO	BUILDING NAME	OWNER-SHIP	BUILDING USE	SPECIAL FEATURES	BUILT-IN	BUILDING CONDITION	VALUE CLASSIFICATION	PROPOSED GRADING	GRADING BY B.M.C.
Krantiveer V.S. Naik Marg (Forjett Street) & Private Street Off K.V. Naik Marg	73	KV 42	11/644	Sai Kripa	Private	Res	A residential building of modest scale, designed in Vernacular style, Sai Kripa Niwas accommodates a Jain Mandir on ground floor. Timber balconies with decorative timber balustrade and plain glass drop fascia are remarkable features of the structure.	1926-1929	Fair	AS(fac) CS(grp) HI(pre), HI(mnt), HI(stb), HI(pot)	Grade III	Not listed
	74	KV 57-59	12/644	Asher Mansion	Private	Res	Asher Mansion is a residential building of modest scale designed as mix of Vernacular and Colonial styles. Decorative pilasters, architraves and mouldings, cornice balconies supported on carved stone brackets and timber balconies with cast iron railings lend it a highly ornamental quality.	1920-1925	Fair	AS(fac) CS(grp) HI(pre), HI(mnt), HI(stb), HI(pot)	Grade III	Not listed
	75	KV 1	13/644	Tayyeb Manzil	Private	Res	Tayyeb Manzil is a corner building originally designed in Colonial style, repaired recently by MHADA. Rounded profile of corners with RCC. balconies supported on decorative stone brackets is the highlight of the façade.	1926-1929	Fair	AS(fac) CS(grp) HI(pre), HI(mnt), HI(stb), HI(pot)	Grade III	Not listed
	76	KV 38	644	Auburn House	Private	Res	Apartment block of modest scale in Art Deco style located at the junction of Krantiveer V.S. Naik Marg and the private road off Naik marg. Balconies with rounded corners and steel balustrade in geometrical design are notable features of the façade.	1926-1929	Fair	AS(fac) CS(grp) HI(pre), HI(mnt), HI(stb), HI(pot)	Grade III	Not listed
	77	KV 8A-8B-10	26/644	M.N. Banaji Charitable Trust Building	Trust	Res	Residential building of modest size having a plain façade and simple treatment. It has balconies with ornamental cast iron railings at second and third floor levels supported on decorative RCC. brackets.	1927	Fair	AS(fac) CS(func), CS(grp) HI(pre), HI(mnt), HI(stb), HI(pot)	Grade III	Not listed

ROAD ASSO. NO.	SR. NO.	REF.NO.	C.S.NO	BUILDING NAME	OWNER-SHIP	BUILDING USE	SPECIAL FEATURES	BUILT-IN	BUILDING CONDITION	VALUE CLASSIFICATION	PROPOSED GRADING	GRADING BY B.M.C.
KRAATIVEER V.S. NAIK MARG (FORJETT STREET) & PRIVATE STREET OFF K.V. NAIK MARG) - ZONE V	78	KV 8	21/644 (part)	K.S.F. Patel Charitable Building 	Trust	Res	Residential building of modest size with façade features in Colonial and Vernacular styles. Three of four original balconies removed while the balcony that survives is strengthened by steel brackets. Façade ornamentation in stucco work.	1929	Fair	AS(fac) CS(func), CS(grp) HI(pre), HI(mnt), HI(stb), HI(pot)	Grade III	Not listed
	79	KV 6	3/644	Crown Mansion 	Private	Res	Residential building with highly ornamental façade treated in Colonial (Edwardian) style. Balconies supported by decorative RCC. brackets, entranceway highlighted by Corinthian columns and a pediment, pilasters with Corinthian capitals, arched openings and sculpted freeze at roof level are notable features of the structure. Forms a joint structure with Jer Mansion.	1920-1925	Fair	AS(des), AS(fac) CS(grp) HI(pre), HI(mnt), HI(stb), HI(pot)	Grade III	Not listed
	80	KV 4	3A/644	Jer Mansion 	Private	Res	Residential building with highly ornamental façade treated in Colonial (Edwardian) style. Balconies supported by decorative RCC. brackets, entranceway highlighted by Corinthian columns and a pediment, pilasters with Corinthian capitals, arched openings and sculpted freeze at roof level are notable features of the structure. Forms a joint structure with Crown Mansion.	1926-1929	Fair	AS(des), AS(fac) CS(grp) HI(pre), HI(mnt), HI(stb), HI(pot)	Grade III	Not listed

LIST OF HERITAGE BUILDINGS / SUB-PRECINCTS (REVISED) contd.

ROAD ASSO.	S.R. NO.	C.S.NOS INCLUDED	NAME OF SUB-PRECINCT	OWNER-SHIP	BUILDING USE	SPECIAL FEATURES	BUILT-IN	STATE OF PRESERVATION	VALUE CLASSIFICATION	PROPOSED GRADING	GRADING BY B.M.C.
M.L.DAHANUKAR MARG (CARMICHAEL ROAD)	81	2/736, 860, 841, 842, 2N/738, 2O/738, 3/739, 3/738, 2C/738, 2G/738, 2F/738, 2J/738, 2H/738, 2I/738, 2K/738, 2I/739, 2M/738, 2L/738, 2E/738, 2D/738, 2I/738	M.L. DAHANUKAR SUB-PRECINCT	Private	Res	The sub-precinct marks the first phase of development on the Carmichael Road, when a new layout of plots and roads were identified. Most of the developments being governed by 'Covenants', the built typology has maintained a homogenous format of bungalow style. The Architectural styles vary between Colonial to Art-Deco. Of a uniform Townscape and streetscape character, the plots maintain formal gardens within the compounds and portray a green leafy character of the precinct. Most properties in the precinct retain an authentic character and maintain the structural integrity of the buildings.	1900-1940	Good	AS(des), AS(fac), AS(int) CS(asso), CS(lmk) LS(asso), LS(set) HI(pre), HI(mnt), HI(stb), HI(pot)	Grade II-A	Part of proposed sub precinct listed
											
KRANTIVEER V.S. NAIK MARG (FORJETT STREET), PVT. STREET OFF K.V. NAIK MARG & RAGHAVJI ROAD	82	2A/644, 22A/644, 22/644, 23/644, 27/644, 4/644, 4A/644, 6/644, 15/644, 15A/644, 15B/644, 25/644, 20/644, 7/644, 8/644, 9/644, 5A/644, 5/644, 10/644, 10A/644, 11/644, 12/644, 13/644, 644, 25A/644, 20/644, 16/644, 26/644, 21/644, 3/644, 3A/644	K.V. NAIK MARG AND RAGHAVJI MARG SUB-PRECINCT	Private	Res & Res +Comm	The sub-precinct comprises of independent layouts along K.V.Naik marg (Forjett Street) and Raghavji marg developed between 1925 & 1935 on a large vacant plot forming interconnected clusters. The layouts consist of apartments of uniform height and bulk on detached plots of more or less uniform size, maintaining low setbacks on sides. The ground and three upper storeyed structures with projecting balconies have identical plan forms. The clusters along the two streets maintain distinct architectural styles. The Raghavji road cluster has a blend of Art Deco and Vernacular facade features while the structures along Forjett street and Forjett Cross Lane display a mix of Colonial and Vernacular styles.	1920-1925	Good	AS(des), AS(fac), CS(asso), CS(lmk) HI(pre), HI(stb), HI(pot)	Grade II-B	Part of proposed sub precinct listed as Grade III
ZONE V											

LANDSCAPE ANALYSIS & RECOMMENDATIONS

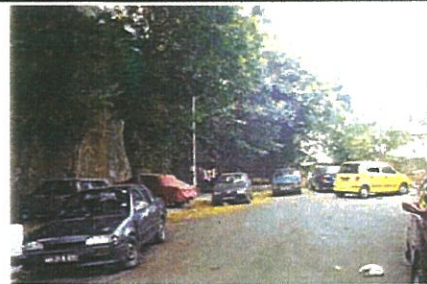
ANNEXURE # 4

Node N-1

The node is the dead end area, a no man's land at end of Raghavji Road. Used by a street orphan with a built shanty on it, the space is a rude shock at the culminating dead-end of the otherwise exquisite setting of the streetscape. The space occupying a vantage point overlooking the escarpment onto the cityscape is bound well by the high retaining wall of Prithvi Apartments and a protection wall along the other escarpment edge.

Random car parking also happens in this area and can be control for proper view and access to the space. From the node connects a formal stepped link with the lower private street of K.V.N road, through the 'Bombay View' building – a designed connectivity between the various levels of the setting and a feature worthy of preserving.

The node provides an excellent opportunity to be adapted as a "gallery", off the Raghavji Road Sub-Preinct, overlooking the sloping escarpment of the Cumballa Hill. Clearing the encroachment and properly enhancing the landscape, with public seating etc. is the need.



The dead end of Raghavji Road



Approach to the node



Stepped link to Forjett (private) street

Node N-2

Node N2 -Formed on account of the transition of the S.K. Badodawalla Marg, up it's informal format of a winding path, it is just one turn of the road forming an incidental node. The space formed incidentally along the southern edge can appear more conducive if bound appropriately by compound walls of edging properties, by foot paths at street floor level leading into compound gates, and optionally planting a public art feature for creating a land mark feature. The corner properties are too abrupt for cars to cruise/stop, identify, and/or enter the premises. Building names on gate posts need a special format. A properly designed map of the area at this node would be an appropriate gesture.



View from Dahanukar marg



Node formed by the road turning

Node N-3 / GN-2

Formed by the sharp turn and a junction with another road that shoots down hill (west) to join the G.D. Marg, this node creates a vista worthy of enhancement. The incidental space formed between the two roads, is encroached by shanties and the needs to be cleared of the general clutter.

Due to the presence of the American Consulate residence in the background, there would be a restriction of activities on the upper level of the road, but landscaping of the triangular space along the lower road, incidentally formed by the confluence of the two roads is an opportunity, worth probing.

The node with enhanced public participative use/access would provide a handsome vista quality to the area.



Upper & lower level road levels forming node



Scope for landscaping of the triangular incidental space along lower road.



Continuity of the green node

Node N-4

Formed by the next turn of the S.K. Badodawalla Marg after N3, this node offers a greater opportunity for adaptation as a public space – along the southern edge. The road widens at this junction while marking the beginning of the more formal layout of the next road, the Dahanukar marg.

Used as a lazy and random space for visitor car park, the space may be spruced up with paving, landscape, seats etc., disallowing and/or formalizing the car park spaces using the tool of landscape design.

Public information maps/plaques can be planted here along with public telephone booths.



Incidental space need for enhancement



The widened format of the road junction allows for a landscaping opportunity

Node GN-2

This area is truly formed by the blind turning of one of the ring roads of the Dahanukar marg. Bound along one edge by the high retaining wall of the Government property of Ryl Stone and the ill maintained sloping edge (hill cutting) of the private property of Eddie House (lower level of G.D. Marg), this node is a quiet back lane of the area, used mostly for visitor car parking.

It is these slopes of the Eddie House property, which otherwise due to it's inaccessibility / inadequacy for any building use is redundant, that is proposed to be spruced up. Landscaping the area, with public access provides an opportunity to liven the otherwise dead ambience and a view of the lower areas of the precinct.

Partnership between the municipal authorities and the owners of the affected property at the behest of the Residents Associations is to be sought for the process.



The space as a backdrop of Eddie House-- aerial view from B. Gamadia road



Gallery view of Byramji Gamadia road



The space occupied by on-street parking

Node GN-3

As in the GN-2, this node is an opportunity created by the upper slopes of the private property of the Cadbury House (G.D. Marg).

The area is presently landscaped and locked behind compound wall. Providing access to this area is an opportunity at livening the otherwise dead Byramjee Gamadia road.



The space as perceived from the Gamadia road - behind compound wall




The context of the various levels within a plot - the space is well landscaped.

LANDSCAPE ANALYSIS & RECOMMENDATIONS


ANNEXURE # 5

1.
Escarpments within the precinct boundaries, at various locations has been done historically to create flat terrain for buildable spaces. These in most cases, are hard edges between zones and derelict eyesores in the precinct. It is proposed to clear the clutter and treat such spaces for enhanced visual quality.




Hill cutting between Zone IV & V

2.
The Escarpments along the eastern boundary of the hill are strewn with slums that are eligible for SRA schemes. The existing hill cut format should be maintained at all costs for the land stability of the hill. SRA schemes should landscape these slopes for enhanced legibility of the hill.




Slums at escarpment edge

3.
The precinct area has a designed format of pavements in some parts while the rest is devoid of this facility. It is significant to provide such in the entire precinct for creating a legible street scene and the safety of motor traffic and pedestrians.




Pavement with new floor - Dahanukar Marg

4.
Open surface water drains, enhanced by absence of pavements along the residential precinct are highly accident prone. They need to be covered with proper access for cleaning. Special ducts to house all services is highly recommended.




Open gutters around a sharp bend at Dahanukar(ancillary) Marg

5.
Missing compound walls and gates along the precinct roads need to be reinstated for a complete street scene and legibility. This also assists in reducing accident hazards that are likely along sharp road turns that allows road parking.




Excellent design format of compound walls at Dahanukar marg.

6.
Compound walls that are unduly high and not as per DC Regulations need to have design control. The need for adequate privacy maybe provided by green landscape features.




Unduly high compound walls at Badodawala marg

7.
Sharp turns of roads winding down the hill slopes, with high retaining walls/compound walls form blind spots that are accident prone. Special local design to soften the edges by treatment of street floor, pavements, green landscape elements etc. is an urgent requirement.




Hard edges around sharp turning of roads

8.
Sharp road turns that directly align with built forms with no transition element in the form of compound walls or street level treatment need a softening as proposed above.




Built forms aligned with plot boundaries at S. K. road turning are accident prone

9.
Links providing pedestrian connectivity along the Dahanukar marg are original features of this part of the planned layouts. Such paths need to be reinforced with landscape enhancement and restoration of the paths and steps.




Stepped links of Dahanukar marg -in need of restoration

10.
Parking on along the precinct roads consists of resident and visitor parking. There is a general control imposed on such spaces by a mutual agreements of the residents and the residents associations. A greater designed control needs to be imposed for parking along all roads.




Control for on-street parking is a need for the entire precinct

11.
The recent land-use allocation of a commercial Car Showroom is incompatible to the residential (R1 as per the Development Plan of Mumbai. Such trends will pave a way for more of such uses, inducing more traffic and thereby changing the ambience of the area.



Incompatible land-use, a Motor show room at Badodawala road


12.
Connectivity of different levels of the Zone V, at the Node G-1 by a stepped link. The link is approached via the 'Bombay View' building. The steps and the surrounding escarpment slopes form an important feature of the area and needs an appropriate landscaping design application.




Stepped links at Raghavji road significant feature in need of enhancement

PHOTOS OF GENERAL PRECINCT LANDSCAPE CHARACTER


13 Cutting into and around the edges is an ecological concern




19 Improper street edges in need of pavements -S.K.B. marg



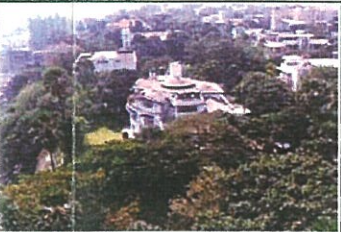
14 Green leafy character of the precinct - Dahanukar marg




20 Sharp narrow turns need "no parking zone" control at S.K. road




15 Handsomely landscaped open spaces of bungalows




21 Typical streetscape - Dahanukar marg




16 Lanscaped backyards of Dahanukar marg bungalows




22 Typical streetscape - Raghavji Marg




17 Quiet unlively inner streets of Dahanukar marg




23 K.V.N. road streetscape - devoid of greenery



18 Narrow winding inner Dahanukar streets - no parking zones



24 Forgett street shopline -signage and shop fronts control needed



Serial No. 897

Presented at the office of the
Sub-Registrar of *Bombay*
between the hours of 12 A. M.
and 1 P. M. on the 17th February
1938 by the Collector of *Bombay*
under his letter No Z.N.D. 1349 of 13-1-38

Sub-Registrar

Sub-Registrar.



GENERAL STAMP OFFICE:

Bombay, 27th July 1937

CERTIFIED that the proper stamp duty chargeable
on the original of this instrument has been paid.

Meegharane
Collector.

17/2/38
Collector of Bombay

This Indenture made the 13th day January One
thousand nine hundred and thirty-eight Between THE GOVERNOR
OF BOMBAY hereinafter called "the Lessor" (which expression
shall unless the context does not so admit include his successors
and assigns) of the one part and RAMCHANDRA VINAYAK
GUPTÉ and SITABAI RAMCHANDRA GUPTÉ, wife of
the said Ramchandra Vinayak Gupte, both of Bombay Hindu
Inhabitants hereinafter called "the Lessees" (which expression shall
unless the context does not so admit include the survivor of them the
heirs executors administrators of such survivor and their his or her assigns)
of the other part WHEREAS by an Agreement dated the Seventeenth day
of June One thousand nine hundred and thirty-five and made between
the Secretary of State for India in Council of the one part and the said
Ramchandra Vinayak Gupte of the other part the Secretary of State
agreed to grant to the said Ramchandra Vinayak Gupte or his approved
nominee (if any) on the performance by him of certain stipulations
in the said Agreement contained a lease of the piece of land and premises
hereinafter first described in the manner hereinafter appearing AND
WHEREAS the Executive Engineer, Presidency Division has duly certi-
fied that the building by the said Agreement agreed to be erected and
now standing on the premises hereinafter firstly expressed to be hereby
demised has been duly erected and completed to his satisfaction in accord-
ance with the stipulations therein contained and in the manner required
by the said Agreement AND WHEREAS THE GOVERNMENT
OF BOMBAY (hereinafter referred to as the Government) has since
also agreed to demise to the said Ramchandra Vinayak Gupte or his

approved nominee (if any) the adjoining piece of land secondly hereinafter described for use as a garden as hereinafter mentioned and it has been agreed that the lease should comprise both the said pieces of land AND WHEREAS the said Ramchandra Vinayak Gupte has requested the Lessor to execute this Lease in favour of himself and his wife (being the Lessees abovenamed) which the Lessor has agreed to do NOW THIS INDENTURE WITNESSETH as follows:—

1. In consideration of the rent hereby reserved and of the covenants and agreements on the part of the Lessees hereinafter contained the Lessor doth hereby demise unto the Lessees ALL THOSE two pieces of land situate on the Carmichael Road at Cumballa Hill within the City and Registration Sub-District of Bombay containing by admeasurement an aggregate area of Eight hundred and seventy-nine square yards or thereabouts which said pieces of land are shown as verged red and verged green respectively on the plan hereunto annexed and are particularly described as follows:—FIRST All that piece of land verged red on the said plan containing by admeasurement seven hundred square yards or thereabouts and bounded as follows that is to say on or towards the North by the premises secondly hereinafter described and beyond that by a Government Road on or towards the South by Government land bearing Cadastral Survey No. 2C/738 agreed to be leased to K. M. Cooper on or towards the East by Government land bearing Cadastral Survey No. 2G/738 agreed to be leased to Mr. Pirozshaw Eduljee Vazifdar and on or towards the West by a Government Road and SECONDLY All that piece of land verged green on the said plan containing by admeasurement one hundred and seventy nine square yards or thereabouts and bounded as follows that is to say on or towards the North and West by Government Roads on or towards the South by the plot first hereinbefore described and on or towards the East partly by Plot No. 10-B and Cadastral Survey No. 2G/738 agreed to be Leased to Pirozshah Eduljee Vazifdar and partly by a Government Road and which pieces of lands bear Cadastral Survey No. 2F/738 of the Malabar and Cumballa Hill Division and Rent Roll No. 8418 together with the buildings and erections now or at any time hereafter standing and being thereon respectively AND TOGETHER WITH all rights easements and appurtenances thereto belonging EXCEPT AND RESERVING unto the



Lessor all mines and minerals in and under the said premises or any part thereof TO HOLD the premises hereinbefore expressed to be hereby demised (hereinafter referred to as "the demised premises") unto the Lessees as joint-tenants for the terms as follows that is to say as to the land and premises first hereinbefore described for the term of ninety-nine years computed from the fifteenth day of May one thousand nine hundred and thirty-four and as to the land and premises secondly hereinbefore described for the term of ninety-eight years two months and seventeen days computed as commencing on the twenty-eighth day of February one thousand nine hundred and thirty-five and ending on a date co-terminus with the date of termination of the term hereby granted in respect of the said land first hereinbefore described PAYING therefor yearly and every year during the said term unto the Lessor after the period from the fifteenth day of May One thousand nine hundred and thirty four to the Fourteenth day of May One thousand nine hundred and thirty five which is a rent free period at the office of the Collector of Bombay (hereinafter called "the Collector") or as otherwise required the rents of Rupees Seven hundred and Rupees Eighty-nine and annas eight respectively making together the aggregate yearly rent of Rupees Seven hundred and eighty-nine and annas eight payable without any deductions whatsoever by equal half-yearly payments of Rupees Three hundred ninety-four and annas twelve on the fifteenth day of November and the fifteenth day of May in each and every year the first payment of the said rent for the half year ending on the fourteenth day of November and May in the years 1935 and 1936 having been made prior to the execution of these presents and the next payment of the said half yearly rent to be made on the fifteenth day of May one thousand nine hundred and thirty-seven.

AND ALSO PAYING unto the Lessor in the event of and immediately upon the said term being terminated by re-entry under the proviso hereinafter contained a proportionate part of the said rent for the fraction of the current half year upto the day of such re-entry.

2. The Lessees with intent to bind all persons into whosoever hands the demised premises may come do hereby for themselves and their assigns and each of them for himself or herself his or her assigns doth hereby covenant with the Lessor as follows:—




- (a) During the said term hereby granted to pay unto the Lessor the said rent at the times on the days and in manner herein before appointed for payment thereof clear of all deductions.
- (b) To pay all existing and future taxes rates assessments and outgoings of every description for the time being payable either by landlord or tenant or by the occupier in respect of demised premises and anything for the time being thereon.
- (c) Not to make any excavation upon any part of the said land hereby demised nor remove any stone sand gravel clay or earth therefrom except for the purpose of forming the foundations of a compound wall and of buildings and for laying gas or Electric mains or for laying drains.
- (d) That no new building whatsoever which at any time during the said term shall be proposed to be erected shall be commenced unless and until the designs and drawings of the facade or front elevation of every such building to be erected on the demised premises or any part thereof and facing any street or roadway shall previously have been submitted by the Lessees in triplicate for scrutiny of and be approved in writing by the Chief Engineer or the Officer of Government for the time being exercising the functions or carrying out the duties of the said Chief Engineer (hereinafter referred to as "the Chief Engineer").
- (e) That no alteration or addition shall at any time be made to the facade or front elevation of the building or buildings erected and standing on the demised premises and facing any street or roadway or the architectural features thereof except with the previous approval in writing of the Chief Engineer.
- (f) Both in the completion of any such building and at all times during the continuance of this demise to observe and conform to all by-laws rules and regulations of the Municipal Corporation of the City of Bombay or other body having authority in that behalf as may be in force for the time being

relating in any way to the demised premises and the buildings for the time being to be erected thereon.

- (g) To permit the Lessor or the Collector or the Executive Engineer Presidency Division or the Chief Engineer and the officers surveyors workmen or others employed by them from time to time and at all reasonable times of the day during the term hereby granted after a week's previous notice in writing to enter into and upon the demised premises and to inspect the same.
- (h) Not to erect or permit to be erected on the said land any building except of a bungalow type nor of more than a ground and one upper floor and to use such building for residential purposes only and not to use or permit the same to be used as office or business premises.
- (i) Not to erect or permit the erection of any building erection or structure except a compound wall or fence of a height and design approved by the Chief Engineer on any portion of the said land ten feet in width contiguous to the boundaries which do not abut on roads and which are shown by hatched yellow lines on the said plan hereunto annexed nor on any part of the plot of land verged green on the said plan hereunto annexed and not to use the said plot (verged green) for any other purposes than as a garden PROVIDED NEVERTHELESS that the Lessees shall be permitted to erect garages not more than ten feet in height from ground level with flat roofs on the said portion shown hatched with yellow lines on the said plan and to erect steps fountains and summer houses on the said plot shown as verged green on the said plan.
- (j) That the Lessees shall at their expense repair reinstate and maintain the boundary walls and fences erected on the demised premises provided that the expense of erecting repairing reinstating and maintaining such boundary walls and fences as are common to the demised premises and the

adjoining land shall be shared between the Lessees and the lessees or tenants of such adjoining premises in such proportion as shall be determined by the Government or by an officer of the Government who may be appointed by the Government in this behalf whose decision shall be final.

- 
- (k) Not to affix or display or permit to be affixed or displayed on any building or erection built or erected or to be built or erected on the said demised premises any sky-sign unless the consent in writing of the Collector on behalf of the Lessor shall have been previously obtained and the Collector shall have the right to order the removal of any sign-board sky-sign advertisement or any permanent or temporary attachment whatever of the nature of an advertisement affixed or displayed on any building or erection on the demised premises and the Lessees will comply with such order within fifteen days from the receipt thereof.
 - (l) Not to do or permit to be done anything on the demised premises which may be a nuisance or a source of annoyance or disturbance to the owners occupiers or residents of other premises in the locality.
 - (m) To keep all and every building or buildings already erected or which may hereafter be erected on the plot first hereinbefore described excluding foundations and plinth insured in the joint names of the Lessor and of the Lessees to the full value thereof against loss or damage by fire in a sum equivalent to the cost of the building at the date of insurance providing for depreciation (excluding foundations and plinth) in some well established insurance office to be approved of by the Collector and on demand will produce to the Collector the policy of such insurance and the current year's receipt for the premium AND ALSO will as often as the buildings which are or shall be erected upon the said plot first hereinbefore described or any part thereof shall be destroyed or damaged by fire forthwith lay out all the moneys

which shall be received by virtue of any such insurance or a sufficient portion thereof in rebuilding or repairing the premises destroyed or damaged under the direction and to the satisfaction of the Chief Engineer. Whenever during the said term the said buildings or any part thereof respectively shall be destroyed or damaged from any cause whatsoever the Lessees will reinstate and repair the same to the satisfaction of the Chief Engineer and will nevertheless continue to pay the rent hereby reserved as if no such destruction or damage had happened.



- (n) At the expiration or sooner termination of the said term quietly to deliver up to the Lessor or as shall be required the demised premises and all erections and buildings then standing or being thereon.
- (o) If the Lessees shall sell assign or part with the demised premises for the then residue of the said term to deliver at the Lessees' expense within twenty days after every such assignment or assurance shall have been duly registered under the Indian Registration Act or other amending statute notice of such assignment or assurance and if required a copy of such assignment or assurance to the Lessor such delivery to be made to the Collector or to such officer or person in Bombay on behalf of the Lessor as the Lessor shall from time to time require.

3. If and whenever any part of the rent hereby reserved shall be in arrear the same shall be recoverable from the Lessees as an arrear of land revenue under the provisions of Bombay Act II of 1876 and any amendments thereof.

4. If and whenever there shall be a breach of any of the covenants by the Lessees hereinbefore contained the Lessor may re-enter upon any part of the demised premises in the name of the whole and thereupon the said term hereby granted and the right to a renewal thereof shall absolutely



cease and terminate PROVIDED ALWAYS that the power of re-entry hereinbefore contained shall not be exercised unless and until the Lessor or the Collector on behalf of the Lessor shall have given to the Lessees or left on some part of the demised premises a notice in writing of his intention to enter and of the specific breach or breaches of covenant in respect of which the re-entry is intended to be made and default shall have been made by the Lessees for two calendar months after the giving or leaving of such notice in repairing such breach or breaches and in performing and observing every covenant referred to in such notice.

5. The Lessor doth hereby covenant with the Lessees that the Lessees paying the rent hereby reserved and performing the covenants hereinbefore on the Lessees' part contained shall and may peaceably enjoy the demised premises for the said term hereby granted without any interruption or disturbance from or by the Lessor or any person or persons lawfully claiming by from or under the Lessor.

6. If the Lessees shall have duly performed and observed the covenants and conditions on the part of the Lessees hereinbefore contained and shall at the end of the said terms hereby granted be desirous of receiving a new lease of the demised premises and of such desire shall give notice in writing to the Lessor before the expiration of the terms hereby granted the Lessor shall and will at the cost and expense in every respect of the Lessees and upon the Lessees executing a counterpart or duplicate thereof grant to the Lessees a new lease of the demised premises for a further term of ninety-nine years and with the covenants provisoes and stipulations hereinbefore contained (except this covenant for renewal) and this except that on such renewal the yearly rent shall be revised and shall be increased or decreased as the Lessor shall determine provided that if on such renewal the rent is increased the increased rent in respect of the said land first hereinbefore described shall be based on the value of the said land calculated at the rate of Rupees twenty per square yard plus fifty per cent of the increment if any in the value thereof at the time of such renewal over the said rate of Rupees twenty and the value of the said land at the time of such renewal shall be determined by the Collector or such officer as may be appointed by the



Government on behalf of the Lessor whose valuation shall be binding on and be accepted by the Lessees.

7. IT IS HEREBY AGREED AND DECLARED by and between the parties hereto that the Lessor hereby grants unto the Lessees full and free right and liberty during the continuance of this demise for the Lessees and their tenants servants visitors and licensees in common with all others having the like right at all times hereafter by night and by day and for all purposes connected with the use and enjoyment of the demised premises for the purposes referred to in Clause 2 (h) but subject nevertheless to all Police and other rules regulations and restrictions for the time being in force to go return pass and repass with or without horses, carts vehicles waggons motor cars or lorries and other carriages laden or unladen along and over the Government roads on the East, West and North of the demised premises partly shown on the plan hereto annexed for obtaining access to and from the demised premises.

8. It is hereby further agreed that the Lessees shall have license and liberty during the term hereby granted to connect the sewage and storm water drains belonging to the demised premises with the drains belonging to Government under the Government roads adjoining the said premises and to obtain water supply from the Government water mains subject to the condition that the Lessees shall bear all the expenses connected therewith and shall comply with all Government and Municipal requirements and regulations Provided that the Lessor shall be at liberty notwithstanding anything herein contained at any time to alter the position and alignment of the said Government drains or water mains and the Lessees shall not in such case be entitled to claim any compensation on any account whatsoever.

IN WITNESS WHEREOF the Governor of Bombay hath caused the Collector of Bombay to set his hand and affix his official seal on his behalf and the Lessees have hereunto set their respective hands and seals the day and year first hereinbefore written.

CONTENTS

LIST OF DRAWINGS

CHP 26	PROPOSED M.L.DAHANUKAR MARG SUB- PRECINCT
CHP 27	PROPOSED K.V.NAIK MARG AND RAGHAVJI MARG SUB-PRECINCT: PART I
CHP 28	PROPOSED K.V.NAIK MARG AND RAGHAVJI MARG SUB-PRECINCT: PART II
CHP 29	LANDSCAPE CHARACTER : ANALYSIS AND PROPOSAL - PART I
CHP 30A	LANDSCAPE CHARACTER : ANALYSIS AND PROPOSAL - PART II A
CHP 30A	LANDSCAPE CHARACTER : ANALYSIS AND PROPOSAL - PART II B

DISRUPTIVE DEVELOPMENT



SPIRO SPERO

SYLMOINE

R.B.I. BUNGALOW

B.P.T. BUNGALOW
(NORTH END)

MUNICIPAL COMMISSIONER'S BUNGALOW

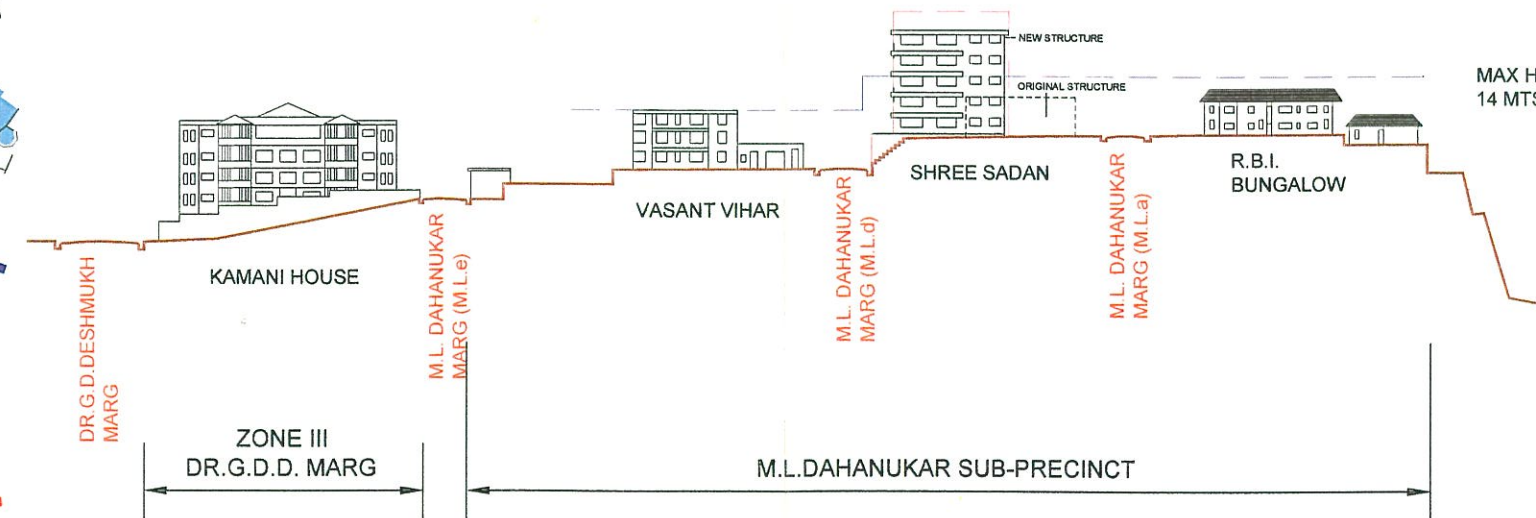
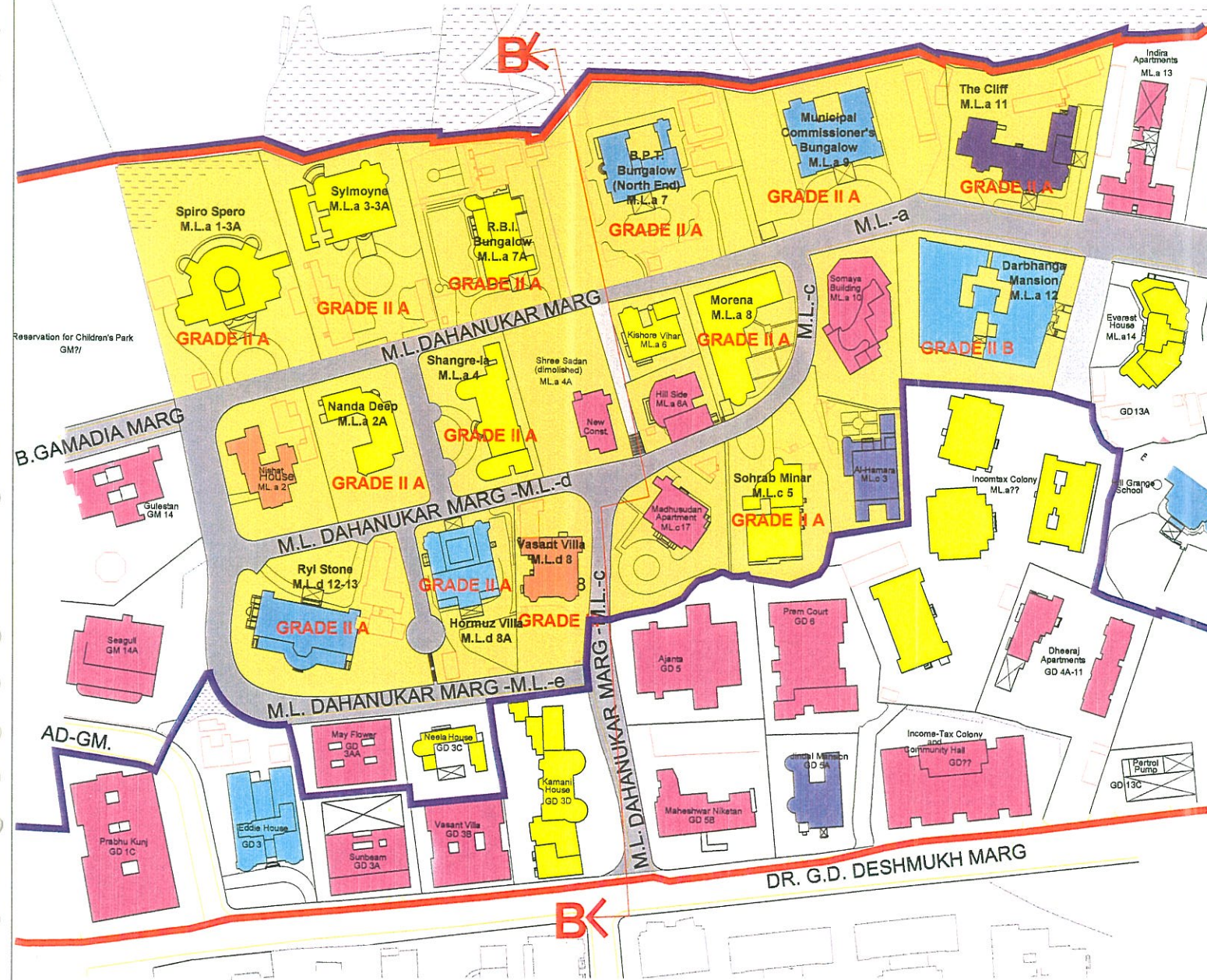
THE CLIFF

ELEVATION ALONG EASTERN EDGE OF PROPOSED M.L. DAHANUKAR MARG PRECINCT

SCALE 1: 500 (approx.)

KEY MAP - PROPOSED M.L. DAHANUKAR MARG PRECINCT

SCALE 1: 1000 (approx.)



SECTION THROUGH PROPOSED M.L. DAHANUKAR MARG PRECINCT

SCALE 1: 500 (approx.)

M.L. DAHANUKAR MARG SUB-PRECINCT

- The M.L. Dahanukar Sub-Precinct developed as a cohesive part of the entire Zone II development, synonymous with development of Carmichael Road in the phase III (bet. 1934 & 1947) of the historic development of the Hill.
- Designed for residential usage of the rich class of the city, the area till date maintains the elite status. Most properties housing bungalows in Colonial and Art Deco styles restricted to ground and one upper floor, are lavishly landscaped with formal front/ side garden spaces and often with backyard vegetable gardens. The plot and road morphology allows most plots to have two sides opening onto roads as they wind along the hilly terrain.
- The streetscape preserves original character and ambience with road edges marked by compound walls & gates, a defined set of front/ side/ rear open spaces, greenery and foliage.
- The properties are government and private owned while their tenures are either Lease Hold or Free Hold (L.T.A.). Historically, Plot Development and Architectural Control have been exercised in many plots by 'Covenant' application.
- The sub-precinct, on the whole, holds significant townscape character, unique and rare, possibly the only area in the city that reflects historicity in an authentic and excellent state of preservation. This aspect qualifies it for Grade II A status.

LEGEND

- PROPOSED BOUNDARY OF CUMBALLA HILL PRECINCT
- BOUNDARY OF CUMBALLA HILL STUDY AREA
- MAJOR CITY ROADS
- PRECINCT ROADS
- PRIVATE ACCESS ROADS
- ROADS WITH PAVEMENTS

- ESCARPMENT / RETAINING WALLS
- PLOT BOUNDARY
- MAIN STRUCTURE
- OUTHOUSE / ANCILLARY BUILDING
- CANOPY / COVERED SHED
- LANDSCAPE FEATURES
- INTERNAL PATHWAYS

ARCHITECTURAL STYLES

- ART DECO
- ART DECO + MODERN
- COLONIAL
- COLONIAL + MODERN
- COLONIAL + VERNACULAR
- COLONIAL BUNGALOW
- MODERN
- MODERN + VERNACULAR

THE CUMBALLA HILL PRECINCT CONSERVATION PROPOSAL

PROJECT PROPONENT : INTACH (GMC)

PROJECT CONSULTANTS : AR. KIRTIDA UNWALLA (CONSERVATION)
AR. SUNEETA SAMANT (PLANNING)

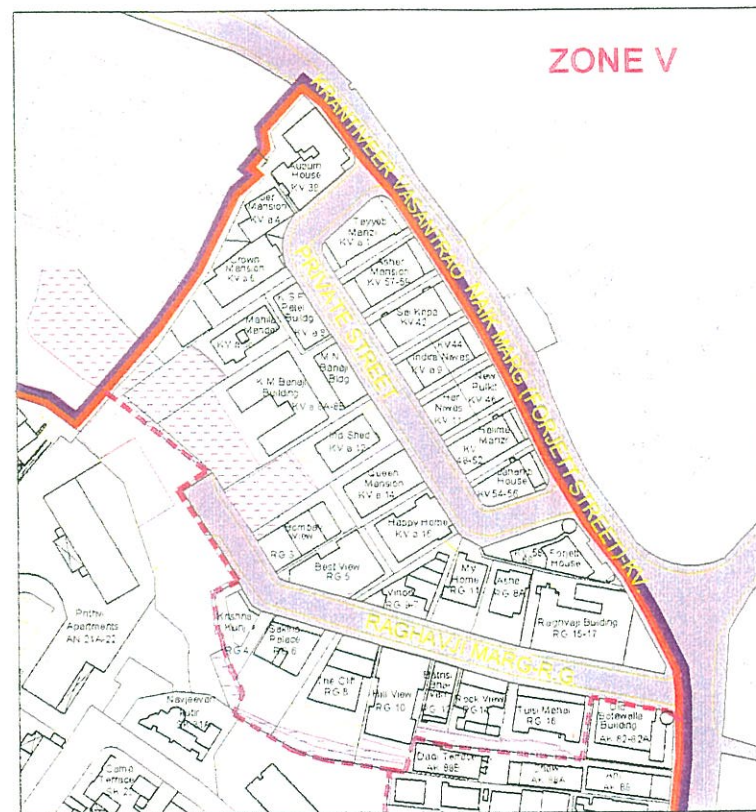
PROPOSED M.L. DAHANUKAR MARG SUB-PRECINCT

DRG. NO.
CHP 26

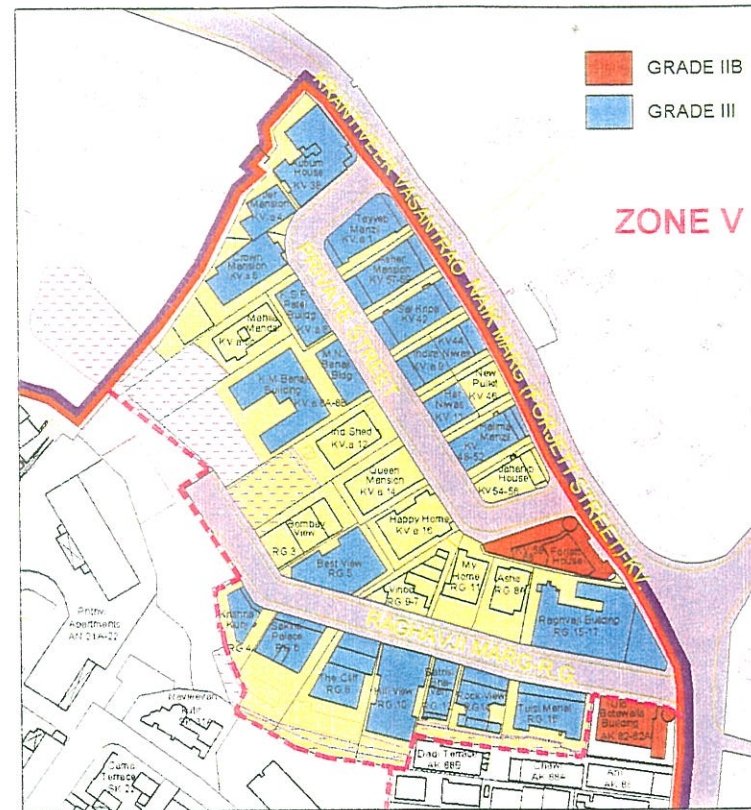
SCALE
AS MENTIONED

DATE : SEPT. 15, 2002

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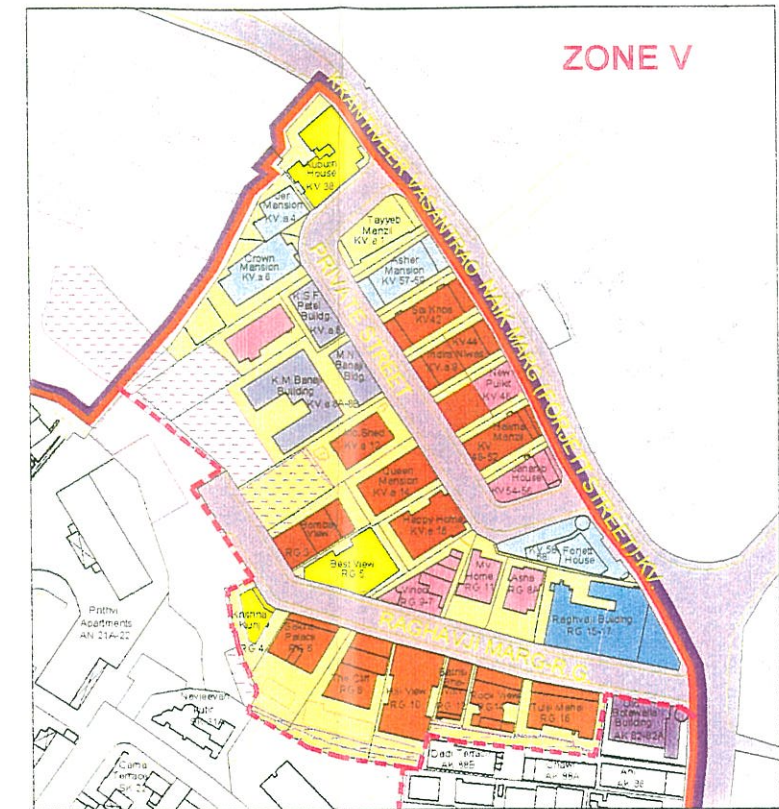


INDEX PLAN



PROPOSED GRADING

SCALE OF LAYOUTS 1: 1500 (approx.)



ARCHITECTURAL STYLES



ELEVATION - WESTERN EDGE OF RAGHAVJI MARG

SCALE 1: 500 (approx.)

PROPOSED K.V. NAIK MARG & RAGHAVJI MARG SUB-PRECINCT

• Forming the south-eastern edge of the Cumballa Hill Precinct, the areas along K.V. Naik Marg (Forjett Street) and Raghavji Road developed as formal residential layout in Phase III (bet. 1926 & 1937) of the historic development. Set on two levels of the hilly topography, the layout is governed by two aspects - 1) accessibility to the area in form of two streets branching off from August Kranti Marg (Gowalia Tank Road), the Raghavji road ascending up the hill forming a dead end and Forjett Street at a lower level, and 2) accessibility to each building from the roads. The resultant is a formal layout of residential plots forming terraces along the roads in rows arranged at different levels, the upper plots with their backs overlooking the lower ones. Raghavji road enjoys a quiet ambience while K.V. Naik Marg is a busy arterial road with a shopping line.

• The narrow plots of medium size have residential apartments directly fronting the streets, the footprint leaving marginal side open spaces and the front abutting directly onto the pavements (without front open spaces). The generally ground and and four upper floors of these buildings are in the Vernacular style with Art Deco features along Raghavji Road and in a mix of Vernacular and Colonial style along the K.V. Naik Marg. ----- (Continued to Drg. # CHP 28)

LEGEND

- PROPOSED BOUNDARY OF CUMBALLA HILL PRECINCT
- BOUNDARY OF CUMBALLA HILL STUDY AREA
- ROADS
- PLOT BOUNDARY
- MAIN STRUCTURE
- ESCARPMENT / RETAINING WALL

- LANDSCAPE FEATURES
- INTERNAL PATHWAYS
- RESERVATIONS
- PRECINCT AREA
- ARCHITECTURAL STYLES WITHIN SUB-PRECINCT
- ART DECO

- COLONIAL
- COLONIAL + MODERN
- COLONIAL + VERNACULAR
- MODERN
- VERNACULAR
- VERNACULAR + ART DECO



THE CUMBALLA HILL PRECINCT CONSERVATION PROPOSAL

PROJECT PROPONENT : INTACH (GMC)

PROJECT CONSULTANTS : AR. KIRTIDA UNWALLA (CONSERVATION)
AR. SUNEETA SAMANT (PLANNING)

PROPOSED K.V. NAIK MARG AND RAGHAVJI MARG SUB-PRECINCT : PART I

DRG. NO. CHP 27

SCALE AS MENTIONED

DATE : SEPT. 15, 2002

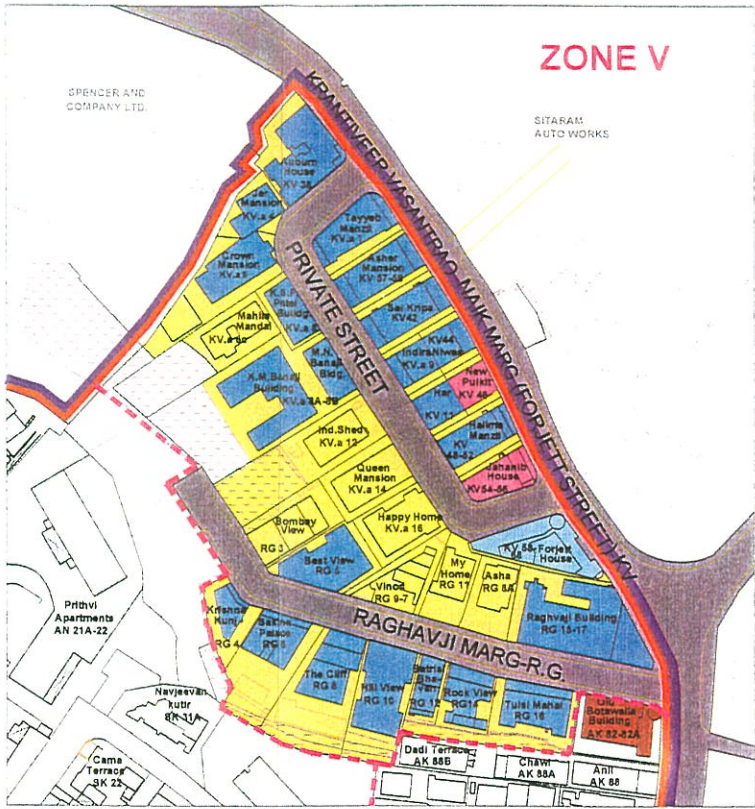
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ELEVATION - NORTHERN EDGE
OF K.V.NAIK MARG
SCALE 1: 500 (approx)



ELEVATION - SOUTHERN EDGE OF
PVT. STREET OFF K.V.NAIK MARG
SCALE 1: 500 (approx.)

KEY MAP - K.V.NAIK MARG AND
RAGHAVJI MARG SUBPRECINCT
SCALE 1: 1500 (approx)



CONTINUOUS STREET ELEVATION - ALONG THE EDGE OF PRIVATE STREET OFF K.V.NAIK MARG
SCALE 1: 500 (approx.)

PROPOSED K.V. NAIK MARG & RAGHAVJI MARG SUB-PRECINCT
----- (Continued from Drg. # CHP 27)
? Projecting continuous/ detached balconies, receding top floors (as later additions) and sloping tiled roofs form the essential architectural vocabulary of the area. The area houses significant corner buildings of outstanding value, both along the outer (convex) and inner (concave) corners in the layout.
? The architectural character of the buildings has undergone a certain degree of change in the recent past while retaining a significant portion worthy of heritage classification. The beautiful setting of the buildings along the western edge of moderately sloping Raghavji Road is in good state of integrity and preservation. The eastern edge has undergone substantial change with modern intrusions of a format alien to the character. Forjett Street while retaining the plot morphology and footprint has undergone facade related changes in a few buildings.
? The landscape (greenery and foliage) and streetscape features are of a poor quality and need enhancement. On-street parking along the streets need control.
? The sub-precinct holds a significant historic and cultural value worthy of qualifying as Heritage Grade II-B.

LEGEND

- | | | | |
|--|---|--|--------------------|
| | PROPOSED BOUNDARY OF CUMBALLA HILL PRECINCT | | ZONAL BOUNDARY |
| | BOUNDARY OF CUMBALLA HILL STUDY AREA | | LANDSCAPE FEATURES |
| | ROADS | | INTERNAL PATHWAYS |
| | PLOT BOUNDARY | | RESERVATIONS |
| | MAIN STRUCTURE | | PRECINCT AREA |
| | ESCARPMENT / RETAINING WALL | | |

GRADES

- | | |
|--|-----------|
| | GRADE IIB |
| | GRADE III |

ARCHITECTURAL STYLES

- | | |
|--|----------|
| | COLONIAL |
| | MODERN |



**THE CUMBALLA HILL PRECINCT
CONSERVATION PROPOSAL**

PROJECT PROPONENT : INTACH (GMC)
PROJECT CONSULTANTS : AR. KIRTIDA UNWALLA (CONSERVATION)
AR. SUNEETA SAMANT (PLANNING)

**PROPOSED K.V.NAIK MARG AND
RAGHAVJI MARG SUB-PRECINCT : PART II**











DRG. NO. CHP 28 SCALE AS MENTIONED DATE : SEPT. 15, 2002 N



NOTE:

- The Drawings Nos. 29, 30A & 30B and Annexure Sheet 4 compiled as a set for **LANDSCAPE CHARACTER : ANALYSIS & PROPOSAL** - indicate the landscape character, analyse the elements and make appropriate enhancement proposals.
- The proposals are to be considered as preliminary recommendations for the purpose of overall character enhancement of the Precinct, while detailed 'Design Guidance' is essential for the final application of the proposals.

LEGEND

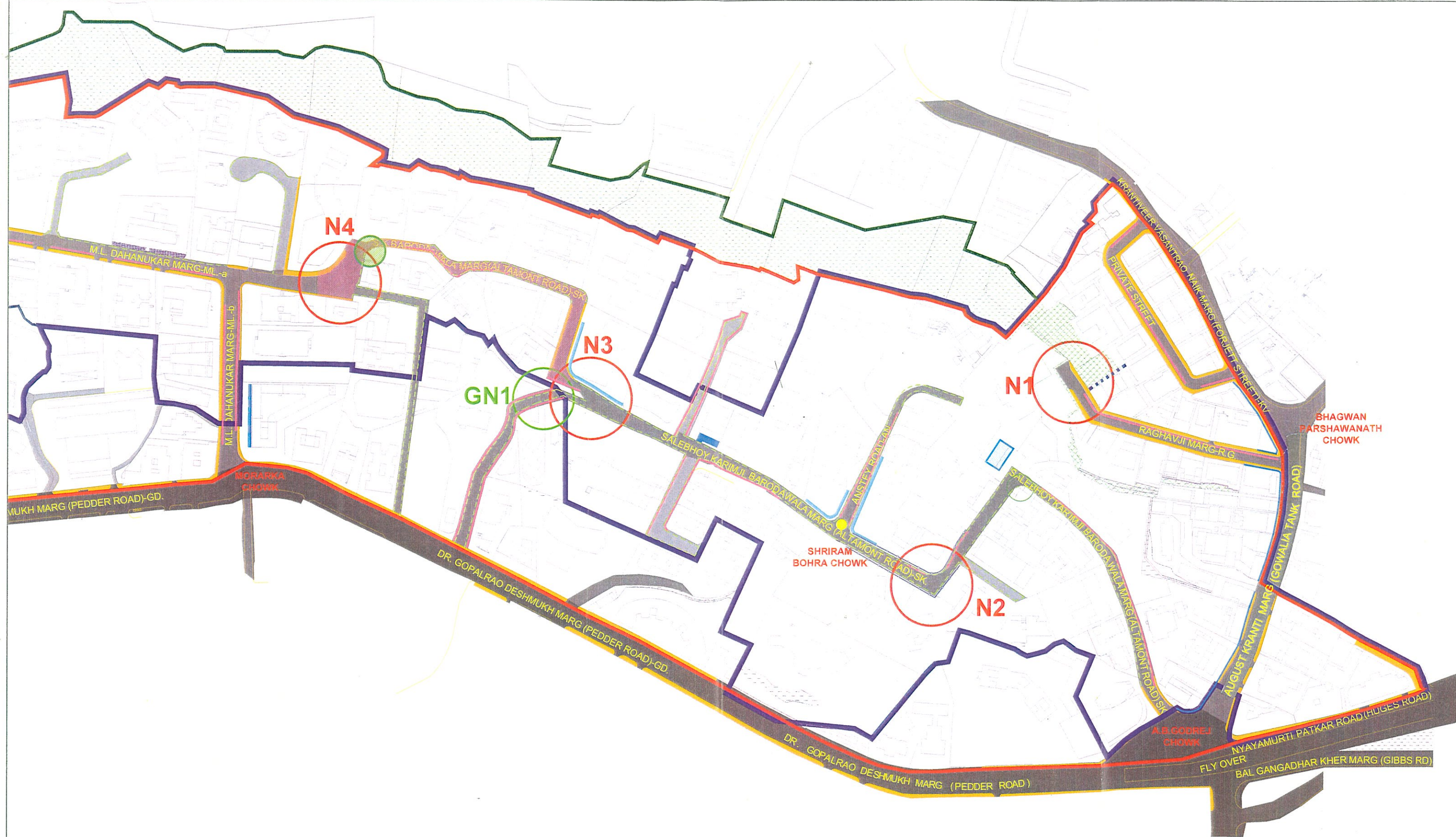
	PROPOSED BOUNDARY OF CUMBALLA HILL PRECINCT		PROPERTIES WITH HIGH LANDSCAPE VALUE (setting / foreground / formal garden etc.)
	BOUNDARY OF CUMBALLA HILL STUDY AREA		
	ZONAL BOUNDARY		DENSE VEGETATION ALONG STREET EDGES (within properties and along the pavements). It is proposed to reinforce greenery & foliage along the edges that are devoid of this essential character.
	ESCARPMENTS / RETAINING WALLS		
	PLOT BOUNDARY		
	ROADS WITH PAVEMENTS		CLIFF EDGE OF HIGH ENVIRONMENTAL VALUE (within the study area along the study area edges)
	LISTED STRUCTURES		

LANDSCAPE CHARACTER - ANALYSIS & PROPOSAL

- The Precinct Area along the main spine - S.K. Barodawalla and M.L. Dahanukar Marg - enjoys a 'green & leafy' ambience by virtue of on-street and off-street greenery. Many plots in the area are endowed with formal garden layouts in their spacious foregrounds and rear open spaces in these zones. The other zones in the Study Area are less fortunate in this regard.
- As is evident from the maps, the green character of the Precinct is in spite of the fact that the area lacks completely in 'Public Open Spaces' with a single plot along Byramji Gamadia Road reserved as an RG.
- A residential land-use character, quiet streets (with moderate traffic) along the spine are ideal for walks.
- It is the street that binds the essential character and contributes greatly to the aesthetics of the area. As such the hard edges of streets formed by compound walls & gates, pavements, foliage and greenery need proper design format for area enhancement.
- The streets do not have cohesive design policy for the infrastructural facilities in the area. Services like electricity cabling/ telephone/ water supply & drainage lines/ surface drains etc. need a special 'Design Guidance' for appropriate application and maintenance.
- 'Open Spaces' for recreation and enhancement of the overall character can be sought only in 'incidental spaces' formed by virtue of road & plots configurations. Such spaces as identified in the maps are along the hill cut slopes and in many instances are parts of private holdings. Other spaces identified form nodes with road junctions and constitute municipal holdings.

- Introduction of 'Street Furniture' of ideal design will have a significant contribution in the enhancement of the area. For the reason that the area while retaining its historicity has undergone a layered change of character, the application of formal 'Design Guide' for the various features of street furniture may consider having an imprint of 'Contemporary merged with Historic'.
- The Street Floor has undergone significant change from the mud tracks, to mud-murum roads to the present day tar/ concrete surfaces. Introduction of modern concrete pavers and/or stone cobbles to the street floor may be considered as an option. Similarly for the pavements an option of concrete pavers/ stone cobbles with well designed curbs may be considered.
- Due to winding of the roads while attempting to maneuver the hilly topography and the plot configurations as a consequence of the layered growth of the area, at certain locations the motor traffic poses accident threats. The maps 30A & 30B indicate such areas and propose an improvement.
- The advice on conservation of the Built Environment (Listed and Unlisted Buildings) is the responsibility of the individual owners of the properties and such advice is contained in subjective text of this report (Policy Guidance & List Cards). Conservation of the Landscape Character becomes a joint responsibility of the residents, owners and the Municipal Authorities. A partnership between the two is a key to the holistic conservation of the Precinct. Such partnership should essentially be sought for correct implementation of all landscape related proposals.

 MMR HERITAGE CONSERVATION SOCIETY	THE CUMBALLA HILL PRECINCT CONSERVATION PROPOSAL	
	PROJECT PROPONENT : INTACH (GMC)	
	PROJECT CONSULTANTS : AR. KIRTIDA UNWALLA (CONSERVATION) AR. SUNEETA SAMANT (PLANNING)	
LANDSCAPE CHARACTER ANALYSIS & PROPOSAL - PART I		
DRG. NO. CHP 29	0 20m 40m 60m 80m 100m SCALE 1:4000	DATE : SEPT. 15, 2002
		N



LEGEND

- PROPOSED BOUNDARY OF CUMBALLA HILL PRECINCT
- BOUNDARY OF CUMBALLA HILL STUDY AREA
- ZONAL BOUNDARY
- ROADS WITH PAVEMENTS
- ESCARPMENTS / RETAINING WALLS

ELEMENTS / FEATURES OF LANDSCAPE / PRECINCT AREA FOR ENHANCEMENT

- Precinct roads devoid of pavements-Proposed to provide pavements
- Open surface drains to be covered
- Links providing pedestrian connectivity between the formal layout of plots. These culminate into steps at one end to configure the hilly terrain and are in a desperate need for repair and enhancement.
- Sharp road turns directly aligning built-forms with no transition elements in the form of compound walls / any other edge at street level. Highly accident prone areas which need a soft edge - by raised pavements & green hedges

- Escarpments within the precinct, behaving as zonal boundary transitions that are proposed to be enhanced by landscape design
- Plots reserved for Recreational Ground
- Compound walls that are unduly high are proposed to be altered to a suitable height & appropriate design
- High retaining walls / compound walls along road edges
- Accident prone road stretches forming blind turning points with / without high retaining / compound walls. Special local design regarding parking, road edges, compound walls, gates, street floors etc. is an urgent need. These areas to be marked as NO PARKING zones.
- Parking along the edges of roads

- Nodes (N) as formed by virtue of road formats are proposed for legibility and landscape enhancement
- Green Nodes (GN) formed as opportunity areas for greenery, enhancement and legibility. The spaces made available may be incidental open areas of road junctions and/or hill slopes within the properties left unattended.
- Land-use allocated as a car car showroom which is incompatible to Residential land-use zoning (DCR 51 and 52)
- Shop line as per Development Plan and DCR 50(xiv) + 3(20) that needs control for signboard design (DCR 48) for shop front design control
- Shopping Nodes in need for landscape control
- Escarpment edge of Cumballa Hill (on account of historic hill-cutting) is proposed to be considered as an opportunity for enhancement and pronounced legibility of the entire hill



THE CUMBALLA HILL PRECINCT CONSERVATION PROPOSAL

PROJECT PROPONENT : INTACH (GMC)

PROJECT CONSULTANTS : AR. KIRTIDA UNWALLA (CONSERVATION)
AR. SUNEETA SAMANT (PLANNING)

LANDSCAPE PROPOSAL ANALYSIS & PROPOSAL : PART II-A

DRG. NO.
CHP 30A

0 20m 40m 60m
SCALE 1:2500

DATE : SEPT. 15, 2002

N



LEGEND

- PROPOSED BOUNDARY OF CUMBALLA HILL PRECINCT
- BOUNDARY OF CUMBALLA HILL STUDY AREA
- ZONAL BOUNDARY
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THE CUMBALLA HILL PRECINCT CONSERVATION PROPOSAL

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AR. SUNEETA SAMANT (PLANNING)

LANDSCAPE PROPOSAL ANALYSIS & PROPOSAL : PART II-B

DRG. NO.
CHP 30B

SCALE 1:2500

DATE : SEPT. 15, 2002



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