

LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
TASK II: Review of Sr. No. 317 to 632 of the Heritage Regulations


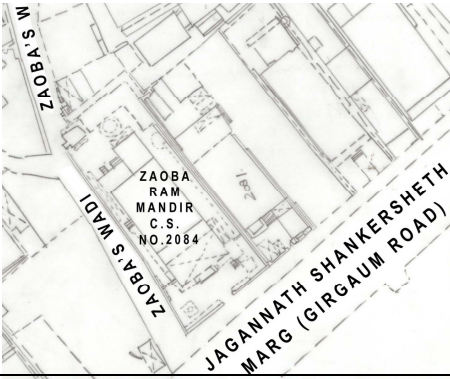
317 ZAOBA HOUSE		
	Common Ref no:	2005/GII/317
	Card No.:	1
	Ward (Part):	C Ward
	CS No.	1963
	Plot Area:	318.63 sq m
	Date:	7 th February 05
	Record by:	Sheetal Gandhi
	Review by:	Aishwarya Tipnis
	Int: SG Ext: SG	
	Photo Ref:	317a
		
1.0		DENOMINATION
1.1	Name of Premises	Zaoba House / Kotkar Painters
1.2	Earlier Name	Zaoba House
1.3	Built In	Extension Date(if any): Demolished in 2005
2.0		ACCESS ROADS
2.1	Main	Jagannath Shanarksheth Marg (Girgaum Road)
2.2	Subsidiary	None
3.0		OWNERSHIP PATTERN
3.1	Present	Not applicable as building has been demolished.
3.2	Past	Not applicable as building has been demolished.
3.3	Status	Not applicable as building has been demolished.
4.0		USE
4.1	Present	Not applicable as building has been demolished.
4.2	Past	Not applicable as building has been demolished.
4.3	Usage	Not applicable as building has been demolished.
5.0		SIGNIFICANCE & VALUE CLASSIFICATION
5.1	Townscape(Natural/Manmade)	Not applicable as building has been demolished.
5.2	Architectural Description	Planning Not applicable as building has been demolished. Stylistic Classification Not applicable as building has been demolished.
5.3	Intrinsic	Character Defining Elements External Not applicable as building has been demolished. Internal Not applicable as building has been demolished.
5.4	Value Classification	Existing Grade: Deleted Recommended Grade: Deleted This building was excluded from the heritage list in 1995 as it was old and tenanted and this exclusion has led to its demolition and giving way to a new high rise building in its place.
6.0		TOPOGRAPHY
6.1	Floors	Not applicable as building has been demolished.

LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
TASK II: Review of Sr. No. 317 to 632 of the Heritage Regulations

317	Z A O B A H O U S E	
7.0		CONSTRUCTION
7.1	Plinth	Not applicable as building has been demolished.
7.2	Walls	Not applicable as building has been demolished.
7.3	Floor	Not applicable as building has been demolished.
7.4	Stairs	Not applicable as building has been demolished.
7.5	Openings	Not applicable as building has been demolished.
7.6	Roofing	Not applicable as building has been demolished.
7.7	Articulation	Not applicable as building has been demolished.
7.8	Finishes	Not applicable as building has been demolished.
7.9	Interiors(Movable & Immovable)	Not applicable as building has been demolished.
7.10	Compound/Fence/Gate	Not applicable as building has been demolished.
7.11	Curtilege/ Unbuilt space/out buildings/landscape	Not applicable as building has been demolished.
8.0		SERVICES & UTILITIES
8.1	Lighting	Not applicable as building has been demolished.
8.2	Ventilation	Not applicable as building has been demolished.
8.3	Electricity	
8.4	Water Supply	
8.5	Drainage (Plumbing and sanitation)	Not applicable as building has been demolished.
8.6	Fire Precaution	Not applicable as building has been demolished.
8.7	Other(HVAC/BMS/Security Systems)	Not applicable as building has been demolished.
9.0		CONDITION
9.1	Plinth	Not applicable as building has been demolished.
9.2	Walls	Not applicable as building has been demolished.
9.3	Floor	Not applicable as building has been demolished.
9.4	Stairs	Not applicable as building has been demolished.
9.5	Openings	Not applicable as building has been demolished.
9.6	Roofing	Not applicable as building has been demolished.
9.7	Articulation & Finishes	Not applicable as building has been demolished.
9.8	Services	Not applicable as building has been demolished.
9.9	Outbuildings	Not applicable as building has been demolished.
9.10	Overall Condition	Not applicable as building has been demolished
10.0		TRANSFORMATION
10.1	Form	Not applicable as building has been demolished.
10.2	Structure	Not applicable as building has been demolished.
10.3	Articulation & Finishes	Not applicable as building has been demolished.
11.0		DP REMARKS/PERCEIVED THREATS
		Not applicable as building has been demolished.
12.0		ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION

LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
TASK II: Review of Sr. No. 317 to 632 of the Heritage Regulations

LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
TASK II: Review of Sr. No. 317 to 632 of the Heritage Regulations

318 ZAOPA RAM MANDIR	
	Common Ref no: 2005/GII/318
	Card No.: 2
	Ward(Part): C Ward
	CS No. 2084
	Plot Area 258.36 sq m
	B U Area NA
	Date: 30 th January 05
	Record by: Sheetal Gandhi
	Review by: Aishwarya Tipnis
	Int: SG Ext: SG
	Photo Ref.: 318a – 318q
	
1.0	DENOMINATION
1.1	Name of Premises Zaoba Ram Mandir
1.2	Earlier Name Zaoba Ram Mandir
1.3	Built In 1910s. Extension Date (if any): None
2.0	ACCESS ROADS
2.1	Main Jagannath Shankershet Marg (Girgaum Road)
2.2	Subsidiary Zaoba Wadi Lane
3.0	OWNERSHIP PATTERN
3.1	Present Trust
3.2	Past Trust
3.3	Status Trust
4.0	USE
4.1	Present Religious
4.2	Past Religious
4.3	Usage Daily
5.0	SIGNIFICANCE & VALUE CLASSIFICATION
5.1	Townscape (Natural/Manmade) Situating on the main Jagannath Shankershet Road, the Zaoba Wadi temple, symbolically marks the entrance to the Zaoba Wadi Lane – leading to the Zaoba Wadi Precinct. It is midway between both Grant Road and Charni Road Railway stations and also easily accessible by various BEST bus routes.
5.2	Architectural Description Planning The building is divided into two parts, the front – facing the main road, is used as the temple, whereas the back is residential facilities. The entrance to the main temple is from Jagannath Shankershet Road. The temple is entered through 6 feet wide entrance steps, which lead to a verandah and then into the main temple. The temple is square in plan with marble statues of the deities on the far South end. A separate external timber staircase leads to the upper floor, which is the residence of the priest and also serves as a guest house for visitors to the temple.
	Stylistic Classification Built in vernacular temple architecture, with part of the building in stone while the remaining balconies and staircases at the upper level in timber.

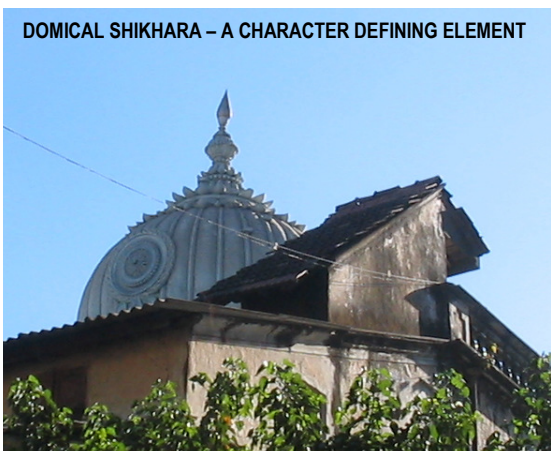
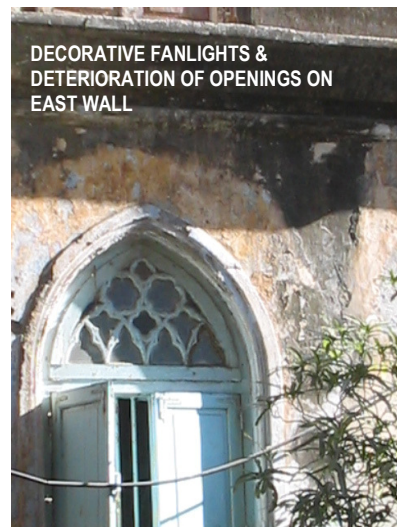
318	ZAOBA RAM MANDIR	
5.3	Intrinsic	<p>External Domical Shikhara – an element that can be seen from across the street, and acts as identification for the temple. Trelliswork on the main façade, wide entrance steps, timber staircase leading to the first floor, Timber framed balcony. Tall deep-sthamba in the temple compound.</p> <p>Internal The temple, constructed in the first decade of the 20th century has three main deities crafted in marble of Rama in the center, with Sita to the left and Lakshman to the right, covered by a gilded canopy and with a brass railing in front.</p>
5.4	Value Classification	<p>Existing Grade: Grade III A(arc), B(des), A(cul), C(seh) Recommended Grade: Grade III</p>
6.0		TOPOGRAPHY
6.1	Floors	Ground+ one upper for the temple in the front and ground + 2 upper for the residential buildings on the rear.
7.0		CONSTRUCTION
7.1	Plinth	The plinth is in Grey Kurla Basalt stone, plastered and lime washed.
7.2	Walls	The walls are brick load bearing walls, and the first floor of the front of the building is timber-framed structure with brick infill.
	Floor	The floor on the first floor is in timber, timber boarding supported on timber joists and beams. The rear of the building is unoccupied, in a state of disuse, and could not be accessed.
7.4	Stairs	The staircase in front of the building, leading to the first floor is in timber, with a timber balcony above. The back of the building is unoccupied, in a state of disuse, and could not be accessed.
7.5	Openings	<p>The openings in the front are large and in the form of verandahs on the ground and first floor and balcony on the first floor. The verandahs are in stone while the balcony above the side staircase is in timber.</p> <p>The windows along the Eastern façade are semicircular or cusped arches with rectangular windows. These windows have double shutters and a fanlight.</p>
7.6	Roofing	<p>The roof is a combination of an onion shaped shikhara and sloping pitched roof with Mangalore tile.</p> <p>The verandah on the front, above the temple has a flat roof, accessible to the residences at the back as a terrace space.</p>
7.7	Articulation	Articulation can be seen in the form of trelliswork in stone, stone brackets, timber and stone balusters, timber framed balcony, shikhara as roof on the main temple, three deities crafted in marble of Rama, Sita and Lakshman, covered by a gilded canopy and with a brass railing in front.
7.8	Finishes	<p>Walls The walls are finished in lime wash on the exterior.</p> <p>The interior shows a combination of lime wash and oil paint. The walls inside the temple have a 3 feet high white marble dado.</p>

318	ZAOBA RAM MANDIR	
		<p>Flooring The flooring inside the temple is white marble with black and grey polished kota used as borders. The central area, around the marble statues of the deities is an inlay pattern in granite.</p> <p>Staircases The staircase leading to the first floor from the front is in timber, with timber treads and risers and timber balusters and handrails painted in light blue oil paint.</p>
7.9	Interiors (Movable & Immovable)	Gold gilded canopy, white marble statues, brass railings, marble flooring.
7.10	Compound / Fence / Gate	There is a high compound wall all around the temple building, with two entrance gates, one in the front leading to the main temple, the other on the east side leading to the residences at the back.
7.11	Curtilege/ Unbuilt space/out buildings/landscape	There are no outbuildings in the compound. The open space in front of the temple is well paved and acts as a spill out area - it has a high deepsthamba with provisions for lighting diyas.
8.0		SERVICES & UTILITIES
8.1	Lighting	Tube Lights and other lighting fixtures have been added in all rooms
8.2	Ventilation	Ceiling fans have been introduced in all rooms, suspended from the timber members on the first floor.
8.3	Electricity	BEST is the main electricity supplier for the temple.
8.4	Water Supply	Municipal water supply
8.5	Drainage (Plumbing and sanitation)	There are no toilets inside the temple. No sanitation or downtake pies are present on the front façade. The sides of the building have both downtake pies and sanitation and drainage pipes running through the height of the building.
8.6	Fire Precaution	No fire precaution system has been installed within the building.
8.7	Other (HVAC/BMS/Security Systems)	The building has no special Maintenance agency. Apart from one security guard (who has a multi-functional role) posted at the main entrance, there is no other special security system installed within the building.
9.0		CONDITION
9.1	Plinth	Rising damp observed in front verandah
9.2	Walls	The east, west and south side walls are affected by seepage and water. Seepage from roof on all gable walls and in verandahs on the first floor. Due to the constant damp condition of the wall, there is presence of biological growth in the form of ficus and moss. The paint and plaster has peeled off exposing the brickwork. The walls also show large cracks extending from the openings to the roof.
9.3	Floor	The floor of the temple in the front is in an intact condition and does not show any signs of deterioration. The timber members do not show any cracks, fissures, warping or sagging. The back of the building is locked and unoccupied, in a state of disuse, and could not be accessed.
9.4	Stairs	The entrance stairs and the timber stairs leading from the side of the temple to the first floor both appear to be free from any structural and aesthetic issues. The timber stair has timber structural members as well as timber treads and risers which are in sound condition.
9.5	Openings	The verandahs and balconies are free from any structural issues – all the

LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
TASK II: Review of Sr. No. 317 to 632 of the Heritage Regulations



318	ZAOBA RAM MANDIR	
		structural timber members are free from any cracks and warping or sagging. The end condition of the members also appears to be dry. The windows and doors however, on the east side elevation are in a dilapidated state. This is mainly due to it being unoccupied and in a state of disuse. All wooden frames and shutters are rotting due to constant contact with water dripping from the roof and pipes. Also majority of the openings are in filled with brick or blocked using wooden members or ply.
	Roofing	The fascia boards and gutters are missing from the pitched roof. Also, the end tiles are broken, missing or displaced. The ridge tiles are absent causing the roof to be in a state of total disrepair. The Shikar (onion shaped domical roof over the main temple) is free from any seepage on the inside. The outside also appears to be intact without cracks and fissures.
	Articulation & Finishes	The articulation in the main temple is in the original state and shows no signs of deterioration. The rear residential part of the building is in a dilapidated state and all articulation including fanlights and door / window frames and shutters are decaying.
	Services	The downtake and sanitation pipes are in a state of disrepair. They are rusted and have cracks through which water leaks. All gutters are broken and further increase the dripping of water from the roof edge.
.9	Outbuildings	There are no outbuildings within the plot.
9.10	Overall Condition	Temple – fair, residences at the rear – poor Maintenance level: Regular with lack of conservation sensitivity.
10.0		TRANSFORMATION
10.1	Form	There are no additions of upper floors or extensions to the building. Due to the building being unoccupied, all windows and openings on the East façade are blocked or infilled. This reduces the transparency of the building.
10.2	Structure	Though the structure at the rear is in a poor state, No major structural transformations have been carried out. The front of the building, with the temple also does not show any structural transformations.
	Articulation & Finishes	Articulation in the temple, including trelliswork in stone, timber and stone balusters, open balcony and verandah on the upper floor is intact. The rear and side elevations of the building have lost all their articulation in the form of window frames and shutters.
11.0		DP REMARKS/PERCEIVED THREATS
		None
12.0		ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION
2.1	Historical Background	The temple, constructed in the first decade of the 20th century has three main deities crafted in marble of Rama in the center, with Sita to the left and Lakshman to the right, covered by a gilded canopy and with a brass railing in front.

318 ZAOPA RAM MANDIR



PHOTODOCUMENTATING THE STRUCTURE

LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
TASK II: Review of Sr. No. 317 to 632 of the Heritage Regulations

319 ZAOBA WADI PRECINCT	
	Common Ref no: 2005/GII/319 Card No.: 3 Ward (Part): C Ward CS No.: NA Plot Area: NA B U Area: NA Date: 21 st April 05 Record by: Brinda Gaitonde Review by: Abha Lambah Int BG Ext BG Photo Ref.: 319a to 319g
	
1.0	DENOMINATION
1.1	Name of Premises Zaoba Wadi Precinct
1.2	Earlier Name NA
1.3	Built In Late 19 th century and early 20 th century Extension Date (if any): -
2.0	ACCESS ROADS
2.1	Main Jagannath Shankarsheth Marg (Girgaum Road)
2.2	Subsidiary Zavba Wadi Lane, Dadaseth Agiary Street
3.0	OWNERSHIP PATTERN
3.1	Present Most of the buildings are Private owned
3.2	Past Private owned
3.3	Status Private
4.0	USE
4.1	Present This conglomeration of buildings consists of mixed land use, which is residential in some cases, commercial or residential with commercial shop line on the ground floor.
4.2	Past Residential and residential with commercial shop line along main roads
4.3	Usage Daily
5.0	SIGNIFICANCE & VALUE CLASSIFICATION
5.1	Townscape (Natural/Manmade) Low lying precinct with regulated height along J. S. Marg
5.2	Architectural Description <p>Planning Unfortunately, due to urban pressures of development, very few remnants of the old precinct character survive. Most of the original features and details, such as the carved brackets, <i>chawl</i> character of continuous outer verandah with balustrade, stone floors etc., still visible in portions of Navi Wadi, along J. S. Marg and the nearby Dabul precinct, have long been replaced with modern materials completely obliterating the precinct character.</p> <p>Stylistic Classification Buildings such as Parvati Niwas along J. S. Marg exhibit neo-gothic features with a combination of vernacular elements but such examples</p>

319	ZAOBA WADI PRECINCT	
		are few and far between making it unviable to list the entire precinct for such few remnants.
5.3	Intrinsic	Character Defining Elements External: Non-existent Internal: Non-existent
5.4	Value Classification	Existing Grade: Heritage precinct (deleted) Recommended Grade: Heritage precinct (deleted) Since the precinct has already undergone too many transformations, accounting for its deletion from the heritage list, it is recommended that the deletion be retained. However, a few examples of buildings still surviving with original features are Parvati Niwas (built in 1923) and the Parekh building <i>chawl</i> (built in 1926) that need to be preserved. Parvati Niwas, that is located along J. S. Marg close to the Dabul precinct, should be listed as part of the Dabul precinct along with Raghunath Prasad House and the Goan Institute building. Another alternative would be to evolve a separate street nomination for J. S. Marg that has some unique examples along this historic street named after a prominent gentleman. Other important structures such as Zaoba Ram Mandir are already included in the Heritage list.
6.0		TOPOGRAPHY
6.1	Floors	Not exceeding 4 storeys
7.0		CONSTRUCTION
7.1	Plinth	Not applicable
7.2	Walls (Material)	Not applicable
7.3	Floor	Not applicable
7.4	Stairs	Not applicable
7.5	Openings	Not applicable
7.6	Roofing	Not applicable
7.7	Articulation (Material)	Not applicable
7.8	Finishes	Not applicable
7.9	Interiors (Movable & Immovable)	Not applicable
7.10	Compound/Fence/Gate	Not applicable
7.11	Curtilege/ Un-built space/ out buildings/ landscape	Not applicable
8.0		SERVICES & UTILITIES
8.1	Lighting	Not applicable
8.2	Ventilation	Not applicable
8.3	Electricity	Not applicable
8.4	Water Supply	Not applicable
8.5	Drainage (Plumbing and sanitation)	Not applicable
8.6	Fire Precaution	Not applicable
8.7	Other (HVAC/BMC/Security Systems)	Not applicable
9.0		CONDITION

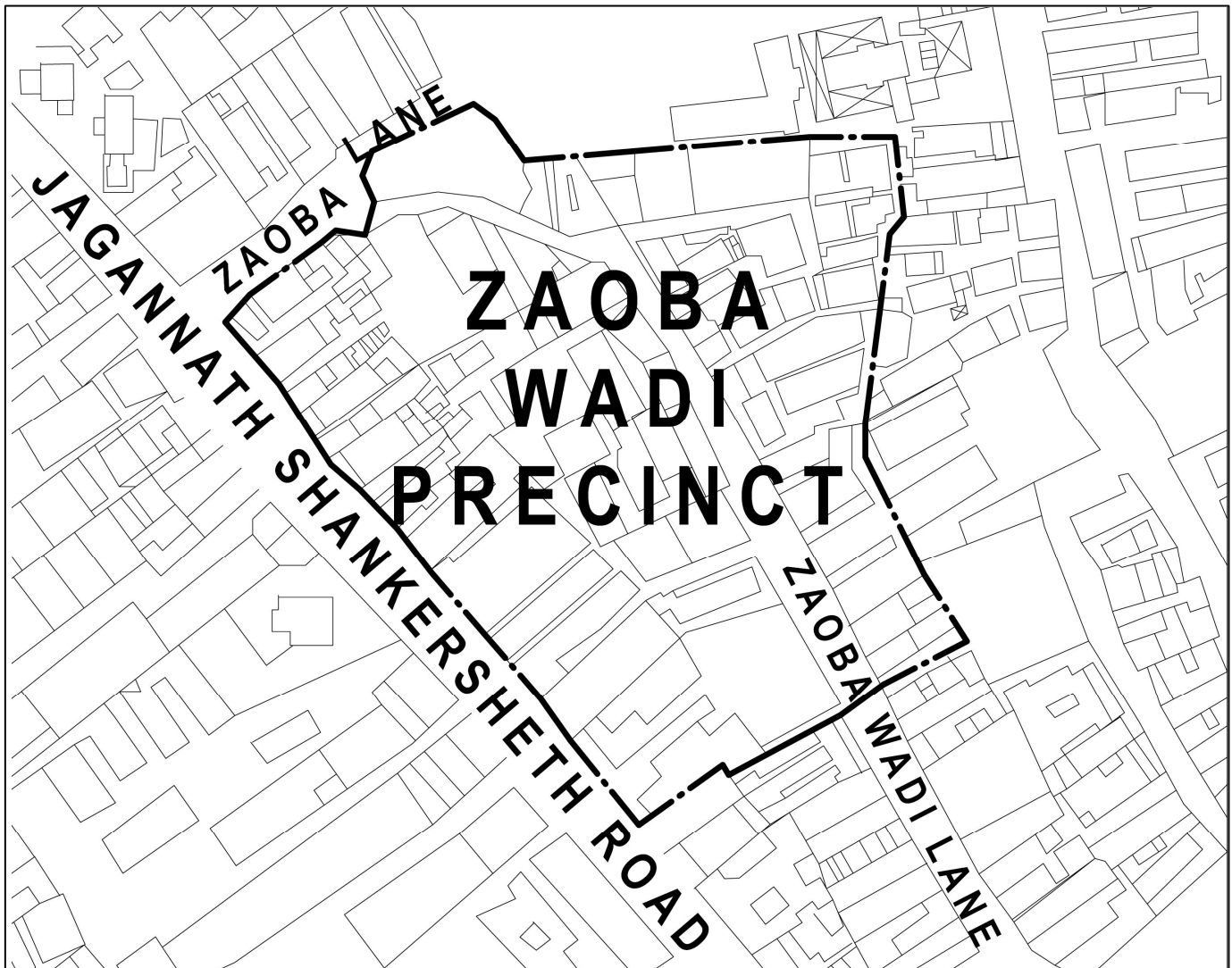
LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
TASK II: Review of Sr. No. 317 to 632 of the Heritage Regulations

319	ZAOBA WADI PRECINCT	
9.1	Plinth	Not applicable
9.2	Walls	Not applicable
9.3	Floor	Not applicable
9.4	Stairs	Not applicable
9.5	Openings	Not applicable
9.6	Roofing	Not applicable
9.7	Articulation & Finishes	Not applicable
9.8	Services	Not applicable
9.9	Outbuildings	Not applicable
9.10	Overall Condition	Poor Maintenance level: Non-existent
10.0		TRANSFORMATION
10.1	Form	The precinct has completely altered in terms of the features, on account of replacement of original details with contemporary materials, as well as the scale has been totally distorted due to the ongoing construction in the heart of the precinct. The neighbourhood quality of the chawl housing and vernacular dwellings still survives but the housing stock is of poor quality.
10.2	Structure	Timber frame structures have given way to steel stanchions and original buildings have made way for high rises.
10.3	Articulation & Finishes	Original timber brackets have been replaced with steel angles and balusters have been blocked with masonry infills.
11.0		DP REMARKS/PERCEIVED THREATS
		<p>Although the precinct deletion, already notified could lead to unchecked construction activity completely altering the low-rise character of the precinct, very few surviving remnants of the precinct makes the precinct nomination unviable. Hence as suggested earlier buildings such as Parvati Niwas should be listed as part of the Dabul Precinct or a separate nomination made of listing buildings along J. S. Marg separately as a streetscape.</p> <p>Reserved as Recreation Ground on the D.P. A 12 M D.P. Road has been proposed passing through this precinct. When the D.P. Road will be developed, all the buildings in this area will be affected. Moreover there are 5 reservations as per the reservations as per the Revised Development Plan in Zaoba Wadi. It was argued that the proposed road shall ease the traffic of the area and with the construction of the road, the character of the precinct will be lost.</p>
12.0		ADDITIONAL NOTES/ REFERENCES/ DOCUMENTS AVAILABLE/ RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION

319 ZAOPA WADI PRECINCT


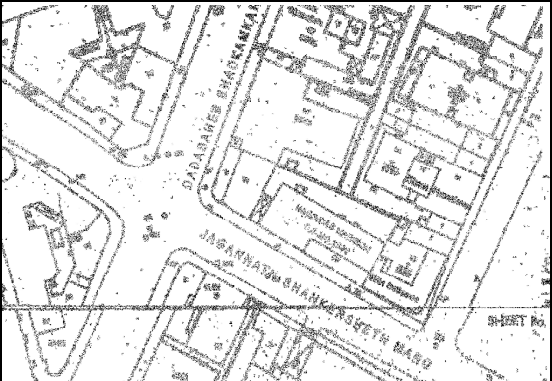


319 ZAOPA WADI PRECINCT



EXISTING PRECINCT MAP

LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
TASK II: Review of Sr. No. 317 to 632 of the Heritage Regulations

320 NAGINDAS MANSION		
	Common Ref no: 2005/GII/320	
	Card No. 4	
	Ward (Part) D (Part IV)	
	CS No. 1580	
	Plot Area 687.300 sq m	
	B U Area NA	
	Date 21 st May 05	
	Record by Sheetal Gandhi	
	Review by: Aishwarya Tipnis	
	Int SG Ext SG	
	Photo Ref 320a-320w	
1.0		DENOMINATION
1.1	Name of Premises	Nagindas Mansion
1.2	Earlier Name	Nagindas Mansion
1.3	Built In	1900s Extension Date(if any) 1980s
2.0		ACCESS ROADS
2.1	Main	Jagannath Shankerseth Road (Girgaum Road)
2.2	Subsidiary	Dadasaheb Bhadkamkar Marg (Lamington Road)
3.0		OWNERSHIP PATTERN
3.1	Present	Private (Nagindas Purushottam Patel)
3.2	Past	Private
3.3	Status	Multi-Owner & Tenanted
4.0		USE
4.1	Present	Residential & Commercial
4.2	Past	Residential & Commercial
4.3	Usage	Regular (Daily)
5.0		SIGNIFICANCE & VALUE CLASSIFICATION
5.1	Townscape(Natural/Manmade)	Built on the corner plot at the important intersection of Jaganath Shankerseth Road & Dadasaheb Bhadkamkar Marg near Opera House in Girgaum, the Nagindas Mansion forms an important landmark within Girgaum and is easily accessible from the Grant Road & Charni Road Railway Station on the Western Railway Line.
5.2	Architectural Description	<p>Planning</p> <p>Originally a ground plus three-storey structure, subsequently two more floors have been added on. The building has two prominent staircase blocks on the Jaganath Shankerseth Road characterized by a segmental entrance arch.</p> <p>Stylistic Classification</p> <p>Built in the hybrid style, the building displays elements of the Indo Edwardian style where vernacular features like projecting balconies are combined with Art Deco ornamentation like cornices in key design and stucco work accentuating openings.</p>
5.3	Intrinsic	Character Defining Elements

LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
TASK II: Review of Sr. No. 317 to 632 of the Heritage Regulations

320	NAGINDAS MANSION	
		<p>External Spouts with lion face carved out of basalt stone, cornice in Greek key design, stucco plaster around openings, rustications in stucco plaster</p> <p>Internal Timber staircases.</p>
5.4	Value Classification	Existing Grade: Grade II A Recommended Grade: Grade III A(arc), B(des), B(per), E, G(grp)
6.0		TOPOGRAPHY
6.1	Floors	Ground+ five upper
7.0		CONSTRUCTION
7.1	Plinth	Stone masonry painted in crème colour.
7.2	Walls	Load bearing stone masonry plastered and painted in crème and red colours on the outside. Brick is used for partition walls.
7.3	Floor	RCC
7.4	Stairs	Timber staircase with decorative handrails
7.5	Openings	Segmental arched openings for the staircase block, and rectangular openings for windows along the street facades.
7.6	Roofing	RCC
7.7	Articulation	Stucco plaster is used for moulding highlighting corners; stucco plaster is used for cornice bands and rustications emphasizing openings.
7.8	Finishes	<p>Walls Painted in crème colour and red colour for details.</p> <p>Flooring Originally kotah has been transformed to granite and ceramic tiles at almost all places.</p> <p>Staircases Timber staircase with decorative handrails.</p>
7.9	Interiors(Movable & Immovable)	The interiors have been altered extensively, in terms of finishes, introduction of false ceilings etc.
7.10	Compound/Fence/Gate	The building does not have a compound as it abuts the street edge and turns around the corner.
7.11	Curtilege/ Unbuilt space/out buildings/landscape	Not applicable as the building abuts the street and turns around the corner. In the centre was an open space but it has now been encroached upon by various commercial activity.
8.0		SERVICES & UTILITIES
8.1	Lighting	Tubelights, bulbs are introduced in all spaces.
8.2	Ventilation	Window AC units have been introduced in almost all spaces.
8.3	Electricity	The electrical meters and distribution boxes are placed under the staircase. Most of the wiring is exposed on the surface and is a fire hazard. Electricity is supplied by BEST.
8.4	Water Supply	Municipal Water Supply

LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
TASK II: Review of Sr. No. 317 to 632 of the Heritage Regulations

320	NAGINDAS MANSION	
8.5	Drainage (Plumbing and Sanitation)	The drainage and rain water down take pipes run along the façade on the Dadasaheb Bhadkamkar Marg side, cutting through cornice bands at the floor levels
8.6	Fire Precaution	No fire precaution system has been installed within the building.
8.7	Other (HVAC/BMS/Security Systems)	No security system has been installed within the building.
9.0		CONDITION
9.1	Plinth	Rising damp is a pertinent problem in the building, visible along the rear facades and under the staircases.
9.2	Walls	Water seepage from the roof has led to seepage stains and paint flaking on almost all the walls.
9.3	Floor	Appears to be in a structurally stable condition however neglect has led to its deterioration.
9.4	Stairs	The teak wood staircases have been painted in brown colour and considerable sag is observed in the centre of each tread.
9.5	Openings	Most of the windows have been blocked to accommodate AC units, some timber windows have been replaced by aluminum sliding windows. Most windows have been encased in MS grills. All the doors within the entrance lobby have been completely transformed. Ms grills and additional safety doors have been introduced in almost all cases.
9.6	Roofing	RCC is in a sound state.
9.7	Articulation & Finishes	Most of the detailing of the columns and cornices has been hidden by bulky signages. The original timber brackets supporting the balconies have been replaced with Metal sections. The original wall and floor finishes have been altered to granite and ceramic tiles in most places. Most of the timber joists of the projecting balconies have been replaced by I sections. The decorative timber jhilmils supported on decorative timber brackets have been replaced by GI sheet chajjas.
9.8	Services	The addition of electric meters and distribution boxes under the staircase is incremental. Electric wiring is exposed and is prone to fire.
9.9	Outbuildings	There are no outbuildings.
9.10	Overall Condition	Poor Maintenance level Regular
10.0		TRANSFORMATION
10.1	Form	Two more storeys have been added on top.
10.2	Structure	A lift has been added within the building within the entrance lobby.
10.3	Articulation & Finishes	Most of the detailing of the columns and cornices has been hidden by bulky signage. The original timber brackets supporting the balconies have been replaced with Metal sections. Most of the timber joists of the projecting balconies have been replaced by I sections. The decorative timber jhilmils supported on decorative timber brackets have been replaced by GI sheet chajjas. The original wall and floor finishes have been altered to granite and ceramic tiles in most places. Most of the original timber windows have given way to

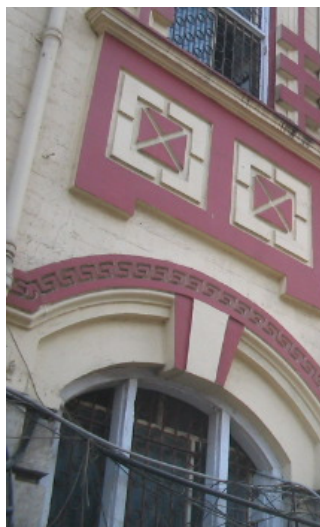
LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
TASK II: Review of Sr. No. 317 to 632 of the Heritage Regulations

320	NAGINDAS MANSION	
		aluminum sliding windows and all windows are encased in MS grills. The balconies have been enclosed to create more room for the offices.
11.0		DP REMARKS/PERCEIVED THREATS
		None
12.0		ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION The building has been altered extensively in terms of its material and finishes and the addition of two stories has resulted in the loss of its architectural integrity. It is thus recommended that the building be down graded from its existing Grade II A to Grade III.

LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
TASK II: Review of Sr. No. 317 to 632 of the Heritage Regulations


320

NAGINDAS MANSION




PHOTODOCUMENTATING THE STRUCTURE

LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
TASK II: Review of Sr. No. 317 to 632 of the Heritage Regulations

321 JAMA MASJID		
	Common Ref no: 2005/GII/321	
	Card No. 5	
	Ward (Part) C Ward	
	CS No. 1190	
	Plot Area 4087.83 sq.mts	
	B U Area NA	
	Date 19 th May 05	
	Record by Anand Achari & Kasturi Khanolkar	
	Review by Aishwarya Tipnis	
	Int KK Ext AA	
	Photo Ref 321a – 321au	
1.0		DENOMINATION
1.1	Name of Premises	Jama Masjid
1.2	Earlier Name	Jama Masjid
1.3	Built In	1802 Extension Date: 1837
2.0		ACCESS ROADS
2.1	Main	Janjekar Street
2.2	Subsidiary	Sheikh Menon Street
3.0		OWNERSHIP PATTERN
3.1	Present	Jama Masjid of Bombay Trust
3.2	Past	Jama Masjid of Bombay Trust
3.3	Status	Trust
4.0		USE
4.1	Present	Religious (Muslim Mosque)
4.2	Past	Religious (Muslim Mosque)
4.3	Usage	Regular (Daily)
5.0		SIGNIFICANCE & VALUE CLASSIFICATION
5.1	Townscape(Natural/Manmade)	Located in the busy Sheikh Menon Street area, in a corner plot at the junction of Janjekar Street and Sheikh Menon Street, the two storied Jama Masjid caters to the Muslim community of the area. Built over a natural water pond, the Jama Masjid along with the minarets and shop fronts dominates the surroundings market area.
5.2	Architectural Description	<p>Planning</p> <p>The Jama Masjid and the shop fronts are accommodated in the corner plot abutting Janjekar Street and Sheikh Menon Street. With its main access from Janjekar Street, the two storied building is aligned longitudinally facing in the direction of Mecca. The entrance to the building is from an arched gateway located at the junction, leading to the water. Another gate leads to the covered ablution area, located to the south of the plot. The ablution area is covered with a pitched timber roof and has stain glass panels. Arched openings define the water reservoir, which have stone steps for access. The two storied office building to the east and toilets to the north form the curtilage buildings. The lobby area with arched openings accommodates the staircase on the northern side. The main access to the main prayer hall, which is above the natural reservoir, is from a corridor, accessed by a flight of steps, overlooking the pond which is open to sky partly. The rectangular double height space accommodates the 'Mimbar' (pulpit) and the 'Mehrab'</p>

321	JAMA MASJID	
		<p>(stepped throne). The hall is characterised by the articulated walls and ceiling. Three elliptical cut outs in the ceiling are provided so that the prayers read from the ground floor hall are heard in the first floor. A staircase located to the north of the lobby leads to the first floor hall. The cast iron columns support the articulated timber ceiling. A continuous corridor runs on the east of the building. The roof of the shop fronts can be accessed from the first floor of the Masjid via a flight of steps and is also used for prayers during special days. Two minarets are located on the northern and southern side of the hall adorns the building and dominates the surrounding area. The minarets are accessible till the top by a concrete spiral staircase having 112 steps, with a landing in the center. The Masjid building is covered by a hip end timber truss roof finished with Mangalore tiles and timber false ceiling. The shop fronts have a flat terrace slab. The shop front on the eastern side and the northern portion of the building is covered with asbestos sheet roofing.</p> <p>Stylistic Classification The building exhibits Islamic architectural style with its arched openings, towering minarets, and domed canopies on the first floor. The 'Hauz' or the water tank forms an integral part of the complex and is defined by arched openings. Moorish multi-foliated arches span the articulated stone columns. The terraces on the first floor have parapet walls with urns and balusters. Stone brackets support the protruding chajjas.</p>
5.3	Intrinsic	<p>Character Defining Elements External Towering and articulated minarets, articulated domed canopies, parapet wall with urns and balusters, arched entrance gateway and the floral stuccowork ornamentation are the striking features of the building.</p> <p>Internal Intricately carved rosewood doors, marble floor in the lobby is carved with floral detailing. The walls, columns have stucco work detailing in floral patterns. The timber panels of the ceiling have floral patterns. The 'Mimbar' and the 'Mehrab' are articulated with floral carvings. The domes of the canopies have articulated column capitals and arches spans the openings.</p>
5.4	Value Classification	<p>Existing Grade: Grade II A Recommended Grade: Grade II A A(arc), A(cul), B(per), B(des),E, C(seh)</p>
6.0		TOPOGRAPHY
6.1	Floors	Ground + one upper
7.0		CONSTRUCTION
7.1	Plinth	Low height plinth of yellow basalt stone masonry in the building. The steps of the 'Hauz' are of grey basalt stone masonry. The plinth of the first floor is at higher level than the surrounding areas and supported on tunnels, below which is located the natural pond.
7.2	Walls	The walls are of load bearing brick masonry, plastered and painted on both sides.
7.3	Floor	Timber floor with timber panel false ceiling.
7.4	Stairs	The main staircase at the lobby is straight flight concrete staircase with mid landing in between. It has wooden balusters and stone treads. A similar staircase is besides the 'Hauz' with newel post and marble balusters and

321	JAMA MASJID	
		handrail. The corridor of the 'Hauz' which has lower plinth than the lobby area is accessed by a flight of steps with decorative marble newel post and marble balusters and handrail. The treads and risers are of marble with intricately carved floral pattern.
7.5	Openings	The main entry is from an elliptical multi-foliated Moorish arch, with two semicircular multi-foliated Moorish arch of smaller size. The doorway has decorative floral motifs around it. The arch has decorative steel grill work and has collapsible shutter below. The 'Hauz' has pointed arched openings defining the corridor surrounding it on two sides with circular columns. The main hall has semicircular arch openings with semicircular glazed ventilators and rectangular wooden panel doors, glazed fixed windows above the arched openings of the hall. There is one smaller rectangular window above the main arched window with elliptical fixed glass shutter. The openings are adorned with stuccowork. The glass panels of the windows display a variety of etching with floral patterns and designs.
7.6	Roofing	Hip end timber truss roof with timber members covers the main prayer hall and has timber false ceiling from below. The central portion of the roof is raised to form another hip end timber truss roof and adorned with timber fixed louvers.
7.7	Articulation	Stucco work detailing around the openings, column capitals and base. Terracotta balusters and urns at the parapet level. Timber panel false ceiling with floral patterns in the halls. Intricately carved rosewood doors.
7.8	Finishes	Walls The walls are plastered and painted in white lime wash and are adorned with stuccowork detailing. Flooring Intricately carved marble floor in the lobby, grey basalt stone in the 'Hauz' area, polished Kotah stone in the covered portion to the north of the building. Parts of the terrace display china mosaic in arched pattern pointing in the direction of Mecca, while the remaining areas have random mosaic. Staircases Timber staircase with timber treads and risers, timber handrail, decorative cast iron railings and modest newel post. RCC staircase with grey basalt stone treads with decorative cast iron railing. The steps of the 'Hauz' have grey basalt stone steps and near the lobby have solid marble newel post and marble railings and balusters.
7.9	Interiors(Movable & Immovable)	Intricately carved marble benches, carved rosewood doors, carved 'Mehrab'.
7.10	Compound/Fence/Gate	The arched openings and the shop fronts form the compound wall on the west and south and partly on the east. The north side has a brick masonry compound wall. The gate on the eastern side has an articulated doorway with MS gate.
7.11	Curtilege/ Unbuilt space/out buildings/landscape	The two storied office building and the toilets to the north of the building forms the curtilege. The office building has a central dog legged timber staircase. There is library block in the ground floor and office on the first floor. The open space to the north is covered by asbestos sheet roofing.
8.0		SERVICES & UTILITIES
8.1	Lighting	The building is well lit with continuous corridors running along the length of


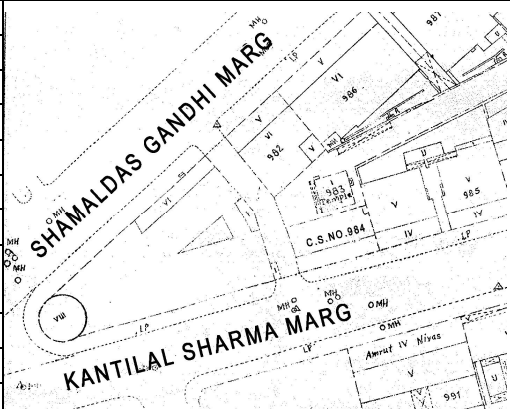
321	JAMA MASJID	
		the building. The openings are large and provided with glazed ventilators.
8.2	Ventilation	The building is well ventilated. The openings are large and have glazed shutters and ventilators.
8.3	Electricity	BEST. The old wiring is made up exposed metal conduit wiring and the newer is of casing-capping. The wiring is hidden where ever there is false ceiling.
8.4	Water Supply	Municipal Water Supply
8.5	Drainage (Plumbing and sanitation)	The plumbing and sanitation of the buildings is regularly maintained. The rain water pipes run down the façade of the buildings.
8.6	Fire Precaution	No fire precaution installed in the building.
8.7	Other (HVAC/BMC/Security Systems)	The office block has only been air conditioned.
9.0		CONDITION
9.1	Plinth	The plinth of the buildings does not show any settlement or defects.
9.2	Walls	The walls are structurally sound and do not display signs of rising damp, wet patches or efflorescence.
9.3	Floor	The floor is structurally sound and does not show any intervention or defects.
9.4	Stairs	The staircase does not show any structural defects.
9.5	Openings	The openings are in operational condition. The etched glass panels have been replaced with clear plain glass.
9.6	Roofing	The roofing does not display any signs of structural defects or intervention.
9.7	Articulation & Finishes	The articulation at some places displays signs of weathering and has been replaced with incompatible cement based mortars.
9.8	Services	The services are regularly maintained.
9.9	Outbuildings	The out buildings does not show any sign of structural distress.
9.10	Overall Condition	Good Maintenance Level: Regular
10.0		TRANSFORMATION
10.1	Form	No major transformation seen in the form of the building.
10.2	Structure	No transformation.
10.3	Articulation & Finishes	The broken motifs have been replaced with incompatible cement based mortars.
11.0		DP REMARKS/PERCEIVED THREATS
		C1
12.0		ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION
12.1	Historical Background 	<p>The Jama Masjid, built at the junction of Sheikh Menon street and Janjekar Street in 1802, formed the most prominent landmark of this important road. The original mosque built near the Dongri fort by the Konkani Muslims had been moved several times. In the middle of the 18th Century, it was relocated on the Esplanade, and in 1770, when the limits were extended; the mosque was once again dismantled.</p> <p>Construction of a one storied structure named the Jahaz-i-Akhirat (ship of the world to come) was commenced in 1775 and completed in 1808. The mosque was built over a natural water pond and was surrounded by gardens owned by a Konkani merchant. In 1837, a prominent Bombay citizen, Muhammad Ali Rogay, financed the construction of an upper storey.¹</p>

¹ Sharada Dwivedi and Rahul Mehrotra "Bombay – The Cities Within", Eminence Design Pvt.Ltd 2001

321 JAMA MASJID



LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
TASK II: Review of Sr. No. 317 to 632 of the Heritage Regulations

322 KANJI GOKULDAS BUILDING		
	Common Ref no: 2005/GII/322	
	Card No.: 6	
	Ward (Part): C Ward	
	CS No. 984	
	Plot Area 123.75 sq m	
	B U Area NA	
	Date: 4 th January 05	
	Record by: Sheetal Gandhi & Krishna Iyer	
	Review by: Aishwarya Tipnis	
	Int: SG Ext: SG	
Photo Ref: 322a – 322g		
		
1.0		DENOMINATION
1.1	Name of Premises	Shri Gokuldas Building
1.2	Earlier Name	Kanji Gokuldas Building
1.3	Built In	20 th Century Extension Date (if any): None
2.0		ACCESS ROADS
2.1	Main	Kantilal M. Sharma Street
2.2	Subsidiary	Kalbadevi Road
3.0		OWNERSHIP PATTERN
3.1	Present	Tenanted
3.2	Past	Tenanted
3.3	Status	Tenanted
4.0		USE
4.1	Present	Mixed- Residential on upper floors and Commercial usage on ground level
4.2	Past	Mixed- Residential on upper floors and Commercial usage on ground level
4.3	Usage	Regular
5.0		SIGNIFICANCE & VALUE CLASSIFICATION
5.1	Townscape(Natural/Manmade)	The building is situated on a corner plot of Kantilal M Sharma Road which is part of Kalbadevi Road. The building is lined with other structure which is of mixed use and hence a clear distinction is observed on the facade. Various commercial establishments are set up in this area which makes the street, busy and noisy. Due to rapid commercialization there has been an enormous change on the structure and its functions.
5.2	Architectural Description	Planning The building is planned on two levels, on the ground floor commercial establishments are seen and on the upper floors residences are seen. The residences are of three floors which makes it a G+3 building. The staircase block is in the centre which separates the building and all the services are seen on the rear façade. The façade of the building has a hybrid style which is present only on part of the façade while the others have been altered and obliterated by commercialization. All balconies and openings open out to the main road. The balconies are

322	KANJI GOKULDAS BUILDING	
		supported on stone brackets. Various commercial establishments are set up on the ground level. Stylistic Classification The building has hybrid style which is seen only on one part of the façade while others have been altered. The balconies that are present are supported on stone brackets and have Art Deco metal railings. Few balconies have sloping chajjas over it which gives it a vernacular look. The openings are rectangular which have less articulation of neo classicism Style. A cornice band runs through the 2 nd level which has dental cornices running on it.
5.3	Intrinsic	Character Defining Elements External Balconies with cast iron railings, stone brackets supporting balconies, rectangular openings with Neo Classical fenestrations, dental cornice bands running on upper floors Internal The building has been altered extensively in the interiors
5.4	Value Classification	Existing Grade: Deleted Recommended Grade: Deleted The building is fully tenanted and excessive reconstruction and insensitive repairs have stripped the building of its architectural character and hence it is proposed to be deleted from the list.
6.0		TOPOGRAPHY
6.1	Floors	Ground + three + one floor extended
7.0		CONSTRUCTION
7.1	Plinth	No plinth observed as commercial establishments obliterate the pavement
7.2	Walls	The walls are load bearing brick masonry walls with consolidated structural members at a few places.
7.3	Floor	The interiors have been altered extensively hence the floor has been changed to RCC
7.4	Stairs	Interiors have been altered extensively
7.5	Openings	Originally rectangular openings with timber framed glass paneled insets along with ventilators above
7.6	Roofing	Roofing has been altered extensively.
7.7	Articulation	Neo classical articulation observed under openings.
7.8	Finishes	Walls The brick masonry walls are plastered and painted with cement paint externally. Internally the building has been altered extensively Flooring The interiors have changed completely and hence the flooring has been altered Staircases The interiors of the building has being altered extensively
7.9	Interiors(Movable & Immovable)	Not applicable as interiors have changed extensively
7.10	Compound/Fence/Gate	No compound wall or fence or gate found within the premises
7.11	Curtilege/ Unbuilt space/out buildings/landscape	No landscape or Curtilege or out building found in the building premises

LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
TASK II: Review of Sr. No. 317 to 632 of the Heritage Regulations

322	KANJI GOKULDAS BUILDING	
8.0		SERVICES & UTILITIES
8.1	Lighting	The buildings has cantilevered balconies on the façade to receive light but the interiors are dark and dingy as not adequate artificial lighting has been provided
8.2	Ventilation	The building receives poor ventilation as most of the windows do not function while few windows are altered to acquire air conditioners
8.3	Electricity	The BEST supplies electricity
8.4	Water Supply	The MCGM supplies water to the building
8.5	Drainage (Plumbing and sanitation)	Drainage pipes are observed in the side façade but not in the front façade, water spouts are noticed on the terrace level(now converted into rooms)
8.6	Fire Precaution	No fire safety precautions or installations noticed among the building premises
8.7	Other(HVAC/BMS/Security Systems)	No security systems have being installed
9.0		CONDITION
9.1	Plinth	No plinth observed as commercial establishments are on the ground level
9.2	Walls	The walls show structural cracks where the renovation has taken place since it has not being done properly, along with it few areas have plastered cracks. Dampness is observed around the areas where drainage pipes run along the façade
9.3	Floor	The original floor has been replaced with R.C.C
9.4	Stairs	The interiors have been altered extensively
9.5	Openings	The openings have being altered extensively to accommodate air conditioners, few timber openings have been changed to aluminum openings few balconies have being altered and few are sealed
9.6	Roofing	The projecting balconies have been encroached into and used as rooms by the residences and that has defaced the structure completely
9.7	Articulation & Finishes	Few neo classical articulations around the openings are in fair condition while the rest of them have disappeared due to the replastering of one side of the façade. The original timber windows have been replaced with Aluminum windows of various shapes and sizes.
9.8	Services	The drainage pipes on the building have rusted and broken down while water spouts are been added on the terrace which causes inconvenience to the by passers below.
9.9	Outbuildings	No outbuildings are present on the structure
9.10	Overall Condition	Poor
10.0		TRANSFORMATION
10.1	Form	The structure has undergone renovation while the side façade has been demolished and rebuilt which is modern and does not go along with the original structure
10.2	Structure	The structure has been altered exclusively throughout except for a portion. The transformation is bad as it has defaced the structure completely due to poor consultation. A lift block has been added on the rear, while the terrace has being converted into rooms and has asbestos/plastic sheets as their roofing over it. The side façade has being completely demolished and a

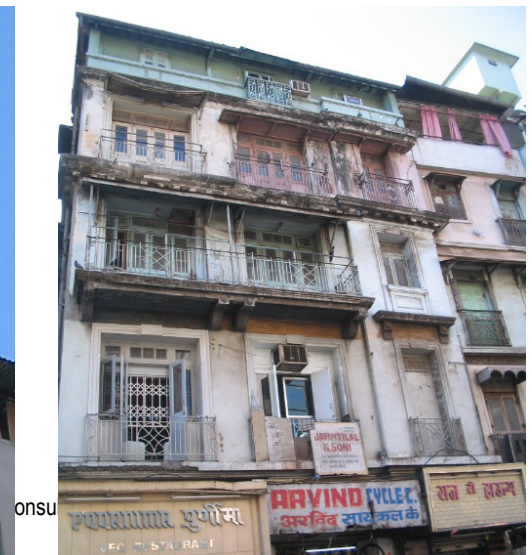
LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
TASK II: Review of Sr. No. 317 to 632 of the Heritage Regulations


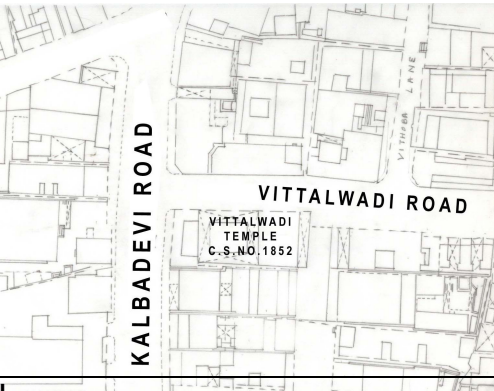
322	KANJI GOKULDAS BUILDING	
		modern structure has been added to it.
10.3	Articulation & Finishes	Only one portion of the façade has articulations that are in a fair condition while the others have got lost due to replastering.
11.0		DP REMARKS/PERCEIVED THREATS
		None
12.0		ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION
12.1		Not applicable as the building has lost its architectural and urban group value and is deleted from the list

322 KANJI GOKULDAS BUILDING



INSENSITIVE RECONSTRUCTION HAS LED TO LOSS OF DETAILS



323 VITTALWADI TEMPLE		
	Common Ref no: 2005/GII/323	
	Card No.: 7	
	Ward (Part): C Ward	
	CS No. 1852	
	Plot Area 512.55 sq m	
	B U Area NA	
	Date: 10 th November 04	
	Record by: Sheetal Gandhi	
	Review by: Aishwarya Tipnis	
	Int: SG Ext: SG	
	Photo Ref: 323a – 323z	
1.0		DENOMINATION
1.1	Name of Premises	Vitthalwadi Temple
1.2	Earlier Name	Vitthalwadi Temple
1.3	Built In	1875. Extension Date (if any): 1958
2.0		ACCESS ROADS
2.1	Main	Kalbadevi Road
	Subsidiary	Oval Wadi Road
3.0		OWNERSHIP PATTERN
3.1	Present	Trust
3.2	Past	Trust
3.3	Status	Trust
4.0		USE
4.1	Present	Religious (Hindu Temple)
4.2	Past	Religious (Hindu Temple)
4.3	Usage	Regular (Daily)
5.0		SIGNIFICANCE & VALUE CLASSIFICATION
5.1	Townscape (Natural / Manmade)	The Vitthalwadi temple is situated between Oval Wadi and Vitthalwadi on main Kalbadevi Road. It is an important building of the urban streetscape that comprises Kalbadevi Road. Situated on a corner plot, it serves as an important landmark to enter into the Vitthalwadi wadi area. It is in close proximity to Marine Lines Station on the western railway line and easily accessible by various BEST bus routes connecting it to different parts of the city. This temple marks an important urban and local landmark in this bustling wholesale market area.
5.2	Architectural Description	Planning The layout of the building is very simple to facilitate the needs of the temple. The entrance on both the main road and the subsidiary road leads onto an entrance passageway and up two steps into an open hall with the Dwarkadeesh deity on the far end of the spacious hall. The hall has a double height ceiling and with gallery space on three sides on the first floor looking onto the spacious hall. The first floor has small rooms for the priests and

323	VITTALWADI TEMPLE	
		<p>their families whereas, the back side of the ground floor has a kitchen space for preparation of 'Prasad'. The interiors are lit by natural light through large double shutter windows on two sides of the building.</p> <p>Stylistic Classification Built in the colonial hybrid style, the massing of the temple is very European, the scale, the division of the façade into bays by means of stucco pilasters and the use of Italianate balusters in the parapet, the use of cornice bands to define levels exemplifies a Colonial influence, whereas the detailing of the elements has a very vernacular flavour.</p> <p>The façade of the temple is covered with polychrome statues at both the ground and first floor level. It is highly articulated with pilasters and carving in plaster works both on the external facade as well as on the interior. There are two doors leading to the temple – one to the west and the other to the north. The polychrome statues and the two gates on the west and the north. On the western doorway are carved images of <i>Riddhi-Siddhi</i> with <i>Ganesh</i> and above them a large clock. The carved images on the north and west facades include <i>rishis</i>, <i>gosavis</i>, milkmaids and monkeys. Some are shown holding <i>japmalas</i>, others are reading <i>pothis</i>. Some have long <i>jata</i> (hair) which are being tidied; the monkeys are shown at play.</p>
5.3	Intrinsic	<p>Character Defining Elements External Semi-circular arches with bas-reliefs in stucco work on both the street facing facades, stucco pilasters with bas relief statues, Italianate balusters, cast iron railings, decorative doors, dwarapals, ornate cornice band running at both floor levels, ornate stucco pilasters dividing the façade into various bays</p> <p>Internal Intricate carvings and bas relief sculptures of Hindu deities, ornately carved pillars supporting the sabhamandapa, timber staircase, round columns with Corinthian capitals, stucco pilasters on the walls,</p>
5.4	Value Classification	Existing Grade: Grade II A Recommended Grade: Grade II A A(arc), B(des), A(cul), E, F, B(per), I(sce), C(seh)
6.0		TOPOGRAPHY
6.1	Floors	Ground+ one upper
7.0		CONSTRUCTION
7.1	Plinth	Basalt with buff stone coping.
7.2	Walls	G+1 storey structure in load bearing stone masonry.
7.3	Floor	Timber roofing for both first floor and gallery overlooking sabha mandap comprises timber boardings placed on 4" deep timber rafters. The gallery floor timber members are supported on stone columns placed at intervals of 10 feet.

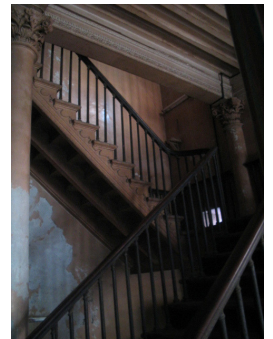
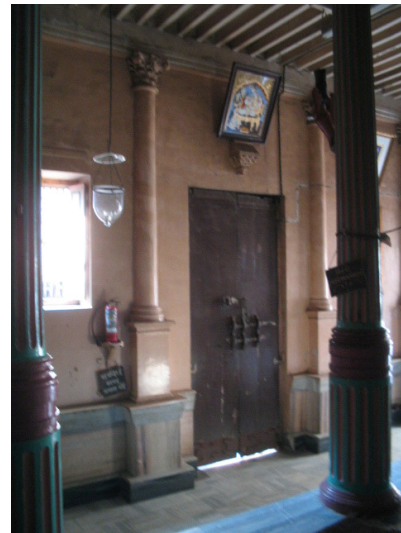
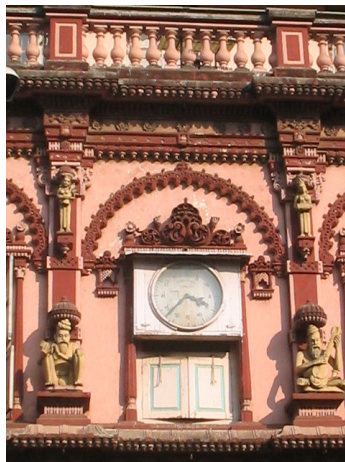
323	VITTALWADI TEMPLE	
7.4	Stairs	Timber staircase 3' wide supported from the wall by timber members leading from ground to first floor. This staircase is supported with columns and has timber treads and timber railings and post.
7.5	Openings	Rectangular window openings with timber frames and shutters. The windows have ornate cills and lintels and pilasters with figurines on either sides, along the entire facades.
7.6	Roofing	Flat roof with Queen post trusses with a hipped Mangalore tiled roof.
7.7	Articulation	Plaster and limestone is used for carved details on the façade, carved stone balusters on the terrace level. The western doorway has carved images of Riddhi-Siddhi with Ganesh and above them a large clock. Silver repoussé work on the interiors and The image of Shri Dwarkanathji is of black crystal.
7.8	Finishes	<p>Walls Lime wash in crème and light blue colour, a ceramic tile dado upto 6' high has been introduced along the kitchen walls.</p> <p>Flooring The Interior spaces are entirely paved with marble with designs in black granite (like inlay work). The entrance foyer leading to the sabha mandapa has polished shahbad stone tiles.</p> <p>Staircases One timber staircases, leading from the ground floor to the first with timber steps, timber balusters and ornate timber post. The treads and risers have carved wooden design on them. The timber is painted in brown colour oil paint.</p>
7.9	Interiors (Movable & Immovable)	On entering the temple, there is a huge <i>sabha mandap</i> paved with marble flooring. In one corner of the <i>sabhamandap</i> is a well and a space set aside for devotees' footwear. There is an intricately carved gallery with supporting pillars on three sides of the <i>sabhamandap</i> . Facing the image of Dwarkanath is a small fountain, which is operated only on special occasions. The door leading to the <i>gabbara</i> is covered with silver repoussé work depicting Krishna with two men holding a <i>chhatra</i> on his head. On either side of the door are seated Jai-Vijay and on their sides are <i>gopis</i> playing the game of <i>phugdi</i> , and below these are images of cows, a sarangiwalla on one side and a tabla player on the other which are also repeated above. The image of Shri Dwarkanathji is of black crystal placed on a raised platform like a <i>chaurang</i> . Images of different animals are placed in front of the deity, and the <i>baithak</i> is always covered with silk cloth. The <i>murti</i> holds the <i>shankha</i> , <i>chakra</i> , <i>gada</i> and lotus in each hand, all made of silver. The <i>murti</i> is always dressed in garments of kinkhwab and the turban is in the shape of those worn by the Vallabhacharya sect Maharajas.
7.10	Compound/Fence/Gate	No compound wall or fencing around the building. Both North and West facades front the street and is separated from the main street by pavements. The other two faces have adjoining buildings in close proximity.

323	VITTALWADI TEMPLE	
7.11	Curtilege/ Unbuilt space/out buildings/landscape	Temporary structure at the back of the building adjacent to the toilet block, on either side of the toilet block, the open space enclosed by the fencing is totally neglected with vegetation overgrowth and is used as a dump yard for debris and old furniture.
8.0		SERVICES & UTILITIES
8.1	Lighting	Tube Lights have been added in all rooms including the sabha mandapa.
8.2	Ventilation	Ceiling fans have been introduced in all rooms, suspended from the roof of the gallery. Natural light and ventilation is in abundance due to presence of double shutter windows on both the north and west wall.
8.3	Electricity	BEST is the main electricity supplier.
	Water Supply	Municipal water supply. Due to small water shortage, water storage tanks have been installed at both the terrace and the kitchen area.
8.5	Drainage (Plumbing and sanitation)	Toilet block has been added at the back of the building near the kitchen area. Rainwater down takes are placed at regular intervals along the facades, all sanitation pipes are confined to the side.
8.6	Fire Precaution	No fire precaution system has been installed within the building.
8.7	Other (HVAC/BMS/Security Systems)	The building has no special Maintenance agency. Apart from the one security guard (volunteer) posted at the main entrance, there is no other special security system installed within the building.
9.0		CONDITION
9.1	Plinth	Rising damp observed all along the building edge especially on the north and west side.
9.2	Walls	Peeling plaster and seepage from the timber members of the roof is observed on all the internal walls. Rising Damp is also distinctly visible on the interior especially the kitchen area on the ground floor. The statues all along the walls are apparently in good condition and painted regularly.
9.3	Floor	The floor structural condition is fair and only peeling paint is observed at few places. The end condition of some of the timber joists is deteriorating. Original flooring is observed in all areas of the temple, except the kitchen area where parts have been changed to ceramic tiles. The flooring finish is losing its shine in few places but seems to be only due to wear and tear.
9.4	Stairs	Timber staircases in a structurally sound condition, oil painted in brown colour
9.5	Openings	Openings are in an operational condition. None of them are blocked off or original design altered. The shutters and frames are also original in most cases. There is an external cantilevered balcony on the rear (east) façade of the building, which has been enclosed by wire mesh, and the end condition of the cantilevered joists also needs structural attention.


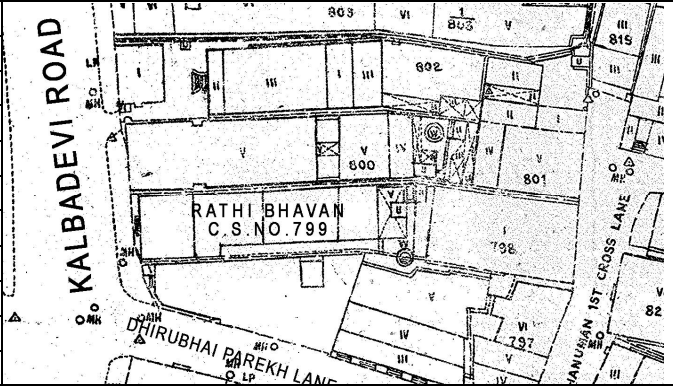
323	VITTALWADI TEMPLE	
9.6	Roofing	Water seepage and dampness of timber boarding in the gallery, most ends of the timber rafters in the verandahs have rotted. Some gutters and terrace balusters are missing.
9.7	Articulation & Finishes	Plaster and limestone detailing on the façade are in a good condition, stone balusters of the terrace are intact. Other detailing of figurines and deities inside as well as on the exterior of the building are in good condition and painted regularly.
9.8	Services	Additions of toilet block, kitchens and other service areas are confined to the north east corner of the building. These are apparently sensitive and do not hamper the building structure in any way.
9.9	Outbuildings	The east façade has hawkers all along the length of the building. These hawkers hide the entire elevation and cause neglect. Two large electric substations are situated in front of the building along the front façade on main Kalbadevi road. These are very close to the building and hide the decorative figurines.
9.10	Overall Condition	Fair Maintenance level Regular with lack of conservation sensitivity.
10.0		TRANSFORMATION
10.1	Form	Extra rooms have been added on the terrace level. Even though these are slightly set back from the main façade of the building it alters the form of the building. Also, the balcony on the rear side of the building is enclosed with wire mesh and balusters are covered, this also alters the form of the building.
10.2	Structure	No major structural transformations.
10.3	Articulation & Finishes	Floor finishes have not changed from the original. Most of the finishes remain original, retaining the original character of the building.
11.0		DP REMARKS/PERCEIVED THREATS
		None
12.0		ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION
12.1	Historical Background	Sunderbagh (known by the British as the Monkey Temple), is situated near Ramwadi and Vitthalwadi on Kalbadevi Road and was named after Sunderdas who was a member of the Vani community. On the main door is an inscription: "This temple is built by Sunderdas son of Thakar Mulji Jetha and dedicated to God Dwarkanathji in the year of Samvat 1931 Jestha Sudh 8th Friday the 11th June 1875". ¹

¹ Sharada Dwivedi, Historian

323 VITTALWADI TEMPLE



LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
TASK II: Review of Sr. No. 317 to 632 of the Heritage Regulations

324 RATHI BHAVAN			
	Common Ref no: 2005/GII/324		
	Card No.: 8		
	Ward (Part): C Ward		
	CS No.: 799		
	Plot Area: 357.86 sq m		
	BU Area: NA		
	Date: 27 th December 04		
	Record by: Sheetal Gandhi		
	Review by: Aishwarya Tipnis		
Int : SG Ext: SG			
Photo Ref: 324a – 324z			
			
1.0		DENOMINATION	
1.1	Name of Premises	Poonam Tex / Rathi Bhavan	
1.2	Earlier Name	Rathi Bhavan	
1.3	Built In	19 th Century Extension Date (if any): None	
2.0		ACCESS ROADS	
2.1	Main	Kalbadevi Road	
2.2	Subsidiary	Dhirubhai (Old Hanuman Lane)	
3.0		OWNERSHIP PATTERN	
3.1	Present	Private (Mr. Rathi)	
3.2	Past	Private	
3.3	Status	Owner & Tenanted	
4.0		USE	
4.1	Present	Textile Offices (Poonam Tex). Small scale commercial establishments (paan shop and small clothes store) on the ground floor and residential	
4.2	Past	Residential with commercial shop line	
4.3	Usage	Regular (Daily)	
5.0		SIGNIFICANCE & VALUE CLASSIFICATION	
5.1	Townscape (Natural / Manmade)	Shares group character with surrounding buildings due to its architectural elegance. It is an integral part of the streetscape, which comprises of similar scale buildings all abutting the main arterial road. The building is situated on the main Kalbadevi Road, in the heart of the wholesale cloth market. This area is the hub of commercial activity in the city. In close proximity to Marine Lines Railway Station, Rathi Bhavan is well connected by public transportation, both BEST buses as well as rail.	
5.2	Architectural Description	Planning The building has a very narrow street frontage on Kalbadevi Road, the building is quite deep. The internal planning of the building is passage-like with commercial establishments on either side of the passage. There is a central staircase, with a lift installed in the stairwell leading to all the upper floors. Stylistic Classification Built in the Neo-Classical style, the building is charcaterised by the use of segmental arched pediments, decorative wrought iron railings, Italianate	

LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
TASK II: Review of Sr. No. 317 to 632 of the Heritage Regulations

324	RATHI BHAVAN	
		balusters, segmental and semi-circular arched openings with prominent keystones, rustication emphasizing corners and stucco pilasters diving the elevation into distinctive bays.
5.3	Intrinsic	<p>Character Defining Elements</p> <p>External Semi circular, segmental and rectangular openings with prominent keystones, stucco pilasters and cornice bands emphasizing the floor levels and distinctive bays, projecting balconies with wrought iron railings supported on stone brackets, decorative stucco architraves around openings, Italianate balusters, original door and window shutters with glass panels in exquisite designs,</p> <p>Internal Timber staircase with decorative balusters and newel post, , ornate timber post and teak wood treads and risers with carved side designs. Original galzed ceramic tiles and ceramic tiles dado.</p>
5.4	Value Classification	Existing Grade: Grade III Recommended Grade: Grade III A(arc),B(per),B(des) E, F, G(grp)
6.0		TOPOGRAPHY
6.1	Floors	Ground + four upper
7.0		CONSTRUCTION
7.1	Plinth	The plinth is constructed in Grey Basalt stone.
7.2	Walls	The walls are load bearing in stone masonry.
7.3	Floor	The floor is largely a Jack arch system. Parts of the building show timber joists as the structural members of the floor.
7.4	Stairs	Timber framed staircase with timber treads and risers and ornate timber post, handrail and carved wooden balusters. Alternate risers have carved design in teak wood. One end of the staircase is supported on the wall.
7.5	Openings	Full length openings throughout the façade. Openings are in the form of semi circular arches, segmental arches and rectangular in shape. All openings lead to narrow balconies with cast iron railings.
7.6	Roofing	The building has a flat roof with accessible terrace.
7.7	Articulation	Articulation can be seen in the form of black and white ceramic tile dado on the staircase landings and common passages. They have a unique floral design on the topmost tile. The full length doors have coloured windowpanes and detailed designs in fanlight. The staircase too has an articulate design in its ornate timber post, and teak wood treads and risers.
7.8	Finishes	<p>Walls Internally, the walls are painted using synthetic paint and some places also show the use of oil paints. The walls in the common areas like staircases and passages have black and white ceramic tiles.</p> <p>Flooring The inside of the building shows ochre and maroon hexagonal clay tiles. Polished Shahbad stone and ceramic tiles – different flooring finishes are seen through the building. Pavement on the outside of the building is of checkered cement tiles. The entrance steps to the building are black granite clad.</p>

LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
TASK II: Review of Sr. No. 317 to 632 of the Heritage Regulations

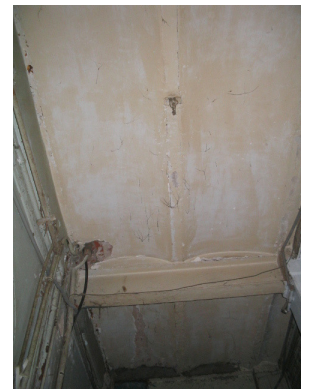
324	RATHI BHAVAN	
		Staircases The entire staircase is in timber with timber treads and risers and timber newel post, handrail and railings.
7.9	Interiors (Movable & Immovable)	The inside of the building has various establishments, majority of them dealing in wholesale cloth. A lift has been added beside the staircase, and its design is sensitive to the architecture of the building.
7.10	Compound/Fence/Gate	There is no compound or fence separating the building from the road. The building abuts a 6 feet wide pavement followed by the main arterial Kalbadevi road.
7.11	Curtilege/ Un built space/out buildings/landscape	There is no un built space on the plot. The plot area is equivalent to the covered / built area. The space between the adjacent buildings is very narrow and acts as a service alley housing all sanitation and drainage pipes.
8.0		SERVICES & UTILITIES
8.1	Lighting	Tube Lights and other lighting fixtures have been added in all rooms
8.2	Ventilation	Ceiling fans have been introduced in all rooms, suspended from the steel reinforcement on the upper floor.
8.3	Electricity	B.E.S.T is the primary electric supplier for the area and for this building.
8.4	Water Supply	Municipal Water Supply. There are water storage tanks installed in the common service areas indicating shortage of water.
8.5	Drainage (Plumbing and sanitation)	No drainage and plumbing pipes run down the main front façade of the building. The East façade has all the pipes, and cannot be checked for condition, as this alley / residual space is too narrow to access.
8.6	Fire Precaution	No fire precaution system has been installed within the building.
8.7	Other (HVAC/BMS/Security Systems)	The building has no special Maintenance agency. Apart from one security guard posted at the main entrance, there is no other special security system installed within the building. A lift is incorporated in the central staircase well.
9.0		CONDITION
9.1	Plinth	The external walls on the ground floor are clad with black granite strips. There is no visible structural threat to the plinth.
9.2	Walls	The internal walls of the passages, in unoccupied areas show dampness and bulging of plaster. The walls do not show any cracks or fissures. There is no biological growth observed and the walls have no visible structural threat.
9.3	Floor	The steel in the jack arch system is exposed at few places. The timber joists in places is replaces by steel binders and joists in I -sections, these are rusting and show structural distress.
9.4	Stairs	The staircase has no visible structural threats. The timber structural members and treads, risers, posts, handrails, and railings are well maintained and free from structural problems.
9.5	Openings	On the ground floor, Rolling shutters have been added in front of the openings. The large full length openings and narrow balconies outside show no structural problems.
9.6	Roofing	The flat terrace was inaccessible hence the structural condition could not be determined.

LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
TASK II: Review of Sr. No. 317 to 632 of the Heritage Regulations

324	RATHI BHAVAN	
9.7	Articulation & Finishes	Checkered cement tiles on the pavement are broken and displaced – in very poor condition and need replacement. A large box chajja of 'Poonam Tex' projecting outside – through the length of the building obliterates all the articulation behind.
9.8	Services	All service pipes are in intact condition and do not exhibit any leakage or cracks. They are placed sensitively on the building façade, painted the same colour and do not detract from the architectural elements.
9.9	Outbuildings	There are no outbuildings present on the plot. In fact, the adjacent buildings are almost touching each other with less than 2 feet space between them.
9.10	Overall Condition	Fair Maintenance level Regular with lack of conservation sensitivity.
10.0		TRANSFORMATION
10.1	Form	So far, the original form of the structure has not undergone major transformations. However, building construction activity has begun on the terrace level indicating the addition of another floor. This will eventually alter the form.
10.2	Structure	The timber members of the floor have been replaced by Steel I sections at few places. Largely, there are no major structural transformations within the building.
10.3	Articulation & Finishes	The external walls on the ground floor are clad with black granite strips.
11.0		DP REMARKS/PERCEIVED THREATS
		None
12.0		ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION The signage on the front façade is very bulky and obliterates the architectural detailing and arches behind it. It is recommended that this signage be sensitively located to enhance the architectural integrity of the street facing façade.

LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
TASK II: Review of Sr. No. 317 to 632 of the Heritage Regulations


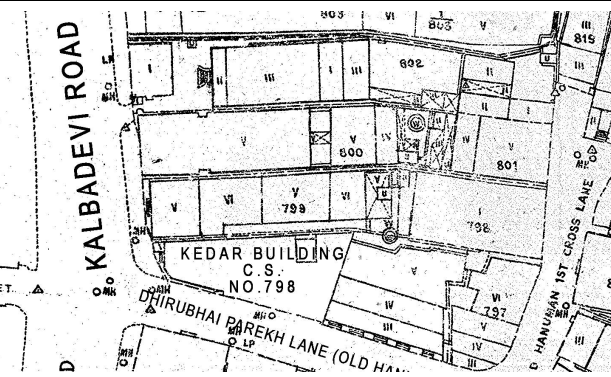
324 RATHI BHAVAN



Abha Narain Lambah Associates
Conservation Architects & Historic Building Consultants

324-v

LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
TASK II: Review of Sr. No 317 to 632 of the Heritage Regulations

325 KEDAR BUILDING		
	Common Ref no: 2005/GII/325	
	Card No.: 9	
	Ward (Part): C Ward	
	CS No. 798	
	Plot Area: 239.13 sq m	
	B U Area: NA	
	Date 27 th December 04	
	Record by: Sheetal Gandhi	
	Review by: Aishwarya Tipnis	
	Int: SG Ext: SG	
	Photo Ref: 325a – 325z	
1.0		DENOMINATION
1.1	Name of Premises	34 Saroj Niwas
1.2	Earlier Name	Kedar Building
1.3	Built In	19 th Century Extension Date (if any): 2002
2.0		ACCESS ROADS
2.1	Main	Kalbadevi Road
2.2	Subsidiary	Dhirubhai Parekh Lane (Old Hanuman lane)
3.0		OWNERSHIP PATTERN
3.1	Present	Private
3.2	Past	Private
3.3	Status	Owner & Tenanted
4.0		USE
4.1	Present	Small percentage residential with entire shop line, small scale commercial, parts are unoccupied.
4.2	Past	Residential with commercial shop line
4.3	Usage	Regular (Daily)
5.0		SIGNIFICANCE & VALUE CLASSIFICATION
5.1	Townscape (Natural / Manmade)	The Kedar Building is an important corner site structure with curved stone. It is located on Sant Kheteshwar Chowk, on the corner of main Kalbadevi Road and Dhirubhai Parekh Lane (old Hanuman Lane). Situated in the heart of the cloth wholesale market, it contributes to the building edge and architectural character of the street and surrounding area. In close proximity to the Marine Lines Railway Station, it is easily accessible by both means of public transport, the train and BEST bus.
5.2	Architectural Description	Planning The building is planned with a large central staircase and units on two sides at the floor landing. Two self – sufficient units on each floor. These units are either residential or commercial in nature. The staircase is along an external wall with large size openings on the mid-landings, keeping the space lit and ventilated. Stylistic Classification Designed in the Neo-Classical style with subtle Indian flavours in the

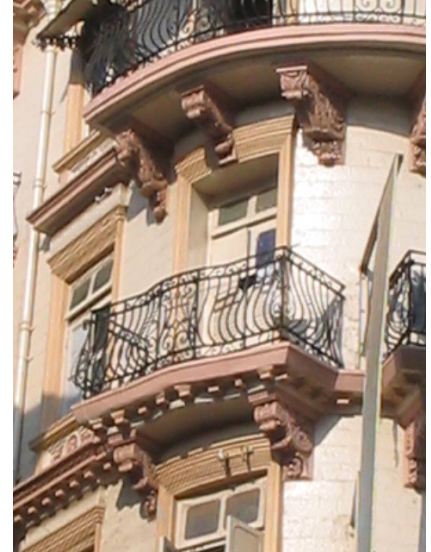
325	KEDAR BUILDING	
		detailing, the building is characterised by its staircase block rising one floor above the rest topped by its triangular pediment with ornamental detailing, ornate cornice bands with dentals, stucco mouldings and architraves emphasizing the openings, pediments over the openings. The buildings also displays the use of the ornamental baroque window in the staircase block, projecting balconies supported on ornate carved stone brackets turning around the corner displays a vernacular influence.
5.3	Intrinsic	<p>Character Defining Elements</p> <p>External Neo-Classical pediments, Neo-Classical pediments surmounted on rectangular window openings, stucco mouldings and cornices with dentals, stucco moulding emphasizing the openings, parapet lined with Italianate balusters, ornamental baroque window on staircase block, projecting balconies supported on carved stone brackets with wrought iron railings.</p> <p>Internal Timber staircase with ornate cast iron balusters and carved teak wood risers, ornate newel post, original Minton tile flooring, original ceramic tile dado with floral pattern.</p>
5.4	Value Classification	<p>Existing Grade: Grade III A(arc), G(grp), E, F, B(des)</p> <p>Recommended Grade: Grade III</p>
6.0		TOPOGRAPHY
6.1	Floors	Ground + four upper
7.0		CONSTRUCTION
7.1	Plinth	Dressed Grey Kurla basalt with Grey Basalt stone coping.
7.2	Walls	G+1 storey structure in load bearing stone masonry in grey kurla basalt
7.3	Floor	Jack Arch system for both staircase roofing as well flooring in the individual units.
7.4	Stairs	Timber staircase with timber structural members and timber treads and risers.
7.5	Openings	Openings are in the form of windows or large doors and narrow balconies along the external façade.
7.6	Roofing	R.C.C flat roof
7.7	Articulation	Ornate staircase elements such as newel post, handrail, balusters, treads and risers. Extensive presence of Minton tile floor finish and decorative ceramic tile for dado.
7.8	Finishes	<p>Walls Walls have a 3 feet high original ceramic tile dado with detailed floral design. Remaining walls in the common staircase and passage areas are lime – washed in white colour. The individual units have varied wall finishes from oil – paint to synthetic enamel paint.</p> <p>Flooring Original Minton tile flooring exists in all mid-landings and floor landings. Polished Kota stone is used in many of the individual units and traces of</p>

325	KEDAR BUILDING	
		<p>polished Shahbad stone are also visible. Basalt flagstone is used on the pavement outside the building and entrance steps and ground floor lobby space.</p> <p>Staircases All the structural and non-structural members are in timber.</p>
7.9	Interiors (Movable & Immovable)	Majority of the units have retained the original finishes. The spaces are 2 rooms units on one side of the staircase and 3 room units on the other side – the corner of the building.
7.10	Compound/Fence/Gate	The building faces the road and has no compound or gate to divide the building plot from the road. The strong street edge is the characteristic feature of all the buildings along the Kalbadevi Road, thus strongly contributing to the group character of the neighbouring buildings.
7.11	Curtilage/ Unbuilt space/out buildings/landscape	There is no unbuilt space on the plot. The footprint of the building covers the entire plot. There are narrow alley-like spaces between adjoining buildings.
8.0		SERVICES & UTILITIES
8.1	Lighting	All individual units have a large door leading to a narrow balcony. Thus, the rooms are naturally lit. Also, Tube Lights and other lighting fixtures have been added in all residential and commercial small-scale individual units.
8.2	Ventilation	The doors and windows have open able ventilators, which facilitate effective cross ventilation. Ceiling fans have been introduced in all rooms, suspended from the jack arch ceilings.
8.3	Electricity	B EST is the primary electricity supplier for the area.
8.4	Water Supply	Municipal water supply (BMC). No storage water tanks visible – indicating sufficient supply of water.
8.5	Drainage (Plumbing and sanitation)	All individual units are self – sufficient and have their own toilets and wash areas. Besides these, there are also, common service areas on alternate floor landings.
8.6	Fire Precaution	No fire precaution system has been installed within the building.
8.7	Other (HVAC/BMS/Security Systems)	The building has no special Maintenance agency and there is no special security system installed within the building.
9.0		CONDITION
9.1	Plinth	The plinth has large areas with paan stains along the plinth. The adjoining pavement is become higher due to repair work and changing the floor finish. This however, has not affected the plinth adversely.
9.2	Walls	The walls have no visible structural cracks or fissures. They do not exhibit any water seepage or dampness.
9.3	Floor	The jack arch system shows exposed reinforcement at all floor levels. There is also visible seepage from the floor, causing an increased amount of rusting in the jack arch system.
9.4	Stairs	The staircase structural members in timber show rotting of timber at various places. The main binder for the flight leading from the second to the third floor shows a large crack running through the length of the member.
9.5	Openings	Many openings still have original timber shutters and glass panes. These appear to be in an aesthetically and structurally sound condition. None of the openings have been infilled or balconies encroached upon, however, Window openings have air-conditioning units installed thereby blocking it.

LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
TASK II: Review of Sr. No 317 to 632 of the Heritage Regulations

325	KEDAR BUILDING	
9.6	Roofing	The roof was not accessible as a floor has been added, thus the condition of the roof could not be recorded.
9.7	Articulation & Finishes	On the external façade of the building, much of the articulation is blocked from view due to the presence of hoardings and signboards. Compressor units of air-conditioners also conceal the detailing. On the interior, new materials have replaced many of the original floor and wall finishes. Dripping White wash that is applied on the walls obscures ceramic tile border along the walls near window openings.
9.8	Services	Services are in an urgent need of upgradation. All electrical conduits and wiring are in a disorganized state, with many a mess of distribution boards in landings and below staircase landings on ground floor. Window air-conditioning units are fit into windows of staircases. Due to service additions in an adhoc manner, the entire system is chaotic.
9.9	Outbuildings	There are no outbuildings.
9.10	Overall Condition	Fair Maintenance level Regular with lack of conservation sensitivity.
10.0	TRANSFORMATION	
10.1	Form	An upper floor has been added. The parapet wall of the terrace has been infilled and a wall built with window openings and timber roof. This has altered the original form of the building and the upper floor is also devoid of articulation.
10.2	Structure	No major structural transformations within the building
10.3	Articulation & Finishes	The articulation, both on the façade as well as on the interior is largely intact, barring some floor and wall finishes that have been altered and a variety of materials used, as per individual choice.
11.0	DP REMARKS/PERCEIVED THREATS	
	None	
12.0	ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION	
	The electrical , plumbing and air conditioning needs to be upgraded in keeping with the architectural integrity of the site.	


325 KEDAR BUILDING



325 KEDAR BUILDING



LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
TASK II: Review of Sr. No. 317 to 632 of the Heritage Regulations

326		HALLAI BHATTIA MAHAJANWADI	
	Common Ref no: 2005/GII/326		
	Card No.: 10		
	Ward (Part): C Ward		
	CS No. 754		
	Plot Area 3227.82 sq m		
	B U Area NA		
	Date: 22 nd November 04		
	Record by: Sheetal Gandhi, Kanchan Gupta & Krishna Iyer		
	Review by: Aishwarya Tipnis		
	Int : KG Ext: SG		
Photo Ref: 326a – 326z			
1.0			DENOMINATION
1.1	Name of Premises	Hallai Bhattia Mahajanwadi, Trust building	
1.2	Earlier Name	Hallai Bhattia Mahajanwadi, Trust building	
1.3	Built In	1860s.	

326	HALLAI BHATTIA MAHAJANWADI	
		<p>buildings on both side and further leads to an open space used for community meetings and social get together. A large hall and separate services support this community open space.</p> <p>The rooms on the corner look onto both the main Kalbadevi road as well as the internal access road to the main Wadi. These house residential quarters and small scale professional and service oriented offices. Internally, the rooms on the ground floor, both internal and external are mainly commercial in nature.</p> <p>Stylistic Classification</p> <p>The building displays strong Neo-Classical accents with the use of ornamental triangular and segmental pediments and cornices, pilasters, parapets with Italianate balusters. The new building has a colonnade on the ground floor of segmental arches, supported on twin composite columns with ornamental Neo-Classical detailing in the spandrels and cornice. The upper floors of the new building are a later addition and are devoid of any ornamentation.</p>
5.3	Intrinsic	<p>Character Defining Elements</p> <p>External</p> <p>Original entrance gateway characterised by its pediment with dentals and detailing within the spandrels of the semi-circular arch, semi-circular and segmental arched openings with keystones and ornamental detailing within the spandrels, decorative stone balusters, decorative stucco pilaster and cornice bands, parapet with Italianate balusters, cast iron railings, timber infilled timber louvers with glass panels, original basalt flagstone flooring, colonnade of segmental arches supported on twin composite columns with ornamental detailing in the spandrels and cornice.</p> <p>Internal</p> <p>The main timber staircase, of the individual buildings has carved timber balusters and an ornate solid timber post. Original timber board flooring is seen at many places on the first and second floors.</p>
5.4	Value Classification	<p>Existing Grade: Grade III Recommended Grade: Grade III</p> <p>A(arc), B(per), A(cul), C(seh), B(des), D, E, F, G(grp)</p>
6.0		TOPOGRAPHY
6.1	Floors	Ground+ three upper + part fourth floor addition
7.0		CONSTRUCTION
7.1	Plinth	Plinth is in buff coloured basalt stone, painted at some places.
7.2	Walls	Walls are in load-bearing buff coloured basalt stone masonry painted in colours like lime green and creme, partition walls are in brick or timber.
7.3	Floor	Timber boardings supported on timber joists in most places.
7.4	Stairs	Timber staircase 6' wide leading from ground to first floor and upper floors. The first step is in stone and holds the solid and elegant timber newel post.
7.5	Openings	Segmental arches used in windows and balcony and verandah openings.

326	HALLAI BHATTIA MAHAJANWADI	
		The ground floor has semi-circular arches with protruding keystone. The rear portion of the structure has verandahs along the length of the façade with timber posts and rails with infilled timber louvers and glass panels and cast iron railings.
7.6	Roofing	Original roof seems to be Timber trusses with a Mangalore tiled roof. No sign of the original roof is now visible.
7.7	Articulation	Carved details on the façade, in the form of pilasters, continuous cornice band along the length of the building, stucco detailing column capitals, and balusters below cill level in windows. Timber infilled louvers with glass panels in the verandah and cast iron is used for railings, projecting balcony supported on ornate cast iron brackets. Wrought iron is used for decorative fanlights, Timber carved balusters in timber staircase and solid timber carved post. The entrance portion has an interesting façade with Neo classical articulations which are also seen in the internal colonnade
7.8	Finishes	<p>Walls Lime wash in crème colour. Oil paint dada in brown paint upto 4' high is observed in the building.</p> <p>Flooring Large areas show the presence of timber board flooring material. Grey basalt flagstone on the internal road and entrance steps, Most of the other areas have Shahbad flooring and white marble. The terraces (new flat roofs) have china mosaic flooring.</p> <p>Staircases The main timber staircase, leading from the ground floor to the upper floors has timber tread and riser, solid carved timber post and timber balustrades are free from any structural defects.</p>
7.9	Interiors (Movable & Immovable)	The interiors of the wadi have been altered extensively by each of the residents and does not conform to any particular style.
7.10	Compound/Fence/Gate	The original gateway the Wadi complex is the only compound / fence like feature of the complex. Otherwise, the buildings abut the street and form a street edge.
7.11	Curtilege/ Unbuilt space/out buildings/landscape	The complex has a large organized Community open space at the back of the buildings housed between built areas. This space is widely used for all community based functions and social events. A new Toilet block has been added in community space to cater as a common service area. The pavement outside the building acts as a buffer between the building and the main Kalbadevi Road and like the remaining street; it has hawkers and stalls all along the length of the building.
8.0		SERVICES & UTILITIES
8.1	Lighting	Tube Lights and other personal lighting fixtures have been added in all areas.
8.2	Ventilation	Ceiling fans have been introduced in all area. All the windows are full height with cast iron balusters and fanlights for cross ventilation.
8.3	Electricity	BEST is the main electricity supplier for the complex and the area at large.
8.4	Water Supply	Municipal water supply is provided to all the residential units. The water supply is in plenty and there is minimal problem of shortfall.
8.5	Drainage (Plumbing and sanitation)	Toilet block has been added at the back of the building, as a part of the

326	HALLAI BHATTIA MAHAJANWADI	
		open community space. Rain water down takes are placed at regular intervals along the facades, and due to them being added and repaired regularly, they have damaged the carved cornice band running along the building.
8.6	Fire Precaution	No fire precaution system has been installed within the building complex.
8.7	Other (HVAC/BMS/Security Systems)	The building has no special Maintenance agency. Apart from the one security guard, being part of a private security firm posted at the main entrance, there is no other special security system installed within the building.
9.0		CONDITION
9.1	Plinth	Rising damp observed in some areas on the walls inside the complex, but to a larger extent on the external walls facing the road. This could be due to incorrect slopes of the tar roads and rising of the original road level over the years.
9.2	Walls	Seepage from roof is seen mainly on the second and third floors. Walls also show seepage and water stains where new toilets and service areas have been introduced or drainage pipes replaced / repaired. Cracks are observed on the wall along the staircase on the first floor and also at places along the keystone of arches. These need to be monitored in order to determine whether they are surface cracks or structural distress
9.3	Floor	Timber joists are existing in most places are in a structurally stable condition.
9.4	Stairs	Timber staircases and post and balusters in good condition, oil painted in brown colour are in a structurally stable condition.
9.5	Openings	Fanlights and balusters blocked off in most cases, windows and doors in the side verandahs are blocked. Wooden frames and shutters and glass panels are in poor condition for most openings and replaced by plywood boards. Most of the timber windows have been replaced by aluminum windows. Some AC units have been added to block the window opening. Grills and jalis block window openings. Chajjas and weather shades have been added on most window openings, these take away from the architecture of the building. The arches and details on the street facing façade are obliterated by the bulky signage boards of Khadi Gram Udyog and P. Bhagat & Co.
9.6	Roofing	Water seepage and warping of timber boarding in the common passages, most ends of the timber rafters have rotted. Some of the Mangalore tiles at the junctions and some gutters are missing.
9.7	Articulation & Finishes	Detailing on the façade is in poor condition in most places and missing due to addition of service pipes and shop hoardings and repaired in cement. The windows and their details have been blocked with plywood and, plaster of Paris and asbestos sheeting false ceiling panels added in all commercial areas. Articulation and detailing in plaster is also damaged due to addition of new asbestos and GI corrugated sheets added as chajjas and water accumulating at these places.
9.8	Services	Additions of toilet block in the common open area and water tanks on terrace. New service and drainage pipes have been added on the front

LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
TASK II: Review of Sr. No. 317 to 632 of the Heritage Regulations

326	HALLAI BHATTIA MAHAJANWADI	
		and side façade of the building.
9.9	Outbuildings	Toilets are new additions and thus in fair condition. The hawkers and stalls on the pavement are both of permanent and temporary nature.
9.10	Overall Condition	Fair Maintenance level: Regular with lack of conservation sensitivity.
10.0		TRANSFORMATION
10.1	Form	Toilet block added to the rear open space has transformed to open space and altered its proportions to some extent. Addition of upper floors on both buildings has altered the form of the elevation. These new additions are not in design consonance with the building and some are even made with temporary structural materials. Many of the windows on the façade of the building are covered with Box Grills and Chajjas are added. The ancillary building with colonnade of segmental arches built in the Neo-Classical style on the ground floor and the upper floors, which are a later intervention, are of modern construction devoid of any ornamentation. The timber verandah on the rear side has been encroached only and converted into rooms by every occupant.
10.2	Structure	Places where drainage pipes are leaking and water gets accumulated due to addition of new chajjas, Biological Growth is observed and if not checked early, can grow into the joints of the masonry and cause structural distress. Seepage and Leakage is observed from the roof at various places. This could also be due to the additional floor added and non-compatibility of materials used for this new construction. Cracks are observed on the wall along the staircase on the first floor and also at places along the keystone of arches. These need to be monitored in order to determine whether they are surface cracks or structural distress. Timber deterioration is observed at the end of members and also at some places in the rafters of floors.
10.3	Articulation & Finishes	Detailing on the façade is in poor condition in most places and missing due to addition of service pipes and shop hoardings and repaired in cement. The detailing on the façade is obliterated by the presence of bulky signage.
11.0		DP REMARKS/PERCEIVED THREATS
		None
12.0		ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION
12.1	Additional Notes	This complex was nominated for the 1989 Urban Heritage Awards.

326 HALLAI BHATTIA MAHAJANWADI



ENTRANCE ARCHWAY



STREET FACING FACADE



COURTYARD FACADE



COURTYARD FACING FACADE



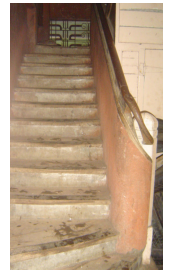
TIMBER NEWEL POST



VERNACULAR CHAWL BUILDING



STREET FACING FACADE



NEO-CLASSICAL DETAILS

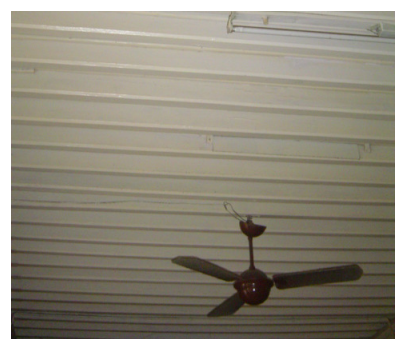


DECORATIVE CAST IRON FANLIGHTS

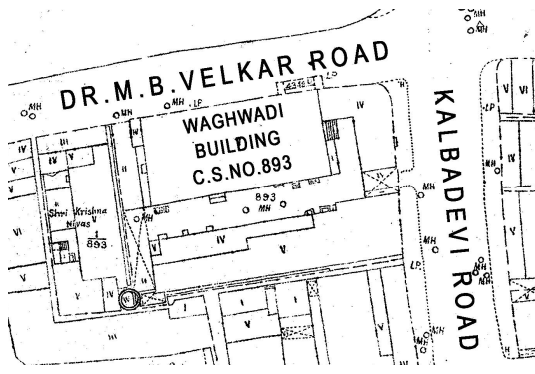


SEGMENTAL ARCHED OPENINGS

326 HALLAI BHATTIA MAHAJANWADI



LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
TASK II: Review of Sr. No. 317 to 632 of the Heritage Regulations

327 WAGHWADI BUILDING		
	Common Ref no: 2005/GII/327	
	Card No.: 10	
	Ward (Part): C Ward	
	CS No. 893	
	Plot Area 1297.66	
	B U Area NA	
	Date: 29 November 04	
	Record by: Sheetal Gandhi	
	Review by: Aishwarya Tipnis	
	Int: SG Ext: SG	
	Photo Ref: 327a – 327n	
1.0		DENOMINATION
1.1	Name of Premises	Waghwadi Building
1.2	Earlier Name	None
1.3	Built In	Extension Date (if any): Not Applicable
2.0		ACCESS ROADS
2.1	Main	Kalbadevi Road
2.2	Subsidiary	M.B.Velkar Road
3.0		OWNERSHIP PATTERN
3.1	Present	Private
3.2	Past	Private
3.3	Status	Tenanted
4.0		USE
4.1	Present	Mixed (Residential + Commercial)
4.2	Past	Mixed (Residential + Commercial)
4.3	Usage	Regular
5.0		SIGNIFICANCE & VALUE CLASSIFICATION
5.1	Townscape(Natural/Manmade)	<p>The Waghwadi building is situated on a corner plot of the Kalbadevi road and goes with the busy commercial street that runs along the Kalbadevi Marg. It is part of the commercial set up along with other buildings in its vicinity and is usually busy throughout the day.</p> <p>The building is part commercial on the ground level and residential on the upper floors which is a distinct feature of other buildings that are in Kalbadevi road.</p>
5.2	Architectural Description	<p>Planning</p> <p>The Waghwadi building is a U shaped block which is simple in planning, resembling a typical multi storied residential block in vernacular language or more of a 'Chawl or a Wadi'. Each unit has a balcony/verandah running along which overlooks the street. The ground level is a commercial setup while the upper three to four floors have residences in them.</p> <p>Stylistic Classification</p> <p>The building is designed in vernacular architecture with the use of balconies and sloping roofs but is devoid of any details as most of it has either got lost or being removed during repairs.</p>

327	WAGHWADI BUILDING	
		Most of the details are being replaced by structural steel members to support the building.
5.3	Intrinsic	<p>Character Defining Elements</p> <p>External The building is devoid of any articulation or classical fenestrations as most of them have got lost due to repairs done on the structure except for a few timber brackets to support the balconies but that too have been hidden by the steel members.</p> <p>Internal Interiors have been altered extensively by the tenants and none of the original finishes remain.</p>
5.4	Value Classification	<p>Existing Grade: Deleted Recommended Grade: Deleted</p> <p>The building is fully tenanted and excessive reconstruction and insensitive repairs have stripped the building of its architectural character and hence it is proposed to be deleted from the list.</p>
6.0		TOPOGRAPHY
6.1	Floors	The building is ground and three storey structure with an extension of one or two floors done on the rear side of the block.
7.0		CONSTRUCTION
7.1	Plinth	The plinth is made of grey stone but is visible only at few areas due to the commercial setup.
7.2	Walls	The building is made of load bearing brick along with a few structural steel interventions added due to the repairs done on the structure and cement plastered along a lime wash
7.3	Floor	The original flooring of timber has been replaced by brick bat coba and steel.
7.4	Stairs	The timber staircase still remains but has been through many alterations.
7.5	Openings	Rectangular openings with timber framed insets along with ventilators. The timber members of the balcony are been replaced by steel members.
7.6	Roofing	The roof of the building is partly sloping and partly terrace but has been altered extensively.
7.7	Articulation	The building is devoid of any articulations and classical fenestrations as most of them are been altered extensively
7.8	Finishes	<p>Walls The brick masonry walls are plastered and painted with cement paint externally. Internally the building has been altered extensively</p> <p>Flooring The interiors have been extensively altered by the tenants due to which none of the original finishes remain</p> <p>Staircases The timber staircase still remains but has been through many alterations.</p>
7.9	Interiors(Movable & Immovable)	The interiors have been extensively altered by the tenants due to which none of the original furniture remains
7.10	Compound/Fence/Gate	No compound wall fence or gate to be found within the premises
7.11	Curtilege/ Unbuilt space/out buildings/landscape	The building has been altered extensively by addition of floors and blocks
8.0		SERVICES & UTILITIES

LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
TASK II: Review of Sr. No. 317 to 632 of the Heritage Regulations

327	WAGHWADI BUILDING	
8.1	Lighting	The buildings does not receive adequate light and hence is dark and dingy and also not adequate artificial lighting has been provided
8.2	Ventilation	The building receives poor ventilation as most of the windows do not function while few windows are altered to acquire air conditioners
8.3	Electricity	The electricity is supplied by the BEST to the building
8.4	Water Supply	The water is supplied by the BMC to the building
8.5	Drainage (Plumbing and sanitation)	There are drainage pipes that run on the façade where the balconies are while sanitation pipes run along the rear façade.
8.6	Fire Precaution	No fire safety precautions or installations noticed among the building premises
8.7	Other(HVAC/BMS/Security Systems)	No security systems have being installed
9.0		CONDITION
9.1	Plinth	Most of the plinth is not visible due to commercial setup but the existing plinth is not in good condition due to seepage of water which is leading to cracks.
9.2	Walls	The walls show structural cracks where the renovation has taken place since it has not being done properly, along with it few areas have plastered cracks. Dampness is observed around the areas where drainage pipes run along the façade
9.3	Floor	Most of the flooring has been altered by the tenants that is not done properly and hence leads to water leakage during the monsoons.
9.4	Stairs	The stairs are in bad conditions, few treads and risers are broken along with the structural members.
9.5	Openings	The openings have being altered extensively to accommodate air conditioners, few timber openings have been changed to aluminum openings few balconies have being altered by removal of timber members by adding steel members to support the balconies.
9.6	Roofing	The roof has been altered extensively, roof members not surveyed
9.7	Articulation & Finishes	The building is devoid of any articulation or classical fenestrations as most of them have got altered or lost due to repairs done on the structure except for a few timber brackets to support the balconies but that too have been hidden by the steel members.
9.8	Services	The drainage pipes on the building have rusted and broken down while water spouts are been added on the terrace which causes inconvenience to the by passers below.
9.9	Outbuildings	No out buildings found within the premises.
9.10	Overall Condition	Poor
10.0		TRANSFORMATION
10.1	Form	The form of the building is altered by the addition of a connector block between the structures which are in a poor condition whereas repairs are also done on the building that has defaced the structure.
10.2	Structure	The structure has undergone tremendous structural repairs such as addition of steel brackets under the balconies which hide the original timber brackets, the balcony timber posts have been removed to accommodate steel posts, the floors have being changed into brick bat coba flooring by the tenants, few

LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
TASK II: Review of Sr. No. 317 to 632 of the Heritage Regulations

327	WAGHWADI BUILDING	
		<p>facades have been completely altered along with a connector block being added between the two blocks.</p> <p>The openings have being altered to accommodate air conditioners and box grills. External wiring runs along the balcony line which is left unattended that can lead to dangerous consequences.</p>
10.3	Articulation & Finishes /	The building is devoid of any articulation or classical fenestrations as most of them have got altered or lost due to repairs done on the structure except for a few timber brackets to support the balconies but that too have been hidden by the steel members.
11.0		DP REMARKS/PERCEIVED THREATS
		None
12.0		ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION
12.1		Not applicable as the building has lost its architectural and urban group value and is deleted from the list.

327 WAGHWADI BUILDING



LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
TASK II: Review of Sr. No. 317 to 632 of the Heritage Regulations

328PREMAJI BUILDING		
	Common Ref no: 2005/GII/328	
	Card No.: 11	
	Ward (Part): C Ward	
	CS No. 887	
	Plot Area 546.830 sq m	
	B U Area NA	
	Date: 29 th November 04	
	Record by: Sheetal Gandhi	
	Review by: Aishwarya Tipnis	
Int: SGExt: SG		
Photo Ref: 328a – 328e		
		
1.0		DENOMINATION
1.1	Name of Premises	Premaji Building
1.2	Earlier Name	Premaji Building
1.3	Built In	19 th Century Extension Date (if any): None
2.0		ACCESS ROADS
2.1	Main	Kalbadevi Road
2.2	Subsidiary	M.A. Valekar Marg
3.0		OWNERSHIP PATTERN
3.1	Present	Private
3.2	Past	Private
3.3	Status	Tenanted
4.0		USE
4.1	Present	Mixed (Residential + Commercial)
4.2	Past	Mixed (Residential + Commercial)
4.3	Usage	Regular
5.0		SIGNIFICANCE & VALUE CLASSIFICATION
5.1	Townscape(Natural/Manmade)	<p>The building is situated along the main Kalbadevi road which is a busy commercial street. One of the few modern buildings which is present along the commercial street.</p> <p>The structure is part commercial on the ground level and residential on the upper floors which is a distinct feature of other buildings that are in Kalbadevi road. Most of the levels have a commercial setup whereas the residences are few.</p>
5.2	Architectural Description	<p>Planning</p> <p>The structure is a multi storey block built during the early 20th century where RCC was in use. It is a G + 5 storeys building where commercial establishments are up to four levels and residences accommodating the rest of the floors.</p> <p>The building is quiet modern in appearance and its functions along with the use of materials. Enclosed balconies are present for each unit which is seen in the front façade overlooking the street below.</p> <p>Stylistic Classification</p> <p>The building is a modern structure and is devoid of any style or articulation</p>

328	PREMAJI BUILDING	
5.3	Intrinsic	<p>Character Defining Elements</p> <p>External The building is modern in style and its value and hence there are no character defining elements attached to it and hence should be deleted from the heritage list</p> <p>Internal The building is modern in style and its value and hence there are no character defining elements attached to it and hence should be deleted from the heritage list</p>
5.4	Value Classification	<p>Existing Grade : Deleted Recommended Grade: Deleted The building is fully tenanted and excessive reconstruction and insensitive repairs have stripped the building of its architectural character and hence it is proposed to be deleted from the list.</p>
6.0		TOPOGRAPHY
6.1	Floors	Ground and five storey with terrace
7.0		CONSTRUCTION
7.1	Plinth	The plinth is constructed by RCC since it is a modern building
7.2	Walls	The building is a RCC framed structure with brick infill walls as it is a modern structure
7.3	Floor	The floors are constructed of RCC as it is a modern structure
7.4	Stairs	The stairs are constructed of RCC as it is a modern structure
7.5	Openings	Rectangular openings with aluminum framed windows along with enclosed balconies
7.6	Roofing	Flat RCC roof with terrace
7.7	Articulation	The building is a modern structure and is devoid of any style or articulation
7.8	Finishes	<p>Walls Composite structure using RCC frames and brick infilling along with cement plaster externally. Interiors have been altered by the tenants</p> <p>Flooring RCC flooring with the use of modern tiles like marble etc.</p> <p>Staircases RCC staircase</p>
7.9	Interiors(Movable & Immovable)	The building is modern in style and its value and hence there are no character defining elements attached to it
7.10	Compound/Fence/Gate	No compound wall or gate to be found
7.11	Curtilege/ Unbuilt space/out buildings/landscape	Not applicable
8.0		SERVICES & UTILITIES
8.1	Lighting	Use of artificial lighting like tube lights are been used along with enclosed balconies for natural light
8.2	Ventilation	Air conditioners have been installed throughout the structure
8.3	Electricity	BEST
8.4	Water Supply	BMC
8.5	Drainage (Plumbing and sanitation)	The drainage and sanitation pipes are located on the rear portion of the building


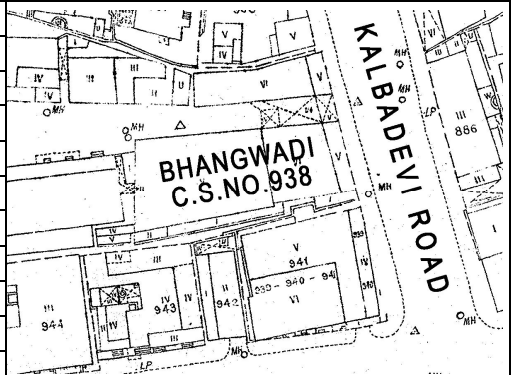
LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
TASK II: Review of Sr. No. 317 to 632 of the Heritage Regulations

328	PREMAJI BUILDING	
8.6	Fire Precaution	The building does not have any fire installations within the building premises or interiors
8.7	Other(HVAC/BMS/Security Systems)	No security systems installed
9.0		CONDITION
9.1	Plinth	The plinth is in fair condition
9.2	Walls	The walls do not show any structural defects and hence is in a fair condition
9.3	Floor	The floors do not show any structural defects and hence are in a fair condition.
9.4	Stairs	The stairs do not show any structural defects and hence are in a fair condition.
9.5	Openings	Few openings have been altered by the addition of air conditioners and box metal grills.
9.6	Roofing	RCC flat terrace is in a fair condition
9.7	Articulation & Finishes	The building is a modern structure and is devoid of any style or articulation
9.8	Services	The services appear to be in a fair condition
9.9	Outbuildings	No outbuildings existing
9.10	Overall Condition	Fair (The building is modern in style and in its value and hence there are no character defining elements attached to it and hence should be deleted from the heritage list)
10.0		TRANSFORMATION
10.1	Form	The building is modern in style and its value and hence there are no character defining elements attached to it and hence should be deleted from the heritage list.
10.2	Structure	The building is modern in style and its value and hence there are no character defining elements attached to it and hence should be deleted from the heritage list.
10.3	Articulation & Finishes	The building is a modern structure and is devoid of any style or articulation
11.0		DP REMARKS/PERCEIVED THREATS
		Not applicable
12.0		ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION
12.1		The building is modern in style and its value and hence there are no character defining elements attached to it and hence should be deleted from the heritage list.

328 PREMAJI BUILDING



LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
TASK II: Review of Sr. No. 317 to 632 of the Heritage Regulations

329 BHANGWADI	
	Common Ref no: 2005/GII/329 Card No.: 12 Ward (Part): C Ward CS No. 938 Plot Area 1777.05 sq m B U Area NA Date 22 nd November 04 Record by: Sheetal Gandhi Review by: Aishwarya Tipnis Int: SG Ext: SG Photo Ref: 329a – 329k
	
1.0	DENOMINATION
1.1	Name of Premises Bhang Wadi
1.2	Earlier Name Bhang Wadi
1.3	Built In Early 20 th Century Extension Date (if any): Extended several times.
2.0	ACCESS ROADS
2.1	Main Kalbadevi Road
2.2	Subsidiary None
3.0	OWNERSHIP PATTERN
3.1	Present Private
3.2	Past Private
3.3	Status Trust & Tenanted
4.0	USE
4.1	Present Residential and Commercial
4.2	Past Residential
4.3	Usage Regular (Daily)
5.0	SIGNIFICANCE & VALUE CLASSIFICATION
5.1	Townscape (Natural/Manmade) Located in the heart of the wholesale cloth market, Bhangwadi is situated on main Kalbadevi Road. It is a distinct wadi and can be easily identified by its ornate gateway. It is situated in close proximity to Marine Lines Railway station on the Western Line and also well connected by many BEST bus routes.
5.2	Architectural Description Planning Bombay Wadi structure with a decorative gateway entrance. The gateway is ornate and marks the entrance to the complex from the main road. This is a series of buildings named 'A' to 'E', on either side of an internal road. All buildings are largely residential on the upper floors and commercial on the ground floor. It has a typical wadi structure with common open verandahs and doors to individual houses opening on to them. It has a linear form with a temple at the rear, used by the wadi and other communities as well. Stylistic Classification The buildings within the complex have a typical wadi structure with

329	BHANGWADI	
		common verandahs running through the length of the building. The upper floors are accessed by a common staircase situated at the center of each building. These are mainly single room tenements and have common toilets at the far end of the verandah.
5.3	Intrinsic	<p>Character Defining Elements</p> <p>External Decorative gateway entrance is the main external character-defining element. The land use of residential on the upper floors and commercial on the ground lends it a distinct quality. The open verandah with the railings and balustrades gives the transparent characteristic that makes the wadi worthy of note.</p> <p>Internal The timber posts and timber railings and balusters for the staircases are unique and still present (though in parts) at many places. The common verandah, which acts as an active community space has exceptional social quality. The individual houses have their distinct characteristics beginning from the entrance door.</p>
5.4	Value Classification	<p>Existing Grade: Grade III Recommended Grade: To be deleted</p> <p>The building is fully tenanted and excessive reconstruction and insensitive repairs have stripped the building of its architectural character and hence it is proposed to be deleted from the list.</p>
6.0		TOPOGRAPHY
6.1	Floors	Ground + three upper
7.0		CONSTRUCTION
7.1	Plinth	Stone plinth plastered and painted. Many have been replaced by RCC over the years.
7.2	Walls	The walls are brick (used as partitions – not load bearing in nature).
7.3	Floor	The top floor shows signs of 6" wide timber boardings placed on 4" deep timber rafters. Otherwise, all other places show RCC slab supported in RCC columns.
7.4	Stairs	Every building, at the center has a square staircase 3' wide supported from the from the wall. Some show purlins @ 2' c/c leading from ground to upper floors, but mainly all staircases are now replaced by RCC and only timber posts, railings and carved balusters are original.
7.5	Openings	Openings are only the individual doors to the houses and small windows on the rear wall. The remaining are open verandahs on each floor and large rolling shutters for shops on the ground floor.
7.6	Roofing	Original timber roofing with pitched roof and Mangalore tiles is seen in some of the buildings. The remaining are now replaced by flat RCC roofs, with provision for smaller rooms and storage water tanks.
7.7	Articulation	Not much articulation remains in the buildings. All fascia boards, timber staircases, timber railings and balusters are missing or built upon.
7.8	Finishes	<p>Walls Largely, all walls are lime washed on the interior and the exterior. Some walls, mainly those abutting the staircases and in the commercial offices on the ground floor have oil paint. The common toilet areas have</p>

329	BHANGWADI	
		<p>ceramic tile dado up to 6 feet high.</p> <p>Flooring Flooring finishes vary a great degree, ranging from Shahbad, to Ceramic floors, Marble tiles, granite, and Mosaic tiles. Parts of the ground floor have IPS.</p> <p>Staircase The staircases have Shahbad tiles on the treads and risers. Some are exposed RCC. The timber railing and balusters are oil painted in either white or brown colour.</p>
7.9	Interiors (Movable & Immovable)	The interior floor finishes have been altered extensively and do not possess any coherent character.
7.10	Compound / Fence / Gate	The wadi complex has a decorative gateway entrance. Though the name 'Bhangwadi' does not appear anywhere on this large gateway, it acts as a landmark on the busy Kalbadevi Road. On the other three sides, the building is the end of the plot.
7.11	Curtilege / Unbuilt space / out buildings / landscape	There is a central internal tarred road between the linear buildings on either side. This road is taken over by hawkers and stalls of various kinds, especially at the entrance. The commercial establishments on the ground floor have also encroached upon the road. It is also used as a car park space and loading unloading area for the commercial establishments. The community temple at the rear end acts as a formal out building within the complex.
8.0		SERVICES & UTILITIES
8.1	Lighting	Tube Lights have been added in all rooms
8.2	Ventilation	Ceiling fans have been introduced in all rooms, suspended from the trusses on the first floor.
8.3	Electricity	BEST is the main electricity supplier for the area. At the lower end of the staircase landing in each building is an electric sub-station with a meter and MCBs. Due to the presence of these in a public area like a staircase, it is a visual clutter of wires and meter connections.
8.4	Water Supply	Municipal supply is the main source of water. There is a shortage of water, which is fulfilled by installing water storage tanks on the terrace level. Some individual houses also have small water storage facilities. There is a well at the rear side, near the temple, but has been in a state of disuse for many years.
8.5	Drainage (Plumbing and sanitation)	Since the houses do not have individual toilets, the plumbing and sanitation pipes are visible only in one part of the façade. The gutters and down take pipes of the pitched roofs are broken which causes poor drainage of down take water.
8.6	Fire Precaution	No fire precaution system has been installed within the building.
8.7	Other (HVAC / BMS / Security Systems)	The building has no special Maintenance agency. Apart from one security guard posted at the main entrance, there is no other special security system installed within the building.
9.0		CONDITION
9.1	Plinth	Rising damp is observed on the front elevation of all the buildings. The main cause is the wrong site slopes and repeated tarring of the road. The tarring causes the road level to become higher and facilitates

329	BHANGWADI	
		dampness of the walls at ground level.
9.2	Walls	Seepage is common from roof on all gable walls and in verandahs on the upper floor. Water seepage on walls is also observed due to addition of AC units opening onto the verandahs.
9.3	Floor	Original flooring changed various materials within the complex. New RCC floors show structural issues like steel reinforcement being exposed and thus beginning to rust. Also dampness and cracks are observed at floor levels due to constant change of materials. Monitoring will help decide whether the cracks are structural or only on the surface.
9.4	Stairs	All staircases are in poor condition, oil painted in white colour. All timber staircases are replaced by RCC. The junction of the post and the first tread in RCC show cracks, thus leading to inward sagging of the balusters. The Shahbad tiles used as the finishes on the treads also show cracks. The walls abutting the staircases are in a state of neglect and have paan stains. Some abutting walls have ceramic tile dado up to 4 feet high.
9.5	Openings	Frames and shutters of the door and window openings of the individual houses have changed from their original design and material. The balusters of the verandahs are blocked off in most cases, either by a brick wall or compressors of split AC units. The windows and doors on the side verandahs are blocked.
9.6	Roofing	Where original timber roof exists, water seepage and warping of timber boarding is seen in the verandah, most ends of the timber rafters in the verandahs have rotted. Some of the Mangalore tiles at the junctions of the roof are broken and mostly all gutters are missing. In case where the timber roofs have given way to RCC flat slab, the reinforcement is exposed and the steel is rusting. The flat slabs also show signs of leakage and seepage from the roof. These defects could also be due to overloading from water storage tanks situated at the terrace level.
9.7	Articulation & Finishes	All detailing on the façade are in poor condition, balusters of the verandahs have been blocked with brick walls. Largely, detailing elements and finishes are not original and in a poor condition.
9.8	Services	Additions of toilet block and water tanks on terrace, major leakage and seepage problems in the toilet block at the end of the verandah.
9.9	Outbuildings	The main outbuilding is the temple situated at the rear. This is in fair structural and aesthetic condition.
9.10	Overall Condition	Poor Maintenance level Regular with lack of conservation sensitivity.
10.0	TRANSFORMATION	
10.1	Form	The entire form of the building complex is transformed to a large extent. The structural members are replaced by RCC; the proportion of the structural members has altered the form. The ground floors have extended in front to house bigger offices with large box like signage fitted on them. Box grills have been introduced at few places on the verandahs, this

LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
TASK II: Review of Sr. No. 317 to 632 of the Heritage Regulations

329	BHANGWADI	
		<p>extends outside the building line and alters its form. The verandah balusters are blocked either by brick walls or placing compressor units of split air conditioners in front of them. This reduces the transparency of the façade.</p> <p>Weather shades of tin sheets, acrylic sheets or asbestos corrugated sheets have been added above the open verandahs.</p>
10.2	Structure	<p>There have been major structural transformations to buildings within Bhangwadi. All structural members of the open verandahs are replaced by RCC columns (there is evidence of stone circular columns at few places). Also, timber roof structural members have been replaced by steel 'I' sections on the upper floors. The structures of the staircases in all buildings have been altered to RCC treads and risers and only timber balusters and railings remain.</p>
10.3	Articulation & Finishes	<p>Articulation like ornate timber balusters on the staircases have been replaced by timber pieces of square cross sections without any carving. The balusters of open verandahs on all floors have been blocked off by brick partition walls and also by compressor units of split air-conditioners. All ornate fascia boards and columns of the structure are now absent / missing. Floor finishes have changed from the original to Shahbad in most places and marble in some, ceramic tile dado up to 6' is introduced in many places.</p>
11.0		DP REMARKS/PERCEIVED THREATS
		None
12.0		ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION
		<p>As the building has lost its urban group value and its architectural character has been diluted it is proposed to delete it from the list.</p>



LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
TASK II: Review of Sr. No. 317 to 632 of the Heritage Regulations

330 SHRI ADISHWAR JAIN TEMPLE		
	Common Ref no: 2005/GII/330	
	Card No.: 14	
	Ward (Part): C Ward	
	CS No. 2495	
	Plot Area 2261.25 sq m	
	B U Area NA	
	Date: 29 th December 04	
	Record by: Sheetal Gandhi	
	Review by: Aishwarya Tipnis	
	Int: SG Ext: SG	
	Photo Ref: 330a – 330u	
1.0		DENOMINATION
1.1	Name of Premises	Shri Adishwar Jain Temple
1.2	Earlier Name	Shri Adishwar Jain Temple
1.3	Built In	19 th Century Extension Date (if any): None
2.0		ACCESS ROADS
2.1	Main	Kalbadevi Road
2.2	Subsidiary	Bapu Khote Road
3.0		OWNERSHIP PATTERN
3.1	Present	Shri Adishwar Jain Temple Charity Trust
3.2	Past	Shri Adishwar Jain Temple Charity Trust
3.3	Status	Trust
4.0		USE
4.1	Present	Regular (Jain Temple [Derasar])
4.2	Past	Regular (Jain Temple [Derasar])
4.3	Usage	Regular(Daily)
5.0		SIGNIFICANCE & VALUE CLASSIFICATION
5.1	Townscape(Natural/Manmade)	Situated on a significant corner plot at the intersection of Kalbadevi Road and Bapu Khote Road, at Vijay Vallabh Chowk, Pydhone. It is a distinct landmark in the area and in close proximity to CST Station on the Central and Harbour Line and equidistant from Churchgate and Marine Lines Station on the Western Railway Line. In close proximity to Shri Adishwar Jain Temple are other temples of distinctive architectural and Cultural Value.
5.2	Architectural Description	<p>Planning</p> <p>The Jain temple is built in white marble and an important place of worship for the Jain community. Its plan is that of a typical vernacular with the main idols housed in an inner chamber, which is at the far end of the hall along the central axis. The ground floor also has trustees meeting room, areas for security and wash areas. The central space is a triple height space and culminates in a central dome. There are balconies on each floor, overlooking the road supported by pillars on all levels.</p> <p>The ground floor is accessed through an entrance porch below the ornate marble balconies that project out from the façade. Slim pillars support the</p>

330	SHRI ADISHWAR JAIN TEMPLE	
		overhanging marble roof of the balconies above. Stylistic Classification Typical Vernacular Jain Temple
5.3	Intrinsic	Character Defining Elements External White marble temple with projecting balconies in marble on first and second floor, above entrance porch, Serpentine brackets in marble, domed roof. Internal The domed ceiling of the temple is painted with images from the Hindu mythology. The walls have multi-coloured bright design figurines on top of the marble columns. Murals and framed paintings depicting scenes from Jain and Hindu Mythology. Flooring in white marble with inlay work in different colours and in steel.
5.4	Value Classification	Existing Grade: Grade III A(arc), A(cul), B(des), E, G(grp), C(seh) Recommended Grade: Grade III
6.0		TOPOGRAPHY
6.1	Floors	Ground + 2+ accessible terrace
7.0		CONSTRUCTION
7.1	Plinth	The plinth is constructed in stone masonry and faced with white marble.
7.2	Walls	The walls are of brick masonry also faced with white marble
7.3	Floor	The floor is in reinforced cement concrete.
7.4	Stairs	Both the staircases on either side of the main hall are constructed purely of white marble with carved marble balusters.
7.5	Openings	There are three large teak wood doors on the main entrance on the ground floor, which acts as the main entrance to the temple. The fenestrations including window openings, balconies are in marble.
7.6	Roofing	Marble dome over the central hall and flat Reinforced cement concrete slab terrace on the third floor with which also has a deity installed and open terrace floor finished in china mosaic.
7.7	Articulation	All the marble staircases have carved marble posts, handrails and balusters. All the details including carved serpentine brackets and multi coloured carved figurines atop the columns are of marble and have been painted over. All the projecting balconies, arches, supporting columns, balconies, carved balustrades; brackets supporting the overhangs are carved out of marble.
7.8	Finishes	All the walls inside the temple are clad with marble tiles. They also have designs in plaster, portions are also oil-painted. Polished marble tiles are laid on the floors and have inlay work in granite, in green, ochre and black; in coloured marble as well as in steel and silver. The railings, balustrade, risers and treads of the staircases are in marble. China mosaic flooring is used on terraces
7.9	Interiors (Movable & Immovable)	Calm and serene atmosphere, centrally open throughout, with hexagonal railings around the openings. Colonnaded space, details in flooring design, Silver plated idols and worship utensils, puja platforms. Marble and silver idols, framed paintings hung on walls.

330	SHRI ADISHWAR JAIN TEMPLE	
7.10	Compound/Fence/Gate	A 9 feet high compound wall separates the temple from the main road. The wall has 4 square openings with collapsible shutters, one remaining open for entry, while the other three being closed at all times.
7.11	Curtilege/ Unbuilt space/out buildings/landscape	There is a B.E.S.T collection centre within the plot of the temple sharing a common wall on the ground floor. The entrance to this small structure is from outside the compound wall at the turn of the road. To the left of the main entrance, are the racks where shoes and leather articles have to be deposited before entering. A drinking water fountain has been installed adjacent to the compound wall.
8.0		SERVICES & UTILITIES
8.1	Lighting	A suspended chandelier, wall and ceiling-mounted tube lights and natural lighting.
8.2	Ventilation	Ceiling and wall-mounted electric fans and natural ventilation through windows and balconies.
8.3	Electricity	Electricity is supplied by the B.E.S.T.PVC Pipes run along the ceiling to conceal the wiring that runs through the centre of the rooms.
8.4	Water Supply	Water supply is provided by the B.M.C.
8.5	Drainage (Plumbing and sanitation)	Rainwater down take pipes drains the water from the tiled roof. Water supply pipes and soil pipes are connected to the toilet and wash areas.
8.6	Fire Precaution	No fire precaution system has been installed within the building. A fire hydrant is located right outside the building on the pavement.
8.7	Other (HVAC/BMS/Security Systems)	The building has no special Maintenance agency. There is one security guard posted at the main entrance, there is no other special security system installed within the building.
9.0		CONDITION
9.1	Plinth	The plinth shows no rising damp and no visible structural threat.
9.2	Walls	The walls do not show any cracks and there is no visible structural threat. Articulation on the walls is intact and the architectural integrity is maintained.
9.3	Floor	The floor shows no visible structural threat.
9.4	Stairs	The twin marble staircases are architecturally intact and do not depict any structural threat to the building.
9.5	Openings	All the openings including balconies and doors show no visible structural threat and their architectural integrity is maintained.
9.6	Roofing	The roof, though having been encroached upon, does not show any structural defects. The china mosaic is intact.
9.7	Articulation & Finishes	Articulation and finishes are in their original state. All the statues, figurines and other details are regularly maintained and painted. The marble on the external walls, balconies, arches etc. is also polished regularly.
9.8	Services	Services do not show any signs of decay. The wash areas are restricted to the ground floor thus there are no sanitation or drainage pipes.
9.9	Outbuildings	The B.E.S.T collection centre is not part of the temple compound and a small structure outside which has a different character.
9.10	Overall Condition	The overall condition of the temple is very good. Maintenance level: The temple is very well maintained.
10.0		TRANSFORMATION
10.1	Form	Flat terrace is accessible and has been encroached upon. There are


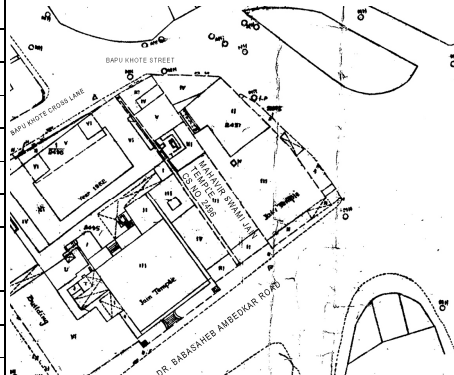
LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
TASK II: Review of Sr. No. 317 to 632 of the Heritage Regulations

330	SHRI ADISHWAR JAIN TEMPLE	
		additional shikhars added on the terrace towards the road. This houses a deity and the space outside it is encroached upon by constructing a temporary structure with steel poles mounted by asbestos sheet roofing.
10.2	Structure	There are no major structural transformations.
10.3	Articulation & Finishes	There are no transformations in the articulation and finishes. Infact, the new addition on the terrace level attempts to follow the same degree of detail and are in sync with the architectural integrity of the temple. Asbestos roofing chajjas have been introduced to enclose open verandahs.
11.0		DP REMARKS/PERCEIVED THREATS
		None
12.0		ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION

330 SHRI ADISHWAR JAIN TEMPLE



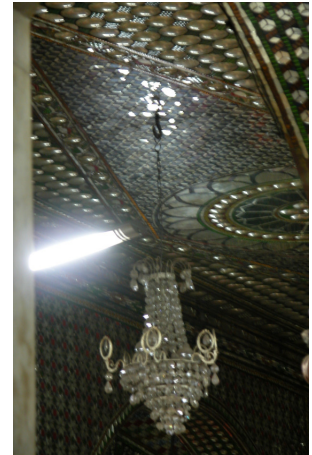
LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
TASK II: Review of Sr. No. 317 to 632 of the Heritage Regulations

331 MAHAVIR SWAMI JAIN TEMPLE		
	Common Ref no : 2005/GII/331	
	Card No. 15	
	Ward (Part) C Ward	
	CS No. 2496	
	Plot Area 374.58 sq.mts	
	B U Area NA	
	Date 16 th May 05	
	Record by Anand Anand & Kasturi Khanolkar	
	Review by Aishwarya Tipnis	
	Int KK Ext AA	
	Photo Ref 331a -331am	
1.0		DENOMINATION
1.1	Name of Premises	Mahavir Swami Jain Derasar
1.2	Earlier Name	Mahavir Swami Jain Derasar
1.3	Built In	19 th Century
2.0		ACCESS ROADS
2.1	Main	Kalbadevi Raod
2.2	Subsidiary	Bapu Khote Street
3.0		OWNERSHIP PATTERN
3.1	Present	Mahavir Swami Jain Derasarji
3.2	Past	Mahavir Swami Jain Derasarji
3.3	Status	Trust
4.0		USE
4.1	Present	Religious (Jain Mandir)
4.2	Past	Religious (Jain Mandir)
4.3	Usage	Regular (Daily)
5.0		SIGNIFICANCE & VALUE CLASSIFICATION
5.1	Townscape(Natural/Manmade)	Built on a rectangular plot abutting the busy Kalbadevi Road, the Mahavir Swami Jain temple is located between Adishwar Swami Temple (to the right) and Godji Jain Derasar (to the left). The three-storied temple displays the vernacular Jain temple architectural style and is in sync with the surrounding built form.
5.2	Architectural Description	<p>Planning</p> <p>The Mahavir Swami Jain Derasar along with Adishwar Swami Temple and Godji Jain Derasar is located on the busy Kalbadevi Street. The three-storied structure is accessed directly from the road by a flight of steps. A rectangular vestibule affronts the colonnaded hall on the ground floor. An open to sky court, which leads to the toilet blocks at the rear end of the plot is accessed from the main hall. A straight flight staircase in the inner lobby after the temple leads to the upper floors of the structure, which has small halls for prayers. There is another staircase, which leads to the upper floors that house the garbh griha (sanctum sanctorum) along with the circumambulatory path. The colonnaded halls on the upper floors are spanned by arches and the walls are adorned with niches in which idols of various gods are placed. An oval opening in the second floor slab overlooks the colonnaded hall on the first floor, above which sits the dome on the second floor. A narrow passage leads to the rooms located at the rear end of the plot.</p>


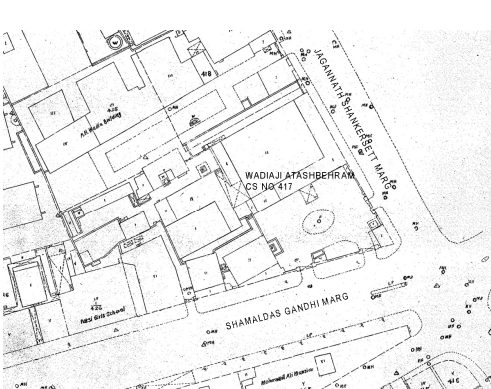
331	MAHAVIR SWAMI JAIN TEMPLE	
		<p>Stylistic Classification</p> <p>The four storied brick masonry structure exhibits the Jain temple architecture with elements like the decorative marble toran at the entrance gateway and figurines carved in marble adorning the façade of the temple. The colonnaded hall on the ground floor is detailed with small coloured glass and mirrors in concave form in decorative patterns on the walls and ceiling, while the first floor is bedecked with stuccowork figurines on the column capitals and cornice bands. The second floor is less detailed with the walls and ceilings painted in floral patterns.</p>
.3	Intrinsic	<p>Character Defining Elements</p> <p>External</p> <p>Marble clad brick masonry structure with marble carved torana entrance. Circular projecting balconies with brackets on the first floor adorned with an elephant face.</p> <p>Internal</p> <p>Decorative entrance gateway. The colonnaded hall on the ground floor is detailed with coloured glass in decorative patterns on the walls and ceiling, while the first floor is bedecked with stuccowork figurines on the column capitals and cornice bands. The second floor is less detailed with the walls and ceilings painted in floral patterns. An oval opening in the second floor slab overlooks the colonnaded hall on the first floor, above which sits the dome on the second floor. Marble with inlay work in the flooring.</p>
5.4	Value Classification	<p>Existing Grade: Grade III Recommended Grade: Grade III</p> <p>A(arc), A(cul), B(des), E, G(grp), C(seh)</p>
6.0		TOPOGRAPHY
6.1	Floors	Ground + two upper
7.0		CONSTRUCTION
7.1	Plinth	High plinth made up of stone masonry, clad with marble and green granite.
7.2	Walls	The walls are load bearing brick masonry walls and have niches in it.
7.3	Floor	The structure has RCC floor.
7.4	Stairs	The staircase is a straight flight RCC staircase with a combination of solid granite and marble floor newel post. The Treads and risers have been clad with combination of marble and Jaisalmer stone.
7.5	Openings	The openings are rectangular with partly paneled partly glazed window shutters and timber paneled doors with few articulations.
7.6	Roofing	The roof is flat RCC with a dome on the second floor, which is plastered and painted with oil paint.
7.7	Articulation	<p>The walls and ceiling on the ground floor are detailed with coloured glass and concave shaped small mirror sheets in decorative patterns, while the second floor has stuccowork motifs and figurines.</p> <p>The second floor is less ornate with its oil painted floral motifs. The front facade of the building is clad with marble.</p> <p>Decorative POP false ceiling in the vestibule on the ground floor.</p> <p>The Staggered column base of marble with statue of dwarpala over it.</p>
7.8	Finishes	<p>Walls</p> <p>The walls are externally clad with marble and have decorative marble motifs. Internally, the walls and ceiling on the ground floor are detailed with coloured glass in decorative patterns, while the second floor has stuccowork motifs</p>

331	MAHAVIR SWAMI JAIN TEMPLE	
		and figurines. The second floor is less ornate with its oil painted floral motifs. Flooring The floors of the halls are finished with marble slabs with decorative floral pattern inlays. Staircases The treads and risers of the staircase are finished with white marble.
7.9	Interiors(Movable & Immovable)	The walls have niches in which are housed idols of various gods. The niches are adorned with silver chattris.
7.10	Compound/Fence/Gate	The plot has no compound wall and the building abuts the Adishwar Jain temple on one side and the Godji Jain Derasar on the other side.
7.11	Curtilege/ Unbuilt space/out buildings/landscape	Open to sky chowk behind the main hall.
8.0		SERVICES & UTILITIES
8.1	Lighting	The colonnaded halls are well lit and derive light from the openings on the external wall. The passage leading to the halls at the rear are fairly lit.
8.2	Ventilation	The halls have good cross ventilation.
8.3	Electricity	BEST
8.4	Water Supply	Municipal Water Supply
8.5	Drainage (Plumbing and sanitation)	The drainage pipes from the roof run along the east and west facades of the building.
8.6	Fire Precaution	No fire precaution system installed in the building.
8.7	Other (HVAC/BMC/Security Systems)	Security guard at the gate.
9.0		CONDITION
9.1	Plinth	The plinth does not show any settlement.
9.2	Walls	The walls are structurally sound.
9.3	Floor	The floor does not show any signs of intervention.
9.4	Stairs	The staircase does not show any signs of distress.
9.5	Openings	The openings are in operational condition.
9.6	Roofing	The roof of the building does not display any signs of distress.
9.7	Articulation & Finishes	The articulation of the building does not show major transformation. The finishes have been replaced with modern materials.
9.8	Services	The services of the building are regularly maintained.
9.9	Outbuildings	None
9.10	Overall Condition	Good Maintenance level: Regular
10.0		TRANSFORMATION
10.1	Form	No form transformation seen.
10.2	Structure	No structural transformation seen.
10.3	Articulation & Finishes	No change in articulation. Some finishes have been altered and replaced with modern materials.
11.0		DP REMARKS/PERCEIVED THREATS
		None
12.0		ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION None

331 MAHAVIR SWAMI JAIN TEMPLE



LISTING & GRADING OF HERIATGE BUILDINGS & PRECINCTS IN MUMBAI
TASK II: Review of Sr. No. 317 to 632 of the Heritage Regulations

332		WADIAJEES ATESHBEHRAM	
		Common Ref no:2005/GII/332	
		Card No. 16	
		Ward (Part) C Ward	
		CS No. 417	
		Plot Area 3637.99 sq.mts	
		B U Area NA	
		Date 17 th May 05	
		Record by Anand Achari & Kasturi Khanolkar	
		Review by Aishwarya Tipnis	
		Int AA Ext KK	
		Photo Ref 322a – 332aw	
1.0		DENOMINATION	
1.1	Name of Premises	Seth Hormasji Bomanji Wadia Atash Behram	
1.2	Earlier Name	Seth Hormasji Bomanji Wadia Atash Behram	
1.3	Built In	17 th November, 1830	
2.0		ACCESS ROADS	
2.1	Main	Shamaldas Gandhi Road	
2.2	Subsidiary	Jagannath Shankersett Road	
3.0		OWNERSHIP PATTERN	
3.1	Present	Seth Hormasji Bomanji Wadia Atash Behram Trust	
3.2	Past	Seth Hormasji Bomanji Wadia Atash Behram Trust	
3.3	Status	Trust	
4.0		USE	
4.1	Present	Religious (Parsi Fire Temple)	
4.2	Past	Religious(Parsi Fire Temple)	
4.3	Usage	Daily	
5.0		SIGNIFICANCE & VALUE CLASSIFICATION	
5.1	Townscape(Natural/Manmade)	The Agiary is located in the busy Dhobitalao area, on the junction of Jagannath Shankarseth Road and Shamaldas Gandhi Marg. The Atash Behram structure is located on a free-hold land of 4934/9 square yards and has a prominent front open space with a garden and water fountain in the centre with landscaping done around it. This elegant building with Achaemenian design and style, stretching from one end to another captures the eye of passerby.	
5.2	Architectural Description	Planning The entry to the Atash Behram complex is through gates along the Jagannath Shankarseth Road. The gate has elaborately designed piers next to it which are topped with light fixtures. The piers resemble the Achaemenian column capital with cavetto cornice and are further decorated with battlements. The structure has a large front yard which houses a finely carved marble fountain in the center and also the remaining space is used for parking. The entry to the Atash Behram is through a porch with timber posts on a broad stone base. A colonnaded passage leads to the ablution area located to the north east of the plot. A rectangular hall aligned longitudinally along the east west axis behind the colonnaded passage leads an outdoor covered area. The columns in the front façade are fluted, having a broad base; bell- shaped necking and corbelled capital. Every capital has a light	

332	WADIAJEES ATESHBEHRAM	
		<p>fixture over it, which is in the form of lamp shade. Capitals have floral motifs on them. Iron grills between the columns have the symbol of the sun, made of brass in the centre. The passage has circular posts; while at the other end teak wood square posts are seen covered by a partition of teak wood members and glass. The double height main sanctuary, which houses the fire, is accessed from the covered outdoor area via a hall. A doglegged timber staircase provides access to the corridor hall on the first floor which leads to the hall. The parapet wall of the passage is decorated with battlements further enhanced with floral motifs. A shaft over the fire is covered with a dome with openings, which is topped by a timber truss roof. The entire building is covered with hip end timber truss roof, which partly covers the double height sanctuary and partly the hall on the first floor. Located to the north west side of the plot is a two storied building which serves as the priests residences along with a ground storied trust office. A two storied building to the south west of the plot houses the Yajnasni area, where only the priests perform prayers. A double height room houses another fire next to the Yajnasni room. The building is covered with a pitched timber truss roof.</p> <p>Stylistic Classification Vernacular architectural style with Achaemenian design seen in the column capitals, parapet walls etc. Elements like the Persepolitan capitals on the circular stone columns add elegance to the building. The Kushti concourse, has eight dressed Porbunder stone pillars surmounted with double bull capitals, reminiscent of those found in the audience halls of Darius The Great (522 – 486BC) at Persepolis.</p>
5.3	Intrinsic	<p>Character Defining Elements External The temple complex is characterised by two storied buildings with hip end timber truss roofs finished by Mangalore tiles. The passages are flanked with Persepolitan capitals on the circular stone columns. The landscaped open space provides frontage to the building. Internal The rectangular halls with its marble lined walls are adorned with life size portraits of prophets and philanthropists. Numerous marble busts are placed in the colonnaded passage. The doors have decorative wooden architraves. The double height sanctuary hall has decorative timber false ceiling.</p>
5.4	Value Classification	Existing Grade: Grade III Recommended Grade: Grade II A A(arc), A(cul), B(des), B(per), E, F, G(grp) ,C(seh)
6.0		TOPOGRAPHY
6.1	Floors	Ground (Trust office) Ground + one upper (Agiary buildings)
7.0		CONSTRUCTION
7.1	Plinth	Very low plinth of grey basalt stone coursed masonry.
7.2	Walls	Timber framed brick masonry infill walls.
7.3	Floor	Timber floor in the halls with timber members.
7.4	Stairs	Dog legged timber staircase with timber treads and risers and timber newel post.
7.5	Openings	Rectangular openings with wooden paneled doors with decorative wooden pelmet.

332	WADIAJEES ATESHBEHRAM	
7.6	Roofing	The entire building is covered with hip end timber truss roof, which partly covers the double height sanctuary and partly the hall on the first floor.
7.7	Articulation	Circular columns with double bull capitals, cornices, battlements and parapet walls are in stucco. Wooden pelmets over the doorways.
7.8	Finishes	<p>Walls Externally the walls are oil painted. Internally the hall is lined with marble sheets till the lintel level. Above which, the walls are oil painted.</p> <p>Flooring Marble slabs in chequered pattern are laid in the main hall; passages and the ablution area have polished Kotah stone flooring, while the open porch has marble mosaic flooring. The main sanctuary and the vestibule are carpeted.</p> <p>Staircases The timber staircase has timber treads and risers with timber handrails, stringer and balustrade finished with natural polish.</p>
7.9	Interiors(Movable & Immovable)	Numerous marble busts, life size portraits, timber lamps suspended from the ceiling adorn the halls.
7.10	Compound/Fence/Gate	High brick masonry compound wall with decorative piers with two wrought iron gates abutting Shamaldas Gandhi Road. The rear side of the Atash Behram complex has high compound wall.
7.11	Curtilege/ Unbuilt space/out buildings/landscape	Large front open landscaped space with marble fountain. Open space in the west of the plot used to tying goats. A well near the entrance gate and near the Yajasni room. Other smaller out buildings consists of ground storied trust office along with a two storied priest residence and the Yajasni area.
8.0		SERVICES & UTILITIES
8.1	Lighting	The rooms are well lit and derive light from the windows are doors located on the external façade off the building.
8.2	Ventilation	Well ventilated rooms with the double height spaces and colonnaded passages and corridors. The timber false ceiling has openings to vent out the smoke from the rooms during the rites.
8.3	Electricity	BEST
8.4	Water Supply	Municipal Water Supply
8.5	Drainage (Plumbing and sanitation)	The drainage pipes run along the north façade of the two storied priest residences.
8.6	Fire Precaution	No fire precaution system installed in the building
8.7	Other (HVAC/BMC/Security Systems)	Security guard at the entrance gate.
9.0		CONDITION
9.1	Plinth	The plinth has been painted in brown colour and shows no signs of distress.
9.2	Walls	The walls are structurally sound. Some columns have been consolidated with steel stanchions near the ablution area.
9.3	Floor	The timber floors do not show sagging of members.
9.4	Stairs	The timber staircase is structurally sound and does not show any intervention.
9.5	Openings	The openings are in working condition. Collapsible grills have been added to most of the openings on the ground floor.
9.6	Roofing	The roof of the main agiary has been recently worked upon. GI sheets have replaced the timber boarding and finished with Mangalore tiles.
9.7	Articulation & Finishes	The articulation and finishes do not show intervention or distress. Regular painting and maintenance undertaken
9.8	Services	The services are regularly maintained.
9.9	Outbuildings	Regular maintenance of the buildings.

LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
TASK II: Review of Sr. No. 317 to 632 of the Heritage Regulations

332	WADIAJEES ATESHBEHRAM	
9.10	Overall Condition	Good Maintenance Level: Regular
10.0		TRANSFORMATION
10.1	Form	No major transformation.
10.2	Structure	No major structural changes. Steel stanchions have been added to the timber columns in the ablution area.
10.3	Articulation & Finishes	No transformation.
11.0		DP REMARKS/PERCEIVED THREATS
		The building has been marked incorrectly on the D.P sheet and this anomaly should be corrected.
12.0		ADDITIONALNOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION
12.1	Historical Background	<p>With UNESCO declaring the Parsi community as an endangered community, the Parsi Agiaries are thus a fragile group of buildings that has a vanishing populace. Mumbai has 4 Atash Behrams and about 40 Aderyans (fire temples). As the city with perhaps the largest and finest collection of Zoroastrian structures, Mumbai needs to preserve and maintain these buildings and their cultural ethos.</p> <p>This is the second Atash Behram to be consecrated in Mumbai and is of Shehenshahi sect. Seth Hormasji Bamanji Wadia, a wealthy and devout Parsi broker had a wish to install a Atash Behram .Unfortunately, he passed away in1826 and the work was further carried out by his sons and wife. His sons decided to build an Atash Behram at Charni Wadi, the same place their father had built an Atash-e-Adarian in the memory of his father, for the benefit of the people of that locality 25 years ago. In 1830, an Atash Behram was established adjoining the Atash-e-Adarian temple. The existing service facilities were expanded and used for the Atash Behram. The fire of lighting for the consecration of the Atash Behram was brought from Calcutta, on 21st October, 1829. The consecration of the fire took place on 17th November, 1830.¹</p>

¹ Marzaban J Giara “The Global Directory of Zoroastrian Fire Temples”Published by Murzaban Giara, Mumbai 1998

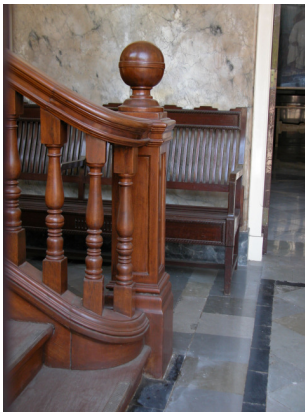
332

WADIAJEES ATESHBEHRAM


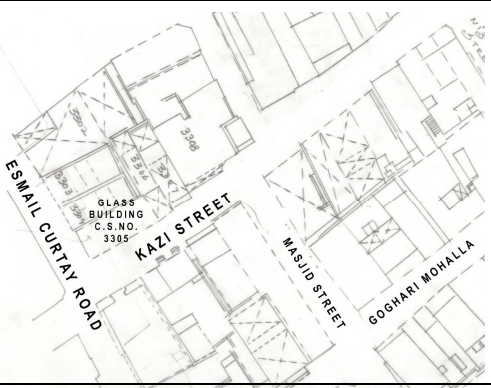


332

WADIAJEES ATESHBEHRAM



LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
TASK II: Review of Sr. No. 317 to 632 of the Heritage Regulations

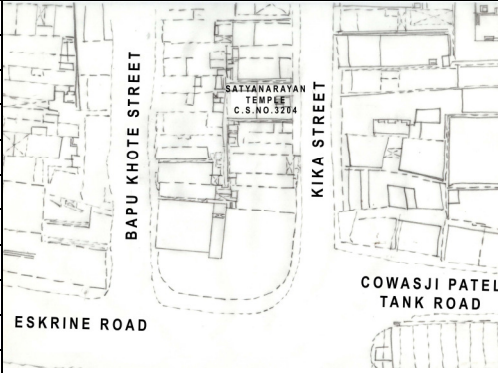
333 GLASS BUILDING		
	Common Ref no: 2005/GII/333	
	Card No.17	
	Ward (Part) D Part 2	
	CS No. 3305	
	Plot Area 115.011 sq m	
	B U Area NA	
	Date 8 th April 05	
	Record by Malini Rajalakshmi	
	Review by Abha Lambah	
	Int MR Ext MR	
	Photo Ref 333a - 333k	
1.0		DENOMINATION
1.1	Name of Premises	Glass building
1.2	Earlier Name	None
1.3	Built In	Original fabric altered drastically but the date may be late 19 th or early 20 th century
2.0		ACCESS ROADS
2.1	Main	Esmail Curtey Road
2.2	Subsidiary	Kazi street
3.0		OWNERSHIP PATTERN
3.1	Present	Private
3.2	Past	Private
3.3	Status	Multiple tenants
4.0		USE
4.1	Present	Mixed use
4.2	Past	Mixed use
4.3	Usage	Regularly used
5.0		SIGNIFICANCE & VALUE CLASSIFICATION
5.1	Townscape(Natural/Manmade)	Occupying a corner plot at the intersection of Kazi Street & Esmail Curtey Road in the busy Masjid Area. It is easily accessible from the Masjid Bunder station on the Central and Harbour Line and the Marine Lines Station on the Western Line and by numerous bus routes in the city.
5.3	Architectural Description	A ground plus three storeyed building with no set backs from the road. There are shops on the ground floor and commercial use whereas the upper floors have residential use. The building would have originally had brackets upon with the upper floors cantilevered, possibly balconies but the entire structure has been radically altered and has lost all architectural integrity.
5.5	Value Classification	Existing Grade: Deleted Recommended Grade: Deleted This building has been deleted from the original list as it is a dilapidated building. The building is fully tenanted and excessive reconstruction and insensitive repairs have stripped the building of its architectural character and hence it is proposed to be deleted from the list.
6.0		TOPOGRAPHY

LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
TASK II: Review of Sr. No. 317 to 632 of the Heritage Regulations

333	GLASS BUILDING	
6.1	Floors	Ground plus three floors
7.0		CONSTRUCTION
7.1	Plinth	Not applicable as original fabric have been totally altered
7.2	Walls	Not applicable as original fabric have been totally altered
7.3	Floor	Not applicable as original fabric have been totally altered
7.4	Stairs	Not applicable as original fabric have been totally altered
7.5	Openings	Not applicable as original fabric have been totally altered
7.6	Roofing	Not applicable as original fabric have been totally altered
7.7	Articulation	Not applicable as original fabric have been totally altered
7.8	Finishes	Not applicable as original fabric have been totally altered
7.9	Interiors(Movable& Immovable)	Not applicable as original fabric have been totally altered
7.10	Compound/Fence/Gate	Not applicable as original fabric have been totally altered
7.11	Curtilage/ Unbuilt space/out buildings/landscape	Not applicable as original fabric have been totally altered
8.0		SERVICES & UTILITIES
8.1	Lighting	Not applicable as original fabric have been totally altered
8.2	Ventilation	Not applicable as original fabric have been totally altered
8.3	Electricity	Not applicable as original fabric have been totally altered
8.4	Water Supply	Not applicable as original fabric have been totally altered
8.5	Drainage (Plumbing and sanitation)	Not applicable as original fabric have been totally altered
8.6	Fire Precaution	Not applicable as original fabric have been totally altered
8.7	Other (HVAC/BMS/Security Systems)	Not applicable as original fabric have been totally altered
9.0		CONDITION
9.1	Plinth	Not applicable as original fabric have been totally altered
9.2	Walls	Not applicable as original fabric have been totally altered
9.3	Floor	Not applicable as original fabric have been totally altered
9.4	Stairs	Not applicable as original fabric have been totally altered
9.5	Openings	Not applicable as original fabric have been totally altered
9.6	Roofing	Not applicable as original fabric have been totally altered
9.7	Articulation & Finishes	Not applicable as original fabric have been totally altered
9.8	Services	Not applicable as original fabric have been totally altered
9.9	Outbuildings	Not applicable as original fabric have been totally altered
9.10	Overall Condition	Not applicable as original fabric have been totally altered
10.0		TRANSFORMATION
10.1	Form	Totally altered
10.2	Structure	Totally altered
10.3	Articulation & Finishes	Totally altered
11.0		DP REMARKS/PERCEIVED THREATS
		Originally reserved as Garden was changed to Public Housing in 1995.
12.0		ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION

LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
TASK II: Review of Sr. No. 317 to 632 of the Heritage Regulations

LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
TASK II: Review of Sr. No. 317 to 632 of the Heritage Regulations

334 SATYANARAYAN TEMPLE		
	Common Ref no: 2005/GII/334	
	Card No. 18	
	Ward (Part) C Ward	
	CS No. 3204	
	Plot Area 179.76 sq m	
	B U Area NA	
	Date 12 th April 04	
	Record by Malini Rajalakshmi	
	Review by Abha Lambah	
	Int MR	Ext MR
	Photo Ref 334a-334ay	
		
1.0		DENOMINATION
1.1	Name of Premises	Satyanarayan temple
1.2	Earlier Name	Satyanarayan temple
1.3	Built In	19 th century Extension Date(if any): None
2.0		ACCESS ROADS
2.1	Main	Kika Street
2.2	Subsidiary	None
3.0		OWNERSHIP PATTERN
3.1	Present	Seth Bhanji Dhamji Charitable Trust
3.2	Past	Seth Bhanji Dhamji Charitable Trust
3.3	Status	Trust owned
4.0		USE
4.1	Present	Temple
4.2	Past	Temple
4.3	Usage	Religious structure in regular use
5.0		SIGNIFICANCE & VALUE CLASSIFICATION
5.1	Townscape(Natural/Manmade)	The temple is on the Kika street near the Kika Mansion. Occupying, full street frontage on Kika street near the intersection of Kika street and Banjan Street in busy Masjid Area. It is easily accessible from the Masjid Bunder station on the Central and Harbour Line and the Marine Lines Station on the Western Line and by numerous bus routes in the city. The temple is located on a busy street in the interior city, with the adjoining buildings having undergone radical transformation.
5.2	Architectural Description	<p>Planning</p> <p>The building has a temple and two shops on both sides accessible directly from the street. The temple has a recessed flight of steps which leads to the sabhamandapa in front of which is the Garbhagriha. Garbhagriha has a corridor all around. A timber staircase on the side of the sabhamandap leads to the pujaris residence and the temple kitchen on the first floor.</p> <p>Stylistic Classification</p> <p>Later 19th century Hindu temple style with Neo Classical European parapet level balustrade and baroque pedimented central medallion. Multi cusped arched openings representative of later period Hindu temples. Hybrid 19th</p>

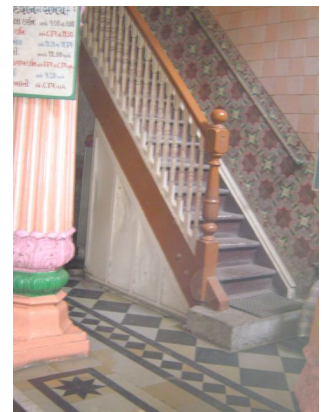
334	SATYANARAYAN TEMPLE	
		century temple with European neo classical motifs.
5.3	Intrinsic	<p>Character Defining Elements</p> <p>External There are three arched entrances in front, the central one leading to the temple and the one on the two sides leading to the shops. The intrados of these arches are richly carved with figures of gods. There are two dwarapalakas on the two sides of the central arch. The entrance is crowned by richly carved parapet with the figures of gods and angels on them. The sabhamandap has a domical roof while the garbhagriha has a tall shikhara on top. There are miniature shikharas over the main shikhara</p> <p>Internal The dome rests on 8 pillars forming the corners of an octagon. The columns are richly carved, have Corinthian capital and are connected with arches whose intradoses have figures of gods carved on them. Flooring is with kadappa and marble. There are decorative wall tiles on the walls with figures of peacocks on them.</p>
5.4	Value Classification	Existing Grade: Grade III Recommended Grade: Grade III A(cul), A(arc), I (seh), B(des),C(seh)
6.0		TOPOGRAPHY
6.1	Floors	G+1
7.0		CONSTRUCTION
7.1	Plinth	Grey basalt stone
7.2	Walls	Brick wall with plaster
7.3	Floor	Reinforced concrete
7.4	Stairs	Timber staircase
7.5	Openings	Arched openings with richly carved intrados; ventilators with glass panels on the side facade
7.6	Roofing	Reinforced concrete flat roof and dome; shikhara in grey stone
7.7	Articulation	Stucco in cement; decorative pillars; decorative intrados; carved shikhara
7.8	Finishes	<p>Walls Dado with decorative 19th century tiles in the inside wall face; rest of the areas have lime wash</p> <p>Flooring Kadappa and marble chequered flooring</p> <p>Staircase timber staircase treads and risers painted brown, posts and top rail light brown and hand rails white</p>
7.9	Interiors(Movable&Immovable)	Decorative pillars with pseudo Corinthian capital; kadappa and marble flooring; tiles on the walls
7.10	Compound/Fence/Gate	Compound wall on two sides and rear side with brick; No compound wall in front
7.11	Curtilege/ Unbuilt space/out buildings/landscape	None

LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
TASK II: Review of Sr. No. 317 to 632 of the Heritage Regulations

334	SATYANARAYAN TEMPLE	
8.0		SERVICES & UTILITIES
8.1	Lighting	Tube light and bulbs
8.2	Ventilation	Ventilators with glass panels on the side facades
8.3	Electricity	BEST
8.4	Water Supply	BMC
8.5	Drainage (Plumbing and sanitation)	Service pipes along the side facade
8.6	Fire Precaution	None
8.7	Other (HVAC/BMC/Security Systems)	None
9.0		CONDITION
9.1	Plinth	Discoloration of plinth stones; dampness due to constant contact with water in the side yard
9.2	Walls	Discoloration due to pollution
9.3	Floor	No damage observed
9.4	Stairs	No damage observed
9.5	Openings	No damage observed
9.6	Roofing	No access to the roof
9.7	Articulation & Finishes	Discoloration due to pollution
9.8	Services	Breakage and leakage of pipes on the side facade
9.9	Outbuildings	None
9.10	Overall Condition	Good
10.0		TRANSFORMATION
10.1	Form	No transformation in form
10.2	Structure	No transformation in structure
10.3	Articulation & Finishes	No transformation
11.0		DP REMARKS/PERCEIVED THREATS
		None
12.0		ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION

334

SATYANARAYAN TEMPLE



LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
TASK II: Review of Sr. No. 317 to 632 of the Heritage Regulations

335 JAGDISH TEMPLE		
	Common Ref no: 2005/GII/335	
	Card No. 19	
	Ward (Part) C Ward	
	CS No. 2763	
	Plot Area 86.96 sq m	
	B U Area NA	
	Date 12 th April 05	
	Record by Malini Rajalakshmi	
	Review by Abha Lambah	
	Int MR	Ext MR
	Photo Ref 335a - 335z	
		
1.0		DENOMINATION
1.1	Name of Premises	Jagdish temple
1.2	Earlier Name	Jagdish temple
1.3	Built In	19 th Century Extension Date(if any): None
2.0		ACCESS ROADS
2.1	Main	Kika street
2.2	Subsidiary	None
3.0		OWNERSHIP PATTERN
3.1	Present	Private
3.2	Past	Private
3.3	Status	Owner occupied
4.0		USE
4.1	Present	Residence and temple
4.2	Past	Residence and temple
4.3	Usage	Religious and residential
5.0		SIGNIFICANCE & VALUE CLASSIFICATION
5.1	Townscape(Natural/Manmade)	Temple on Kika street with figure sculptured balcony supports. Located near the to Khodiji Jain temple. Occupying, full street frontage on Kika street near the intersection of Kika street and Banjan Street in busy Masjid Area. It is easily accessible from the Masjid Bunder station on the Central and Harbour Line and the Marine Lines Station on the Western Line and by numerous bus routes in the city. The surrounding buildings have undergone substantial transformation, though the height lines are maintained.
5.2	Architectural Description	Planning The ground floor has three arched entrances, the central one leading to the main building and the two others leading two small shops directly accessible from the street. The garbhagriha also has a narrow corridor running on three sides. The ground floor has an open space in front of the garbhagriha. There is a main staircase at the back side leading to the other floors. The first floor has 2 rooms to one side of a corridor and another room at the end of the corridor. The third floor has a big hall.

335	JAGDISH TEMPLE	
		Stylistic Classification The building is typical of the vernacular houses in 19 th century Bombay, with cantilevered balconies and decorative brackets. There is a lot of fine detailing in timber, with cast iron balustrades in the balcony
5.3	Intrinsic	Character Defining Elements There are three arched entrances in front, the central one leading to the temple and the one on the two sides leading to the shops. The intrados of these arches are richly carved with figures of gods. The overhanging balcony on the second floor level on highly decorative brackets of carved winged figures is a key defining element in the building façade. This balcony has timber posts and a decorative cast iron railing. Below this balcony, are segmental arched window openings with prominent keystone detailing typical of the Neo classical colonial hybrid detailing.
5.4	Value Classification	Existing Grade: Grade III Recommended Grade: Grade III A(cul), A(arc), I (sce), B(des), G(grp), C(seh)
6.0		TOPOGRAPHY
6.1	Floors	G+2
7.0		CONSTRUCTION
7.1	Plinth	Grey stone masonry plinth
7.2	Walls	Load bearing Brick wall with lime plaster
7.3	Floor	Lime concrete flooring over brickbats laid on timber planks resting on timber joists resting on timber beams
7.4	Stairs	Timber staircase with timber posts and hand rails
7.5	Openings	Double shuttered segmented arched windows half timber panelled and half glass panelled with keystone in the centre; rectangular doors with timber panels and segmented arched ventilators above
7.6	Roofing	Pitched roof with Mangalore tiles on rafters resting on timber beams
7.7	Articulation	Stuccowork in lime concrete; carvings in timber; cast iron balcony railing, decorative brackets of carved figures supporting the balcony; dado with tiles
7.8	Finishes	Walls Outer and inner walls given light green colour lime wash Flooring Kadappa and marble on the ground floor; shahbaad stone in the stair lobby and second floor; granite on the first floor Staircases Unpolished timber stair case
7.9	Interiors(Movable&Immovable)	Kadappa and marble flooring; decorative niches on the ground floor
7.10	Compound/Fence/Gate	No compound wall on three sides; compound wall with brick on the rear side
7.11	Curtilege/ Unbuilt space/out buildings/landscape	None
8.0		SERVICES & UTILITIES
8.1	Lighting	Bulbs and tube lights
8.2	Ventilation	Segmented arched ventilators with glass panels above doors and windows; air conditioners installed



LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
TASK II: Review of Sr. No. 317 to 632 of the Heritage Regulations

335	JAGDISH TEMPLE	
8.3	Electricity	BEST
8.4	Water Supply	BMC
8.5	Drainage (Plumbing and sanitation)	All service lines running along the rear side
8.6	Fire Precaution	None
8.7	Other (HVAC/BMC/Security Systems)	None
9.0		CONDITION
9.1	Plinth	Layers of stone coming off from the plinth; dry moss on plinth; breakage of stones at some parts
9.2	Walls	Dry moss on all facades; cracks at joints of column and wall; cracks in beams on the second floor; cracks on walls
9.3	Floor	No damage observed in the Cudappa and marble floor; floor of the second floor damaged due to wear and tear
9.4	Stairs	Stair moving away from the wall; breakage of treads and risers; treads and risers moving away; broken hand rails
9.5	Openings	Breakage of glass panels; damage of timber panels
9.6	Roofing	Wooden members have dry rot; rafters broken
9.7	Articulation & Finishes	Discoloration due to pollution; some portions are broken
9.8	Services	Water pipes going through the interior is broken; other service pipes are broken and there is leakage of pipes
9.9	Outbuildings	No outbuildings
9.10	Overall Condition	Poor
10.0		TRANSFORMATION
10.1	Form	The glass panels of windows replaced by new materials; entrance arches hidden by hoardings; windows covered by grills; air conditioners installed in windows
10.2	Structure	Steel sections inserted into beams to strengthen the beams
10.3	Articulation & Finishes	No much transformation in articulation and finishes
11.0		DP REMARKS/PERCEIVED THREATS
		None
12.0		ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION

335 JAGDISH TEMPLE



LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
TASK II: Review of Sr. No. 317 to 632 of the Heritage Regulations

336 a DINA BUILDING		
	Common Ref no:2005/GII/336a	
	Card No.	20a
	Ward (Part)	C Ward
	CS No.	1/431, 2/431
	Plot Area	513.3 sq.mts
	B U Area	NA
	Date	6 th May 05
	Record by	Anand Achari & Kasturi Khanolkar
	Review by	Aishwarya Tipnis
	Int	AA Ext KK
	Photo Ref 336a-a to 336a-be	
		
1.0		DENOMINATION
1.1	Name of Premises	Dina Building
1.2	Earlier Name	Dina Building
1.3	Built In	1940
2.0		ACCESS ROADS
2.1	Main	Maharishi Karve Road (Queens Road)
2.2	Subsidiary	Shamaldas Gandhi Marg (Sandurst Road) Chandanwadi Cross lane
3.0		OWNERSHIP PATTERN
3.1	Present	Dina Building Condominium Trust
3.2	Past	Dina Building Condominium Trust
3.3	Status	Trust
4.0		USE
4.1	Present	Commercial on the ground floor, part commercial part residential on the first floor, residential on the second, three and fourth floor.
4.2	Past	Commercial on the ground floor, residential on the upper floors.
4.3	Usage	Regular (Daily)
5.0		SIGNIFICANCE & VALUE CLASSIFICATION
5.1	Townscape (Natural/Manmade)	The linear plot located at the junction of Maharishi Karve Road and Shamaldas Gandhi Marg is aligned longitudinally along the north west - south east axis. A large Muslim burial ground is located behind the plot. The five storied linear building dominates the streetscape with its length and is in sync with the surrounding buildings.
5.2	Architectural Description	<p>Planning</p> <p>The building aligned longitudinally along the north west south east axis is accessed from Maharishi Karve Road. A narrow passage marked with a semicircular opening leads to the staircase. The units are arranged on either side of the staircase block. The rooms are arranged in linear fashion and accessed by a common passage which abuts the rear external wall of the building. The façade of the building is interspersed with continuous linear balconies on the upper floor covered with lean to timber roof with timber posts and decorative brackets. The building is covered with flat terrace slab and partly with pitched timber truss roof finished with Mangalore tiles.</p> <p>Stylistic Classification</p> <p>Built in the colonial vernacular style, the building is characterised by balconies running along the façade of the building, decorative timber</p>

336 a	DINA BUILDING	
		brackets and fascia board. The yellow basalt stone façade is interspersed shop fronts on the ground floor and projecting balconies on the upper floors. The chamfered corners of the building are accentuated by rectangular openings with decorative stone pilasters. The ground floor is flanked with decorative grey basalt stone pilasters.
5.3	Intrinsic	<p>Character Defining Elements</p> <p>External The yellow basalt stone façade is interspersed shop fronts on the ground floor and projecting balconies on the upper floors, chamfered corners of the building are accentuated by rectangular openings with decorative mouldings, timber balconies with decorative bargeboards</p> <p>Internal Decorative glazed ceramic tiles, Bharat tiles in the floors in the corridors and rooms.</p>
5.4	Value Classification	Existing Grade: Grade III Recommended Grade: Grade II B A(arc), B(per), B(des), G(grp)
6.0		TOPOGRAPHY
6.1	Floors	Ground + four upper
7.0		CONSTRUCTION
7.1	Plinth	Basalt coursed stone masonry accessed by Yellow basalt stone steps. The entire plinth around the structure in the front façade has decorative patterns.
7.2	Walls	The walls are load bearing masonry walls internally, plastered and painted, while the external walls are made up of yellow basalt stone masonry.
7.3	Floor	The floor is made of reinforced cement concrete with steel sections.
7.4	Stairs	The staircase is of reinforced cement concrete with brick masonry parapet wall timber newel post and metal hand guard.
7.5	Openings	The openings are rectangular with glazed timber shutters for windows and doors have timber-paneled shutters. The windows have stucco pilaster motifs around and a small RCC chajja.
7.6	Roofing	The roof is reinforced concrete flat terrace slab finished with random china mosaic.
7.7	Articulation	The window openings on the corner have decorative stone motifs. The basalt stone motifs on the plinth adorn the ground floor. Decorative timber fascia board on the timber lean to roof over the balconies. The carved wooden railings in the balconies. Timber newel post.
7.8	Finishes	<p>Walls Externally, the front façade of the building has yellow basalt stone masonry on the ground floor. The upper floors have yellow basalt stone coursed masonry. Internally, the walls are of load bearing brick masonry.</p> <p>Flooring The floor is finished with decorative ceramic tiles in the passage are. Internally, the rooms have varied floor finishes.</p> <p>Staircases The staircase is finished with black and brown granite in patterns. A steel bar projecting from the wall forms the railing on both the sides.</p>

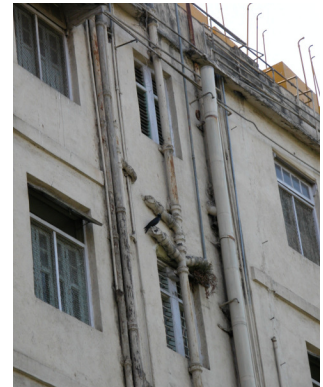
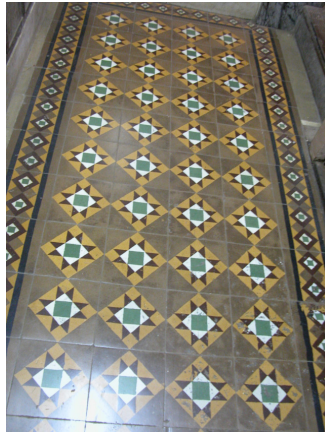
LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
TASK II: Review of Sr. No. 317 to 632 of the Heritage Regulations



336 a	DINA BUILDING	
7.9	Interiors(Movable & Immovable)	The rooms, passages and balconies have Italian tiles manufactured by Bharat Tiles and Marbles Ltd.
7.10	Compound/Fence/Gate	The building abuts the pavement on three sides and the rear abuts the high boundary wall of the Muslim burial ground.
7.11	Curtilege/ Unbuilt space/out buildings/landscape	None
8.0		SERVICES & UTILITIES
8.1	Lighting	The doors and windows have glazed ventilators. The rooms derive light from the openings on the external walls.
8.2	Ventilation	The rooms are well ventilated.
8.3	Electricity	BEST, Conduit Wiring
8.4	Water Supply	Municipal Water Supply
8.5	Drainage (Plumbing and sanitation)	The plumbing and drainage pipes run along the rear façade of the building. Rain water pipes run along the rear and the façade of the building.
8.6	Fire Precaution	No fire precaution system has been installed in the building.
8.7	Other (HVAC/BMC/Security Systems)	A few ventilators over the doors and windows have been blocked to accommodate AC units.
9.0		CONDITION
9.1	Plinth	At some places damp patches due to discontinued drainage pipes.
9.2	Walls	The stone façade, the pointing has been redone in thick cement plaster. The pointing has been done very poorly.
9.3	Floor	The floor is structurally sound.
9.4	Stairs	The staircase does not show signs of intervention.
9.5	Openings	Some ventilators over the doors have been blocked to accommodate the AC units. The open balconies have been encroached with aluminium sliding windows at some places.
9.6	Roofing	The roof does not show any structural defects. Water seepage leading to paint flaking is observed in the timber chajjas of the balconies.
9.7	Articulation & Finishes	The wooden railings in the balconies are losing its articulation. Plant growth is seen.
9.8	Services	Wet patches and drip lines are observed due to water seepage from the pipes.
9.9	Outbuildings	None
9.10	Overall Condition	Good Maintenance Level: Regular
10.0		TRANSFORMATION
10.1	Form	No form transformation.
10.2	Structure	No structural transformation.
10.3	Articulation & Finishes	No major transformation.
11.0		DP REMARKS/PERCEIVED THREATS None
12.0		ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION
12.1	Historical Background	Rustom Dhanjishaw Sidhwa, owner of Bharat Tiles and Marbles Ltd. built the building for his wife Dinbai Sidhwa.

336 a DINA BUILDING



336 a DINA BUILDING



336b CEMETERY	
	Common Ref no: 2005/GII/336b Card No. 20B Ward (Part) C Ward CS No. 1/475,476,433,432,525 Plot Area 20523 sq.mts B U Area NA Date 6 th May 05 Record by Anand Achari & Kasturi Khanolkar Review by Aishwarya Tipnis Int KK Ext AA Photo Ref 336(b)a – 336(b)ah
	
1.0	DENOMINATION
1.1	Name of Premises Cemetery
1.2	Earlier Name Cemetery
1.3	Built In Dates from the late 18 th century
2.0	ACCESS ROADS
2.1	Main Maharishi Karve Road (Queens Road)
2.2	Subsidiary Sonapur Cross lane
3.0	OWNERSHIP PATTERN
3.1	Present Jagannath Shankerseth Hindu Crematorium Trust, Jama Masjid of Bombay Trust, Dawoodi Borah Burial Ground, Kacchi Memon Burial Ground Trust
3.2	Past Jagannath Shankerseth Hindu Crematorium Trust, Jama Masjid of Bombay Trust, Dawoodi Borah Burial Ground, Kacchi Memon Burial Ground Trust
3.3	Status Trust
4.0	USE
4.1	Present Crematorium and burial grounds belonging to the Hindu, Sunni Muslims, Dawoodi Borahs, Christian, Kacchi Memon
4.2	Past Crematorium and burial grounds belonging to the Hindu, Sunni Muslims, Dawoodi Borahs, Christian Kacchi Memon
4.3	Usage Regularly
5.0	SIGNIFICANCE & VALUE CLASSIFICATION
5.1	Townscape(Natural/Manmade) The plot stretching from Shamaldas Gandhi road to SK Patil Udyan and abutting Maharishi Karve Marg, accommodates the cemetery and burial grounds belonging to the Hindu, Suni Muslims and Dawoodi Borah, Kacchi Memon community of Mumbai. Located in the close vicinity of these grounds, is an Old European cemetery.
5.2	Architectural Description Planning The plot of the Hindu crematorium abuts Maharishi Karve Road to the west, Shamaldas Gandhi Road to the east, and Sunni Muslim burial ground to the north. With its main access from Maharishi Karve Road, the plot accommodates two small plots for burying children located to the north and south, while the burning of the pyre takes place in the centre. A Shiva temple along with room, another for storing the ashes, a big water tank and toilets on the southern side along with the wood store to the east and a library on the west side. A narrow winding lane with access from Hindu crematorium passes through the Sunni Muslim burial ground and leads to a dargah.

336b	CEMETERY	
		<p>The Sunni Muslim burial ground abuts Maharishi Karve Road and Borah burial ground on the west, the Hindu cremation ground on the south, and to the north is located the Kacchi Menon burial ground. The Borah cemetery abuts Maharishi Karve Road and S. K. Patil Udyan to the west, the Sunni Muslim burial ground to the south, and an old European cemetery to the north.</p> <p>Stylistic Classification The Hindu crematorium displays vernacular style of architecture, with its Shiva temple and a two storied office building.</p>
5.3	Intrinsic	<p>Character Defining Elements External Marble tombs and epitaphs on the graves. The Borah cemetery has mausoleums built Internal Semi-circular openings with fanlights, timber trussed roof, decorative columns</p>
5.4	Value Classification	<p>Existing Grade: Grade II B Recommended Grade: Grade II B A(arc), A(his), A(cul), D(bio), E, C(seh)</p>
6.0		TOPOGRAPHY
6.1	Floors	In the cemetery there are some ground and some ground + one upper storied structures.
7.0		CONSTRUCTION
7.1	Plinth	Not applicable
7.2	Walls	Not applicable
7.3	Floor	Not applicable
7.4	Stairs	Not applicable
7.5	Openings	Not applicable
7.6	Roofing	Not applicable
7.7	Articulation	Not applicable
7.8	Finishes	<p>Walls Not applicable Flooring Not applicable Staircases Not applicable</p>
7.9	Interiors(Movable & Immovable)	Not applicable
7.10	Compound/Fence/Gate	Very high, random rubble stone masonry wall, painted in some sections facing the road. The portion of the wall of the Hindu Crematorium near the gate is marble clad.
7.11	Curtilege/ Unbuilt space/out buildings/landscape	The burial grounds have large open spaces with wild growths and trees with umbrella foliage. Wells are also located in some parts of the grounds.
8.0		SERVICES & UTILITIES
8.1	Lighting	Not applicable
8.2	Ventilation	Not applicable
8.3	Electricity	BEST
8.4	Water Supply	Municipal Water Supply
8.5	Drainage (Plumbing and sanitation)	Not applicable
8.6	Fire Precaution	Not applicable
8.7	Other (HVAC/BMC/Security Systems)	Security guards appointed by the respective trusts present at the sites.

LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
TASK II: Review of Sr. No. 317 to 632 of the Heritage Regulations

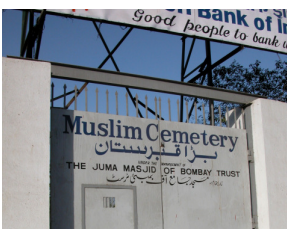
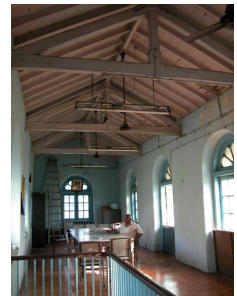
336b	CEMETERY							
9.0		CONDITION						
9.1	Plinth	Not applicable						
9.2	Walls	Not applicable						
9.3	Floor	Not applicable						
9.4	Stairs	Not applicable						
9.5	Openings	Not applicable						
9.6	Roofing	Not applicable						
9.7	Articulation & Finishes	Not applicable						
9.8	Services	Not applicable						
9.9	Outbuildings	Not applicable						
9.10	Overall Condition	Good Maintenance Level :Regular						
10.0		TRANSFORMATION						
10.1	Form	No transformation seen in the form.						
10.2	Structure	No transformation seen in the structure						
10.3	Articulation & Finishes	No transformation seen in the articulation and finishes						
11.0		DP REMARKS/PERCEIVED THREATS						
		<p>The Heritage Regulations list in 1995 has listed the crematorium grounds as Muslim. However, the presence of Hindu, Sunni Muslim, Borah Muslims, Kachi Memons burial grounds, and the Christian burial grounds has been marked in the Development plan.</p> <p>The plot behind Dina building condominium has been reserved as RG. This plot houses three mausoleums, graves along with staff quarters and a dargah.</p>						
12.0		ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION						
12.1	Historical Background	<p>The historic area of Sonapur, which extended to almost opposite the present Marine Lines Station, separated Cavel from the main Girgaum Road. Sonapur, the land of the Dead, comprised a Hindu cremation ground and Muslim and Christian burial grounds. The English, who had earlier buried their dead at Mendham’s Point near Apollo Gate, began to use the Sonapur grounds in 1763. In the early 19th Century, this cemetery was termed as “Padres Burrows”godown’ – Burrows being the then garrison chaplain.¹</p> <p>The land on Queen’s Road and Walkeshwar belong to Jagannath Shankersett, which is used by Hindus for burning of the dead and burying of the children. The plot abutted the sea shore until a stone wall was constructed in 1847, which was reconstructed in 1872 after it was washed away. A bill was passed by Tristam Committee to shift the burial ground to Sewri on account of being injurious to the health of British inhabitants. However, it was withdrawn after strong protests by Jagannath Shankersett.</p> <table><tr><td>Cemetry ground</td><td>4550 sq.m</td></tr><tr><td>Shankersett Dharmshala</td><td>501.75 sq.m</td></tr><tr><td>Wood Store place</td><td>306.75 sq.m .²</td></tr></table>	Cemetry ground	4550 sq.m	Shankersett Dharmshala	501.75 sq.m	Wood Store place	306.75 sq.m . ²
Cemetry ground	4550 sq.m							
Shankersett Dharmshala	501.75 sq.m							
Wood Store place	306.75 sq.m . ²							


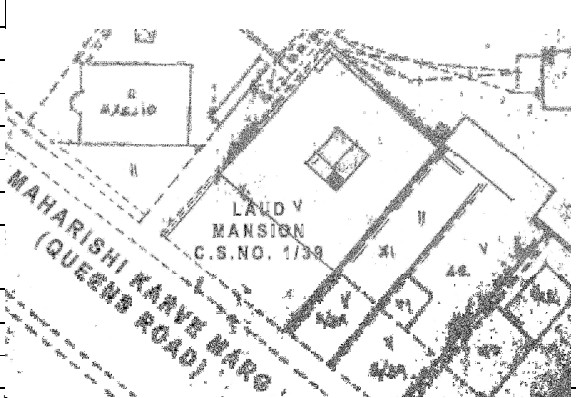
¹ Sharada Dwivedi and Rahul Mehrotra **"Bombay: The Cities Within"** India Book House 1995.

² Trustees of Jagannath Shankersett Trust

LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
TASK II: Review of Sr. No. 317 to 632 of the Heritage Regulations

336b CEMETERY



337 LAUD MANSION	
	Common Ref no:2005/GII/337 Card No. 21 Ward (Part) D Ward (Part IV) CS No. 1/39 Plot Area 234.11 sq.mts B U Area NA Date 6 th May 05 Record by Anand Achari & Kasturi Khanolkar Review by Aishwarya Tipnis Int AA Ext KK Photo Ref 337a – 337br
	
1.0	DENOMINATION
1.1	Name of Premises Laud Mansion
1.2	Earlier Name Laud Mansion
1.3	Built In 1924
2.0	ACCESS ROADS
2.1	Main Maharishi Karve Marg (Queens Road)
2.2	Subsidiary Bhalarao Marg
3.0	OWNERSHIP PATTERN
3.1	Present Rustom Nusserwanji Cooper
3.2	Past Private
3.3	Status Tenanted
4.0	USE
4.1	Present Commercial & Residential, nursing home on top floor
4.2	Past Commercial and Residential on all floors
4.3	Usage Daily.
5.0	SIGNIFICANCE & VALUE CLASSIFICATION
5.1	Townscape(Natural/Manmade) The rectangular plot abuts Netaji Subhashchandra Bose Marg on the west, the Saifee Hospital building on the north, burial ground on the east and Harishankar Lodge on the south. Located opposite Charni Road Station, a foot bridge runs across the length of the building.
5.2	Architectural Description Planning The five storied building is accommodated in a rectangular plot with its main entrance from Maharishi Karve Marg. A narrow passage leads to the centrally located lift block, on either sides of which are passages leading to the dwelling units. A dog legged timber staircase with a large open well leads to the upper floors. An open cage lift is operated in the staircase well. The passages on the first floor view the open to sky chowks on either side of the staircase block. The structure is covered with pitched roof finished with Mangalore tiles. Stylistic Classification Built in the Edwardian Neo-Classical Style, the building is characterised by the use of triangular and segmental arched pediments with dentals. The five storied building has a symmetrical façade of yellow basalt stone masonry interspersed with rectangular openings. Balconies project out on the second and fourth floor and are supported by decorative stone brackets. Stone

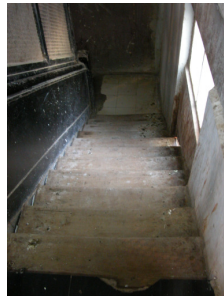
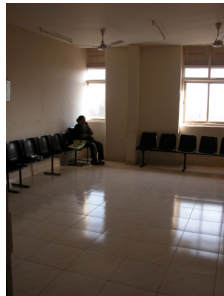
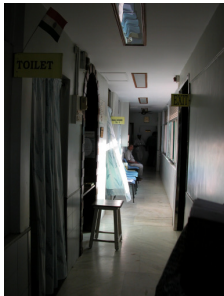
337	LAUD MANSION	
		pilasters flank the windows on the first floor. The façade on the extreme sides terminates into a parapet wall at the roof level.
5.3	Intrinsic	<p>Character Defining Elements</p> <p>External Neo classical pediments and segmental arched pediments with dentals, projecting balconies supported by decorative stone brackets, Neo classical floral motifs and keystones, decorative limestone architraves accentuating windows, decorative stucco pilasters on either end of the front façade above the segmental arched pediments, Italianate balusters, segmental arched openings with keystones, decorative cornice bands with dentals,</p> <p>Internal Shahabad flooring, hipped timber roof supported on timber trusses finished with Mangalore tiles,</p>
5.4	Value Classification	<p>Existing Grade: Grade III A(arc), B(per), B(des), G(grp)</p> <p>Recommended Grade: Grade III</p>
6.0		TOPOGRAPHY
6.1	Floors	Ground + four upper
7.0		CONSTRUCTION
7.1	Plinth	Grey coursed basalt stone masonry plinth accessed by flight of steps.
7.2	Walls	The partly timber framed partly RCC frame building has load bearing brick masonry walls externally with a stone masonry façade. The walls internally are brick masonry walls. The external timber posts have been replaced with steel stanchions.
7.3	Floor	The floor is timber floor with timber boarding. Internally at many places the floor is consolidated with steel sections.
7.4	Stairs	C shaped timber staircase with a large open well which houses the open cage lift.
7.5	Openings	The openings are rectangular with glazed shutters and ventilators. The doors are partly paneled partly glazed. The main entrance of the structure has stucco pilaster around it with the inscription of the year of construction and has a steel gate.
7.6	Roofing	The roof is hipped timber truss roof with timber boarding and finished with Mangalore tile.
7.7	Articulation	Stone façade with neo classical triangular and segmental arched pediment with dentals, decorative stone brackets supporting the balconies and stucco motifs and pilasters, stucco cornice with dentals
7.8	Finishes	<p>Walls Front façade of the building is of yellow basalt stone masonry with painted external façade walls. The internal walls are plastered and painted. The units on all the floors have varied wall finishes.</p> <p>Flooring Polished Shahbad stone tiles with decorative patterns, coloured cement tiles seen in the unaltered parts of the building. Internally the units have varied floor finishes.</p> <p>Staircases The staircase has timber treads and risers with an imposing newel post hidden behind the lift cage. The mid landing of the staircase is finished cement tiles at many places.</p>

337	LAUD MANSION	
7.9	Interiors (Movable & Immovable)	The interiors have transformed radically from the original.
7.10	Compound/Fence/Gate	As the structure abuts the street it does not have a compound wall.
7.11	Curtilege/ Unbuilt space/out buildings/landscape	A narrow space between Laud Mansion and Harishankar Lodge.
8.0		SERVICES & UTILITIES
8.1	Lighting	The rooms derive light from the inner chowks and the openings on the external walls.
8.2	Ventilation	The rooms are well ventilated as the verandahs open in the inner chowks and the openings on the external wall. The doors and windows are provided with ventilators.
8.3	Electricity	BEST, Conduit wiring
8.4	Water Supply	Municipal Water Supply. Water tanks located in the rear chowk.
8.5	Drainage (Plumbing and sanitation)	The plumbing and drainage lines run down along all the façade of the building except the front. The rainwater pipes run down along the front façade of the building.
8.6	Fire Precaution	No fire precaution system has been installed in the building.
8.7	Other (HVAC/BMC/Security Systems)	Security guard at the gate. A few openings have been blocked to accommodate AC units.
9.0		CONDITION
9.1	Plinth	The plinth does not show any signs of structural distress.
9.2	Walls	The front façade of the building has been cleaned and restored about 3 years ago. Internally the walls of the passage and lobby need immediate maintenance.
9.3	Floor	The timber floor members have been consolidated with steel member at a few places in the passages. The timber posts have been replaced with steel stanchions.
9.4	Stairs	The treads and risers at most places have worn out, loosened and broken. The midlanding too needs repairs. The lift cage needs repairs immediately, as can cause accident.
9.5	Openings	The openings on the external façade have undergone minor intervention like blocking of windows to accommodate AC units, while the openings overlooking the chowk are neglected.
9.6	Roofing	The roof does not show any structural distress. False ceiling has been added at many places.
9.7	Articulation & Finishes	The articulation is not altered or transformed. The finishes in the units have been altered drastically.
9.8	Services	The services are in need of upgradation, the electrical wiring below the staircase is in a haphazard manner and could be a fire hazard.
9.9	Outbuildings	None
9.10	Overall Condition	Fair Maintenance Level: Regular
10.0		TRANSFORMATION
10.1	Form	No form transformation has taken place.
10.2	Structure	The timber posts and floor member have been replaced with steel stanchions and steel members.
10.3	Articulation & Finishes	Minor transformation has taken place.
11.0		DP REMARKS/PERCEIVED THREATS
		None

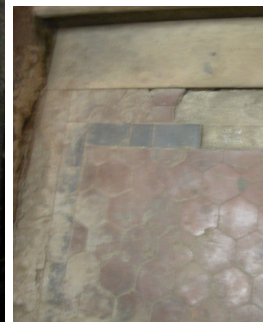
LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
TASK II: Review of Sr. No. 317 to 632 of the Heritage Regulations

337	LAUD MANSION	ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION
12.0		Contrary to the remarks in the Heritage Conservation Regulations Report of Designated Officer Vol 1, that the building reflects no heritage value and is privately owned and tenanted, the building reflects great architectural value as elaborated in the description and in the supporting photographs.


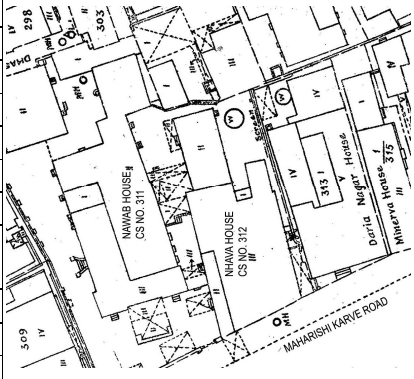
337 LAUD MANSION



337 LAUD MANSION



LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
TASK II: Review of Sr.No. 317 to 632 of the Heritage Regulations

338		NHAVA HOUSE	
		Common Ref no:2005/GII/338	
		Card No. 21	
		Ward (Part) C Ward	
		CS No. 311, 312	
		Plot Area 2201.87 sq.mts	
		B U Area NA	
		Date 6 th May 05	
		Record by Anand Achari & Kasturi Khanolkar	
Review by Sheetal Gandhi			
Int AA Ext KK			
Photo Ref 338a – 338bp			
			
1.0		DENOMINATION	
1.1	Name of Premises	Nhava House	
1.2	Earlier Name	Nhava House	
1.3	Built In	Approximately 1920's	
2.0		ACCESS ROADS	
2.1	Main	Maharishi Karve Road (Queens Road)	
2.2	Subsidiary	None	
3.0		OWNERSHIP PATTERN	
3.1	Present	Mohd Yusuf Ismail Trust	
3.2	Past	Mohd Yusuf Ismail Trust	
3.3	Status	Trust	
4.0		USE	
4.1	Present	Commercial on the ground and first floor, residential on the second floor	
4.2	Past	Same	
4.3	Usage	Daily	
5.0		SIGNIFICANCE & VALUE CLASSIFICATION	
5.1	Townscape(Natural/Manmade)	The irregular shaped plot abuts Maharishi Karve Road to the west, Dariya Nagar House to the south, Dhaswadi lane to the east. The plot with its main access from Maharishi Karve Road accommodates the three storied Nawab House and Nhava House along with the servants quarters located at the rear of the plot. Nhava House abuts Maharishi Karve Road while a large front open landscaped space affronts Nawab House.	
5.2	Architectural Description	Planning The three storied Nhava House located in the south east corner of the plot abuts Maharishi Karve Road and is aligned longitudinally along the east west axis. The ground floor of the building has a separate entrance and a passage marked by a timber porch projecting on to the footpath, leads to the timber staircase located at the north west of the building, which continues only till the first floor. There's another staircase at the end which further leads to the upper floors. The units on the upper floor are rented out. The second floor is utilised as residence. The building is covered partly with hip end timber truss roof and partly with flat terrace slab. The Nawab house is a three storied building aligned longitudinally along the east west axis and located to the west of the plot. A timber staircase located	

338	NHAVA HOUSE	
		<p>in the north west side of the structure leads to the upper floors. Accessed via a colonnaded porch, the ground floor accommodates a living room, dining hall, kitchen and bedroom. On the first floor, a terrace connects the rooms located at the rear end to the rooms in the front. On the upper floors, the rooms are arranged longitudinally and topped by domes on either side. Nhava House and Nawab House are connected via a passage on the third floor which was added later, while Nhava House and Dariya Nagar House are connected by flight of steps on the second floor.</p> <p>The two storied servant's quarters are located at the rear of the plot and abut the boundary wall on three sides, forming an open to sky inner chowk.</p> <p>Stylistic Classification</p> <p>The three storied Nhava House has a symmetrical façade with two bays of rectangular openings topped with pediments. The building exhibits vernacular character with elements like coloured glass ventilators in the corridors, glazed ceramic tiled dado in the passages.</p> <p>The Nawab house has colonnaded porch and domes with lanterns on top.</p>
5.3	Intrinsic	<p>Character Defining Elements</p> <p>External</p> <p>Yellow basalt stone façade interspersed with rectangular openings topped with pediments, stain glass ventilators in the corridors of the Nhava House. Ionic columns supporting the porch, domes with lanterns of the Nawab House.</p> <p>Internal</p> <p>Glazed ceramic tiled dado, Minton tile flooring, china mosaic flooring in the terrace in anchor design. Decorative timber newel post with the anchor engraved. Timber fretwork in the roof truss, Articulated POP false ceiling in the colonnaded porch of Nawab house.</p>
5.4	Value Classification	<p>Existing Grade: Grade III Recommended Grade: Grade III</p> <p>A(arc), B(per), B(des), G(grp)</p>
6.0		TOPOGRAPHY
6.1	Floors	<p>Ground + two upper (Nhava House)</p> <p>Ground + two upper (Nawab House)</p> <p>Ground + one upper (servants quarters)</p>
7.0		CONSTRUCTION
7.1	Plinth	Grey basalt stone plinth with grey basalt stone steps.
7.2	Walls	Load bearing brick masonry structure.
7.3	Floor	The floor is made of timber floor.
7.4	Stairs	Dog leg timber staircase with timber treads risers and newel post.
7.5	Openings	Rectangular openings with glazed ventilators and glazed window shutter. The doors have timber paneled shutters. The door and windows are emphasised by the pediments on top.
7.6	Roofing	The Nhava house building is partly covered with hip end timber truss roof and partly with terrace slab. The Nawab house has hipped roof and topped by two domes on either side. Decorative timber panel with floral pattern.
7.7	Articulation	The columns have stucco capitals. The facade of Nhava house has stone masonry. Stain glass ventilators. Pediments on the window and the entrance way. Carving of anchor on Newel post and the baluster detail.
7.8	Finishes	<p>Walls</p> <p>Externally the walls are made up of coursed yellow basalt stone masonry.</p>

338	NHAVA HOUSE	
		<p>Internally, the walls are oil painted above the dado in the passage and rooms.</p> <p>Flooring The floor of the passage is finished with decorative ceramic tile, Minton tiles in the units on the first and second floor, China mosaic laid in the terrace in decorative floral patterns.</p> <p>Staircases Dog legged timber staircase with timber treads and risers, handrails, The flight in Nhava House is covered with carpet. The newel post in Nhava House is modest, while the Nawab House has a decorative timber newel post with the anchor mark engraved.</p>
7.9	Interiors(Movable & Immovable)	Chinese vases and pots, old clocks, etc.
7.10	Compound/Fence/Gate	The building has a high brick masonry compound wall with cement jalis and the entrance gate at the south east corner of the plot.
7.11	Curtilege/ Unbuilt space/out buildings/landscape	Servant's quarters at the rear of the plot. A well is located in the north east corner of the plot.
8.0		SERVICES & UTILITIES
8.1	Lighting	The rooms are well lit and derive light from the openings in the external walls. The windows and doors have glazed ventilators.
8.2	Ventilation	The rooms are well ventilated with openings on the external wall.
8.3	Electricity	BEST
8.4	Water Supply	Municipal Water Supply
8.5	Drainage (Plumbing and sanitation)	A two storied toilet block is connected to the Nhava House and located in the north east corner of the plot. The drainage pipes run long the south façade of the toilet block.
8.6	Fire Precaution	No fire precaution system has been installed in the building.
8.7	Other (HVAC/BMC/Security Systems)	Security guard at the gate. Some windows have been blocked to accommodate Ac units.
9.0		CONDITION
9.1	Plinth	The plinth is structurally sound and no settlement seen.
9.2	Walls	At some places, chipped plaster patches and peeling paint are observed externally. Internally, the walls are painted regularly. Cracks are seen at few places in both the structure.
9.3	Floor	The porch of the Nawab House has been propped. Major cracks seen in the coloumn. The structural steel has been exposed.
9.4	Stairs	The staircase is structurally strong.
9.5	Openings	The openings are in operational condition. A few windows have been blocked to accommodate the AC units.
9.6	Roofing	Efflorescence seen in the concrete roof of the domes. Tarring has been done in the roof where there were leakages.
9.7	Articulation & Finishes	The capitals of the columns in Nawab house show cracks.
9.8	Services	The west façade of the Nawab House show ad hoc connections of water supply and drainage pipes.
9.9	Outbuildings	The out buildings do not show signs of intervention.
9.10	Overall Condition	Fair. Maintenance Level: Regular
10.0		TRANSFORMATION
10.1	Form	No major transformation in form has taken place. The open terrace on the second floor has been covered with asbestos sheet roofing.
10.2	Structure	No structural transformation.
10.3	Articulation & Finishes	No major transformation has taken place.

LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
TASK II: Review of Sr.No. 317 to 632 of the Heritage Regulations


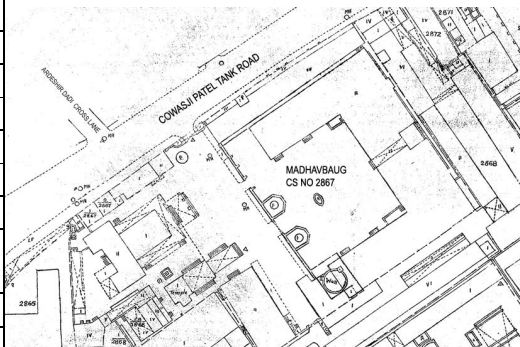
338	NHAVA HOUSE	
11.0		DP REMARKS/PERCEIVED THREATS
		Urgent need of restoration of the Nawab House
12.0		ADDITIONAL NOTES / REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION
12.1	Historical Background	Nhava House was the residence and office of Sir Mohammad Yusuf, while Nawab House was used as ball rooms and dinning areas. ¹

¹ Trustees of Sir Mohammad Ismail Yusuf Trust

338 NHAHA HOUSE



LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
TASK II: Review of Sr. No. 317 to 632 of the Heritage Regulations

339 MADHAV BAUG COMPLEX			
	Common Ref no: 2005/GII/339		
	Card No. 23		
	Ward (Part) C Ward		
	CS No. 2867		
	Plot Area 5770.95 sq.mts		
	B U Area NA		
	Date 16 th May 05		
	Record by Anand Achari & Kasturi Khanolkar		
	Review by Aishwarya Tipnis		
Int AA Ext KK			
1.0	Photo Ref 339a – 339ax	DENOMINATION	
1.1	Name of Premises	Madhav Baug Complex (South)	
1.2	Earlier Name	Madhav Baug Complex (South)	
1.3	Built In	1874 Extension Date: 1995 - Lift block	
2.0		ACCESS ROADS	
2.1	Main	Cowasji Patel Tank Road (C.P. Tank Road)	
2.2	Subsidiary	Panjrapol Road	
3.0		OWNERSHIP PATTERN	
3.1	Present	Laxmi Narayan Temple and Madhavbaug Trust	
3.2	Past	Laxmi Narayan Temple and Madhavbaug Trust	
3.3	Status	Trust	
4.0		USE	
4.1	Present	Religious and Commercial	
4.2	Past	Religious and Commercial	
4.3	Usage	Regular(Daily)	
5.0		SIGNIFICANCE & VALUE CLASSIFICATION	
5.1	Townscape(Natural/Manmade)	Built on a rectangular plot abutting C.P. Tank Road in the busy Bhuleshwar area, the Madhav Baug Complex accommodates the “C” shaped two storied Madhav Baug block. Also the Laxmi Narayan temple, Geeta Pathshala with other ancillary structures is accommodated in the plot. The shop front on CP Tank Road form the plot boundary on the entrance. The complex is in sync with the built fabric of Bhuleshwar area.	
5.2	Architectural Description	Planning The plot is accessed from the ornate entrance doorway located to the north of the plot. The “C” shaped two storied Madhav Baug, located to the east of the plot overlooks a large open space. A low height wall with decorative cast iron railing defines the Madhav Baug boundary. Two ornate chattris with marble bust of the founders are housed on either side of the gate. The two storied lime masonry structure, symmetrical in plan, has a large open stilted halls on the ground floor defined by semicircular arched openings. The kitchen and the toilet block are located on the ground floor towards the east. The halls on the first floor are accessible from the dog legged timber staircases located on the side blocks of the structure. Projecting balconies with Porbunder stone balustrade are supported on decorative brackets with floral patterns on it. The northern wing of the building is utilised as a library, while the southern wing is used to preach discourses of Pandurang Shastri Athwale since 1926. The entire building is covered by hip end timber truss	

339	MADHAV BAUG COMPLEX	
		<p>roof finished with Mangalore tiles, while the kitchen and the toilet area are covered with GI sheets over king post timber truss members. The roof line on the façade is defined by decorative Porbunder stone balusters.</p> <p>Stylistic Classification The symmetrical façade displays Neo-Classical elements like the openings with pediments. The façade is interspersed with semicircular arched openings on the ground floor and rectangular openings with pediments on the first floor. Pilasters and vertical flutes with Corinthian capitals flank the openings with pediment on the first floor. The circular pilasters rest on decorative stone brackets with floral pattern. The most striking element is the pediment on the central wing. The pediment holds a relief of Goddess Laxmi, the Hindu goddess of wealth, surrounded by elephants, lotuses and other motifs of prosperity.</p>
5.3	Intrinsic	<p>Character Defining Elements External Elements like pedimented openings, semicircular arched openings on the ground floor and rectangular openings on the first floor interspersed with alternate stucco pilaster circular in form and with vertical flutes with Corinthian capitals. The circular pilasters rest on decorative stone brackets with floral pattern. Projecting balconies with Porbunder balustrade are supported on decorative stucco brackets in floral design.</p> <p>Internal The glass panels of the door and window shutters are artistically etched with the initials "MB".</p>
5.4	Value Classification	<p>Existing Grade: Grade III Recommended Grade: Grade II B A(arc), A(his), A(cul), B(per), B(des), C(seh), D(bio), E, G(grp)</p>
6.0		TOPOGRAPHY
6.1	Floors	Ground + one upper
7.0		CONSTRUCTION
7.1	Plinth	Grey basalt stone coursed masonry plinth.
7.2	Walls	The walls are of load bearing brick masonry, plastered and painted with cement paint.
7.3	Floor	The concrete floor ribbed with steel sections at some places. The beams are adorned with decorative bands in floral design. The floor on the stilted portion has decorative POP false ceiling.
7.4	Stairs	Four of dog legged timber staircases with timber newel post and one RCC staircase lead to the upper floor.
7.5	Openings	<p>Semicircular arches span the columns on the ground floor.</p> <p>While the first floor has rectangular openings with partly paneled partly glazed door and window shutters. The rectangular shutters have arched glazing with etching of the emblem of Madhav Baug "MB". The openings are topped with pediment.</p> <p>The main central arched opening has the cast iron railing with emblem of Madhav Baug "MB" on the center of the arch.</p>
7.6	Roofing	The entire building is covered by hip end timber truss roof finished with Mangalore tiles, while the kitchen and the toilet area are covered with GI sheets over king post timber truss members.

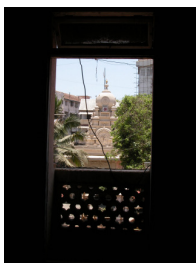
339	MADHAV BAUG COMPLEX	
7.7	Articulation	Alternate stucco pilaster circular in form and with vertical flutes on the first floor. Porbunder stone balusters in the balconies supported on stucco brackets and at the roof level. The emblem of Madhav Baug "MB" on the opening. The ceiling on the stilted
7.8	Finishes	<p>Walls The walls are plastered and painted with cement paint internally and externally.</p> <p>Flooring The ground floor of the entire building has rough basalt stone. The upper floor has chequered cement tiles.</p> <p>Staircases The dog legged timber staircase has timber treads and risers, with modest timber newel post and timber railings. The RCC staircase has been a later addition.</p>
7.9	Interiors(Movable & Immovable)	None
7.10	Compound/Fence/Gate	The Madhav Baug complex has to be entered through the Temple complex main gate with a huge wooden door with ornate stuccowork. The Madhav Baug has low height compound wall with cast iron railing on two piers.
7.11	Curtilege/ Unbuilt space/out buildings/landscape	The structure has large front open space.
8.0		SERVICES & UTILITIES
8.1	Lighting	The halls are fairly lit. It derives light from the front open chowk, while the rear areas derive light from the narrow open space between Madhav Baug and the four storied building.
8.2	Ventilation	The halls are well ventilated on both the floors.
8.3	Electricity	BEST
8.4	Water Supply	Municipal Water Supply
8.5	Drainage (Plumbing and sanitation)	A water tank has been installed on RCC structure in the open chowk between the kitchen and the toilet. The drainage pipes run along the east façade of the building. Ad hock connections of pipe lines running at the plinth level.
8.6	Fire Precaution	No fire precaution system has been installed in the building.
8.7	Other (HVAC/BMC/Security Systems)	Security guard at the gate.
9.0		CONDITION
9.1	Plinth	The plinth does not show any settlement. Wet patches, moss and ficus growth are observed due to the improper discontinuation of the rain water pipes.
9.2	Walls	The walls externally do not show signs of distress. Damp patches, flaking paint is seen in the first floor.
9.3	Floor	The floor is structurally sound. At a few places, the floor has been consolidated with steel sections.
9.4	Stairs	The treads and risers have worn and loosened due the usage. The balusters at some places are missing.
9.5	Openings	The glass panels of the door and window shutters are broken; the timber sections are rotten at most places in the central wing. The openings are regularly maintained in the northern and southern wings.

LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
TASK II: Review of Sr. No. 317 to 632 of the Heritage Regulations

339	MADHAV BAUG COMPLEX	
9.6	Roofing	The timber truss members, timber boarding is rotting at some places due to water seepage from the roof. The truss members have been consolidated with steel brackets.
9.7	Articulation & Finishes	No intervention observed.
9.8	Services	There is constant seepage of water from the tank in the open court near the kitchen.
9.9	Outbuildings	Two ornate chattris with marble bust of the founders are housed on either side of the gate are in a very poor state.
9.10	Overall Condition	
10.0		TRANSFORMATION
10.1	Form	Addition of a lift block in 1996, to the southern wing.
10.2	Structure	There is an addition of steel staircase externally from one of the projecting balcony to the terrace.
10.3	Articulation & Finishes	No major transformation seen.
11.0		DP REMARKS/PERCEIVED THREATS
12.0		ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION
12.1	Historical Background	<p>Originally known as Lalbaug, Madhav baug was erected by Narrottumdass and Vurjeevandass Madhavdass in the memory of their late father Madhavdass Ranchordass Sett belonging to the Kapole Hindu Community in AD 1874.</p> <p>(From the documents of the trust and the date is from the plaque at the entrance gate.)</p> <p>This place used to be the popular venues for meetings of the various political parties during 1920's and 1930's.</p> <p>In 1919, Mahatma Gandhi commenced the Non-Cooperation movement, which led to series of disturbances. 6th April 1919 was declared as Black Sunday and a series of procession and meetings were held at various places like Madhav Baug.¹</p>

¹ Sharada Dwivedi & Rahul Mehrota, "Bombay: the Cities Within", Eminence Designs, Mumbai 2001

339 MADHAV BAUG COMPLEX



340		GEETA PATHSHALA	
		Common Ref no: 2005/GII/340	
		Card No. 24	
		Ward (Part) C Ward	
		CS No. 1/2867, 2/2867, 1/2868, 1A/2868	
		Plot Area 5802.25 sq.mts	
		B U Area NA	
		Date 16 th May 05	
		Record by Anand Achari & Kasturi Khanolkar	
		Review by Aishwarya Tipnis	
Int AA Ext KK			
Photo Ref 340a – 340ac			
			
1.0		DENOMINATION	
1.1		Name of Premises	Geeta Pathshala
1.2		Earlier Name	Geeta Pathshala
1.3		Built In	1915
2.0		ACCESS ROADS	
2.1		Main	Cowasji Patel Tank Road (C.P. Tank Road)
2.2		Subsidiary	Panjabol Road
3.0		OWNERSHIP PATTERN	
3.1		Present	Laxmi Narayan Temple and Madhavbaug Trust
3.2		Past	Laxmi Narayan Temple and Madhavbaug Trust
3.3		Status	Trust
4.0		USE	
4.1		Present	Educational
4.2		Past	Educational
4.3		Usage	Occasional
5.0		SIGNIFICANCE & VALUE CLASSIFICATION	
5.1		Townscape(Natural/Manmade)	Built on a plot abutting C.P. Tank Road in the busy Bhuleshwar area, the Geeta Pathshala is accommodated in the Madhavbaug Complex. The Laxmi Narayan temple is located adjacent the Geeta Pathshala and other ancillary buildings in the plot. The shop front on C.P. Tank Road form the plot boundary on the entrance. The complex is in sync with the built fabric of Bhuleshwar area.
5.2		Architectural Description	<p>Planning</p> <p>The Geeta Pathshala is accommodated in the Madhavbaug temple complex at the south west corner of the plot. The two storied lime masonry structure is aligned longitudinally along south west and north east axis. The building with its high plinth has a single storied double height hall on the ground floor with open verandahs on three sides. A large porch on timber posts affronts the hall. The rear block is two storied building with a staircase block which serves as the temples store room.</p> <p>Stylistic Classification</p> <p>The Geeta Pathshala exhibits the colonial vernacular style of architecture, with its wide verandahs and timber porch. The symmetrical façade is interspersed with rectangular openings with keystone and horizontally grooved pilasters. The end blocks of the building project outwards and</p>

340	GEETA PATHSHALA	
		have semicircular arched openings on the ground floor. The two storied block and the hall are covered with hip end timber truss roof finished with Mangalore tiles. A part of the first floor with timber members projects on to the double height hall on the ground floor.
5.3	Intrinsic	<p>Character Defining Elements</p> <p>External The scale and style of the two storied building with the surrounding built form and fabric. The timber porch affronting the open verandahs of the hall with its hip end timber truss roof, decorative bargeboard, semi-circular and rectangular openings accentuated by stucco mouldings.</p> <p>Internal The walls have life size portraits of the founders, timber truss, shahbad and cuddapah flooring laid in a chequered pattern.</p>
5.4	Value Classification	Existing Grade: Grade III Recommended Grade: Grade III A(arc), A(cul), B(des), C(seh), G(grp)
6.0		TOPOGRAPHY
6.1	Floors	Ground (Front) Ground + one upper (Rear)
7.0		CONSTRUCTION
7.1	Plinth	Brick masonry plinth with grey basalt stone floor finish.
7.2	Walls	The walls are load bearing brick masonry, plastered and painted with cement paint.
7.3	Floor	Timber floor with timber boardings.
7.4	Stairs	Timber staircase with timber treads and risers and large timber newel post. The entrance of the structure has three sided steps with stone treads on it.
7.5	Openings	The openings are semicircular arched on the ground floor and rectangular on the first floor accentuated by stucco mouldings. Some doors are four shuttered sliding folding door with movable timber louvers, while some doors have two shuttered sliding folding doors with timber louvers. The windows openings have keystone and two timber paneled shutters.
7.6	Roofing	The roof is hip end timber truss roof with timber members and finished with Mangalore tiles. The roof over the hall is supported on slender hollow cast iron posts in the open verandah. The front porch also has a hip end roof supported over the cast iron posts.
7.7	Articulation	The slender cast iron posts. The timber fascia board with carved floral pattern. Continuous cornice of stucco runs at the base of the first floor.
7.8	Finishes	<p>Walls The walls are plastered and painted with cement paint. Internally, the walls have coloured cement mosaic tiled dado.</p> <p>Flooring The floor is finished with black cuddupah and shahbad tiles in chequered pattern in the passage area. Internally, the hall floor has coloured cement mosaic tiles.</p> <p>Staircases The timber staircase has timber treads and risers, with a decorative yet modest newel post.</p>
7.9	Interiors(Movable & Immovable)	The interiors are adorned with life size portraits of the founders and the trustees.

LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
TASK II: Review of Sr. No. 317 to 632 of the Heritage Regulations

340	GEETA PATHSHALA	
7.10	Compound/Fence/Gate	The ground storied shop fronts form the compound wall of the Madhavbaug complex. The high wall has two ornate entrance gateways, one arched entrance adorned with elephant heads on either sides, while the other is adorned with replicas of the Shikhara.
7.11	Curtilege/ Unbuilt space/out buildings/landscape	The two storied office building, the servant's quarters and the cow sheds form the curtilege buildings.
8.0		SERVICES & UTILITIES
8.1	Lighting	The structure is well lit and derives light from the openings on the external wall.
8.2	Ventilation	Well ventilated building with wide verandahs. Ventilators provided above the door and window openings.
8.3	Electricity	BEST
8.4	Water Supply	Municipal Water Supply
8.5	Drainage (Plumbing and sanitation)	The rain water pipes run along the rear façade of the building.
8.6	Fire Precaution	No fire precaution system has been installed in the building.
8.7	Other (HVAC/BMC/Security Systems)	Security guard at the gate.
9.0		CONDITION
9.1	Plinth	Rising damp is a problem pertinent in the building, paint flaking due to rising damp is visible in the verandah.
9.2	Walls	Rising damp and water seepage is visible in almost all walls.
9.3	Floor	The floor does not display any signs of intervention.
9.4	Stairs	The staircase is structurally sound.
9.5	Openings	The chajjas of some openings have broken. Some glass panels of the ventilators above the doors are broken and not replaced.
9.6	Roofing	Water seepage from the roof has resulted in the warping of the timber boardings
9.7	Articulation & Finishes	The finishes have been altered at some places.
9.8	Services	The services are regularly maintained.
9.9	Outbuildings	The out buildings well maintained.
9.10	Overall Condition	Fair Maintenance Level :Regular
10.0		TRANSFORMATION
10.1	Form	No change in the form of the structure.
10.2	Structure	No structural transformation seen.
10.3	Articulation & Finishes	The finishes have been altered at some places.
11.0		DP REMARKS/PERCEIVED THREATS
		None.
12.0		ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION

340 GEETA PATHSHALA



341 LAXMI NARAYAN TEMPLE			
	Common Ref no: 2005/GII/341		
	Card No. 25		
	Ward (Part) C Ward		
	CS No. 1/2867, 2/2867, 1/2868, 1A/2868		
	Plot Area 5802.25 sq.mts		
	B U Area NA		
	Date 16 th May 05		
	Record by Anand Achari & Kasturi Khanolkar		
	Review by Aishwarya Tipnis		
Int AA Ext KK			
Photo Ref 341a – 341ch			
			
1.0			DENOMINATION
1.1	Name of Premises		Laxmi Narayan Temple
1.2	Earlier Name		Laxmi Narayan Temple
1.3	Built In		1915
2.0			ACCESS ROADS
2.1	Main		Cowasji Patel Tank Road (C.P. Tank Road)
2.2	Subsidiary		Panjrapol Road
3.0			OWNERSHIP PATTERN
3.1	Present	Laxmi Narayan Temple and Madhavbaug Trust	
3.2	Past	Laxmi Narayan Temple and Madhavbaug Trust	
3.3	Status	Trust	
4.0		USE	
4.1	Present	Religious (Hindu Temple)	
4.2	Past	Religious (Hindu Temple)	
4.3	Usage	Regular (Daily)	
5.0		SIGNIFICANCE & VALUE CLASSIFICATION	
5.1	Townscape(Natural/Manmade)	Built on a plot abutting C.P. Tank Road in the busy Bhuleshwar area, the Laxmi Narayan Temple is located adjacent to the Geeta Pathshala. The shop front on C.P. Tank Road form the plot boundary on the entrance. The complex is in synchronous with the built fabric of Bhuleshwar area.	
5.2	Architectural Description	Planning The ground storied Laxmi Narayan temple, is located centrally in the complex. The structure is aligned longitudinally along the north east – south west axis. The high grey basalt stone plinth is accessed from three sides by flights of stone steps. The rectangular sabhamandap, defined by mutli-foliated arches resting on Porbunder stone columns, affronts the garbh griha. The columns have decorative stone base and capitals in floral designs. The garbhagriha has a circumambulatory path and is topped by an ornate stucco work Shikhara. The sabhamandap is covered with flat roof slab. A flight of RCC steps connects the servant's quarters to the garbh griha from the rear side. Stylistic Classification The Laxmi Narayan temple, displays the vernacular style of temple architecture. With the main entrance from the east, the stone masonry structure has a sabhamandap affronting the garbh griha.	

341	LAXMI NARAYAN TEMPLE	
5.3	Intrinsic	<p>Character Defining Elements</p> <p>External The multifoliated arches span the Porbunder stone columns with decorative base and capitals. Stucco medallions with floral patterns are interspersed with the arches on the colonnaded façade. The Shikhara of the temple has attractive carvings of the gods on the lower half of the spire. The pinnacle is in gold with a flag atop.</p> <p>Internal A small and intricately carved wooden doorway with a silver casing leads to the garbhagriha. The unique idols of Laxmi Narayan are placed on paved platforms.</p>
5.4	Value Classification	Existing Grade: Grade III Recommended Grade: Grade III A(arc), A(cul), B(per), B(des), G(grp)
6.0		TOPOGRAPHY
6.1	Floors	Ground
7.0		CONSTRUCTION
7.1	Plinth	High plinth with grey basalt stone coursed masonry accessed via flights of grey basalt stone steps on three sides of the sabha mandap. It has been plastered and the steps are clad with black granite stone.
7.2	Walls	The walls of the garbha griha are made up of load bearing brick masonry, plastered and painted with cement paint.
7.3	Floor	The concrete floor slab.
7.4	Stairs	Grey basalt stone steps at the plinth on three sides of the Garbh griha.
7.5	Openings	The window openings of the garbhagriha are rectangular and have decorative stuccowork. The multifoliated arches span the stone columns with decorative base and capitals.
7.6	Roofing	The roof is of concrete flat slab above the Sabha mandap.
7.7	Articulation	Porbunder stone columns with decorative capitals and stone base. Stuccowork carvings, medallions, etc,
7.8	Finishes	<p>Walls The walls are plastered and painted with cement paint.</p> <p>Flooring The floor is finished with marble stone slabs.</p> <p>Staircases Stone steps on three sides of the Sabha mandap clad with black granite stone.</p>
7.9	Interiors(Movable & Immovable)	A fountain located in front of the deity has a wooden covering. A small and intricately carved wooden doorway with a silver casing leads to the garbhagriha. The unique idols of Laxmi Narayan are placed on paved platforms.
7.10	Compound/Fence/Gate	The ground storied shop fronts form the compound wall of the complex. The high wall has two ornate entrance gateways. The main arched entrance has an arched wooden gate with wooden carvings on it. And also has elephant heads on either side of the entrance. The multi-foliated arch with intense articulation has a small sloping chajja supported with brackets. The other small gate on the right has two shikhars on top of it.
7.11	Curtilege/ Unbuilt space/out buildings/landscape	The Madhavbaug block, Geeta Pathshala, the two storied office building, the servant's quarters and the cow sheds form the curtilege buildings.


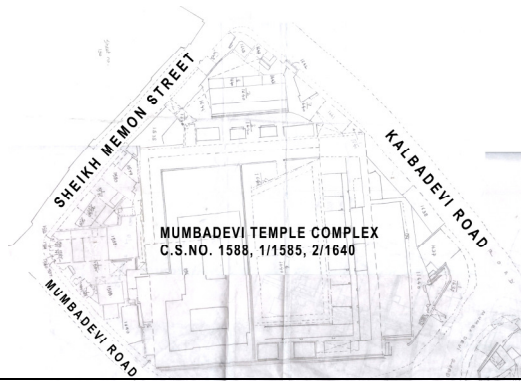
LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
TASK II: Review of Sr. No. 317 to 632 of the Heritage Regulations

341	LAXMI NARAYAN TEMPLE	
8.0		SERVICES & UTILITIES
8.1	Lighting	The structure is well lit and derives light from the arched openings of the sabhamandap. The garbhagriha is fairly lit and derives light from the windows.
8.2	Ventilation	Well ventilated structure with arched openings.
8.3	Electricity	BEST, Conduit Wiring
8.4	Water Supply	Municipal Water Supply
8.5	Drainage (Plumbing and sanitation)	The rain water pipes run along the rear façade of the building.
8.6	Fire Precaution	No fire precaution system has been installed in the building.
8.7	Other (HVAC/BMC/Security Systems)	Security guard at the gate.
9.0		CONDITION
9.1	Plinth	The plinth does not show any settlement. The stone masonry plinth is painted in crème colour.
9.2	Walls	The walls of the garbhagriha are plastered and painted. The walls do not show signs of structural distress.
9.3	Floor	The floor does not show signs of distress or intervention.
9.4	Stairs	The steps do not show signs of structural.
9.5	Openings	The openings are in operational condition and MS collapsible grills have been installed in the arched openings of the Sabhamandap.
9.6	Roofing	The roof is structurally sound. Asphaltting has been recently done.
9.7	Articulation & Finishes	The articulation does not show any intervention.
9.8	Services	The services are regularly maintained.
9.9	Outbuildings	The office building to the right of it is in a dilapidated state and needs immediate repairs. There are cracks on the walls and ceiling. The balconies have collapsed already. The servants quarters also is in a dilapidated state, with plaster falling from the ceiling, steel sections are rusting.
9.10	Overall Condition	Fair. Maintenance level: Regular
10.0		TRANSFORMATION
10.1	Form	A flight of RCC steps connects the servants quarters to the garbh griha from the rear side has been added later.
10.2	Structure	No structural transformation seen.
10.3	Articulation & Finishes	No transformation in articulation seen. The floor finish has been altered.
11.0		DP REMARKS/PERCEIVED THREATS
		None
12.0		ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION
		None

341 LAXMI NARAYAN TEMPLE



LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
TASK II: Review of Sr. No. 317 to 632 of the Heritage Regulations

342		MUMBADEVI TEMPLE COMPLEX	
	Common Ref no: 2005/GII/342		
	Card No.: 26		
	Ward (Part): C Ward		
	CS No.: 1588		
	Plot Area: 945.65 sq m(main temple)		
	B U Area: NA		
	Date: 21 st April 05		
	Record by: Brinda Gaitonde		
	Review by: Abha Lambah		
	Int BG Ext BG		
Photo Ref.: 342a to 342i			
1.0		DENOMINATION	
1.1	Name of Premises	Mumbadevi Temple Complex	
1.2	Earlier Name	Mumbadevi Temple Complex	
1.3	Built In	Main temple established in 1753, but precinct around developed late 19 th century and early 20 th century Extension Date (if any): -	
2.0		ACCESS ROADS	
2.1	Main	Mumbadevi Road, Kalbadevi Road	
2.2	Subsidiary	Sheikh Memon Street	
3.0		OWNERSHIP PATTERN	
3.1	Present	The temples are trust owned (Mumbadevi Temple Trust) while the buildings within the precinct are private owned and several are tenanted commercial establishments.	
3.2	Past	Same as above	
3.3	Status	Trust owned, private and tenanted ownership pattern	
4.0		USE	
4.1	Present	This conglomeration of buildings consists of mixed land use, revolving around the Mumbadevi Temple. While the structures in the immediate vicinity of the temples are affiliated to the sacred function, those along Kalbadevi Road are retail outlets for utensil selling.	
4.2	Past	Religious and commercial shop line along main roads	
4.3	Usage	Religious regular use	
5.0		SIGNIFICANCE & VALUE CLASSIFICATION	
5.1	Townscape (Natural/Manmade)	The main temple complex lies at the nodal intersection of Mumbadevi Road and Sheikh Memon Street, marked with <i>deepstambhs</i> at the entrance. The pyramidal upper <i>shikhra</i> of the Mumbadevi temple is visible from all the main accesses drawing hundreds of pilgrims.	
5.2	Architectural Description	Planning The religious precinct consists of a conglomeration of buildings in diverse architectural styles as per the usage. The sacred zone comprising of the main Mumbadevi Temple, the Hanuman temple and the Mahadev temple are in typical Hindu sacred style, while the surrounding precinct has undergone so many transformations that	

342	MUMBADEVI TEMPLE COMPLEX	
		they cannot be categorized on a stylistic basis. Stylistic Classification Organic architectural character and planning of buildings with low lying sloping roof forms for the buildings along Mumbadevi Road, flanked by the utensil market, while the buildings along Sheikh Memon Street show more urban decay in terms of the building forms. The three original temples within the Mumbadevi Temple Complex display typical Hindu sacred architecture style. The two entrances to the temple complex are flanked by characteristic <i>deepstambhs</i> .
5.3	Intrinsic	Character Defining Elements External The pyramidal <i>shikhar</i> of the main Mumbadevi temple, ground storey character of the subsidiary shrines, single storey character of the buildings along Mumbadevi street Internal Spatial organization of the Mumbadevi temple complex, multi-cusped archs and stucco detailing on the temple facades
5.4	Value Classification	Existing Grade: Grade II B Recommended Grade: Grade II B A (arc), B (des), A (cul), B (per), E, F, G (grp), C (seh) The temple has significant associational value in terms of it being the origin for the name of the city.
6.0		TOPOGRAPHY
6.1	Floors	Ground storey along Mumbadevi Road and 4 storeys along Sheikh Memon Street
7.0		CONSTRUCTION
7.1	Plinth	Not applicable
7.2	Walls (Material)	Load bearing brick masonry construction
7.3	Floor	Various flooring finishes
7.4	Stairs	Timber staircases in some cases and steel wherever replaced
7.5	Openings	Varied
7.6	Roofing	Mangalore tile, asbestos cement sheeting or corrugated roofs. Pyramidal <i>shikhar</i> roof in case of the main temple
7.7	Articulation (Material)	Not applicable
7.8	Finishes	Not applicable
7.9	Interiors (Movable & Immovable)	Not applicable
7.10	Compound/Fence/Gate	Not applicable
7.11	Curtilege/ Un-built space/ out buildings/ landscape	Not applicable
8.0		SERVICES & UTILITIES
8.1	Lighting	Not applicable
8.2	Ventilation	Not applicable
8.3	Electricity	Not applicable
8.4	Water Supply	Not applicable
8.5	Drainage (Plumbing and sanitation)	Not applicable
8.6	Fire Precaution	Not applicable

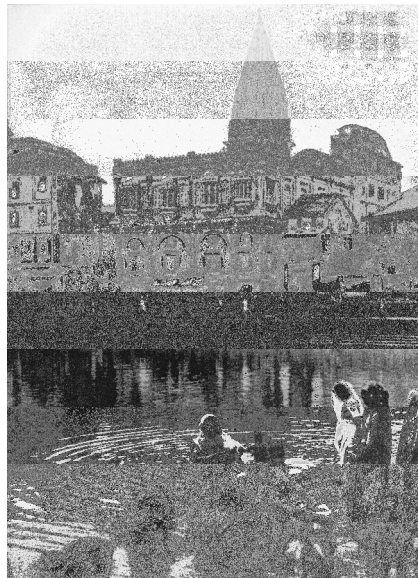
LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
TASK II: Review of Sr. No. 317 to 632 of the Heritage Regulations

342	MUMBADEVI TEMPLE COMPLEX	
8.7	Other (HVAC/BMC/Security Systems)	Not applicable
9.0		CONDITION
9.1	Plinth	Not applicable
9.2	Walls	Evidence of rising damp and seepage
9.3	Floor	Not applicable
9.4	Stairs	Most of the staircase systems of the surrounding buildings show disrepair
9.5	Openings	These have been completely altered and most show fitting with security box grills while ground storey entrances have rolling shutters.
9.6	Roofing	Roof seepage due to lack of repair is a common problem compounded by redundant down take pipes and choked or non-existent gutters.
9.7	Articulation & Finishes	Not applicable
9.8	Services	Not applicable
9.9	Outbuildings	Not applicable
9.10	Overall Condition	Poor Maintenance level: Non-existent
10.0		TRANSFORMATION
10.1	Form	<p>Although the primary temple enclave of the two temples, the main Mumbadevi temple and the subsidiary Hanuman temple have been preserved in keeping with the religious sanctity of the site, the other Mahadev temple which is a short distance away from them has been affected due to the massive development around. The ground storey temple with a continuous verandah and religious bracket motifs initially consisted an open space in front.</p> <p>This temple falls on the secondary route to the main temple complex from Kalbadevi Road and the open space was situated between the Mahadev temple and the BMC garden. The new multi-storey construction within the open space has not only irrevocably disrupted the religiosity of the temple but has also completely altered the quality of the sacred site. This development is particularly serious considering the already eroding and lost fabric of the precinct.</p>
10.2	Structure	Timber frame structures have given way to steel stanchions.
10.3	Articulation & Finishes	Most of the original detailing has been replaced over time with modern incompatible materials.
11.0		DP REMARKS/PERCEIVED THREATS
		<p>Part of the area is shown as shopping and part as Public Housing. The core and pristine area of the demarcated zone is the main temple complex, completely engulfed by surrounding development. Although the structures surrounding the temple complex are seemingly not worthy of listing, they provide an adequate buffer acting as a protective zone around the main complex.</p> <p>Part of the area is shown as shopping and part as Public Housing.</p>

342	MUMBADEVI TEMPLE COMPLEX	ADDITIONAL NOTES/ REFERENCES/ DOCUMENTS AVAILABLE/ RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION
12.0		
	<p>Historical Background¹</p> <p>Archival Image source: Sharada Dwivedi & Rahul Mehrotra, <i>Bombay – The Cities Within</i>, Eminence Designs, 2001</p>	<p>When the British took over Bombay, the original Mumbadevi temple stood at the Phansi Talao (Gibbet Tank) on a spot within the limits of the Victoria Terminus. This temple had miraculously escaped destruction during Muslim and Portuguese rules.</p> <p>The Marathi writers, Acharya and Shingne state that there was a general belief that the goddess was installed some time around the late 14th century by a Koli. “Mumbadevi was the <i>kuladevata</i> of the Kolis. Names such as Munga, Shingji, Mauna, Mongu are popular among Koli women. It seems likely that a Koli woman established the original temple and named it after herself. In time, Munga may have become Mumba and the name came into popular use”, write the authors. Another account in Sanskrit, <i>Mumbadevi Mahatmya</i> cynically connects the name to the evil demon Mubarak – perhaps the Pathan king Mubarak who had received a boon from Brahmadeva that he could not be killed by anyone and that he would always be victorious in battle. He then began to torment the Brahmins. To ensure his destruction, all the gods sought protection from Vishnu. Through their power Vishnu, Shiva and all the gods created a goddess to kill the demon. When the goddess deprived Mubarak of his vitality, he surrendered but asked for a boon that his name should be combined with hers and become world-famous. And so the goddess called herself Mumbadevi.</p> <p>In 1737 or in 1766 – the date is not clear – the original temple was demolished by the British to provide additional space for the fortifications. A goldsmith named Pandurang Shivaji Sonar financed the construction of the new temple and the Mumbadevi tank was built some decades later in 1830 with funds provided by a Vania lady named Putalibai. According to Acharya and Shingne, however, the old temple was demolished only in 1803 and the tank was built by Sheth Nagardas Navlakhya, a Kapol Vaniya. The temple contains a stone image of the goddess dressed in a robe and bodice with a silver crown, a nose-stud and golden necklaces, seated under a <i>makhar</i> of wood, covered with silver plates. On the left is a stone figure of Annapurna, who is worshipped with Mumbadevi and on special days is seated on a stone peacock. In front of the shrine is a brass tiger, the <i>vahan</i> or carrier of the goddess, which was presented by a pearl merchant in 1890. Other shrines within the Mumbadevi temple enclosure are dedicated to Ganesh, Maruti, Mahadev, Indrayani, Murlidhar, Jagannath, Narsoba and Balaji. The big tank in front of the Mumbadevi temple was built by named Nagardas Navlakhya, and all the temples and properties round the tank now belong to his great grandson.</p>

¹ Reference for archival information: Sharada Dwivedi, Historian

342 MUMBADEVI TEMPLE COMPLEX



LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
TASK II: Review of Sr. No. 317 to 632 of the Heritage Regulations

343 BUILDING NO 136		
	Common Ref no:2005/GII/343	CTS SHEET MISSING IN OLD CUSTOMS HOUSE
	Card No. 27	
	Ward (Part) C Ward	
	CS No. 1/1586	
	Plot Area 127.85 sq.mt	
	B U Area NA	
	Date 18 th April 05	
	Record by Anand Achari & Kasturi Khanolkar	
	Review by Sheetal Gandhi	
	Int AA Ext KK	
	Photo Ref 343a – 343e	
1.0		DENOMINATION
1.1	Name of Premises	Building No.136
1.2	Earlier Name	Same as above
1.3	Built In	Approximately 1900's
2.0		ACCESS ROADS
2.1	Main	Mumbadevi Road
2.2	Subsidiary	Mumbadevi Road
3.0		OWNERSHIP PATTERN
3.1	Present	Private
3.2	Past	Private
3.3	Status	Tenanted
4.0		USE
4.1	Present	Shops on the ground floor, residential on the first floor.
4.2	Past	Shops on the ground floor, residential on the first floor.
4.3	Usage	Residential Commercial.
5.0		SIGNIFICANCE & VALUE CLASSIFICATION
5.1	Townscape(Natural/Manmade)	The plot is a triangular corner plot on Mumbadevi Road. The plot houses the four storied building which overlooks the surrounding one storied structures. The structure is part commercial on the ground level and residential on the upper floors which is a distinct feature of other buildings that are in Mumbadevi road. Most of the floors have a residential setup whereas the commercial setup is in the ground level. The area of Mumbadevi is quiet a busy and a noisy street with its commotion and commercial setup.
5.2	Architectural Description	<p>Planning</p> <p>The building is located in a corner plot, triangular in shape with the shops located in the ground floor and rest of the upper three floors having residences. The building is a modern 'Chawl' in nature with balconies jutting out from the corner of the building along with partly sloping roof in the terrace. The building does not have any setback from the road except for the pedestrian pathway below.</p> <p>The structure is devoid of any articulation or classical details and has encountered repairs which is not done with care and hence has lost its character.</p> <p>Stylistic Classification</p>

343	BUILDING NO 136	
		The building is devoid of any articulation and classical details and hence there is no specific classification for the building
5.3	Intrinsic	<p>Character Defining Elements</p> <p>External The building is devoid of any articulation and classical details and has undergone repairs in the past which is done badly</p> <p>Internal Internally the structure has been altered extensively by the tenants and none of the original finishes remain.</p>
5.4	Value Classification	<p>Existing Grade: Deleted Recommended Grade: Deleted</p> <p>The building is fully tenanted and excessive reconstruction and insensitive repairs have stripped the building of its architectural character and hence it is proposed to be deleted from the list.</p>
6.0		TOPOGRAPHY
6.1	Floors	Ground + three upper
7.0		CONSTRUCTION
7.1	Plinth	The plinth is made of grey stone but is visible only at few areas due to the commercial setup.
7.2	Walls	The building is made of load bearing brick along with a few structural steel interventions added due to the repairs done on the structure and cement plastered along a lime wash externally while internally the tenants have altered it extensively and hence none of the original finishes remain.
7.3	Floor	The floors are constructed on RCC with some structural steel interventions done to it during repairs.
7.4	Stairs	A spiral steel staircase runs on the building at the rear portion
7.5	Openings	Rectangular openings with timber framed glass paneled insets and semi circular openings with timber framed doors at the balconies on the corners of the buildings.
7.6	Roofing	Flat RCC roof with terrace
7.7	Articulation	The building is devoid of any articulation and classical details and has undergone repairs in the past which is done badly.
7.8	Finishes	<p>Walls The building is made of load bearing brick along with a few structural steel interventions added due to the repairs done on the structure and cement plastered along a lime wash externally while internally the tenants have altered it extensively and hence none of the original finishes remain.</p> <p>Flooring The tenants have changed the flooring extensively and hence original finish has lost.</p> <p>Staircases Spiral steel staircase found at the rear of the building.</p>
7.9	Interiors(Movable & Immovable)	Internally the structure has been altered extensively by the tenants and none of the original finishes remain.
7.10	Compound/Fence/Gate	Not applicable
7.11	Curtilege/ Unbuilt space/out buildings/landscape	Not applicable
8.0		SERVICES & UTILITIES
8.1	Lighting	The buildings does not receive adequate light and hence is dark and dingy and also not adequate artificial lighting has been provided

LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
TASK II: Review of Sr. No. 317 to 632 of the Heritage Regulations

343	BUILDING NO 136	
8.2	Ventilation	The building receives poor ventilation as most of the windows do not function while few windows are altered to acquire air conditioners
8.3	Electricity	The electricity is supplied by the BSES to the building
8.4	Water Supply	The water is supplied by the BMC to the building
8.5	Drainage (Plumbing and sanitation)	There are drainage pipes that run on the façade while sanitation pipes run along the rear façade.
8.6	Fire Precaution	No fire safety precautions or installations noticed among the building premises.
8.7	Other (HVAC/BMC/Security Systems)	No security systems have being installed
9.0		CONDITION
9.1	Plinth	Most of the plinth is not visible due to commercial setup but the existing plinth is not in good condition due to seepage of water which is leading to cracks.
9.2	Walls	The walls show structural cracks where the renovation has taken place since it has not being done properly, along with it few areas have plastered cracks. Dampness is observed around the areas where drainage pipes run along the façade.
9.3	Floor	Most of the flooring has been altered by the tenants that is not done properly and hence leads to water leakage during the monsoons.
9.4	Stairs	The spiral staircase at the rear is in fair condition except that the metal has rusted due to wear and tear of the material.
9.5	Openings	The openings have being altered extensively to accommodate air conditioners, few timber openings have been changed to aluminum openings along with addition of metal box grills. The chajja has reinforcement exposed which is seen below. The balcony railings have been replaced by unsuitable metal railings which are used for box grills. The arched ventilators above the windows/doors have been sealed which are now leading to cracks due to improper work.
9.6	Roofing	The terrace of the building is in fair condition.
9.7	Articulation & Finishes	The building is devoid of any articulation and classical details and has undergone repairs in the past which is done badly
9.8	Services	The services of the building are in fair condition but disoriented
9.9	Outbuildings	Not applicable
9.10	Overall Condition	Poor
10.0		TRANSFORMATION
10.1	Form	The form of the building is not touched
10.2	Structure	The structure has observed changes due to repairs done on the building with addition of steel members at few areas, the first floor level has furniture and garbage dump above the hoardings, electrical wiring is seen exposed and running un intended. The openings are also been altered to accommodate air conditioners and box metal grills. The balcony railings have been replaced by unsuitable metal railings which are used for box grills. The arched ventilators above the windows/doors have been sealed which are now leading to cracks due to improper work.
10.3	Articulation & Finishes	The building is devoid of any articulation and classical details and has undergone repairs in the past which is done badly.
11.0		DP REMARKS/PERCEIVED THREATS
		None

LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
TASK II: Review of Sr. No. 317 to 632 of the Heritage Regulations

343	BUILDING NO 136	ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION
12.0		The building has lost its value and hence there are no character defining elements attached to it and therefore should be deleted from the heritage list.

343 BUILDING NO 136



LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
TASK II: Review of Sr. No. 317 to 632 of the Heritage Regulations

344		PARSI GYMKHANA	
		Common Ref no: 2005/GII/344	
		Card No. 28	
		Ward (Part) C ward	
		CS No. 331	
		Plot Area 14938.52 sq. mts	
		B U Area NA	
		Date 18 th April 05	
		Record by Anand Achari & Kasturi Khanolkar	
		Review by Aishwarya Tipnis	
Int AA Ext KK			
Photo Ref 344a – 344aw			
			
1.0		DENOMINATION	
1.1		Name of Premises Parsi Gymkhana	
1.2		Earlier Name Same as above	
1.3		Built In Originally planned in 19 th century but present structure in concrete is of 1925 and later date Extension Date(if any): 1925	
2.0		ACCESS ROADS	
2.1		Main Netaji Subhashchandra Bose Marg (Marine Drive)	
2.2		Subsidiary None	
3.0		OWNERSHIP PATTERN	
3.1		Present Parsi Gymkhana (Association of Parsis. Unregistered)	
3.2		Past Parsi Gymkhana	
3.3		Status Trust	
4.0		USE	
4.1		Present Recreational(Gymkhana)	
4.2		Past Recreational(Gymkhana)	
4.3		Usage Regular (Daily)	
5.0		SIGNIFICANCE & VALUE CLASSIFICATION	
5.1		Townscape(Natural/Manmade) Square plot abutting Netaji Subhashchandra Bose Road on the western front, Western Railway line on the Eastern face, and Islam Gymkhana on the North and Shamaldas Gandhi Flyover on the South. The plot faces the Marine Drive promenade and the scale of the two storied modest structure compliments the adjacent Gymkhana.	
5.2		Architectural Description Planning The gymkhana building is located in south east corner of the plot and aligned longitudinally along the east west direction with large front open ground with cricket pitches. A RCC staircase on the north east side between the building and the railway tracks leads to the flyover from the subsidiary road on the southern side. This linear structure is emphasised by three vertical blocks covered with hipped roof, while the intermediate structure is covered with hip end roof which stretches in to the verandah with dormers. The main entry to the gymkhana is from the now subsidiary road (below Shamaldas Gandhi Flyover) which leads to the reception area. The two storied structure exhibits vernacular architectural character with continuous verandahs along the structure on both the floors. The rooms are arranged linearly along the corridor. The ground floor houses the dining hall with the	

344	PARSI GYMKHANA	
		<p>canteen at the rear side of the plot, badminton and table tennis court, card room, and the men's dressing area. Timber posts and cross braces now plastered with the walls can be seen in the badminton court. The badminton court with its wooden flooring is double height and houses the table tennis court in the mezzanine floor. Minton tile flooring in chequered pattern adorns the timber mezzanine floor, which is accessed by a timber staircase located longitudinally along the badminton court. A centrally located RCC staircase leads to the upper floor which houses the bar room and billiards room. The bar room also has Minton tile flooring in floral pattern.</p> <p>Stylistic Classification</p> <p>Symmetrical façade has verandahs with timber posts with centrally located staircase block. The hip end timber roof with dormers and wooden steeple exhibits the Victorian influence. Wooden brackets support the roof overhang in the central and end blocks. The staircase block has three semicircular arched long vertical openings with fixed glass and is covered with hipped roof with a wooden pendant.</p>
5.3	Intrinsic	<p>Character Defining Elements</p> <p>External</p> <p>Symmetrical façade with verandahs along the external facade of the building. Timber truss roof with five dormers, all finished with Mangalore tiles covers the entire building and has three projecting blocks covered with hipped roof and the overhang supported with timber brackets and adorned with wooden steeples.</p> <p>Internal</p> <p>Double height badminton court with decorative brackets supporting the truss member. Timber posts and cross braces now plastered with the walls in the badminton court, Bharat tile flooring in chequered pattern in mezzanine floor and floral pattern in bar room.</p>
5.4	Value Classification	<p>Existing Grade: Grade II B Recommended Grade: Grade II B A(cul), A(his), B(per), E, J</p>
6.0		TOPOGRAPHY
6.1	Floors	Ground + one upper
7.0		CONSTRUCTION
7.1	Plinth	Grey basalt stone in random ashlar masonry plastered with cement mortar.
7.2	Walls	Composite load bearing brick masonry with timber posts and cross braces. The extended portion of the building is constructed of Reinforced cement concrete.
7.3	Floor	Shahbad tiles laid over wooden beams and some places with I sections.
7.4	Stairs	Centrally located RCC staircase with brick parapet wall and timber handrail. Single flight timber staircase in the badminton court.
7.5	Openings	Rectangular openings with aluminium sliding windows with aluminum grill on the external face of the building. Some rectangular openings are provided with timber paneled horizontally pivoted shutters while few have pivoted windows with timber fixed louvers. Some doors have semicircular arched openings with vertically pivoted glazed windows and MS bars, while the rectangular openings can be seen in the extended portion of the building. The door shutters are partly paneled partly glazed.

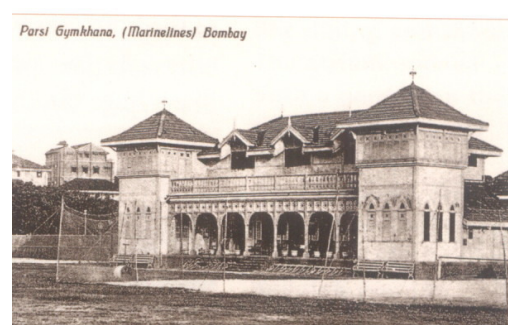
344	PARSI GYMKHANA	
7.6	Roofing	The linear structure has three vertical blocks covered with hipped roof, while the intermediate structure is covered with hip end roof which stretches in to the verandah with dormers. Internally the timber roof members and the timber boarding are oil painted.
7.7	Articulation	Symmetrical façade with verandahs along the external facade of the building. Timber truss roof with five dormers, all finished with Mangalore tiles covers the entire building and has three projecting blocks supported with timber brackets and adorned with wooden steeples.
7.8	Finishes	<p>Walls Load bearing brick masonry with timber posts and cross braces in the older section of the gymkhana building. RCC framed structure with brick masonry walls in the extended portion of the building. The internal corridor walls have been plastered and painted with oil paint above the ceramic tile dado. Externally, the walls are finished with textured plastered and painted with cement paint.</p> <p>Flooring Timber floor finished with Spartex tiles in the passage and office area. Wooden flooring in the badminton court, Bharat tile flooring in chequered pattern in mezzanine floor and in floral pattern in the bar are observed.</p> <p>Staircases Single flight timber staircase in the badminton court has timber treads and risers and modest newel post. The main RCC staircase has grey cement chequered tiles.</p>
7.9	Interiors(Movable & Immovable)	Old wooden arm chairs kept in the verandah.
7.10	Compound/Fence/Gate	No compound wall, but the whole maidan is about 0.60m below the footpath along the drive. Main entry to the plot is from below Shamaldas Gandhi flyover and has a grand MS gate. Retaining wall on the south side.
7.11	Curtilege/ Unbuilt space/out buildings/landscape	Lawned front open space with cricket pitches.
8.0	SERVICES & UTILITIES	
8.1	Lighting	The corridors are well lit and the rooms derive light from the verandahs and the louvered and pivoted windows on the external face.
8.2	Ventilation	The structure is well ventilated structure with louvered and pivoted windows. AC units have been added to few windows, eg office area, bar, etc.
8.3	Electricity	BEST, Conduit wiring seen.
8.4	Water Supply	Municipal Water Supply.
8.5	Drainage (Plumbing and sanitation)	Toilet block on both the floors are located on the rear side of the building. GI water pipes and the asbestos sanitary pipes are located on the southern side of the building.
8.6	Fire Precaution	Wet risers system installed in the building.
8.7	Other (HVAC/BMC/Security Systems)	AC units have been added to some windows. Security guard at the gate.
9.0	CONDITION	
9.1	Plinth	The plinth does not show any signs of structural distress or intervention.
9.2	Walls	The walls do not show signs of structural distress or rising damp, or flaking of paint. The timber posts in the badminton court have been supplemented with steel plates.
9.3	Floor	Timber floor does not show signs of structural distress. Some timber members have been replaced with steel sections
9.4	Stairs	The staircase is structurally sound and does not show any defects. The

LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
TASK II: Review of Sr. No. 317 to 632 of the Heritage Regulations

344	PARSI GYMKHANA	
		treads have worn out due to usage.
9.5	Openings	The openings are in operational condition and the verandahs have aluminium sliding windows.
9.6	Roofing	The roof does not show any structural defects or intervention. The truss members have been oil painted in white colour and are free from any structural defects.
9.7	Articulation & Finishes	The old Bharat tiles have been replaced with ceramic tiles in the corridor and the verandah. The openings are in operational condition and. The verandahs have aluminium sliding windows.
9.8	Services	The rear portion of the structure where there are all exposed water pipes and sanitary pipes are all oil painted and in a fine state.
9.9	Outbuildings	None
9.10	Overall Condition	Good. Maintenance Level: Regular
10.0		TRANSFORMATION
10.1	Form	No transformation in form is visible.
10.2	Structure	Minor façade transformation. Aluminium sliding windows with Aluminium grills have been added.
10.3	Articulation & Finishes	Although the massing of the Building has remained similar to its original design, the intricate timber detailing in the verandahs and tall blocks has been in filled. Ceramic tile dado and ceramic flooring in the corridor area. POP false ceiling in the reception area, dining hall, and office space.
11.0		DP REMARKS/PERCEIVED THREATS
		None
12.0		ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION
12.1	Historical Background	The Gymkhana was established in 1885. By August 1887 Mr. M. N. Wadia had prepared a plan for the pavilion. By 1888 the pavilion was constructed. There were three tennis courts, later the land was acquired by the western railway. It was an old fashioned pavilion, modeled on English country pavilion, a verandah for the players, upper verandah for the other gymkhana members, dressing rooms. In 1927 the new Dinshaw Kanga Pavillion was erected to perpetuate the memory of Late Dinshaw Dorabji Kanga, by his friends and admirers. In 1942 due to the onset of the World War II the gymkhana was shifted to Currimbhoy house on Waudby road for four years and was later acquired back. – (Centenary Souvenir 1885–1985)

344

PARSI GYMKHANA



LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
TASK II: Review of Sr. No. 317 to 632 of the Heritage Regulations

345 MORAR BAUG	
	Common Ref no: 2005/GII/345
	Card No. 29
	Ward (Part) C Ward
	CS No. 425
	Plot Area 777.6 Sq.mts
	B U Area NA
	Date 22 nd April 05
	Record by Anand Achari & Kasturi Khanolkar
	Review by Aishwarya Tipnis
	Int AA Ext KK
	Photo Ref 345a - 346u
1.0	DENOMINATION
1.1	Name of Premises Morarbhai Vijbhukhandas Malvi Baug
1.2	Earlier Name Morarbhai Vijbhukhandas Malvi Baug
1.3	Built In 1900's Extension Date(if any): Terrace in 2001
2.0	ACCESS ROADS
2.1	Main Nath Madhav Lane
2.2	Subsidiary Nath Madhav Lane
3.0	OWNERSHIP PATTERN
3.1	Present Surti Sasha Porwad Bania Community of Mumbai
3.2	Past Surti Sasha Porwad Bania Community of Mumbai
3.3	Status Trust
4.0	USE
4.1	Present Community hall
4.2	Past Community hall
4.3	Usage Regular
5.0	SIGNIFICANCE & VALUE CLASSIFICATION
5.1	Townscape(Natural/Manmade) The plot is a rectangular in plan, aligned longitudinally along the north west – south east axis and abuts the Nath Madhav lane on the western side. The plot is accessed by a narrow passage from Nath Madhav lane and is sync with the built fabric of the surrounding buildings.
5.2	Architectural Description <p>Planning</p> <p>The two storied brick masonry structure is accessed by a narrow passage from the Nath Madhav lane. The building abuts the plot boundary and has a large central open to sky court. The large halls and rooms are planned around the court and defined by segmental arches on square brick masonry columns. A timber staircase to the north of the plot leads to the upper floor, which overlooks the court. The toilet block, is located at the south west corner of the plot. A bust of Morarbhai Vijbhukhandas is located on the ground floor near the staircase block. Four R.C.C columns on the east façade support the newly constructed flat slab terrace.</p> <p>Stylistic Classification</p> <p>Built in the Neo-Classical Style, the building is characterised by an imposing Neo-Classical semicircular arched gateway is adorned with floral keystone and supported on stone Corinthian column capitals. The entry is through an imposing semicircular arched gateway of about 5 - 6mts in height with floral key stone, flanked on the either side by two Corinthian column capitals,</p>

345	MORAR BAUG	
		supporting the articulated pediment like structure and topped with terracotta urns. Segmental arches on short square brick masonry column define the court. The columns have decorative floral capital and the arches are bedecked with stucco motifs and keystone. A plaque with the names of the donors and the history of the hall is placed near the entrance. Decorative stucco brackets with floral detailing supports the timber floor-projecting balcony. A continuous gallery on three sides overlooks the court and is defined with stucco balustrade. The front façade of the building is bedecked with two jack-arched windows with decorative keystone articulated with decorative stucco mouldings. A small balcony projects in the narrow passage. A decorative cornice runs at the base of the first floor.
5.3	Intrinsic	<p>Character Defining Elements</p> <p>External Imposing entrance with articulated arched gateway leading to the two storied brick masonry building.</p> <p>Internal Open to sky court defined with columns supporting segmental arched openings with decorative keystone. The columns stand on a stone pedestal and have circular motifs on all sides. Decorative stucco brackets with floral patterns adorn the gallery on the first floor. A wide wooden door provides access to the main complex from the narrow passage.</p>
5.4	Value Classification	<p>Existing Grade: Grade III Recommended Grade: Grade III</p> <p>B(per), B(des), E, F, C(seh)</p>
6.0		TOPOGRAPHY
6.1	Floors	Ground + one upper
7.0		CONSTRUCTION
7.1	Plinth	The plinth is made of stone masonry plinth, raised floor near the entrance.
7.2	Walls	The walls are made of load bearing brick masonry.
7.3	Floor	Timber floor, consolidated in steel at some places.
7.4	Stairs	L shaped timber staircase with timber treads and risers and large finely carved and articulated timber newel post and timber balustrade and handrail and natural polish has been applied. The newel post at the start and at the first floor landing gives the staircase its grandness.
7.5	Openings	Rectangular openings with teakwood glazed double shuttered windows
7.6	Roofing	The timber truss hip roof has been replaced by RCC flat slab.
7.7	Articulation	The imposing entrance gateway and the façade, the central court defined with segmental arches are the striking features of the building. Decorative stucco brackets with floral patterns adorn the gallery on the first floor.
7.8	Finishes	<p>Walls The brick masonry walls are plastered and painted with cement paint. Internally, the walls have a ceramic tile dado at some places on the ground floor, while some parts of the wall are stone clad.</p> <p>Flooring The timber boarding of the floor has been replaced by ceramic tiles. The court has been finished with coloured ceramic tiles, while polished Shahbad stone has been laid in the halls and the rooms on the ground floor.</p> <p>Staircases L shaped timber staircase with timber treads and risers has a decorative newel post. The first step of the flight is of grey stone.</p>
7.9	Interiors(Movable & Immovable)	A marble bust of Seth Morarbhaj Vijbhukhandas Malvi is located near the staircase on the ground floor.

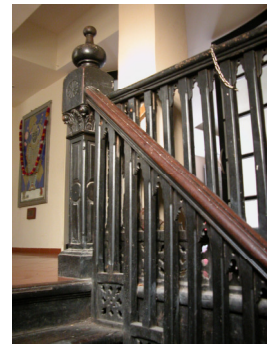
LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
TASK II: Review of Sr. No. 317 to 632 of the Heritage Regulations


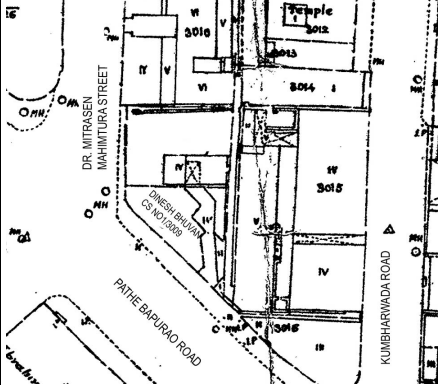
345	MORAR BAUG	
7.10	Compound/Fence/Gate	The building has no compound wall but is surrounded by four and five storied buildings, with access to the hall via an imposing arched gateway with a decorative MS gate.
7.11	Curtilege/ Unbuilt space/out buildings/landscape	Central open to sky court
8.0		SERVICES & UTILITIES
8.1	Lighting	The rooms derive natural light from the open court and the rectangular openings on the external facades. The
8.2	Ventilation	Ventilation through the building is provided by the chowk and the ventilators provided over the doors and windows.
8.3	Electricity	BEST, Conduit wiring running along the junction of wall and ceiling.
8.4	Water Supply	Municipal Water Supply
8.5	Drainage (Plumbing and sanitation)	The rain water pipes run along the external façade from the terrace. Some pipes are seen in the walls facing the chowk.
8.6	Fire Precaution	No fire precaution system has been installed in the building.
8.7	Other (HVAC/BMC/Security Systems)	POP false ceiling has been installed in the first floor hall and air conditioning has been provided.
9.0		CONDITION
9.1	Plinth	The level of the passage has been raised and hence hides the plinth of the building.
9.2	Walls	The walls do not show any structural distress or intervention. No rising damp or wet patched observed. Regular maintenance done by the trust.
9.3	Floor	The timber floor has been consolidated with steel sections at some places. The terrace slab has replaced the timber truss roof.
9.4	Stairs	No structural defects or intervention observed.
9.5	Openings	The rectangular openings are in operational condition since regular maintenance done.
9.6	Roofing	The roof of the building does not show any structural defects or intervention.
9.7	Articulation & Finishes	The articulation does not show any structural defects or intervention. The floor finish in the courtyard has been replaced with coloured ceramic tiles
9.8	Services	The services are regularly maintained and do not show any leakages.
9.9	Outbuildings	None
9.10	Overall Condition	Good Maintenance Level :Regular
10.0		TRANSFORMATION
10.1	Form	The hip timber roof has been replaced by an accessible RCC terrace slab.
10.2	Structure	RCC columns and beams have been introduced in the internal chowk to support the RCC terrace slab and the projecting balcony which has been covered now.
10.3	Articulation & Finishes	Minor transformation like laying of ceramic tiles in the open to sky court, cladding of some wall portions in stone tiles, addition of POP false ceiling in the first floor hall have taken place.
11.0		DP REMARKS/PERCEIVED THREATS
		None
12.0		ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE / RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION

LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
TASK II: Review of Sr. No. 317 to 632 of the Heritage Regulations

345	MORAR BAUG	
12.1	Historical Background	Morarbaug was built by Morarbhai Vijbhukhandas Malvi at a total expenditure of 97977 Rupees, 2 annas and 6 paise. The land belonged to his wife and the hall was constructed for the community. The foundation stone was laid on 1 st September 1910 and the hall was opened to the public on 12 th September 1912. (From: The stone plaque)

345 MORAR BAUG



346		DINESH BHUVAN	
		Common Ref no: 2005/GII/346	
		Card No. 30	
		Ward (Part) C Ward	
		CS No. 1/3009	
		Plot Area 128.58 sq mts	
		B U Area NA	
		Date 13 th April 05	
		Record by Anand Achari & Kasturi Khanolkar	
		Review by Aishwarya Tipnis	
		Int AA Ext KK	
		Photo Ref 346a-346ae	
1.0		DENOMINATION	
1.1	Name of Premises	Dinesh Bhuvan	
1.2	Earlier Name	Dinesh Bhuvan	
1.3	Built In	1925	
2.0		ACCESS ROADS	
2.1	Main	Pathe Bapurao Marg	
2.2	Subsidiary	Dr. Mitrasen Mahimtura Street	
3.0		OWNERSHIP PATTERN	
3.1	Present	Kusumbaba V Premanand and Others (Private)	
3.2	Past	Private	
3.3	Status	Tenanted	
4.0		USE	
4.1	Present	Residence on upper floor with shops on ground floor	
4.2	Past	Residence on upper floor with shops on ground floor	
4.3	Usage	Daily	
5.0		SIGNIFICANCE & VALUE CLASSIFICATION	
5.1	Townscape(Natural/Manmade)	Built on irregular shaped corner plot abutting Pathe Bapurao Marg and Dr. Mitrasen Mahimtura Street. The main access to the five storied building from Pathe Bapurao Marg. The five storied structure reflects the low rise high density of the Bhuleshwar area.	
5.2	Architectural Description	<p>Planning</p> <p>The five storied building with main access from Pathe Bapurao Marg, houses shops on the ground floor and residences on the upper floors. A central narrow passage with a small decorative stone projection leads to the timber staircase located along with the common toilet block at the rear end of the plot. The verandah runs continuously along the façade of the building from the second to the fourth floor supported with decorative stone brackets on the second floor. The rooms are linearly arranged along the verandahs. The fifth storey of the building has a hip end timber roof with a polygonal projection on one side and a terrace which houses sintex water tank. A small terrace (now enclosed) on the first floor accentuates the termination of the building.</p> <p>Stylistic Classification</p> <p>The five storied building exhibits vernacular architectural character and has a symmetrical façade of yellow basalt stone with semicircular arched openings with decorative keystone on the ground floor. Timber floor balconies with</p>	

346	DINESH BHUVAN	
		timber post and lean to roof supported with decorative stone brackets. Two balconies at first and second floor adorn the corner junction of the building with brackets and cast iron railing with a medallion feature. A small balcony with balustrades arranged in curved fashion embellishes the termination of the building surface. A pediment adorns the continuous cornice which runs at the base of the terrace floor which accentuates the corner face of the building. However, too many transformations have diluted the architectural integrity of the building and it has lost its character.
5.3	Intrinsic	<p>Character Defining Elements</p> <p>External Semicircular arched openings on the ground floor with decorative stone keystone. Projecting balconies at the corner and along the façade of the building supported on decorative stone brackets. Pediments at the corner of the building</p> <p>Internal Triangular open well dog legged staircase with timber treads and risers.</p>
5.4	Value Classification	<p>Existing Grade: Deleted Recommended Grade: Deleted</p> <p>The building is fully tenanted and excessive reconstruction and insensitive repairs have stripped the building of its architectural character and hence it is proposed to be deleted from the list.</p>
6.0		TOPOGRAPHY
6.1	Floors	Ground + four upper
7.0		CONSTRUCTION
7.1	Plinth	Grey Basalt stone with coping in coursed masonry with lime mortar jointing and pointing.
7.2	Walls	Load bearing structure with stone masonry on the external wall and brick masonry in the internal walls.
7.3	Floor	Timber floor with cantilevered RCC balcony with decorative brackets supporting it, on the first floor and timber floor balconies on the upper floor with timber posts resting on the first floor balcony.
7.4	Stairs	Dog legged timber staircase with triangular stairwell with the first step of grey basalt stone step and the other tread and riser of timber.
7.5	Openings	Semicircular arched openings with keystone on the ground floor and rectangular openings for doors and windows on the upper floors.
7.6	Roofing	Hipped timber roof with king post roof truss and timber lean to roof over the projecting balconies.
7.7	Articulation	Stone façade with timber truss roof exhibiting vernacular architectural character with lean to roof over balconies replaced with TW glazed ventilators. Two balconies at first and second floor adorn the corner junction of the building with brackets and cast iron railing with a medallion feature.
7.8	Finishes	<p>Walls Externally, walls finished with yellow basalt stone in ashlar masonry. Internally, walls are plastered and painted with oil paint. Ceramic tile dado near the door openings in the verandah.</p> <p>Flooring Rough Shahbad floor tiles in verandah over the timber floor. Internally all the rooms have various types of floor finish.</p> <p>Staircases Timber treads and risers with timber handrail and balustrade with a grey basalt stone step as the first tread and riser.</p>
7.9	Interiors (Movable & Immovable)	None

LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
TASK II: Review of Sr. No. 317 to 632 of the Heritage Regulations

346	DINESH BHUVAN	
7.10	Compound/Fence/Gate	Structure abuts the footpath in the front. Brick masonry compound wall only on the north east of the plot. MS gate at the entrance to the building with stone chajja.
7.11	Curtilege / Unbuilt space/out buildings/landscape	None
8.0		SERVICES & UTILITIES
8.1	Lighting	All doors and windows have glazed ventilators for natural light. Rear side of the building derives light from the open chowk. The rooms abutting the passage are dimly lit.
8.2	Ventilation	AC's have been added to few windows.
8.3	Electricity	BEST
8.4	Water Supply	Municipal Water Supply
8.5	Drainage (Plumbing and sanitation)	PVC Drain pipes and cast iron water supply pipes run along the north east side façade of the building.
8.6	Fire Precaution	No fire precaution system has been installed within the building.
8.7	Other (HVAC/ BMC /Security Systems)	AC units installed in few windows.
9.0		CONDITION
9.1	Plinth	In some areas, the plinth has been covered with granite slabs and ceramic tiles.
9.2	Walls	Seepage and damp patches seen in the toilet block, peeling paint observed in the passage. Black muck all on the ceiling of the corridor and the entrance.
9.3	Floor	Rotten ends of timber beams of the balcony area.
9.4	Stairs	Treads and risers of the timber staircase are broken and loose at few places.
9.5	Openings	Some ventilators and windows have been blocked to accommodate AC units. Some balconies have been enclosed and sliding windows have been added.
9.6	Roofing	Main roof is in fair condition while the lean to roof over the balconies is changed to tin sheets at few places.
9.7	Articulation & Finishes	Poor condition of Shahbad floor passage. The Articulated railing and the gate not painted. The terrace balusters have been infilled.
9.8	Services	Leakages are seen in the pipes along the north east face of the building. Rear portion of the structure where all the drainage happens are in an extremely un maintained condition with garbage and food dumping in the courts. Toilets are very poorly maintained with leaking taps.
9.9	Outbuildings	None.
9.10	Overall Condition	Poor
10.0		TRANSFORMATION
10.1	Form	An entire floor has been added. All the projecting cantilevered balconies have been enclosed to create more room for the occupants.
10.2	Structure	An entire floor has been added.
10.3	Articulation & Finishes	The Italianate balusters in the original parapet have been in filled during the extension of a floor. All the balconies have been enclosed. All original timber windows have been replaced with sliding aluminum windows. Floor finishes in the rooms have been changed. POP ceiling added in a few houses.
11.0		DP REMARKS/PERCEIVED THREATS
		None
12.0		ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION

LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
TASK II: Review of Sr. No. 317 to 632 of the Heritage Regulations


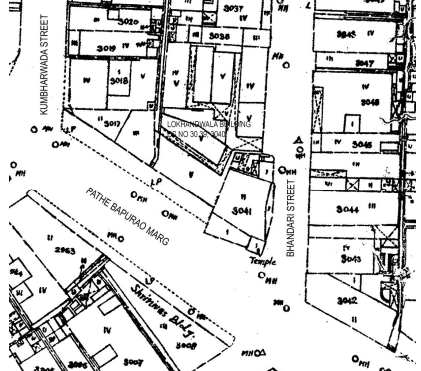
346

DINESH BHUVAN

None



LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
TASK II: Review of Sr. No. 317 to 632 of the Heritage Regulations

347 LOKHANDWALA BUILDING		
	Common Ref no: 2005/GII/347	
	Card No. 31	
	Ward (Part) C ward	
	CS No. 3039, 3040	
	Plot Area 339.47 sq mts	
	B U Area NA	
	Date 13 th April 05	
	Record by Anand Achari & Kasturi Khanolkar	
	Review by Aishwarya Tipnis	
	Int AA	Ext KK
	Photo Ref 347a – 347z	
		
1.0		DENOMINATION
1.1	Name of Premises	Lokhandwala Building
1.2	Earlier Name	Lokhandwala Building
1.3	Built In	Approximately 1920
2.0		ACCESS ROADS
2.1	Main	Pathe Bapurao Marg
2.2	Subsidiary	Bhandari Street
3.0		OWNERSHIP PATTERN
3.1	Present	Abbas Ali Bhai
3.2	Past	Salebhoy Eaufally and Others
3.3	Status	Tenanted
4.0		USE
4.1	Present	Residence on upper floor with shops on ground floor
4.2	Past	Residence on upper floor with shops on ground floor
4.3	Usage	Daily
5.0		SIGNIFICANCE & VALUE CLASSIFICATION
5.1	Townscape(Natural/Manmade)	The structure flanges on two sides of the corner plot with one block abutting Pathe Bapurao Marg and the other abuts Bhandari Street. A modest ground storied temple is located at the corner junction of the roads. The main access to the building is from Bhandari Street. The five storied structure reflects the vernacular low rise high density with narrow lanes and is in sync with the character of the Bhuleshwar area.
5.2	Architectural Description	<p>Planning</p> <p>The five storied composite load bearing structure made up of stone masonry till first floor and remaining floors of brick masonry along with exposed structural steel members consists of two blocks, which abuts Pathe Bapurao Marg and Bhandari Street. With the main access from Bhandari Street, the building block houses shops on the ground floor and residences on the upper floors. The main access to the building is from the staircase block located at the south of the block facing Bhandari Street. The two blocks are at different levels and are connected by a small flight of timber steps on each floor. The one room units are accessed from the narrow passages, which overlooks two internal chowks. A small common washing area is provided on all floors at the junction of two passages while two toilet blocks are located at the end of each building block on every floor. Continuous balconies supported on timber brackets with lean to roof adorn the external</p>

347	LOKHANDWALA BUILDING	
		<p>façade while a Gable end roof and valley with Mangalore tiles covers the building block.</p> <p>Stylistic Classification The building exhibits vernacular character. The five storied block facing Pathe Bapurao Marg has rectangular openings on the ground floor for shops and balconies from the 2nd to the 4th floor supported on MS brackets. A continuous cornice runs at the base of the first floor. The façade houses rectangular openings with decorative stuccowork and interspersed with Corinthian capital pilasters. Continuous cornices run at the base of all floors and groove pilasters run vertically along the south face of the block. A medallion stucco feature is adorns the roofline of the building. The partly five storied partly four storied block abutting Bhandari street has balconies running continuously along the façade supported with decorative timber brackets. However, too many transformations have diluted the architectural integrity of the building and it has lost its character.</p>
5.3	Intrinsic	<p>Character Defining Elements External Rectangular openings with decorative stuccowork and grooved pilasters with Corinthian capitals along façade facing Bapurao Marg and openings with decorative stone lintel projections along faced facing Bhandari Street. Internal None</p>
5.4	Value Classification	<p>Existing grade: Deleted Recommended Grade: Deleted The building is fully tenanted and excessive reconstruction and insensitive repairs have stripped the building of its architectural character and hence it is proposed to be deleted from the list.</p>
6.0		TOPOGRAPHY
6.1	Floors	Ground + four upper (Part: Ground + three upper)
7.0		CONSTRUCTION
7.1	Plinth	Grey Basalt stone plinth in coursed masonry.
7.2	Walls	<p>Composite load bearing structure made up of stone masonry till first floor and remaining floors of brick masonry along with exposed structural steel members.</p> <p>Stone lintels for window openings till the first floor while the upper floors have brick arched openings.</p>
7.3	Floor	Original timber floor with timber floor balconies with timber members now consolidated with I-sections and has Shahbad tiles and few places have ceramic tiles. Two blocks are at different levels and are connected with a small flight of wooden steps.
7.4	Stairs	Single flight timber staircase with slender timber newel post and timber handrail and balustrade.
7.5	Openings	Rectangular openings with double shutter wooden paneled windows with top hung ventilators on the façade facing Bhandari Street. Openable four shutters partly glazed partly paneled windows of the external façade have decorative cast iron railing. Few openings have semicircular arches and segmental brick arches.
7.6	Roofing	Gable end and valley timber truss roof with timber members and boarding over the blocks while a lean to roof covers the balcony area at the fourth floor.

347	LOKHANDWALA BUILDING	
7.7	Articulation	Continuous cornices run at the base of all floors and groove pilasters run vertically along the south face of the block. Rectangular openings with decorative stuccowork. Corinthian columns capitals along the external facades till the first floor. Cast iron railings along the external balconies on all floors. Decorative stone lintels with decorative brackets projecting outward above the window openings on the first floor.
7.8	Finishes	<p>Walls Load bearing structure with brick masonry and exposed structural steel members. The walls are plastered and cement painted.</p> <p>Flooring Rough Shahbad tiles in the verandah. Internally, original Kotah stone floor finish has been replaced with ceramic tiles.</p> <p>Staircases Single flight timber staircase with first step of grey basalt stone and timber treads and risers.</p>
7.9	Interiors(Movable & Immovable)	
7.10	Compound/Fence/Gate	Building abuts the Pathe Bapurao Marg and Bhandari Street with a narrow passage between the building and the adjacent corner temple.
7.11	Curtilege/ Unbuilt space/out buildings/landscape	None.
8.0		SERVICES & UTILITIES
8.1	Lighting	Corridors and the staircase are well lit and derive light from the internal chowks and the external façade respectively. Internally, the rooms are fairly lit.
8.2	Ventilation	Ventilation thorough out the building is fair as the corridors overlook the chowks. The units are well ventilated through the ventilators above the doors and windows.
8.3	Electricity	BEST.
8.4	Water Supply	Municipal Water Supply
8.5	Drainage (Plumbing and sanitation)	Two common toilet blocks are located at the end of each block. Asbestos drain pipes and GI water supply pipes provided in the internal chowk. The toilet windows open out into the inner chowk.
8.6	Fire Precaution	No fire precaution system has been installed within the building. Passages have been used for storage of household items in some corridors.
8.7	Other (HVAC/BMC/Security Systems)	AC units have been added above a few doors and windows.
9.0		Condition
9.1	Plinth	In some areas, the plinth has been covered with granite slabs and ceramic tiles at few places.
9.2	Walls	Rising damp and wet patches are observed in the inner chowk. Also fungus growth has been seen at few places. Plaster has fallen off in some portions. The exposed structural steel members have rusted. Cracks are seen in the stone lintels. The structural I Section members supporting the corridors have rusted.
9.3	Floor	Consolidated flooring in structural steel members. The Shahbad stone floor in passages is well maintained.
9.4	Stairs	Fair. The bottom part of the flight has been covered with tin sheets. The timber balusters are broken at some places. The treads are worn out at few places.
9.5	Openings	Some window shutters are broken and in poor condition. The openings on the internal side are poorly maintained and few are covered with MS box grills.

LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
TASK II: Review of Sr. No. 317 to 632 of the Heritage Regulations

347	LOKHANDWALA BUILDING	
9.6	Roofing	Some portions of the Mangalore tiled roof have been tarred.
9.7	Articulation & Finishes	The structure is losing its articulation. The Corinthian capitals have been broken at many places to accommodate the steel brackets. The stucco work on the external façade has started falling off. The articulated wooden brackets have been replaced with I-sections.
9.8	Services	Haphazard connections of water pipes. Leaking sanitary pipes. Overflowing of inspection chambers leading to flooding in the inner chowks. Garbage and food matter has been thrown into the inner chowk. Inner chowk has been extremely not maintained with bad odour.
9.9	Outbuildings	None
9.10	Overall Condition	Poor.
10.0		TRANSFORMATION
10.1	Form	None.
10.2	Structure	Addition of aluminium sliding windows and enclosure of the balcony at some places. Consolidated steel members have been added. Jhilmils replaced with glazed fixed shutters.
10.3	Articulation & Finishes	Broken ornamental features due to re-plastering of surface.
11.0		DP REMARKS/PERCEIVED THREATS
		None
12.0		ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION Currently the narrow lanes are used since there is no parking space available for building.

347 LOKHANDWALA BUILDING



348		SURYA NARAYAN TEMPLE	
		Common Ref no:2005/GII/348	
		Card No. 32	
		Ward (Part) C ward	
		CS No. 3081	
		Plot Area 933.96 sq.mts	
		B U Area NA	
		Date 13 th April 2005	
		Record by Anand Achari & Kasturi Khanolkar	
Review by Aishwarya Tipnis			
Int AA Ext KK			
Photo Ref 348a – 348g			
1.0		DENOMINATION	
1.1	Name of Premises	Surya Narayan Wadi	
1.2	Earlier Name	Surya Narayan Wadi	
1.3	Built In	1899	
2.0		ACCESS ROADS	
2.1	Main	Panjrapol Road	
2.2	Subsidiary	3 rd Panjrapol Street	
3.0		OWNERSHIP PATTERN	
3.1	Present	Harjivan Vassonji Charitable Trust	
3.2	Past	Harjivan Vassonji Charitable Trust	
3.3	Status	Trust	
4.0		USE	
4.1	Present	Temple and Community Hall	
4.2	Past	Temple and Community Hall	
4.3	Usage	Regular	
5.0		SIGNIFICANCE & VALUE CLASSIFICATION	
5.1	Townscape(Natural/Manmade)	Located at the junction of Panjrapol Road and 3 rd Panjrapol Street, the Surya Narayan Temple exhibits the vernacular style of temple architecture. The two storied structure dominates the surrounding residential structures with its articulated façade and colonnaded gateway.	
5.2	Architectural Description	Planning The rectangular plot is aligned longitudinally along the north west – south east axis and abuts Panjrapol Road and 3 rd Panjrapol Street. The temple abuts the road on all sides and has a central court open to sky court, which houses the ground structure temple. The main access to the temple building is from the centrally located gateway on Panjrapol Road. A covered entrance way leads to the centrally located temple and the surrounding two storied halls. The temple structure is built on a rectangular plinth accessed by a flight of stone steps with a low height decorative stone railing. The Grabh griha of the temple is accessed via the Sabhamandap defined by the brick masonry columns supporting the multifoliated arch openings. The grabh griha is enclosed in the room with small openings. A flight of stone steps on either side of the main gate leads to the plinth of the two storied load bearing brick masonry structure. The office of the temple is located on the right of the main gate. The kitchen area is located towards the north west corner of the plot. The halls on either side of the temple structure	

348	SURYA NARAYAN TEMPLE	
		<p>are utilised as dining spaces during festivals and community occasions. To the left of the entrance gateway is an enclosed hall. A timber staircase located in the north east side of the building leads to the upper floor of the building. The hall is defined with semicircular arched openings on brick masonry piers. Rooms are provided in the north west façade of the building. The space on the first floor is covered partly with a timber truss pitched roof, while the entrance gateway has flat terrace slab. A plaque near the temple gives the history of the Surya Narayan Temple.</p> <p>Stylistic Classification Designed in the Neo-Classical style, with vernacular detailing, the Surya Narayan temple is a two storied building with the ground storey of stone masonry and the upper made up of brick masonry. The front façade designed in the vernacular style is symmetrical and made up of coursed yellow basalt stone with an imposing gateway, which has three semicircular arch openings, the central one being wider than the other two. The openings are adorned with decorative keystone. The arches are flanked by columns on high stone base, which accommodate statues of Dwarpalakas at the main entrance gate. The façade is interspersed with three semicircular arch openings having decorative keystones and multi foliated arch design in stucco and decorative stone pilasters on the ground floor. The openings on the lower floor are more ornately decorated than the ones on the upper floor. The segmental arch openings of the first floor have timber louvered and paneled shutters. The parapet wall of the gateway has two replicas of the shikhara along with figurines of lions and saints on projecting cornice supported on decorative stone brackets. The north east façade of the building abutting 3rd Panjrapol lane is interspersed with semicircular arches having decorative keystone on the ground floor, while the upper floor has segmental arched openings having decorative keystone flanked by grooved pilasters. A continuous cornice runs at the base of the first floor and roof level. The hip timber roof is hidden by the decorative balustrade with terracotta urns forming the parapet at the roof level.</p> <p>The temple stands on a grey basalt stone plinth, accessed by a flight of stone steps. Two large figurines of lions flank the temple entrance. The garbh griha has a flat roof supported on the brick masonry piers. Multi foliated arches span the openings and are supported on fluted columns with octagonal capitals. The shikhara is built in Dravidian style and adorned with replicas of the shikhara in stepped profile.</p>
5.3	Intrinsic	<p>Character Defining Elements External The imposing arched colonnaded gateway, the façade interspersed with semicircular and segmental arched openings, decorative motifs in stucco, figurines are the distinctive features of the building, cornice bands, parapets with Italianate balusters</p> <p>Internal The shikhara of the garbh griha, the arched openings of the upper floor lend the building a modest scale.</p>
5.4	Value Classification	Existing Grade: Grade II A Recommended Grade: Grade II A A(arc), A(his), C(seh), A(cul), B(per), B(des), E, F, G(grp)
6.0		TOPOGRAPHY
6.1	Floors	Ground + one upper

348	SURYA NARAYAN TEMPLE	
7.0		CONSTRUCTION
7.1	Plinth	The plinth is made of dressed basalt stone masonry.
7.2	Walls	The walls on the ground floor are made up of yellow basalt stone while the walls of the upper floor are made of brick masonry.
7.3	Floor	The floor is made of timber floor with stone slabs.
7.4	Stairs	Dog legged timber staircase with cast iron balustrades.
7.5	Openings	Semicircular arched openings with timber paneled windows are seen on the ground floor, while the upper floor has segmental arched openings with timber louvered and paneled windows.
7.6	Roofing	The building is covered partly with timber truss roof finished with asbestos sheet, while the flat terrace over the entrance has china mosaic finish.
7.7	Articulation	The front façade is ornate with stucco motifs and figurines at the parapet level. The shikhara of the temple is decorated with replicas of the main shrine in a stepped fashion. At the base of the floors runs a continuous band of coloured stucco floral pattern.
7.9	Interiors(Movable & Immovable)	The north east façade of the building has small niches in the stone masonry.
7.10	Compound/Fence/Gate	No compound wall. The building abuts the plot boundary.
7.11	Curtilege/ Unbuilt space/out buildings/landscape	None
8.0		SERVICES & UTILITIES
8.1	Lighting	The kitchen and the dining spaces on the ground floor are dim lit The upper floors derive light from the open to sky court and the windows provided on the external façade.
8.2	Ventilation	The entire building is well ventilated. Cross ventilation takes place through the colonnaded arches and the external windows.
8.3	Electricity	BEST, conduit wiring runs along at the ceiling level.
8.4	Water Supply	Municipal Water Supply
8.5	Drainage (Plumbing and sanitation)	The plumbing and sanitation pipes run along the rear façade of the building. While the drainage pipes run down in the inner chowk.
8.6	Fire Precaution	No fire precaution has been installed in the building.
8.7	Other (HVAC/BMC/Security Systems)	None
9.0		CONDITION
9.1	Plinth	The plinth does not show any signs of structural defects or intervention.
9.2	Walls	The walls do not show any structural defects. No rising damp, flaking of paint observed. The walls are plastered and painted regularly by the trust, however the kitchen area has soot deposits over the walls and the ceiling.
9.3	Floor	The floor does not show any structural defects or intervention.
9.4	Stairs	The timber staircases are structurally sound and have some loose treads and broken balustrades. The RCC staircase is in fair condition.
9.5	Openings	The openings are in operational condition. Some windows on the ground floor have been blocked with plywood.
9.6	Roofing	The roof members are structurally sound. The timber members of the roof have blackened due to soot deposits.
9.7	Articulation & Finishes	Externally, the articulation does not show intervention and is in good condition. The floor finishes in the open court have been replaced with chequered tiles.
9.8	Services	The electric wiring runs along the ceiling. The water supply and sanitation pipes run along the rear façade. Ficus growth seen at some places.

LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
TASK II: Review of Sr. No. 317 to 632 of the Heritage Regulations

348	SURYA NARAYAN TEMPLE	
9.9	Outbuildings	None
9.10	Overall Condition	Good Maintenance level: Regular
10.0		TRANSFORMATION
10.1	Form	No transformation in the form of the building.
10.2	Structure	No structural changes.
10.3	Articulation & Finishes	Finishes have been altered at some places.
11.0		DP REMARKS/PERCEIVED THREATS
		None
12.0		ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION
12.1	Historical Background	The Surya Narayan temple and the wadi were built by Seth Harjivan Vasonji in the late 19 th Century for the community.

348

SURYA NARAYAN TEMPLE



LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
TASK II: Review of Sr. No. 317 to 632 of the Heritage Regulations

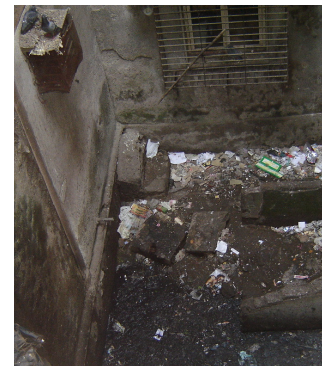
349 BHAVANI BHUVAN	
	Common Ref No: 2005/GII/349 Card No: 33 Ward (Part): C Ward CS No: 962,963 Plot Area: 457.36 sq m B U Area: NA Date: 24 th January 06 Record by: Vinitha Krishnan Review by: Aishwarya Tipnis Int: VK Ext: VK Photo Ref: 349a- 349dq
	
1.0	DENOMINATION
1.1	Name of Premises Bhavani Bhuvan
1.2	Earlier Name Same as above
1.3	Built In Early 20th Century
2.0	ACCESS ROADS
2.1	Main Popatwadi
2.2	Subsidiary Shamaldas Gandhi Marg (Princess Street)
3.0	OWNERSHIP PATTERN
3.1	Present Private
3.2	Past Private
3.3	Status Tenanted
4.0	USE
4.1	Present Mixed residential and commercial on ground floor and 2 nd floor (on one part)
4.2	Past Residential and Commercial
4.3	Usage Regular
5.0	SIGNIFICANCE & VALUE CLASSIFICATION
5.1	Townscape (Natural/Manmade) The building is situated on a narrow lane (Popatwadi road) at a close proximity to Marine Lines station on the western line just off Princess Street in Kalbadevi area.
5.2	Architectural Description Planning The structure has two entries and has a central court which is used as a dumping space and is very badly maintained. The central court is formed by the L-shape of both the structures. It is partly residential and commercial. The part of the ground floor is tenanted to printing (book) company. And the rest on first and second floor is residential, but part of the second floor is being converted into commercial offices. On the second building the first floor is occupied by a lawyers firm and rest of the structure is for residential purpose. The houses are completely renovated and tiled with ceramic tiles from inside. Stylistic Classification The building does not display any distinct architectural style but

349	BHAVANI BHUVAN	
		incorporates features such as cast iron railings, stone balconies and cornices.
5.3	Intrinsic	<p>Character Defining Element</p> <p>External Entrance is marked by an architrave and name plaque in marble, projecting balconies supported on stone brackets, cast iron railings, the annexe has decorative articulation on higher floor, stone façade and arched entrance on one part of the structure. Sloping roof with decorative fascia boards.</p> <p>Internal Timber staircase with decorative newel post exists which is in a dilapidated condition. Timber trussed roof with timber boardings In the part of the structure the timber beams have been replaced by I-sections which can be seen externally.</p>
5.4	Value Classification	<p>Existing Grade: Deleted Recommended Grade: Deleted</p> <p>The building is fully tenanted and excessive reconstruction and insensitive repairs have stripped the building of its architectural character and hence it is proposed to be deleted from the list.</p>
6.0		TOPOGRAPHY
6.1	Floors	Ground + two upper storeys
7.0		CONSTRUCTION
7.1	Plinth	Basalt Stone plinth
7.2	Walls	Ground floor has exposed buff basalt stone walls and the rest of the floor has brick wall plastered and painted.
7.3	Floor	Reinforced Cement concrete
7.4	Stairs	Timber staircase with wooden post and handrails.
7.5	Openings	Originally rectangular windows with double shutter windows painted with white oil paint.
7.6	Roofing	Sloping roof with mangalore tiles but from the part of the building mangalore tile has been removed, exposed tar felt can be seen. Wooden boarding's and trusses are visible clearly from inside.
7.7	Articulation	Neo-classical style articulation can be seen on the top façade of the building, and the key-stone, cast iron railings can be seen on balconies. Decorative fascia boards
7.8	Finishes	<p>Walls Are not painted and maintained on regular bases. Each individual owner has plastered, painted and ceramic tiles have been finished on the walls.</p> <p>Flooring Mosaic and shahbad tiles are used</p> <p>Staircase Timber staircase with wooden post and wooden handrails</p>
7.9	Interiors (Movable & Immovable)	The interiors of the building have been transformed completely
7.10	Compound/Fence/Gate	No compound wall, fence or gate exists as the building abuts the street.
7.11	Curtilege/ Unbuilt space/out buildings/landscape	No such spaces or elements found around the premises.

349	BHAVANI BHUVAN	
8.0		SERVICES & UTILITIES
8.1	Lighting	In whole the building is very dingy, no openings around the staircase area which make it more dingy. Tube lights and incandescent bulbs are used for artificial lightings.
8.2	Ventilation	Is through windows and balconies as it faces the front façade. There exists a court but still the structure is not well ventilated since the buildings are stuck to each other with minimal space in-between.
8.3	Electricity	The supplier is BEST and the wiring is exposed and encased in PVC conduits. Wire does run in dis organised manner with out being encased in PVC conduits.
8.4	Water Supply	Municipal water supply
8.5	Drainage (Plumbing and sanitation)	The drain pipes runs along the central court and the central court is used as damp yard.
8.6	Fire Precaution	No fire system has been installed
8.7	Other (HVAC/BMC/Security Systems)	No security systems have been installed. AC units are installed.
9.0		CONDITION
9.1	Plinth	Is in poor condition as stagnated dirt could be seen in the central court region.
9.2	Walls	Are in fair condition on the front façade. On upper floors at few areas it's neither plastered nor painted. Internally in each individual house mosaic tiles has been cemented to the wall.
9.3	Floor	Exposed wooden beams and I-section are visible at many areas. The projecting balconies are sagging and hence have been supported by I sections.
9.4	Stairs	Timber staircase is in need of structural consolidation needs immediate maintenance. Few of the timber tread, risers and the handrails are broken.
9.5	Openings	Are in fair condition and regularly maintained by painting and cleaning. But the wooden timber windows are poorly maintained. Most of the original windows have been replaced with sliding aluminium windows
9.6	Roofing	Part of the sloping roof is devoid of Mangalore tiles and only the bitumen felt is visible. Water seepage from the roof is a major problem with the building. Timber boarding has deteriorated considerably and shows signs of warping the truss member has been covered and concreted.
9.7	Articulation & Finishes	The articulation has been altered considerably.
9.8	Services	Additional PVC water tank has been placed over the roof and water pump has been attached at top floor level.
9.9	Outbuildings	None
9.10	Overall Condition	Poor Maintenance level: Irregular
10.0		TRANSFORMATION
10.1	Form	All the projecting balconies have been enclosed to create extra space. The cast iron balusters have been infilled.
10.2	Structure	Structurally the structure has undergone changes; the wooden beams are replaced by I-sections. At lot many spaces cement plastered chipped off can be seen exposing the brick work.
10.3	Articulation & Finishes	The cast iron balusters have been infilled into, the articulation has been lost in successive repairs and the building has transformed drastically.

LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
TASK II: Review of Sr. No. 317 to 632 of the Heritage Regulations

349	BHAVANI BHUVAN	
11.0		DP REMARKS/PERCEIVED THREATS
		NA
12.0		ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION
		The structure has undergone many internal changes and is in a very poor and bad condition internally, externally and maintenance wise. Hence should be deleted.



LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
TASK II: Review of Sr. No. 317 to 632 of the Heritage Regulations

350 CHITRABHUT BUILDING		
	Common Ref No: 2005/GII/350	
	Card No: 34	
	Ward (Part): C Ward	
	CS No: 969,970	
	Plot Area: 457.36	
	B U Area: NA	
	Date: 24 th January 05	
	Record by: Vinitha Krishnan	
	Review by: Aishwarya Tipnis.	
	Int: VK Ext: VK	
	Photo Ref: 350a-350ci	
1.0		DENOMINATION
1.1	Name of Premises	Chitrabhut Building
1.2	Earlier Name	Same as above
1.3	Built In	Early 20 th Century
2.0		ACCESS ROADS
2.1	Main	Shamaldas Gandhi Marg (Princess Street)
2.2	Subsidiary	Popatwadi
3.0		OWNERSHIP PATTERN
3.1	Present	Private
3.2	Past	Private
3.3	Status	Tenanted
4.0		USE
4.1	Present	Residential and commercial
4.2	Past	Residential and commercial
4.3	Usage	Regular use
5.0		SIGNIFICANCE & VALUE CLASSIFICATION
5.1	Townscape (Natural/Manmade)	The building is situated on a narrow lane (Popatwadi road) at a close proximity to Marine Lines station on the western line just off Princess Street in Kalbadevi area. The building is adjacent to Bhavani Bhuvan.
5.2	Architectural Description	<p>Planning</p> <p>The main entrance is from the front façade and has been painted and demarked in light blue oil paint. Has a symmetrical plan. Has a central staircase block and corridor runs on both the sides i.e. on the front and on the rear façade. Each room opens into the corridor space. The toilets are placed towards the rear façade of the structure.</p> <p>Most of the space is occupied by residential owners only few of the portions of the first floor and the ground floor (completely) are occupied by commercial establishments. Towards the left side of the building a MS grill gate has been screwed and attached making it a subsidiary lane to axis the other buildings.</p> <p>Stylistic Classification</p> <p>Typical colonial vernacular chawl typology with colonnaded verandas on all floors, with segmental arched openings on the ground floor,</p>

350	CHITRABHUT BUILDING	
		semicircular arched openings with decorative keystones supported by composite columns with Corinthian capitals
5.3	Intrinsic	<p>Character Defining Element</p> <p>External Colonnaded veranda, with segmental arched openings on the ground floor, stucco rustications emphasising corners , semicircular arched openings with decorative keystones supported by composite column with Corinthian capitals, decorative keystones, Italianate balusters, in filled timber louvers, projecting timber balcony supported on decorative cast iron brackets and cast iron railings in the veranda.</p> <p>Internal Timber staircase with decorative newel post and timber balusters, timber trussed roof</p>
5.4	Value Classification	<p>Existing Grade: Deleted Recommended Grade: Deleted</p> <p>The building is fully tenanted and excessive reconstruction and insensitive repairs have stripped the building of its architectural character and hence it is proposed to be deleted from the list.</p>
6.0		TOPOGRAPHY
6.1	Floors	Ground + three upper storeys
7.0		CONSTRUCTION
7.1	Plinth	Stone plinth
7.2	Walls	Load bearing brick masonry well plastered and painted in oil paint.
7.3	Floor	Reinforced cement concrete.
7.4	Stairs	Timber staircase with wooden handrails and post.
7.5	Openings	Rectangular openings with timber double shutters
7.6	Roofing	Has partly flat and partly slopping roof (on the corridor attaching the main building and the toilet block).
7.7	Articulation	Stucco work for detailing, Stone balusters and capitals, cast iron railings, timber staircase
7.8	Finishes	<p>Walls Are painted with different colour of oil paints, wash area are covered with ceramic tiles.</p> <p>Flooring On every floor there are different ceramic tilings, shahbad stones, mosaic tiles can be seen on external corridors.</p> <p>Staircase Timber staircase with wooden handrail and post and cast iron handrails.</p>
7.9	Interiors (Movable & Immovable)	The interiors of all the houses have been greatly transformed
7.10	Compound/Fence/Gate	No compound wall, fence and gate exist.
7.11	Curtilege/ Unbuilt space/out buildings/landscape	No such space and elements could be found around the structure.
8.0		SERVICES & UTILITIES
8.1	Lighting	Is primarily by the doors and window which opens onto the corridor and secondary source are tube lights and incandescent bulbs.
8.2	Ventilation	Since the building has corridors on both the facades the doors and windows open up onto the courtyard and each room gets ventilated only

LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
TASK II: Review of Sr. No. 317 to 632 of the Heritage Regulations

350	CHITRABHUT BUILDING	
		from the facades (i.e.) the corridor of the building.
8.3	Electricity	The supplier is BEST and the electrical supply is in a mess of hanging wires.
8.4	Water Supply	Municipal water supply
8.5	Drainage (Plumbing and sanitation)	Drain pipe runs through the corridor which has been painted in off white paint (to match the corridor wall colour).
8.6	Fire Precaution	No fire system has been installed
8.7	Other (HVAC/BMC/Security Systems)	No security system has been installed. AC units and coolers have been installed accordingly.
9.0		CONDITION
9.1	Plinth	Rising damp and discolouration is visible in some places
9.2	Walls	Paint flaking and plaster chipping off can be seen at many places. At few places the walls are covered completely from ceiling till floor level with ceramic tiles. Other stains are also visible.
9.3	Floor	I-sections have replaced the original timber joists at some places. Rusting of I-sections is clearly visible. The colour of the mosaic tiles have faded away. Internally each house has maintained their own property.
9.4	Stairs	The stairs display a visible sag in the centre of the staircase and painted in bright blue oil paint and (the wooden post and cast iron railings) dark maroon (on upper floors). But the risers on the upper floor are nailed with aluminium plates (to provide grip).
9.5	Openings	Rectangular windows with double shutters of timber and glass.
9.6	Roofing	The corridor on the second floor has been covered by acrylic sheets.
9.7	Articulation & Finishes	Articulation has been painted in different coats of oil paints in colour (blue and pink). The wooden brackets are painted in bright blue colour.
9.8	Services	The services are in a poor condition and need to be upgraded immediately
9.9	Outbuildings	No outbuildings found.
9.10	Overall Condition	Fair Maintenance level: Occasionally
10.0		TRANSFORMATION
10.1	Form	A floor has been added on the terrace, setback from the main façade.
10.2	Structure	The main building structurally is sound. The original timber joists have been replaced with I sections, on the rear façade (the toilet block area) freshly cemented areas are visible with exposed I-sections painted in red. Plastic sheets are used as covering area where there is no proper roofing.
10.3	Articulation & Finishes	The shop signage on the front façade conceals the segmental arched openings on the ground floor. The stone carvings have been painted in oil paint in colours of blue, pink .
11.0		DP REMARKS/PERCEIVED THREATS
		NA
12.0		ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION
		The structural has lost its architectural value and is not maintained on regular bases.

LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
TASK II: Review of Sr. No. 317 to 632 of the Heritage Regulations



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LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
TASK II: Review of Sr. No. 317 to 632 of the Heritage Regulations

351 VITHAL MANDIR		
	Common Ref No: 2005/GII/351	
	Card No: 35	
	Ward (Part): C Ward	
	CS No: 3012,3013	
	Plot Area: 208.20 sq m	
	B U Area: NA	
	Date: 2 nd March 05	
	Record by: Abha Bahl , Kanchan Gupta & Krishna Iyer	
	Review by: Aishwarya Tipnis	
	Int: KG Ext: AB	
	Photo Ref: 351a -351ds	
1.0		DENOMINATION
1.1	Name of Premises	Vithal Mandir
1.2	Earlier Name	Sant Sena Bhuvan
1.3	Built In	1873 Extension Date(if any) : 1980s
2.0		ACCESS ROADS
2.1	Main	Sardar Vallabhbhai Patel Marg (Sandhurst Road)
2.2	Subsidiary	Sant Sena Maharaj Lane
3.0		OWNERSHIP PATTERN
3.1	Present	Sant Sena Maharaj Guruwar Nabhik Sanstha
3.2	Past	Sant Sena Maharaj Guruwar Nabhik Sanstha
3.3	Status	Trust
4.0		USE
4.1	Present	Mixed - Religious, residential, commercial
4.2	Past	Religious
4.3	Usage	Regular
5.0		SIGNIFICANCE & VALUE CLASSIFICATION
5.1	Townscape (Natural/Manmade)	The building is situated in the narrow, relatively quieter Sant Sena Maharaj Lane which leads in from the busy thoroughfare of S.V.P. Road. Squeezed into a narrow plot, the building does not have any compound wall or fence. Abutting the street, it is directly entered from the sidewalk itself. The building has a wider pavement than the others in the same line, as it is setback just a few feet more than the rest.
5.2	Architectural Description	Planning The floor and dado of the temple is paved with cream-brown granite tiles with brown and black border patterns. The central chamber (shrine) which houses the black stone images of the Hindu deities, Vishnu and Laxmi is also clad in granite tiles. The walls and ceiling are painted over and the T.W. beams have religious text painted on them. Around the back, to one side of the central shrine, are the rooms of the temple Pujari or priest. This area is provided with auxiliary support areas like bedrooms, toilets, storage areas and water coolers.

351	VITHAL MANDIR	
		<p>Stylistic Classification Hybrid Neo Classical and vernacular building. This four-storied stone building was originally designed to be a two-storied structure in the hybrid Colonial style of architecture. The first two levels retain the original style whereas the modern upper two floors have almost completely altered the aesthetic appeal with the presence of protruding M.S. sections supporting concrete balcony lines and continuous blank brick parapet walls. The building façade is divided into five distinct bays, which can be clearly seen at the lower two levels. The bays are structured to give prominence to the portion of structure which houses the temple at the ground floor. The bay (fourth, from the left) that is centrally over the temple is broader than the rest and has two openings, whereas all the other bays have one opening each.</p> <p>The ground level has five remaining narrow semi-circular arched openings, spaced between rusticated masonry piers. Ornately carved keystones surmount all the arches and are painted dark brown in contrast with the creamy peach shade of the rest of the façade. One arched opening serves as the main entrance into the upper floors of the structure. Two openings mark the temple entrances into the Vithal Mandir and the other two have windows fitted into them.</p>
5.3	Intrinsic	<p>Character Defining Elements External Semi-circular arched openings, stucco pilasters and mouldings accentuating the openings, decorative cornice bands, stucco pediments with dentals over openings, decorative keystones for semi-circular arches, figurines over cornice bands Internal Marble flooring with black granite border for the religious area along decorative timber columns with brackets while majority of the internal finishes are not original and have been altered by the tenants.</p>
5.4	Value Classification	<p>Existing Grade: Grade III Recommended Grade: Grade III A (cul), A (arc), E, C (seh) Although this structure has a significant religious association for the community worshipping in this temple, the original architectural character of the Vithal Mandir has been almost completely altered by insensitive addition of the upper two storeys in the form of incongruous modern blocks with no adherence to the original stone building.</p>
6.0		TOPOGRAPHY
6.1	Floors	Ground + three upper storeys
7.0		CONSTRUCTION
7.1	Plinth	The 3 ft high plinth is constructed of grey basalt stone masonry along with a few articulations.
7.2	Walls	The external walls are built of grey basalt stone masonry along with lime plaster fenestrations and pilasters. Some of the newer partition walls within the temple are of brick masonry. The external and internal walls of the upper extended storeys are also of brick masonry along with some steel interventions. The internal portion has been altered extensively by the tenants.

351	VITHAL MANDIR	
7.3	Floor	Timber framed floor with T.W. joists and boarding on the lower two floors. Concrete slabs supported by M.S. members on the upper two floors.
7.4	Stairs	Single-flight staircases constructed in stone.
7.5	Openings	<p>Narrow semi-circular arches in stone at the ground floor level. Two of these openings have timber framed windows and vertical steel rods installed for extra security.</p> <p>Openings at the first floor level are in typical vernacular style – long windows running the height of the floor. They are divided into three segments which can be separately opened or shut to conform to the local climatic conditions – fixed glass panels as ventilators with the timber framed shutters below and thirdly, simple timber railings with wooden shutters at the parapet level.</p>
7.6	Roofing	Flat concrete slab roof.
7.7	Articulation	<p>The painted has relief's are the most visible elements on the building façade. Atop the first floor cornice band, is a line of ascetics in meditation poses and above the second floor cornice is a carved standing figure, ostensibly of the sage Sant Sena Maharaj flanked by a lion and a cow.</p> <p>Rectangular openings at the first floor level are crowned by ornate elevation details like pediments and segmental arch forms. Pilasters are used to separate the various bays in the elevation.</p> <p>Other detailing on the façade includes cornice bands supported by stone modillions, ornamental keystones on arches and carved capitals on stone piers flanking the arches.</p>
7.8	Finishes	<p>The external walls including arches, piers and cornices are painted in a shade of creamy peach. The keystones and capitals are painted brown. The internal walls are also plastered and painted.</p> <p>The staircase has polished grey Shahbad stone slabs as treads and stone risers are painted.</p> <p>The floor surfaces are varied – timber boarding is present in the upper floors of the building whereas the ground floor has granite-paved steps at the entrance of the temple. The floor and dado of the temple is paved with cream-brown granite tiles with brown and black border patterns.</p>
7.9	Interiors (Movable & Immovable)	Original artefacts within the temple include the black marble icons of the deities, brass bell and suspended ceiling chandeliers.
7.10	Compound/Fence/Gate	Since the building directly abuts the street, there is no compound space or peripheral fencing. The only gate is the collapsible iron jail at the base of the single flight stairs leading to the upper floors.
7.11	Curtilege/ Unbuilt space/out buildings/landscape	As the building abuts the street it does not have a compound or out buildings.
8.0	SERVICES & UTILITIES	
8.1	Lighting	Electric light fixtures and natural light
8.2	Ventilation	Ceiling and wall-mounted electric fans and natural ventilation through windows and balconies.
8.3	Electricity	Electricity is supplied by the B.E.S.T.
8.4	Water Supply	Water supply is provided by the B.M.C.
8.5	Drainage (Plumbing and sanitation)	Rainwater down take pipes drains the water from the tiled roof. Water supply

LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
TASK II: Review of Sr. No. 317 to 632 of the Heritage Regulations

351	VITHAL MANDIR	
		pipes and soil pipes are connected to the kitchen, toilet and wash areas.
8.6	Fire Precaution	None
8.7	Other (HVAC/BMC/Security Systems)	None
9.0		CONDITION
9.1	Plinth	The stone plinth is in sound condition structurally with no major defects seen except for dampness due to the down take pipes. The plinth is covered by 2 to 3 inches from ground level due to the paver's block being added on the pavement which is incongruous.
9.2	Walls	The walls are structurally in fair condition with a few pilaster cracks at certain areas except for the extended floors, the external walls have been punctured in many places by the M.S. I-sections used as brackets to support the balcony slabs of the upper floors which is done insensitively and has completely defaced the structure badly.
9.3	Floor	The floor retains its structural integrity and is free from all defects. Internally the tenants have altered the flooring extensively.
9.4	Stairs	Cracks are observed in the stone risers. Also joints between the risers and Shahbad slabs on the treads have widened and weakened leading to uneven treads.
9.5	Openings	Most of the original arched openings are structurally in sound condition, but some of the original glass panes need to be repaired. One of the arches at the ground level has been completely dismantled and a completely incongruous larger opening with rolling shutters has been created by the commercial shop occupying the area inside. The modern continuous balconies on the upper two storeys with blank unpainted parapet walls are in complete contrast with the detailed fenestrations below.
9.6	Roofing	The roof is in structurally stable and does not display any signs of intervention.
9.7	Articulation & Finishes	On the whole, the finishes are badly in need of repairs and regular upkeep. Peeling paint and on the external walls due to a low level of maintenance is seen. Water leakage from down take pipes has also caused considerable damage to the stone masonry walls. Maze of hanging cables across the cornice bands mars the appearance and has damaged the bands in many places where portions have broken off. Pilaster bands damaged in some places where new pipes have been installed.
9.8	Services	Lighting and all other electric fixtures in the temple are periodically maintained. Arresting of leakage from downtake pipes has been attempted by encasing the damaged portion of pipe in cement but this has not been successful. There is no problem with the electricity and water supply from the authorities. Fire safety and security are inadequate.
9.9	Outbuildings	Not applicable
9.10	Overall Condition	Though there does not seem to be any visible structural threat, the architectural quality of the building is compromised due to additions, irregular upkeep etc. The maintenance level is also poor.
10.0		TRANSFORMATION

LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
TASK II: Review of Sr. No. 317 to 632 of the Heritage Regulations

351	VITHAL MANDIR	
10.1	Form	The original architectural character of the Vithal Mandir has been almost completely altered by insensitive addition of the upper two storeys in the form of incongruous modern blocks with no adherence to the original stone building.
10.2	Structure	The structure is completely altered with the addition of two upper floors supported by M.S. members over the original stone masonry building.
10.3	Articulation & Finishes	<p>The modern continuous balconies on the upper two storeys with blank unpainted parapet walls are in complete contrast with the detailed fenestrations below. On the whole, the finishes are badly in need of repairs and regular upkeep.</p> <p>Peeling paint and on the external walls due to a low level of maintenance is seen. Water leakage from down take pipes has also caused considerable damage to the stone masonry walls.</p> <p>Maze of hanging cables across the cornice bands mars the appearance and has damaged the bands in many places where portions have broken off.</p> <p>Pilaster bands damaged in some places where new pipes have been installed.</p>
11.0		DP REMARKS/PERCEIVED THREATS
		None
12.0		ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION
		None

LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
TASK II: Review of Sr. No. 317 to 632 of the Heritage Regulations

351 VITHAL MANDIR



LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
TASK II: Review of Sr. No. 317 to 632 of the Heritage Regulations

352 PRANJIVAN BUILDING		
	Common Ref No: 2005/GII/352	
	Card No: 36	
	Ward (Part): C Ward	
	CS No: 3028	
	Plot Area: 574.420 sq m	
	B U Area: NA	
	Date: 22 nd January 05	
	Record by: Abha Bahl	
	Review by: Aishwarya Tipnis	
	Int: AB Ext: AB	
	Photo Ref: 352a-352p.	
1.0		DENOMINATION
1.1	Name of Premises	Pranjivan Building
1.2	Earlier Name	Same as above
1.3	Built In	Early 20 th century
2.0		ACCESS ROADS
2.1	Main	Sardar Vallabhbhai Patel Road (Sandhurst Road)
2.2	Subsidiary	Sant Seva Maharaj Lane (North Brook Street)
3.0		OWNERSHIP PATTERN
3.1	Present	Mumbai Municipal Corporation - Null Bazaar Municipal Primary School & Mumbai Marathi Granth Sanghralaya (Free Library)
3.2	Past	Not known
3.3	Status	Owner
4.0		USE
4.1	Present	Educational, library
4.2	Past	Not known
4.3	Usage	Regular
5.0		SIGNIFICANCE & VALUE CLASSIFICATION
5.1	Townscape (Natural/Manmade)	The building is located on the busy inner city thoroughfare of Sardar Vallabhbhai Patel Road, in close proximity to the old market areas and Mohammed Ali Road.
5.2	Architectural Description	<p>Planning</p> <p>The building is entered through a small forecourt leading to an entrance corridor at the ground level. From here various classrooms can be entered. To the left of the corridor, is a staircase that leads to the upper floors. Towards the right is the school office area with staff rooms etc.</p> <p>The interior of the building is not well-maintained – inadequate lighting and ventilation, old over-used classroom furniture, insufficient facilities with no support areas like storage areas, medical rooms or water coolers.</p> <p>Stylistic Classification</p> <p>This building has a simple elegant façade with exposed yellow stone masonry, rectangular openings and sloping roofs in the colonial hybrid style. It is divided into 3 distinct section – slim protruding corner bays and a wider</p>

352	PRANJIVAN BUILDING	
		central bay. The left bay has the staircase block while the right bay with a gable wall, houses offices and larger library rooms with double height through the 1 st and 2 nd floors. The centre bay fronts corridors on all floors, each having a line of openings.
5.3	Intrinsic	Character Defining Elements External Exposed Malad stone with rustications in Porbunder limestone accentuating openings, semi-circular lancet windows set in segmental arches, pitched roof Internal Timber staircase, kotah stone flooring, timber trussed sloping roof.
5.4	Value Classification	Existing Grade: Deleted Recommended Grade: III A(arc), G(grp), F Currently, deleted from the list of demarcated heritage buildings, it is proposed to be re-inducted on account of its architectural value. The yellow stone façade, which also forms an integral part of the line of heritage structures along Sardar Vallabhbhai Patel Road, is worthy of preservation.
6.0		TOPOGRAPHY
6.1	Floors	Ground + three upper
7.0		CONSTRUCTION
7.1	Plinth	The 2 ft high plinth is constructed of grey Basalt stone masonry.
7.2	Walls	The external walls are constructed of regular coursed yellow Basalt load bearing stone masonry. The rear walls have brick masonry walls. The entire top storey also has brick masonry walls.
7.3	Floor	Timber framed floor with T.W. joists and boardings.
7.4	Stairs	Timber framed staircases.
7.5	Openings	The main façade has long rectangular window openings in Porbunder stone with timber framed windows inset. The window openings have outwardly sloping sills of Porbunder stone. The rear façade has brick-lined segmental arched openings.
7.6	Roofing	Pitched roofs supported by timber framing and topped by G. I. Sheets.
7.7	Articulation	Horizontal bands of continuous tin sloping weather-shade (chajjas) resting on timber brackets are present on first 2 floors of the building.
7.8	Finishes	The external walls on the front façade are kept exposed showing the actual stone and neat pointing work in the masonry. The rear walls are painted white. The internal walls are plastered and covered with oil paint. Porbunder stone frames of the window openings are painted white. The staircase has timber treads and risers with wooden handrails. The flooring is of grey Kotah stone slabs.
7.9	Interiors (Movable & Immovable)	The classrooms and the library retain old wooden furniture.
7.10	Compound/Fence/Gate	The 4' cast iron gates are hinged on the pair of stone pillars. Additionally

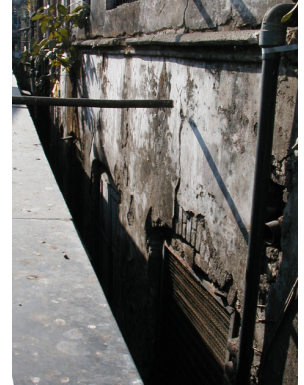
352	PRANJIVAN BUILDING	
		there are a set of 3 tin pipes fitted horizontally, spanning the stone pillars.
7.11	Curtilage/ Unbuilt space/out buildings/landscape	The small forecourt is paved with square Shahbad stone tiles. Towards the right side (on entering through the gate), a pair of Sintex water storage tanks have been installed, resting on a set of 8 concrete piers. Behind this a concrete pump room has also been constructed.
8.0		SERVICES & UTILITIES
8.1	Lighting	Electric light fixtures and natural light
8.2	Ventilation	Ceiling and wall-mounted electric fans, and natural ventilation through windows and balconies.
8.3	Electricity	Electricity is supplied by the B.E.S.T.
8.4	Water Supply	Water supply is provided by the B.M.C.
8.5	Drainage (Plumbing and sanitation)	Rainwater downtake pipes drain the water from the tiled roof. Water supply pipes and soil pipes are connected to the toilet and wash areas.
8.6	Fire Precaution	None
8.7	Other (HVAC/BMC/Security Systems)	None
9.0		CONDITION
9.1	Plinth	The stone plinth is in sound structural condition.
9.2	Walls	<p>The front side of the building is in sound condition but the rear side indicates structural damage and cracks in the masonry are seen in many places on the rear and side walls of the building. The rear walls exhibit structural distress.</p> <p>Widespread ficus growth with extensive roots penetrating into the building structure, moss and algae growth is also seen in many places on the rear and side façades.</p> <p>Peeling off external plaster and paint due to extensive water seepage and roof leakage is also observed.</p>
9.3	Floor	The upper floor exhibits structural distress- due to extensive cracks in the load bearing external stone masonry, water seepage from the roof.
9.4	Stairs	The timber staircase seems to be in a relatively sound structural condition (only permitted to view from the ground floor).
9.5	Openings	<p>Rectangular openings on front façade are not structurally damaged unlike the segmental arched openings on the rear façade which show signs of disrepair and damage like cracks and peeling plaster.</p> <p>Many window frames are in a state of total disrepair with glass panes and hardware broken off.</p>
9.6	Roofing	Water leakage from the roof is seen to be the main cause of major structural cracks and ficus growth.
9.7	Articulation & Finishes	<p>Horizontal bands of continuous tin sloping weather-shade (chajjas) are broken in a some places with the tin sheets completely missing.</p> <p>Peeling off external plaster and paint due to extensive water seepage and</p>

LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
TASK II: Review of Sr. No. 317 to 632 of the Heritage Regulations

352	PRANJIVAN BUILDING	
		<p>roof leakage is also observed.</p> <p>Oil paint on internal walls is also flaking in many places.</p> <p>Damaged Kotah stone flooring needs to be repaired and replaced in many places.</p>
9.8	Services	<p>Soil pipes, drain pipes etc. are in a very poor condition - bent, broken, damaged in many places with ficus growing out of them.</p> <p>Lighting and ventilation too are highly inadequate and security is non-existent.</p>
9.9	Outbuildings	Not applicable.
9.10	Overall Condition	<p>The building is in a structurally dangerous and unsafe condition.</p> <p>Maintenance level: Very Poor</p>
10.0		TRANSFORMATION
10.1	Form	The third floor has been a later addition evident from the difference in the construction material of brick from the original yellow basalt.
10.2	Structure	The third floor has been a later addition evident from the difference in the construction material of brick from the original yellow basalt .
10.3	Articulation & Finishes	The openings on the third floor are not in sync with the original openings accentuated by rustications. The gable end has been in filled with brick masonry. G.I. sheet chajjas have been introduced for almost all openings.
11.0		DP REMARKS/PERCEIVED THREATS
		<p>The D.P Marking indicates a wrong location for the building this anomaly should be corrected.</p> <p>The building is in a serious state of disrepair. Negligence on the part of the owner may be to allow the structure to collapse and to build a modern high-rise building in its place.</p>
12.0		ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION
		<p>Contrary to the remarks in the Heitage Conservation Regulations Report of Designated Officer Vol 1, that the building reflects no heritage value and is privately owned and tenanted, the building reflects great architectural value as elaborated in the description and in the supporting photographs.</p> <p>Currently, deleted from the list of demarcated heritage buildings, it is proposed to be re-inducted on account of its architectural value. The yellow stone façade, which also forms an integral part of the line of heritage structures along Sardar Vallabhbhai Patel Road, is worthy of preservation.</p>

LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
TASK II: Review of Sr. No. 317 to 632 of the Heritage Regulations

352 PRANJIVAN BUILDING



LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
TASK II: Review of Sr. No. 317 to 632 of the Heritage Regulations

353 BLACKSTONE BUILDING		
	Common Ref No: 2005/GII/353	
	Card No: 37	
	Ward (Part): C Ward	
	CS No: 3017	
	Plot Area: 786.60 sq m	
	B U Area: NA	
	Date: 25 th February 05	
	Record by: Abha Bahl , Kanchan Gupta & Krishna Iyer	
	Review by: Aishwarya Tipnis	
	Int: KG Ext: AB	
	Photo Ref: 353a -353u	
1.0		DENOMINATION
1.1	Name of Premises	Blackstone Building
1.2	Earlier Name	Same
1.3	Built In	Early 20 th century Extension Date (if any): none
2.0		ACCESS ROADS
2.1	Main	Sardar Vallabhbhai Patel Road (Sandhurst Road)
2.2	Subsidiary	Kumbharwada Street, Bhandari Street
3.0		OWNERSHIP PATTERN
3.1	Present	Private
3.2	Past	Same
3.3	Status	Tenanted
4.0		USE
4.1	Present	Mixed use - Commercial uses at lower two levels and residences on upper floors.
4.2	Past	Same
4.3	Usage	Regular
5.0		SIGNIFICANCE & VALUE CLASSIFICATION
5.1	Townscape (Natural/Manmade)	The building is located on the busy inner city thoroughfare of Sardar Vallabhbhai Patel Road, in close proximity to the old market areas and Mohammed Ali Road. Set up in a busy commercial street the Blackstone building is also of mixed use like other buildings in SVP road. This grey stone corner building with its unique continuous wooden balconied façade has a very strong presence on the streetscape.
	Architectural Description	<p>Planning A large archway in the centre bay of the building wings leads into a small entrance foyer. From here, a staircase leads to the upper floors. At each floor, a relatively spacious lobby area forms from which narrow verandas lead to the individual residences and commercial units.</p> <p>Stylistic Classification Designed in a hybrid Colonial style, the imposing building façade conforms to its corner location. At the ground level, a series of large semi-circular arches with keystones. Corresponding to each arch below, two</p>

353	BLACKSTONE BUILDING	
		arches are placed at the first floor level to form another series of narrower arches separated by stone piers at this level. Above this, each of the 3 upper storeys have a continuous line of timber-framed cantilevered balconies supported by carved stone brackets above the first floor level. This G + 4 structure has commercial establishments on the ground level and residences at the other upper levels.
5.3	Intrinsic	Character Defining Elements External large semi-circular arches with keystones , timber-framed cantilevered balconies supported by carved stone brackets, cast iron railings, Semi-circular arched openings with rustications around the windows, Cornice bands, decorative carvings below the windows in porbunder limestone Internal Timber staircase, Timber trussed roof
5.4	Value Classification	Existing Grade: Grade III Recommended Grade: Grade III A(arc), B(des), F, E, G(grp) This grey stone corner building with its unique continuous wooden balconied façade has a very strong presence on the streetscape.
6.0		TOPOGRAPHY
6.1	Floors	Ground + 4 upper storeys
7.0		CONSTRUCTION
7.1	Plinth	The 4 ft high plinth is constructed of grey Basalt straight coursed ashlar masonry with mortar joints.
7.2	Walls	The external walls are constructed of grey Basalt straight coursed ashlar masonry with mortar joints.
7.3	Floor	Timber-framed floors with T.W. beams and joists.
7.4	Stairs	Timber-framed staircases.
7.5	Openings	The semi-circular arched openings and keystones are constructed in Porbunder stone.
7.6	Roofing	Timber-framed roof with Mangalore tiles.
7.7	Articulation	The continuous cantilevered balconies have timber posts and ornamental cast iron railings. Within the arched openings at the first floor level, the stone parapet has ornamental circular mouldings with floral motifs in limestone.
7.8	Finishes	Walls Wherever not hidden by shop signboards, modern cladding materials and commercial display signage, the external walls are kept exposed showing the actual stone masonry. The arches, keystones, parapet walls and other details are coated with lime plaster. The internal walls are plastered and painted. Staircase The staircase has timber treads and risers with wooden handrails and carved timber balustrade. Flooring Timber-framed floors with T.W. beams and joists.

LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
TASK II: Review of Sr. No. 317 to 632 of the Heritage Regulations


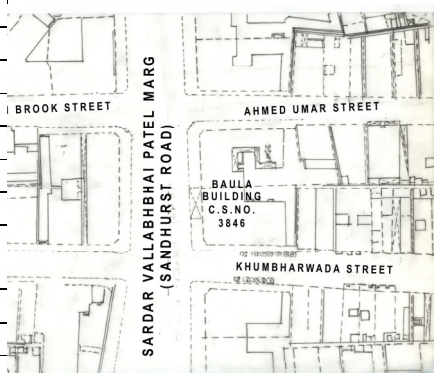
353	BLACKSTONE BUILDING	
7.9	Interiors (Movable & Immovable)	The interiors have been altered extensively.
7.10	Compound/Fence/Gate	The building does not have a compound or fence as it abuts the street directly.
7.11	Curtilege/ Unbuilt space/out buildings/landscape	There is no open space as the building abuts the street directly.
8.0		SERVICES & UTILITIES
8.1	Lighting	Electric light fixtures and natural light.
8.2	Ventilation	Ceiling and wall-mounted electric fans, window A.C. units and natural ventilation through windows and balconies.
8.3	Electricity	Electricity is supplied by the B.E.S.T.
8.4	Water Supply	Water supply is provided by the B.M.C.
8.5	Drainage (Plumbing and sanitation)	Rainwater downtake pipes drain the water from the tiled roof. Water supply pipes and soil pipes are connected to the toilet and wash areas.
8.6	Fire Precaution	None
8.7	Other (HVAC/BMC/Security Systems)	None
9.0		CONDITION
9.1	Plinth	The stone plinth is mostly in sound structural condition.
9.2	Walls	Discoloration and damage due to the water seepage from the roof, and ficus growth is also seen. Widening of masonry joints is also seen.
9.3	Floor	All floors are in sound structural condition or have been structurally consolidated using MS sections.
9.4	Stairs	Staircases have worn out timber treads.
9.5	Openings	Most of the arches at the ground level have been obliterated by signage and rolling shutters. The timber balconies are mainly in sound structural condition but sagging in a few places has been arrested using MS sections. At few places openings have been altered to accommodate air conditioners and metal box grills.
9.6	Roofing	M.S. girders and I-sections have been used in few places to prop up the originally timber-framed roof.
9.7	Articulation & Finishes	The ground floor of the building is completely altered due to the presence of retail shops and commercial establishments. Incongruous additions like shop tin chajjas; signboards, shutters, counters, shelving etc. hide the details and mar the building façade. Arches and other openings have been enclosed, metal jalis rolling shutters added. Other modern accretions on the facades include clothes lines and window A.C units. Exposed electrical wiring has been left unintended which runs all along the façade.
9.8	Services	Services are in a bad condition and need to be upgraded especially the wiring at the ground level. Fire safety and security are non-existent.
9.9	Outbuildings	Not applicable
9.10	Overall Condition	The maintenance level is poor.
10.0		TRANSFORMATION
10.1	Form	No transformation has been done on the form
10.2	Structure	M.S. girders and I-sections have been used in few places to prop up the originally timber-framed roof and sagging balconies.

LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
TASK II: Review of Sr. No. 317 to 632 of the Heritage Regulations

353	BLACKSTONE BUILDING	
10.3	Articulation & Finishes	The ground floor of the building is completely altered due to the presence of retail shops and commercial establishments. Incongruous additions like shop tin chajjas; signboards, shutters, counters, shelving etc. hide the details and mar the building façade.
11.0		DP REMARKS/PERCEIVED THREATS
		None
12.0		ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION

353 BLACKSTONE BUILDING



354 BAULA BUILDING		
	Common Ref No: 2005/GII/354	
	Card No: 38	
	Ward (Part): C Ward	
	CS No: 3846	
	Plot Area: 469.07 sq m	
	B U Area: NA	
	Date: 25 th February 05	
	Record by: Abha Bahl , Kanchan Gupta & Krishna Iyer	
	Review by: Aishwarya Tipnis	
	Int: KG Ext: AB	
	Photo Ref: 354a- 354cc	
1.0		DENOMINATION
1.1	Name of Premises	Baula Building
1.2	Earlier Name	Same
1.3	Built In	Early 20 th century Extension Date (if any): none
2.0		ACCESS ROADS
2.1	Main	Sardar Vallabhbhai Patel Road (Sandhurst Road)
2.2	Subsidiary	Kumbharwada Street
3.0		OWNERSHIP PATTERN
3.1	Present	Private
3.2	Past	Same
3.3	Status	Tenanted
4.0		USE
4.1	Present	Mixed use - Commercial uses at lower two levels and residences on upper floors.
4.2	Past	Same
4.3	Usage	Regular
5.0		SIGNIFICANCE & VALUE CLASSIFICATION
5.1	Townscape (Natural/Manmade)	<p>The building is located on the busy inner city thoroughfare of Sardar Vallabhbhai Patel Road, in close proximity to the old market areas and Mohammed Ali Road. Set up in a busy commercial street the Baula building is also of mixed use like other buildings in SVP road.</p> <p>The Baula building is one of the structures which has an impressive corner façade which is quiet imposing. With its façade that accommodates shops at the ground level and residences at the upper level it is a typical neo classical town house which forms at one of the junction points Sardar Vallabhbhai Patel Road.</p>
5.2	Architectural Description	<p>Planning</p> <p>A large archway in the centre bay of the building wings leads into a small entrance foyer. From here, a staircase leads to the upper floors. At each floor, a relatively spacious lobby area from which narrow verandas lead to the individual residences and commercial units.</p> <p>Stylistic Classification</p> <p>The 4-storeyed building is designed in a hybrid Colonial style and has a very long accented façade. The front has a continuous line of 12 fenestrations, the side facades have 7 fenestrations and both of the chamfered corners have 1</p>

354	BAULA BUILDING	
		fenestration, at each upper floor level. The rectangular stone openings open onto small projecting stone balconies and some are surmounted by Neo-classic elements like pediments (triangular and segmental). Each line or bay of fenestrations is flanked by a single pier or a set of twin square stone piers. Above the ground and 2 nd floor levels is a continuous projecting moulding band with denticulation and supported by a pair of carved stone brackets placed above the stone piers.
5.3	Intrinsic	<p>Character Defining Elements</p> <p>External Semi circular arched openings in coursed stone masonry, projecting balconies supported on decorative stone brackets, decorative cornice bands, Italianate balusters, stucco pilasters, stucco architraves around rectangular window openings.</p> <p>Internal Timber staircase, timber trussed roof.</p>
5.4	Value Classification	<p>Existing Grade: Deleted Recommended Grade: Grade III A (arc), F, B (per) Currently, deleted from the list of demarcated heritage buildings, it is proposed to be re-inducted on account of its architectural value. The yellow stone façade, which also forms an integral part of the line of heritage structures along Sardar Vallabhbhai Patel Road, is worthy of preservation.</p>
6.0		TOPOGRAPHY
6.1	Floors	Ground + three upper storeys
7.0		CONSTRUCTION
7.1	Plinth	The plinths are constructed of yellow Basalt stone masonry work.
7.2	Walls	The external walls are constructed of regular coursed yellow Basalt load bearing stone masonry along with lime plaster fenestrations on the arches and on the walls.
7.3	Floor	Timber framed floor with T.W. joists and boarding.
7.4	Stairs	Timber framed staircases.
7.5	Openings	Flat arched fenestrations in under Porbunder stone inset with timber framed windows with wooden shutters and glass panels. Cantilevered stone balconies supported by carved stone brackets. On the ground level an imposing arcade runs all along the three important façade of the Baula building where shops are accommodated.
7.6	Roofing	Pitched roofs supported by timber framing and topped by G. I. Sheets.
7.7	Articulation	Stone balconies with carved stone balustrades. Capitals and bases of stone piers on the facades, moulding bands, denticulation blocks and other ornamental details like carved pediments etc. on the facades are in Porbunder stone.
7.8	Finishes	<p>Walls The external walls are plastered and painted or have exposed stone work. Wherever not hidden by shop signboards, modern cladding materials and commercial display signage, the external walls constructed of regular coursed yellow Basalt load bearing stone masonry along with lime plaster fenestrations on the arches and on the walls. Ornamental details are painted white. The internal walls are plastered and covered with oil paint.</p> <p>Staircase The staircase has timber treads and risers with wooden handrails and carved</p>

354	BAULA BUILDING	
		timber balustrade. Flooring The flooring is of timber members along with grey Kotah stone as finish.
7.9	Interiors (Movable & Immovable)	The interiors have been altered extensively and do not conform to any particular style.
7.10	Compound/Fence/Gate	As the building abuts the street it does not have a compound.
7.11	Curtilege/ Unbuilt space/out buildings/landscape	The building does not have any Unbuilt space as it abuts the street.
8.0		SERVICES & UTILITIES
8.1	Lighting	Electric light fixtures and natural light.
8.2	Ventilation	Ceiling and wall-mounted electric fans, window A.C. units and natural ventilation through windows and balconies.
8.3	Electricity	Electricity is supplied by the B.E.S.T.
8.4	Water Supply	Water supply is provided by the B.M.C.
8.5	Drainage (Plumbing and sanitation)	Rainwater downtake pipes drain the water from the tiled roof. Water supply pipes and soil pipes are connected to the toilet and wash areas.
8.6	Fire Precaution	No fire precaution or fire equipments have been undertaken on the building premises
8.7	Other (HVAC/BMC/Security Systems)	No security installations have been undertaken in the building premises.
9.0		CONDITION
9.1	Plinth	The stone plinth is structurally in a sound condition but most of the plinth has been altered to make way to steps to enter the shops and are clad by new stone finishes like marble, granite etc.
9.2	Walls	Discoloration and damage to the water seepage from the roof, and ficus growth is also seen. Widening of masonry joints is also seen.
9.3	Floor	All floors are in sound structural condition or have been structurally consolidated using MS sections.
9.4	Stairs	Staircases have worn out timber treads.
9.5	Openings	Most of the arches at the ground level have been obliterated by signage's and rolling shutters. The timber balconies are mainly in sound structural condition but sagging in a few places has been arrested using MS sections. Few openings are altered to accommodate air conditioners and metal box grills.
9.6	Roofing	M.S. girders and I-sections have been used in few places to prop up the originally timber-framed roof.
9.7	Articulation & Finishes	Requires cleaning and repair work. In many cases, balconies been enclosed with the addition of modern Aluminium sliding windows. Sagging balconies in one building are provided extra support by means of MS sections. The ground floor of the building is completely altered due to the presence of retail shops and commercial establishments. Incongruous additions like shop tin chajjas; signboards, shutters, counters, shelving etc. hide the details and mar the building façade. Arches and other openings have been enclosed, metal jalis rolling shutters added. Other modern accretions on the facades include clothes lines and window A.C units. Exposed Electrical wiring has been running through the articulations unattended which can lead to dangerous situations.
9.8	Services	Services are in a bad condition and need to upgrade especially the wiring at

LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
TASK II: Review of Sr. No. 317 to 632 of the Heritage Regulations

354	BAULA BUILDING	
		the ground level. Fire safety and security are non-existent.
9.9	Outbuildings	Not applicable
9.10	Overall Condition	Though there does not seem to be any visible structural threat, the architectural quality of the building is somewhat compromised due to signage accretions, insufficient upkeep etc.
10.0		TRANSFORMATION
10.1	Form	None
10.2	Structure	Most of the arches at the ground level have been obliterated by signage's and rolling shutters. The timber balconies are mainly in sound structural condition but sagging in a few places has been arrested using MS sections. Few openings are altered to accommodate air conditioners and metal box grills.
10.3	Articulation & Finishes	The ground floor of Baula building is completely altered due to the presence of retail shops and commercial establishments. Incongruous additions like shop tin chajjas; signboards, shutters, counters, shelving etc. hide the details and mar the building façade.
11.0		DP REMARKS/PERCEIVED THREATS
		Not applicable as building is deleted from Listing
12.0		ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION
		Contrary to the remarks in the Heritage Conservation Regulations Report of Designated Officer Vol 1, that the building reflects no heritage value and is privately owned and tenanted, the building reflects great architectural value as elaborated in the description and in the supporting photographs. Currently, deleted from the list of demarcated heritage buildings, it is proposed to be re-inducted as a Grade III building, on account of its architectural value. The yellow stone façade along with the arcades on the ground level, which also forms an integral part of the line of heritage structures along Sardar Vallabhbhai Patel Road, is worthy of preservation.

354 BAULA BUILDING



LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
TASK II: Review of Sr. No. 317 to 632 of the Heritage Regulations

355 GOPAL NIVAS BUILDING		
	Common Ref No: 2005/GII/355	
	Card No: 39	
	Ward (Part): C Ward	
	CS No: 981	
	Plot Area: 668.90	
	B U Area: NA	
	Date: 22 nd January 05	
	Record by: Abha Bahl, Kanchan Gupta & Krishna Iyer	
	Review by: Aishwarya Tipnis	
	Int: KG Ext: AA	
	Photo Ref: 355a-355v	
1.0		DENOMINATION
1.1	Name of Premises	Gopal Nivas Building
1.2	Earlier Name	Same
1.3	Built In	Early 20 th Century Extension Date(if any) none
2.0		ACCESS ROADS
2.1	Main	Shamaldas Gandhi Marg (Princess Street)
2.2	Subsidiary	Kantilal M. Sharma Street
3.0		OWNERSHIP PATTERN
3.1	Present	Private
3.2	Past	Same
3.3	Status	Privately owned
4.0		USE
4.1	Present	Mixed use - Commercial uses at lower two levels and residences on upper floors.
4.2	Past	Same
4.3	Usage	Regular
5.0		SIGNIFICANCE & VALUE CLASSIFICATION
5.1	Townscape (Natural/Manmade)	The building is situated on the Shri Vardhaman Chowk, facing west. Along with its twin building (Gold Mohur) directly opposite, occupies dominant position at this key intersection. Approaching the Vardhaman Chowk along Shamaldas Gandhi Marg (formerly Princess Street) from the Marine Drive Flyover, the building of Gopal Nivas with its prominent corner tower forms a distinctive urban focal point on this sight line.
5.2	Architectural Description	<p>Planning</p> <p>This G + 5 grand building has a large archway in the centre bay of the building wings leads into a small entrance foyer. From here, a staircase with an elevator built into the staircase well, leads to the upper floors. At each floor, a relatively spacious lobby area from which narrow verandas lead to the individual residences and commercial units.</p> <p>Stylistic Classification</p> <p>Designed in a hybrid Colonial style, this corner building is V-shaped in</p>

355	GOPAL NIVAS BUILDING	
		<p>plan with 2 side wings, tied together by a circular tower. The rounded central corner is the most prominent portion of the building elevation and rises one storey higher than the rest. This corner tower is surmounted by a tiled conical roof, crowned by a chattri-type finial.</p> <p>The two long side wings have a slim centre bays which retain original elevational features like twin fenestrations at each level, crowning pediment with elegant detailing and ornate finial. The major portions (on upper four levels) of the side facades are covered with M.S. framed balconies with blank brick parapet walls. Most of these balconies, which are a later addition, have been enclosed, considerably altering the aesthetic appearance of the façade.</p>
5.3	Intrinsic	<p>Character Defining Elements</p> <p>External Urban setting, turning around street corner, tall corner and conical turret, chattri type finial, twin fenestrations, crowning pediment, semi circular and flat arched openings</p> <p>Internal Timber staircase with elegant metal railing that runs around the lift block.</p>
5.4	Value Classification	<p>Existing Grade : Grade III Recommended Grade Grade II B A(arc), B(per), E, G(grp), I(sce)</p> <p>With their distinctive tall corner towers and conical roofs, Gopal Nivas along with its twin building, Gold Mohur occupies dominant position at this key intersection of Vardhaman Chowk. Additionally, it forms a distinctive urban focal point on the sight line along Shamaldas Gandhi Marg.</p>
6.0		TOPOGRAPHY
6.1	Floors	Ground + five upper
7.0		CONSTRUCTION
7.1	Plinth	The 4 ft high plinth is constructed of grey basalt straight coursed ashlar masonry with mortar joints.
7.2	Walls	The external walls are constructed of grey basalt straight coursed ashlar masonry with mortar joints. The walls are finished with strong quoins of Porbunder stone, painted white.
7.3	Floor	Jack arch flooring with M.S. I-sections at regular intervals. The flooring between the flanges is undertaken in brick.
7.4	Stairs	Timber staircases supported by M.S. skeletal frame.
7.5	Openings	<p>Fenestrations on the tower include semi-circular and flat arched openings in limestone, with large keystones with timber framed windows inset.</p> <p>Large semi-circular arches in limestone masonry are present on the ground floor but most are completely hidden by incongruous signboards or have been obliterated.</p> <p>M.S. framed balconies supported by brackets with brick parapet walls are later additions to the 4 upper storeys of the side wings of the building.</p>
7.6	Roofing	Conical timber-framed roof with Mangalore tiles over corner tower. Rest of the roof is of flat slab construction with brickbat coba.
7.7	Articulation	Limestone projecting cornices with denticulation below top storey of corner tower and side bays. Ornamental neo-classic detailing in limestone below fenestrations on the corner tower.

355	GOPAL NIVAS BUILDING	
		The pediments in limestone over central bays on side elevations have elegant detailing within the tympanum and ornate crowning finials.
7.8	Finishes	<p>Walls Wherever not hidden by shop signboards, modern cladding materials and commercial display signage, the external walls are kept exposed showing the actual stone masonry. The arches, keystones, parapet walls and other details are coated with lime plaster. The internal walls are plastered and painted.</p> <p>Staircase The staircase has timber treads and risers with wooden handrails and carved timber balustrade.</p> <p>Flooring The floor surfaces are varied – timber boarding are present in the upper floors of the building whereas the ground floor has black polished Malad stone slabs on the entrance steps, and black and grey polished Malad stone tiles laid in a chequered pattern inside the foyer.</p>
7.9	Interiors (Movable & Immovable)	The interiors have been altered extensively and does not conform to any particular style
7.10	Compound/Fence/Gate	Collapsible iron grills (jali) fitted at the entrance serves as the only gate to the building from the pavement outside.
7.11	Curtilege/ Unbuilt space/out buildings/landscape	The building abuts the street and does not have any open space.
8.0		SERVICES & UTILITIES
8.1	Lighting	Electric light fixtures and natural light.
8.2	Ventilation	Ceiling and wall-mounted electric fans, window A.C. units and natural ventilation through windows and balconies.
8.3	Electricity	Electricity is supplied by the B.E.S.T.
8.4	Water Supply	Water supply is provided by the B.M.C.
8.5	Drainage (Plumbing and sanitation)	Rainwater downtake pipes drain the water from the tiled roof. Water supply pipes and soil pipes are connected to the toilet and wash areas.
8.6	Fire Precaution	None
8.7	Other (HVAC/BMC/Security Systems)	None
9.0		CONDITION
9.1	Plinth	The stone plinth is structurally in sound condition but most of the plinth has been altered to make way to steps to enter the shops and are clad by new stone finishes like marble, granite etc.
9.2	Walls	Discoloration and damage to the water seepage from the roof, and ficus growth is also seen. Widening of masonry joints is also seen.
9.3	Floor	All floors are in sound structural condition but most of them have either rusted or worn out, a few have been structurally consolidated using MS sections.
9.4	Stairs	Staircases have worn out timber treads and dilapidated risers in sound structural condition or have been structurally consolidated using M S sections.
9.5	Openings	Most of the openings have been completely transformed by addition of aluminium sliding windows, window A.C. units or iron grills (jails). Most of the arches at the ground level have been obliterated by signages and

LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
TASK II: Review of Sr. No. 317 to 632 of the Heritage Regulations

355	GOPAL NIVAS BUILDING	
		rolling shutters.
9.6	Roofing	The roof is in a weak structural condition. The tiled conical tower is currently provided with external support by means of iron ties.
9.7	Articulation & Finishes	Mostly hidden by signboards or shutters, have been broken or show cracks and damage. The ground floor of the building is completely altered due to the presence of retail shops and commercial establishments. Incongruous additions like shop tin chajjas; signboards, shutters, counters, shelving etc. hide the details and mar the building façade. Arches and other openings have been enclosed, rolling shutters added. In some places, the external stone wall covered with a layer of chemical paint. Other modern accretions on the facades include clothes lines and window A.C units.
9.8	Services	Services are in a bad condition and need to upgrade especially the wiring at the ground level. Fire safety and security are non-existent.
9.9	Outbuildings	There are no outbuildings.
9.10	Overall Condition	The building is in poor condition with many visible structural threats and the architectural quality of the building is compromised due to additions, irregular upkeep etc. The building is not satisfactorily maintained.
10.0		TRANSFORMATION
10.1	Form	The ground floor of the building is completely altered due to the presence of retail shops and commercial establishments.
10.2	Structure	The major portions (on upper four levels) of the side facades are covered with continuous M.S. framed balconies with blank brick parapet walls. Most of these balconies, which are a later addition, have been enclosed, considerably altering the aesthetic appearance of the façade.
10.3	Articulation & Finishes	Incongruous additions like shop tin chajjas; signboards, shutters, counters, shelving etc. hide the details and mar the building façade. Arches and other openings have been enclosed, rolling shutters added.
11.0		DP REMARKS/PERCEIVED THREATS
		None
12.0		ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION
		With their distinctive tall corner towers and conical roofs, Gopal Nivas along with its twin building, Gold Mohur directly opposite occupies dominant positions at this key intersection of Vardhaman Chowk. Additionally, it forms a distinctive urban focal point on the sight line along Shamaldas Gandhi Marg. Hence it is recommended to upgrade its listing from Grade III to IIB

LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
TASK II: Review of Sr. No. 317 to 632 of the Heritage Regulations

355 | GOPAL NIVAS BUILDING



355 GOPAL NIVAS BUILDING



LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
TASK II: Review of Sr. No. 317 to 632 of the Heritage Regulations

356		GOLD MOHUR	
	Common Ref No: 2005/GII/356		
	Card No: 40		
	Ward (Part): C Ward		
	CS No: 971		
	Plot Area: 852.84		
	B U Area: NA		
	Date: 22 nd January 05		
	Record by: Abha Bahl , Kanchan Gupta & Krishna Iyer		
	Review by: Aishwarya Tipnis		
	Int: ANL Ext: PJ		
Photo Ref: 356(a) to (v)			
1.0		DENOMINATION	
1.1	Name of Premises	Gold Mohur	
1.2	Earlier Name	Same as above	
1.3	Built In	Early 20 th Century	Extension Date(if any) none
2.0		ACCESS ROADS	
2.1	Main	Shamaldas Gandhi Marg	
2.2	Subsidiary	Popatwadi	
3.0		OWNERSHIP PATTERN	
3.1	Present	Gold Mohur Co-operative Housing Society Ltd.	
3.2	Past	Private	
3.3	Status	Co-operative Housing Society	
4.0		USE	
4.1	Present	Mixed use - Commercial uses at lower two levels and residences on upper floors.	
4.2	Past	Same	
4.3	Usage	Regular	
5.0		SIGNIFICANCE & VALUE CLASSIFICATION	
5.1	Townscape (Natural/Manmade)	The building is situated on the Shri Vardhaman Chowk, facing west. Along with its twin building (Gopal Nivas) directly opposite, occupies dominant position at this key intersection. Approaching the Vardhaman Chowk along Shamaldas Gandhi Marg (formerly Princess Street) from the Marine Drive Flyover, the building of Gopal Nivas with its prominent corner tower forms a distinctive urban focal point on this sight line.	
5.2	Architectural Description	<p>Planning</p> <p>A large opening in the slim bays of the side wings leads into a small entrance foyer. From here, a staircase with an elevator built into the staircase well, leads to the upper floors. At each floor, a relatively spacious lobby area from which narrow verandas lead to the individual residences and commercial units.</p> <p>Stylistic Classification</p> <p>Designed in a hybrid Colonial style, this corner building is V-shaped in plan</p>	

356	GOLD MOHUR	
		<p>with 2 side wings, tied together by a circular tower. The rounded central corner is the most prominent portion of the building elevation and rises one storey higher than the rest. This corner tower is surmounted by a tiled conical roof, crowned by a chattri-type finial. At the ground level, running through the entire length of the building is a series of high, wide semi-circular arched openings which lead into the various shops and other establishments.</p> <p>The two long side wings have 2 slim bays, one in the centre and one on the edge through which the building is entered. These retain original elevational features like round windows over flat entrance arches with ornate classical detailing at the lower levels, twin fenestrations at intermediate levels and a crowning pediment with sculptural ornamentation and decorative finial.</p> <p>The upper four levels of the side wings have continuous balcony line. On the south wing (along the main Shamaldas Gandhi Marg) part of the façade has the original timber balconies with wooden fretwork balustrades supported by cast iron brackets, and on the remaining portion balconies have been stripped off exposing the internal fenestrations and protruding ugly steel box sections used for structural consolidation. On the north wing (along Papatwadi), original balconies have been completely replaced with M.S. framed balconies and blank brick parapet walls. Though serving no structural purpose, original cast iron brackets have been retained.</p>
5.3	Intrinsic	<p>Character Defining Elements</p> <p>External The rounded central corner is the most prominent portion of the building elevation and rises one storey higher than the rest. This corner tower is surmounted by a tiled conical roof, crowned by a chattri-type finial. At the ground level, running through the entire length of the building is a series of high, wide semi-circular arched openings which lead into the various shops and other establishments, round windows over flat entrance arches with ornate classical detailing at the lower levels, twin fenestrations at intermediate levels and a crowning pediment with sculptural ornamentation and decorative finial, original timber balconies with wooden fretwork balustrades supported by cast iron brackets, original cast iron brackets, triangular pediments at staircase blocks, oriel windows</p> <p>Internal Timber staircase, Timber trussed roof with mangalore tiles</p>
5.4	Value Classification	<p>Existing Grade : Grade III Recommended Grade Grade II B</p> <p>A(arc), B(per), E, G(grp), I(sce)</p> <p>With their distinctive tall corner towers and conical roofs, Gold Mohur along with its twin building, Gopal Nivas directly opposite occupies dominant positions at this key intersection of Vardhaman Chowk. Additionally, it forms a distinctive urban focal point on the sight line along Shamaldas Gandhi Marg.</p>
6.0		TOPOGRAPHY
6.1	Floors	Ground + five storeys

356	GOLD MOHUR	
7.0		CONSTRUCTION
7.1	Plinth	The 4 ft high plinth is constructed of grey basalt straight coursed ashlar masonry with mortar joints.
7.2	Walls	The external walls are constructed of grey basalt straight coursed ashlar masonry with mortar joints.
7.3	Floor	Jack arch flooring with M.S. I-sections at regular intervals. The flooring between the flanges is undertaken in brick.
7.4	Stairs	M.S. framed staircases supported by structural steel framework; 1" thick chequered steel plates for treads and cast iron risers.
7.5	Openings	<p>Fenestrations on the tower include round openings over semi-circular arches in limestone with prominent keystones, on the uppermost storey. Four intermediate floors have flat arched openings in limestone, with large keystones with timber framed windows inset.</p> <p>The slim bays on the side wings of the buildings have round windows over flat entrance arches in limestone with ornate classical detailing at the lower levels, twin fenestrations with rectangular openings and timber framed windows inset at 2nd and 3rd floor levels and a single semi-circular arched opening spanning across the width of the bay at the 4th floor level.</p> <p>At the ground level, running through the entire length of the building is a series of high, wide semi-circular arched openings.</p> <p>Steel-framed balconies with ornate timber fretwork balustrades, supported by ornamental cast iron brackets still remain on the south wing of the building. On the north wing, these have been replaced by M.S. framed balconies supported by brackets with brick parapet walls are later additions to the 4 upper storeys of the side wings of the building.</p>
7.6	Roofing	Conical timber-framed roof with Mangalore tiles over corner tower. Rest of the roof is of flat slab construction with brickbat coba.
7.7	Articulation	<p>Limestone projecting cornices with denticulation below top storey of corner tower and side bays.</p> <p>Ornamental neo-classic detailing in limestone around round fenestrations on slim bays on side wings.</p> <p>The pediments in limestone over central bays on side elevations have elegant detailing within the tympanum.</p>
7.8	Finishes	<p>Wherever not hidden by shop signboards, modern cladding materials and commercial display signage, the external walls are kept exposed showing the actual stone masonry. The lower 2 floors have rough textured masonry work, whereas the upper floors have smooth finished stones – both laid in regular. The arches, keystones, parapet walls and other details are coated with lime plaster. The internal walls are plastered and painted.</p> <p>The staircases have chequered steel plates for treads and cast iron risers, with wooden handrails and balustrade.</p> <p>The floor surfaces are varied – timber boarding's are present in the upper floors of the building whereas the ground floor has grey Kotah stone slabs on the entrance steps and inside the foyer. The interior portion has finishes with</p>

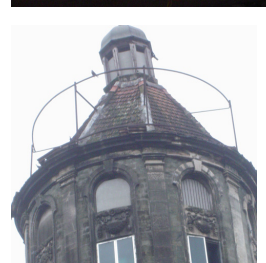
356	GOLD MOHUR	
		different modern floor finishes like marble etc.
7.9	Interiors (Movable & Immovable)	The interiors have been altered extensively and do not conform to any particular style.
7.10	Compound/Fence/Gate	Collapsible iron grills (jali) fitted at the entrance serves as the only gate to the building from the pavement outside.
7.11	Curtilege/ Unbuilt space/out buildings/landscape	There is no unbuilt space as the building abuts the street edge.
8.0		SERVICES & UTILITIES
8.1	Lighting	Electric light fixtures and natural light.
8.2	Ventilation	Ceiling and wall-mounted electric fans, window A.C. units and natural ventilation through windows and balconies.
8.3	Electricity	Electricity is supplied by the B.E.S.T.
8.4	Water Supply	Water supply is provided by the B.M.C.
8.5	Drainage (Plumbing and sanitation)	Rainwater downtake pipes drain the water from the tiled roof. Water supply pipes and soil pipes are connected to the toilet and wash areas.
8.6	Fire Precaution	There is no fire precaution system is installed within the building.
8.7	Other (HVAC/BMC/Security Systems)	There is no security system in place.
9.0		CONDITION
9.1	Plinth	The stone plinth is structurally in a sound condition. But at few areas the plinth has been modified using modern finishes.
9.2	Walls	Discoloration and damage to the water seepage from the roof, and ficus growth is also seen on the external walls. Widening of masonry joints is observed in a few places. Damage to the external masonry has caused vertical cracks on the façade to appear due to rampant insensitive construction and additions done on the building during the recent years.
9.3	Floor	All floors are in sound structural condition or have been structurally consolidated using MS sections. Few areas have been replastered with cement plaster.
9.4	Stairs	Staircases have worn out treads with the chequered pattern being almost obliterated. Balustrades are broken and require maintenance. The walls of the staircase well require be cleaning and re-plastering.
9.5	Openings	Most of the openings have been completely transformed by addition of aluminium sliding windows, window A.C. units or iron grills (jails). Most of the arches at the ground level have been obliterated by signage's and rolling shutters.
9.6	Roofing	The roof requires regular maintenance and water-proofing treatment, but is otherwise in a structurally sound condition.
9.7	Articulation & Finishes	Mostly hidden by signboards or shutters, have been broken or show cracks and damage. The ground floor of the building is completely altered due to the presence of retail shops and commercial establishments. Incongruous additions like shop tin chajjas, signboards, shutters, counters, shelving etc. mar the building façade. Arches and other openings have been enclosed, rolling shutters added. In some places, the external stone wall covered with a layer of chemical paint or other modern cladding materials. Other modern accretions on the facades

LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
TASK II: Review of Sr. No. 317 to 632 of the Heritage Regulations

356	GOLD MOHUR	
		include clothes lines and window A.C units.
9.8	Services	Services are in a bad condition and need to be upgraded especially the wiring at the ground level. Fire safety is non-existent.
9.9	Outbuildings	There are no outbuildings within the premises.
9.10	Overall Condition	The architectural quality of the building is compromised due to incongruous accretions, irregular upkeep etc. The building is not satisfactorily maintained, though the north wing is better maintained than the south wing that faces the main road. Maintenance level is POOR
10.0		TRANSFORMATION
10.1	Form	The ground floor of the building is completely altered due to the presence of retail shops and commercial establishments.
10.2	Structure	The major portions (on upper four levels) of the side façade of the north wing are covered with continuous M.S. framed balconies with blank brick parapet walls. Most of these balconies, which are a later addition, have been enclosed, considerably altering the aesthetic appearance of the façade. On the south wing (along the main Shamaldas Gandhi Marg) balconies on part of the façade have been stripped off exposing the internal fenestrations and protruding ugly steel box sections used for structural consolidation.
10.3	Articulation & Finishes	Incongruous additions like shop tin chajjas; signboards, shutters, counters, shelving etc. hide the details and mar the building façade. Arches and other openings have been enclosed, rolling shutters added. Interiors have been considerably altered by the tenants hence the original finishes have got lost.
11.0		DP REMARKS/PERCEIVED THREATS
		None
12.0		ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION
		With their distinctive tall corner towers and conical roofs, Gold Mohur along with its twin building, Gopal Nivas directly opposite occupies dominant positions at this key intersection of Vardhaman Chowk. Additionally, it forms a distinctive urban focal point on the sight line along Shamaldas Gandhi Marg. Hence it is recommended to upgrade its listing from Grade III to IIB.

LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
TASK II: Review of Sr. No. 317 to 632 of the Heritage Regulations

356 GOLD MOHUR





LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
TASK II: Review of Sr. No. 317 to 632 of the Heritage Regulations

357 VALLABHDAS KANJI BUILDING	
	Common Ref No: 2005/GII/357 Card No: 41 Ward (Part): C Ward CS No: 974 Plot Area: 204.85 B U Area: NA Date: 22 nd January 05 Record by: Abha Bahl, Kanchan Gupta & Krishna Iyer Review by: Aishwarya Tipnis Int: KG Ext: AB Photo Ref: 357a-357v
	
1.0	DENOMINATION
1.1	Name of Premises Vallabhdas Kanji Building
1.2	Earlier Name Same as above
1.3	Built In Early 20 th century Extension Date(if any) : none
2.0	ACCESS ROADS
2.1	Main Shamaldas Gandhi Marg (Princess Street)
2.2	Subsidiary Kantilal M. Sharma Street
3.0	OWNERSHIP PATTERN
3.1	Present Private owner
3.2	Past Same
3.3	Status Private
4.0	USE
4.1	Present Mixed use - Residential units on the upper floors, retail shops, commercial establishments
4.2	Past Same
4.3	Usage Regular
5.0	SIGNIFICANCE & VALUE CLASSIFICATION
5.1	Townscape (Natural/Manmade) Situating at the end of Kantilal M. Sharma Street, facing the main Shri Vardhaman Chowk, Vallabhdas Kanji Building forms part of a streetscape of hybrid Colonial style structures. Though many of the structures along this heritage street line have been altered, this building retains its original elevational features. It therefore, serves as a marker at the Vardhaman Chowk along the historic vista of (the former) Princess Street that leads into the old market areas.
5.2	Architectural Description Planning This mixed use building has a very narrow frontage and stretches back to form a long rectangular footprint. It comprises of 5 floors including a line of retail shops at the ground level which are approached directly from the pavement. The first floor accessed by a narrow single flight staircase. From the passage at this first level, another flight of stairs lead to the 4 upper storeys. Stylistic Classification This yellow Malad stone building is designed in a hybrid Colonial style of architecture. The slender façade is organised into 3 distinct vertical sections while the edges of the building have strong quoins. The dividing line between each bay is

357	VALLABHDAS KANJI BUILDING	
		<p>emphasized by decorative pilasters running through the height of the upper four storeys. Large segmental arches are present in the 2 side bays and at each alternating floor there are projecting stone balconies supported by carved brackets and twin window openings. The central bay has slim twin flat arches at each floor except at the fourth floor level. Here a pair of trim semicircular arches backs an elaborately carved balcony making it the “showpiece” of the entire elevation.</p> <p>While the use of varying shapes of fenestrations forms a major part of the aesthetic appearance, the building front is made especially striking by the extensive neo-Classic embellishments in the cornice band, balustrade line, carved stone brackets, pilaster capitals, mouldings and relief's. Adding to this wealth of ornamentation is the crowning statue atop the carved pediment over the centre bay.</p>
5.3	Intrinsic	<p>Character Defining Elements</p> <p>External Segmental arches, pilasters emphasising bays ,stone balconies supported by carved brackets, twin window openings, twin semi-circular arches, cornice bands, balustrade lines, stucco pilasters and mouldings, pediment with crowning statue</p> <p>Internal Timber staircase with ornately carved timber handrail and metal balusters.</p>
5.4	Value Classification	<p>Existing Grade : Grade III Recommended Grade Grade III</p> <p>A(arc), B(per), B(des) With its unique balconied façade and extensive neo-Classic embellishments in the cornice band, balustrade line, carved stone brackets, pilaster capitals, mouldings and relief's, this building deserves to be protected and preserved.</p>
6.0		TOPOGRAPHY
6.1	Floors	Ground + four upper storeys
7.0		CONSTRUCTION
7.1	Plinth	The 3 ft high plinth is constructed of yellow Malad stone masonry.
7.2	Walls	The external walls have yellow Malad stone masonry and quoins at edges.
7.3	Floor	Timber framed floor with T.W. joists and boardings.
7.4	Stairs	Timber framed staircases with T.W. handrails and balusters.
7.5	Openings	<p>Wide span segmental arched openings in limestone with keystones and inset timber framed windows.</p> <p>Narrower semi-circular and flat arch openings in limestone supported by slender round colonnades with carved Corinthian capitals.</p>
7.6	Roofing	Flat timber framed roof with brick-bat coba.
7.7	Articulation	<p>Entire decorative entablature including cornice band in limestone.</p> <p>Crowning statue in limestone. Projecting stone balconies with carved balustrades and stone brackets in limestone. Pilasters, column capitals, mouldings are in limestone.</p>
7.8	Finishes	<p>Walls The external walls are plastered and painted in a buff beige shade. The internal walls are also plastered and painted.</p> <p>Staircase The main staircase has timber treads and risers with wooden handrails and carved timber balustrade. The ground to first floor staircase has polished Kotah slabs over</p>

LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
TASK II: Review of Sr. No. 317 to 632 of the Heritage Regulations

357	VALLABHDAS KANJI BUILDING	
		risers and treads. Flooring The floor surfaces are varied – timber boarding's are present in the upper floors of the building along with carpet flooring, whereas the ground floor has marble and many other modern flooring materials in the different shops and establishments.
7.9	Interiors (Movable & Immovable)	The building does not have except any interesting interiors except for office furniture's which are around 20 to 30 years old
7.10	Compound/Fence/Gate	Since the building abuts the street, it does not have a compound or fencing.
7.11	Curtilege/ Unbuilt space/out buildings/landscape	Since the building abuts the street, it does not have a compound or fencing.
8.0		SERVICES & UTILITIES
8.1	Lighting	Electric light fixtures and natural light
8.2	Ventilation	Ceiling and wall-mounted electric fans, window and split A.C units and natural ventilation through windows and balconies.
8.3	Electricity	Electricity is supplied by the B.E.S.T.
8.4	Water Supply	Water supply is provided by the B.M.C.
8.5	Drainage (Plumbing and sanitation)	Rainwater downtake pipes drain the water from the tiled roof. Water supply pipes and soil pipes are connected to the toilet and wash areas.
8.6	Fire Precaution	Fire extinguishers present installed by individual offices
8.7	Other (HVAC/BMC/Security Systems)	None
9.0		CONDITION
9.1	Plinth	The stone plinth is structurally in sound condition except there for dampness in some areas.
9.2	Walls	The walls are in fair condition devoid of any structural defects. Discoloration and damage to the water seepage from the roof, and ficus growth is also seen on the external walls. Widening of masonry joints is observed in a few places. The walls are punctured with structural steel interventions to support the buildings.
9.3	Floor	The floor is free from any structural defects.
9.4	Stairs	The staircase is in a structurally stable condition except for the timber handrail which needs to be cleaned. At few areas some portion of the handrail are missing.
9.5	Openings	All the arched openings are in poor condition with alterations done at few places like air conditioners and metal box grills. Certain windows have glass panes broken while few timber shutters have dismantled due to poor maintenance. Few openings are also been blocked.
9.6	Roofing	The roof has been altered extensively on the rear portion of the building by addition of sloping roof done on a material which is insensitive for the building.
9.7	Articulation & Finishes	Mostly hidden by signboards or shutters, have been broken or show cracks and damage. The ground floor of the building is completely altered due to the presence of retail shops and commercial establishments. Incongruous additions like shop tin chajjas, signboards, shutters, counters, shelving etc. mar the building façade. Arches and other openings have been enclosed, rolling shutters added. In some places, the external stone wall covered with a layer of chemical paint or other modern cladding materials. Other modern accretions on the facades include

LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
TASK II: Review of Sr. No. 317 to 632 of the Heritage Regulations

357	VALLABHDAS KANJI BUILDING	
		clothes lines and window A.C units. Lime stone pilasters show signs of cracks and dissemblance from the main structure. External wiring is left exposed and unattended which can lead to dangerous situations. Internally the tenants have altered the interiors extensively hence none of the original finishes remain.
9.8	Services	Services are in a bad condition and need to be upgraded especially the wiring at the ground level. Fire safety is non-existent.
9.9	Outbuildings	Not applicable
9.10	Overall Condition	Maintenance level is Poor
10.0		TRANSFORMATION
10.1	Form	The ground floor of the building is completed altered due to the presence of retail shops and commercial establishments.
10.2	Structure	Incongruous additions like shop tin chajjas; signboards, shutters, counters, shelving etc. hide the details and mar the building façade. Arches and other openings have been enclosed, rolling shutters added. Interiors have been considerably altered by the tenants hence the original finishes have got lost.
10.3	Articulation & Finishes	Mostly hidden by signboards or shutters, have been broken or show cracks and damage. The ground floor of the building is completed altered due to the presence of retail shops and commercial establishments. Incongruous additions like shop tin chajjas, signboards, shutters, counters, shelving etc. mar the building façade. Arches and other openings have been enclosed, rolling shutters added. Lime stone pilasters show signs of cracks and dissemblance from the main structure. External wiring is left exposed and unattended which can lead to dangerous situations.
11.0		DP REMARKS/PERCEIVED THREATS
		None
12.0		ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION
		None

LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
TASK II: Review of Sr. No. 317 to 632 of the Heritage Regulations

357 VALLABHDAS KANJI BUILDING



LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
TASK II: Review of Sr. No. 317 to 632 of the Heritage Regulations

358 BHATIA CO-OPERATIVE BUILDING		
	Common Ref No: 2005/GII/358	
	Card No: 42	
	Ward (Part): C Ward	
	CS No: 426, 1/426	
	Plot Area: 2386.3 sq m	
	B U Area: NA	
	Date: 22 nd January 05	
	Record by: Abha Bahl	
	Review by: Aishwarya Tipnis	
	Int: AB Ext: AB	
	Photo Ref: 358a-358v	
1.0		DENOMINATION
1.1	Name of Premises	Bhatia Co-operative Building
1.2	Earlier Name	Same as above
1.3	Built In	Early 20 th century Extension Date(if any): none
2.0		ACCESS ROADS
2.1	Main	Shamaldas Gandhi Marg
2.2	Subsidiary	None
3.0		OWNERSHIP PATTERN
3.1	Present	Bhatia Co-operative Society
3.2	Past	Same as above
3.3	Status	Co-operative Society
4.0		USE
4.1	Present	Mixed – Residential and commercial Few retail shops at the ground level and residences on upper floors
4.2	Past	Residential
4.3	Usage	Regular
5.0		SIGNIFICANCE & VALUE CLASSIFICATION
5.1	Townscape (Natural/Manmade)	Situated along Shamaldas Gandhi Marg, formerly Princess Street, the Bhatia Co-operative Building forms part of a streetscape of hybrid Colonial style structures. Though some of the structures along this heritage street line have been altered, this building retains its original elevational features.
5.2	Architectural Description	<p>Planning</p> <p>In plan, the building has 5 distinct blocks which are road-facing. Additionally, there are 4 independent additional blocks attached to the rear with open space in between each. The rear blocks are centred on the 4 staircase bays. Each of the 4 slim bays mark the entrances into the building. A single-flight staircase at each entrance leads to a continuous passage on the rear face on the upper floors. Through this, individual residential/commercial units on the 5 road-facing blocks are entered. The passage continues around the rear blocks as well. These blocks can also be accessed via 2 staircases, facing the open space on either side of each block.</p> <p>Stylistic Classification</p> <p>This hybrid Colonial style building has a very long façade, which is divided,</p>

358	BHATIA CO-OPERATIVE BUILDING	
		into 5 distinct sections separated by slim staircase bays. The 3 central sections are broader than the 2 sections on each end of the elevation. Each of these sections has arched fenestrations on the ground and first floor. On the 3 upper floors, picturesque vernacular-style timber-framed balconies run in continuous lines, projecting out of the building line. The slim bays in between the main elevation sections; each houses a staircase and raises one storey higher than the rest of the façade. A single broad arched opening is present at each floor level. These arches are flanked by ornamental masonry piers with alternate quoins of grey Basalt and white painted Porbunder stone courses that run the entire height of the building.
5.3	Intrinsic	<p>Character Defining Elements</p> <p>External Arched fenestrations, continuous timber balconies with in filled louvers and decorative timber railings, staircase blocks a central emphasised by rustications in limestone, with central semicircular arches with keystones, twin semi-circular arches supported on round columns with ionic capitals, cornice bands, parapet with Italianate balusters</p> <p>Internal Timber staircase with decorative timber navel post and balustrades,</p>
5.4	Value Classification	<p>Existing Grade: Grade III Recommended Grade: Grade III</p> <p>A(arc), B(per), G(grp), F</p> <p>This hybrid Colonial style building has unique architectural value in its long façade with an amalgamation of neo-Classic and vernacular style elements. Its variety of arch forms and ornamental timber balcony line is worthy of preservation. In addition, it is archetypal of the early 20th century period that it was built in and forms part of the heritage streetscape of the former Princess Street.</p>
6.0		TOPOGRAPHY
6.1	Floors	Ground + four upper
7.0		CONSTRUCTION
7.1	Plinth	The 3 ft high plinth is constructed of grey Basalt stone masonry.
7.2	Walls	The walls are constructed in grey Basalt rubble masonry work laid in regular straight courses.
7.3	Floor	Timber framed floor with T.W. joists and boarding's.
7.4	Stairs	The single flight staircases are timber-framed.
7.5	Openings	<p>Segmental arches in Porbunder stone, painted white are present on the ground floor. The keystone and 2 side voissiors are made to project out, giving the fenestration an elegant accent. Originally, these had inset timber framed windows with wooden shutters and glass panels – some which are present today, rest have been altered.</p> <p>At the first floor level too, there are segmental arches in Porbunder stone, painted white. These are inset with another set of double segmental arches supported on slender colonettes with carved capitals. Beneath the colonettes are ornamental carved stone painted balustrades.</p>

358	BHATIA CO-OPERATIVE BUILDING	
		On the slim staircase bays, semi-circular arches supported by stone corbels are present on the ground level, semi-circular arches on the first floor and segmental arches on the 4 upper floors. All the arches are in Porbunder stone. Upper floor arches have ornamental imposts and carved stone railings; segmental arches have with carved spandrels and semi-circular arches have decorative keystones.
7.6	Roofing	Flat timber framed roof with a terrace laid with brick-bat coba.
7.7	Articulation	Timber framed projecting balcony lines on three upper floors, with T.W. posts, handrails, ornamental timber fretwork balustrade, decorative T.W. framed panels beneath balcony chajja with glass panes inset. Ornamental neo-Classical mouldings above ground level arches in Porbunder stone, painted white. Arches, cornice bands and other details in Porbunder stone.
7.8	Finishes	The external walls are kept exposed showing the actual stone and neat joints in the regular coursed masonry work. The arches, keystones, parapet walls and other details are painted in a creamy white shade. The internal walls are plastered and painted. The floor surfaces are varied – timber boarding's are present in the upper floors of the building whereas the ground floor has polished marble tiles inside the foyer. The staircase has T.W. handrails, risers, treads, and carved timber balustrades.
7.9	Interiors (Movable & Immovable)	The interiors have been transformed radically.
7.10	Compound/Fence/Gate	Since the building abuts the street, it does not have a compound or fencing.
7.11	Curtilege/ Unbuilt space/out buildings/landscape	Since the building abuts the street, it does not have a compound or fencing.
8.0		SERVICES & UTILITIES
8.1	Lighting	Electric light fixtures and natural light.
8.2	Ventilation	The whole building is well ventilated, with adequate open space in front and sides to secure sufficient light and air. Window A.C. units and ceiling-mounted electric fans are also used.
8.3	Electricity	Electricity is supplied by the B.E.S.T.
8.4	Water Supply	Water supply is provided by the B.M.C. (currently all lines are disconnected as the renovation work is in progress)
8.5	Drainage (Plumbing and sanitation)	Although rainwater downtake pipes from the tiled roof are present, as well as water supply pipes and soil pipes are still connected to the toilet and wash areas.
8.6	Fire Precaution	None
8.7	Other (HVAC/BMC/Security Systems)	None
9.0		CONDITION
9.1	Plinth	The stone plinth is in generally in a sound structural condition though edges of some stone blocks have chipped off at joints.
9.2	Walls	Stone blocks have been damaged or broken in a few places by mounting of signage's or modern external cladding materials. Some peeling of paint and

LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
TASK II: Review of Sr. No. 317 to 632 of the Heritage Regulations

358	BHATIA CO-OPERATIVE BUILDING	
		plaster is seen on the edge bays.
9.3	Floor	The original floor has been structurally strengthened by the use of M.S. sections in places, including the cantilevered balcony portions.
9.4	Stairs	The timber staircases are in a fairly good condition but some of the timber treads and risers have worn out.
9.5	Openings	Arches and other openings have been enclosed, rolling shutters and signboards have been added in some places on the ground floor. Arched openings on the first floor are in well maintained and most of the window frames and shutters are in good condition.
9.6	Roofing	The roof requires regular water-proofing treatment.
9.7	Articulation & Finishes	All the details and carvings in Porbunder stone on the façade are painted in a creamy white shade and are maintained in a good condition. In some places, the external stone wall covered with a layer of chemical paint. Other modern accretions on the facades include clothes lines and window A.C units.
9.8	Services	Services are satisfactorily maintained and need upgradation.
9.9	Outbuildings	Not applicable
9.10	Overall Condition	Fair Maintenance Level: Regular
10.0		TRANSFORMATION
10.1	Form	Elegant 2 nd and 3 rd storey flanking balcony units on the façade were demolished in December 1987
10.2	Structure	The original floor has been structurally strengthened by the use of M.S. sections in places, including the cantilevered balcony portions.
10.3	Articulation & Finishes	Incongruous additions like shop tin chajjas; signboards, shutters, counters, shelving etc. hide the details and mar the building façade. Arches and other openings have been enclosed, rolling shutters added.
11.0		DP REMARKS/PERCEIVED THREATS
		None
12.0		ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION
		This hybrid Colonial style building has unique architectural value in its long façade with an amalgamation of neo-Classic and vernacular style elements. Its variety of arch forms and ornamental timber balcony line is worthy of preservation. In addition, it is archetypal of the early 20 th century period that it was built in and forms part of the heritage streetscape of the former Princess Street.

358 BHATIA CO-OPERATIVE BUILDING



LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
TASK II: Review of Sr. No. 317 to 632 of the Heritage Regulations

358 BHATIA CO-OPERATIVE BUILDING



LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
TASK II: Review of Sr. No. 317 to 632 of the Heritage Regulations

359 USTAD BUILDING		
	Common Ref No: 2005/GII/359	
	Card No: 43	
	Ward (Part): C Ward	
	CS No: 1456	
	Plot Area: 310.20 sq m	
	B U Area: NA	
	Date: 20 th February 05	
	Record by: Vinitha Krishnan	
	Review by: Aishwarya Tipnis	
	Int: VK Ext: VK	
	Photo Ref: 359a – 359 t	
1.0		DENOMINATION
1.1	Name of Premises	Ustad Building
1.2	Earlier Name	Ustad Building
1.3	Built In	20 th Century
2.0		ACCESS ROADS
2.1	Main	Sheikh Memon Street
2.2	Subsidiary	None
3.0		OWNERSHIP PATTERN
3.1	Present	Private
3.2	Past	Private
3.3	Status	Tenanted/Owner
4.0		USE
4.1	Present	Commercial/residential
4.2	Past	Commercial/residential
4.3	Usage	Commercial
5.0		SIGNIFICANCE & VALUE CLASSIFICATION
5.1	Townscape (Natural/Manmade)	It located near to the end of Vithal Wadi (Kalbadevi), on Sheikh Memon Street. In clusters of buildings Ustad building is located owned and tenanted to jewellers (in the lane of Zaveri Bazaar). It's difficult to locate the building as the building has lost its architectural character and looks like a modern concrete construction due to the radical transformation and repairs it has undergone.
5.2	Architectural Description	Planning The building has a staircase towards its one façade which is very inconvenient and narrow staircase. The rooms lie on the left and right end of the staircase lead by very narrow corridors. The rooms are very small and too many alterations are visible. Stylistic Classification The building has undergone several insensitive repairs and is greatly transformed. It now resembles a modern concrete structure.
5.3	Intrinsic	Character Defining Element External Nothing can be called as a character defining element looking at the

359	USTAD BUILDING	
		façade as the building has undergone complete change and stands as any other building in the premises. Internal Internally the building has undergone major changes as putting up of partition walls, grills etc. to creating more space for the users.
5.4	Value Classification	Existing Grade: Deleted Recommended Grade: Deleted This building has been completely reconstructed by MHADA and retains to architectural character and is justified in being deleted from the list.
6.0		TOPOGRAPHY
6.1	Floors	Ground + five upper
7.0		CONSTRUCTION
7.1	Plinth	Plastered rubble masonry
7.2	Walls	Load bearing brick masonry
7.3	Floor	Reinforced Cement Concrete
7.4	Stairs	Reinforced Cement Concrete
7.5	Openings	Rectangular opening with sliding windows
7.6	Roofing	Flat RCC terrace. Part of the terrace has been constructed as rooms and the rest is used as the terrace.
7.7	Articulation	Repeated insensitive repairs have led to the loss of all articulation.
7.8	Finishes	Walls The walls are plastered and painted in various colours of oil paint. But the corridors area walls are very poorly maintained <i>paan</i> stain marks can be seen on the walls. But the room's wall are properly plastered and painted with oil paint of different colour. Flooring Mosaic and ceramic tiles are used. Staircase Reinforced cement concrete staircase
7.9	Interiors (Movable & Immovable)	The interiors have been drastically transformed and do not conform to any particular style.
7.10	Compound/Fence/Gate	No compound wall, fence or gate exists.
7.11	Curtilege/ Unbuilt space/out buildings/landscape	The surrounding areas are occupied by hawkers (<i>sandwich walas, fruit walas</i> etc.)
8.0		SERVICES & UTILITIES
8.1	Lighting	The corridors are dingy and the rooms are equipped with artificial lightings (tube lights and incandescent bulbs).
8.2	Ventilation	Is not properly ventilated, whereas the most of the rooms are equipped with AC units and coolers.
8.3	Electricity	The electricity is supplied by BEST and the wirings are exposed and encased in PVC conduits
8.4	Water Supply	Municipal water supply
8.5	Drainage (Plumbing and sanitation)	The drain pipes runs from the east and the west façade of the building
8.6	Fire Precaution	No fire system has been installed
8.7	Other (HVAC/BMC/Security Systems)	No security system exists. AC units/coolers have been installed in most of the rooms which could be seen externally (on the front and the side


LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
TASK II: Review of Sr. No. 317 to 632 of the Heritage Regulations

359	USTAD BUILDING	
		facades).
9.0		CONDITION
9.1	Plinth	The plinth does not show any signs of structural distress.
9.2	Walls	Walls needs proper maintenance, paints flaking and chipping off can be seen, <i>paan</i> stains can be seen on the staircase walls which is poorly maintained.
9.3	Floor	Broken Shahbad tiles and ceramic tiles are used.
9.4	Stairs	Has no proper ventilation and is poorly maintained, broken tiles can be seen
9.5	Openings	Openings are accommodated with aluminium framed sliding windows and grills.
9.6	Roofing	RCC flat terrace is free from any structural defects. Part of the terrace has been constructed as rooms and the rest is used as the terrace.
9.7	Articulation & Finishes	Repeated insensitive repairs have led to the loss of all articulation.
9.8	Services	The services are cluttered and in severe need of maintainance.
9.9	Outbuildings	The surrounding areas are occupied by hawkers (<i>sandwich walas, fruit walas</i> etc.)
9.10	Overall Condition	Poor Maintenance level: Irregular
10.0		TRANSFORMATION
10.1	Form	The area near the staircase landing has been converted into rooms because of which the whole space appears to be very suffocating and inconvenient to move around.
10.2	Structure	Structurally the building has been transformed completely. The original timber has been replaced with I Sections and RCC.
10.3	Articulation & Finishes	Repeated insensitive repairs have led to the loss of all articulation.
11.0		DP REMARKS/PERCEIVED THREATS
		Reservation for Public Housing
12.0		ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION
		The building doesn't show any architectural character and has lost its value. With the urban development the building has undergone tremendous changes both internal and externally. It stands as any other building in the surrounding and can not be easily found out. Hence it should be deleted from the list.

359 USTAD BUILDING



LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
TASK II: Review of Sr. No. 317 to 632 of the Heritage Regulations

360		BUILDING NO.126- 134	
	Common Ref No: 2005/GII/360		
	Card No: 44		
	Ward (Part): C Ward		
	CS No: 1452		
	Plot Area: 250.84 sq m		
	B U Area: NA		
	Date: 20 th February 05		
	Record by: Vinitha Krishnan		
Review by: Aishwarya Tipnis			
Int: VK Ext: VK			
Photo Ref: 360(a)			
1.0		DENOMINATION	
1.1	Name of Premises	Building No. 126-134	
1.2	Earlier Name	Same as above	
1.3	Built In	20 th Century	
2.0		ACCESS ROADS	
2.1	Main	Sheikh Memon Street	
2.2	Subsidiary	None	
3.0		OWNERSHIP PATTERN	
3.1	Present	Private	
3.2	Past	Private	
3.3	Status	Tenanted	
4.0		USE	
4.1	Present	Mixed use – residential and commercial	
4.2	Past	Mixed use – residential and commercial.	
4.3	Usage	Regular use	
5.0		SIGNIFICANCE & VALUE CLASSIFICATION	
5.1	Townscape (Natural/Manmade)	It located near to the end of Vithal Wadi (Kalbadevi), on Sheikh Memon Street. Clusters of buildings owned and tenanted to jewellers (in the lane of Zaveri Bazaar). The locality is better known as the Zaveri bazaar (jewellers' lane). The building can be located easily by the boards showing the shop numbers (as soon as you enter the Zaveri Bazaar lane).	
5.2	Architectural Description	<p>Planning</p> <p>The building is approached by a central entrance leading to the staircase located on the central north façade. The rooms lie on the front, rear and side facades. The rooms are small just to accommodate little furniture and the corridors are lightened with incandescent bulbs, and tube lights. The upper floor is use as residential rest is owned by jewellers.</p> <p>Stylistic Character</p> <p>Typical of the chawl typology the building displays the colonial vernacular style with the use of timber posts, coloured glass panels, cast iron railings and semi circular arched openings.</p>	
5.3	Intrinsic	Character Defining Element	

360	BUILDING NO.126- 134	
		<p>External Typical of the chawl typology the building displays the colonial vernacular style with the use of timber posts, coloured glass panels, cast iron railings and semi circular arched openings.</p> <p>Internal The building has been radically transformed and has no special characteristics.</p>
5.4	Value Classification	<p>Existing Grade: Deleted Recommended Grade: Deleted</p> <p>The building is fully tenanted and excessive reconstruction and insensitive repairs have stripped the building of its architectural character and hence it is proposed to be deleted from the list.</p>
6.0		TOPOGRAPHY
6.1	Floors	Ground + four upper
7.0		CONSTRUCTION
7.1	Plinth	Rubble masonry
7.2	Walls	Load bearing brick masonry
7.3	Floor	Reinforced cement concrete
7.4	Stairs	Reinforced cement concrete
7.5	Openings	Rectangular openings with sliding windows and the balconies facing the front (west) façade has been grilled and room space has been extended internally.
7.6	Roofing	Slopping roof
7.7	Articulation	Decorative jali work on balcony railing and decorative column brackets with stain glass work.
7.8	Finishes	<p>Walls Plastered and painted in various types of paint, few areas exposed cement work can be seen</p> <p>Floors Cemented floors with no tiling (at area near the staircase), on upper floors mosaic tiles are used.</p> <p>Staircase Reinforced cement concrete with RCC handrail on one side.</p>
7.9	Interiors (Movable & Immovable)	The interiors have been transformed radically.
7.10	Compound/Fence/Gate	There is no compound as the building abuts the street
7.11	Curtilege/ Unbuilt space/out buildings/landscape	The surrounding areas are occupied by hawkers (<i>sandwich walas, fruit walas</i> etc.)
8.0		SERVICES & UTILITIES
8.1	Lighting	Primary source of light is balconies and windows; the staircase area which is very dingy is accommodated with artificial lighting like tube lights and incandescent bulbs (which is secondary source of lighting).
8.2	Ventilation	The rooms are well ventilated because of the presence of the balcony whereas the staircase blocks are narrow and dingy and not well ventilated.
8.3	Electricity	Is provided by BEST and the wirings are exposed and encased in PVC conduits.
8.4	Water Supply	Municipal water supply
8.5	Drainage (Plumbing and sanitation)	The drain pipe runs through the north and the south façade of the building.

LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
TASK II: Review of Sr. No. 317 to 632 of the Heritage Regulations

360	BUILDING NO.126- 134	
8.6	Fire Precaution	No fire system has been installed.
8.7	Other (HVAC/BMC/Security Systems)	The shops on the ground floor have security guard and the building does not have any security systems. Most of the rooms have been accommodated with AC units and coolers.
9.0		CONDITION
9.1	Plinth	The plinth does not display any signs of structural distress.
9.2	Walls	On part of the building the externally façade is not maintained on regular bases. It needs a fresh coat of paint. The staircase area also has paan stains and other stains all around.
9.3	Floor	The floor remains sound but tiling work is missing at many areas.
9.4	Stairs	The staircase is in a structurally stable condition.
9.5	Openings	The balconies are shut down with grills and aluminium framed windows
9.6	Roofing	The roof appears to be free from structural distress.
9.7	Articulation & Finishes	Decorative jali work on balcony railing and decorative column brackets with stain glass work, at one corner there could be a missing stain glass piece.
9.8	Services	The services are in need of urgent upgradation.
9.9	Outbuildings	The surrounding areas are occupied by hawkers (<i>sandwich walas, fruit walas</i> etc.)
9.10	Overall Condition	Poor Maintenance level: Irregular
10.0		TRANSFORMATION
10.1	Form	All the projecting balconies have been enclosed to create more room.
10.2	Structure	MS angles and beam have replaced original timber members.
10.3	Articulation & Finishes	The articulation has been lost in re-plastering in some cases, the timber posts show warping and are in need of consolidation.
11.0		DP REMARKS/PERCEIVED THREATS
		Area is en-marked as Public Housing.
12.0		ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION
		The building doesn't show any architectural character and has lost its value, still at the third floor level articulation work remains without been hampered. In whole the building doesn't posses any value to be restore other than the articulation work. Hence should be deleted from the list.

LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
TASK II: Review of Sr. No. 317 to 632 of the Heritage Regulations

360 BUILDING NO.126- 134



LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
TASK II: Review of Sr. No. 317 to 632 of the Heritage Regulations

361 TRINITY STREET PRECINCT		
	Common Ref No: 2005/GII/361	
	Card No: 45	
	Ward (Part): C Ward	
	CS No: NA	
	Plot Area: NA	
	B U Area: NA	
	Date: 20 th February 06	
	Record by: Krishna Iyer & Vinitha Krishnan	
	Review by: Aishwarya Tipnis	
	Int: KI, VK	Ext: KI, VK
	Photo Ref: 361	
1.0		DENOMINATION
1.1	Name of Premises	Trinity Street Precinct
1.2	Earlier Name	Same as above
1.3	Built In	20 th Century
2.0		ACCESS ROADS
2.1	Main	Anandilal Poddar Marg
2.2	Subsidiary	SS Gaikwad Marg (Trinity street)
3.0		OWNERSHIP PATTERN
3.1	Present	Private
3.2	Past	Private
3.3	Status	Multi owner and tenanted
4.0		USE
4.1	Present	Mixed - Residential and commercial
4.2	Past	Mixed - Residential and commercial
4.3	Usage	Regular
5.0		SIGNIFICANCE & VALUE CLASSIFICATION
5.1	Townscape (Natural/Manmade)	<p>Trinity street now known as SS Gaikwad Marg is a narrow lane with residential buildings on both sides. The lane is opposite Metro Cinema along Anandilal Poddar Marg which is a busy street with commercial shops and establishments on both sides of the road. Trinity street does not follow the same concept, there are few structures which are residential, but majority are commercial establishments like lodges, hotels, markets etc., The townscape has also has a few famous commercial establishments like the Metro cinema, a Parsi library, Furtados the music shop etc around it and is accessible from Charni road station and other means of transportation.</p> <p>The lane is quiet unwinding with open gutters running on both sides, most of the structures are planned close to each, most of them common walls having sloping roofs with openings facing the street.</p> <p>The precinct has two Agiary's which are worthy of listing and need to be</p>

361	TRINITY STREET PRECINCT	
		preserved, but the street has lost its architectural character due to rapid commercialization there is deterioration observed in the structures. Many new RCC constructions have come up which is defacing the Mangalore tiled clusters.
5.2	Architectural Description	Majority of the precinct has lost its architectural character with the coming of new RCC constructions and that defaced the street. Nearly all structures are commercial like lodges, hotels, markets etc. Rest of them are residential buildings with commercial establishments on the ground level. The precinct has structures having variable roof level right G + 2/3 to G + 6/7 and is not uniform throughout with coming of new structures. Most of the remaining residential structures are vernacular in typology with Mangalore tiled roofs; few have timber cantilevered balconies etc. The building is entered through a narrow passage which leads to the timber staircase and then the rooms above. Most of them are in a dilapidated or in a deteriorating condition, few of them have been replastered but unprofessionally and the rest of them are RCC structures
5.3	Intrinsic	Most of the articulations in the residential buildings have deteriorated or have been altered due repair work or renovation. Internally also all finishes have been extensively altered by the owners hence none of the Original finishes remain.
5.4	Value Classification	<p>Existing Grade: Deleted Recommended Grade: Deleted</p> <p>It is recommended that the grade of the precinct be deleted since the architectural character of the precinct has lost in recent times. But there are two Agairy's or Parsee Fire Temples which are worthy of listing.</p> <ol style="list-style-type: none"> 1. Seth Rustomji Sorabji Indawalla and Avabai Adershir Kharshetji Wadia Agairy(Adarian) 2. Fire temple <p>Grade II A</p> <ol style="list-style-type: none"> 1. Seth Rustomji Sorabji Indawalla and Avabai Ardeshir Kharshetji Wadia Agiary (Adarian) Location: Trinity street (SS Gaikwad Marg) No of floors: G + 1 Architectural style: Vernacular hybrid Special Features: The Agiary is a two storied structure rebuilt in the later half of the 19th century housing a fire consecrated in the first half of the 19th century. It has a narrow front façade adorned by classical elements, especially n the ground floor complimented by projecting cornices at the floor levels and hood moulding above the openings 2. Fire Temple Location: Trinity street (SS Gaikwad Marg)

361	TRINITY STREET PRECINCT	
		<p>No of floors: G + 2</p> <p>Architectural style: Vernacular hybrid</p> <p>Special Features: Surrounded by a high compound wall this Agiary is quiet industrial in its features, the building has gable roofing in the front with less ornamentation, one gable has a clock and the other has a circular window, openings have a prominent timber chajjas over it, the overall condition of the structure is beginning to deteriorate.</p>
6.0		TOPOGRAPHY
6.1	Floors	Most of the buildings are at G + 2/3 with Mangalore tiles sloping roofs but due to upcoming RCC structures the overall typology has been lost as most of them are more than G + 2/3
7.0		CONSTRUCTION
7.1	Plinth	The original buildings have the plinth made of basalt stone with cladding of yellow basalt stone. Rest of them are constructed in RCC.
7.2	Walls	The original building has walls constructed on load bearing brick masonry with lime plaster done on the external façade. But among them few of them have composite masonry. The rest of them are modern RCC structures. The interiors have been altered completely by the owners/tenants hence none of the original finishes remain.
7.3	Floor	The original buildings have timber flooring with timber rafters and boarding's; corridors have kotah flooring as a finish, while the rest of them have RCC flooring with modern finishes.
7.4	Stairs	The original buildings have timber staircase with decorative timber railings and posts while the rest of them have RCC staircase.
7.5	Openings	<p>The original buildings have rectangular openings with prominent rectangular bands with timber framed glass/timber panelled insets with ventilators; few of them have four shutters, two above and two below. A few of them have timber balconies supported on metal brackets or sections.</p> <p>The rest of them that are RCC structures have rectangular openings with aluminium shutters.</p>
7.6	Roofing	The original buildings have Mangalore tiled sloping roof with timber members within, while the rest of other RCC structures have flat terrace roofing.
7.7	Articulation	<p>The original buildings have a few neo classical stucco work in the columns and below the windows but they are in a deteriorating condition or have been lost during renovation, most of them are lime plaster articulations.</p> <p>The rest of the others are modern RCC buildings.</p>
7.8	Finishes	<p>Walls</p> <p>The original building has walls constructed on load bearing brick masonry with lime plaster done on the external façade. But among them few of them have composite masonry. The rest of them are modern RCC structures. The interiors have been altered completely by the owners/tenants hence none of the original finishes remain.</p>

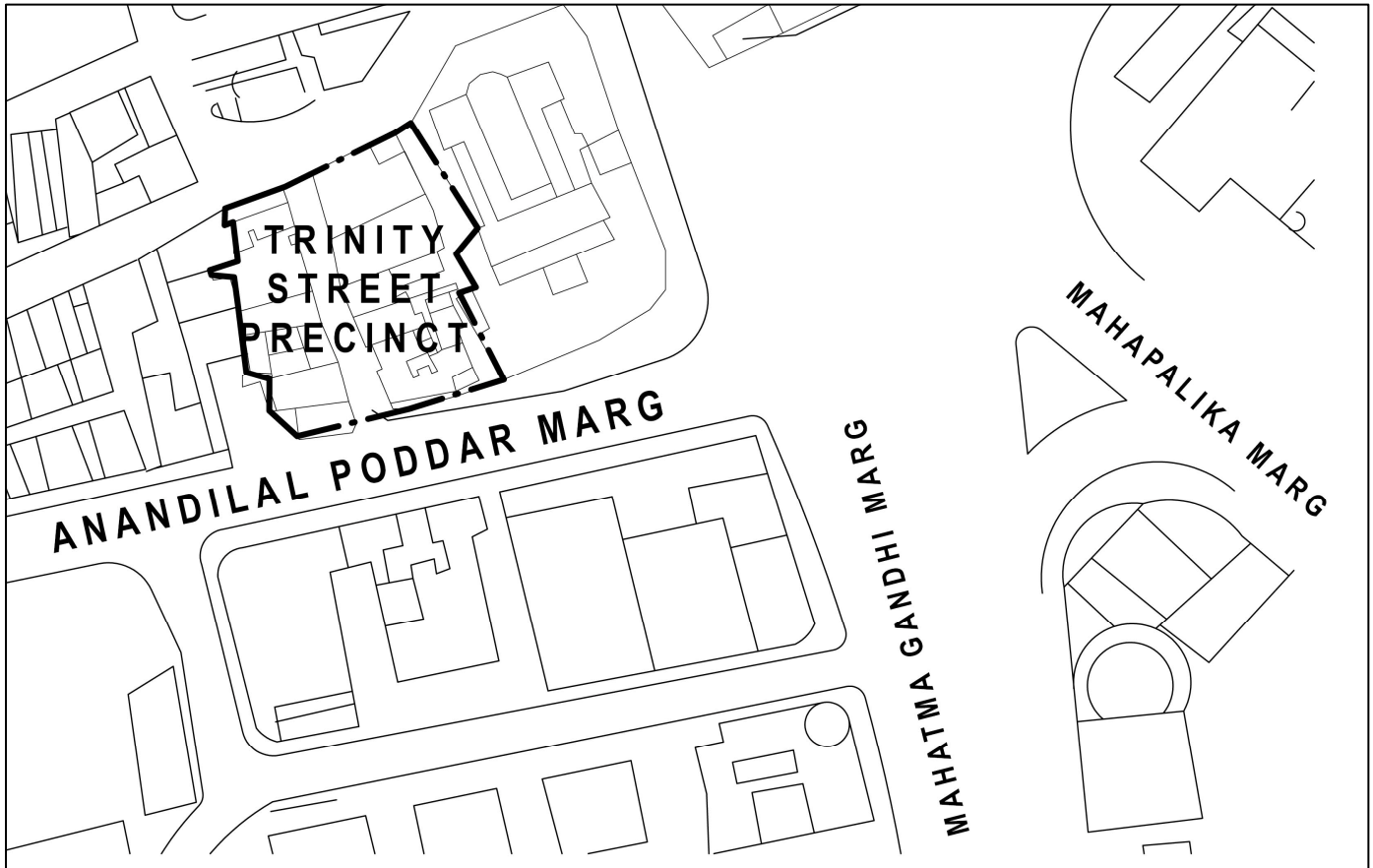
361	TRINITY STREET PRECINCT	
		<p>Floors The original buildings have timber flooring with timber rafters and boarding's; corridors have kotah flooring as a finish, while the rest of them have RCC flooring with modern finishes.</p> <p>Staircase The original buildings have timber staircase with decorative timber railings and posts while the rest of them have RCC staircase.</p>
7.9	Interiors (Movable & Immovable)	Most of the interiors have been extensively altered by the tenants/owners hence none of original finishes remain.
7.10	Compound/Fence/Gate	Since most of the buildings are present close to each other there is no available space to have a compound wall or a fence or a gate. The entrance to the buildings is done through a narrow passage which acts as a gate to the buildings. The rest which are RCC structures also follow the same pattern as above.
7.11	Curtilege/ Unbuilt space/out buildings/landscape	The planning of precinct is such that it does not allow it to have any landscape or Curtilege.
8.0		SERVICES & UTILITIES
8.1	Lighting	The structures within the precinct receive natural lighting through their openings as well as have artificial lighting within them but even though they receive natural lighting the corridors are dark and dingy
8.2	Ventilation	Ventilation is received naturally but no cross ventilated is available due to the planning, but artificial means of ventilation are also present and used by the tenants/owners.
8.3	Electricity	The electricity is received by the BEST
8.4	Water Supply	The water supply is received through BMC
8.5	Drainage (Plumbing and sanitation)	The precinct has open gutters running outside the structures which go out and join the main drain, but during rains it gets clogged and becomes quiet difficult to walk around. The drain pipes are found in the side/rear portion which is connected to the drains.
8.6	Fire Precaution	No fire precautions have been found in the buildings.
8.7	Other (HVAC/BMC/Security Systems)	No security systems have also been installed.
9.0		CONDITION
9.1	Plinth	The condition of the plinth in the original buildings is deteriorating, most of them have dampness patches due to water leakage, paan stains also found.
9.2	Walls	<p>The walls in the original buildings are in a deteriorating condition with structural cracks seen, dampness patches observed, plaster flakes seen, and tar felt patches are also observed above commercial establishments.</p> <p>Few structures also have structural steel inventions in them, RCC structures that are constructed are in fair condition.</p>
9.3	Floor	The flooring of the original structures is in deteriorating condition and certain steel interventions have been added. The finishes have been replaced in few of them, though the corridors have kotah flooring in them. The interiors have been altered extensively by the owners/tenants and hence none of the original finishes remain.

LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
TASK II: Review of Sr. No. 317 to 632 of the Heritage Regulations

361	TRINITY STREET PRECINCT	
9.4	Stairs	The original buildings have timber staircase with timber balusters and posts that are in fair condition but have certain interventions done to them for safety purposes. A few of them have ceramic tiles around the Staircase block.
9.5	Openings	The openings in the original buildings have been altered badly, few of them have been altered to accommodate air conditioners, few of them have been sealed to reduce the size of the opening, and some of them have been blocked or closed by bricks or timber infill. Few of them have box metal grills; the balconies also have few alterations like addition of steel sections to support the balcony.
9.6	Roofing	The original buildings have Mangalore tiled sloping roof which are in fair condition, some portion have tiles missing, internal members were not surveyed, structures having terrace roofing have additions like tarpaulin
9.7	Articulation & Finishes	Most of the articulations that are stucco work out of lime plaster seen below openings and columns are in deteriorating condition. Few of them have been replaced or lost in due time, few have developed cracks in them. Few have pipes running through them and have dampness patches.
9.8	Services	The open drains running are not sufficient enough to the rain water as it gets clogged during the rains; the drain pipes are also bad condition and need replacement. The sloping roofs the street.
9.9	Outbuildings	There are no outbuildings for the buildings present in the precinct due to its planning.
9.10	Overall Condition	The precinct has lost its architectural character in recent times, most of its structures have deteriorated and many are renovated or demolished and reconstructed. It is recommended that the grading for the trinity precinct be deleted but taken care that the two Parsee fire temples be individually listed. Maintenance level: Poor
10.0		TRANSFORMATION
10.1	Form	The precinct has lost its architectural character in recent times, the overall form of the structures have transformed, the street that had a uniform level of height has now seen changes, as structures have been demolished and reconstructed without considering the guidelines and regulations and that has defaced the precinct completely.
10.2	Structure	Not only the precinct has lost its architectural character but also the structures have lost its character as vast changes have been carried out in each structure which is done unprofessionally. The walls are been re plastered badly, the openings have been altered by addition of air conditioners, change of material etc. the roof line has been changed by addition of enclosures and sheets for covering. Interiors have altered extremely by the owners and hence none of the original finishes remain.
10.3	Articulation & Finishes	All articulations and finishes are deteriorated with the building in recent times. Also few buildings are been re plastered completely due to which the articulations have lost or broken.
11.0		DP REMARKS/PERCEIVED THREATS

LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
TASK II: Review of Sr. No. 317 to 632 of the Heritage Regulations

361	TRINITY STREET PRECINCT	
		Not applicable as the precinct has lost its architectural and urban group value and is deleted from the list
12.0		ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION
		Not applicable as the precinct has lost its architectural and urban group value and is deleted from the list. However the buildings worthy of listing should be listed separately.



361 TRINITY STREET PRECINCT



GENERAL VIEWS OF THE PRECINCT

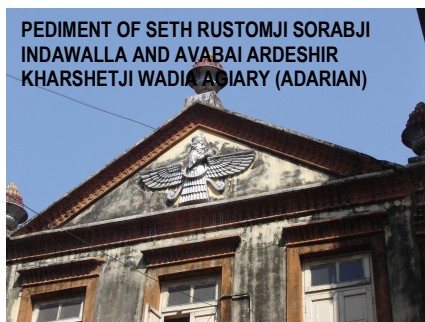
361 TRINITY STREET PRECINCT



SETH RUSTOMJI SORABJI INDAWALLA AND AVABAI ARDESHIR KHARSHETJI WADIA AGIARY (ADARIAN)



FIRE TEMPLE



PEDIMENT OF SETH RUSTOMJI SORABJI INDAWALLA AND AVABAI ARDESHIR KHARSHETJI WADIA AGIARY (ADARIAN)



FIRE TEMPLE



FIRE TEMPLE



LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
TASK II: Review of Sr. No. 317 to 632 of the Heritage Regulations

362 SUKHANAND DHARAMSHALA	
	Common Ref No: 2005/GII/362 Card No: 46 Ward (Part): C Ward CS No: 2861 Plot Area: 750.01 sq m B U Area: NA Date: 12 th March 05 Record by: Abha Bahl Review by: Aishwarya Tipnis. Int: AB Ext: AB Photo Ref: 362(a) to (l)
	
1.0	DENOMINATION
1.1	Name of Premises Sukhanand Dharmashala
1.2	Earlier Name Same as above
1.3	Built In 1910s Extension Date(if any) : 1980s
2.0	ACCESS ROADS
2.1	Main Vithalbhai Patel Road
2.2	Subsidiary C.P. Tank Road
3.0	OWNERSHIP PATTERN
3.1	Present Shree Gurmukhrai Sukhanand Digambar Jain Dharmashala Trust
3.2	Past Privately owned by Sukhanand Gurmukhrai
3.3	Status Trust
4.0	USE
4.1	Present Dharmashala and social gatherings
4.2	Past Same
4.3	Usage Periodic
5.0	SIGNIFICANCE & VALUE CLASSIFICATION
5.1	Townscape (Natural/Manmade) The Dharmashala is situated along the busy Vithalbhai Patel Road in the market areas of Bhuleshwar area.
5.2	Architectural Description Planning The main building is entered through a grand archway that leads into an entrance passageway. The Dharmashala office is accessed from this passage which opens onto the paved courtyard. From the arched colonnade skirting the courtyard, open halls are accessed which serve as resting/sleeping areas for the residents without separate rooms. The courtyard is also provided with a drinking water fountain, which is a modern amenity. A renovated concrete staircase in one corner of the courtyard leads to the two upper floors. Continuous colonnaded passages on each floor lead to the individual rooms. The west wing has been modernised and also houses a newly refurbished lecture hall replete with modern amenities like polished Kotah stone tiles patterned with white marble and red granite, dado of red and black granite, "Plaster of Paris" false ceiling etc.

362	SUKHANAND DHARAMSHALA	
		<p>Stylistic Classification</p> <p>This Baroque revival grey stone building is designed in the hybrid Colonial style of architecture. The façade is made striking by the use of a combination of elements – semi-circular arches, segmental, round and rectangular fenestrations as well as a colonnaded projecting balcony supported by carved stone brackets as the showpiece of the main façade, over the grand entrance archway. The straight-coursed rubble masonry work, painted white is interspersed by horizontal cornice and moulding bands of painted grey that adds to the pleasing appearance of the façade. In true hybrid style, the building is planned around a long narrow courtyard. At the ground level, a series of open semi-circular stone arches forms a peripheral colonnade. At the upper floors, an identical sequence of semi-circular stone arches front continuous passages at these levels. This is broken at the west wing where the original timber-framed flooring has been replaced by concrete floors supported by m.s. sections, colonnade removed and replaced by I-sections and blank brick parapet walls painted white.</p>
5.3	Intrinsic	<p>Character Defining Elements</p> <p>External Entrance archway flanked on either side by decorative columns and decorative carvings within the spandrels of the arch, colonnaded projecting balcony supported on decorative stone brackets, semi-circular arches, segmental, round and rectangular fenestrations, horizontal cornice and stucco moulding bands</p> <p>Internal Timber fretwork in fanlights. Segmental and semi-circular arched openings accentuated by stucco bands, decorative timber and cast iron brackets</p>
5.4	Value Classification	<p>Existing Grade: Grade III Recommended Grade: Grade III A(arc), B(per), B(des), E, J, B(des)</p> <p>This hybrid Colonial style building has unique architectural value with an amalgamation of neo-Classic, Baroque and vernacular style elements. Its main façade makes a very strong presence on the streetscape and is worthy of preservation. In addition, it is archetypal of the early 20th century period that it was built in and has significant value to the Digambar Jain community.</p>
6.0		TOPOGRAPHY
6.1	Floors	Ground + two upper
7.0		CONSTRUCTION
7.1	Plinth	The 2½ ft high plinth is constructed of grey Kurla stone masonry.
7.2	Walls	The external walls have grey straight-coursed rough-cut masonry painted white.
7.3	Floor	Timber framed floor with T.W. joists and boardings. In the renovated sections, M.S. sections have replaced original framing and concrete floors

362	SUKHANAND DHARAMSHALA	
		have come in place of the timber boardings.
7.4	Stairs	Double flight staircase in reinforced cement concrete.
7.5	Openings	On the façade, segmental arches in limestone with keystones and label moulding over the arch. A large semi-circular entrance arch in limestone with a prominent keystone. The stone balcony in the centre of the façade is supported by a series of 5 carved brackets. On the interior facades, facing the courtyard, series of semicircular arches on each floor are in limestone. On the first floor, the arches are supported by rusticated Kurla stone masonry piers, whereas on the second floor arches have supporting Doric columns backed by square piers in limestone.
7.6	Roofing	Timber-framed roof with brick-bat coba.
7.7	Articulation	Decoration within the spandrels of the entrance arch and carved Corinthian capitals on the pair of flanking colonettes are in limestone painted grey. All other details including cornice bands, denticulation, framing mouldings, hood moulds over arches etc. are also in limestone, painted grey. Ornamental mouldings on the balcony stone parapet wall in limestone, painted grey and white. Delicate carvings in limestone on the curve of the semi-circular arches with carved ornamental keystones. Corner portion of the building has large tiled roof overhangs, supported by timber frames and ornate cast iron brackets.
7.8	Finishes	The external walls showing the actual stone masonry are painted white. The internal walls in the renovated wing are plastered and painted white. In the older wings, the stone masonry is kept exposed. The arches, keystones, parapet walls and other details like mouldings, cornice bands etc. are painted grey. The staircase has polished Kotah stone treads and risers. The dado on the wall along the staircase has glazed ceramic and granite tiles. The floor surfaces are varied – timber boardings with stone tiles are present in the upper floors of the building whereas the ground floor has marble steps and platform at the entrance and inside the lobby, basalt falgstone flooring laid in a chequered pattern is also visible in some rooms. The west wing including a newly refurbished lecture hall has polished Kotah stone tiles patterned with white marble and red granite, dado of red and black granite, “Plaster of Paris” false ceiling etc.
7.9	Interiors (Movable & Immovable)	Some original teakwood furniture pieces in the entrance lobby and office portions including some frames, benches and tables.
7.10	Compound/Fence/Gate	The cast iron gates are hinged on the pair of stone colonettes flanking the entrance gateway.
7.11	Curtilege/ Unbuilt space/out buildings/landscape	The rectangular courtyard space is paved over with polished Kotah stone tiles. At one end, a drinking water fountain has been recently provided. This is clad with white glazed ceramic tiles.
8.0	SERVICES & UTILITIES	
8.1	Lighting	Electric light fixtures and natural light
8.2	Ventilation	Ceiling and wall-mounted electric fans, and natural ventilation through windows and balconies.
8.3	Electricity	Electricity is supplied by the B.E.S.T.
8.4	Water Supply	Water supply is provided by the B.M.C.

LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
TASK II: Review of Sr. No. 317 to 632 of the Heritage Regulations

362	SUKHANAND DHARAMSHALA	
8.5	Drainage (Plumbing and sanitation)	Rainwater down take pipes drain the water from the tiled roof. Water supply pipes and soil pipes are connected to the toilet and wash areas.
8.6	Fire Precaution	Fire extinguishers present.
8.7	Other (HVAC/BMC/Security Systems)	Manned by private security guards.
9.0		CONDITION
9.1	Plinth	The stone plinth is largely in sound structural condition however rising damp is visible in some places.
9.2	Walls	The walls do not any signs of structural distress or defects. condition in the renovated wing. In the older wings, water seepage can be seen on the surface as well as a few cracks in the stone masonry.
9.3	Floor	The floor is in structurally stable condition in the renovated wing. The original timber-framed flooring has been replaced by concrete floors supported by M.S. sections in the renovated wing.
9.4	Stairs	The new concrete staircase is in a structurally stable condition.
9.5	Openings	All the arched openings are in well maintained and the window frames and shutters are in operational condition.
9.6	Roofing	The roof is does not show any signs of structural interventions but requires water-proofing treatment.
9.7	Articulation & Finishes	All the details and carvings in limestone on the façade are painted grey and do not display any signs of deterioration. In the older wings, the stone floor surface seems a little worn out. In the newly renovated wing, the colonnade in the verandah has been removed and replaced by I-sections and blank brick parapet walls painted white.
9.8	Services	Lighting and all other electric fixtures are periodically maintained. There is no problem with the electricity and water supply from the authorities. Fire safety and security are adequate.
9.9	Outbuildings	Not applicable
9.10	Overall Condition	Fair Maintenance level : Regular
10.0		TRANSFORMATION
10.1	Form	None
10.2	Structure	The original timber-framed flooring has been replaced by concrete floors supported by M.S. Sections in the renovated wing.
10.3	Articulation & Finishes	In the newly renovated wing, the colonnade in the verandah has been removed and replaced by I-sections and blank brick parapet walls painted white.
11.0		DP REMARKS/PERCEIVED THREATS
		None
12.0		ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION
		This hybrid Colonial style building has unique architectural value with an amalgamation of neo-Classic and vernacular style elements. Its main façade makes a very strong presence on the streetscape and is worthy of preservation. In addition, it is archetypal of the early 20 th century period that it was built in and has significant value to the Digambar Jain community.

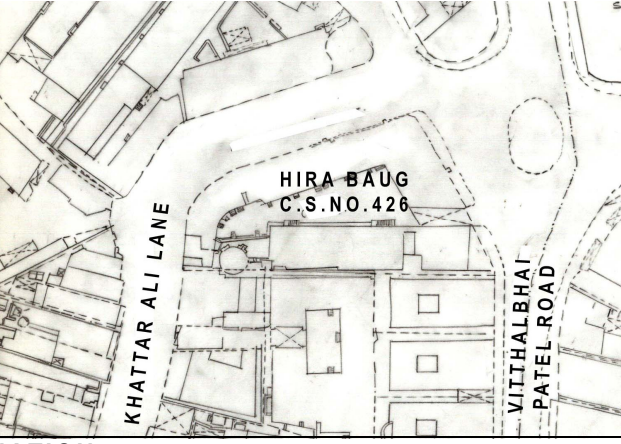
LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
TASK II: Review of Sr. No. 317 to 632 of the Heritage Regulations

362

SUKHANAND DHARAMSHALA



LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
TASK II: Review of Sr. No. 317 to 632 of the Heritage Regulations

363 HIRA BAUG		
	Common Ref No: 2005/GII/363	
	Card No: 47	
	Ward (Part): C Ward	
	CS No: 426	
	Plot Area: 1884.63 SQ M	
	B U Area: NA	
	Date: 12 th March 05	
	Record by: Abha Bahl, Kanchan Gupta, Krishna Iyer	
	Review by: Aishwarya Tipnis.	
	Int: AB Ext: AB,KG	
	Photo Ref: 363(a) to (v)	
1.0		DENOMINATION
1.1	Name of Premises	Hira Baug
1.2	Earlier Name	Same as above
1.3	Built In	1862 Extension Date(if any) : none
2.0		ACCESS ROADS
2.1	Main	Cowasji Patel Tank Road
2.2	Subsidiary	Vitthalbhai Patel Road
3.0		OWNERSHIP PATTERN
3.1	Present	Seth Hirachand Gusanji Dharmashala Trust
3.2	Past	Same
3.3	Status	Trust
4.0		USE
4.1	Present	Mixed use - Dharmashala, convalescence home, hall for social gatherings and commercial shop line at ground level.
4.2	Past	Residential
4.3	Usage	Partly periodic, partly dis-used.
5.0		SIGNIFICANCE & VALUE CLASSIFICATION
5.1	Townscape (Natural/Manmade)	The corner building of Hira Baug is situated on the busy intersection of C.P. Tank Circle, in the heart of the Bhuleshwar market areas. The building has a strong façade with a distinctive roof line and semi circular arches that runs along all along the structure. Hira baug is also one of the buildings which have mixed usage where ground floor has been occupied by commercial establishments and on the rest of the floors, residential usage is seen. One of the few buildings which remain intact as it is till date and in a good state of preservation.
5.2	Architectural Description	Planning The main building is entered through a wide grand segmental archway that leads into the main courtyard area. From here, staircases lead to the first floor which has the various halls which are used for social gatherings, auxiliary kitchens, storage areas and

363	HIRA BAUG	
		<p>individual rooms.</p> <p>Stylistic Classification This 2-storeyed grey stone building is designed in the hybrid Colonial style of architecture. The long façade consists of a series of large arched highly ornamental arched openings that are clearly visible only on the first floor. Semi-circular arches and round fenestrations are present on the side facing the C.P.Tank Circle, wide segmental arches at the corner where the building turns onto Cawasji Patel Tank Road as well as a colonnaded continuous first floor verandah on the façade along this road. The pitched roofs with dormer windows and ornate fascia also form a major part of the aesthetic appearance of the building elevation. In true vernacular style, the C-shaped building is planned around 4 sides of a long narrow courtyard. At the ground level, a series of open semi-circular stone arches forms a peripheral colonnade. At the upper floor, an identical sequence of semi-circular stone arches front continuous passages at these levels. The first floor of the south wing of the building has been renovated – window frames have been changed and the walls have been given a fresh coat of white paint.</p>
5.3	Intrinsic	<p>Character Defining Elements External Pitched roof with dormer windows, gable end with circular windows, decorative bargeboard, decorative parapet, semicircular arches with decorative carvings and circular fanlights, pilasters accentuating the openings. Within the segmental arches, are carved bas-reliefs depicting animals and rectangular timber-framed windows with glass below at the corner, tall slender moulded finials and decorative timber brackets support the eaves board Internal Internally the building is devoid of any articulations and most of the finishes have been altered by the trustees so none of the original finishes remain.</p>
5.4	Value Classification	<p>Existing Grade: Grade III Recommended Grade: Grade II B A (arc), B (per), B (des), E This hybrid Colonial style building has unique architectural value with an amalgamation of neo-Classic and vernacular style elements. Its main façade makes a very strong presence on the streetscape especially the elegant pitched roof with dormer windows and its line of arched fenestrations. Additionally, it is archetypal of the early 20th century period that it was built in and is worthy of preservation.</p>
6.0		TOPOGRAPHY
6.1	Floors	Ground + one upper
7.0		CONSTRUCTION
7.1	Plinth	The 3 ft high plinth is constructed of grey Basalt stone masonry.

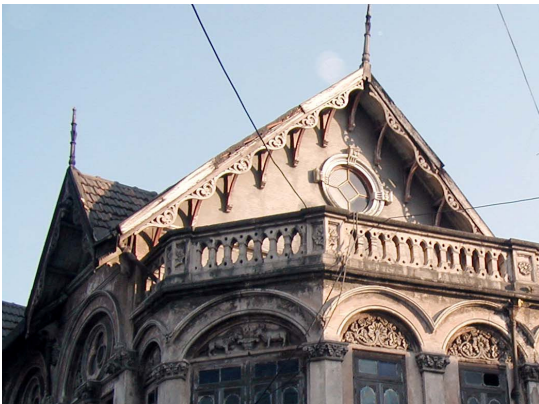
363	HIRA BAUG	
7.2	Walls	The external walls have grey Basalt stone masonry which is seen on the rear side, the front façade has lime plaster along with beautiful and ornate vernacular and neo classical details that dons the front façade.
7.3	Floor	Timber framed floor with T.W. joists and boarding's.
7.4	Stairs	Single-flight timber framed staircases.
7.5	Openings	<p>A row of 5 large semi-circular arches flanked by colonettes in limestone is present on the first floor of the east façade, facing C.P. Tank Circle. Each is inset with a single circular opening within the curve supported by a slender column at the upper portion (within the arch curve) and a pair of rectangular timber-framed windows with glass in the lower portion of the fenestration.</p> <p>At the corner where the building takes a turn, wide segmental arches flanked by colonettes in limestone are present on both stories. Within the segmental arches, are carved bas-reliefs depicting animals and rectangular timber-framed windows with glass below.</p> <p>On the north façade, along C. P. Tank Road, are series of 4 semi-circular arches supported by a row of slender columns in limestone. Each of these arches have ornamental bas-reliefs within the arch and timber-framed windows with glass panels below.</p> <p>A continuous line of very large segmental arches (each almost 8 ft wide) with carved keystones in limestone runs across the entire ground floor. These form individual entrances into the various shops and establishments though many have been obliterated due to cluttered signage and rolling shutter assemblages.</p>
7.6	Roofing	<p>Timber-framed pitched roofs with Mangalore tiles and a series of 3 identical dormer windows with round openings projecting from the main roof on the east façade.</p> <p>The roof also has a decoratively carved and ornate timber fascia board that runs along the façade.</p>
7.7	Articulation	<p>All arches alongwith flanking colonettes with carved Corinthian capitals, inset decorative bas-reliefs and ornate balustrade line, are in limestone.</p> <p>Patterned band of moulding running continuously between the 2 storeys is in limestone. On the north façade, a line of carved Teakwood railings is also present. Ornamental eaves and tall, slender moulded finials on the roofline and carved brackets supporting the overhang are in Teakwood.</p>
7.8	Finishes	The stone masonry making up the external walls has been plastered and painted over in a brick red colour. The arches and keystones on the ground floor have been painted a light blue colour. Balustrades, cornice bands and other details are also painted over. The internal walls are plastered and painted. The staircase has timber treads and risers with wooden handrails and carved timber balustrade. The floor surfaces are varied – timber boarding's are present in the upper floors of the building whereas the ground floor has marble steps and polished Kotah stone tiles.
7.9	Interiors (Movable & Immovable)	None
7.10	Compound/Fence/Gate	The building is entered through a large covered archway leading in

363	HIRA BAUG	
		from the main road. A pair of cast iron gates at the end of the archway opens onto the courtyard.
7.11	Curtilege/ Unbuilt space/out buildings/landscape	The narrow open space between the buildings has been tarred.
8.0		SERVICES & UTILITIES
8.1	Lighting	Electric light fixtures and natural lighting which is been used by commercial establishments. The internal passages are dark and dingy due to lack of artificial lighting
8.2	Ventilation	Ceiling and wall-mounted electric fans, window A.C. units and natural ventilation through windows and balconies.
8.3	Electricity	Electricity is supplied by the B.E.S.T.
8.4	Water Supply	Water supply is provided by the B.M.C.
8.5	Drainage (Plumbing and sanitation)	Rainwater down take pipes drains the water from the tiled roof. Water supply pipes and soil pipes are connected to the toilet and wash areas.
8.6	Fire Precaution	None
8.7	Other (HVAC/BMC/Security Systems)	Manned by private security guards.
9.0		CONDITION
9.1	Plinth	The stone plinth is in sound structural condition but has been altered by shopkeepers at the ground level by addition of stone finishes etc.
9.2	Walls	The walls are in a sound condition with no major structural defects observed except for a few areas where flaking of paint due to dampness is seen in many places, plaster flaking is also observed and some areas exposed brick work is also observed. Ficus growth is also observed at certain areas.
9.3	Floor	The structural steel members used in the flooring have rusted due to wear and tear and need to be replaced and haphazard electrical wiring is seen running unattended which also need to be replaced. The flooring has been altered extensively by the tenants and none of the original finishes have remained.
9.4	Stairs	The timber staircase is in fair condition but requires maintenance.
9.5	Openings	All the arched openings are in sound structural condition but paint layers on the exterior have flaked off exposing the stone masonry joints in a few places. Window frames and glass panels need to be regularly cleaned and some broken ones also require to be replaced. At the ground level, incongruous additions like tin chajjas, shop signboards, rolling shutters, counters, shelving etc. hide the arches and other openings.
9.6	Roofing	The roof requires regular maintenance work including tile replacements and water-proofing work but is otherwise is in a fair structural condition. The eaves boards have broken off in some places on the south façade and need to be repaired.
9.7	Articulation & Finishes	The red paint covering the façade has faded away and flaking is seen in a few places. The first floor of the south wing of the building has been renovated – window frames have been changed and the walls

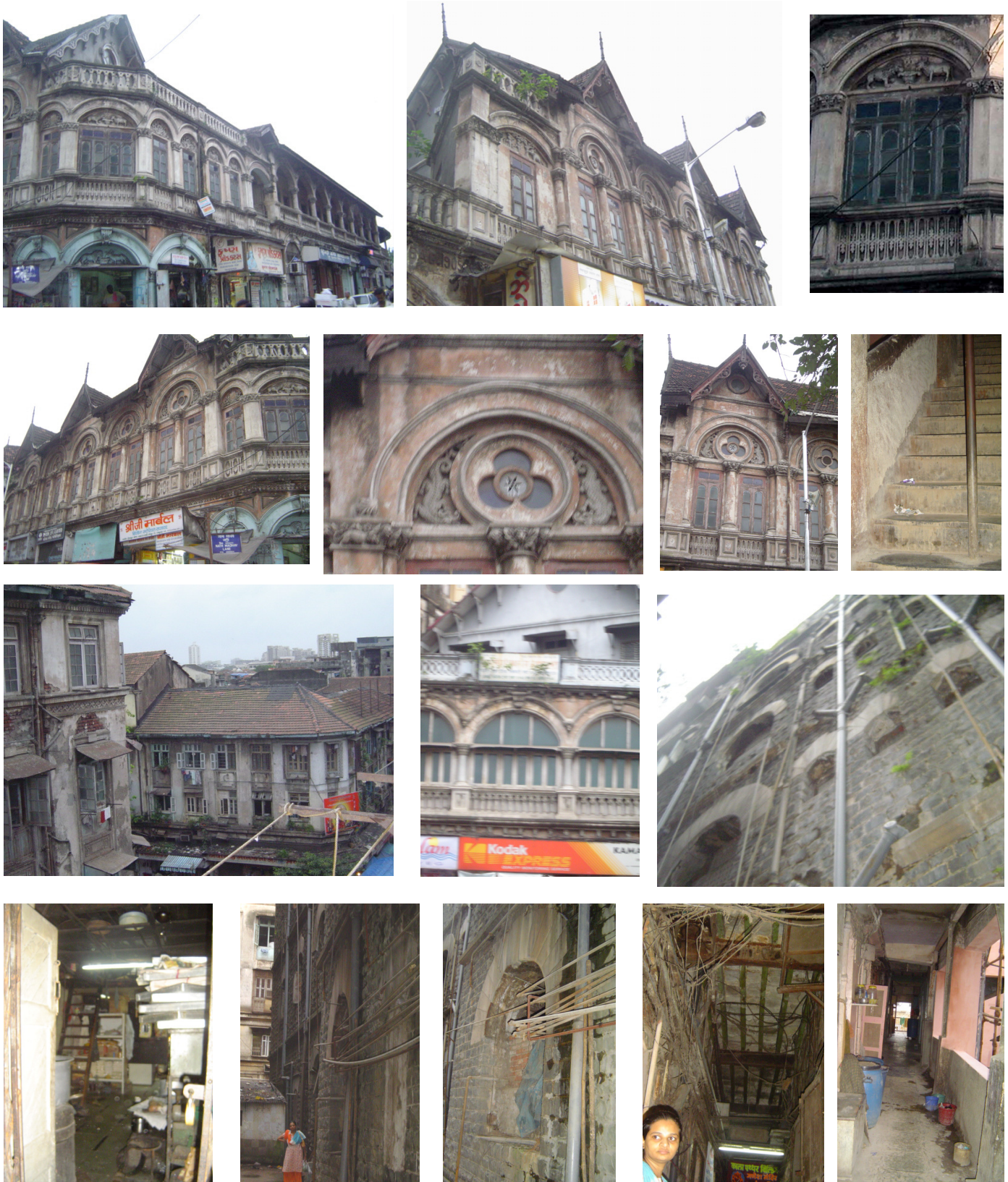
363	HIRA BAUG	
		have been given a fresh coat of white paint. All the details and carvings in limestone on the façade that were painted over are now covered in a layer of efflorescence which has turned a dusty grey colour. The original flooring is a little worn out and requires maintenance.
9.8	Services	Lighting and all other electric fixtures are periodically maintained. The wiring and cabling within the building needs to be regulated as it is currently quite haphazardly done. There is no problem with the electricity and water supply from the authorities. Drainage pipes have been replaced by PVC pipes but adequate moss and Ficus growth are observed which needs to be cleaned.
9.9	Outbuildings	None
9.10	Overall Condition	There seems to be no visible structural threat and apart from the some modern accretions on the façade, the architectural quality is not lost and more or less been fairly well maintained. Maintenance level is Fair
10.0		TRANSFORMATION
10.1	Form	No changes have been observed in the form of the building.
10.2	Structure	At the ground level, incongruous additions like tin chajjas, shop signboards, rolling shutters, counters, shelving etc. hide the arches and other openings.
	Articulation & Finishes	The first floor of the south wing of the building has been renovated – window frames have been changed and the walls have been given a fresh coat of white paint. The ground floor of the building is completed altered due to the presence of retail shops and commercial establishments. Incongruous additions like shop tin chajjas; signboards, shutters, counters, shelving etc. hide the details and mar the building façade. Arches and other openings have been enclosed, rolling shutters added. In some places, the external stone wall covered with a layer of chemical paint. Other modern accretions on the facades include clothes lines and window A.C units.
11.0		DP REMARKS/PERCEIVED THREATS
		The building has been marked wrongly on the D.P and hence this anomaly needs to be corrected.
12.0		ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION
		This hybrid Colonial style building has unique architectural value with an amalgamation of neo-Classic and vernacular style elements. Its main façade makes a very strong presence on the streetscape especially the elegant pitched roof with dormer windows and its line of arched fenestrations. Additionally, it is archetypal of the early 20 th century period that it was built in and is worthy of preservation. Hence it is recommended to upgrade its listing from Grade III to IIB.

LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
TASK II: Review of Sr. No. 317 to 632 of the Heritage Regulations

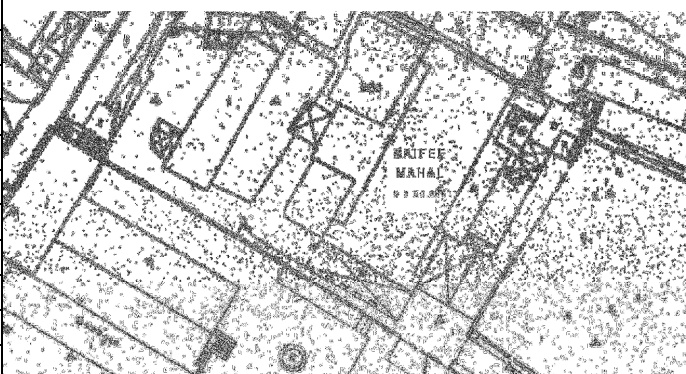
363 HIRA BAUG



363 HIRA BAUG




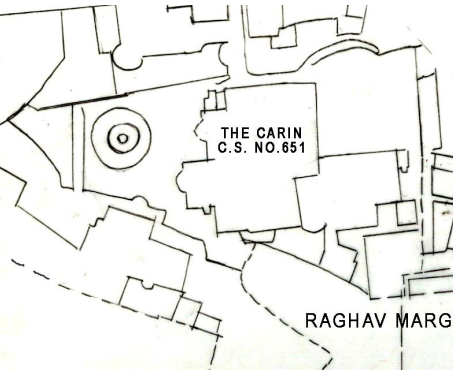
LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
TASK II: Review of Sr. No. 317 to 632 of the Heritage Regulations

364		SAIFEE MAHAL	
	Common Ref No: 2005/GII/364		
	Card No: 48		
	Ward (Part): D (Part III)		
	CS No: 335		
	Plot Area: 3408.06 sq m		
	B U Area: NA		
	Date: 14 th June 05		
	Record by: Kanchan Gupta		
	Review by: Aishwarya Tipnis.		
	Int: - Ext: KG		
Photo Ref: 364 a			
1.0			DENOMINATION
1.1	Name of Premises	Saifee Manzil	
1.2	Earlier Name	Saifee Manzil	
1.3	Built In	1920s Extension Date(if any) none	
2.0			ACCESS ROADS
2.1	Main	Off Alexander Graham Bell Road (Powai Road)	
2.2	Subsidiary	B.Hire Marg	
3.0			OWNERSHIP PATTERN
3.1	Present	Private	
3.2	Past	Private	
3.3	Status	Trust	
4.0			USE
4.1	Present	Residential	
4.2	Past	Residential	
4.3	Usage	Regular	
5.0			SIGNIFICANCE & VALUE CLASSIFICATION
5.1	Townscape(Natural/Manmade)	Could not be determined, as permission for survey was not granted.	
5.2	Architectural Description	Could not be determined, as permission for survey was not granted.	
5.3	Intrinsic	Could not be determined, as permission for survey was not granted.	
5.4	Value Classification	Existing Grade: Grade III Recommended Grade: Grade III B(des), G(grp), B(per), J, E	
6.0			TOPOGRAPHY
6.1	Floors	Could not be determined, as permission for survey was not granted.	
7.0			CONSTRUCTION
7.1	Plinth	Could not be determined, as permission for survey was not granted.	
7.2	Walls	Could not be determined, as permission for survey was not granted.	
7.3	Floor	Could not be determined, as permission for survey was not granted.	
7.4	Stairs	Could not be determined, as permission for survey was not granted.	
7.5	Openings	Could not be determined, as permission for survey was not granted.	
7.6	Roofing	Could not be determined, as permission for survey was not granted.	
7.7	Articulation	Could not be determined, as permission for survey was not granted.	

LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
TASK II: Review of Sr. No. 317 to 632 of the Heritage Regulations

364	SAIFEE MAHAL	
7.8	Finishes	Could not be determined, as permission for survey was not granted.
7.9	Interiors (Movable & Immovable)	Could not be determined, as permission for survey was not granted.
7.10	Compound/Fence/Gate	Could not be determined, as permission for survey was not granted.
7.11	Curtilege/ Unbuilt space/out buildings/landscape	Could not be determined, as permission for survey was not granted.
8.0		SERVICES & UTILITIES
8.1	Lighting	Could not be determined, as permission for survey was not granted.
8.2	Ventilation	Could not be determined, as permission for survey was not granted.
8.3	Electricity	Could not be determined, as permission for survey was not granted.
8.4	Water Supply	Could not be determined, as permission for survey was not granted.
8.5	Drainage (Plumbing and sanitation)	Could not be determined, as permission for survey was not granted.
8.6	Fire Precaution	Could not be determined, as permission for survey was not granted.
8.7	Other (HVAC/BMC/Security Systems)	Could not be determined, as permission for survey was not granted.
9.0		CONDITION
9.1	Plinth	Could not be determined, as permission for survey was not granted.
9.2	Walls	Could not be determined, as permission for survey was not granted.
9.3	Floor	Could not be determined, as permission for survey was not granted.
9.4	Stairs	Could not be determined, as permission for survey was not granted.
9.5	Openings	Could not be determined, as permission for survey was not granted.
9.6	Roofing	Could not be determined, as permission for survey was not granted.
9.7	Articulation & Finishes	Could not be determined, as permission for survey was not granted.
9.8	Services	Could not be determined, as permission for survey was not granted.
9.9	Outbuildings	Could not be determined, as permission for survey was not granted.
9.10	Overall Condition	Could not be determined, as permission for survey was not granted.
10.0		TRANSFORMATION
10.1	Form	Could not be determined, as permission for survey was not granted.
10.2	Structure	Could not be determined, as permission for survey was not granted.
10.3	Articulation & Finishes	Could not be determined, as permission for survey was not granted.
11.0		DP REMARKS/PERCEIVED THREATS
		Could not be determined, as permission for survey was not granted.
12.0		ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION
		Could not be determined, as permission for survey was not granted.

LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
TASK II: Review of Sr. No. 317 to 632 of the Heritage Regulations

365 THE CAIRN		
	Common Ref no: 2005/GII/365	
	Card No.: 49	
	Ward (Part): D (Part I)	
	CS No.: 651	
	Plot Area: CARD MISSING	
	B U Area: NA	
	Date: 9 th March 05	
	Record by: Abha Bahl	
	Review by: Abha Lambah	
Int: - Ext: AB		
Photo Ref: 365		
1.0		DENOMINATION
1.1	Name of Premises	The Cairn
1.2	Earlier Name	Same as above
1.3	Built In	1930s Extension Date(if any): none
2.0		ACCESS ROADS
2.1	Main	S. K. Barodawala Marg (Altamount Road)
2.2	Subsidiary	Amnesty Lane
3.0		OWNERSHIP PATTERN
3.1	Present	Private
3.2	Past	Same
3.3	Status	Private
4.0		USE
4.1	Present	Residential (bungalow, presently under construction)
4.2	Past	Same
4.3	Usage	Regular
5.0		SIGNIFICANCE & VALUE CLASSIFICATION
5.1	Townscape (Natural/Manmade)	Not applicable
5.2	Architectural Description	Not applicable
5.3	Intrinsic	Not applicable
5.4	Value Classification	<p>Existing Grade: Grade III Recommended Grade: If new building replicates the original structure it should be Grade III be granted. If not, it should be de-listed</p> <p>D(bio)</p> <p>The original heritage building seems has been demolished and though it is supposed to be reconstructed to its original design, it would have lost much of its authenticity if this is done. As per the heritage committee recommendation, the new construction has to be exactly the same as the original bungalow; hence its grade is retained as Grade III. Moreover, a modern concrete structure is presently under construction at the site. Thus, even though this building has been associated with JRD Tata, its grade should not be made higher than Grade III on account of the interventions to the site and structure</p>
6.0		TOPOGRAPHY


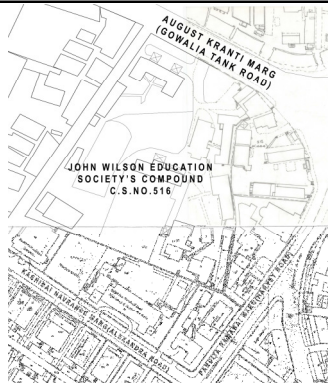
LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
TASK II: Review of Sr. No. 317 to 632 of the Heritage Regulations

365	THE CAIRN	
6.1	Floors	Not applicable
7.0		CONSTRUCTION
7.1	Plinth	Not applicable
7.2	Walls	Not applicable
7.3	Floor	Not applicable
7.4	Stairs	Not applicable
7.5	Openings	Not applicable
7.6	Roofing	Not applicable
7.7	Articulation	Not applicable
7.8	Finishes	Not applicable
7.9	Interiors(Movable&Immovable)	Not applicable
7.10	Compound/Fence/Gate	Not applicable
7.11	Curtilege/ Unbuilt space/out buildings/landscape	Not applicable
8.0		SERVICES & UTILITIES
8.1	Lighting	Not applicable
8.2	Ventilation	Not applicable
8.3	Electricity	Not applicable
8.4	Water Supply	Not applicable
8.5	Drainage (Plumbing and sanitation)	Not applicable
8.6	Fire Precaution	Not applicable
8.7	Other (HVAC/BMC/Security Systems)	Not applicable
9.0		CONDITION
9.1	Plinth	Not applicable
9.2	Walls	Not applicable
9.3	Floor	Not applicable
9.4	Stairs	Not applicable
9.5	Openings	Not applicable
9.6	Roofing	Not applicable
9.7	Articulation & Finishes	Not applicable
9.8	Services	Not applicable
9.9	Outbuildings	Not applicable
9.10	Overall Condition Fairly good	Not applicable
10.0		TRANSFORMATION
10.1	Form	Not applicable
10.2	Structure	Not applicable
10.3	Articulation & Finishes	Not applicable
11.0		DP REMARKS/PERCEIVED THREATS
		Not applicable
12.0		ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION
		The original heritage building has been demolished and a modern

LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
TASK II: Review of Sr. No. 317 to 632 of the Heritage Regulations

365	THE CAIRN
	concrete structure is presently under construction at the site. As per the heritage committee recommendation, the new construction has to be exactly the same as the original bungalow; hence its grade is retained as Grade III.

LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
TASK II: Review of Sr. No. 317 to 632 of the Heritage Regulations

366 JOHN WILSON EDUCATION SOCIETY COMPOUND		
	Common Ref No: 2005/GII/366	
	Card No: 50	
	Ward (Part): D (Part II)	
	CS No: 516	
	Plot Area: 14992.41 sq m	
	B U Area: NA	
	Date: 7 th March 05	
	Record by: Abha Bahl	
Review by: Aishwarya Tipnis		
Int: AB Ext: AB		
Photo Ref: 366(a) to (s)		
		
1.0		DENOMINATION
1.1	Name of Premises	John Wilson Education Society's Compound
1.2	Earlier Name	Same as above
1.3	Built In	Late 19 th century Extension Date (if any): none
2.0		ACCESS ROADS
2.1	Main	August Kranti Marg (Gowalia Tank Road)
2.2	Subsidiary	None
3.0		OWNERSHIP PATTERN
3.1	Present	John Wilson Education Society
3.2	Past	Same
3.3	Status	Trust owned. Part of the premises of 'Ursula' building has been leased to the Bank of Baroda, Gowalia Tank Branch.
4.0		USE
4.1	Present	Educational, commercial - Primary and secondary school, bank
4.2	Past	Same
4.3	Usage	Regular
5.0		SIGNIFICANCE & VALUE CLASSIFICATION
5.1	Townscape (Natural/Manmade)	Situated within a stone's throw of the busy Nana Chowk intersection in the Gamdevi area, the 3 heritage buildings in the compound, together with the St. Columba's School buildings behind are set among spacious landscaped courtyards, just off August Kranti Marg.
5.2	Architectural Description	A paved concrete path leads from the main gate to the entrance porch of each building. While the structures of Iona and Omega front the central lawn, Ursula is located a little away, backing the lawn and facing the main road. Iona: this is a 2-storeyed structure with very high ceilings and continuous wide open verandahs supported by tall wooden posts at both levels. It has 2 timber-framed elegant porches on the north and east facades. Omega: this is a 3-storeyed structure with a very striking façade rich in elegant detailing in the form of carved wooden louvers, ornamental timber balustrades on continuous open verandahs at each level. The horizontality of verandah line is broken by the stone masonry staircase block. By far the most ornamental feature of the building elevation is the porch on the west

366	JOHN WILSON EDUCATION SOCIETY COMPOUND	
		<p>façade – decorative T.W. posts support a timber-framed sloping roof with an elegantly styled eaves fascia.</p> <p>Ursula: unlike the other two buildings that have open verandahs, the façade of this structure is of solid stone masonry, painted over. Slanted bay windows and a double-storeyed timber-framed front porch are present on this building.</p> <p>Stylistic Classification Designed in a 19th century vernacular wadi-style with a strong Portuguese influence, the 3 school buildings named <i>Iona</i>, <i>Omega</i> and <i>Ursula</i>, are arranged around a large landscaped lawn at the centre of the compound.</p>
5.3	Intrinsic	<p>Character Defining Elements</p> <p>External Continuous verandahs supported by timber posts, with These have ornamental wooden louvers and T.W. infill with carved balustrade lines ,pointed and segmental arches, entrance porch supported on decorative timber columns</p> <p>Internal Decorative doors, timber trussed roof, timber staircases</p>
5.4	Value Classification	<p>Existing Grade : Grade II B Recommended Grade: Grade II B</p> <p>A(arc), B(per), A(cul), B(des), E, F, G(grp)</p> <p>Distinctive of the typical 19th century vernacular style structures with a Portuguese influence, the buildings within the John Wilson Education Society's Compound has value as a group of buildings. The unique elevational designs and architecture, as well as their setting within the large landscaped site deserve preservation. As one of the oldest educational institutions in the city set up by the great educationist Rev. Dr. John Wilson and his wife Margaret, the complex has a deep cultural association.</p>
6.0		TOPOGRAPHY
6.1	Floors	<p>Iona - Ground + 1 upper</p> <p>Omega – Ground + 2 upper</p> <p>Ursula – Ground + 1 upper</p>
7.0		CONSTRUCTION
7.1	Plinth	The low plinths ranging from 6” to 2 ft high are constructed of Basalt stone masonry.
7.2	Walls	The external and internal walls are constructed in Basalt stone masonry and painted over.
7.3	Floor	Stone floor at ground level.Timber-framed floors at the upper levels supported by T.W. beams, joists and covered with wooden boardings.
7.4	Stairs	Timber-framed staircases.
7.5	Openings	Segmental arches framing long rectangular openings are in limestone. The openings are in typical vernacular style – elongated timber framed windows running through the height of the entire storey. They are divided into three segments which can be separately opened or shut to conform to the local climatic conditions – fixed glass panels with top hung wooden frames as ventilators with double window shutters below, and thirdly, double wooden shutters at the parapet level. Iron rods are provided as a security measure and run through the entire opening.

366	JOHN WILSON EDUCATION SOCIETY COMPOUND	
7.6	Roofing	Sloping Mangalore tiled roofs with ornate timber eaves fascia and bargeboards on the front porch as well as over the main structure. Over the porch, the timber-framing supports a curved roof. The trussed roof over the main structure is supported by timber-framing including T.W. rafters and joists. There is a overhang of about 2 ft. beyond the building line.
7.7	Articulation	Continuous wide open verandahs supported by tall wooden posts and beams at both levels. These have ornamental wooden louvers and T.W. infill with carved balustrade lines. Porches are supported by wooden posts and trusses, and roof are also timber-framed with Mangalore tiles.
7.8	Finishes	The external walls are plastered and painted. The internal walls are plastered and painted white. Timber posts are painted brown while all other details are painted white.
7.9	Interiors (Movable & Immovable)	Some pieces of loose furniture items such as T.W. showcases, cabinets, classroom tables, benches and chairs are present. Original teakwood framed windows, glass panels and electric fixtures are also present.
7.10	Compound/Fence/Gate	Stone compound wall with separate pedestrian and vehicular entry gates.
7.11	Curtilege/ Unbuilt space/out buildings/landscape	The 3 school buildings are arranged around a large landscaped lawn at the centre of the compound. Adjacent to the Omega building, is a small fenced play area for children with swings etc. A paved concrete path leads from the main gate to the entrance porch of each building. the level of this pathway has been raised to take care of rainwater drainage as flooding of the complex is common during the monsoons thanks to the road level being higher.
8.0		SERVICES & UTILITIES
8.1	Lighting	Electric light fixtures and natural light
8.2	Ventilation	All buildings are well ventilated, with adequate open space in front and sides to secure sufficient light and air. Ceiling-mounted electric fans and window A.C. units are also used.
8.3	Electricity	Electricity is supplied by the B.E.S.T.
8.4	Water Supply	Water supply is provided by the B.M.C.
8.5	Drainage (Plumbing and sanitation)	Water supply pipes and soil pipes are connected to the toilet and wash areas.
8.6	Fire Precaution	Each building is equipped with fire extinguishers.
8.7	Other (HVAC/BMC/Security Systems)	Manned by private security guard
9.0		CONDITION
9.1	Plinth	The stone plinth is mostly in sound condition.
9.2	Walls	Cement plastering on the external walls of Ursula building has been carried out, obliterating the original mouldings and pilasters.
9.3	Floor	No intervention is visible in the floor.
9.4	Stairs	The stairs are in a structurally sound condition.
9.5	Openings	All the openings are maintained and cement plastering has been done where the stone has chipped off due to dampness.
9.6	Roofing	M.S. girders and I-sections have been used (as is visible in the Ursula porch) to prop up the originally timber-framed roof.

LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
TASK II: Review of Sr. No. 317 to 632 of the Heritage Regulations


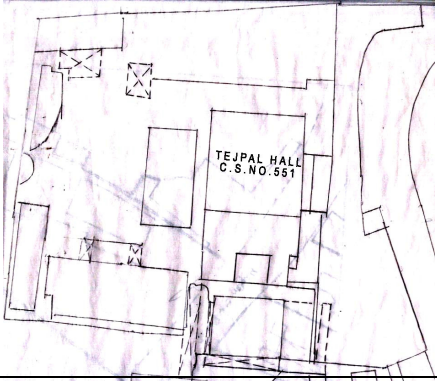
366	JOHN WILSON EDUCATION SOCIETY COMPOUND	
9.7	Articulation & Finishes	In the Ursula building, the sign boards of the bank obliterate the architectural detailing of the building
9.8	Services	The services have been upgraded and are in a sound condition. Window A.C. units, MS jalıs have been introduced within the bank building.
9.9	Outbuildings	Not Applicable
9.10	Overall Condition	Fair Maintenance Level : Regular
10.0	TRANSFORMATION	
10.1	Form	None
10.2	Structure	None
10.3	Articulation & Finishes	None
11.0	DP REMARKS/PERCEIVED THREATS	
		S△S (Secondary School) Though maintained by the educational trust, the financial burden of the upkeep and year-round repairs including stone-cleaning, painting, plastering, roof tile replacements, etc. of the heritage structures is great strain. Hence in an effort to bring in extra finances, portion of the premises of 'Ursula' building have been leased to the Bank of Baroda.
12.0	ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION	
		Distinctive of the typical 19th century vernacular style structures with a Portuguese influence, the buildings within the John Wilson Education Society's Compound has value as a group of buildings. The unique elevational designs and architecture, as well as their setting within the large landscaped site deserve preservation. As one of the oldest educational institutions in the city set up by the great educationist Rev. Dr. John Wilson and his wife Margaret, the complex has a deep cultural association.

LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
TASK II: Review of Sr. No. 317 to 632 of the Heritage Regulations

366 JOHN WILSON EDUCATION SOCIETY COMPOUND



LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
TASK II: Review of Sr. No. 317 to 632 of the Heritage Regulations

367 TEJPAL AUDITORIUM		
	Common Ref no: 2005/GII/367	
	Card No.: 51	
	Ward (Part): D (Part II)	
	CS No.: 551	
	Plot Area: 10105.52 sq m	
	B U Area: NA	
	Date: 31 st December 04	
	Record by: Abha Bahl	
	Review by: Aishwarya Tipnis	
	Int: AB Ext: AB	
	Photo Ref: 367(a) to (s)	
		
1.0		DENOMINATION
1.1	Name of Premises	Tejpal Hall / Sir Mathuradas Vasanji Memorial Hall
1.2	Earlier Name	Same
1.3	Built In	1885 Extension Date(if any) 20 th century
2.0		ACCESS ROADS
2.1	Main	August Kranti Marg (Gowalia Tank Road)
2.2	Subsidiary	Tejpal Road
3.0		OWNERSHIP PATTERN
3.1	Present	Sheth Goculdas Tejpal Trust
3.2	Past	Same
3.3	Status	Maintained and managed by the trustees
4.0		USE
4.1	Present	Social & cultural - A historic landmark, currently used as hall for social and cultural gatherings
4.2	Past	Same
4.3	Usage	Periodic
5.0		SIGNIFICANCE & VALUE CLASSIFICATION
5.1	Townscape (Natural/Manmade)	The Tejpal Hall is built on a sloping site overlooking the equally historic August Kranti Maidan. Within the same complex of structures maintained by the Gokuldas Trust, are the Tejpal Auditorium building and Laxmi Narayan Temple.
5.2	Architectural Description	<p>Planning</p> <p>The hall which makes up the interior of the building is a relatively large unobstructed space suitable for meetings and gatherings. To one side of this hall, are the kitchen, toilets and other services. The open space at the side of the building can also be directly accessed from the hall.</p> <p>Stylistic Classification</p> <p>The 19th century vernacular style building is simple in plan and construction. A double flight of stone steps leads to an 8' wide verandah with 3 large open semicircular arches forming the façade of the building. From here 3 arched doorways lead into a large interior hall.</p>

367	TEJPAL AUDITORIUM	
5.3	Intrinsic	<p>Character Defining Elements</p> <p>External Semi-circular arched openings with fanlights, cusped arches in marble, concrete jalis in clerestory windows, Cast iron railings supported by carved timber posts are present at the edge of the verandah, timber brackets supporting the overhanging roof,</p> <p>Internal Marble flooring, frescos on the walls, marble plaques commemorating important historic events,</p>
5.4	Value Classification	<p>Existing Grade: Grade III Recommended Grade: II B A (his), A(cul), B(per), C(seh), D(bio)</p> <p>This building is a crucial historical and cultural landmark where the Indian National Congress party was founded in 1885. It is an important marker during the period of India's freedom struggle with great significance attached to the social history of Mumbai at the time.</p>
6.0		TOPOGRAPHY
6.1	Floors	Ground storey
7.0		CONSTRUCTION
7.1	Plinth	The plinth is constructed in stone masonry.
7.2	Walls	The walls are of brick masonry.
7.3	Floor	The floor is of stone.
7.4	Stairs	Since the building is ground storey there is no staircase.
7.5	Openings	Semicircular arched openings in stone with inset timber framed windows with glass shutters. Rectangular slits as ventilators above windows.
7.6	Roofing	Sloping hipped timber framed roof with Mangalore tiles. A false ceiling in 'Plaster of Paris' has been added inside the hall and in the verandah.
7.7	Articulation	Cast iron railings supported by carved timber posts are present at the edge of the verandah. The tiled roof has carved T.W. brackets supporting the overhanging portion
7.8	Finishes	The internal and external walls are plastered and painted over. The floor of the verandah has white marble tiles and black granite dado. The hall has cement mosaic tiles.
7.9	Interiors (Movable & Immovable)	The interior is stark sin in its simplicity with a few frescoes on the walls. The door and window have the original T.W. frames. The historic building has many commemorative plaques on the walls and platforms which mark the centenary year of the inception of the Indian National Congress. There are many marble and stone statues in the verandah area.

LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
TASK II: Review of Sr. No. 317 to 632 of the Heritage Regulations

367	TEJPAL AUDITORIUM	
7.10	Compound/Fence/Gate	Portion of the building has a compound wall which acts as a retaining wall on the sloping site.
7.11	Curtilege/ Unbuilt space/out buildings/landscape	The Kotah stone paved platform at the head of the entrance steps has a few trees and plants in front of it. Adjacent to the Memorial Hall, is the modern concrete building of Tejpal Auditorium. Also present within the same complex is the Laxmi Narayan Temple in white marble.
8.0		SERVICES & UTILITIES
8.1	Lighting	Electric light fixtures and natural lighting.
8.2	Ventilation	Suspended ceiling-mounted and standing electric fans, and natural ventilation.
8.3	Electricity	Electricity is supplied by the B.E.S.T.
8.4	Water Supply	Water supply is provided by the B.M.C.
8.5	Drainage (Plumbing and sanitation)	Rainwater downtake pipes drain the water from the tiled roof. Water supply pipes and soil pipes are connected to the toilet and wash areas.
8.6	Fire Precaution	Fire extinguisher present
8.7	Other (HVAC/BMC/Security Systems)	Manned by private security guards.
9.0		CONDITION
9.1	Plinth	The stone plinth is plastered and painted, and is in sound structural condition.
9.2	Walls	The brick masonry walls that are plastered and painted are in mostly structurally sound. Discolouration of the outer paint coat is seen in a few places on the external wall.
9.3	Floor	The cement mosaic tiles laid on the floor of the Memorial Hall and marble tiles in the verandah do not display any signs of intervention.
9.4	Stairs	Since the building is ground storey there is no staircase.
9.5	Openings	All the openings are in sound condition with wooden frames and glass shutters intact and in operational condition.
9.6	Roofing	The roof is regularly maintained and is in a sound structural condition.
9.7	Articulation & Finishes	The walls and floor tiles are regularly cleaned and show no signs of intervention. The cast iron railings, roof brackets, marble plaques and statues do not show any signs of deterioration.
9.8	Services	Lighting and all other electric fixtures are periodically maintained. There is no problem with the electricity and water supply from the authorities. Fire safety and security are adequate.
9.9	Outbuildings	The Auditorium building and temple structures are in a structurally stable condition.
9.10	Overall Condition	Fair Maintenance Level : Regular
10.0		TRANSFORMATION
10.1	Form	None
10.2	Structure	None

LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
TASK II: Review of Sr. No. 317 to 632 of the Heritage Regulations

367	TEJPAL AUDITORIUM	
10.3	Articulation & Finishes	None
11.0		DP REMARKS/PERCEIVED THREATS
		None
12.0		ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION
		This building is a crucial historical and cultural landmark where the Indian National Congress party was founded in 1885. It is an important marker during the period of India's freedom struggle with great significance attached to the social history of Mumbai at the time. Hence it is recommended to upgrade its listing from Grade III to II B

LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
TASK II: Review of Sr. No. 317 to 632 of the Heritage Regulations

367 TEJPAL AUDITORIUM

