



REPORT ON

FINAL LIST - HERITAGE STRUCTURES AND PRECINCTS (WESTERN SUBURBS)

LISTING AND GRADING OF HERITAGE BUILDINGS AND PRECINCTS IN GREATER MUMBAI (TASK 5)

JUNE 2006

Submitted to

Mumbai Metropolitan Region Heritage Conservation Society (MMR-HCS), MMRDA, Bandra Kurla Complex, Bandra (East), Mumbai 400 051

By

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1 Background to the Project

1.1 Significance of the Project

*'The search for identity, for a sense of where we belong in a changing world, appears today to be both a personal and a general quest. The reasons may go far beyond a purely intellectual quest to a yearning for stability through a sense of belonging and a knowledge of where have we come from; and behind this may lie deep seated worries about where we – as a race, as a nation, as individuals – may be going'*¹

Built heritage exhibits the history of the community, its political ideologies, and the traditions it has embodied. It also illustrates the fusion of various cultures and thus speaks volumes on the socio-political history of the region. With the continuous changes in the nature of forces of growth and development, the older buildings face tremendous pressure and neglect resulting to aging infrastructure, encroachments, dilapidation, incongruent building additions and others which result in destruction of heritage buildings / precincts.

The city of Mumbai has an interesting history visible in the rich repository of its built heritage. The seven islands that now form Mumbai were first home to the Koli fisher folk who even today occupy parts of the city shoreline. It was part of the kingdom of Ashoka and then various Hindu rulers of the Silhara dynasty until 1343, when the kingdom of Gujarat annexed it. In 1534 the Portuguese took the islands from Bahadur Shah of Gujarat. The islands remained in the hands of the Portuguese until 1661, when they were ceded as the dowry of Catherine de Braganza to Charles II of England. He, in turn leased it to the British East India Company in 1668 for £ 10 per annum. In 1687, the East India Company transferred their headquarters from Surat to Mumbai. From 1817 the city was reshaped with large civil engineering project merging the seven islands into one single mass. The city remained in the Company hands until after the Revolt of 1857 when the Crown took Mumbai away.

Up to the end of the Second World War, Mumbai covered only about 67 sq km of land from Colaba in the south to Mahim and Sion in the north. However there were sporadic developments/settlements towards the north – within the Salsette Island. Typically these were the village settlements along the coast and along the railway line. 1950, the city expanded northward with the inclusion of portions of Salsette Island, and by 1957 a number of suburban towns – including Bandra, Andheri, Malad and Borivali and some villages of Thane were incorporated into Greater Bombay.

Mumbai with its long history has areas that possess strong architectural and urban character that is a result of centuries of building. The layers of history are reflected in the built form and impart image and character to the city. The older fabric / buildings represent history of the communities, embodying their traditions, fusion of various cultures and political ideologies.

It is not only crucial to maintain and preserve/conservate this heritage as it not only means a tremendous loss but if we are to perceive these as assets, as most western cities have, then they can offer great living environments, enhance the attractiveness of cities and can be leveraged as places of tourist attraction. Mumbai has been at the forefront of recognizing the importance of built heritage and there are several studies and ongoing conservation initiatives.

Heritage conservation / preservation must be mainstreamed into the development process to be effective. For this it must become a part of the city's development plan and development control regulations. Mumbai has already introduced heritage regulations and carried out a preliminary listing exercise. However this list is non exhaustive - it covers only 633 buildings, and is not comprehensive – it does not cover the entire Great Mumbai Municipal Corporation Area. Moreover the list does not have sufficient information on each building / precinct that can form the rationale for listing it. Hence the first step in this direction is to have a comprehensive list of buildings / precincts of significance with sufficient information to merit its preservation / conservation.

(Reference)

¹ Martin Bibble, *The Experiences of the Past: Archaeology and History in Conservation and Development*

The settlement pattern of the project-area clearly speaks of the history of the area. Most of the development in this area occurs only after early 20th century, prior to which this area was predominantly an agricultural, fishing and salt producing area. The unique characteristics of the built-form of this area can be brought out through following themes (Refer Map No. 03):

- The old fishing / agrarian villages like that of Bandra, Kantwadi, Pali, Mala, Shirley - Rajan, Chuim, Khar, Danda, Amboli, Ville Parle, Kandivali, Bhabai, Versova, Rathodi, Malavni, Marol, Madh, Erangal, Aksa, Marve, Manori, Culvem and Gorai
- Cave and Cave-temples like the Jogeshwari caves, Kanheri caves, Mandapeshwar caves, and Mahakali caves.
- There are forts (Madh, Versova, Bandra) and churches in areas like Thane, Vasai and others that were under Portuguese.
- Religious structures like Temples (Buddhist and Shiva temples in particular), Churches, Schools, Gurudwaras, Agyaris and others are found scattered in the project- area.
- The built-form between S V Road (formerly the Old Ghodbandar Road) and the Railway line. This formed the main spine of the area, which is exhibits richness in Colonial suburban Bungalows/Cottages, Churches and Institutional buildings. In this area, the areas close to stations, in particular older stations such as Bandra, Khar, Santa Cruz, Ville Parle, Andheri and Malad have a concentration of older structures.
- In view of this Mumbai Metropolitan Region Development Authority (MMRDA) is commissioned the task of undertaking a comprehensive listing in a prescribed format and mapping these on the Development Plan of Greater Mumbai.

1.2 Objective of the Project

The objective of the assignment was to develop a comprehensive and accurate inventory of buildings / structures/ sites and precincts of heritage significance in Greater Mumbai. This inventory in the form of the heritage list would be well structured and formatted in a manner that would be easy to refer / rely on while issuing development permissions.

1.3 Coverage and Scope of Work

The assignment covers the entire Greater Mumbai Corporation Area (Ref Map No.01), which is divided into specific tasks with the following scope of work:

Table No.1.1: Tasks for the Listing and Grading in Greater Mumbai Area

No.	Task	Description
1	Task 1	Review of sr. nos. 1 to 316 of existing list stated in the Regulation 67 of the Heritage Regulation for Greater Mumbai, 1995 to: <ul style="list-style-type: none"> ▪ Rectify errors in the existing list in terms of grading, description, location, age etc. ▪ Collect additional information on each building / structure / site / precinct as per the standardized format defined by MMR HCS ▪ Compile and submit the information on each building / structure / site / precinct as per the Performa defined by MMR HCS ▪ Demarcate the buildings / structures / sites / precincts on the Development plan of Greater Mumbai
2	Task 2	Review of sr. nos. 317 to 633 of existing list stated in the Regulation 67 of the Heritage Regulation for Greater Mumbai, 1995 to: <ul style="list-style-type: none"> ▪ Rectify errors in the existing list in terms of grading, description, location, age etc. ▪ Collect additional information on each building / structure / site / precinct as per the standardized format defined by MMR HCS ▪ Compile and submit the information on each building / structure / site / precinct as per the Performa defined by MMR HCS ▪ Demarcate the buildings / structures / sites / precincts on the Development plan of Greater Mumbai

No.	Task	Description
3	Task 3	<p>Survey Wards A, B, C, E, F south and F north wards including sites already defined by MMR HCS through its projects to:</p> <ul style="list-style-type: none"> ▪ Undertake fresh listing and identify buildings / structures / sites and precincts of heritage significance ▪ Identify areas with cohesive significance or group value worthy of defining as heritage precincts ▪ Propose designation of heritage precincts with proper demarcation of boundaries, specifying the nature of existing pattern of buildings therein ▪ The task is subdivided into following stages: ▪ Reconnaissance of the Project Area to generate a Draft List of buildings / structures / sites / precincts of significance to be reviewed by MMR HCS to short-list the sites to be incorporated into the final list. ▪ Collect, compile and submit information on the short listed buildings / structures / sites / precincts as per the standardized format defined by MMR HCS ▪ Grade and classify the buildings / structures / sites and precincts on the criteria of evaluation defined in regulation 67 of development control regulations for Greater Mumbai ▪ Demarcate the buildings / structures / sites / precincts on the Development plan of Greater Mumbai
4	Task 4	<p>Survey Wards D (G) south (G) north wards including sites already defined by MMR HCS through its projects to:</p> <ul style="list-style-type: none"> ▪ Undertake fresh listing and identify buildings / structures / sites and precincts of heritage significance ▪ Identify areas with cohesive significance or group value worthy of defining as heritage precincts ▪ Propose designation of heritage precincts with proper demarcation of boundaries, specifying the nature of existing pattern of buildings therein, specifying the nature of existing pattern of buildings therein ▪ The task is subdivided into following stages: ▪ Reconnaissance of the Project Area to generate a Draft List of buildings / structures / sites / precincts of significance to be reviewed by MMR HCS to short-list the sites to be incorporated into the final list. ▪ Collect, compile and submit information on the short listed buildings / structures / sites / precincts as per the standardized format defined by MMR HCS ▪ Grade and classify the buildings / structures / sites and precincts on the criteria of evaluation defined in regulation 67 of development control regulations for Greater Mumbai ▪ Demarcate the buildings / structures / sites / precincts on the Development plan of Greater Mumbai
5	Task 5	<p>Survey Western Suburbs wards including sites already identified by MMR HCS through its projects to:</p> <ul style="list-style-type: none"> ▪ Undertake fresh listing and identify buildings / structures / sites and precincts of heritage significance ▪ Identify areas with cohesive significance or group value worthy of defining as heritage precincts ▪ Propose designation of heritage precincts with proper demarcation of boundaries, specifying the nature of existing pattern of buildings therein, specifying the nature of existing pattern of buildings therein ▪ The task is subdivided into following stages: ▪ Reconnaissance of the Project Area to generate a Draft List of buildings / structures / sites / precincts of significance to be reviewed by MMR HCS to short-list the sites to be incorporated into the final list. Collect, compile and submit information on the short listed buildings / structures / sites / precincts as per the standardized format defined by MMR HCS ▪ Grade and classify the buildings / structures / sites and precincts on the criteria of evaluation defined in regulation 67 of development control regulations for Greater Mumbai ▪ Demarcate the buildings / structures / sites / precincts on the Development plan of Greater Mumbai

No.	Task	Description
6	Task 6	<p>Survey Eastern suburbs wards including sites already identified by MMR HCS through its projects to:</p> <ul style="list-style-type: none"> ▪ Undertake fresh listing and identify buildings/ structures/ sites and precincts of heritage significance ▪ Identify areas with cohesive significance or group value worthy of defining as heritage precincts ▪ Propose designation of heritage precincts with proper demarcation of boundaries, specifying the nature of existing pattern of buildings therein, the task is subdivided into following stages: ▪ Reconnaissance of the Project Area to generate a Draft List of buildings/ structures/ sites/ precincts of significance to be reviewed by MMR HCS to short-list the sites to be incorporated into the final list. ▪ Collect, compile and submit information on the short listed buildings/ structures/ sites / precincts as per the standardized format defined by MMR HCS ▪ Grade and classify the buildings/ structures/ sites and precincts on the criteria of evaluation defined in regulation 67 of development control regulations for Greater Mumbai ▪ Demarcate the buildings/ structures/ sites/ precincts on the Development plan of Greater Mumbai

EPC is responsible for undertaking Task 5.

1.4 Outputs and Project Schedule

The outputs and the project schedule were as follows:

Table No.1.2: Outputs, Schedule and Terms of Payment

S.No.	Deliverable	Format & Copies	Time Limit from the Date of Agreement	Payment
1	Inception Report Power Point Presentation	5 Hard Copies 3 CDs	2 Weeks	10%
2	Draft Proposed Heritage List Power Point Presentation	5 Hard Copies 3 CDs	10 Weeks	20%
3	Draft Revised heritage List with proposed Grading in the prescribed formats Power Point Presentation	5 Hard Copies 3 CDs	18 Weeks	30%
4	Final heritage List with proposed Grading in the prescribed formats Power Point Presentation	5 Hard Copies Color 20 Hard Copies B/W 5 CDs 3 CDs	22 Weeks	30%

Note: 10% of the payment was released as mobilization advance

1.5 Key Project Events

In October 2003 Mumbai Metropolitan Region – Heritage Conservation Society (MMR-HCS) invited competent firms / consultants to submit their Expression of Interest to undertake the Listing and Grading of Heritage Buildings / Precincts of Greater Mumbai. In May 2004, 10 firms were short-listed. Each firm was asked to submit a detailed Technical Proposal in the prescribed format and Financial Proposal for each of the following 6 tasks. (Ref Map No.01)

After a competitive bidding and negotiation process, 5 firms were allocated the above 6 tasks. **Environmental Planning Collaborative (EPC) along with consortium partners m/s Archicrafts and Heritage Initiative, Nehru foundation, Ahmedabad, was awarded the work for Task 5 (western suburbs) in September 2004.**

The following table gives the key project events:

Table No. 1.3: Key Project Events

No	Date	Event
1	16 th Oct 2003	MMRDA invited Expression of Interests
2	10 th May 2004	EPC short-listed for further process of selection and award of work
4	10 th June 2004	Official Date of Submission of Technical and Financial Proposal
5	28 th June 2004	Audio-visual presentation of the Technical proposal at MMRDA
6	15 th July 2004	Negotiation Meeting at MMRDA
7	17 th July 2004	Financial Proposal for Listing and Grading of Heritage Buildings and Precincts for Task 5
8	31 st Aug 2004	Meeting with Metropolitan Commissioner, MMRDA, and President, MMR-Heritage Conservation Society
9	23 rd Sept 2004	MMRDA awarded the Project to EPC for Task-5
10	6 th Oct 2004	Coordination Meeting for the project at MMRDA
11	19 th to 22 nd Oct, 2004	Preliminary interactions, information collection and reconnaissance visit to the Project Area by EPC to initiate the reconnaissance visit for Draft Listing
12	4 th to 8 th Nov 2004	First round of preliminary surveys
13	24 th Nov, 2004	Presentation of Inception Report
14	1 st to 6 th Dec 2004	Second round of preliminary surveys
15	21 st to 24 th Dec 2004	Third round of preliminary surveys
16	18 th Jan 2005	Submission of Preliminary List
17	20 th Jan 2005	Review meeting at MMRDA (36 th Sub Committee meeting of MMR-HCS)

No	Date	Event
18	21 st to 25 th Feb 2005	First round of detailed surveys
19	8 th to 12 th Mar 2005	Second round of detailed surveys
20	25 th to 29 th Apr 2005	Third round of detailed surveys
21	5 th May 2005	Review meeting at MMRDA (38 th Sub Committee meeting of MMR-HCS)
22	15 th to 21 st May 2005	Fourth round of detailed surveys
23	31 st May to 4 th Jun 2005	Fifth round of detailed surveys
24	23 rd to 26 th Jul 2005	Sixth round of detailed surveys
25	5 th Sep 2005	Review meeting at MMRDA (40 th Sub Committee meeting of MMR-HCS)
26	12 th to 14 th Sep 2005	Seventh round of detailed surveys
27	17 th Oct 2005	Review meeting at MMRDA (41 st Sub Committee meeting of MMR-HCS)
28	28 th Oct 2005	Submission of Draft Final List to MMRDA
29	26 th Dec 2005	Feed Back from MMRDA
30	4 th Feb 2006	Changes made as per the feedback and samples sent for final approval.
31	7 th March 2006	Final Draft Report Submission
32	8 th May 2006	Review meeting at MMRDA (42 nd Sub Committee meeting of MMR-HCS)
33	17 th June 2006	Final and Report Submission

2 Introduction to Western Suburbs (Task 5)

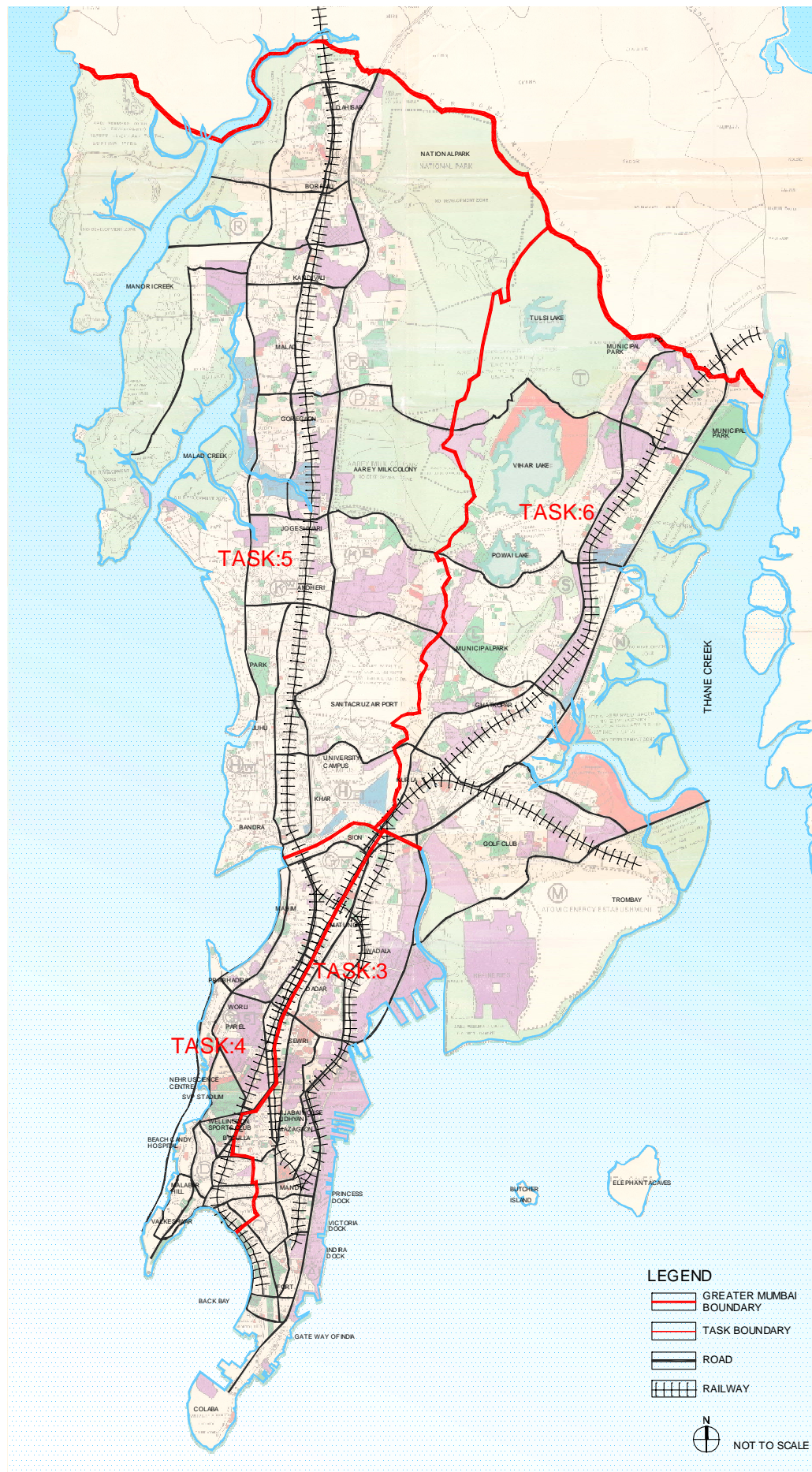
For administrative purposes, Greater Mumbai is divided into 6 zones, each zone consisting of 3 to 5 wards named alphabetically. Geographically, Task – 5, from now referred to as the project area, includes Zone 3 and Zone 4 (Refer Map Nos. 01 and 02):

Zone 3	Ward H Ward K	H west and H East K West and K East
Zone 4	Ward P Ward R	P North and P South Ward R

The project area is the 'Western Suburbs' of Greater Municipal Corporation of Mumbai. It covers the areas of Bandra, Khar, Santa Cruz, Ville Parle, Juhu, Andheri, Jogeshwari, Goregaon, Malad, Kandivali, Borivli, Dahisar, Gorai and few others. The southern edge of the project-area is Bandra, to the western edge is the seafront, southeastern edge is Santa Cruz, to the northeast the project-area cuts through the National Park and to the north it extends upto the Greater Mumbai Municipal Limit. The entire project area is approximately 220 sq. kms.

The settlement pattern of the project-area clearly speaks of the history of the area. Most of the development in this area occurs only after early 20th century, prior to which this area was predominantly an agricultural, fishing and salt producing area. The unique characteristics of the built-form of this area can be brought out through following themes (Ref Map No. 03):

- The old fishing / agrarian villages like that of Bandra, Kantwadi, Pali, Mala, Shirley - Rajan, Chuim, Khar, Danda, Amboli, Ville Parle, Kandivali, Bhabai, Versova, Rathodi, Malavni, Marol, Madh, Erangal, Aksa, Marve, Manori, Culvem and Gorai
- Cave and Cave-temples like the Jogeshwari caves, Kanheri caves, Mandapeshwar caves, and Mahakali caves.
- Forts (Madh, Bandra) and churches in areas like Thane, Vasai and others that were under Portuguese.
- Religious structures like Temples (Buddhist and Shiva temples in particular), Churches, Schools, Gurudwaras, Agyaris and others are found scattered in the project- area.
- The built-form between SV Road (formerly the Old Ghodbandar Road) and the Railway line forms the main spine of the area, which exhibits richness in Colonial suburban Bungalows/Cottages, Churches and Institutional buildings. In this area, the areas close to stations, in particular older stations such as Bandra, Khar, Santa Cruz, Ville Parle, Andheri and Malad have a concentration of older structures.



Map No. 1: Coverage of the Assignmnet - Greater Mumbai

3 Approach & Methodology for Preparation of the Draft List

The Listing and Grading of the Heritage Buildings and Precincts in Western Suburbs (Zone 3 and Zone 4) of Greater Mumbai was carried out in the following manner:

3.1 Preparation of the Draft List

- 3.1.1 Consultations / Discussions with Local Experts / People
- 3.1.2 Collection and Review of Existing Books, Reports and Documents
- 3.1.3 Base Map Preparation for the Project Area
- 3.1.4 Rapid Assessment of the Project Area
- 3.1.5 Preliminary Survey of the Project Area
- 3.1.6 Compilation, Analysis and Review by the Core Team
- 3.1.7 Reviews by MMRDA.

3.1.1 Consultations / Discussions with Local Experts / People

Consultations and discussions were held with experts, people with knowledge of the area, professionals dealing with different aspects of Mumbai's History and Built-form Heritage in an effort to gather an understanding of the project area at all the stages of the project. Further during the process of detailed surveys interviews and interactions with the individual property owners in some of the cases and people in the precincts became a valuable source of information on the area leading to interesting facts and events. Annexure No. 1 gives a list most of the individuals that were a valuable resource in some way or another.

3.1.2 Collection and Review of Existing Books, Reports and Documents

Considerable work on Mumbai's Heritage Buildings and Precincts was available in the form of documentation, reports, papers and books. In addition published and unpublished information was found in some instances while undertaking the detailed surveys. A comprehensive list of all material referred to is indicated in Annexure No. 2.

A review of **Heritage Regulations and Policies** was also done so that the listing and grading adheres to the principles prescribed therein. Following were reviewed.

- Regulation 67, Heritage Regulation for Greater Mumbai, 1995.
- Other relevant provisions of the MR & TP Act 1996.
- Other relevant provisions of the ICOMOS Charter for the Conservation of Historic Town and Urban Areas.
- Relevant articles of the Burra Charter (1979, 1981, 1980) and its adaptation in India.

Further historical references and studies were collected from the following institutions and organizations.

Table No. 3.1: Organizations and Institutions visited for Information

No.	Institutes and Organizations
1	Archdiocese of Bombay, Dept of History
2	Bhau Daji Lad Museum (The Victoria and Albert Museum)
3	Prince of Wales Museum
4	Bombay University Library, Kalina
5	David Sassoon Library
6	Elphinstone College (Archives)
7	Hares Institute of Indian History and Culture, St. Xavier's College
8	Academy of Architecture
9	Kamala Raheja Vidyanidhi Institute for Architecture & Environmental Studies
10	Rizvi College of Architecture
11	UDRI
12	The Bombay Environment Action Group (BEAG)
13	MMRDA

3.1.3 Base Map Preparation for the Project Area

The Base Map for the entire project area was prepared as per the terms of reference finalized during the negotiation meeting at MMRDA. The Base Map consists of the DP Sheets mosaiced in Auto CAD. 53 DP sheets, from sheet no 1 to sheet no 53 cover the entire project-area.

Table No.3.2: Details of DP Sheets in the Project Area

Zone	Ward	Sub-ward	DP Sheet Nos.	Office
Zone 3	Ward H	H west and H East	W52, W53, W51, W50, W47, W48, W49, W44, W45	MCGM Bandra Office
	Ward K	K West and K East	W33, W34, W35, W37, W38, W39, W40, W41, W42, W43, W44, W45, W46, W47, W48, W49	
Zone 4	Ward P	P North and P South	W13, W14, W18, W19, W20, W21, W23, W24, W25, W26, W27, W28, W29, W30, W31, W32, W33, W34, W35	MCGM Kandivali Office
	Ward R	Ward R	W1, W2, W3, W4, W5, W6, W7, W8, W9, W10, W11, W12, W13, W14, W15, W16, W17, W18, W19, W20, W21, W22, W26, W27	

These 53 sheets were procured from MCPM, scanned independently and then combined in AutoCAD to form a combined image to create the Base Map (Refer Map No. 04).

All the identified Heritage Buildings and Precincts in the Draft List Report are marked on it along with ID numbers as per the finalized list. Refer the Key Map enclosed separately at the scale of 1:15,000

3.1.4 Rapid Assessment of the Project Area

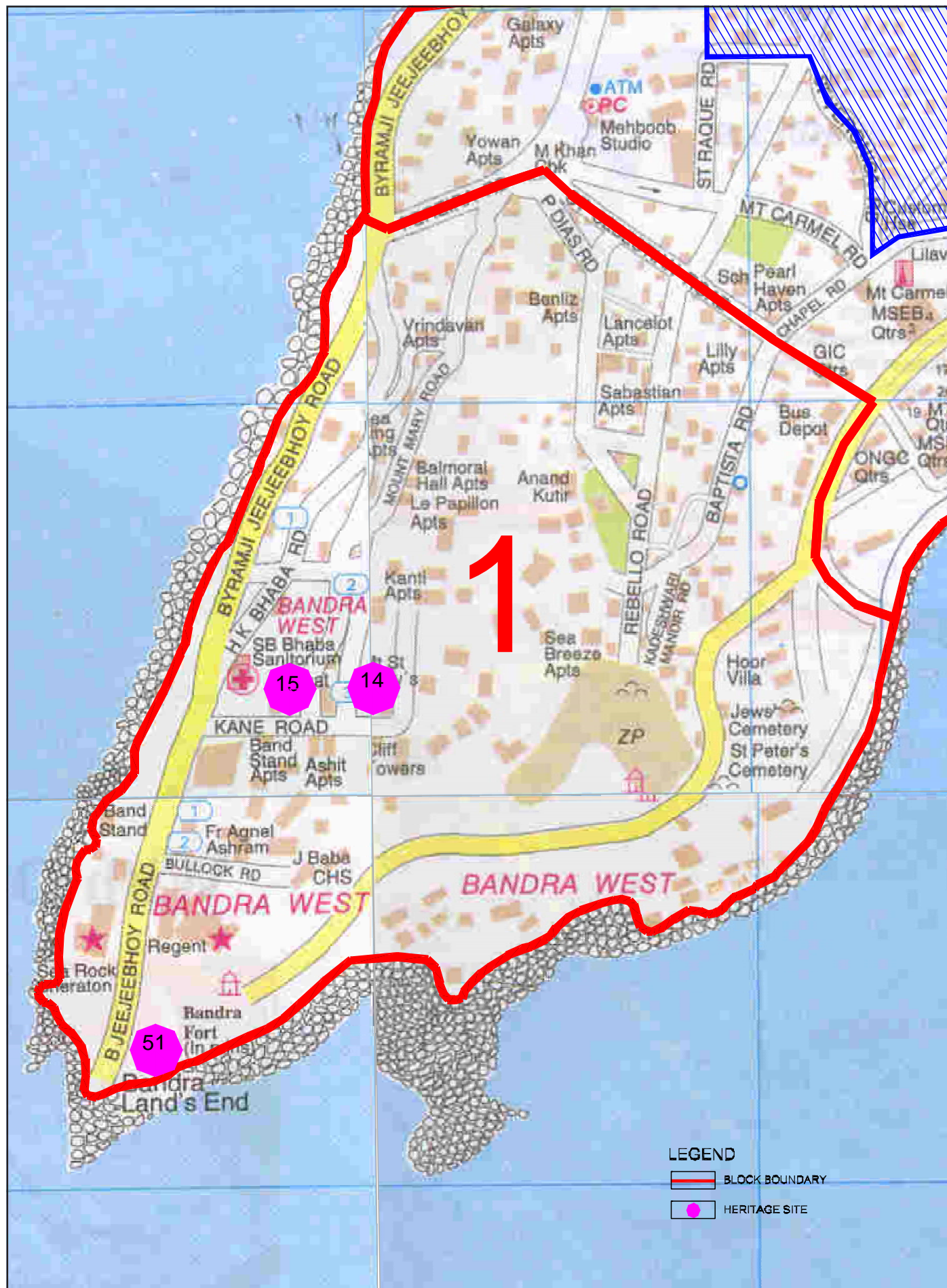
A rapid assessment of the Project Area was carried to evaluate the areas' heritage character and to assess the density of heritage buildings. This helped in devising a relevant strategy for conducting the Survey for preparing the Preliminary Draft Heritage List.

This exercise was carried out on 21st and 22nd October 2004. It highlighted the layers of Mumbai's history and its reflection in the built-form very clearly.

- Along the west coast and a little inland (formerly Salsette Island), there are the fishing / agrarian villages. The remnants of these villages / settlements still exist and need to be marked, as they are important landmarks of Mumbai's History. These are Bandra, Kantwadi, Pali, Mala, Shirley - Rajan, Chum, Khar, Danda, Amboli, Ville Parle, Kandivali, Bhabai, Versova, Rathodi, Malavni, Marol, Madh, Erangal, Aksa, Marve, Manori, Culvem and Gorai.
- The area between SV road (formerly the Old Ghodbandar road) and the railway line formed the main spine of the area. There are colonial suburban bungalows, churches and institutional buildings in this area. In this area the areas close to stations, in particular the older stations, such as Bandra, Khar, Santa Cruz, Ville Parle and Andheri have more concentration of heritage sites such as colonial suburban bungalows, churches, schools and other institutional buildings.
- Caves and cave temples are an important part of the area's heritage - Jogeshwari caves, Kanheri caves, Mandapeshwar caves, and Mahakali caves.

In addition to this, there are Forts (Madh, Bandra) and Churches in areas like Thane, Vasai and others that were under the Portuguese. There are also scattered religious structures like Temples (Buddhist and Shiva temples in particular), Churches, Schools, Agyaris and others are found scattered in the project area.

As a consequence of the rapid assessment of the area, the areas for survey were prioritized and large pockets of development were eliminated as they were new developments and did not have any buildings of significance.



3.1.5 Preliminary Survey of the Project Area

A 100% survey of the Project Area was carried out to prepare a Draft Proposed Heritage List through the months of November and December 2004. It was completed and was submitted to MMR HCS for review and feedback in the month of January, 2005.

i) Preparation for the Survey

A methodology to conduct the Preliminary Survey was evolved based on previous project experiences and inferences from the rapid assessment of the project area.

The available map of Mumbai was scanned and combined to serve as a **Reference Map** while conducting the survey. The Heritage Buildings and Precincts already accounted for in various listings / papers were marked on the reference map, to ascertain their inclusion in the preliminary survey.

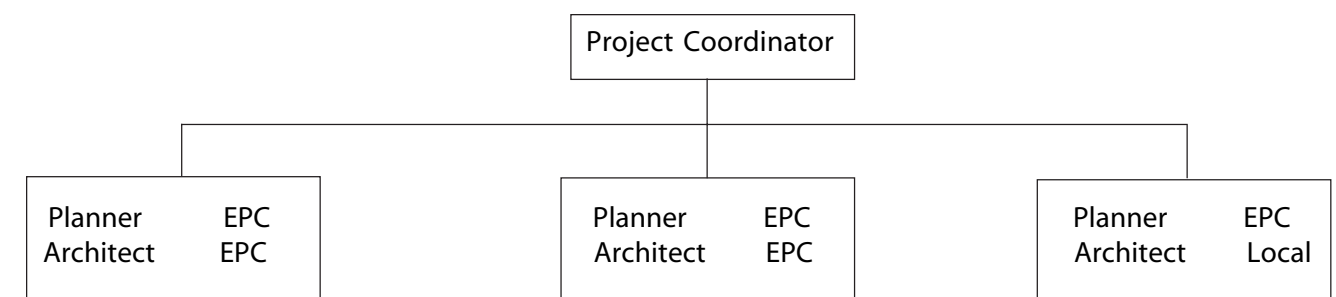
Using the railway line, main roads and such other references the project area was divided into walkable survey blocks (Refer Map No. 5). A total of 25 blocks were delineated on the west side of the railway line (covering an area of approximately 50 sq km) and 20 blocks were delineated on the east side of the railway line (covering an area of approximately 46 sq km).

The **Base Map** prepared was used for the preliminary survey to mark the structures / buildings / areas of significance on the survey plots. The boundaries of the survey blocks were marked on the Base Map and each block was printed on A2 sized sheet. Each team carried a copy of survey block on Base Map (DP sheets) and Reference map printed on A2 sized sheets (Refer Map Nos. 06 & 07)

Along with the maps, Proforma Sheets were prepared to collect the information required for compiling the Draft List. The information was drawn from Regulation 67 and included – Name of the structure / precinct, age, location, ownership, usage, state of preservation, special features and other remarks (Annexure No. 03).

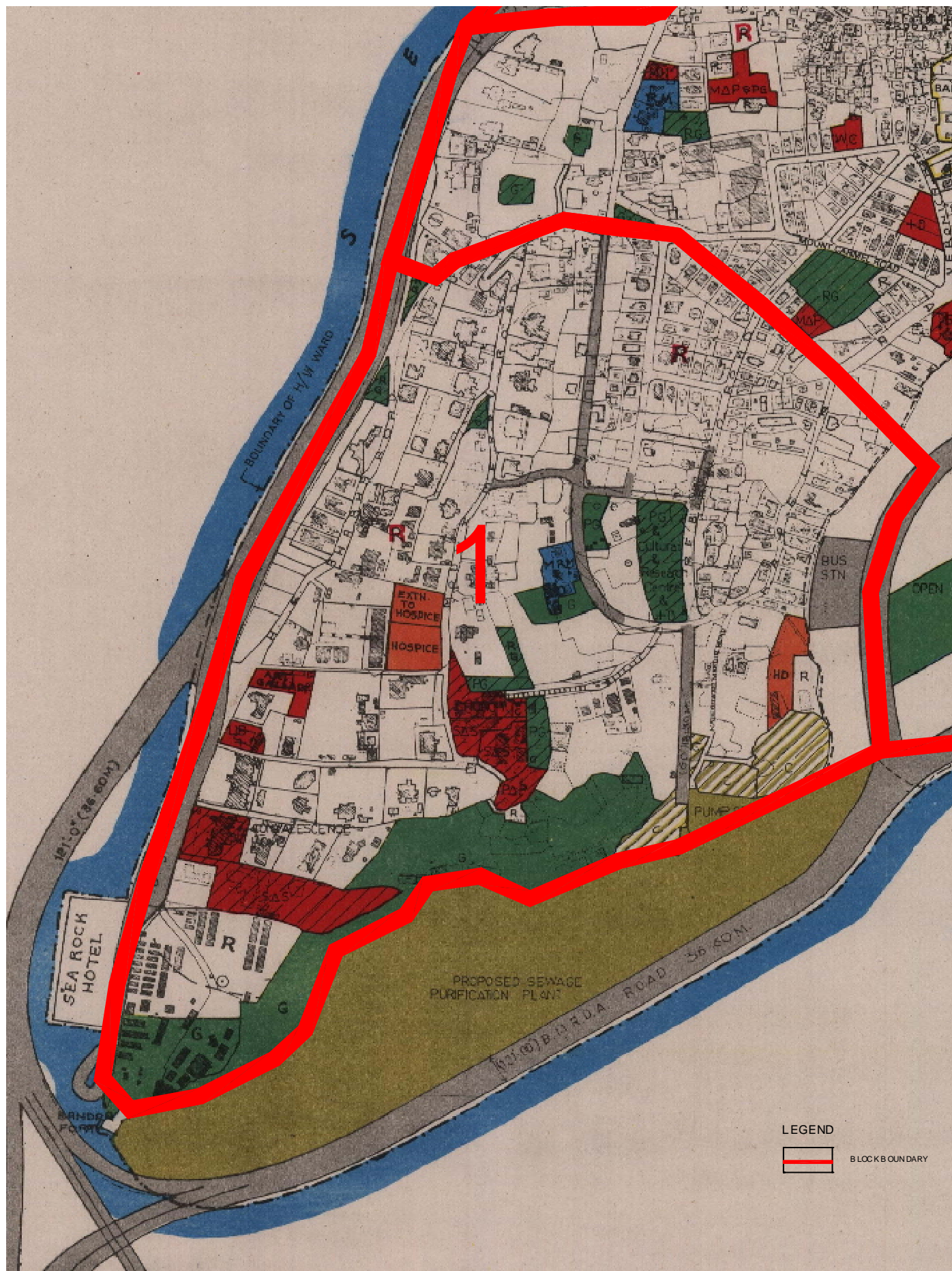
ii) Preliminary Listing Survey – Teams and Method

A team of planners and architects conducted the Preliminary Listing Survey. 3 teams with 2 professionals each conducted the Preliminary Survey during the months of November and December 2004.



Each team carried the Reference Map and DP Sheet Map for each block and Proforma sheets. Structures of significance were marked on the plots indicated on the DP Sheets and information was filled in the Proforma sheets (Annexure No.3). For each building / structure one to two photographs were taken. In cases where the team got access into the property several pictures were taken. Temporary numbers were given and photo numbers were marked.

Map No. 5: Survey Map for Block 1



iii) Preliminary Listing Survey – Criteria for Listing

While conducting the survey almost all structures that were more than 60 years old were taken. Further only those structures were taken which were well preserved and did not display major incongruent transformations. However some structures showing significant levels of transformation and damage were also taken in case there appeared some historical significance, some specific element or a particular stylistic language or any thing distinguishing in terms of use. These became evident while talking to people in the locality and observing the context / edifice.

Three types of edifices are identified:

- 1 Structures
- 2 Complexes
- 3 Precincts

An edifice was listed as “**structure**” when it had individual merit. Examples of this would include residences, churches, or in some cases additional outhouses in the same plot. The plot on the DP sheet was marked. In instances when it was a group of buildings that had individual merit or group merit or had an institutional scale, were identified as “**complexes**”. Here the plot or group of plots were marked on the DP sheet. In case when it was a large area comprising of a group of dwellings / institutions where the individual edifices were not extraordinary/ did not merit individual attention but the group displayed value in terms of architectural character, scales, typologies, culture, were identified as “**precincts**”. This is particularly observed in instances of *Gaothans* and large housing colonies. Here a large area consisting of a group of plots were marked on the DP Sheet.

Eventually however the category of “complexes” was eliminated during the detailed survey and such cases were either categorized as “structures” or “precincts”.

3.1.6 Compilation, Analysis and Review by the Core Team

The findings of the Preliminary Survey were compiled and analyzed to generate a Draft List of Heritage Structures and Precincts. This has also raised a few issues pertaining to listing which are subsequently discussed at the end of this section.

i) Preparation of the Main Map:

All the structures and precincts were marked on the Base Map (DP Sheets combined) and colour coded accordingly. Precincts were marked in orange and structures were marked in yellow. The ID number given to each structure and precinct was written on the Base Map.

ii) Preparation of the Master List / Data Base of Heritage Structures / Precincts (Appendix No. 4):

Simultaneously a database of all the structures surveyed was compiled. The following information parameters were tabulated during the preliminary round of survey.

- **ID Number:** Each structure or precinct was assigned a unique ID number. Numbering was started from Bandra (southern most part of the project area and continued upwards. Numbers were given in continuation on west side of the railway line and then on the eastern side. This was indicated in Column 1 of the Preliminary Draft Master List
- **Type:** Each edifice was classified either as structure or precinct. This was indicated in Column 2 of the Preliminary Draft Master List. Each type was colour coded for easy identification.
- **Name of Structure or Precinct:** The popular / current name was recorded. In case where there was a name change and was possible to obtain the original name it was mentioned. In case where it was not possible to get the name the premises have been nomenclatured as Unknown Premise No. 01, 02, 03, etc. However this was refined at the next stage of detailed surveys. This was indicated in Column 3 of the Preliminary Draft Master List.
- **Year of Construction:** This information was inquired on site. In most cases the year was written on the buildings. When a firm date was available it was indicated in regular type in Column 4 of the Preliminary Draft Master List. While for the rest of the buildings this was derived on the basis of building typologies in the vicinity, architectural elements and historical research. This was indicated in italics and this information was collected at the time of detailed surveys and firmed up on the basis of further studies / understanding.

Map No. 6: D P Map for Block 1

- **Location:** At this point the main road on the edifice is located and the suburb is indicated. Where ever detailed plot number or house number was available was indicated. This information was refined during the detailed surveys. This was indicated in Column 5 of the Preliminary Draft Master List.
- **Ownership:** This was indicated in terms of public, trust or private. This was indicated in Column 6 of the Preliminary Draft Master List.
- **Occupancy:** Whether the premise is owner occupied or tenant occupied was indicated.
- **Name of the Owner / Tenant:** This was indicated wherever it was possible to obtain this information. However this was refined at the time of detailed surveys and information was collected from the property cards.
- **Usage:** Current use of the premise was indicated. Basic uses indicated were – residential, institutional, religious, commercial, recreational, unoccupied and mixed (residential + commercial + Institutional). Mixed use were indicated for all the *Gaothans*. This was indicated in Column 7 of the Preliminary Draft Master List.
- **State of Preservation:** Each structure / complex / precinct was categorized as excellent, good, fair and poor. This was indicated in Column 8 of the Preliminary Draft Master List. The criteria used are mentioned below. In case of extreme predominance of any one factor / criteria appropriate category may have been given and indicted in the remarks.

Table No. 3.3: Criteria for State of Preservation

S. No	Description	State of Preservation
1	Well preserved / No structural damage Very well maintained No incongruent additions in terms of elements, finishes and services Original use maintained / sympathetic use	Excellent
2	No structural damage but some effects such as leakage, cracks Fairly well maintained No incongruent additions Original use maintained / sympathetic use	Good
3	Some structural damage but can be repaired / conserved Partially maintained Incongruent additions to an extent which can be undone Use change	Fair
4	Severe structural damage (fallen elements), difficult to rebuild using the same vocabulary Lack of maintenance Incongruent additions in terms of elements, finishes and services. Major change of uses – in particular commercial that has caused unsympathetic transformation	Poor Buildings falling under this category were listed at this point but some of them were eliminated from the Final Master list.

- **Grade:** In the preliminary round of listing this was tentatively indicated. This grading is based on Regulation 67. It was to be modified as more information was collected during the detailed surveys and the structures / precincts were critically reviewed simultaneously. This was indicated in Column 9 of the Preliminary Draft Master List.
- **Remarks:** Additional remarks indicating specific problems such as need for permissions, denial of taking photographs, eminent demolition or too many transformations etc were given.

iii) Preparation of the Portfolio of Photographs of Heritage Structures / Precincts:

A the end of the preliminary round of survey, for each of the listed structure / precinct an A4 sized plate was composed containing the photographs and basic information from the Preliminary Draft Master List – ID Number, Name, Location, Date, Ownership, Usage, Condition (State of Preservation) and Grade

The colour of the title bar indicated whether it is a structure or a precinct.

iv) Outcomes

In all 329 sites were identified in the preliminary round of listing. Of the total there were 276 structures, 16 complexes and 37 precincts.

At this stage a Draft List was submitted to MMR HCS for its comment and feedback. The outcomes were:

- Preliminary Draft Master List of Heritage Structures and Precincts with proposed Grading. This is attached as Annexure No. 4 at the end of the report.
- Base Map with Heritage sites marked.
- Portfolio of Photographs.

v) Issues

Some of the issues / problems faced while undertaking the survey were:

- In certain areas access was completely denied, photography was not allowed. In such cases letters from MMRDA were sent to the owners of such properties where the survey team was denied access before commencing the detailed surveys. About 150 letters were sent by MMRDA to the owners/occupants of such properties. Even after receiving the letter, access was denied in most of the properties while undertaking the detailed surveys.

Table No. 3.4 Structures / Complexes / Precincts for which Permission Letters were sent by MMR HCS

No.	ID No.	Name of Structure	Location
1	3	Mount Mary Convent High School	Mount Mary Road, Bandra (W)
2	7	Asuda Kutir and Dubash Mansion	Mount Mary Road, Bandra (W)
3	10	Marina Mansion	H. K. Bhabha Road and B. Jeejeebhoy Road, Bandra (W)
4	11	Carona	Chapel Road, Bandra (W)
5	12	Pioneer	Chapel Road, Bandra (W)
6	13	The Nook	P. Dias Road, Bnadra (W)
7	15	Villa Maria	P. Dias Road, Bnadra (W)
8	17	Peter Villa	119, Rebello Road, Bandra (W)
9	20	Ebrahim Manzil	Mount Mary Road, Bandra (W)
10	22	Cardo Villa, Unknown Premise No.2	St. Sebestian Road, Bandra (W)
11	23	Bocorro House	15 Hill Road, Bandra (W)
12	24	Old Villa (Boutique)	Hill Road and B Jeejeebhoy Road, Bandra (W)
13	25	Ritusamhak	Hill Road, Bandra (W)
14	26	Bhalla House	Hill Road, Bandra (W)
15	28	Akbar Villa	Hill Road, Bandra (W)
16	29	Warden Hall	Hill Road, Bandra (W)
17	35	Tata Panthaki Agyari	Hill Road, Bandra (W)
18	36	Great Plaza, Unknown Premise No.4	Hill Road, Bandra (W)
19	40	Maqbool Building	166/A, Off Hill Road, Bandra (W)
20	41	Lumbinia Niwas	R.M. Marg, Bandra, (W)
21	45	Vrundavan	Turner Road and V.B. Marg, Bandra (W)
22	47	Samant House	38th Road, Off Turner Road, Bandra (W)
23	48	Panthaki Agyari	Turner Road, Bandra (W)
24	51	The Arc, Unknown Premise No.8	15, St.Martin Road, Bandra (W)
25	52	Elysium House, Unknown Premise No.9	17, St.Martin Road, Bandra (W)
26	55	Unknown Premise No.11, Ashray	R.K. Patkar Road, Bandra (W)
27	57	Krutika (Commissioner's Bungalow)	R.K. Patkar Road, Bandra (W)
28	58	Luis Villa	43, Turner Road, Bandra (W)
29	59	Post Office, Bandra	R.K. Patkar Road, Bandra (W)
30	61	Laxmi Narayan Villa	2 nd Lane, off Turner Road, Bandra (W)
31	64	Unknown Premise No.14	St. Anthony Road, Bandra (W)
32	65	Unknown Premise No.15	140, St.Cyrrill Road, Bandra (W)
33	66	Esmeralda Lodge	133, St. Cyrill Road and St.Anthony Road, Bandra (W)
34	67	Rolnette	26, St.Cyrrill Road, Bandra (W)
35	69	Ozokozi	2/A, St. Leos Road, Bandra (W)
36	70	Monte Ville, Missionary Society	St. Leos Road, Bandra (W)
37	71	Grey Villa	117, St. Leos Road, Bandra (W)
38	74	Unknown Premise No.17	6, St. Leos Road, Bandra (W)
39	79	Rebello House	132, Hill Road, Bandra (W)
40	82	Unknown Premise No.20	Hill Road, Bandra (W)

No.	ID No.	Name of Structure	Location
41	84	Kismat	7, St. Francis Road, Bandra (W)
42	85	Arnold House	5, St. Francis Road, Bandra (W)
43	86	Christina	17, St. Dominic Road, Bandra (W)
44	88	The Heritage	24, St. Dominic Road, Bandra (W)
45	89	Unknown Premise No.22	St. Dominic and D Monte Road (W)
46	90	Unknown Premise No.23	46, St. Andrews Road, Bandra (W)
47	91	Bandra Gymkhana	St. Leos Road, Bandra (W)
48	92	Park Manor	St. Pauls Road, Bandra (W)
49	93	Unknown Premise No.24	10, D Monte Road, Bandra (W)
50	94	Frenely House	Turner Road, Bandra (W)
51	95	Unknown Premise No.25 / Villa Ervin	35, Perry Road, Bandra (W)
52	96	Unknown Premise No.26	3, St. Monica Road, Bandra (W)
53	97	Bhupati Taru Villa	15, Chimbai Road and St Joseph Road, Bandra (W)
54	103	Unknown Premise No. 28	Perry Road, Bandra (W)
55	113	Gandhi House	Perry Cross Road, Bandra (W)
56	114	Kavas Lodge	Perry Cross Road
57	115	Wavelash	Perry Cross Road
58	117	Kashghar House	2, Auxilium Convent Road, Bandra (W)
59	118	"Scandals', Franklyn House	Auxilium Convent Road, Bandra (W)
60	119	EL Dorado	Convent Road, Bandra (W)
61	120	Mendonca Villa	167, Convent Road, Bandra (W)
62	126	The Cresset	St.Alexius Road, Bandra (W)
63	127	Hatfield House	61, Nargis Dutt Road, Pali Hill, Bandra (W)
64	128	Avan Lodge	Nargis Dutt Road, Pali Hill, Bandra (W)
65	129	Bhagats House	38, Nargis Dutt Road, Pali Hill, Bandra (W)
66	130	Alexander House	70, Nargis Dutt Road, Pali Hill, Bandra (W)
67	131	Kamla House	76, Nargis Dutt Road, Pali Hill, Bandra (W)
68	132	Unknown Premise No.30	24/A, Pali Mala Road, Bandra (W)
69	136	Ocean Side	71, Carter Road, Bandra (W)
70	137	L and T Guest House High Trees	54, Nargis Dutt Road, Pali Hill, Bandra (W)
71	138	Dilip Kumar's House	48, Nargis Dutt Road, Pali Hill, Bandra (W)
72	144	Unknown Premise No.30	24/A, Pali Mala Road, Bandra (W)
73	145	Patkars Bungalow (Yamini)	34, Turner Road, Bandra (W)
74	148	Gidwani House, Unknown Premise No.32	St. Theresa Road, Khar (W)
75	156	Indira Bhavan	4th Road, Khar (W)
76	157	Abdul Karim Abullah Building	S.V. Road and C Dhurandar Road, Khar (W)
77	158	Thakur Villa	C Dhurandar Road, Khar (W)
78	161 A	Zaveri Mansion	V.P. Road , Khar (W)
79	161 B	Parmeshwari Bhavan	V.P. Road , Khar (W)
80	162	Suman Villa	8th Cross Road, Khar (W)
81	166	Firdous Villa	S.V. Road, Khar (W)
82	167 A	Midlands	South Avenue, Santacruz (W)
83	171	Elizabeth Home	St.Francis Road, Santacruz (W)
84	172 A	Sycamo	South Avenue, Santacruz (W)
85	173	Fern Mansion	St.Francis Road, Santacruz (W)
86	175	Villa Leocardia	Convent Avenue, Santa Cruz (W)
87	176	Lewis Villa	St.Francis Road, Santa Cruz (W)
88	177	Villa Zinda	St.Francis Road, Santa Cruz (W)
89	178	Aurora Villa	St.Francis Road, Santa Cruz (W)
90	180	Heptulla Park	Hasanabad Road, Santa Cruz (W)
91	181	Bombay Catholic Housing Society	Hasanabad Road and S.V. Road, Santa Cruz (W)
92	183	Krishna Bhuvan	Hasanabad Road, Santa Cruz (W)
93	184	Noor Maulana Shah Hussaini Mosque	Chapel Lane, Santa Cruz (W)
94	186	Hansaraj wadi	Tagore Road, Santa Cruz (W)

No.	ID No.	Name of Structure	Location
95	188	Shri Krishna Sadan	Tagore Road, Santa Cruz (W)
96	192	Theosophical Society	Juhu Tara Road, Santa Cruz (W)
97	192 A	Asha Parekh's Bungalow	Juhu Koliwada Road
98	193	Dsouza House	Off Church Road and Baptista Road, Ville Parle (W)
99	196	May Villa	Church Road, Ville Parle (W)
100	198	Nirant, Unknown Premise No 38	S. V. Road, Ville Parle (W)
101	199	Unknown Premise No 39	S. V. Road, Ville Parle (W)
102	200	Saroj Niwas	D Joshi Mrg and Besant Road, Ville Parle (W)
103	202	Kunj Vihar	Bajaj Road and Besant Road, Ville Parle (W)
104	203	Green Lanoz	Lajpat Rai Road, Ville Parle (W)
105	204	Nanavati House	Sarajini Road, Lajpat Rai Road, Ville Parle (W)
106	205	Unknown Premise No 40	S. V. Road, Ville Parle (W)
107	208	Swastik House	S. V. Road, Ville Parle (W)
108	211	Kusum Nivas and Jyoti Niwas	S. V. Road, Andheri (W)
109	213	Sanghvi Villa	S. V. Road, Andheri (W)
110	214	Fire Officer's Bungalow	S. V. Road, Andheri (W)
111	215	Merchant House	Juhu Lane, Andheri (W)
112	215 A	Andheri Girls High School	S. V. Road, Andheri (W)
113	216	Ruia House	Juhu Lanr (D Barfiwala Road), Andheri (W)
114	218 A	Sheroo Villa	JP Road, Andheri (W)
115	224	M. N. Banaji Industrial Home for the Blind	280, S.V. Road, Jogeshwari (W)
116	237	Unknown Premise No 47, Poddar House / Bomi Baug	M.G.Road, Kandivali (W)
117	273	Kara House	Chandawarkar Road, Borivali (W)
118	274	Navlakh Bungalow	Sardar Vallabhbbhai Patel Road, Borivali (W)
119	275	Unknown Premise No 54 Vasantsen Dwarkadas House	Chandawarkar Road, Borivali (W)
120	311	Vidya Vihar	Park Road, Off Hanuman Road, Andheri (E)
121	324	Kanta Kunj	Gokhle Road, Ville Parle (E)
122	133	Railway Officers Club	Carter Road and Pali Mala Road, Bandra (W)
123	327	Santa Cruz Railway Staff Quarters Brown	Jawaharlal Nehru Road, Santa Cruz (E)
124	327	Santa Cruz Railway Staff Quarters Blue	Jawaharlal Nehru Road, Santa Cruz (E)
125	223	Malcolm Bongos Precinct	S.V. Road, Jogeshwari (W)
126	217	Seth Pirozsha Patelni Daremaher	S.V. Road, Andheri (W)

- In the preliminary listing several structures were included and not all of them merit listed. In particular there were instances where there is a significant amount of transformation / alteration or there is significant structural damage. Whether these deserved to be listed or not depended on the objective of the exercise. If the intention is to conserve / rebuild more or less to the original condition then it may not be possible as it may be too expensive or there are legal complications – tenants. Such cases were brought to the MMR-HCS notice. It was decided that if the structures have been significantly transformed or dilapidated, listing of such structures should be avoided. Such special cases are mentioned in Table No. 3.5.
- Several structures would be demolished in the near future – they have already been sold to builders and may be pulled down even by the time the detailed surveys begin. A stand needs to be taken whether to list such structures or not, whether one wants to save these structures or not. These cases are also indicated in Table 3.5.

Table No. 3.5: Structures / Complexes and Precincts Removed from Preliminary List

S.No.	ID No. Card No	Name of Structure, Complex or Precinct	Location
1	14	Ava Maria	P. Dias Road, Bandra (W)
2	15	Villa Maria	P. Dias Road, Bandra (W)
3	19	St. Joseph Cottage	P. Dias Road, Bandra (W)
4	22	Cardo Villa	St. Sebastian Road, Bandra (W)
5	40	Maqbool Building	House No 166/A, Off Hill Road, Bandra (W)
6	42	Unknown Premise No. 5, Dowlat House	Turner Road, Bandra (W)
7	53	Ekvira house	Jarimari Road, Bandra (W)
8	56	Shri and Shrimati M.M. Munshi (OPD)	R.K. Patkar Road, Bandra (W)
9	57	Krutika (Commissioner's Bungalow)	R.K. Patkar Road, Bandra (W)
10	61	Laxmi Narayan Villa	2nd Lane, Off Turner Road, Bandra (W)
11	63	Unknown Premise No.13	Manuel Gonsalves Marg, Bandra (W)
12	73	Unknown Premise No.16	Perry Road, Bandra (W)
13	75	Unknown Premise No.18	St. Leos Road, Bandra (W)
14	80	Somnath Sadanand Building / Patkar Chawl	128/B, Somnath Road, Off Hill Road, Bandra (W)
15	102	Dorab Villa	29, Perry Cross Road, Bandra (W)
16	106	Kureshi Apartments	129, Cater Road, Bandra (W)
17	112	Kantwadi Precinct Rodrigues and Almeida Houses Unknown House A	New Kantwadi Road, Off Perry Road, Bandra (W)
18	113	Sushila Sadan	Perry Cross Road, Bandra (W)
19	117	Kashghar House	2, Auxilium Convent Road, Bandra (W)
20	129	Bhagats House	38, Nargis Dutt Road, Pali Hill, Bandra (W)
21	132	Unknown Premise No.30	24/A, Pali Mala Road, Bandra (W)
22	133	Railway Officers Club	Carter Road and Pali Mala Road, Bandra (W)
23	147	Kapil Vastu	S.V. Road, Khar (W)
24	149	Sri Chandir Bhavan	455, St. Theresa Road/24th Road, Khar (W)
25	150	Patel Building	28, S.V. Road, Khar (W), Mumbai 52
26	151	Unknown Premise No.33	S.V. Road, Khar (W)
27	154	BalKrishna Niwas	First Floor, Second Road ,Above Maharashtra Oil Department, Off 5th Road, Khar (W)
28	160	Ganga Niwas Unknown Premise No. 34	Linking Road and C Dhurandar Road, Khar (W)
29	160 A	Ratan Villa	C Dhurandar Road, Khar (W)
30	161	Bhama Niwas Unknown Premise No. 35	Linking Road, Khar (W)
31	164A	Nell Villa	Hasanabad Road No. 2 and Church Road, Khar (W)
32	165	Hiralal Munshi House	10th Road, Khar (W)
33	171	Elizabeth Home	St.Francis Road, Santa Cruz (W)
34	182	Unknown Premise No 36	Hasanabad Road, Santa Cruz (W)
35	186 A	Tulsi Bhavan	S.V.Road, Santa Cruz (W)
36	190	Mayur Mahal	Juhu Tara Road, Santacruz (W)
37	191	Palm Land	Juhu Tara Road, Santacruz (W)
38	192A	Asha Parekh's Bungalow	Juhu Koliwada Road
39	194	Diwan Cottage	Off Church Road and Baptista Road, VilleParle(W)
40	199	Unknown Premise No 39	S. V. Road, Ville Parle (W)
41	209	Mary's Terrace	Old Police Lane, Vile Parle (W)
42	212	Unknown Premise No 42 - Sanghvi Tenants	S. V. Road, Andheri (W)
43	213	Sanghvi Villa	S. V. Road, Andheri (W)
44	220	Naval Lodge	St. Louis Convent Road, Andheri (W)
45	222A	St Blaise Church	Cesar Road and Doud Baug Road, Andheri (W)

S.No.	ID No. Card No	Name of Structure, Complex or Precinct	Location
46	225	Sabri Mosque	S.V. Road, Jogeshwari (W)
47	227	Shri Chintamani Parshwanath Jain Temple	Arrey Road, Goregaon (W)
48	228A	St Thomas Church	Chinchawli Bunder Road, Goregaon (W)
49	233	Unknown Premise No 45 Kamlakar Wadi	Ramchandra Lane, Malad (W)
50	234	Unknown Premise No 46 Vijay Mahal	Chunilal Giridhar Marg, Malad (W)
51	234B	Kandivali Bhatia Mitra Mandal (Quarters)	Trikamdas Road, Malad (W)
52	235	Mandap Building	S. V. Road and Parekh Road, Kandivali (W)
53	239	Bhagwandas Kekabhai House	Mathuradas Road, Kandivali (W)
54	242	Rasik KunjUnknown Premise No 48	Mathuradas Road, Kandivali (W)
55	243	Geeta Niwas	Laxminarayan Lane, Mathuradas Road, Kandivali (W)
56	245	Ganesh Manish Co Operative Housing Society Ltd. Unknown Premise No 49	S. V. Road, Kandivali (W)
57	247	Bhagat Niwas	S. V. Road, Kandivali (W)
58	248	Fateh Baug Old Building	Off Lane Of S. V. Road, Kandivali (W)
59	253	Kapadia Bagh	S.V.Road. next to Petrol Pump, Borivali (W)
60	254	Agrawal Chali	S.V.Road, Borivali (W)
61	256	Bhagwandas Wadi	S.V.Road, Borivali (W)
62	259	Dharamsingh Hall	S.V.Road and Jambli Gully, Borivali (W)
63	260	Shri Sambhavnath Jain Temple	Jambli Gully, Borivali (W)
64	269	Narayandas Ramji Bungalow	Lokmanya Tilak Road, Borivali (W)
65	270	Balaji Samji Four Bungalows	Lokmanya Tilak Road, Borivali (W)
66	271	Unknown Premise No 52	Lane Off Lokmanya Tilak Road, Borivali (W)
67	279	Malvani Village Precinct	Malad Marve Road, Malad (W)
68	288	Motimahal	Lane Off M.G.Road, Opp.Gopalji Hemraj High School, Borivali (E)
69	289	Ramesh House (Dhobi Chwal)	Kasturba Cross Road No. 8, Borivali (E)
70	290	Pradeep Mansion	Off Kasturba Cross Road No.4, Borivali (E)
71	291	Parshuram Niwas	249, Mahadevbhai Desai Cross Road No.3, Borivali (E)
72	292	Unknown Premise No 55 Jagtaap Bungalow	Rai Dongri Road, Borivali (E)
73	295	Rukmini Niwas	Daftari Road and Poddar Road, Malad (E)
74	305	Unknown Premise No 56 Bhagat Niwas	Hindu Friends Society Road, (Road No.5, Natwar Nagar), Jogeshwari (E)
75	310	Gangaram Bhavan	Subhash Road, Andheri (E)
76	312	Panchsheel	Hanuman Road, Andheri (E)
77	313	Unknown Premise No 57	Hanuman Road, Andheri (E)
78	314	Ganga Niwas	Tilak Mandir Road, Ville Parle (E)
79	323	Shanta Ashram	Dixit Road, Ville Parle (E)

S. No	Grade	Definition	Rationale
3	III	Comprises of buildings and precincts of importance for townscape, they evoke architectural aesthetic or sociological interest though not as much as in to determine the character of the locality, and can be representative of lifestyle of a particular community or region and may also be distinguished by setting on a street line or special character of the façade and uniformity of height, width and scale.	The structures assigned grade III are also mostly private residential buildings.

- Photograph of the structure/precinct: A photograph of the structure/precinct has been added in the table. This is indicated in Column 11.

ii) Key Map

The Key map of the project area was prepared by mosaicing 53 DP sheets. Each structure and precinct is marked on this key map. The appropriate plot/plots are highlighted with colour. The structures are marked in yellow colour and the precincts are marked in orange colour. The Key Map is attached separately at the scale of approximately at 1:15,000

iii) Proforma

All the findings about the structure / precinct are filled in the proforma. There is a slight modification in the proforma of the precinct. The following information is put in:

- ID Number and Name: Each structure and precinct is assigned a unique ID number. Numbering has been started from Bandra (southern most part of the project area and continued upwards). This unique ID numbers have been given in continuation on west side of the railway line and then on the eastern side. This is indicated in the left corner box of the title row of the Proforma (001, 238 etc.). The name of each edifice/structure or precinct is indicated after the ID number in the same row.
- Common Reference No/Card No: Presently the assigned ID number is being filled in the cells.
- Ward: The ward name /number in which the individual structure is located.
- CS No: The city survey plot number procured from the respective city survey office in which a structure is located.
- Plot Area: The area of the plot in which the structure is located. This information is procured from the city survey offices. In cases where the area was not available from city survey office it was computed from the drawing of the plot and the building footprint.
- BU Area: The built up area of the listed structure. This information is procured from the city survey offices. In cases where the area was not available from city survey office it was computed from the drawing of the footprint.
- Date: The date on which the detailed survey/documentation was carried out. Some of the premises have been visited twice or thrice, in such cases all the dates are mentioned.
- Recorded by: The name of the persons who carried out the detailed survey/documentation.
- Reviewed by: Names of the internal and external experts.
- Photo Reference: The reference and number of the photo plate of that particular structure (120 PLATE A, 120 PLATE B etc.) The PLATE A in the proforma of the precincts is the map of the precincts.
- 1.0 Name of the Property
 - **1.1. Name of the Premise:** The popular/current name of the edifice. Some of the edifices did not have a name. In such cases the edifices are named after the owners last name, or any other name by which it is identified in the locality or simply have been referred as Unknown Premises No. 01,02 etc.
 - **1.2. Earlier Name:** The earlier name of the structure if any. Such names are available when the property has changed hands. The new owners tend to change the names of the house.
 - **1.3. Built In:** The year in which the structure was built. This information was inquired on site. In most cases the year was written on the buildings. In case where it was not available from site, it was derived on the basis of building typologies in the vicinity, architectural stylistic elements and historical research. Here

the year of extension made to the main structure is also put wherever possible.

Extension (If any): Addition of rooms toilets or any other extensions. The nature and type of extension is mentioned.

- 2.0 Access
 - **2.1. Main:** Name of the road leading to the main entry of the compound/structure.
 - **2.2. Subsidiary:** Name of the road leading to the subsidiary entry of the compound/structure if any or just abutting the plot.
- 3.0 Ownership Pattern
 - **3.1. Present:** Name of the owner from the property card. Wherever the property card is not available it has been left blank.
 - **3.2. Past:** Name of the past owner. This is collected from the site, if available.
 - **3.3. Status:** Occupied by owners or tenants. Floor wise numbers of occupants are indicated.
- 4.0 Use
 - **4.1. Present:** Current use of the structure is indicated. Basic uses indicated are – residential, institutional, religious, commercial, recreational, unoccupied and mixed (residential + commercial + Institutional). Mixed use is indicated for all the Gaothans.
 - **4.2. Past:** Use of structure in the past is indicated.
 - **4.3. Usage:** Current floor wise use of the structure is indicated. This is not indicated in precincts
- 5.0 Significance and Value Classification
 - **5.1. Townscape (natural/manmade):** The structure and its surroundings. There are two paragraphs written. The first paragraph describes about the surrounding and the general development around. The second paragraph describes the compound/plot in which the structure is set.
 - In case of Precincts 5.1 is delineation – where the extent of the precinct is described and the next row describes the Townscape - where the built form, street pattern and land use of the precincts are mentioned/described.
 - **5.2. Architectural Description:** The architectural description is divided in two parts: The Plan – The basic plan of the house is explained such as bays, the layout, spaces etc. Style and Features – This describe the various styles and significant architectural elements used in a particulate structure.
 - **5.3. Intrinsic:** Some interesting history, story or facts about the structure/precincts. These come generally from the occupants (owners or tenants) of the house/structure/precincts. This could be related to the construction of the house, name of the house or general development of the surrounding area etc.
 - **5.4. Value Classification and Recommended Grade:** Value classification and the grade to each structure is assigned as per the Regulation 67, Heritage Regulation for Greater Mumbai.
- 6.0 Topography
 - **6.1. Floors:** The number of floors in a particular structure (G, G+1 etc). In case of precincts the number and percentage of G, G+1, G+2 and above are given.
- 7.0 Construction
 - **7.1. Plinth:** The type of plinth is recorded on site – the type of stone used, masonry etc.
 - **7.2. Walls:** The construction material of the wall is described - stone, brick etc and the type of wall such as load bearing etc.
 - **7.3. Floor:** The first floor structural system is described here – wooden beams and joists, concrete etc.
 - **7.4. Stairs:** The type of stairs are described - wooden, wrought iron stairs etc.
 - **7.5. Openings:** Here the types of doors and windows are described
 - **7.6. Roofing:** Here the roofing system of the structure is explained. The details like the trusses and roof details are described.
 - **7.7. Articulation:** Here the interior and exterior articulation in terms of composition, symmetry, colour, simplicity or elaborateness of a structure and other stylistic features are described.
 - **7.8. Finishes:** Here the finishes of plinth, walls, floorings and roofs is described. Wherever the original finish has been changed it has also been recorded.
 - **7.9. Interiors:** Here the inbuilt/fixd old wooden cupboards and other old furniture such as beds, chairs etc were recorded
 - **7.10. Compound/Fence/Gate:** Here the type and condition of the compound wall and the entry gates are described such a original compound wall or new wall, brick or fencings etc.

- **7.11. Curtilage / Unbuilt Spaces / Landscape / Out Buildings:** Here the type and condition of the compound wall and the entry gates are described such as original compound wall or new wall, brick or fencings etc.
- **8.0. Services and Utility:** Here the quality and availability and service providers of the various services and utilities are indicated. These are lighting, ventilation, electricity, water supply, drainage, fire precaution and security systems.
- **9.0. Condition:** Here the conditions of the plinth, walls, floor, stairs, openings, articulation and finishes, services, outbuildings are described as observed and recorded on site.
- **10.0. Transformation:** Any transformation in the form (interior), structure (exterior), and articulation and finishes of a particular structure is described.
- **11.0. DP Remarks / Perceived Threats:** Specific remarks indicating any specific problems related to DP or other threats are mentioned. In case of Precincts the percentage of new and significantly transformed have been indicated.
- **12.0. Additional Notes / Documents Available:** Additional remarks indicating access problems, discrepancy in owners names procured from site and property cards, name of the person interviewed for gathering information for that particular structure etc.

The structures where survey was not allowed or complete access was not given in such cases the proformas have been filed on the basis of observations on site and photographs taken from outside the premises.

iv) Photo Plates

For each of the listed structure / precinct A4 sized plate have been composed containing photographs of the structure / precinct. On each plate the ID Number (162, 009 etc) is put on the left corner, the name of the structure is in the center and the plate number (PLATE A, B etc) on the right corner.

- **Structures**

Two types of A4 sizes photo plates have been composed for structures:

- 1. The structures where access was allowed** – For each structure 2 photo plates have been prepared. The Plate A contains the exterior photographs of the structure, with front, left, right and rear views/elevations. The Plate B contains the plan of the structure and interior photographs. The plans are schematic and are not measure drawn. These are prepared by using the footprints procured from the City Survey Offices and the internal divisions/layout is proportionately fitted from the sketch made on the site. Some structures also have 3 photo plates.
- 2. The structures where access was denied** – For each structure 1 photo plate have been prepared.

- **Precincts**

Each precinct has 3 photo plates and a map. The Plate A is a Map of the precinct. The Plate B is photo plate and shows the streetscape, Plate C shows the various house typology within the precinct and Plate D shows has interior photographs of the houses in the precincts. In some precincts where the survey was not allowed only two photo plates are made.

v) Master sheet of CTS information

- Other than collecting information from site, information related to the ownership, plot area built up etc were collected for each and every listed structure. These were collected from various city survey offices. The information collected is compiled in a tabular format and following information has been provided (Refer Chapter No. 4, Table No. 4.2):
 - **ID Number:** Each structure or precinct is assigned a unique ID number. This is indicated in Column 1 of the Master List of CT Survey Information
 - **Ward:** The ward name /number in which the individual structure is located. This is indicated in Column 2 of the Master List of CT Survey Information
 - **CTS Office:** The city survey office from where the data is collected for the listed structures. This is indicated in Column 3 of the Master List of CT Survey Information
 - **CS No/FP Nos.:** The city survey plot number procured from the respective city survey office in which a structure is located. Wherever T.P Schemes have been executed, final plot numbers have been allotted.

This is indicated in Column 4 of the Master List of CT Survey Information.

- **Area as per PC:** The area of the plot as mentioned in the property card (PC) in which the structure is located. In cases where the area was not available from city survey office it was computed from the drawing of the plot and the building footprint. This is indicated in Column 5 of the Master List of CT Survey Information.
 - **Owner as per PC:** The name of the owner available from the property cards are recorded. In some cases where the property card was missing or not available from the city survey office, the cell has been left blank. This is indicated in Column 6 of the Master List of CT Survey Information.
 - **CTS No:** The sheet number in which these plots can be located/found. This is indicated in Column 7 of the Master List of CT Survey Information.
 - **Name of the Structure/precincts:** The popular / current name has been recorded. In cases where the names were not available such structures have been given numbers – Unknown Premises No. 1, 2, 3 so on. This is indicated in Column 8 of the Master List of CT Survey Information.
 - **Built Up Area:** The built up area of the listed structure. This information is procured from the property card of each listed structure/plot from the city survey offices. In cases where the area was not available from city survey office it was computed from the drawing of the footprint. This is indicated in Column 9 of the Master List of CT Survey Information.
 - **Comments:** Comments regarding discrepancy in the area mentioned in property card and measured from drawings, non-availability of Property Cards etc. This is indicated in Column 10 of the Master List of CT Survey Information.
 - **Derivation of BU Area:** Area of the built up derived from the drawings. This is indicated in Column 11 of the Master List of CT Survey Information.
- Source:** Source of the final built up area (property card (PC) or measured from drawing). This is indicated in Column 12 of the Master List of CT Survey Information.

3.2.5 Reviews By MMRDA and Submission of Final Master List

During the detailed listing/documentation process MMR-HCS committee kept reviewing the work progress and gave feed back. Presentations were held at regular intervals to take stock/assess the work done by consultants. These are listed below:

Table No. 3.14: Dates of Submissions and Review Meetings upto the Final Master List Submission

No	Date	Event
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8	4 th Feb 2006	Changes made as per the feedback and samples sent for final approval.
9	7 th Mar 2006	Submission of 1 B/W copy and report for final review
10	8 th May 2006	Review meeting at MMRDA (42 nd Sub Committee meeting of MMR-HCS)
11	17 th June 2006	Final Submission

4 The Final List – Heritage Structures and Precincts

- 4.1 Master List of Heritage Structures and Precincts
- 4.2 Master Sheet of City Survey Information
- 4.3 Portfolio of Proformas & Photographs (Seperately enclosed)
- 4.4 Key Map (Seperately enclosed)
- 4.5 Summary and Analysis
- 4.6 Area Based Infrancences

4.5. Summary and Analysis

The project area "Western Suburbs" (Task 5) of Greater Municipal Corporation of Mumbai encompass mainly the areas of Bandra, Khar, Santa Cruz, Ville Parle, Juhu, Andheri, Jogeshwari, Goregaon, Malad, Kandivali, Borivali and Dahisar. The project area has old heritage houses/ villas/bungalows, institutions, fishing and agrarian villages, caves and cave temples, forts and religious structures.

These areas have developed over a period of time. Initially the entire stretch had small community based settlements/villages scattered along the conducive coastal locations and in the interiors with dependency on primary activities such as fishing and agriculture. With the pressure on land for development the areas around the settlements started developing. People started settling in these areas, which were once considered far flung suburbs. (Ref Map No.03) The development can be broadly categorised under the following:

4.5.1 Residential Areas

The development started around the existing gaothans and the major transportation corridors. This is the reason that the major concentration of the heritage structures in the western suburbs/project area are seen between the railway line and the Old Godhbundar Road, now known as the S.V. Road. As these areas were considered far flung suburbs that were wooded and comprised of marshy lands that were not conducive for settlements, the government started encouraging people to settle in these areas. Land was allotted by government to various religious communities to inhabit /settle in the western suburbs, which resulted in development of large number of community based housing societies. As one moves from south to north, this phenomenon becomes more evident with the presence of the following community based housing societies in the project area –(Ref Map No.09)

Table No. 3.15: Community Based Housing Societies in Project Area

No	Housing Society	Predominant Community	Year	Location
1	St. Sebastian Co-Operative Housing Society	Christians	1918	Between St. Sebastian Road and Rebello Road, Bandra (W)
2	Salsette Catholic Co Operative Housing Society	Christians	1920s (Approx)	Between S.V. Road, Chimbai Village, Bandra Village and Perry Road, Bandra (W)
3	Laxmi Nagar Co Operative Housing Society	Gujaratis	1920s (Approx)	Between S.V. Road, Rama Krishna Mission Marg and Chitrakar Dhurandar Road, Khar (W)
4	Pathare Prabhu Co Operative Housing Society	Maharashtrians	1922	Between S.V. Road, V.P. Road, P.D. Hinduja Road and Chitrakar Dhurandar Road, Khar (W)
5	Bombay Catholic Co Operative Housing Society	Christians	1920s (Approx)	Between S.V. Road, Hasanabad Road No. 2, 9 th Road and little below the Chapel Lane, Santacruz (W)
6	Theosophical Colony	Parsees	1924	Between Juhu Tara Road and Sea, Santacruz (W)
7	Malcom Baug Bangalows	Parsees	1930s (Approx)	Between S.V. Road and Sahakar Road, Jogeshwari (W)
8	Saraswati Baug Bangalows	Goud Saraswat Brahmin	1918	Between Railway Track and Hindu Friends Society Road, Jogeshwari (W)

These societies have varied typology of residential units, which can be broadly categorized as individual bungalows, town house typology, villa typology, vernacular cottages and chawls etc.

Villas – Essentially sub-urban in its siting when built, the Villa in the colonial era, is a free standing edifice set in a large and well landscaped compound. Generally two storeyed, the façade has an entrance verandah and a balcony above. The other characteristic features include a distinctive sloping roofline and openings with glazed ventilators. The degree of embellishment in terms of stucco-work and columnar capitals vary with the size of the dwelling and the economic position of the owner.

Mansions – A colonial mansion is a distinctively large and stately edifice, two or three storeyed and set within a compound that may or may not measure upto the scale of the main building. The essential features, however, include a central verandah with stained glass sun breakers, flanking bays and symmetry. Stylistic references vary from highly eclectic to neo-classical to classical.

Vernacular Cottage – Generally single storeyed, the edifice has a distinctive human scale and is generally set in a compound full of trees. The articulation as well as the embellishment is also basic, minimal and true to both the building material and the construction type.

Cottage – A single storeyed building with Colonial references from as much it's setting in large and tree-laden compounds as much its verandahed front, steep sloping rooflines, wooden parapets and stained-glass sun-breakers. Although the scale is human, it is in the shaded verandahs and the shaded compounds, that the living mannerism of the Colonial era is most reflective.

Bungalow – The bungalow is the quintessential dwelling unit of the British Colonial Era in India, having nonetheless undergone changes, both stylistic and functional. Hence, while the earliest bungalow was utilitarian and a symmetrical single storeyed structure, the later ones were made more opulent and grand in plan form, scale and articulation, thus becoming more regional and more Indianized in both aesthetic and functional terms.

Town House Typology – The town house is a unique building type that essentially developed during the period of the British rule in Bombay. An aesthetic mix of the Indian vernacular dwelling and the typical bungalow, it has the verandah and the bay windows as its most conspicuous features. The walling envelope on the other hand, is marked by distinctive floor bands, parapet level embosses, stained glasswork, concrete overhangs and projections for potted plants.

Chawl Typology – The chawl is essentially a multi-roomed, multi-storeyed linear dwelling unit with a corridor all along the length of the linearity, either running singly or enclosing an internal courtyard. The plan is most symmetrical while the façade in more cases than one, generally exudes a greater articulation and detail to form a distinctive street front.

4.5.2 Institutional Buildings and Religious Buildings

Interspersed amidst the residential areas are many types of institutional buildings such as schools, churches, temples and agiary. These are as follows (south to north):

Table No. 3.16: The Institutional and religious buildings in the Project Area

No	Institutional Building	Category	Year	Location
1	Mount Mary Convent High School	Educational	NA	Mount Mary Road, Bandra (W)
2	Panthaky Tata Agiary	Religious	1884	Hill Road, Bandra (W)
3	Panthaky Agiary	Religious	1930	Turner Road, Bandra (W)
4	Petit Bandra Municipal School	Educational	1905	R.K. Patkar Road, Bandra (W)
5	St. Andrews High School	Educational	1926	St. Dominic Road, Bandra (W)
6	Bandra Gymkhana	Recreational	1935	St Leos Road, Bandra (W)
7	St. Annes Church	Religious	1858	Lane off Shirley Rajan Road, Bandra (W)
8	Dandeshwar Shankar Mandir	Religious	1920	Khar Danda Koliwada, Khar (W)
9	St. Joseph Church	Religious	1853	Juhu Road, Santacruz (W)
10	St. Francis Xavier Church	Religious	1850	St. Mary Road and Church Road, Ville Parle (W)
11	Gandhi Vocational Training Institute	Educational	1930,s	Bajaj Road, Ville Parle (W)
12	Seth Pirozsha Patelni Daremaher	Religious	NA	S.V. Road, Andheri (W)
13	M.F. Cama Athornan Institute	Institutional / Religious	1923	Cama Road, Andheri (W)
14	M.N. Banaji Industrial Home for the Blind	Educational	1908	S.V. Road, Jogeshwari (W)
15	Out Lady of Health Church	Religious	1634-1642	By lane from Vesova Village, Andheri (W)

- **7.11. Curtilage / Unbuilt Spaces / Landscape / Out Buildings:** Here the type and condition of the compound wall and the entry gates are described such as original compound wall or new wall, brick or fencings etc.
- **8.0. Services and Utility:** Here the quality and availability and service providers of the various services and utilities are indicated. These are lighting, ventilation, electricity, water supply, drainage, fire precaution and security systems.
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The structures where survey was not allowed or complete access was not given in such cases the proformas have been filed on the basis of observations on site and photographs taken from outside the premises.

iv) Photo Plates

For each of the listed structure / precinct A4 sized plate have been composed containing photographs of the structure / precinct. On each plate the ID Number (162, 009 etc) is put on the left corner, the name of the structure is in the center and the plate number (PLATE A, B etc) on the right corner.

- **Structures**

Two types of A4 sizes photo plates have been composed for structures:

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11	17 th June 2006	Final Submission

4.5. Area Based Inferences

To understand the area better, they have been clubbed/categorized on the basis of homogeneity with respect to the parameters of development and socio cultural aspect of the area. These are as follows:

1. Bandra

Originally in 15th and 16th century AD Bombay was a province of the Portuguese who ruled Bombay from their headquarters in Daman and Diu. In 1600,s the Portuguese built a church in Bandra on a hillock, which came to be known as the Mount Mary Church. The Portuguese also built a road from Mahim fort to the church to facilitate the devotees to attend the ceremonies at the church. As a result of the church, this area once isolated was converted into settlement for the catholic faithful. Soon small and large, cozy and traditional villas dotted the landscape. This region was given away to the English in dowry after which more villas sprung up and soon it was converted into a full fledged settlement.

The villas were spacious with lot of green space around them. These villas were generally one and at the most two storey space around them and were built with basic and locally available raw materials like stone lime, timber etc. These houses have long porches or verandahs and rooms had balconies which gave them a view of the sea.

After independence the English settlers who had their residences and property at mount Mary gave ownership mainly to the D' Montey family and some other catholic and parsee families and the land around the church came under the possession of D' Montes and Parsees

Bandra developed in late 1800 and early 1900's. Many Co-Operative Housing Societies based on community were created by obtaining land from Bombay Improvement Trust on leases of 999 years. There is two such societies in bandra namely the St. Sebastian Co-Operative Housing Society and Salsette Catholic Co-Operative Housing Society. Majority of the population in these area are Christians. These societies are well planned and have gridiron road network, regular plots and open spaces.

Bandra also have some of the old villages – Bandra village, Banda Chimbai, Palimala village, Pali Hill village, Shirley Rajan village etc.

2. Khar – Santacruz

North of Bandra is Khar and Santacruz. Khar derives its name from the marshes which were reclaimed and developed upon and Santa Cruz takes its name from the Chapel for Santa Cruz (Holy Cross). These area also started developing in late 1800 and early 1900's. The area of Khar and Santacruz were marshy lands with paddy fields around. The Collector at that time (in the late 20's) encouraged families from various communities to promote growth / development in this area. Large plots of land were provided as part of this drive. Later a series of large Co-Operative Housing Societies based on community were created by obtaining land from Bombay Improvement Trust on leases of 999 years. There are three main housing societies namely the Bombay Catholic Housing Society (set up by Christians), Laxmi Nagar Co-Operative Housing Society (set up by gujaratis), Pathare Prabhu Co-Operative Housing Society (maharashtrians). The society was well planned with gridiron roads, regular shaped plots and open spaces. Most of the development consisted of G+ 1 bungalows. The area is undergoing redevelopment and many of the bungalows are giving way to multi storeyed apartment blocks.

Some of the villages that fall in these areas are Old Khar village.

3. Ville Parle – Andheri

Ville Parle was called Velhe Padle or Parlem by Portuguese in early 1500's. Ville Parle was once well known for its agricultural produce. Ville Parle has concentration of Christian population near the St Francis Xaviers Church. The area has Christian population/houses (old) to the south of the church and Hindu houses (old) to the north of the church.

Andheri has a mix of Hindu and Muslim population. The area has comparatively larger (Heritage) houses as compared to the other areas. These can be categorized into large villas/mansions. There are some institutional buildings (M.F. Cama Athornan Institute etc)

Some of the villages in this area are Ville Parle Village in Ville Parle (E) and Andheri Village and Versova village in Andheri (W), Marol Village and Gundavali Village in Andheri (E)

4. Jogeshwari – Malad – Kandivali – Borivali

The area started developing in late 1890's and early 1900's. These areas were wooded and had many fruit orchards. The area had many large mansion houses mostly belonging to Gujarati and Marwadis families of which only few remain now. Most of these houses were used as vacation houses.

Some of the villages in this area are Kevni and Amboli Village in Jogeshwari (W), Old Malad, Rathodi, Marve, Akse, Errangal, Madh villages in Malad (W), Bhabai, Kandivali - Poincur Gorai, Manori, Marol villages in Borivali.

ANNEXURES

Annexure No. 1: List of Individual Resource Persons

S.No	Person	Inputs
1	Mr. Akhil Dadkar	Historical Context, Further References
2	Mr. Anirudh Paul Dy. Director, Kamla Raheja College of Architecture	Overall understanding of the Project Area Potential Sites, Further References
3	Prof Arunachalam Geographer	Work on Ville Parle area
3	Mr. Daryl DeMonte Journalist	Historical Context particular to Bandra Further References
5	Mr. David Cardoz	Study on Bandra Precinct
6	Dr. K. Sita Geographer	Studies on Development and change in Salsette Island
7	Ms. Mariam Dosal Prof and Head of Dept of History, University of Mumbai, Kalina	Historical Context, Further References
8	Mr. Pankaj Joshi	Overall understanding of the Project Area Potential Sites, Further References
9	Mr. Pendarkar MMRDA	References
10	Dr. Sadashiv Gorakshakar X Director of Prince of Wales Museum	Historical Context, Further References
11	Mr. Samir Mehta The Bombay Environment Action Group (BEAG)	Historical Context, Further References
12	Mrs. Baghchandani, Secretary of Asuda Kutir (building behind Dubash Mansion)	Information on Dubash Mansion and further references
13	Mr. Leon Curzai, Owner	Historic context and information on "Pioneer Hall" and development of Bandra and surroundings
14	Mrs. Victoria L. Philips, Owner	Historic context and information on "The Retreat" and development of Bandra and surroundings
15	Mrs. L. D'Souza, Owner	Historic context and information on "House No. 23" and development of Bandra and surroundings
16	Mrs. Goolshan Vevania, Tenant	Historic context and information on "Warden Hall " and development of Bandra and surroundings
17	Dr. Vivek Desai, Secretary of the society	Information on "Lumbini Niwas"
18	Mr. Mahesh Gandhi and Mr. B P Oza, the tenants	Information on "New Patkar Block"
19	Mr. B M Samant, Owner and Mr. Aditya Wagle, Tenant	Information on "Vitthal Bhavan"
20	Mr. Dabholkar, Owner	Historic context and information on "Sai Niwas"
21	Mr. Cardoz David	Historic context and information on " Petit Bandra Municipal School"
22	Ms. Thelma Pereira and Enid Pereira, Owners	Historic context and information on " Esmerelda Lodge"
23	Mr. Robin Saldanha, grand son of Mr. A C Rebello, Owner	Historic context and information on " Rebello House"
24	Mr. Fonseca, Tenant	Information on "Pearl Villa"
25	Mr. Daryl Netto, Owner	Information on "Kismet"
26	Mr. F. I Gonsalves, Owner	Information on "Unknown Premise No 5"
27	Mr. Larry Gonsalves, Secretary of Bandra Gymkhana	Historic context and information on " Bandra Gymkhana"
28	Mrs. Olive Miranda, Owner	Historic context and information on " Olivia"
29	Mr. R.C. Fernandes	Information on "Fernandes House"
30	Ms. Beatrice Maureen Clifford	Historic context and information on " Peace Heaven"
31	Ms. Joan Miranda, Owners wife	Information on "Roma House"
32	Ms. Anjali Karnik and Mr. Stephen Murzello, Tenants.	Historic context and information on " "Scandals', Franklyn House"
33	Ms. Chrystal D Souza, Owner	Information on "El Dorado"
34	Mr. Hycinth Miranda, Owner	Information on "Miranda House"

S.No	Person	Inputs
35	Decunha family members	Information on "Villa Bemvinda"
36	Father John Lobo	Historic context and information on "St. Anne's Chapel"
37	Mr. Donald Miranda and his wife Mrs. Margaret Miranda	Information on "The Bubble"
38	Ms. Sarojini Samant	Information on "Samant House"
39	Ms. Veena Vaman Shenoy, Owner	Historic context and information on "Gajanan Building"
40	Mr. Ardeshir Boman Irani, Owner	Historic context and information on "Sakkaq House"
41	Mr. D. Waman Desai, Owner	Historic context and information on "Moraya Villa"
42	Mr. Ramakant Kothare, Owner	Historic context and information on "Chandika Sadan"
43	Mr. Ajit Indrasen Navalkar, Owner	Historic context and information on "Yeshwant"
44	Mrs. Vidyut Kapadia, Owner	Historic context and information on "Suman Vihar"
45	Mr. Dinesh Padhya, Owner	Historic context and information on "Kashi Niwas"
46	Mr. D. G. Shah, Owner	Historic context and information on "Lalit Kunj"
47	Mrs. Mebengali and Mr. Bandukwala, Owners.	Historic context and information on "Mohammadi Manzil"
48	Ms. U Menezes, Owner	Information on "Villa Linda"
49	Ms. Z Gudioho, Owner	Information on "Cyrilyn"
50	Mrs. Thelma D Souza, Owner	Information on "Sangolda Villa"
51	Mr. Cyrill Rebeiro, Owner	Information on "Sycamore"
52	Mr. Dr. Mrunal K. Asher, Tenant	Information on "Shree Laxmi Bhuvan"
53	Mr. Umang Mehta, Secretary of the colony and Garda Sisters, old residents of the colony.	Historic context and information on "Theosophical Colony"
54	Mr. Sylvan Pereira, Owners brother.	Information on "May Villa"
55	Fr. Joaquin D'Costa, Parish Priest	Historic context and information on "St. Francis Xavier Church"
56	Mr. Suresh Zaveri, Owner	Information on "Shanti Niketan"
57	Mr. Mehul Vijay Vora, Owner	Information on "Kunj Vihar"
58	Mr. Victor Mascarenhas, Owner	Information on "Green Lanos"
59	Mr. Vinodbhai Shah, Owner	Information on "Swastik House"
60	Principal of the School	Information about "Andheri Girls High School"
61	Principal of the School	Historic context and information on "M.F.Cama Athornan Institute"
62	Albuquerque's Family, Present occupant	Historic context and information on "Rane Wadi / Bungalow No.59"
63	Mr. Macmohan Makhijani's (Owner) wife	Historic context and information on "Gulab Cottage"
64	Mr. Vikas Joseph, Manager of M.N.Banaji Industrial Home for the Blind	Historic context and information on "M.N.Banaji Industrial Home for the Blind"
65	Sister Rosanna	Historic context and information on "Our Lady of Health Church"
66	Mr. Vishnu Mahadev Chinchalkar, Head priest	Historic context and information on "Amba Bai Temple"
67	Mr. Shakil Rehmatbhai, Resident	Historic context and information on "Zakaria Patel Colony"
68	Ms. Rajani Mahidhar, Tenant	Information on "Vijay Mahal"
69	Mr. Jagdish Shantilal Modi and his wife Mrs. Jyotsana Modi, Owner	Historic context and information on "Modi Bungalow"
70	Mr. Suresh Vakilna, Owner	Historic context and information on "Dalal Niwas"
71	Mr. Rajesh Trikamdas Bhatia, Secretary of the Society	Historic context and information on "Ramlaxmi Niwas"
72	Ashar family, Owners	Historic context and information on "Prakash Villa"
73	Mr. Pradhyuman. J. Modi, Owners	Historic context and information on "Bhagat Niwas"
74	Mr. Nagin Bhai Premchand Gosaliya, Secretary of the Society	Historic context and information on "Jinku Co-Operative Housing Society Ltd"
75	Parish Father	Historic context and information on "Our Lady of Remedy Church"
76	Mr. Benny D'Souza, Owner	Information on "Our Lady of Remedy Church"
77	Owners Wife	Historic context and information on "Ruttonsee Mooljee Bungalow" and development of Borivali and surroundings

S.No	Person	Inputs
78	Mrs. Induben Kajaria, present occupant	Historic context and information on "Kajaria Kunj" and development of Borivali and surroundings
79	Bhatt Family	Historic context and information on "Bhatt Chali" and development of Borivali and surroundings
80	Dr. Ravindra Kapadia, Owner	Historic context and information on "Mathura Bhavan"
81	Mr. Dinesh K. Chikal and Mr. Randhir K. Chikal, Owner	Historic context and information on "Chikal Villa" and further references
82	Mr. Jaswant Desai, Tenant	Historic context and information on "Khot Bungalow".
83	Ms. Poonawala, Owner	Historic context and information on "Ismilji Karimbhai Lathiwala House" and development of Borivali and surroundings
84	Mr. Pratap B Kapadia, Present Occupant	Historic context and information on "Kahan Buwan" and development of Borivali and surroundings
85	Fr. Hugh Fonseca	Historic context and information on "St Francis Church" and development of Borivali and surroundings
86	One of the Franciscans brothers	Historic context and information on "Our Lady of Immaculate Conception, Mount Poincur" and development of Borivali and surroundings
87	Mr. Heubert Dias, President of Rathodi Residents Welfare Association	Historic context and information on the village and surroundings
88	Fr Malcolm D'souza	Historic context and information on "Our Lady of Sea" and development of Madh village/settlement and surroundings
89	Fr. Gonsalves	Historic context and information on "Holy Magi Church" and development of Gorai village / settlement and surroundings
90	Mrs. Shantibai Nevatia	Historic context and information on "Nivetia House"
91	Dr. Geeta Samant	Historic context and information on "Samant House"
92	Mr. Terrance Fernandes, Resident	Historic context and information on "Marol Village"
93	Fr. Jerome Lobo, Parish Priest, Marol Church and Chairperson of St. John, The Evangelist Parish Mr. Terrence Fernandes, Marol Unit of the BCS	Historic context and information on "St. John Evangelist and St. John Baptist Church" and development of Gorai village / settlement and surroundings
94	Prof. Zaheer A G	Historic context and information on "Ismail Yousuf University College."
95	Shah family	Historic context and information on "Lakdawala House"
96	Mr. Arvindbhai Patel	Establishment and development of the Hindu Friends Society.
97	Mr. P. S. Bhandarkar, Secretary of the society and Mr. D. S. Telang, Tenant	Historic context and information on "Saraswat Baug Co-Operative Housing Society Ltd."
98	Mr. V. R. Hebbar, Chairman, Sadbhakti Prasaran Mandali (trust), Mr. Nagendra, Secretary	Historic context and information on "Sadbhakti Mandir"
99	Mr. Sureshbhai Popat, Secretary	Historic context and information on "Worliwala Co-operative Housing Society Ltd."
100	Mr. Dhotre, Owner	Historic context and information on "Dhotre Niwas"
101	Mr. Virag Dhairyavar and his wife, Owner.	Information on "Dhairya Niwas."
102	Tandon brothers, Owners	Information on "Ganesh Bhavan."
103	Mrs. Ujwala B. Borkar, Owner	Historic context and information on "Dhotre Niwas"
104	Dr. Mrs. Surekha B Dhurandar, Owner's wife	Historic context and information on "Nani Niwas"
105	Mr. Choksi, owner and a relative	Historic context and information on "Choksi Bhavan"
106	Mr. Teddy Fernandes and other local residents	Historic context and information on development of the village and surroundings
107	Mr. Ashok Upadhyaya, Tenant	Historic context and information on "Vahan Vati"
108	Parish Father	Historic context and information on "Our Lady of Egypt Church, Kalina"
109	Owner's daughter	Information on "Fanaswala House"

Annexure No. 2: List of Books, Reports and Documents Collected and Reviewed

- 1 Gazetteer of India: Maharashtra State, Greater Bombay District, Volumes 1, 2 and 3; Edited by K. K. Chaudhari
- 2 Gazetteer of Bombay City and Island, Volumes 1, 2 and 3, S. M. Edwardes, Cosmo Publications
- 3 Gazetteer of the Bombay Presidency, Thana, Places of Interest, Volume XIV, Edited by Arunachandra Pathak
- 4 The Origin of Bombay; J. Gerson Da Cunha, Asian Educational Services
- 5 Bandra: Its Religious and Secular History, 1927; Fernandes Braz
- 6 The Bombay East Indian Association, Golden Jubilee Souvenir, Published by A.V. Misquitta For The Bombay East Indian Association; 1938
- 7 Bandra Village Precinct: A Suburban Urban Village Renewal and Revitalization Scheme, David Cardoz, Abha Kapadia, Brinda Gaitonde, Kairmein Deboo, Sheetal Gandhi, Snehal Gada
- 8 City of Gold, Biography of Bombay; Gillian Tindall, Penguin Books Ltd.
- 9 The Heritage Buildings of Bombay, Rajan Narayan and Sunil Vaidyanathan, English Edition
- 10 Delineation and Listing of Madh, Erangal, Aksa, Marve, Manori, Culvem and Gorai Precincts in Mumbai, Study conducted by Rizvi College of Architecture Consultancy Cell for MMR-HCS; Mumbai
- 11 Worshipping Houses in the Greater Mumbai Western Suburban Region; MMR HCS, Mumbai, Phiroz Ranade
- 12 Bombay: The Cities Within; Sharda Dwivedi and Rahul Mehrotra, Eminence Designs Pvt. Ltd.
- 13 Bombay to Mumbai Changing Perspectives; Editors -Pauline Rohatgi, Pheroza Godrej, and Rahul Mehrotra, Marg Publications
- 14 Fort Walks; Sharda Dwivedi and Rahul Mehrotra, Eminence Designs Pvt. Ltd.
- 15 Buildings that Shaped Bombay, Works of G. B. Mhatre; Kamal Iyer, Kamla Raheja Vidyani Institute of Architecture and Environmental Studies
- 16 A Conservation Manual for Owners & Occupiers Heritage Buildings & Precincts Mumbai; Nayana Kathpalia & Abha Narain Lambah, Urban Design Research Institute
- 17 Buildings Of The Kala Ghoda Art District; Urban Design Research Institute
- 18 Churchgate Revival A proposal for Urban Management; Urban Design Research Institute-
- 19 Creating a Tourist District - Gateway of India Precinct; Urban Design Research Institute-
- 20 Maximum City: Bombay Lost and Found; Suketu Mehta, Penguin Books Ltd
- 21 Brochures of The Muncherjee Nowrojee BanajeelIndustrial Home for Blind
- 22 Bulletin of St. Francis Xavier Parish, Ville Parle, February 2004
- 23 Bulletin of St. Francis Xavier Parish, Ville Parle, September 2004
- 24 Bulletin of St. Francis Xavier Parish, Ville Parle, December 2004
- 25 Bulletin of St. Francis Xavier Parish, Ville Parle, December 2001
- 26 Bulletin of Shree Harbadevi Temple Trust, Madh, Year 2004-2005
- 27 The Catholic Directory of the Archdiocese of Bombay 1982
- 28 Three Generation of Preireiras speak of Khar's Unique Flavour, Article in The Asian Age, 16 July 2002, By Pinakin Chakravarty
- 29 Note on Late Shree Yeshwant Vinayak Navalkar, by Mr. Ajit Indersen Navalkar, 1 January, 2005
- 30 Conservation Policy [f]or People, Article in Architecture - Time Space & People, November 2004, by Tapan Mittal
- 31 Sabha Notes, A publication of Catholic Sabha, Volume II of 2004, April - June 2004
- 32 A Year Later, Another Promise for Church - Minister Kamal Nath and Sunil Dutt visit St John The Baptist Church, Promise Restoration, Article in Indian Express, July 16
- 33 Brochure of Bombay Gow-Rakshak Mandali, 1997
- 34 Down St. Cyril Road, Article in News Paper, by Vaishnavi C. Sekhar

Annexure No. 4: Preliminary Draft Master List of Heritage Structures and Precincts

ID No.	Structure/Complex/Precinct	Name of Structure, Complex or Precinct	Year of Construction	Location	Ownership	Name of Owner/Tenant	Usage	State of Preservation	Grade	Remarks
1	2	3	4	5	6		7	8	9	
1	C1	Bandra Fort - Castella de Aguada	1640	B. Jeejeebhoy Road, Bandra (W)	Government	State Government	Recreational	Good	1	No problem Existing List No. 566
2	S1	Bai Shirinbai M Cama Convalescent Home for Parsee Women and Children	1902	B. Jeejeebhoy Road and Bullock Road, Bandra (W)	Trust		Institutional	Fair	3	Need permission Existing List No. 577
3	S2	Mount Mary Convent High School		Mount Mary Road, Bandra (W)	Trust		Institutional	Excellent		No problem
4	C2	Mount Mary Church/Nossa Senhora de Monte Chapel and The Oratory	1640 1761	Mount Mary Road, Bandra (W)	Trust		Religious	Excellent	1	No problem Existing List No. 626
5	S3	Mannat/Villa Vieanna	1919	H. K. Bhabha Road, Bandra (W)	Private	Gauri Chibber Khan	Residential	Excellent	3	Need permission Existing List No. 575
6	S4	Kekee Manzil	1889	H. K. Bhabha Road, Bandra (W)	Private	Kekoo Gandhi	Residential	Excellent	2A	Need permission Existing List No. 564
7	S5	Andre Kutir		Mount Mary Road, Bandra (W)	Private		Residential	Good	3	Need permission Photograph not allowed
8	S6	Sorabji Byramji Bhabha Sanatorium	1920s	Mount Mary Road, Bandra (W)	Trust	Sorabji Byramji Bhabha Sancierium Trust	Institutional	Excellent	2B	Need permission Existing List No. 571
9	S7	Sisters Bungalow	1920s	H. K. Bhabha Road, Bandra (W)	Private		Residential	Good	2B	Need permission Vacant Existing List No. 570
10	S8	Marina Villa	1920s	H. K. Bhabha Road and B. Jeejeebhoy Road, Bandra (W)	Private	Mr. Treasurywala	Residential	Good	3	No problem
11	S9	Carona	1930s	Chapel Road, Bandra (W)	Private		Residential	Good	3	Need permission No response Photograph not allowed
12	S10	Pioneer	1930s	Chapel Road, Bandra (W)	Private		Residential	Good	3	Need permission No response Photograph not allowed
13	S11	The Node	1930s	P. Dias Road, Bandra (W)	Private		Residential	Good	3	Need permission No response Photograph not allowed
14	S12	Ava Maria	1930s	P. Dias Road, Bandra (W)	Private		Residential	Fair	3	Need permission No response Photograph not allowed
15	S13	Villa Maria	1930s	P. Dias Road, Bandra (W)	Private	Mrs. Maya Lalwani	Residential	Good	3	Need permission No response Photograph not allowed
16	S14	The Retreat	1930s	Rebello Road, Bandra (W)	Private		Residential	Fair	3	Need permission No response Photograph not allowed
17	S15	Peter Villa	1930s	Rebello Road, Bandra (W)	Private		Residential	Good	3	Need permission No response Photograph not allowed
18	S16	Unknown Premise No.1	1930s	Rebello Road and St. Sebastian Road, Bandra (W)	Private		Residential	Fair	3	Need permission No response Photograph not allowed
19	S17	St. Joseph Cottage	1930s	P. Dias Road, Bandra (W)	Private		Residential	Good	3	Need permission No response Photograph not allowed
20	S18	Ebrahim Manzil	1900s	Mount Mary Road, Bandra (W)	Private		Residential	Good	3	Need permission No response Photograph not allowed
21	S19	K Lodge	1930s	P. Dias Road and St. Sebastian Road, Bandra (W)	Private		Residential	Good	3	Need permission No response
22	S20	Unknown Premise No.2	1920s	St. Sebastian Road, Bandra (W)	Private		Residential	Fair	3	Need permission No response

ID No.	Structure / Complex / Precinct	Name of Structure, Complex or Precinct	Year of Construction	Location	Ownership	Name of Owner/Tenant	Usage	State of Preservation	Grade	Remarks
1	2	3	4	5	6		7	8	9	
23	S21	Unknown Premise No.3	1900s	15, Hill Road and Pereira Road, Bandra (W)	Private		Residential	Good	3	No response Need permission
24	S22	Old Villa (Boutique)	1900s	Hill Road and B Jeejeebhoy Road, Bandra (W)	Private	Patkar	Residential (FF) Commercial-Boutique (GF)	Good	3	No problem Significant transformation of the facade
25	S23	Ritusamhak	1900s	Hill Road, Bandra (W)	Private		Residential	Excellent	3	Need permission
26	S24	Bhalla House	1900s	Hill Road, Bandra (W)	Private	-	Commercial - Films	Fair	3	Need permission Entry not allowed
27	S25	Fernandes Villa	1900s	Hill Road, Bandra (W)	Private	-	Residential (FF)/ Commercial (GF)	Fair	3	No problem
28	S26	Akbar Villa	1900s	Hill Road, Bandra (W)	Private	-	Commercial - Warehouse	Fair	3	No problem
29	S27	Warden Hall	1905	Hill Road, Bandra (W)	Private	-	Residential (FF)/ Commercial (GF)	Fair	3	No problem
30	P1	Bandra Waroda Road Precinct Reggie Cottage Edward House	1800s	Waroda Cross Road and Veronica Road, Bandra (W)	Private/Public		Mixed	Fair		No problem Existing List No. 612
31	P2	Bandra Main Precinct Olphers Anara Mt. Carmel Church	1800s	Waroda Cross Road and Veronica Road, Bandra (W)	Private/Public		Mixed	Fair		No problem Existing List No. 612
32	C3	St. Peters Church and St. Stanislaus High School	1853 1861	Hill Road, Bandra (W)	Mission		Religious Institutional	Excellent	2A 2A	No problem Existing List No. 609 Existing List No. 610
33	P3	Bandra D Monte Road Precinct St Josephe Chapel Bandra Gurudwara (just for reference)	1900s	D Monte Road, Bandra (w)	Private/Public		Mixed	Fair		No problem
34	P4	Bandra Bazaar Road Precinct Moti Wala Building Aziz Villa Mazjid Badri Fathima Manzil Patel Building Narayan Bhuvan Motiwala Building	1900s	Bazaar Road, Bandra (W)	Private/Public		Mixed	Fair		No problem
35	S28	Panthaki Tata Agyari	1884	Hill Road, Bandra (W)	Trust		Religious	Good	3	Need permission Entry not allowed
36	S29	Unknown Premise No.4	1880s	Hill Road, Bandra (W)	Private		Residential (FF)/ Commercial (GF)	Fair	?	No problem Significant transformation
37	C4	Bandra Railway Station	1890s	Turner Road, Bandra (W)	Government - Railway	Western Railway	Transportation	Excellent	1	No problem Existing List No. 631
38	S30	Bandra Mosque	1930s	Near Bandra Station, G. R. Varasakar Marg, Bandra (W)	Trust		Religious	Good	2A	No problem Existing List No. 611
39	S31	Bachubhai Mansion	1920s	S.V. Road and Hill Road, Bandra (W)	Private	-	Residential (FF)/ Commercial (GF)	Poor	?	No problem Represents a type, but nothing particularly significant, external transformation
40	S32	Maqbool Building	1920s	House No 166/A, Off Hill Road, Bandra (W)	Private	-	Residential	Poor	?	No problem Represents a type, but nothing particularly significant, external transformation, significant dilapidation

ID No.	Structure/Complex/Precinct	Name of Structure, Complex or Precinct	Year of Construction	Location	Ownership	Name of Owner/Tenant	Usage	State of Preservation	Grade	Remarks
1	2	3	4	5	6		7	8	9	
41	S33	Lumbinia Niwas	1910s	R.M. Marg, Bandra (W)	Government		Government -Office	Excellent	3	Need permission
42	S34	Unknown Premise No.5	1930s	Turner Road, Bandra (W)	Private		Residential Commercial - Offices	Fair	3	No problem
43	S35	Alli Manzil Chawl	1935	11, Turner Road, Opp R.G. Tank, Bandra (W)	Private		Residential (FF)/ Commercial (GF)	Poor	?	No problem Represents a type, but nothing particularly significant, significant dilapidation
44	S36	New Patkar Block	1930s	V.B. Marg, Off Turner Road, Bandra (W)	Private		Residential	Good	3	No problem
45	S37	Vrundavan	1938	Turner Road and V.B. Marg, Bandra (W)	Private		Residential	Good	3	Need permission
46	S38	Unknown Premise No.6	1926	38th Road, Off Turner Road, Bandra (W)	Private		Residential	Excellent	3	Need permission
47	S39	Unknown Premise No.7	1940s	38th Road, Off Turner Road, Bandra (W)	Private		Residential	Excellent	3	Need permission
48	S40	Panthkay Agyari	1930	Turner Road, Bandra (W)	Trust		Religious	Good	3	Need permission
49	S41	The Dawn	1930s	2/P, Turner Road, Bandra (W)	Private - Rented		Residential Commercial (Compound)	Excellent	3	Need permission Existing List No. 615
50	S42	Sai Nivas	1911	3, St.Martin Road, Bandra (W)	Trust		Religious	Good	3	No problem
51	S43	Unknown Premise No.8	1920s	15, St.Martin Road, Bandra (W)	Private		Residential	Good	3	No problem
52	S44	Unknown Premise No.9	1920s	17, St.Martin Road, Bandra (W)	Public		Commercial - Offices	Fair	3	No problem
53	S45	Ekvira house	1900s	Jarimari Road, Bandra (W)	Private		Residential (SF, FF)/ Commercial (GF)	Fair	?	No problem Represents a type, but nothing particularly significant, external transformation, significant dilapidation
54	S46	Unknown Premise No.10	1930s	20, St.Martin Road, Bandra (W)	Private		Residential	Good	?	No problem Represents a type, but nothing particularly significant
55	S47	Unknown Premise No.11	1920s	R.K. Patkar Road, Bandra (W)	Private - Rented	Government	Commercial - Dharmashala	Good	?	No problem Represents a type, but nothing particularly significant
56	S48	Shri and Shrimati M.M. Munshi (OPD)	1920s	R.K. Patkar Road, Bandra (W)	Private		Commercial	Poor	?	No problem Represents a type, but nothing particularly significant, external transformation, significant dilapidation
57	S49	Krutika (Commissioner's Bungalow)	1920s	R.K. Patkar Road, Bandra (W)	Government		Residential	Excellent	3	Need permission Photograph not allowed
58	S50	Luis Villa	1925	43, Turner Road, Bandra (W)	Private		Residential	Excellent	3	No problem
59	S51	Post Office, Bandra	1930s	R.K. Patkar Road, Bandra (W)	Government		Institutional	Good	?	No problem Represents a type, but nothing particularly significant
60	S52	Unknown Premise No.12	1930s	Behind Venezian, 8th Road, Nr Almeida Park, Bandra (W)	Private		Residential	Good	?	No problem Represents a type, but nothing particularly significant, external transformation

ID No.	Structure / Complex / Precinct	Name of Structure, Complex or Precinct	Year of Construction	Location	Ownership	Name of Owner/Tenant	Usage	State of Preservation	Grade	Remarks
1	2	3	4	5	6		7	8	9	
										external transformation
61	S53	Laxmi Narayan Villa	1940	2nd Lane, Off Turner Road, Bandra (W)	Private		Residential	Excellent	3	No problem
62	C5	St. Josephs Convent and Church - The Daughters of the Cross	1863	64, Hill Road, Bandra (W)	Mission		Institutional	Excellent	2A	No problem Existing List No. 598
63	S54	Unknown Premise No.13	1930s	Manuel Gonsalves Marg, Bandra (W)	Private		Unoccupied	Poor	?	No problem Significant dilapidation
64	S55	Unknown Premise No.14	1930s	St. Anthony Road, Bandra (W)	Private		Residential	Fair	?	No problem Represents a type, but nothing particularly significant
65	S56	Unknown Premise No.15	1930s	140, St.Cyrill Road, Bandra (W)	Private		Residential	Excellent	3	No problem
66	S57	Esmeralda Lodge	1926	133, St. Cyrill Road and St.Anthony Road, Bandra (W)	Private		Residential	Good	3	No problem
67	S58	Rolnette	1930s	26, St.Cyrill Road, Bandra (W)	Private		Residential	Excellent	3	No problem
68	S59	Mon Repos	1930s	17, St. Leos Road, Bandra (W)	Private		Residential	Excellent	3	No problem Existing List No. 576
69	S60	Ozokozi	1930s	2/A, St. Leos Road, Bandra (W)	Private		Residential	Excellent	3	No problem
70	S61	Monte Ville, Missionary Society	1930s	St. Leos Road, Bandra (W)	Private		Residential	Excellent	3	No problem
71	S62	Grey Villa	1930s	117, St. Leos Road, Bandra (W)	Private		Residential	Excellent	3	No problem
72	S63	Priscilla Villa	1920s	119, Perry Road and St. Leos Road, Bandra (W)	Private		Residential	Excellent	2B	No problem Existing List No. 598
73	S64	Unknown Premise No.16	1930s	Perry Road, Bandra (W)	Private		Residential	Excellent	3	No problem
74	S65	Unknown Premise No.17	1930s	6, St. Leos Road, Bandra (W)	Private		Residential	Excellent	3	No problem
75	S66	Unknown Premise No.18	1930s	St. Leos Road, Bandra (W)	Private		Residential	Fair	?	No problem Significant transformation
76	S67	Adville	1932	St. Andrews Road, Bandra (W)	Private		Residential	Excellent	3	No problem
77	S68	Unknown Premise No.19	1930	5, St. Dominic Road, Bandra (W)	Private		Residential	Excellent	3	No problem
78	S69	St. Andrews High School	1926	St. Dominic Road, Bandra (W)	Mission		Institutional	Excellent	2A	No problem
79	S70	Rebello House	1920s	132, Hill Road, Bandra (W)	Private		Residential	Good	3	No problem
80	S71	Somnath Sadanand Building / Patkar Chawl	1905	128/B, Somnath Road, Off Hill Road, Bandra (W)	Private		Residential	Fair	?	No problem Represents a type, but nothing particularly significant
81	S72	Pearl Villa	1900s	Nr Holy Family Hospital, Hill Road, Bandra (W)	Private		Residential	Good	3	No problem
82	S73	Unknown Premise No.20	1900s	90/A, Nr Holy Family Hospital, Hill Road, Bandra (W)	Private		Residential (FF) Commercial -Office (GF)	Fair	?	No problem Represents a type, but nothing particularly significant, external transformation
83	S74	Ferns Mansion	1855	Opp. St. Andrew Church, Hill Road and St. Pauls Road, Bandra (W)	Chawl		Residential	Fair	3	No problem Existing List No. 588
84	S75	Kismat	1934	7, St. Francis Road, Bandra (W)	Private		Residential	Fair	?	No problem Represents a type, but nothing particularly significant, external transformation
85	S76	Arnold House	1928	5, St. Francis Road, Bandra (W)	Private	Mr.Arnold Aguiar	Residential	Good	3	No problem
86	S77	Christina	1940s	17, St. Dominic Road, Bandra (W)	Private		Residential	Fair	3	No problem
87	S78	Unknown Premise No.21	1930s	26, St. Dominic Road, Bandra (W)	Private		Residential	Good	3	No problem
88	S79	The Heritage	1928	24, St. Dominic Road, Bandra (W)	Private		Residential	Good	3	No problem

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1	2	3	4	5	6		7	8	9	
90	S81	Unknown Premise No.23	1920	46, St. Andrews Road, Bandra (W)	Private		Residential	Excellent	3	No problem
91	S82	Bandra Gymkhana	1935	St. Leos Road, Bandra (W)	Private		Recreational	Fair	3	No problem
92	S83	Park Manor	1940s	St. Pauls Road, Bandra (W)	Private		Residential	Good	3	No problem
93	S84	Unknown Premise No.24	1940s	10, D Monte Road, Bandra (W)	Private		Residential	Good	3	No problem
94	S85	Frenely House	1930	Turner Road, Bandra (W)	Private		Residential	Excellent	3	No problem
95	S86	Unknown Premise No.25 / Villa Ervin	1940s	35, Perry Road, Bandra (W)	Private	D. K. Contractor	Residential	Good	?	No problem Represents a type, but nothing particularly significant
96	S87	Unknown Premise No.26	1938	3, St. Monica Road, Bandra (W)	Private		Residential	Excellent	3	No problem
97	S88	Bhupati Taru Villa	1920s	15, Chembai Road and St Joseph Road, Bandra (W)	Private		Residential (FF) Commercial-Offices (GF)	Good	3	No problem
98	P5	Bandra Chimbai Road Precinct Pazera House Unknown House a, b, c, d, e, f, g, h, i, j, k and l	1800s	Bandra Village, Chembai Road	Private/Public		Mixed	Fair		No problem
99	S89	St. Andrews Church	1575, 1864, 1890 1966, 1970	Hill Road, Bandra (w)	Mission		Religious	Excellent	2A	No problem Existing List No. 607
100	S90	Olivia	1902	St. Joseph Road and Chembai Road, Bandra (W)	Private		Residential	Poor	?	No problem Represents a type, but nothing particularly significant
101	S91	Unknown Premise No.27	1930s	Perry Cross Road, Bandra (W)	Private		Residential	Fair	?	No problem Represents a type, but nothing particularly significant
102	S92	Dorab Villa	1925	29, Perry Cross Road, Bandra (W)	Private		Unoccupied	Good	3	Need permission Existing List No. 594
103	S93	Unknown Premise No.28	1930s	Perry Road, Bandra (W)	Private		Residential	Excellent	3	Need permission
104	S94	Torrefiel	1930s	Cater Road, Bandra (W)	Private		Residential	Excellent	3	Need permission Existing List No. 582
105	S95	Mount Climb / Gold Mist	1935	Cater Road, Bandra (W)	Private		Commercial - Films	Excellent	3	Need permission Existing List No. 585
106	S96	Kureshi Apartments	1940s	129, Cater Road, Bandra (W)	Private		Residential	Good	3	Need permission
107	S97	Taj Villa	1930s	115, Carter Road, Bandra (W)	Private		Residential	Excellent	3	Need permission Existing List No. 581
108	S98	Parsee House	1930s	44, Perry Road, Bandra (W)	Private		Residential	Good	3	Need permission Existing List No. 600 Refused to give information
109	S99	Gilder Villa	1930s	17, Perry Cross Road, Bandra (W)	Private		Residential	Excellent	3	Need permission Multistoried building at the back of the plot
110	S100	Peace Heaven	1930s	38, Perry Road, Bandra (W)	Private	Beti Madam	Residential	Excellent	3	No problem
111	S101	Roma House	1938	36, Perry Road, Bandra (W)	Private	Mr.Miranda	Residential	Excellent	3	No problem Existing List No 601 (Deleted)
112	P6	Kantwadi Precinct Rodrigues and Almeida Houses Unknown House a	1800s	New Kantwadi Road, Off Perry Road, Bandra (W)	Private/Public		Mixed	Fair		No problem
113	S102	Gandhi House	1940s	Perry Cross Road, Bandra (W)	Private	Mr. A.V. Gandhi	Residential	Excellent	3	Need permission
114	S103	Kavas Lodge	1920s	Perry Cross Road, Bandra (W)	Private		Residential	Good	3	Need permission
115	S104	Wavelash	1930s	Perry Cross Road, Bandra (W)	Private	Dr. H.M. Bhatena	Residential	Excellent	3	Need permission

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1	2	3	4	5	6		7	8	9	
116	P7	Pali Mala Road Precinct Unknown House a, b c Aguiar House	1800s	Pali Mala Road, Bandra (W)	Private/Public		Mixed	Fair		No problem
117	S105	Kashghar House	1920s	2, Auxilium Convent Road, Bandra (W)	Private		Residential	Poor	?	Need permission Extremely dilapidated (deliberate)
118	S106	'Scandals', Franklyn House	1920s	Auxilium Convent Road, Bandra (W)	Private		Residential	Excellent	3	Need permission Under Court Order
119	S107	EL Dorado	1932	Convent Road, Bandra (W)	Private	Mr. Alex J Dsouza	Residential	Good	?	No problem Represents a type, but nothing particularly significant
120	S108	Mendonca Villa	1926	167, Convent Road, Bandra (W)	Private	Mr. Ivan Mendonca	Residential	Excellent	3	No problem
121	S109	Unknown Premise No.29	1930s	Convent Road, Bandra (W)	Private		Residential	Good	3	Need permission
122	S110	Domus Josephi	1930	160, Perry Road, Bandra (W)	Private	Mr. Domus Joseph	Residential	Excellent	3	No problem
123	S111	Miranda House	1930s	154, Perry Road, Bandra (W)	Private	M.H.Miranda	Residential	Good	3	No problem
124	S112	Villa Bemvinda	1935	St.Alexius Road, Bandra (W)	Private	A.D.Dechuna	Residential	Good	3	No problem
125	S113	The Gabion	1936	St.Alexius Road, Bandra (W)	Private	Ferdinand A.F. Miranda	Residential	Excellent	3	No problem
126	S114	The Cresset	1936	St.Alexius Road, Bandra (W)	Private	V.R.Mirinda	Residential	Excellent	3	No problem
127	S115	Hatfield House	1900s	61, Nargis Dutt Road, Pali Hill, Bandra (W)	Private	Mr. Bhiwandiwala	Residential	Excellent	3	Need permission
128	S116	Avan Lodge	1909	Nargis Dutt Road, Pali Hill, Bandra (W)	Private		Residential	Excellent	3	Need permission
129	S117	Bhagats House	1920s	38, Nargis Dutt Road, Pali Hill, Bandra (W)	Private	Mr. Manhar Bhagat and D.S. Patel	Residential	Excellent	3	Need permission
130	S118	Alexander House	1920	70, Nargis Dutt Road, Pali Hill, Bandra (W)	Private	Mr. M.S. Alexander	Residential	Excellent	3	Need permission
131	S119	Kamla House	1920s	76, Nargis Dutt Road, Pali Hill, Bandra (W)	Private	Kamla Wadia K Kamla Zaveri	Residential	Good	?	Need permission Absolutely refused to photograph/give information Half sold to builder, to be demolished
132	S120	Unknown Premise No.30	1920s	24/A, Pali Mala Road, Bandra (W)	Private	C.V.C. Rao	Residential	Good	3	Need permission
133	S121	Railway Officers Club	1905	Carter Road and Pali Mala Road, Bandra (W)	Public		Commercial	Excellent	2B	Need permission
134	S122	Railway Bungalow (2)	1920 - 1930	30, Carter Road, Bandra (W)	Private	Bulbar Singh	Residential	Good	2B	No Problem Existing List No. 586
135	P8	Shirley Rajan Village Precinct Joanna (1890) Little Nursery Nel Vic Villa Unknown a, b, c	1880s	Shirley Road, Carter Road Bandra (W)	Private/Public		Mixed	Fair		No Problem Existing List No. 587 (Deleted)
136	S123	Ocean Side	1930s	71, Carter Road, Bandra (W)	Private		Residential	Excellent	3	Need permission
137	S124	L and T Guest House	1920s	54, Nargis Dutt Road, Pali Hill, Bandra (W)	Private		Residential	Excellent	3	Need permission
138	S125	Dilip Kumar's House	1920s	48, Nargis Dutt Road, Pali Hill, Bandra (W)	Private	-	Residential	Excellent	3	Need permission
139	P9	Chuim Village Precinct Unknown House a, b Fern's Villa (1890)	1880s	Dr. Ambedkar Road, Bandra (W)	Private/Public		Mixed	Fair		No Problem Existing List No. 565 (Deleted)
140	S126	Dandeshwar Shankar Mandir	1920	Khar Danda, Koliwada, Khar (W)	Public		Religious	Good	3	No problem
141	P10	Pali Hill Precinct Unknown a, b, c, d, e, f Peraria House Red Bungalow (1920) Emaria House Concessive	1800s	Dr. Ambedkar Road, Bandra (W)	Private/Public		Mixed	Fair		No problem

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1	2	3	4	5	6		7	8	9	
142	S127	Tehmi Terrace	1916	74, Turner Road, Bandra (W)	Private	Mrs. Manijeh Patel	Residential	Excellent	3	No problem Existing List No. 614
143	S128	Old Busheri Bungalow	1915	Turner Road, Bandra (W)	Private	Mr.Hashem Shirazi	Residential	Good	3	No problem
144	S129	Unknown Premise No.31	1930s	Turner Road, Bandra (W)	Private	Mr.Hashem Shirazi	Residential	Good	?	Need permission Represents a type, but nothing particularly significant
145	S130	Patkars Bungalow (Yamini)	1920	34, Turner Road, Bandra (W)	Private	Patkar	Residential (FF) Commercial-Boutique (GF)	Excellent	2B	Need permission
146	S131	Samant House	1920s	86/1, Linking Road and Turner Road, Bandra (W)	Private	Advocate Ms. K. Sawant	Unoccupied	Good	3	Need permission
147	S132	Kapil Vastu	1910	S.V. Road, Khar (W)	Private - Rented	B.G.Godiwala	Residential	Fair	3	No problem
148	S133	Unknown Premise No.32	1940s	St. Theresa Road, Khar (W)	Private	G.M.Gidwani	Residential	Fair	?	Need permission Represents a type, but nothing particularly significant, external transformation
149	S134	Sri Chandir Bhavan	1940s	455, St. Theresa Road, Khar (W)	Private	Chandir	Residential	Fair	?	Need permission Represents a type, but nothing particularly significant, external transformation
150	S135	Patel Building	1910	28, S.V. Road, Khar (W)	Private - Rented	Francis F. Gigool	Residential (FF) Commercial-Shops (GF)	Fair	?	No problem Too many transformations
151	S136	Unknown Premise No.33	1920s	S.V. Road, Khar (W)	Private - Rented	Francis F. Gigool	Residential (FF) Commercial-Shops (GF)	Fair	?	No problem Too many transformations
152	P11	Old Khar Village Precinct Girija Bhavan Matruniketan Shamrock Mani Bhavan (1926) Badgujar House (1936)	1800s	S.V. Road, Khar (W)	Private/Public		Mixed	Fair		No problem
153	S137	Gajanand Building	1927	3rd Road, Khar (W)	Private	Vasant V. Shinrey	Commercial	Fair	3	No Problem
154	S138	BalKrishna Niwas / Surya Manzil	1925	Off 5th Road, Khar (W)	Private	Balkrishna Mathur	Residential (FF) Commercial-Shops (GF)	Poor	?	Parts dilapidated Reluctant to give information
155	S139	Sarhat Building	1905	C Dhurandar Road, Khar (W)	Private	Burman Irani	Residential (FF) Commercial-Shops (GF)	Poor	?	Reluctant to give information
156	S140	Indira Bhavan	1925	4th Road, Khar (W)	Private	Mr. Vadya	Residential	Good	3	No Problem
157	S141	Abdul Karim Abullah Building	1939	S.V. Road and C Dhurandar Road, Khar (W)	Private	Kavari Builder	Residential	Poor	?	Need permission Sold to a builder, to be demolished
158	S142	Thakur Villa	1935	C Dhurandar Road, Khar (W)	Private	Thakur's Family	Residential	Good	3	Need permission No response
159	S143	Mayura Villa	1930s	12th Road, Khar (W)	Private	Waman Desai	Residential	Excellent	3	No Problem
160	S144	Unknown Premise No. 34	1940s	V.P. Road and C Dhurandar Road, Khar (W)	Private		Unoccupied	Poor	?	Need permission Represents a type, but nothing particularly significant,

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1	2	3	4	5	6		7	8	9	
161	S145	Unknown Premise No. 35	1930s	V.P. Road and C Dhurandar Road, Khar (W)	Private		Residential	Good	3	No problem
162	S146	Suman Villa	1932	8th Cross Road, Khar (W)	Private		Residential	Fair	3	Need permission Photograph not allowed
163	S147	Kashi Niwas	1926	Off 8th Road, Khar (W)	Private	Dinesh Pandya	Residential	Excellent	3	Owner Not Available
164	S148	Lalit Kunj	1935	Off 8th Road, Khar (W)	Private		Residential	Good	3	Photograph not allowed Premise locked
165	S149	Hiralal Munshi House	1925	10th Road, Khar (W)	Private	Amithab Munshi	Residential	Excellent	3	Sold to a builder, to be demolished
166	S150	Firdous Villa	1935	S.V. Road, Khar (W)	Private		Residential	Good	3	Need permission No response
167	S151	Mehboob Manzil	1935	S.V. Road, Khar (W)	Private	M. Nasir	Residential	Good	3	No Problem
168	C6	Sacred Heart Church and Sacred Heart Boys High School	1961	S.V. Road, Khar (W)	Association	Sacred Heart Church Association	Religious Institutional	Excellent	2A	No Problem Existing List No. 605
169	S152	Villa Linda	1936	Church Road, Khar (W)	Private	Mrs. L. Menizes, Mrs. U. Menizes	Residential	Excellent	3	No Problem
170	S153	Cyrilyn	1934	Church Road, Khar (W)	Private	Dr. Mrs. Z Gudinho	Residential	Good	3	No Problem Significant additions at the rear
171	S154	Elizabeth Home	1930s	St. Francis Road, Santa Cruz (W)	Private		Residential	Good	3	Permission Required Photograph not allowed
172	S155	Sangolda Villa	1937	St. Francis Road, Santa Cruz (W)	Private	J.N. Dsouza Mr. Wilson Siltza	Residential	Good	3	No Problem
173	S156	Fern Mansion	1930s	St. Francis Road, Santa Cruz (W)	Private	T.V. Fernandes	Residential	Excellent	3	Need permission Photograph not allowed
174	S157	Patronage	1935	St. Francis Road, Santa Cruz (W)	Private	G.C. Dsouza built it Now it is C.M. Louis	Residential	Excellent	3	No Problem
175	S158	Villa Leocardia	1920s	Convent Avenue, Santa Cruz (W)	Private		Residential	Good	3	Need permission Photograph not allowed
176	S159	Lewis Villa	1925	St. Francis Road, Santa Cruz (W)	Private	Mrs. P. Lewis, Mother in Law Goseph Lewis built it, Mr. Lewis is the owner	Residential	Excellent	3	No Problem
177	S160	Villa Zinda	1932	St. Francis Road, Santa Cruz (W)	Private	Federine Noronha	Residential	Fair	3	No Problem
178	S161	Aurora Villa	1930s	St. Francis Road, Santa Cruz (W)	Private		Residential	Excellent	3	Need permission No response
179	S162	Villa Benta	1926	St. Francis Road and Hasanabad Road, Santa Cruz (W)	Private		Residential	Excellent	3	No Problem
180	S163	Heptulla Park	1920s	Hasanabad Road, Santa Cruz (W)	Private	Akbar Heptulla Najma Heptulla	Residential	Good	3	Need permission
181	S164	Bombay Catholic Housing Society	1925	Hasanabad Road and S.V. Road, Santa Cruz (W)	Private	Bombay Catholic Housing Cooperative Society	Residential Commercial	Good	3	Need permission Photograph not allowed
182	S165	Unknown Premise No 36	1920s	Hasanabad Road, Santa Cruz (W)	Private		Unoccupied	Good	3	Need permission Premise locked
183	S166	Krishna Bhuvan	1926	Hasanabad Road, Santa Cruz (W)	Private		Residential	Good	3	Need permission Photograph not allowed
184	S167	Unknown Premise No 37	1930s	Chapel Lane, Santa Cruz (W)	Private		Residential	Fair	3	Need permission No response
185	S168	Parsi Mansion	1910s	Station Road/Kanu Desai Road, Santa Cruz (W)	Private - Rented		Residential Commercial (Compound)	Fair	3	Need Permission Dilapidated in parts Refused to give Information
186	C7	Hansaraj wadi	1930s	Tagore Road, Santa Cruz (W)	Private - Rented		Residential	Fair	3	Need permission Photograph not allowed
187	S169	Laxmi Bhavan	1931	Tagore Road, Santa Cruz (W)	Private		Residential	Excellent	3	Need permission

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1	2	3	4	5	6		7	8	9	
188	S170	Shri Krishna Sadan	1945	Tagore Road, Santa Cruz (W)	Private		Residential	Fair	3	Need permission Photograph not allowed
189	S171	Vrij Nivas	1921	Off L.T. Road, Santa Cruz (W)	Private	-	Residential (FF) Commercial-Offices (GF)	Fair	3	No Problem
190	S172	Mayur Mahal	1920s	Juhu Tara Road, Santacruz (W)	Private	-	Commercial - Films	Excellent	3	Need permission Premise locked
191	S173	Palm Land	1940s	Juhu Tara Road, Santacruz (W)	Private	Venikar's	Residential	Excellent	3	Need permission Premise locked
192	C8	Theosophical Society	1930s	Juhu Tara Road, Santacruz (W)	Private		Residential	Good	3	No Problem
193	S174	Dsouza House	1930s	Off Church Road and Baptista Road, Ville Parle (W)	Private	-	Residential	Good	?	Need permission Refused to give information Represents a type, but nothing particularly significant, addition at the rear
194	S175	Diwan Cottage	1930s	Off Church Road and Baptista Road, Ville Parle (W)	Private	-	Residential	Fair	3	Need permission
195	S176	Laxmi Niwas	1930	14, Church Road, Ville Parle (W)	Private	Naresh Lalji and Pravin Lalji	Residential	Good	?	No problem Multistoried building at the back of the plot, Internal changes
196	S177	May Villa	1930s	Church Road, Ville Parle (W)	Private - Rented	Brother Mr.Sylvan Perera	Residential	Good	3	Need permission
197	S178	St.Francis Xavier Church	1939	St. Mary Road and Church Road, Ville Parle (W)	Mission	-	Religious	Excellent	2A	No problem
198	S179	Unknown Premise No 38	1940s	S. V. Road, Ville Parle (W)	Private		Residential	Good	3	Need permission
199	S180	Unknown Premise No 39	1940s	S. V. Road, Ville Parle (W)	Private		Residential	Good	?	Need permission Represents a type, but nothing particularly significant
200	S181	Saroj Niwas	1930s	D Joshi Marg and Besant Road, Ville Parle (W)	Private	-	Residential	Excellent	?	Need permission Refused to give information Sold to a builder, to be demolished
201	S182	Shanti Niketan	1940s	Sarajini Road and Besant Road, Ville Parle (W)	Private	Mr.Paresh Nagar Zaveri	Residential	Excellent	3	No problem
202	S183	Kunj Vihar	1920s	51, Bajaj Road and Besant Road, Ville Parle (W)	Private	Mangaldas Mohandas Veera	Residential	Good	3	Need permission
203	S184	Green Lanoz	1945	Lajpat Rai Road, Ville Parle (W)	Private	Mas Cerenhas Joe and Victor	Residential	Good	?	No problem Represents a type, but nothing particularly significant
204	S185	Nanavati House	1934	Sarajini Road, Lajpat Rai Road, Ville Parle (W)	Private	-	Residential	Excellent	3	Need permission Refused to give information
205	S186	Unknown Premise No 40	1930s	S. V. Road, Ville Parle (W)	Private		Residential	Good	3	Need permission
206	S187	Reliance Premise	1920s	S. V. Road, Ville Parle (W)	Private		Residential	Good	3	Need permission
207	S188	Unknown Premise No 41	1940s	S. V. Road, Ville Parle (W)	Private		Residential	Good	3	Need permission
208	S189	Twin Houses	1920s	S. V. Road, Ville Parle (W)	Private		Residential	Fair	?	Significant dilapidation
209	S190	Mary's Terrace	1946	Old Police Lane, Vile Parle (W)	Private	-	Residential	Fair	?	No problem Represents a type, but nothing particularly significant Transformations
210	S191	Shastri Niwas	1930s	12, Old Police Lane, Vile Parle (W)	Private	Owner -N.M.Shastri, Ahmedabad Tenant -Kirti shah	Residential	Fair	3	Need permission

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1	2	3	4	5	6		7	8	9	
211	S192	Kusum Nivas and Jyoti Niwas	1940s	S. V. Road, Andheri (W)	Private		Residential	Good	3	Need permission Significant additions at the rear
212	S193	Unknown Premise No 42 - Sanghvi Tenants	1930s	S. V. Road, Andheri (W)	Private	Mr.Nagindas Karamchand Sanghvi	Residential	Fair	?	Need permission Represents a type, but nothing particularly significant Transformations
213	S194	Sanghvi Villa	1920s	S. V. Road, Andheri (W)	Private	Mr.Nagindas Karamchand Sanghvi	Residential Religious	Excellent	3	Need permission Sold to a builder, to be demolished Refused to give information
214	S195	Fire Officer's Bungalow	1930s	S. V. Road, Andheri (W)	Government - BMC	Andheri Fire Station, BMC	Residential	Good	3	Need permission
215	S196	Merchant House	1920s	Juhu Lane, Andheri (W)	Private		Residential	Good	3	No Photograph
216	S197	Rula House	1920s	Juhu Lane, Andheri (W)	Private		Residential	Good	3	No Photograph
217	S198	Seth Pirozsha Patelni Daremaher		S.V. Road, Andheri (W)	Trust		Religious	Good	3	Need permission
218	S199	M.F. Cama Athornan Institute		Cama Road, Andheri (W)	Private		Institution	Good	3	Yet to be located
219	S200	Gulab Cottage	1920s	St. Louis Convent Road, Andheri (W)	Government - I Tax		Residential	Poor	3	No Problem
220	S201	Naval Lodge	1930s	St. Louis Convent Road, Andheri (W)	Private		Residential	Fair	?	No problem Represents a type, but nothing particularly significant Transformations
221	P12	Kevnipada Precinct Pascal House The Heaven Mathida Villa Hill's View	1800s	Ceaser Road, Jogeshwari (W)	Private/Public		Mixed	Fair		No problem
222	P13	Amboli Precinct D Mello House Unknown J B Dmello House (1934)	1800s	Ceaser Road, Jogeshwari (W)	Private/Public		Mixed	Fair		No problem
223	P14	Malcolm Bongos Precinct Shroff's Bungalow Meher Villa Sun Beam The Dawn Piroj Villa Yosemite Soonnu Manor Piroj Villa The Oryad Poho Villa Motlibai Wadia Agiari	1930s to 1950s	S.V. Road, Jogeshwari (W)	Private	-Desai's', Umrigars-F.H. Virani, V.S. Choksey - Mr.D.K. Dastur, Ms. B. D.Dastur	Residential	Good		Access denied Need permission
224	S202	M. N. Banaji Industrial Home for the Blind	1908	S.V. Road, Jogeshwari (W)	Trust	Manchanjee Nauroji Banaji, Trustee C.N. Banaji Trust	Institution	Excellent	3	No problem
225	S203	Sabri Mosque	1929/1982	S.V. Road, Jogeshwari (W)	Trust	Adam Ahmed Sorathia, Trustee Sabri Moque Trust	Religious	Fair	?	Need permission Except for historical significance, the present structure does not merit listing
226	P15	Versova Village Precinct		Yari Road, Andheri (W)	Private/Public		Mixed	Fair		No problem
227	S204	Shri Chintamani Parshwanath Jain Temple	1957	Arrey Road, Goregaon (W)	Trust	Shri Chintamani Parshwanath Jain Sangh	Religious	Good	?	No Problem
228	S205	Antra Mata Temple	1945	Arrey Road and S.V. Road, Goregaon (W)	Religious		Religious	Good	3	No Problem New construction ongoing in the compound

ID No.	Structure / Complex / Precinct	Name of Structure, Complex or Precinct	Year of Construction	Location	Ownership	Name of Owner/Tenant	Usage	State of Preservation	Grade	Remarks
1	2	3	4	5	6		7	8	9	
229	P16	Old Malad Precinct	1930s	Turel Parwadi Marg, Malad (W)	Private/Public		Mixed	Fair		No Problem
230	S206	Unknown Premise No 43	1920s	Opp.Snehanjali and Malad Gyan Gruh, S.V. Road, Malad (W)	Private	-	Residential	Good	3	No Problem
231	S207	Unknown Premise No 44	1920s	Opp.Snehanjali and Malad Gyan Gruh, S.V. Road, Malad (W)	Private	-	Residential	Good	3	No Problem
232	C9	C.N. Colony and Dr. Velsakar's Hospital and Post Office	1925	Zakaria Road, Off S.V. Road, Malad (W)	Private	Mr. Shakil, Rehmatbhai Haji Zakaria Trust	Residential Commercial Institutional	Good	3	No Problem
233	S208	Unknown Premise No 45	1930s	Ramchandra Lane, Malad (W)	Private - Rented	-	Residential	Fair	3	No Problem
234	S209	Unknown Premise No 46	1920s	Chunilal Giridhar Marg, Malad (W)	Private	-	Residential	Fair	3	Need permission Sold to a builder, to be demolished
235	S210	Mandap Building	1945	S. V. Road and Parekh Road, Kandivali (W)	Private		Commercial	Fair	?	No problem Represents a type, but nothing particularly significant transformations
236	S211	Modi Bungalow	1940s	Mathuradas Road and V. N. Road, Kandivali (W)	Private	Mr. Jagdish Modi	Residential	Good	3	Need permission
237	S212	Unknown Premise No 47	1905	M.G.Road, Kandivali (W)	Private		Residential	Good	3	Need permission Photograph not allowed
238	S213	Dalal Niwas	1882	299, Mathuradas Road, Kandivali (W)	Private		Residential	Poor	?	Need Problem Represents a type, but nothing particularly significant, parts dilapidated
239	S214	Bhagwandas Kekabhai House	1905	Mathuradas Road, Kandivali (W)	Private		Residential	Fair	?	No problem Represents a type, but nothing particularly significant
240	S215	Ramlaxmi Niwas	1920s	Mathuradas Road, Kandivali (W)	Private - Rented		Residential (FF) Commercial-Shops (GF)	Fair	3	No Problem
241	S216	Prakash Villa	1940s	Mathuradas Road, Kandivali (W)	Private	Jethmal Dhanji	Residential	Fair	3	No Problem
242	S217	Unknown Premise No 48	1940s	Mathuradas Road, Kandivali (W)	Private - Rented		Residential	Fair	3	No Problem
243	S218	Geeta Niwas	1945	Laxminarayan Lane, Mathuradas Road, Kandivali (W)	Private		Residential	Fair	3	No Problem
244	S219	Bhagat Niwas	1900s	K.N. Cross Road, Off N D Joshi Marg	Private - Rented		Residential	Fair	3	No Problem
245	S220	Unknown Premise No 49	1930s	S. V. Road, Kandivali (W)	Private - Rented		Residential (FF) Commercial-Shops (GF)	Fair	3	No Problem
246	S221	Jinku Coop Housing Society	1900s	S. V. Road, Kandivali (W)	Private		Unoccupied	Good	3	No Problem
247	S222	Bhagat Niwas	1954	S. V. Road, Kandivali (W)	Private	Dhayalal Kashiram Bhagat	Residential	Fair	?	No problem Represents a type, but nothing particularly significant
248	S223	Fateh Baug Old Building	1920s	Off S. V. Road, Kandivali (W)	Private		Residential	Fair	3	No Problem
249	P17	Kandivali Poisar Precinct	1800s	S. V. Road, Kandivali (W)	Private - Rented		Residential	Fair		No Problem
250	S224	Our Lady Of Remedy Church		S.V.Road and Bobaspada Road Borivali (W)	Trust		Religious	Good	2B	No Problem
251	S225	Garden Peteral	1900s	S.V.Road, Borivali (W)	Private	Mulji Laxmidas	Commercial - Films	Excellent	3	No Problem
252	S226	Unknown Premise No 50	1920s	S.V.Road, Borivali (W)	Private		Residential	Excellent	3	Need Permission Sold to a builder, to be demolished Refused to give information

ID No.	Structure/ Complex/ Precinct	Name of Structure, Complex or Precinct	Year of Construction	Location	Ownership	Name of Owner/Tenant	Usage	State of Preservation	Grade	Remarks
1	2	3	4	5	6		7	8	9	
253	S227	Kapadia Bagh	1930s	S.V.Road. next to Petrol Pump, Borivali (W)	Private	Kapadias	Residential	Fair	3	No Problem
254	S228	Agrawal Chali	1930s	S.V.Road, Borivali (W)	Private	Agrawals	Residential (FF) Commercial-Shops (GF)	Fair	?	No Problem
255	S229	Sunders Candle Villa	1920s	S.V.Road and Shimpholi Road, Borivali (W)	Private	Mr.Maludhana	Residential Commercial (Compound)	Good	3	No Problem
256	S230	Bhagwandas Wadi	1900s	S.V.Road, Borivali (W)	Government - Police		Residential	Fair	?	No Problem
257	S231	Kalati Hall	1920s	Umeda Ashram Road, Borivali (W)	Trust	Narayandas Parmanand Sanatorium Trust	Commercial	Fair	3	Need Permission Refused to give information
258	S232	Kajaria Kunj	1855	S.V.Road, Borivali (W)	Private	Indumati Kajaria	Residential	Fair	3	No Problem
259	S233	Dharamsingh Hall	1930s	S.V.Road and Jambli Gully, Borivali (W)	Private	Seth Govindji Thackersey Mulji Samarak Bharti Graha	Residential (FF) Commercial-Shops (GF)	Fair	3	No response
260	S234	Shri Sambhavnath Jain Temple		Jambli Gully, Borivali (W)	Trust	Sambhavnath Jain Derasar Pedhi, Shwetambar Murti Pujak Jain Sangha	Religious	Good	?	No response
261	S235	Bhatt Chali	1925	Jambli Gully, Borivali(W)	Private	Bhatt Family	Residential	Good	3	No Problem
262	S236	Pethi Wadi	1925	Jambli Gully, Borivali(W)	Private		Residential Commercial (Compound)	Fair	?	No response
263	S237	Mathura Bhuvan	1920	Behind Borivali Railway Station, S.V.Road, Borivali(W)	Private	Manubhai Kapadia	Residential (FF) Commercial-Classes (GF)	Good	3	No Problem
264	S238	Unknown Premise No 51	1920s	Nr.Borivali Railway Station, S.V.Road, Borivali (W)	Private		Residential (FF) Commercial-Shops (GF)	Fair	?	No Problem
265	S239	Chikal Building	1945	Lane Opp.Punjabi Gully, Borivali (W)	Private	Mr.Randhir	Residential (FF) Commercial-Shops (GF)	Good	3	No response
266	S240	Mahavirnagar Building	1920s	Factory Lane, Borivali (W)	Private		Residential	Fair	3	Need permission
267	P18	Babhai Gaothan Precinct Saraswati Nivas Patil House Chogle House Narmada Nivas	1900s	Lokmanya Tilak Road, Borivali (W)	Private/Public		Mixed	Fair		No Problem
268	S241	Ismailji Karimbhai Lathiwala House	1935	Chandawarkar Road, Borivali (W)	Private	Poonawala (Tenant)	Residential	Good	3	No Problem
269	S242	Narayandas Ramji Bungalow	1930s	Lokmanya Tilak Road, Borivali (W)	Private	Narayandas Ramji	Residential	Fair	?	No problem Represents a type, but nothing particularly significant, significant addition at the side
270	S243	Balaji Samji Four Bungalows	1898	Lokmanya Tilak Road, Borivali (W)	Private		Residential (FF) Commercial-Shops (GF)	Good	3	No Problem

ID No.	Structure/Complex/Precinct	Name of Structure, Complex or Precinct	Year of Construction	Location	Ownership	Name of Owner/Tenant	Usage	State of Preservation	Grade	Remarks
1	2	3	4	5	6		7	8	9	
271	S244	Unknown Premise No 52	1930s	Lokmanya Tilak Road, Borivali (W)	Private		Unoccupied	Fair	3	Premise locked
272	S245	Unknown Premise No 53	1930s	Off Chandawarkar Road, Borivali (W)	Private		Residential	Fair	3	No response
273	S246	Kara House	1930s	Chandawarkar Road, Borivali (W)	Private	M.G.Kara	Residential	Fair	3	No response
274	S248	Navlakh Bungalow	1930s	Sardar Vallabhbhai Patel Road, Borivali (W)	Private	Dilip Jaisingh	Residential	Good	3	Need permission Refused to give information
275	S249	Unknown Premise No 54	1930s	Chandawarkar Road, Borivali (W)	Private	Vasantsen Dwarkadas	Residential	Good	3	Need permission No response
276	C10	Mandapeshwar Caves		Laxman Matre Road, Borivali (W)	ASI		Religious/Recreational	Fair	1	No Problem
277	S247	St. Frances Church		I C Colony Road, Borivali (W)	Mission		Religious	Good	2B	No Problem
278	P19	Rathodi Village Precinct		Malad Marve Road, Malad (W)	Private/Public		Mixed	Fair		No Problem
279	P20	Malvani Village Precinct		Malad Marve Road, Malad (W)	Private/Public		Mixed	Fair		No Problem
280	P21	Marve Village Precinct		Malad Marve Road, Malad (W)	Private/Public		Mixed	Fair		No Problem
281	P22	Aksa Village Precinct		Madh Island Road, Malad (W)	Private/Public		Mixed	Fair		No Problem
282	P23	Errangal Village Precinct		Madh Island Road, Malad (W)	Private/Public		Mixed	Fair		No Problem
283	P24	Madh Village Precinct		Madh Island Road, Malad (W)	Private/Public		Mixed	Fair		No Problem
284	P25	Gorai Village Precinct		Uttan Gorai Road, Borivali (W)	Private/Public		Mixed	Fair		No Problem
285	P26	Manori Village Precinct		Uttan Gorai Manori Road, Malad (W)	Private/Public		Mixed	Fair		No Problem
286	P27	Kanheri Caves, Borivali National Park	100 BC to 900 AD	Western Expressway, Borivali (E)	ASI		Recreational	Good		No Problem
287	S250	Trimurti Films Bungalow	1930s	S.V. Road, Dahisar (E)	Private	Mr. Rajiv Rai	Commercial - Films	Good	3	Need permission Photograph not allowed
288	S251	Motimahal	1940	Off M.G.Road, Opp.Gopalji Hemraj High School, Borivali (E)	Private	Nemjibhai Gagar	Residential	Poor	?	Need Permission Represents a type, but nothing particularly significant, parts dilapidated
289	S252	Ramesh House	1920	Kasturba Cross Road No. 8, Borivali (E)	Private	Rameshbhai C. Mehta and N.C. Mehta	Private/Rented	Fair	?	Need Permission Represents a type, but nothing particularly significant, parts dilapidated
290	S253	Pradeep Mansion	1944	Kasturba Cross Road No.4, Borivali (E)	Trust	Sambhavnath Jain Derasar Trust	Private/Rented	Fair	?	Need Permission Represents a type, but nothing particularly significant, parts dilapidated
291	S254	Parshuram Niwas	1936	249, Mahadevbhai Desai Cross Road No.3, Borivali (E)	Private	Narendra Balasaheb Ghatge	Residential	Fair	?	Need Permission Represents a type, but nothing particularly significant, parts dilapidated
292	S255	Unknown Premise No 55	1945	Rai Dongri Road, Borivali (E)	Private	Uday Jagtap	Residential	Poor	?	Need Permission Represents a type, but nothing particularly significant, parts dilapidated
293	C11	Bombay Gowshala	1905	Akurlli/Station Road, Kandivali (E)	Trust	Bombay Gowshala Mandal	Commercial	Good	3	Need permission Photograph not allowed
294	S256	Bhadran Bhuvan	1905	Manchubhai Road, Malad (E)	Private	Harishbhai Patel	Residential (FF) Commercial-Office (GF)	Good	3	No Problem
295	S257	Rukmini Niwas	1930s	Daftari Road and Podar Road, Malad (E)	Private		Residential	Good	3	No Problem

ID No.	Structure/Complex/Precinct	Name of Structure, Complex or Precinct	Year of Construction	Location	Ownership	Name of Owner/Tenant	Usage	State of Preservation	Grade	Remarks
1	2	3	4	5	6		7	8	9	
296	S258	Solicitors Bungalow	1911	Ranisati Marg, Malad (E)	Private	Kamalkanth Sharma and Brothers	Residential	Good	3	No Problem Existing List No. 604
297	C12	Nivetia House and Temple	1900s	Kisanlal Nivetia Road, Malad (E)	Private		Residential	Fair	3	No Problem
298	S259	Kesardev House	1925	56, Ranisati Marg, Malad (E)	Private	S.K. Narsaria and R.K.Narsaria	Residential	Good	?	Need Permission Represents a type, but nothing particularly significant
299	C13	Jogeshwari Caves	900 AD	Cave Road, Jogeshwari (E)	ASI		Religious/Recreational	Good	1	No Problem
300	P28	Marol Village Precinct	1800s	Marol Maroshi Road, Andheri (E)	Private/Public		Mixed	Fair		No Problem
301	C14	Mahakali Caves	300 to 700 AD	Off Mahakali Caves Road, Jogeshwari (E)	ASI		Recreational	Good	1	No Problem
302	C15	Ismail Yousuf University/College and Mosque	1930 1936	Hindu Friends Society Road, Jogeshwari (E)	Public		Institutional	Good	3	No Problem
303	S260	Lakdawala House	1930s	62, 2nd Road, Natwar Nagar, Jogeshwari (E)	Private	Kantilal and Ramanlal Shah	Residential	Fair	3	No Problem
304	S261	Arvind Niwas	1930s	Hindu Friends Society Road, (Road No.3, Natwar Nagar), Jogeshwari (E)	Private		Residential	Good	?	Need Permission Represents a type, but nothing particularly significant
305	S262	Unknown Premise No 56	1940s	Hindu Friends Society Road, (Road No.5, Natwar Nagar), Jogeshwari (E)	Private		Residential	Good	?	Need Permission Represents a type, but nothing particularly significant
306	P29	Saraswati Baug Bungalows Precinct	1920s	1 to 8, 13, 14, Hindu Friends Society Road, Jogeshwari (E)	Private		Residential	Good		No Problem
307	S263	Sadbhakti Mandir/Shankar Lodge	1920s	Hindu Friends Society Road, Jogeshwari (E)	Private		Residential	Good	3	No Problem
308	P30	Gundavli Gaothan Precinct	1800s	Andheri Kurla Road, Andheri (E)	Private/Public	-	Mixed	Fair		No problem
309	S264	Worliwal Cooperative Housing Society	1930s	Shaan Flyover, Andheri (E)	Private		Residential	Fair	3	No problem
310	S265	Gangaram Bhavan	1920s	Subhash Road, Andheri (E)	Private		Residential	Poor	?	Need permission Extremely dilapidated
311	S266	Unknown School	1930s	Park Road, Off Hanuman Road, Andheri (E)	Private		Institutional	Good	?	Need permission Represents a type, but nothing particularly significant
312	S267	Panchsheel	1930s	Hanuman Road, Andheri (E)	Private		Residential	Good	3	Need permission
313	S268	Unknown Premise No 57	1930s	Hanuman Road, Andheri (E)	Private		Residential	Good	3	Need permission
314	S269	Ganga Nivas	1947	Tilak Mandvi Road, Ville Parle (E)	Private	Mr. Rajabhai R Patel	Residential	Good	?	Need permission Represents a type, but nothing particularly significant
315	S270	Dhotre Nivas	1930s	Prathna Samaj Road, Ville Parle (E)	Private		Residential	Good	3	No problem
316	S271	Dhairya Nivas	1930	Prathna Samaj Road, Ville Parle (E)	Private	Mr. Dhairyavar	Residential	Good	3	No problem
317	S272	Ganesh Bhavan	1930	15, Park Road, Ville Parle (E)	Private		Residential	Good	3	Need permission
318	S273	Shri Ram Sai Nivas	1930	Tilak Mandvi Road, Ville Parle (E)	Private	Mr. Borkar	Residential (FF) Commercial-Office (GF)	Good	3	No problem
319	S274	Nani Nivas	1932	7, Dixit Road, Ville Parle (E)	Private	Mr. Dhurandhar	Residential	Good	3	Need permission
320	S275	Choksi Bhavan	1933	Nehru Road and Nariman Road, Ville Parle (E)	Private		Residential	Good	3	Need permission
321	S276	Sita Sadan	1934	Nariman Road, Ville Parle (E)	Private	Mr. Talpade	Residential	Good	3	No problem
322	S277	Shree Niketan	1935	Nehru Road, Ville Parle (E)	Private	Mr. Parikh	Residential	Good	3	No problem

ID No.	Structure/ Complex/ Precinct	Name of Structure, Complex or Precinct	Year of Construction	Location	Ownership	Name of Owner/Tenant	Usage	State of Preservation	Grade	Remarks
1	2	3	4	5	6		7	8	9	
323	S278	Shanta Ashram	1930s	Dixit Road, Ville Parle (E)	Private		Residential	Good	?	No problem Represents a type, but nothing particularly significant
324	S279	Kanta Kunj	1925	Gokhle Road, Ville Parle (E)	Private - Rented	Mr. Patel	Residential	Poor	?	No problem Sold to a builder, to be demolished Dilapidated in parts
325	P31	Ville Parle East Gaothan	1800s	V. Makrand Ghinnekhar Marg, Ville Parle (E)	Private		Mixed	Fair	3	No problem
326	S280	Vahan Vati Building	1910	V. Makrand Ghinnekhar Marg, Ville Parle (E)	Private - Rented	Mr. Upadhyaya	Residential	Good	3	No problem
327	C16	Santa Cruz Railway Staff Quarters	1910s	Jawaharlal Nehru Road, Santacruz (E)	Government - Railways		Residential	Good	3	Need permission
328	S281	Unknown Premise No 58	1910s	Jawaharlal Nehru Road, Santacruz (E)	Private		Residential	Fair	3	No problem
329	S282	Unknown Premise No 59	1930s	Jawaharlal Nehru Road, Santacruz (E)	Private		Residential	Fair	3	No problem

Annexure No. 5: Proforma for Detailed Survey of Structures

001		MOUNT MARY CONVENT HIGH SCHOOL	
	COMMON REF NO		
	CARD NO.		
	WARD		
	CS NO.		
	PLOT AREA		
	BU AREA		
	DATE		
	RECORDED BY		
	REVIEWED BY		
	INTERNAL		
	PHOTO REFERENCE		
1.0 NAME OF THE PROPERTY			
1.1	NAME OF THE PREMISE		
1.2	EARLIER NAME		
1.3	BUILT-IN		EXTENSION (if any):
2.0 ACCESS			
2.1	MAIN		
2.2	SUBSIDIARY		
3.0 OWNERSHIP PATTERN			
3.1	PRESENT		
3.2	PAST		
3.3	STATUS		
4.0 USE			
4.1	PRESENT		
4.2	PAST		
4.3	USAGE		
5.0 SIGNIFICANCE AND VALUE CLASSIFICATION			
5.1	TOWNSCAPE (NATURAL / MANMADE)		
5.2	ARCHITECTURAL DESCRIPTION	<p><u>The Plan</u></p> <p><u>Style and Features</u></p>	
5.3	INTRINSIC		
5.4	VALUE CLASSIFICATION	A (arc)	RECOMMENDED GRADE III
6.0 TOPOGRAPHY			
6.1	FLOORS	G+2	

001		MOUNT MARY CONVENT HIGH SCHOOL	
7.0 CONSTRUCTION			
7.1	PLINTH		
7.2	WALLS		
7.3	FLOOR		
7.4	STAIRS		
7.5	OPENINGS	<p>Windows -</p> <p>Doors -</p>	
7.6	ROOFING		
7.7	ARTICULATION		
7.8	FINISHES	<p>Plinth -</p> <p>Walls -</p> <p>Flooring -</p> <p>Roof -</p>	
7.9	INTERIORS		
7.10	COMPOUND / FENCE/ GATE		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS		
8.0 SERVICES & UTILITIES			
8.1	LIGHTING		
8.2	VENTILATION		
8.3	ELECTRICITY		
8.4	WATER SUPPLY		
8.5	DRAINAGE		
8.6	FIRE PRECAUTION		
8.7	HVAC/ BMS/ SECURITY SYS		
9.0 CONDITION			
9.1	PLINTH		
9.2	WALLS		
9.3	FLOOR		
9.4	STAIRS		
9.5	OPENINGS		
9.6	ROOFING		
9.7	ARTICULATION & FINISHES		
9.8	SERVICES		
9.9	OUTBUILDINGS		
9.10	OVERALL CONDITION		MAINTENANCE LEVEL
10.0 TRANSFORMATION			
10.1	FORM		
10.2	STRUCTURE		
10.3	ARTICULATION & FINISHES		
11.0	DP REMARKS / PERCEIVED THREATS		
12.0	ADDITIONAL NOTES / DOCUMENTS AVAILABLE		

Annexure No. 6: Proforma for Detailed Survey of Precincts

067		BANDRA CHIMBAI VILLAGE PRECINCT			
	COMMON REF NO				
	CARD NO.				
	WARD				
	CS NO.				
	PLOT AREA				
	BU AREA				
	DATE				
	RECORDED BY				
	REVIEWED BY				
	INTERNAL Shirley Ballaney				
	PHOTO REFERENCE				
1.0 NAME OF THE PROPERTY					
1.1	NAME OF THE PRECINCT				
1.2	EARLIER NAME				
1.3	BUILT-IN		EXTENSION (if any):		
2.0 ACCESS					
2.1	MAIN				
2.2	SUBSIDIARY				
3.0 OWNERSHIP PATTERN					
3.1	PRESENT/PAST				
3.2	STATUS				
4.0 USE					
4.1	PRESENT/PAST				
5.0 SIGNIFICANCE AND VALUE CLASSIFICATION					
5.1	DELINEATION				
5.2	TOWNSCAPE / SETTLEMENT DESCRIPTION (NATURAL / MANMADE)	Built Form, Street Pattern and Land Use			
5.3	ARCHITECTURAL DESCRIPTION				
5.4	INTRINSIC				
5.5	VALUE CLASSIFICATION		RECOMMENDED GRADE		
1.0 NAME OF THE PROPERTY					
1.1	NAME OF THE PREMISE				
1.2	EARLIER NAME				
1.3	BUILT-IN		EXTENSION (if any):		
2.0 ACCESS					
2.1	MAIN				
2.2	SUBSIDIARY				
3.0 OWNERSHIP PATTERN					
3.1	PRESENT				
3.2	PAST				
3.3	STATUS				
4.0 USE					
4.1	PRESENT				
4.2	PAST				
4.3	USAGE				
5.0 SIGNIFICANCE AND VALUE CLASSIFICATION					
5.1	TOWNSCAPE (NATURAL / MANMADE)				
5.2	ARCHITECTURAL DESCRIPTION	The Plan Style and Features			
5.3	INTRINSIC				
5.4	VALUE CLASSIFICATION	A (arc)	RECOMMENDED GRADE	III	
6.0 TOPOGRAPHY					
6.1	FLOORS	G+2			

7.0 CONSTRUCTION		
7.1	PLINTH	
7.2	WALLS	
7.3	FLOOR	
7.4	STAIRS	
7.5	OPENINGS	Windows – Doors –
7.6	ROOFING	
7.7	ARTICULATION	
7.8	FINISHES	Plinth – Walls – Flooring – Roof –
7.9	INTERIORS	
7.10	COMPOUND / FENCE/ GATE	
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	
8.0 SERVICES & UTILITIES		
8.1	LIGHTING	
8.2	VENTILATION	
8.3	ELECTRICITY	
8.4	WATER SUPPLY	
8.5	DRAINAGE	
8.6	FIRE PRECAUTION	
8.7	HVAC/ BMS/ SECURITY SYS	
9.0 CONDITION		
9.1	PLINTH	
9.2	WALLS	
9.3	FLOOR	
9.4	STAIRS	
9.5	OPENINGS	
9.6	ROOFING	
9.7	ARTICULATION & FINISHES	
9.8	SERVICES	
9.9	OUTBUILDINGS	
9.10	OVERALL CONDITION	MAINTENANCE LEVEL
10.0 TRANSFORMATION		
10.1	FORM	
10.2	STRUCTURE	
10.3	ARTICULATION & FINISHES	
11.0 DP REMARKS / PERCEIVED THREATS		
12.0 ADDITIONAL NOTES / DOCUMENTS AVAILABLE		