

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

368 SHRI MAHAVIR JAIN VIDYALAYA		
	Common Ref no: 2005/GII/368	
	Card No.: 51	
	Ward (Part): D (Part II)	
	CS No.: 1/556	
	Plot Area: 1923.09	
	B U Area: NA	
	Date: 31 st December 04	
	Record by: Abha Bahl	
	Review by: Aishwarya Tipnis	
	Int: AB Ext: AB	
	Photo Ref: 368a- 368 s	
1.0		DENOMINATION
1.1	Name of Premises	Shri Mahavir Jain Vidyalaya
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	August Kranti Marg
2.2	Subsidiary	Tejpal Road
3.0		OWNERSHIP PATTERN
3.1	Present	Shri Mahavir Jain Vidyalaya
3.2	Past	Same
3.3	Status	Trust
4.0		USE
4.1	Present	Mixed use - Religious, educational, residential and commercial (Jain library, temple, hostel and some commercial uses on the ground level along August Kranti Marg).
4.2	Past	Same
4.3	Usage	Mostly regular, some portions are disused
5.0		SIGNIFICANCE & VALUE CLASSIFICATION
5.1	Townscape (Natural/Manmade)	The building has a very long façade along August Kranti Marg, Tejpal Road and a corner elevation at the Gowalia Tank intersection. It overlooks the August Kranti Maidan and has an imposing presence on the intersection.
5.2	Architectural Description	<p>Planning Large archways in the centre of each of the blocks leads into entrance lobby. From here, staircases lead to the upper floors that have narrow verandahs from where the individual residences can be entered.</p> <p>Stylistic Classification This Colonial style building has a large footprint with 4 elevations, and is divided into 4 blocks (Block A – at rear, Blocks B – along August Kranti Marg, Block C – at the Gowalia Tank intersection and Block D – along Tejpal Road). The ground floor of all the blocks is greater in height than all the upper 3 floors. This level has arched openings, sometimes with verandahs and rectangular slits above for light and ventilation. The brick masonry work is</p>

368	SHRI MAHAVIR JAIN VIDYALAYA	
		<p>finished with horizontal lines in the external plaster.</p> <p>The upper storeys are divided into numerous bays the first and second floors have openings set within flat arches and the top storey has semicircular arched fenestrations. The bays are divided by striated vertical bands of masonry. Some of the bays are slightly projected outwards from the building line. These bays are flanked by a pair of slender round stone columns with carved Corinthian capitals and rising to a height of 2 floors. The facade is accented at corners by round bays with projecting balconies and overhangs. The elevation along August Kranti Marg has considerably transformed due to the presence of a line of retail stores and commercial establishments at the ground level and metal grills added to upper floor openings.</p>
5.3	Intrinsic	<p>Character Defining Elements</p> <p>External Urban edge accentuated with rounded cantilevered balconies on the corner, stucco pilasters, slender Corinthian columns, semi-circular and segmental arched openings, decorative parapet, jalis and stone brackets</p> <p>Internal Timber staircase with decorative newel posts</p>
5.4	Value Classification	<p>Existing Grade: Grade III Recommended Grade: Grade III</p> <p>A(arc), A(cul), B(per), B(des), B(uu), I(sce), C(seh)</p> <p>The building has architectural value with its massive façade. Housing one of the first hostels and library for students of the Jain community with a temple as well, it is also a culturally significant structure in terms of the period it was built in, its design and usage.</p> <p>This building and the intersection that it forms, along with the historic August Kranti Maidan on one side, is a major focal point along August Kranti Marg. It is especially visible when approached from Nana Chowk.</p>
6.0		TOPOGRAPHY
6.1	Floors	Ground + 3 upper
7.0		CONSTRUCTION
7.1	Plinth	The plinth is constructed in Malad stone.
7.2	Walls	The walls are constructed of load-bearing brick masonry.
7.3	Floor	The floors are timber framed.
7.4	Stairs	The staircases are timber framed.
7.5	Openings	Brick lined fenestrations, some arched, timber framed windows inset with wooden shutters and glass panels.
7.6	Roofing	Flat timber framed roof with a terrace.
7.7	Articulation	<p>Long brick pilasters with rusticated finish and round stone columns with carved capitals and bases on the façade.</p> <p>Curved corner stone balconies with paneled brick parapet walls and carved stone railings.</p> <p>Ornamental stone parapet wall and overhang at the terrace level supported by stone brackets imitating wooden joist ends.</p>
7.8	Finishes	Plastered external walls with horizontal grooves; internal walls are painted
7.9	Interiors (Movable & Immovable)	The interiors have been altered extensively and do not conform to any style or genre.
7.10	Compound/Fence/Gate	All the four blocks have arched entrances with various modern gates.

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7.11	Curtilege/ Unbuilt space/out buildings/landscape	None
8.0		SERVICES & UTILITIES
8.1	Lighting	Electric light fixtures and natural light
8.2	Ventilation	Ceiling and wall-mounted electric fans, air-conditioning 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	Condition of the plinth is not good as discolouration due to rising damp is seen externally.
9.2	Walls	Discoloration, peeling of plaster and surface damage due to the water seepage and ficus growth is seen on external walls.
9.3	Floor	The floors are free from all visible structural defects.
9.4	Stairs	Condition of the staircase is fairly good though some of the treads are worn out and in need of repairs.
9.5	Openings	Mostly in a fairly good condition on the Block D but some of the openings including balconies have been completely transformed by addition of aluminum sliding windows and window A.C. units on the other blocks. Broken window frames on Block B.
9.6	Roofing	Requires annual maintenance including water-proofing treatment.
9.7	Articulation & Finishes	Some details are hidden by signboards or shutters, have been broken or show cracks and damage.
9.8	Services	Need to be upgraded as many of the downtake pipes have corroded.
9.9	Outbuildings	Not applicable
9.10	Overall Condition	The building is in a weakened condition with many areas requiring structural consolidation, replastering of external wall, repair of damaged openings and other general maintenance work. Maintenance level: Fairly good in Block C & D, but poor in Block A & B
10.0		TRANSFORMATION
10.1	Form	None
10.2	Structure	None
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. Arches and other openings have been enclosed, rolling shutters added. Metal grills and jalies on the openings completely hide original details and mar the façade. Window A.C. units have been placed on the external building wall with complete disregard for the elevation aesthetics. Other modern accretions on the facades include clothes lines.

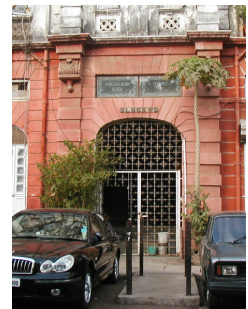
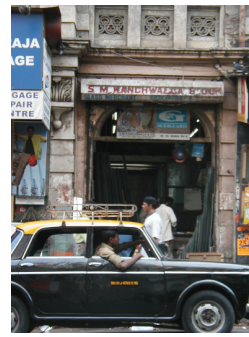
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11.0		DP REMARKS/PERCEIVED THREATS
		None
12.0		ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION
		<p>The building has architectural value with its massive façade. Housing one of the first hostels and library for students of the Jain community with a temple as well, it is also a culturally significant structure in terms of the period it was built in, its design and usage.</p> <p>This building and the intersection that it forms, along with the historic August Kranti Maidan on one side, is a major focal point along August Kranti Marg. It is especially visible when approached from Nana Chowk.</p>


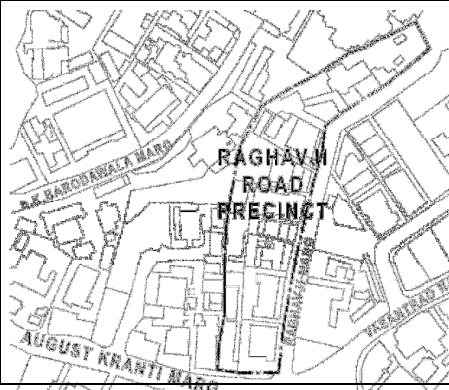
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SHRI MAHAVIR JAIN VIDYALAYA



LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
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369 RAGHAVJI ROAD PRECINCT		
	Common Ref no: 2005/GII/369	
	Card No.: 53	
	Ward (Part): D (Part II)	
	CS No.: NA	
	Plot Area: NA	
	B U Area: NA	
	Date: 20 th December 04	
	Record by: Abha Bahl	
	Review by: Aishwarya Tipnis	
	Int: AB Ext: AB	
Photo Ref: 369a- 369 af		
		
1.0		DENOMINATION
1.1	Name of Premises	Raghavji Road Precinct (8 buildings – Krishna Kunj, Rele Chambers, The Cliff, Hill View, Batrisi Bhavan, Rock View, Tulsi Mahal, Botiwala Building)
1.2	Earlier Name	Same
1.3	Built In	1920s – 30s Extension Date(if any) none
2.0		ACCESS ROADS
2.1	Main	August Kranti Marg (Gowalia Tank Road)
2.2	Subsidiary	Raghavji Road
3.0		OWNERSHIP PATTERN
3.1	Present	Privately-owned buildings or co-operative housing societies
3.2	Past	Same
3.3	Status	Private or Tenanted
4.0		USE
4.1	Present	Residential - Private residences and apartments
4.2	Past	Same
4.3	Usage	Regular
5.0		SIGNIFICANCE & VALUE CLASSIFICATION
5.1	Townscape (Natural/Manmade)	<p>The buildings that make up this precinct are arranged in a straight line along the sloping Raghavji Road at the south eastern base of Cumballa Hill. It was developed as formal residential layout in phase III during 1926-37. set on two levels of the hilly topography, the layout is governed by two aspects – 1] Accessibility to the area, in the form of streets and 2] Accessibility to each building from the roads. The resultant is the formal layout of residential terraces across the roads in rows, arranged at different levels, the upper with its back overlooking the lower which gives Raghavji road a quiet ambience.</p> <p>The narrow plots of medium size has residential apartments, directly fronting the streets with the footprint leaving marginal side open spaces and the front abutting directly onto the pavements. The gentle upward slope and alignment of buildings with uniformly balconied facades gives the ensemble a special unique character in this serene locality situated just off the bustling August Kranti Marg. The generally ground and four upper floors of these buildings are in the vernacular style with Art Deco features along Raghavji road</p>

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		<p>precinct. The area forms significant corner buildings of outstanding value, both on outer and inner corner plots in the area.</p> <p>The architectural character of the building has undergone a certain degree of change in the certain past, while retaining a significant portion worthy of preservation.</p>
5.2	Architectural Description	<p>Planning Most of the buildings in Raghavji road precinct are ground + upper 3/4/5 storey blocks containing apartments. All these buildings follow similar characteristics in style and planning for example the style that the buildings follow are Hybrid Vernacular along with Art Deco and almost have the planning like having marginal side open spaces and the front abutting directly into the pavements. Separated by a distinctive staircase block present in between the structure, projecting continuous balconies, receding top floors and sloping tiled roofs form the essential architectural vocabulary of the area. The façades have two sets of storied balconies symmetrically arranged and the buildings can be accessed directly from the road.</p> <p>Stylistic Classification Out of the 8 buildings within the demarcated precinct, 3 are in the Art Deco style with external stone walls, curved cantilevered concrete balconies and Art Deco metal railings. 4 buildings are in a hybrid vernacular style with timber framed balconies projecting out of stone building facades, stained glass drop fascia, decorative cornice bands, entrance emphasized by a projected band of architrave with keystone pointing. At the head of the Raghavji Road, facing August Kranti Marg is a rounded corner building in a hybrid Colonial style with a corner dome, projecting stone balconies and neo-Classic fenestrations.</p>
5.3	Intrinsic	<p>Character Defining Elements External Uniformly balconied facades gives the ensemble a special unique character</p>
5.4	Value Classification	<p>Existing Grade : Grade III Recommended Grade: Grade III A (arc), B(per), B(des), E, F, G(grp), I(sce)</p> <p>The groups of buildings in this precinct have considerable architectural value with many of them being built in the 1930s Art Deco period and some in the 1920s hybrid vernacular style. The most striking features are the cantilevered balcony element protruding from each of the facades and the uniform height and scale of all the buildings, making up the unique streetscape along a sloping sight line.</p> <p>Grade III (For street vistas) 1. Krishna Kunj Location : Raghavji road No of floors: G + 4 Architectural style: Art Deco Special features: Apartment block abutting Raghavji road designed in art deco style. Concave façade and the rounded corners and simple railing are remarkable features of the façade.</p>

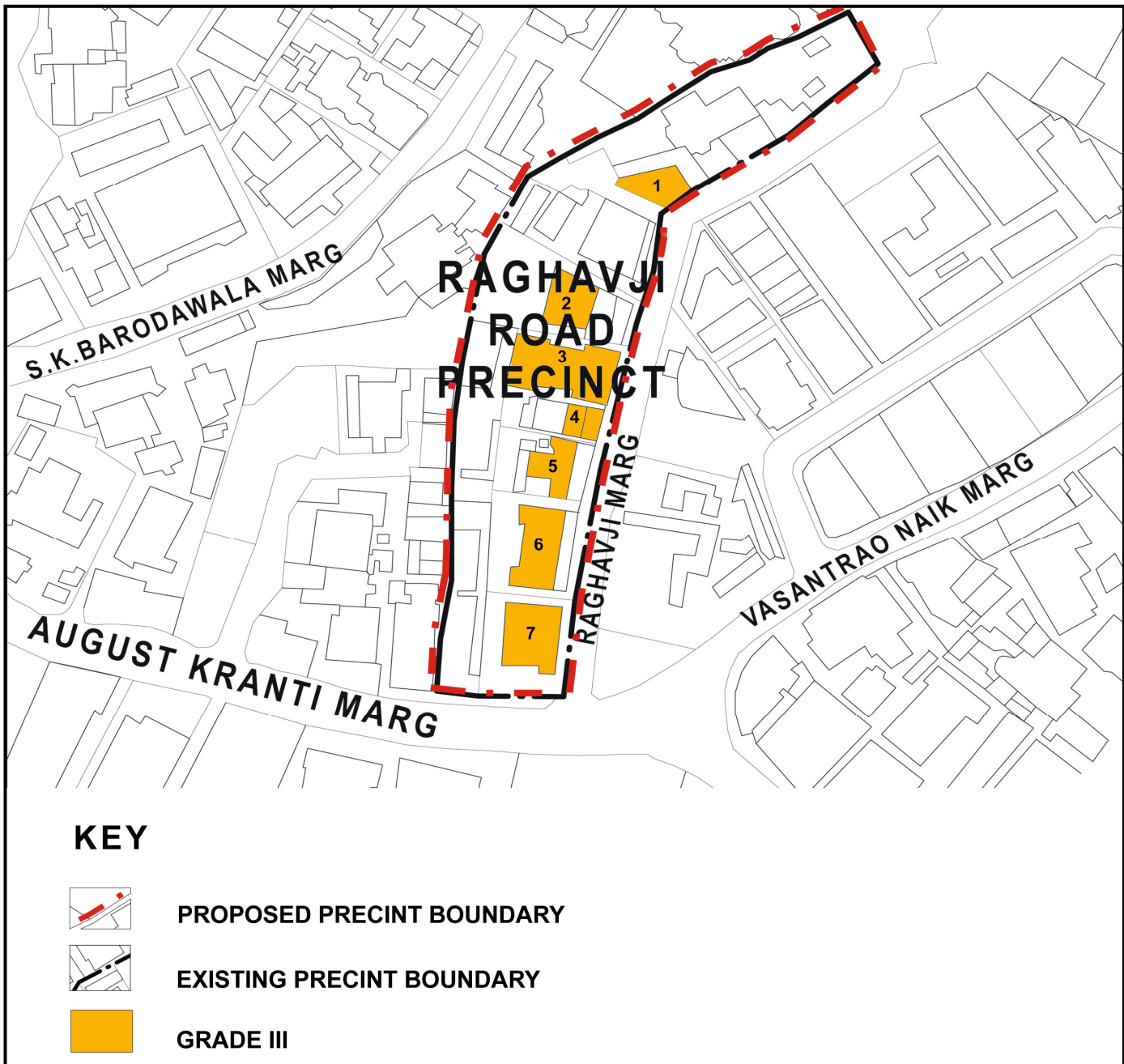
369	RAGHAVJI ROAD PRECINCT
	<p>2. The Cliff Location : Raghavji road No of floors: G + 4 Architectural style: Hybrid (Vernacular + Art Deco) Special features: Apartment block abutting Raghavji road designed as a mix of Art Deco and vernacular styles. Façade partly cladded with coursed Malad stone, balconies with stained glass drop fascia and ornamental balustrade, decorative cornice at first and third levels are some of the remarkable features of the structure.</p> <p>3. Hill View Location : Raghavji road No of floors: G + 3 Architectural style: Hybrid (Vernacular + Art Deco) Special features: Apartment block abutting Raghavji road designed as a mix of Art Deco and vernacular styles. Coursed Malad stone façade, balconies with stained glass drop fascia and RCC balustrade are notable features of the façade.</p> <p>4. Batrisi Bhavan Location : Raghavji road No of floors: G + 3 Architectural style: Hybrid (Vernacular + Art Deco) Special features: Apartment block abutting Raghavji road designed as a mix of Art deco and Vernacular styles. Remarkably narrow structure having façade characteristics comparable with other structures along Raghavji road.</p> <p>5. Rock View Location : Raghavji road No of floors: G + 4 Architectural style: Hybrid (Vernacular + Art Deco) Special features: Apartment block abutting Raghavji road designed as a mix of Art deco and Vernacular styles. Façade partly cladded with Malad stone, stained glass drop fascia, ornamental balustrade and decorative RCC brackets supporting at first floor level are remarkable features of the façade.</p> <p>6. Tulsi Mahal Location : Raghavji road No of floors: G + 3 Architectural style: Hybrid (Vernacular + Art Deco) Special features: Apartment block abutting Raghavji road designed as a mix of Art deco and Vernacular styles. Coursed Malad stone façade, balconies with stained glass drop fascia and elaborately designed balustrade along with substantially projected decorative cornice at terrace level are remarkable features of Tulsi Mahal.</p>

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		<p>7. Botiwala Building Location : Raghavji road No of floors: G + 4 Architectural style: Hybrid (Vernacular + Art Deco) Special features: Residential building with shops on ground floor located at the junction of August Kranti Marg and Raghavji road. Façade articulation in Colonial (Edwardian) style with stucco moldings, cornice bands and cornice balconies supported by decorative brackets. Typical example of corner building with the rounded corner highlighted by elaborate ornamentation and a dome.</p>
6.0		TOPOGRAPHY
6.1	Floors	Ground and 3 to 5 upper floors
7.0		CONSTRUCTION
7.1	Plinth	The plinths are constructed of Malad stone masonry work.
7.2	Walls	The walls are constructed of load-bearing Malad stone or brick masonry.
7.3	Floor	The floors are timber framed or reinforced cement concrete slabs.
7.4	Stairs	The staircases are timber framed or reinforced cement concrete.
7.5	Openings	Stone or brick lined fenestrations with timber framed windows inset with wooden shutters and glass panels. Timber balconies with Art deco features along with Art Deco RCC balconies.
7.6	Roofing	Flat timber framed or cement concrete slab roofs.
7.7	Articulation	<p>The most striking feature of the entire streetscape is the cantilevered balcony element protruding from each of the facades. Whether on Art Deco buildings where the railings on the curving RCC balconies are in typical Art Deco geometric designs and motifs, or elegant timber balconies on vernacular style buildings which have cast iron or timber railings and coloured glass panels—the balconies present on all building fronts on this sloping road gives it, its unique character.</p> <p>Ornamental limestone plaster work on the facades accentuating the fenestrations including building entrances and windows is another distinctive feature of the buildings of Raghavji Road precinct.</p>
7.8	Finishes	The external walls are plastered and painted or have exposed stone work.
7.9	Interiors(Movable&Immovable)	The interiors have been altered extensively by the tenants and hence none of the original finishes remain.
7.10	Compound/Fence/Gate	The buildings are devoid of and compound wall or fence or gate
7.11	Curtilage/ Unbuilt space/out buildings/landscape	The buildings are planned narrowly and close to each other hence there is no space for landscape 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, air-conditioning 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.

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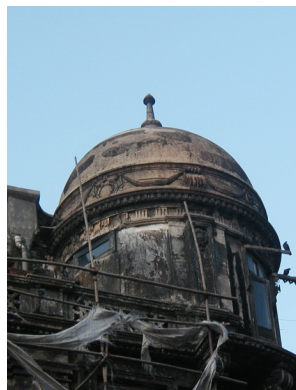
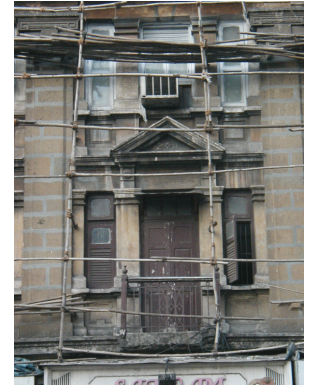
369	RAGHAVJI ROAD PRECINCT	
8.6	Fire Precaution	Fire extinguishers present.
8.7	Other (HVAC/BMC/Security Systems)	Manned by private security guards.
9.0		CONDITION
9.1	Plinth	The stone plinths are mostly in sound structural condition. Few areas have dampness observed due to presence of water.
9.2	Walls	The walls are devoid of any structural cracks but there is rising dampness due to presence of drainage pipes at certain areas. The external walls require stone cleaning or re-plastering and a fresh paint coat.
9.3	Floor	All floors are in sound structural condition.
9.4	Stairs	All staircases are in sound structural condition.
9.5	Openings	All the openings are mostly in good condition. Although, many original wooden shutters have been replaced by Aluminium sliding windows and MS jalies have been added to window openings. Balconies have been replastered by cement plaster instead of lime plaster.
9.6	Roofing	Requires annual maintenance including water-proofing treatment. But there are certain buildings having altered their terrace roofs by adding sheds etc
9.7	Articulation & Finishes	Require cleaning and repair work. In many cases, the coloured glass panels in balconies have been removed and 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.
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	There seems to be no visible structural threat to any of the buildings within the precinct and the overall architectural quality is maintained. The buildings are satisfactorily maintained and their upkeep level is good.
10.0		TRANSFORMATION
10.1	Form	Most buildings within the Raghavji Road precinct are still intact in form. However, the ground floor of the Botiwala 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.
10.2	Structure	Modern MS sections are used in places to support sagging balconies. Few balconies are been cement plastered recently and left unpainted. Terraces have been altered to convert them into rooms or sheds. Window openings have been altered to accommodate air conditioners while the timber frames have replaced by Aluminum frames.
10.3	Articulation & Finishes	In many cases, the coloured glass panels in balconies have been removed and balconies been enclosed with the addition of modern Aluminium sliding windows. Original wooden shutters have been replaced by Aluminium sliding windows and MS jalies have been added to window openings. Other modern accretions on the facades include clothes lines and window A.C units.
11.0		DP REMARKS/PERCEIVED THREATS
		None

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12.0		ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION
		The group of buildings in this precinct has considerable architectural value with many of them being built in the 1930s Art Deco period and some in the 1920s hybrid vernacular style. The most striking features are the cantilevered balcony element protruding from each of the facades and the uniform height and scale of all the buildings, making up the unique streetscape along a sloping sight line.



PRECINCT MAP

369 RAGHAVJI ROAD PRECINCT



GENERAL VIEWS OF THE PRECINCT



KRISHNA KUNJ



THE CLIFF



HILL VIEW



BATRISI BHAVAN



ROCK VIEW

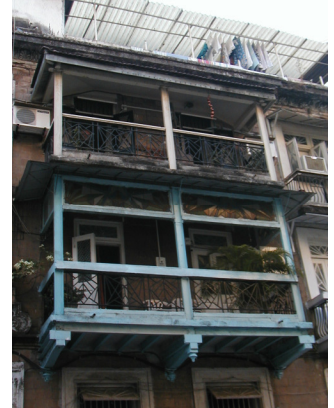


TULSI MAHAL


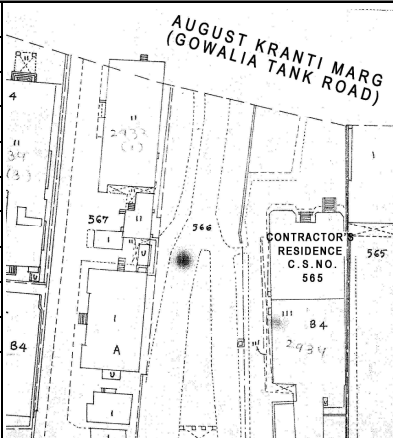


BOTIWALA BUILDING

369 RAGHAVJI ROAD PRECINCT



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370		125 CUMBALLA HILL			
		Common Ref no: 2005/GII/370			
		Card No.: 54			
		Ward (Part): D (Part II)			
		CS No.: 565			
		Plot Area:3217.370 sq m			
		B U Area: NA			
		Date: 15 th December 04			
		Record by: Abha Bahl			
		Review by: Aishwarya Tipnis			
		Int: AB Ext: AB			
Photo Ref: 370a					
Photography & Internal survey not permitted					
DENOMINATION					
1.0					
1.1	Name of Premises			125 Cumballa Hill	
1.2	Earlier Name			Contractor's Residence	
1.3	Built In			1920s Extension Date(if any): none	
ACCESS ROADS					
2.0					
2.1	Main	August Kranti Marg (Gowalia Tank Road)			
2.2	Subsidiary	None			
OWNERSHIP PATTERN					
3.0					
3.1	Present	Private Trust			
3.2	Past	Contractor's residence			
3.3	Status	Maintained and managed by the Trust (Trustee – Mr. Rusi Sethna)			
USE					
4.0					
4.1	Present	Mixed - Residences, nursery school			
4.2	Past	Residence			
4.3	Usage	Periodic			
SIGNIFICANCE & VALUE CLASSIFICATION					
5.0					
5.1	Townscape (Natural/Manmade)	Situating in the Kemp's Corner area, this building is located on the busy shopping spine of August Kranti Marg. Setback from the main road, it sits in a spacious compound with a high compound wall lined with tall trees and shrubbery that help to shut out the noise from the surroundings. Built in the 19th and early 20th century, these stone masonry structures display high quality detailing and graceful facades, archetypal of the classic times that they were built in.			
5.2	Architectural Description	Planning A typical Edwardian Neo-Classical town house set in its own compound. Stylistic Classification Designed in the Neo-Classic style of architecture, this yellow stone building has an ornamental façade. Classic details are highly evident on the building elevation – side bays with window openings surmounted by decorative pediments, segmental arches that make up the verandah openings on the central wide bay, with carved stone railings.			

370	125 CUMBALLA HILL	
5.3	Intrinsic	Character Defining Elements External Neo-classical pediments, segmental and semi-circular arches, lime stucco mouldings, Italianate balusters Internal Cannot be determined as internal survey was not permitted.
5.4	Value Classification	Existing Grade: Grade III Recommended Grade: Grade III A(arc), B(per), G(grp), E, F, I(sce) Built in the early 1900s neo-Classic style, this stone masonry structure displays high quality detailing and a graceful facade, archetypal of the classic times that it was built in. Together with the Bandukwala Bungalow on the neighbouring site this building is also significant as part of the group of neo-Classic architecture in the Breach Candy area.
6.0		TOPOGRAPHY
6.1	Floors	Ground + 2 upper storeys
7.0		CONSTRUCTION
7.1	Plinth	The 3 ft high plinth is constructed in yellow Basalt stone.
7.2	Walls	The walls are constructed of straight coursed yellow Basalt stone masonry.
7.3	Floor	Timber framed floor with T.W. joists and boardings.
7.4	Stairs	Staircases are in timber-framed
7.5	Openings	Stone arches with inset timber framed windows with wooden shutters and glass panels.
7.6	Roofing	Flat timber framed roof with a terrace.
7.7	Articulation	The arches are in Kurla and yellow Basalt. Bands, mouldings and carvings are in buff-coloured Porbunder stone.
7.8	Finishes	Internal walls are plastered and painted. External walls are left exposed showing coursed stone masonry.
7.9	Interiors (Movable & Immovable)	Not known as internal survey not permitted.
7.10	Compound/Fence/Gate	Stone compound wall with cast iron railing.
7.11	Curtilege/ Unbuilt space/out buildings/landscape	The forecourt of the building is not maintained and no formal landscape has been laid out. It is dotted with a few wild shrubs and trees.
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 a rear courtyard to secure sufficient light and air. 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.
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)	Manned by private security guards.
9.0		CONDITION
9.1	Plinth	The stone plinth is mostly in sound condition except at some places where

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		water seepage from the soil and rising damp is seen. At these instances, there is ficus and other plant growth seen at the joint between the plinth line and ground.
9.2	Walls	Externally, some discolouration of stone due to dampness and efflorescence seen in a few places. Internally, peeling of plaster due to water seepage is observed on the walls of the verandahs many places.
9.3	Floor	Not known as internal survey not permitted.
9.4	Stairs	Not known as internal survey not permitted.
9.5	Openings	Mostly in a fairly good condition; except in a few places where the shutters and panels are not repaired and maintained.
9.6	Roofing	Water leakage is present and requires periodic maintenance.
9.7	Articulation & Finishes	Efflorescence seen on the underside of arches in the verandah.
9.8	Services	Not known as internal survey not permitted.
9.9	Outbuildings	Not applicable
9.10	Overall Condition	No visible structural threat except for the damage caused due to water leakages, the architectural quality of the building is compromised due to complete lack of maintenance.
10.0		TRANSFORMATION
10.1	Form	None
10.2	Structure	None
10.3	Articulation & Finishes	None
11.0		DP REMARKS/PERCEIVED THREATS
		Owners/trustees not willing to co-operate with the MMR-HCS study; infact, refused to regard the fact that their building was a listed heritage structure.
12.0		ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION
		Built in the early 1900s Neo-Classic style, this stone masonry structure displays high quality detailing and a graceful facade, archetypal of the classic times that it was built in. Together with the Bandukwala Bungalow on the neighbouring site this building is also significant as part of the group of Neo-Classic architecture in the Breach Candy area.

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371 BANOO MANSIONS	
	Common Ref no: 2005/GII/371 Card No.: 55 Ward (Part): D (Part II) CS No.: 615 Plot Area: 1080.784 sq m B U Area: NA Date: 14 th December 04 Record by: Abha Bahl Review by: Aishwarya Tipnis Int: ANL Ext: PJ Photo Ref: 371a-371az
	
1.0	DENOMINATION
1.1	Name of Premises Banoo Mansion
1.2	Earlier Name Same as above
1.3	Built In 1914 Extension Date(if any) none
2.0	ACCESS ROADS
2.1	Main August Kranti Marg
2.2	Subsidiary Cumballa Hill Cross Lane
3.0	OWNERSHIP PATTERN
3.1	Present All flats are private owned and the building premises are maintained by the Kemp Corner Housing Society (estd. 1971)
3.2	Past Tenanted, privately owned by Roger's & Co.
3.3	Status Co-operative Housing Society
4.0	USE
4.1	Present Residential
4.2	Past Same
4.3	Usage Regular
5.0	SIGNIFICANCE & VALUE CLASSIFICATION
5.1	Townscape(Natural/Manmade) Fronting August Kranti Marg in the Kemp's Corner area, the imposing façade of Banoo Mansions forms an important part of the neo-Classic heritage of the Breach Candy area.
5.2	Architectural Description Planning An ornate stone open-air double staircase just inside the gate forms the main pedestrian entry into the building from the main road. From the raised platform at the head of the staircase, the front block (A) can be directly entered. A narrow paved passageway on the side of the building leads to the entrances into the other two rear blocks (B & C). Vehicular entry into the building is only via the side entrance i.e. via the Cumballa Hill Cross Lane. An elegant curving single flight timber staircase leads to the upper floors which can also be accessed by the modern elevators. There are 4 individual apartments per floor that are entered into from the common passages on each storey.

371	BANOO MANSIONS	
		<p>Stylistic Classification</p> <p>Banoo Mansions consist of three interconnected apartment blocks built in the Baroque revival genre. With its rectangular footprint, only the narrower front façade of one block faces the main road and the rest of building with the other two blocks stretches behind.</p> <p>The front façade of the Banoo Mansions has its most striking architectural feature - a rounded protruding corner bay which is supported at its base by a column with a substantial capital. This bay has a small dome which is topped by an elegant stone crown. Neo-classic detailing framing fenestrations, flat arches, and ornamental stone brackets supporting balconies are other unique elements on the front façade.</p> <p>The elegant stone façade is marred by the installation of a modern concrete elevator block which juts out in the centre of the building elevation.</p>
5.3	Intrinsic	<p>Character Defining Elements</p> <p>External</p> <p>Projecting rounded corner with dome with stone crown, semi-circular and rectangular arched openings with rustications, decorative gable decorative pilasters emphasising the edges, decorative cornice bands, stucco pilasters and engaged columns dividing the building into bays, ornamental stone brackets supporting balconies, compound wall with cast iron railing and stucco work, Italianate balusters in the parapet.</p> <p>Internal</p> <p>Timber staircase with decorative newel post, ornamental cast iron railings</p>
5.4	Value Classification	<p>Existing Grade: Grade III Recommended Grade: Grade II B A (arc), B(per), B(des), E, F, G(grp)</p> <p>Built in the 1920s neo-classic style, this stone masonry structure displays high quality detailing and a graceful facade, archetypal of the classic times that it was built in. These marvelous apartment blocks of the Banoo Mansions hence have immense architectural value with unique features like the corner bay, the massive rounded column and stone crown. This building is also significant as part of the group of neo-Classic architecture in the Breach Candy area.</p>
6.0		TOPOGRAPHY
6.1	Floors	Ground + 4 upper
7.0		CONSTRUCTION
7.1	Plinth	The plinth is constructed in gray Basalt stone.
7.2	Walls	The walls are constructed of load bearing stone masonry in grey Basalt.
7.3	Floor	The floor is timber framed floor with T.W. joists and boarding's.
7.4	Stairs	Single-flight timber-framed staircase.
7.5	Openings	Stone arches with inset timber framed windows with wooden shutters, wooden chajjas and glass panels. Cantilevered balconies in stone.
7.6	Roofing	Flat roof with Reinforced Cement Concrete slab
7.7	Articulation	The rounded protruding corner bay which is supported at its base by a column with a substantial carved capital in limestone. This bay has a

371	BANOO MANSIONS	
		small dome which is topped by an elegant stone crown in limestone. Neo-classic detailing framing fenestrations, flat arches, and ornamental stone brackets supporting balconies are all in limestone. Stucco work on compound wall and in pilasters.
7.8	Finishes	<p>Walls Internal walls are plastered and painted. External walls are left exposed showing stone masonry courses.</p> <p>Flooring Timber floor boarding's covered with polished stone tiles.</p> <p>Staircase The main staircases have wooden handrails, risers and treads and ornate wrought iron balustrades.</p>
7.9	Interiors (Movable & Immovable)	The interiors of each of the apartments have been altered extensively.
7.10	Compound/Fence/Gate	High stone peripheral wall with ornamental detailing and cast iron railing for staircase.
7.11	Curtilege/ Unbuilt space/out buildings/landscape	The compound of the building that is entered through the by-lane is used as a car parking space for residents. Trees are planted at the periphery and in the centre of this space. Other structures within the compound space include a cabin for security guards and a pump room.
8.0		SERVICES & UTILITIES
8.1	Lighting	Electric light fixtures and natural light.
8.2	Ventilation	Ceiling and wall-mounted electric fans, air-conditioning 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 extinguishers or other devices; fire escape staircase provided in area between 2 blocks
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.
9.2	Walls	Externally, mostly in fairly good condition, though ficus growth seen in a few places. Internally, some peeling of plaster due to water seepage is observed.
9.3	Floor	Good condition of the floors has been maintained due to regular repair and maintenance work.
9.4	Stairs	The staircases are structurally sound and do not display any signs of deterioration.
9.5	Openings	Mostly in a fairly good condition; except in a few places where the shutters and panels are not repaired and maintained.
9.6	Roofing	RCC roof slab is in a sound condition but requires regular water-proofing work.
9.7	Articulation & Finishes	The more recent side lift blocks though made in concrete are clad with stone to match with the original building. The ramp and steps leading upto the lift well on the ground floor and the lobby space in front of the lift door on every floor are laid with granite tiles.

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		<p>Some of the damaged original cast iron balustrades have been replaced by timber posts.</p> <p>Some of the stone balconies have structural weakened and pieces of stone have broken off.</p> <p>Damages to the stone façade are seen in a few places like at the round façade column base.</p>
9.8	Services	The services have been upgraded periodically.
9.9	Outbuildings	Temporary structures like the security guard's cabin are in a good condition.
9.10	Overall Condition	Good Maintenance Level: Regular
10.0		TRANSFORMATION
10.1	Form	<p>The most major transformation to the building form is the addition of 3 lift blocks – one on the front road-facing elevation and two on the side elevation.</p> <p>Some transformations have taken place in the form of external steps to individual apartments on the ground floor with new tiling material.</p>
10.2	Structure	The old tiled roof was completely replaced with new concrete slab (1970s).
10.3	Articulation & Finishes	<p>The more recent side lift blocks though made in concrete are clad with stone to match with the original building. The ramp and steps leading upto the lift well on the ground floor and the lobby space in front of the lift door on every floor are laid with granite tiles.</p> <p>Some of the damaged original wrought iron balustrades have been replaced by timber posts. The interiors of most of the houses have been transformed considerably.</p>
11.0		DP REMARKS/PERCEIVED THREATS
		Residents are concerned about the imminent high-rise under construction in the site adjacent to their compound, in place of the former Sai Mansion bungalow. Threat to the structural stability of the building wall closest to the construction site and increased pressure on the vehicular accessibility of the narrow 2-way Cumballa Hill Cross Lane, which is the only access-way into the building, are the major issues.
12.0		ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION
		<p>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. In fact, built in the 1920s neo-classic style, this stone masonry structure displays high quality detailing and a graceful facade, archetypal of the classic times that it was built in. These marvellous apartment blocks of the Banoo Mansions hence have immense architectural value with unique features like the corner bay, the massive rounded column and stone crown. This building is also significant as part of the group of neo-Classic architecture in the Breach Candy area. Hence it is recommended to upgrade its listing from Grade III to II B</p>

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371 BANOO MANSIONS



371 BANOO MANSIONS



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372		PARSI SANITORIUM	
		Common Ref no: 2005/GII/372	
		Card No.: 56	
		Ward (Part): D Ward (Part I)	
		CS No.: 597, 598	
		Plot Area: 11671.33 sq m	
		B U Area: NA	
		Date: 15 th December 04	
		Record by: Abha Bahl	
Review by: Aishwarya Tipnis			
Int: AB Ext: AB			
Photo Ref: 372a-372fz			
			
		DENOMINATION	
1.1	Name of Premises	Framjee Dinshaw Petit Parsi Sanitorium	
1.2	Earlier Name	Same as above	
1.3	Built In	1902	Extension Date(if any) 2002
		ACCESS ROADS	
2.1	Main	August Kranti Marg	
2.2	Subsidiary	Bomanji Petit Lane	
		OWNERSHIP PATTERN	
3.1	Present	Framjee Dinshaw Petit Trust	
3.2	Past	Same	
3.3	Status	Maintained and managed by aTrust	
		USE	
4.1	Present	Sanatorium	
4.2	Past	Sanatorium	
4.3	Usage	Regular	
		SIGNIFICANCE & VALUE CLASSIFICATION	
5.1	Townscape (Natural/Manmade)	The sanatorium building sits in a substantial compound on a higher ground, setback from the main August Kranti Marg, close to the St. Stephen's Church intersection (Mukesh Chowk). The modern high-rise 'Petit Towers' building now stands adjacent to the Sanatorium structure also within the same site.	
5.2	Architectural Description	Planning The building is 227 ft in length, the average depth being 75 ft, and consists of two upper floors to provide accommodation for 36 families – 12 on each floor – comprising a sitting room, 14 feet by 17 feet, and bedroom, 14 ft X 17 ft with a dining verandah in the rear. There are two main staircases and one spiral staircase in the front part of the structure. In front is a corridor about ten and a half feet wide, running all along the building. Stylistic Classification The sanatorium comprises an area, including the compound, of 15,023 sq yards and is constructed in the Neo-Classic style. Classic details are highly evident on the building elevation - bays with terraces and porches are surmounted by ornate pediments; semicircular and flat arches with	

372	PARSI SANITORIUM	
		<p>keystones; curved balconies with carved stone railings. There are two towers at each end of the building facing the road. Various kinds of stone have been used in the construction, such as Kurla, Porbunder and yellow basalt.</p> <p>There is one terrace on the south and three on the west, and there are large and small carved balconies on the west and south.</p> <p>Over the carriage porch there is a medallion containing a marble bust of Framjee Petit, obtained from Italy.</p>
5.3	Intrinsic	<p>Character Defining Elements</p> <p>External</p> <p>Porte-cochere with semi-circular arched openings, semi-circular, segmental and flat arches accentuated by stucco mouldings with keystones, stucco pilasters dividing the building into bays, pediments, parapet with Italianate balusters with urns in the parapet, ornate stone brackets supporting curved balconies with carved stone railings</p> <p>Internal</p> <p>Grand timber staircase with twin newel posts, cast iron spiral staircase, semi-circular arched openings with fanlights</p>
5.4	Value Classification	<p>Existing Grade: Grade III Recommended Grade: Grade II B</p> <p>A(arc), B(per), G(grp), E, F, I(sce), C(seh)</p> <p>Built in the early 1900s neo-Classic style, this stone masonry structure displays high quality detailing and a graceful facade, archetypal of the classic times that it was built in. Together with the Parsi General Hospital in the vicinity, the sanitorium is an important building for the Parsi community. This building is also significant as part of the group of neo-Classic architecture in the Breach Candy area.</p>
6.0		TOPOGRAPHY
6.1	Floors	Ground + 2 upper
7.0		CONSTRUCTION
7.1	Plinth	The 5 ft high plinth is constructed in yellow basalt stone.
7.2	Walls	The walls are constructed of load bearing stone masonry in yellow basalt.
7.3	Floor	Timber framed floor with T.W. joists and boardings.
7.4	Stairs	Staircases are in timber and wrought iron.
7.5	Openings	Stone arches with inset timber framed windows with wooden shutters and glass panels.
7.6	Roofing	Flat timber framed roof with a terrace..
7.7	Articulation	<p>The arches are in Kurla and yellow basalt.</p> <p>Bands, mouldings and carvings are in buff-coloured Porbunder stone.</p>
7.8	Finishes	<p>Internal walls are plastered and painted.</p> <p>External walls are left exposed showing coursed stone masonry.</p> <p>Timber floor boardings covered with polished stone slabs. The floor of the verandah is covered with ochre-coloured vinyl tiles.</p> <p>The main staircases have wooden handrails, risers and treads and ornate wrought iron balustrades.</p>
7.9	Interiors (Movable & Immovable)	<p>Marble statues of the founders at main entrance lobby.</p> <p>Teakwood door frames, shutters</p> <p>The verandah that runs all around the front periphery of the building has open semi-circular arches in stone. In between each adjacent pillar is an in-</p>

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372	PARSI SANITORIUM	
		situ stone seat supported by brackets.
7.10	Compound/Fence/Gate	Stone compound wall with cast iron railing.
7.11	Curtilage/ Unbuilt space/out buildings/landscape	The rear courtyard space (made available by the tearing down of the kitchen area and bathrooms) is quite extensive. As yet no formal landscape has been laid out on it and it is dotted with a few wild shrubs and trees.
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 a rear courtyard to secure sufficient light and air. 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. Water storage is in the form of 2 underground concrete tanks and three overhead Sintex tanks.
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 provided on each floor.
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.
9.2	Walls	Externally, mostly in fairly good condition, though some discolouration of stone due to dampness and efflorescence seen in a few places. Internally, peeling of plaster due to water seepage is observed many places.
9.3	Floor	Satisfactory condition of the floors has been maintained due to regular repair and maintenance work.
9.4	Stairs	The staircases are mostly in structurally stable condition and do not display any signs of distress.
9.5	Openings	Mostly in a operational condition; except in a few places where the shutters and panels are not repaired and maintained.
9.6	Roofing	Water leakage is present and requires periodic maintenance.
9.7	Articulation & Finishes	Efflorescence seen on the underside of arches in the verandah.
9.8	Services	The services require upgradation.
9.9	Outbuildings	Not applicable
9.10	Overall Condition	There seems to be no visible structural threat and the overall architectural quality is maintained. The building requires a lot of repair and maintenance work.
10.0		TRANSFORMATION
10.1	Form	A portion of the open land belonging to the Sanatorium was sold to develop the modern high-rise 'Petit Towers.' This new building now stands adjacent to the Sanatorium structure within the same site. The kitchens and bathrooms at the rear of the Sanatorium structure have been torn down and an open courtyard space has been created. The original building was re-structured to include new bathrooms and kitchens that are now attached to each individual room. The entire rear elevation of the Sanatorium building has been completely transformed.


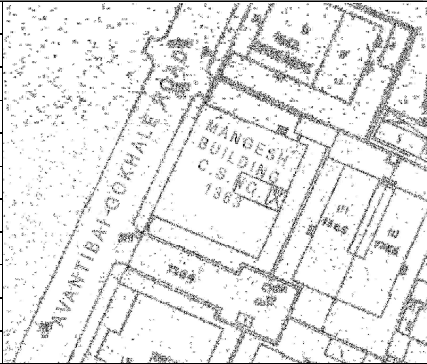
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10.2	Structure	To facilitate the construction of an underground car park, the three porches on the west elevation were pulled down and rebuilt in concrete. The northernmost porch intact, is now a connector between the original Sanatorium structure and the new building. M.S. sections have been installed to support timber joists in the roof of the verandah and other places.
10.3	Articulation & Finishes	The re-built porches are in concrete but are finished to give the effect of stone to match with the original building. The original mosaic flooring within the verandah was replaced by the modern vinyl tiles. The space adjacent to the modern Petit Towers (available for use by Sanatorium residents) within the compound of the Sanatorium has been recently paved and formally landscaped.
11.0		DP REMARKS/PERCEIVED THREATS
		None
12.0		ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION
		<p>Framjee Dinshaw Petit, second son of Sir D M Petit, the first baronet, set aside a sum of Rs 5 lakhs in his will to erect a sanatorium for use of the Parsi community. Sir D M Petit, the second baronet, and his mother, Bai Avabai, appointed the firm of S & MN Chandabhoy, Architects, to carry out the work. Shapoorjee N Chandabhoy, senior partner of the firm, designed the building in a modern classical style and completed the project in early 1902. The total cost of the buildings when completed was Rs 4 lakhs, exclusive of the land. These details are given on an etching on the foundation stone at the base of the building.</p> <p>Built in the early 1900s Neo-Classic style, this stone masonry structure displays high quality detailing and a graceful facade, archetypal of the classic times that it was built in. Together with the Parsi General Hospital in the vicinity, the sanatorium is an important building for the Parsi community. This building is also significant as part of the group of neo-Classic architecture in the Breach Candy area..</p>

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373 MANGESH BUILDING		
		Common Ref No: 2005/GII/373
		Card No: 57
		Ward (Part): D (Part IV)
		CS No: 1363
		Plot Area: 582.700 sq m
		B U Area: NA
		Date: 17th January 2006
		Record by: Vinitha Krishnan
		Review by: Aishwarya Tipnis.
		Int: VK Ext: VK
		Photo Ref: 373a-373 t
		
1.0		DENOMINATION
1.1	Name of Premises	Mangesh Building
1.2	Earlier Name	Ganesh Bhavan
1.3	Built In	20 th Century
2.0		ACCESS ROADS
2.1	Main	Avantikabai Gokhale Road
2.2	Subsidiary	Awantikabai Gokhale Cross Lane
3.0		OWNERSHIP PATTERN
3.1	Present	Private (Mr. Mangesh Vittal Rajadhakshya)
3.2	Past	Private
3.3	Status	Tenanted
4.0		USE
4.1	Present	Residential and commercial on ground floor
4.2	Past	Residential and commercial on ground floor
4.3	Usage	Residential and commercial on ground floor
5.0		SIGNIFICANCE & VALUE CLASSIFICATION
5.1	Townscape (Natural/Manmade)	The building is located abutting the street at the end of Avantikabai Gokhale Road in Girgaum. Easily accessed from Charni Road Station on the Western Railway, the area is well known for the market of car parts and accessories sales. The massing of the building is in sync with the ground plus three storey streetscape of 20 th Century town planning scheme of Girgaum and is more or less intact.
5.2	Architectural Description	<p>Planning Typical of the 20th Century Town Mansions dotting Girgaum, the ground floor is mainly commercial (automobile spare parts and accessories). The building abuts the street with an overhanging balcony on the street façade. The building has a central staircase to access the upper floors and a rear courtyard. The building is symmetrically designed building with balconies.</p> <p>Stylistic Classification Hybrid of Edwardian Neo-Classical and vernacular styles.</p>
5.3	Intrinsic	<p>Character Defining Elements External Stucco pilasters and detailing Elongated, rectangular size four shutter windows on the first floor, on the window openings key stone</p>

373	MANGESH BUILDING	
		and brackets supporting the chajjas, semi circular and rectangular openings with rustications. Internal Bharat tiles in decorative patterns on the ground floor.
5.4	Value Classification	Existing Grade Deleted Recommended Grade Deleted Building has been radically transformed and lost its architectural integrity. However, it's massing and scale merits preservation that is ensured by the Opera House precinct status.
6.0		TOPOGRAPHY
6.1	Floors	Ground + two upper
7.0		CONSTRUCTION
7.1	Plinth	Random rubble masonry
7.2	Walls	Load bearing brick masonry plastered and painted.
7.3	Floor	Reinforced concrete cement
7.4	Stairs	Reinforced concrete cement with cast iron railings
7.5	Openings	Rectangular openings with four shutters on first floor and rest are double shuttered windows.
7.6	Roofing	Reinforced cement concrete with china mosaic
7.7	Articulation	Stucco articulated elements can be seen on the top above the opening of staircase block. Decorative stucco element can be seen on the compound wall corners.
7.8	Finishes	Walls On the external façade are not properly maintained, part of it has been painted in bright white oil painted. Internally the walls are painted in oil paints in shade of crème and white. Floors Mosaic tiles have been used on the ground floor. Staircase RCC staircase with mosaic tile
7.9	Interiors (Movable & Immovable)	The interiors have been altered extensively and do not conform to any style or genre.
7.10	Compound/Fence/Gate	Compound wall is of cast iron grill and brick masonry 3' high.
7.11	Curtilage/ Unbuilt space/out buildings/landscape	The building abuts the street and within the compound it does not possess any out buildings.
8.0		SERVICES & UTILITIES
8.1	Lighting	Primary source is through balconies and windows. Tube lights and bulbs are secondary source.
8.2	Ventilation	Is through balconies and windows and is well ventilated.
8.3	Electricity	The supplier is BEST and the wiring is exposed and encased in PVC conduits.
8.4	Water Supply	Municipal water supply
8.5	Drainage (Plumbing and sanitation)	Drain pipes runs on the side facades of the building
8.6	Fire Precaution	There is no fire precaution system installed in the building
8.7	Other (HVAC/BMC/Security Systems)	Security guard sits at the entrance of the building. AC units are placed in many houses.
9.0		CONDITION

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373	MANGESH BUILDING	
9.1	Plinth	The plinth does not show any signs of settlement.
9.2	Walls	Paint flaking can be seen on the external façade. Whereas at few place fresh coat of white oil paint can be seen.
9.3	Floor	The floor is visually free from any structural defects.
9.4	Stairs	The staircase is structurally stable and does not show any signs of deterioration.
9.5	Openings	Four shutter windows at first floor where the lower shutters are kept closed and the upper part has glass panels with wooden frames. Whereas the upper floors have sliding windows with aluminium frame. Mild steel grilles have been added to the windows.
9.6	Roofing	The roof does not show any signs of leakage
9.7	Articulation & Finishes	The stucco detailing is deteriorating fast, the intricate jalis for the balconies have been filled with brick and plaster stripping the building of its architectural integrity. The fenestration schemes have been altered extensively and detract from the original losing the homogeneity of the design.
9.8	Services	Additional PVC water tank has been placed on the terrace.
9.9	Outbuildings	There are no out building.
9.10	Overall Condition	Fair Maintenance level:
10.0	TRANSFORMATION	
10.1	Form	The building does not show any intervention in the form
10.2	Structure	The structure does not show any transformation.
10.3	Articulation & Finishes	The stucco detailing is deteriorating fast, the intricate jalis for the balconies have been filled with brick and plaster stripping the building of its architectural integrity. The fenestration schemes have been altered extensively and detract from the original losing the homogeneity of the design. The interiors have been drastically altered.
11.0	DP REMARKS/PERCEIVED THREATS	
	NA	
12.0	ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION	
	The building has lost its architectural value and the whole area is being developed as commercial offices and does not merit re-induction on an individual basis however its urban massing is protected by the Opera House precinct preserving its group value.	


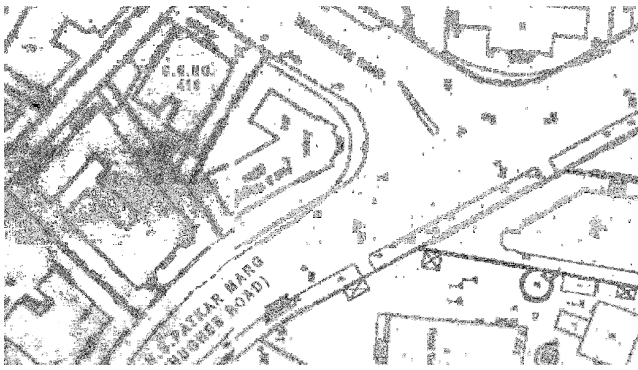
373

MANGESH BUILDING



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


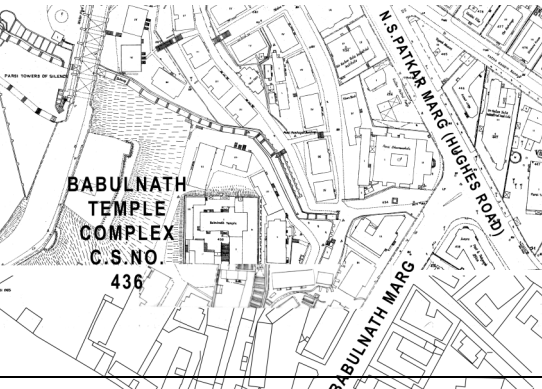
LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
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374 VASANT VILAS	
	Common Ref no: 2005/GII/374 Card No. 58 Ward (Part) D Ward (Part II) CS No. 416 Plot Area 938.140 sq m B U Area NA Date 2 nd March 05 Record by Malini Rajalakshmi Review by Abha Lambah Int MR Ext MR Photo Ref 374a – 374b
	
1.0	DENOMINATION
1.1	Name of Premises Vasant Vilas
1.2	Earlier Name None
1.3	Built In Completely demolished and rebuilt in 2005
2.0	ACCESS ROADS
2.1	Main Babulnath Marg
2.2	Subsidiary None
3.0	OWNERSHIP PATTERN
3.1	Present Private
3.2	Past Private
3.3	Status Private residential society
4.0	USE
4.1	Present Residential
4.2	Past Residential
4.3	Usage Presently being sold to potential buyers by builder
5.0	SIGNIFICANCE & VALUE CLASSIFICATION
5.1	Townscape(Natural/Manmade) Not applicable since the original fabric has been demolished and rebuilt
5.2	
5.3	Architectural Description Not applicable since the original fabric has been demolished and rebuilt
5.4	Intrinsic Character Defining Elements Internal None External None
5.5	Value Classification Existing Grade Grade III Recommended Grade To be deleted
6.0	TOPOGRAPHY
6.1	Floors Not applicable as original fabric have been totally altered
7.0	CONSTRUCTION
7.1	Plinth Not applicable since the original fabric has been demolished and rebuilt
7.2	Walls Not applicable since the original fabric has been demolished and rebuilt
7.3	Floor Not applicable since the original fabric has been demolished and rebuilt

LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
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374	VASANT VILAS	
7.4	Stairs	Not applicable since the original fabric has been demolished and rebuilt
7.5	Openings	Not applicable since the original fabric has been demolished and rebuilt
7.6	Roofing	Not applicable since the original fabric has been demolished and rebuilt
7.7	Articulation	Not applicable since the original fabric has been demolished and rebuilt
7.8	Finishes	Not applicable since the original fabric has been demolished and rebuilt
7.9	Interiors(Movable&Immovable)	Not applicable since the original fabric has been demolished and rebuilt
7.10	Compound/Fence/Gate	Not applicable since the original fabric has been demolished and rebuilt
7.11	Curtilage/ Unbuilt space/out buildings/landscape	Not applicable since the original fabric has been demolished and rebuilt
8.0		SERVICES & UTILITIES
8.1	Lighting	Not applicable since the original fabric has been demolished and rebuilt
8.2	Ventilation	Not applicable since the original fabric has been demolished and rebuilt
8.3	Electricity	Not applicable since the original fabric has been demolished and rebuilt
8.4	Water Supply	Not applicable since the original fabric has been demolished and rebuilt
8.5	Drainage (Plumbing and sanitation)	Not applicable since the original fabric has been demolished and rebuilt
8.6	Fire Precaution	Not applicable since the original fabric has been demolished and rebuilt
8.7	Other (HVAC/BMC/Security Systems)	Not applicable since the original fabric has been demolished and rebuilt
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 Maintenance level Not applicable as original fabric has 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
		The building has been completely demolished and rebuilt and therefore should be de-listed
12.0		ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION
		The building has been completely demolished and rebuilt and therefore should be de-listed

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

375 BABULNATH TEMPLE COMPLEX		
	Common Ref no: 2005/GII/375	
	Card No.59	
	Ward (Part) D ward (Part II)	
	CS No. 436	
	Plot Area 3890.500 sq m	
	B U Area NA	
	Date 4 th March 05	
	Record by Malini Rajalakshmi	
	Review by Abha Lambah	
	Int MR Ext MR	
	Photo Ref 375a - 375ci	
1.0		DENOMINATION
1.1	Name of Premises	Babulnath Temple Complex
1.2	Earlier Name	Babulnath Mandir
1.3	Built In	Original shrine was built in 1780. Present temple building and chawls built in 1900 Extension Date(if any): None
2.0		ACCESS ROADS
2.1	Main	Babulnath Marg
2.2	Subsidiary	Dadisheth Marg
3.0		OWNERSHIP PATTERN
3.1	Present	Trust(Babulnath Mandir Charities)
3.2	Past	Trust(Babulnath Mandir Charities)
3.3	Status	Trust
4.0		USE
4.1	Present	Religious and residential. The temple has a religious function. The middle floor of the office building has an office and the other floors are residences a room on the terrace of the office building has a residence; the building to the rear side of the temple has residences; the chawls by the side of the path connecting the main entrance gate to the plot and the exit of the building have residences.
4.2	Past	Temple religious; all other buildings residential.
4.3	Usage	Regular use as Religious and residential complex
5.0		SIGNIFICANCE & VALUE CLASSIFICATION
5.1	Townscape(Natural/Manmade)	A large and important religious complex by the side of Babulnath Marg- the road named after the complex. The complex marked by an arched entrance gate stands opposite to the Ruxmani Lying in Hospital at the junction of Babulnath Marg and Kulpati K M Munshi Marg. The complex is close to the junction of Purandare Road and Babulnath Marg. Close to Chowpatty, the complex is easily accessible from Grant road Railway Station.
5.2	Architectural Description	Planning The temple complex is planned along a hill side, with an entrance gate with two arched opening. There are two paths leading to the temple- the main one with the building on the right and the other 12ft wide walkway at a higher level with the chawls on one side. The main path has 6 flights of

375	BABULNATH TEMPLE COMPLEX
	<p>steps leading to an arch from where the steps take a turn twice and reach a pair of decorative birdhouse one on either side which along with the statues of peacock, mark the beginning of the temple premises. The temple has two entries with steps - one from the South and the other from the North leading to a rectangular platform with 8 columns on the longer side and 6 columns on the shorter side. The platform has a garbhagriha towards the Western side where the idol is kept facing the East with a Nandi in front and an open corridor on the other 3 sides. The 'namaskaramandapa' in front of the statue of Nandi extends into a sunken hall – the sabhamandapa- towards the east. While the corridor around garbhagriha and namaskaramandapa have a flat roof, the garbhagriha has a decorative gopura which rises above the terrace roof. The terrace roof is accessed by a spiral staircase from the rear corridor. The sabhamandapa has gallery projecting from the wall on 3 sides except on the side facing the idol accessed by 2 spiral staircases on the North and south.</p> <p>The temple annex is a semi open L shaped hall supported on columns. It has niches with idols in it to the West wall.</p> <p>The office building is 3 storied and is accessible from ground floor from one of the landings of the flight of stairs leading to the temple, accessible from the first floor from the temple annexe and accessible from the second floor from the terrace of the temple annexe. The ground and first floors are planned in two levels. The ground floor has a sacred space where idols are kept by the side of which runs a flight of steps leading to the corridor in the next level with rooms arranged on one side.</p> <p>The Pujaris residences are laid out on the West and North sides of the temple in the form of an 'L' with the stair case on the Southern end. The building has a corridor running all along on the two sides facing the temple with rooms on the other side. The long and short wings of the building has rooms accessed from corridor in the first and second floors. The second floor opens out into the terrace of the temple annex.</p> <p>The chawl has a stair case at one end leading to the floors above. There are projecting balconies in the front façade and a long narrow corridor on the rear between which the rooms are arranged. There are 8 residential units on one floor.</p> <p>Stylistic Classification A good example of 19th Century revival tradition of traditional temple building Hindu temple with western Indian Gujarati influence. The architectural style is distinctly Hindu with some Jain architectural elements combined. Being of the turn of the century (early 1900s), there are also some colonial features such as the cast iron columns and chequered marble flooring seen in some areas.</p>
5.4	<p>Intrinsic</p> <p>Character Defining Elements Internal The temple has decorative columns and arches in stone; carved walls for the garbhagriha; richly carved stone brackets and wooden galleries in the sabhamandap; huge rectangular windows with cast iron hand rails; carved statues of gods in stone</p>

375	BABULNATH TEMPLE COMPLEX	
		<p>The temple annex has decorative stone and cast iron columns; huge cast iron beams</p> <p>Pujaris residence wing has simple wooden beams on ground floor; decorative wooden brackets on first floor; decorative eve board</p> <p>Chawl has decorative wooden brackets with floral patterns supporting projecting balconies; miniature chatris on top of mangalore tiled roof;</p> <p>External</p> <p>A good example of 19th Century revival tradition of traditional temple building, the temple has dwarapalakas carved on stone columns resting on a 2ft high base at the entrance. The temple has a series of decorative columns carved in stone connected by arches with richly carved face and intrados with statues of gods at the crown and decorative motifs on their spandrels. The soffit of the arches have statues of elephants. The columns between arches on the external façade have statues of females in different poses on their capitals. There is a extension of the corridor around the garbhagriha towards the South with a roof supported by short columns. The garbhagriha is square in plan with 2 entries- one main entry from the East and second minor entry from the North. It has a shikhara on top resting on a circular beam constructed over an octagonal base beam above a square base. A similar kind of domical roof is constructed on both sides of the statue of Nandi. The garbhagriha has richly carved walls. The sabhamandap on the East has a richly carved East wall and projecting galleries on 2 sides supported by carved stone brackets resting on stone columns. The gallery curves at the corner and has with short iron columns resting on the top rail of the hand rails.</p> <p>The temple annex have 2 types of columns supporting the flat roof – carved corinthian columns in stone and cast iron columns with decorative capitals. The West wall has decorative niches where idols are kept.</p> <p>The pujari's residence wing has a verandah on 2 sides guarded by wooden hand rails with square sectioned timber columns in between. The projecting verandah on the first floor is supported by wooden beams. The second floor verandah is supported by wooden columns and decorative wooden brackets.</p> <p>The chawl has 3 bays, the staircase placed in the central bay which has main projecting balconies</p> <p>There are some beautiful carved stone <i>jharokhas</i> and <i>deepasthambhas</i></p>
5.5	Value Classification	<p>Existing Grade Grade II B Recommended Grade Grade II B</p> <p>G(grp), B(per), A(arc), A(cul), C(she), E, G(grp), I(sce)</p>
6.0		TOPOGRAPHY
6.1	Floors	<p>Ground floor for the temple</p> <p>G + 3 for the office complex</p> <p>G + 2 for the pujaris' residence on the rear side</p> <p>Ground floor for the single unit residences on terrace</p> <p>G+ 3 for the chawls</p>
7.0		CONSTRUCTION
7.1	Plinth	<p>grey stone masonry plinth for temple, office building and pujaris residence</p> <p>1ft high grey stone masonry plinth for the chawls</p>

375	BABULNATH TEMPLE COMPLEX	
7.2	Walls	<p>Loads bearing wall in stone for the temple</p> <p>Pujari's residence block has timber framed structure with brick infill.</p> <p>The office complex has grey stone masonry walls</p> <p>Chawls have brick load bearing structure with grey stone facing on the front façade.</p> <p>The temple pavilions have multi cusped arched openings on decorative columns</p>
7.3	Floor	<p>Main temple and the temple annexe have stone flooring with a chequered tile pattern of black and white marble.</p> <p>The office complex has a combination of stone flooring and cement concrete flooring on the ground floor; first and second floors have stone flooring</p> <p>The chawls have stone flooring</p> <p>Pujaris residence has lime concrete flooring</p> <p>There are also some early 20th century patterned Morvi cement tiles</p>
7.4	Stairs	<p>The temple has 3 spiral staircases in cast iron, one at the rear side and 2 in front of the sabhamandapa.</p> <p>The office complex does not have a staircase</p> <p>Pujaris' residence wing has a cantilevered stone and timber staircase</p> <p>Each chawl has a cantilevered staircase in stone</p>
7.5	Openings	<p>Temple has decorative cusped arched openings in stone; the windows on the East, South and North facades are large and rectangular in timber with 4 shutters and a horizontal timber member in the middle; the temple annexe has rectangular doors in timber fitted into segmented arched recess and rectangular 4 shutter windows with timber frame and glass panels fitted into semicircular arched recesses. The doors and windows of the temple annexe has fixed glass ventilators.</p> <p>The chawl has double shutter glass windows in timber frame guarded by vertical round sectioned cast iron rails. Some of them are double windows-a pair of glass windows opening inside and a pair of timber louvred windows opening outside. Some of the doors are timber paneled while some others are glass paneled. All doors have timber frames.</p> <p>The pujaris residence wing has simple rectangular windows with 2 louvred timber shutters opening inside and the outface guarded by vertical cast iron rails. Doors are in timber. Most of the entrance doors have timber rails and cast iron vertical rails. Main doors are fitted into semicircular arched recesses. Openings have glass ventilators in timber frame above them</p> <p>The ground floor of the office building has a grand arched entry to the residential units and smaller segmented arched openings with double shutter windows with timber vertical and horizontal rails with vertical cast iron rails in between. The office building on the first floor has semicircular stone arches resting on stone columns.</p> <p>Windows on second floor are rectangular, 4 shuttered, stain glass paneled and has a timber frame. The window along with the ventilator above form a segmented arched opening. The ventilators have fixed stained glass. The segmented arched openings are broken in between by narrow semicircular arched openings with double shutter windows. The West and North walls have full windows with a sill of ¾ ft. They are double shuttered, half timber panelled and half stained glass paneled with a semicircular stained glass ventilator above it. There are some carved jharokhas as well</p>

375	BABULNATH TEMPLE COMPLEX	
7.6	Roofing	<p>The garbhagriha of the temple has a stone shikhara over it. The square garbhagriha has a square stone beam which is gradually transformed into a circular beam over which the shikhara rests. The corridor around garbhagriha and the rest of the portion have flat roof with stone slabs. A portion of the flat roof is cut out in front of the statue of Nandi. The temple annexe has lime concrete floor laid over timber planks kept on timber joists resting on huge steel beams of I section resting on stone and cast iron columns.</p> <p>The office building has flat roof in stone</p> <p>The pujaris residence wing has timber pitched roof with mangalore tiles laid on timber planks pinned to timber rafters on timber beams resting on timber columns.</p> <p>The chawl has timber pitched roof with mangalore pattern tiles laid on timber planks pinned to timber rafters kept on timber beams resting on timber columns. The middle portion of the hipped roof towards the access walk slopes further down to cover the projecting balconies.</p>
7.7	Articulation	<p>Temple has decorative arches connecting columns; statues of idols crowning the arches and also above columns on the external façade; decorative cast iron hand rails; wooden gallery supported by carved stone brackets of the <i>sabhamandap</i>; steel columns of the gallery; temple annexe has steel and stone columns and decorative arches connecting them</p> <p>Office building has stained glass windows; projecting balconies on decorative stone beams; decorative cornices</p> <p>Pujaris residence wing has decorative timber brackets on first and second floors; decorative cast iron handrails</p> <p>Chawl has decorative timber brackets supporting balconies; stucco in lime concrete for the handrails of the central balconies; decorative cast iron hand rails</p>
7.8	Finishes	<p>Walls</p> <p>Main temple and its annex have stone walls with white lime wash</p> <p>The ground floor of the office building has part of it in unpolished grey stones while the rest of the building has white lime wash on it.</p> <p>The pujaris residence have a combination of light green and white lime wash for the external wall</p> <p>Flooring</p> <p>Temple has polished shahbad stone flooring in some part while the major part has a combination of black and white chequered marble.</p> <p>The temple annex has a combination of black and white marble.</p> <p>The office building has shahbad stone in the corridor of the ground floor while some of the rooms have bharath cement tiles;</p> <p>The chawl has shahbad stone floors.</p> <p>Staircases</p> <p>Temple has non painted cast iron staircases</p> <p>Pujaris residence wing has polished stone, the risers painted red</p> <p>Chawl has unpainted polished stone treads and risers</p>
7.9	Interiors(Movable&Immovable)	<p>Galleries, cast iron staircases, carved stone brackets and the huge mirror on the East wall for the temple; steel and stone columns for the temple annex; bharat tiles on the floor, stained glass windows for the office building; cast iron hand rails and decorative brackets for the pujaris residence wing</p>

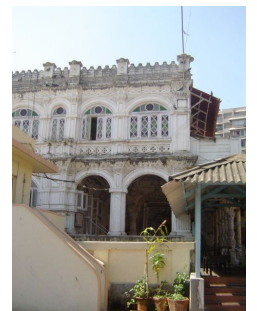
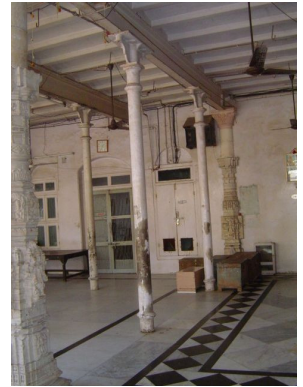
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375	BABULNATH TEMPLE COMPLEX	
7.10	Compound/Fence/Gate	Main entrance has a grand entrance gate in stone; Compound wall on all other sides in grey stone with cement pointing. To the right of the main gate, is the smaller temple of SriNathdwara.
7.11	Curtilege/ Unbuilt space/out buildings/landscape	Apart from the temple the compound has an office building, temple annexe, pujaris residence, chawls and a lift building.
8.0		SERVICES & UTILITIES
8.1	Lighting	Electric bulbs and tube lights inside residences and office building
8.2	Ventilation	Arched and circular fixed glass ventilators above the windows; fixed rectangular glass for some rooms; electric fans for ventilation
8.3	Electricity	BEST
8.4	Water Supply	BMC
8.5	Drainage (Plumbing and sanitation)	No service pipes for the temple; Service pipes of all other outbuildings run along the rear facade
8.6	Fire Precaution	No precautions taken
8.7	Other (HVAC/BMC/Security Systems)	None observed
9.0		CONDITION
9.1	Plinth	Plinth of the main temple and the temple annexe is intact; The plinth of office building, pujaris residence and chawl have discoloration of stone indicating some rising damp
9.2	Walls	The main temple wall has discoloration in some parts; office building, pujaris residence and chawl have dry moss on the facades
9.3	Floor	floor of the main temple, the annexe and the pujaris residence have no damage; Many portions of the floor of the chawl are damaged
9.4	Stairs	The cast iron stairs of the main temple show minor signs of corrosion. some of the treads of the staircase of the pujaris residence and chawls show wear and tear due to continuous usage
9.5	Openings	Some of the arched openings of main temple have cracks at the crown; most of the glass panels of the windows of the chawls on the side facades are broken; some of the frames of the openings in the pujaris residence broken; no damage recorded for the openings of the office building The doors and windows in the chawls are in need of restoration but fortunately retain most of the original design.
9.6	Roofing	No damage recorded for the roof of the main temple; steel members of the roof of the temple annexe are corroded; many of the wooden rafters and boards of the roof of the pujaris residence, chawl and the ground floor of the office building damaged; The rafters and battens of the pitched roof of the chawl damaged.
9.7	Articulation & Finishes	Carved statues and other decorative elements of the main temple remain intact; the handrails and posts of staircase in all other buildings show discoloration; handrails guarding the balcony in visually good condition
9.8	Services	Most of the service pipes running along the rear side are leaking; some old pipes are broken
9.9	Outbuildings	Mentioned above
9.10	Overall Condition	Good Maintenance level :Regular
10.0		TRANSFORMATION
10.1	Form	Extended varandah on one side of the garbhagriha with short columns

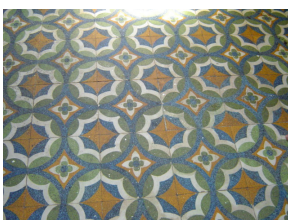
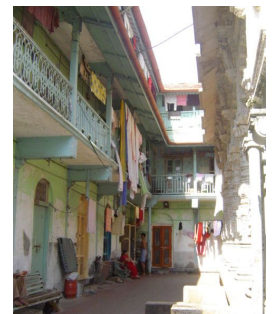
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375	BABULNATH TEMPLE COMPLEX	
		supporting the roof is a later addition; Portions of the pitched roof of the chawl extended to cover the open balconies on the top floor; A building for accommodating the lift added very near the temple destroys the character of the temple.
10.2	Structure	No major change in structure observed in the main temple or any of the outbuildings
10.3	Articulation & Finishes	No major change in articulation observed
11.0		DP REMARKS/PERCEIVED THREATS
		None
12.0		ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION
12.1	Historical Background	<p>The temple has a long associated history dating since 1780 and is one of the sacred sites of the city along with Banganga. Original shrine was built in 1780. A larger temple was constructed in 1836. Present temple with its high spire and pillared hall and terrace was completed about 1900. The temple is dedicated to Lord Shiva and is a good example of 19th revival tradition of traditional temple building with the help of sompuras (traditional temple architects and master builders)</p> <p>There are 3 stories about the origin of the name of the temple. One says that a young shepherd by name Babul saw Shivling for the first time and it was he who later made his master Sheth Pandurang visit the shivling.</p> <p>The second story identifies a Babul tree next to the shivling which is also known as Babhul in local language.</p> <p>The third story says Babul or Baba means father and Lord Shiva is Tribhuvan's father.</p>


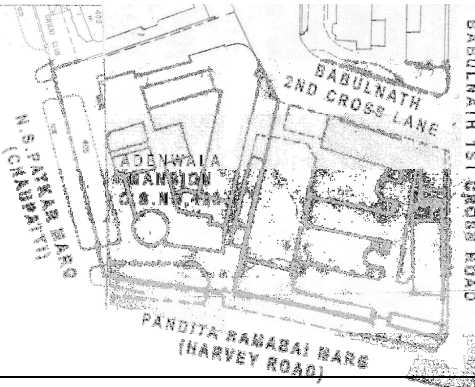
375 | BABULNATH TEMPLE COMPLEX



375 | BABULNATH TEMPLE COMPLEX



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376 AGA KHAN GYMKHANA	
	Common Ref no: 2005/GII/376
	Card No.: 60
	Ward (Part) D Ward (Part II)
	CS No. 403
	Plot Area 2865.40 sq m
	B U Area NA
	Date 8 th February 05
	Record by Malini Rajalakshmi
	Review by Abha Lambah
	Int MR Ext MR
	Photo Ref 376a – 376 l
	
1.0	DENOMINATION
1.1	Name of Premises Aga Khan Gymkhana /Adenwalla mansion (Suresh Bhavan)
1.2	Earlier Name Adenwalla Mansion
1.3	Built In Early 20 th century Extension Date(if any):
2.0	ACCESS ROADS
2.1	Main Dr. N. A Purandare Road
2.2	Subsidiary Pandita Ramabai Marg
3.0	OWNERSHIP PATTERN
3.1	Present Private owner : Mr. Suresh Mathews
3.2	Past Private Owner : Mr. Mathews
3.3	Status Tenanted
4.0	USE
4.1	Present Residences, a portion of the ground floor is gymkhana
4.2	Past Gymkhana and residences
4.3	Usage Regular use as residential and commercial building
5.0	SIGNIFICANCE & VALUE CLASSIFICATION
5.1	Townscape(Natural/Manmade) This building has been listed twice one as Adenwalla Mansion serial no 455 and as Aga Khan Gymkhana serial no 376. This anomaly should be corrected and the building be listed only once as Grade II B Please refer to serial no 455
5.2	
5.3	Architectural Description This building has been listed twice one as Adenwalla Mansion serial no 455 and as Aga Khan Gymkhana serial no 376. This anomaly should be corrected and the building be listed only once as Grade II B Please refer to serial no 455 Planning The building has 4 large residential wings (similar residential units laid out diagonally) with a court yard in the centre. The two curved corner portions of the building – the SW corner and the NE corner have separate domical roof out of which only one remains at present (the SW dome). The design and detail of the corner portions is different. The front wing of the building facing the Purandare road and Babulnath Road has a grant wooden staircase around a lift. The back wing has a

376	AGA KHAN GYMKHANA	
		<p>wooden staircase accessible from the Babulnath 2nd cross road and Purandare road. The residential units on each half of the front and back wings share a service or fire escape staircase opening into the court yard – out of which one is a spiral staircase projecting out into the court. The flats on the East in the front wing have a long corridor space which opens out to two big halls at one end and a store room at the other. A series of 4 rooms with 2 toilet blocks in between and a kitchen are laid out on one of the two longer side of the corridor. The other side faces the courtyard. The flats to the West of the stair case has the rounded corner portion of the building as its living room which opens out to a circular balcony. This unit also has a long corridor with 5 rooms on one of the two longer sides all opening out to a long balcony facing the main road- Purandare road- and the kitchen wing on a portion of the other side. There are small pitched roof structures on top of the terrace for the servants</p> <p>Stylistic Classification The building is an Edwardian Neo Classical structure with Neo Classical elements such as pseudo Ionic columns, window openings with prominent architrave bands picked out in a lighter colour and dominant keystone elements.</p>
5.4	Intrinsic	<p>Character Defining Elements External Built in 1900s in the Neo Classical Edwardian style. The south façade of the building has arched opening (window in the lower portion and ventilators in the upper portion), in the ground floor with projecting keystones. The first floor has 6 balconies projecting out with double doors opening into the balconies out of which 2 at the ends are longer than the others and have decorative patterns carved in stone above them. The second floor has only 1 long projecting balcony in the centre. The third floor has 2 small projecting balconies at the ends resting on deco concrete beams. The rounded corner of the building has double height pillars running from ground floor till the second floor. The first and third floors have circular balconies projecting out. The second floor has 3 separate balconies over the long balcony on the first floor. The rounded corner at the SW and NE corners have 4 floors, the last floor has a domical roof and is being used as storage space. The West façade has recessed verandah with circular pillars on the first and second floors. There are bay windows on the west and east facades</p> <p>Internal Carved wooden pelmets, mosaic chips on floor, bay windows in bed rooms, decorative brackets supporting sunshades, decorative wrought iron hand rails</p>
5.5	Value Classification	<p>This building has been listed twice one as Adenwalla Mansion serial no 455 and as Aga Khan Gymkhana serial no 376. This anomaly should be corrected and the building be listed only once as Grade II A Please refer to serial no 455</p> <p>Existing Grade: Grade III Recommended Grade: Grade II A A(arc), B(per), B(des), E, G(grp), I (sce)</p>

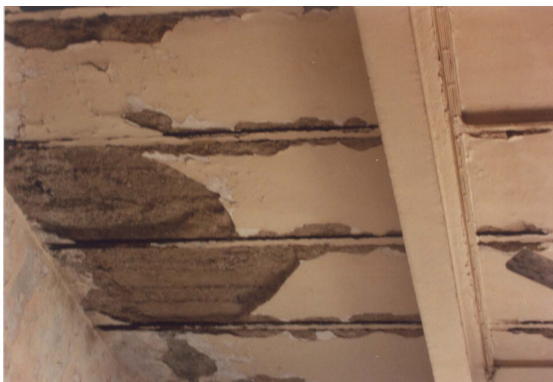
LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
TASK II: Review of Sr. No. 317 to 632 of the Heritage Regulations

376	AGA KHAN GYMKHANA	
6.0		TOPOGRAPHY
6.1	Floors	Ground + 3 floors in the front wing, Ground + 6 in the rear wing, G+4 floors for the round portion in the South west and North East corners.
7.0		CONSTRUCTION
7.1	Plinth	1 ft high masonry plinth is in buff basalt stone
7.2	Walls	Brick wall with buff basalt stone facing for external walls, all internal walls in brick
7.3	Floor	Reinforced concrete floor
7.4	Stairs	2 main staircases, in wood, one spiral service stair case in iron and the other service staircase in concrete
7.5	Openings	Wooden double doors, half glazed and half panelled opening outside and half louvred and half panelled opening inside. Windows are simple, rectangular and have glass panels and wooden frame. The upper portion have arched ventilators.
7.6	Roofing	Flat terrace roof in Reinforced Cement Concrete
7.7	Articulation	Decorative wrought iron hand rails, wrought iron brackets supporting sunshades, Carvings on stone, long decorative pillars on the round corner
7.8	Finishes	Walls External wall has polished stone pointed with lime concrete. Internal brick walls have Flooring Staircase lobby has polished stone; residential units have Italian tiles in the corridor and some rooms; some other room have mosaic chips. Staircases Wooden staircases polished and painted brown, unpainted iron staircase and concrete staircase
7.9	Interiors(Movable& Immovable)	Mosaic chips on floor, carved wooden pelmets, wooden hand rails and posts of the main stair case, bay windows
7.10	Compound/Fence/Gate	Compound wall in brick on 3 sides except on the side of the Purandare road. Compound wall on South side is half brick with cast iron rails above.
7.11	Curtilege/ Unbuilt space/out buildings/landscape	A garage on the east side of the site with brick walls and sloping reinforced cement concrete roof
8.0		SERVICES & UTILITIES
8.1	Lighting	Tube lights and bulbs inside residences
8.2	Ventilation	Glass ventilators above the windows
8.3	Electricity	BEST
8.4	Water Supply	BMC
8.5	Drainage (Plumbing and sanitaition)	Rain water pipes and drainage pipes running mainly along the East face of the building
8.6	Fire Precaution	No precautions taken
8.7	Other (HVAC/BMC/Security Systems)	2 entrances manned by security guards
9.0		CONDITION
9.1	Plinth	Stones moving away due to settlement, dampness due to the water leakage from drainage pipes

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376	AGA KHAN GYMKHANA	
9.2	Walls	Cracks in the key stone of windows of the first floor, structural cracks on walls, cracks through windows, Discoloration of the stone on the facades, plaster coming off
9.3	Floor	floor bulging out breaking the minton tiles at various parts, dampness at the points where floor joins wall
9.4	Stairs	Main stair cases are in good condition, the iron spiral stair case is corroded and remains unused, the fourth service stair case is in concrete and is broken and remains unused
9.5	Openings	most of the old window panels are replaced by new ones
9.6	Roofing	Heavy leakage from roof resulting in cracks here and there, corrosion of metal members of the roof
9.7	Articulation & Finishes	No damage of articulation recorded, flaking of lime wash on walls
9.8	Services	most of the pipes are broken, leakage of pipes recorded
9.9	Outbuildings	The garage has no major problems
9.10	Overall Condition	The building has been subjected to minimal maintenance and repair since it is tenanted. The building exhibits both structural and architectural deterioration and requires restoration Maintenance level Very poor
10.0		TRANSFORMATION
10.1	Form	Major change of form in the rear wing where new columns have been erected around the building to support the partly completed 4 th and 5 th floors above. The columns camouflage the elevation of the building
10.2	Structure	There is change of structure in the rear wing where columns have been erected for construction of more floors
10.3	Articulation & Finishes	Some of the repaired windows facing the courtyard do not merge with the original windows. Some of the window panels on the external façade has been replaced with new panels.
11.0		DP REMARKS/PERCEIVED THREATS
		None
12.0		ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION
		None

376 AGA KHAN GYMKHANA



377 RAMA PRASAD		
	Common Ref no: 2005/GII/377	
	Card No. 61	
	Ward (Part) D Ward (Part II)	
	CS No. I A/395	
	Plot Area 1385.460 sq m	
	B U Area NA	
	Date 2nd March 05	
	Record by Malini Rajalakshmi	
	Review by Abha Lambah	
	Int MR Ext MR	
	Photo Ref 377a – 377 bb	
1.0		DENOMINATION
1.1	Name of Premises	Rama Prasad
1.2	Earlier Name	Bhageerathi Bhavan
1.3	Built In	1940s Extension Date(if any): None
2.0		ACCESS ROADS
2.1	Main	Babulnath Road, Dadisheth first cross lane
2.2	Subsidiary	None
3.0		OWNERSHIP PATTERN
3.1	Present	Private
3.2	Past	Private
3.3	Status	Tenant
4.0		USE
4.1	Present	Residences on all floors
4.2	Past	Residences on all floors
4.3	Usage	Residential
5.0		SIGNIFICANCE & VALUE CLASSIFICATION
5.1	Townscape(Natural/Manmade)	The 1995 heritage list, under the section of Special features, classifies this building as significant and, “ <i>Of group value for the Babulnath precinct</i> ”. Second building from the Babulnath temple by the side of Babulnath Marg, Rama Prasad is located at the junction of Babulnath Marg and Babulnath second cross street. The two main facades of the building abut the Babulnath Marg and Dadisheth first cross street and is accessible from both the roads. Easily accessible from the Grant Road station, the building is very close to the junction of Babulnath Marg and Purandare Road right in front of the Chowpatty.
5.3	Architectural Description	Planning Planned around a central courtyard, the building has 4 residential wings, 2 in the front facing the Babulnath Road (called RamaPrasad) and 2 at the rear facing the Dadisheth first cross lane (called the Bhageerathi Bhavan). There are 4 staircases in the building, two staircases each– one main staircase and one service staircase – for the front and back wings. While the two main stairs are accessed from the side of the main roads, the service stairs are accessed from the court yard in the center. Each

377	RAMA PRASAD	
		<p>residential unit on the first and second floors has 2 doors one accessed by the main stair and the other by the service stair. The main stair and the service stair shares the same landing divided by a wooden partition in the center with a door connecting the two landings. The façade of the 3 storied building facing the Babulnath road has a central recessed bay with wide windows flanked between two bays with narrow windows jutting out of the façade. The main staircase is in the middle of the recessed bay.</p> <p>Stylistic Classification The building is an Edwardian Neo Classical structure typical of the early 20th century.</p>
5.4	Intrinsic	<p>Character Defining Elements Internal The two main timber staircases accessed from the two roads are identical. The central courtyard is directly accessible from the residential units on the ground floor. A series of doors connects the 2 main lobbies in the front and rear, the service stair lobbies, and the court yard.</p> <p>External The recessed bay in the front façade has semicircular arched openings, the central one with stained glass panel on the arched portion being the main entry to the front wing. The other openings have rectangular glass windows with arched ventilators. All arches have keystone. The first floor has simple rectangular openings with glass panels and stain glass ventilators resting on decorative concrete hand rails. Columns with stuccowork in lime concrete on the capital run from the first floor to the second floor. The parapet wall of the terrace has a triangular pediment in the marking the main entry from the Babulnath Road. The two narrow vertical bays at both ends have narrow openings, the openings in the first floor crowned by decorative cornice supported by decorative brackets. The East façade of the building has projecting balconies – 2 for each residential unit- supported by timber beams on the first and second floor while the West façade has only 2 projecting balconies, one each on the first and second floor. The building built in ---style has a flat roof with pitched timber roof for the two main staircase bays. The two narrow bays in the front façade and the projecting balconies on the side facades have separate pitched roof with Mangalore tiles. The side facades have simple rectangular double shutter windows with four shutter windows between the balconies.</p>
5.5	Value Classification	<p>Existing Grade: Grade III Recommended Grade: Grade III G(grp), B(per), A(arc) The 1995 heritage regulations records this building as <i>Of group value for the Babulnath precinct.</i> Thus, this also merits inclusion of other buildings in the streetscape under the same criterion.</p>
6.0		TOPOGRAPHY
6.1	Floors	Ground + 2 floors
7.0		CONSTRUCTION
7.1	Plinth	Buff basalt stone masonry plinth
7.2	Walls	Load bearing structure in brick with plastered surface
7.3	Floor	Lime concrete laid on timber boards on timber joists resting on timber

377	RAMA PRASAD	
		beams
7.4	Stairs	2 main cantilevered staircases in timber; 2 cantilevered service staircases in timber
7.5	Openings	Semicircular arched openings on the ground floor have rectangular openable three shutter windows with wooden frame and glass panels and openable ventilators on the arched portion. The rectangular windows on the first and second floors have openable 3 shutter glass windows with wooden frame. First floor windows have fixed stained glass ventilators above them. The narrow windows on the projecting bays in the front façade have double shutter glass windows in wooden frame with openable glass ventilators above them. The door connecting the service stair lobbies with the central court is half open with vertical rails in cast iron and half paneled with timber. The windows on the side facades and on the narrow end bays have timber louvred shutters opening inside and glass windows opening outside.
7.6	Roofing	Flat roof in Lime concrete laid over wooden planks kept on wooden joists supported by wooden beams resting on brick columns. The main stair rooms have timber pitched roof with mangalore pattern tiles laid over timber battens pinned on to timber planks supported by timber purlins resting on timber truss.
7.7	Articulation	Timber staircases with timber newel posts, handrails for the balconies and concrete is used for the parapet and below the window. Decorative cornices in lime concrete frames the narrow ground floor windows punched on the narrow bays at both ends on the front façade. The second floor windows of the same are crowned by decorative cornices supported by brackets in lime concrete and also have stuccowork below the openings. Projecting balconies on the sides are supported on decorative wooden brackets and have cast iron hand rails with wooden top rail. The ceiling planks of the stair room roof are painted white.
7.8	Finishes	<p>Walls Cream lime wash on lime concrete plaster.</p> <p>Flooring Ceramic tiles for the main stair lobbies, Brown and red Pigmented concrete flooring for the service stair lobbies, unpolished stone flooring for the court yard, china mosaic on terrace.</p> <p>Staircases All the four wooden stairs are painted brown</p>
7.9	Interiors(Movable&Immovable)	Arched openings in the interior covered with timber louvres, stained glass ventilators
7.10	Compound/Fence/Gate	5ft high compound wall in brick on the East and West sides, 2.5 ft high brick wall with cast iron rails above, on the South façade; two entrances marked by columns on either side on the South façade; no compound wall on the North façade.
7.11	Curtilege/ Unbuilt space/out buildings/landscape	No outbuildings
8.0		SERVICES & UTILITIES
8.1	Lighting	Electric bulbs in the lobby area, tube lights and bulbs inside rooms.
8.2	Ventilation	Arched open able ventilators on the ground floor, fixed stained glass ventilators on first and second floor, open able glass ventilators with iron


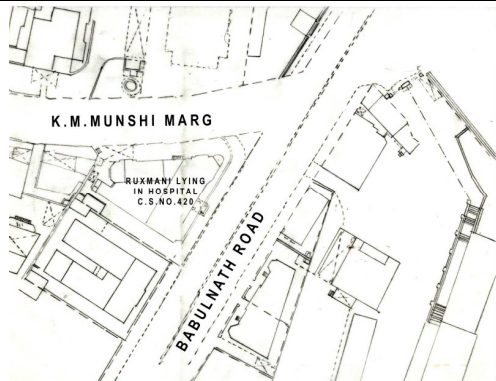
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377	RAMA PRASAD	
		hand rails above doors connecting main lobby and court yard
8.3	Electricity	BEST
8.4	Water Supply	BMC
8.5	Drainage (Plumbing and sanitation)	The drainage pipes running along the walls of the court yard, some others going along the east and west facades, rainwater pipes running right across the front facade
8.6	Fire Precaution	No precautions taken
8.7	Other (HVAC/BMC/Security Systems)	No security systems
9.0		CONDITION
9.1	Plinth	Water seepage due to leakage of service pipes, leakage from broken pipes, open pipes draining water directly to the ground; Discoloration of stone in the plinth of the court yard indicating rising damp.
9.2	Walls	Discoloration of wall finish due to dampness, flaking of lime wash, dry moss on all facades especially on decorative cornices
9.3	Floor	The floor finish of the court yard is worn off and has undergone discoloration;
9.4	Stairs	Paint peeling off from some portions of the main stairs and service stairs.
9.5	Openings	Frames and shutters of doors connecting the service stair lobbies and the court yard are broken, some of the glass panels of windows are broken, timber frames of windows deteriorated or broken at many places, discoloration of wooden members of doors and windows , air conditioners fitted into portion of windows
9.6	Roofing	The mangalore tiles, wooden planks, purlins and the truss of the pitched roof are in visually good condition. There are cracks at the point where wooden joists meet lime concrete. There is evidence of past repair to the balconies with steel stanchions introduced in the repair process.
9.7	Articulation & Finishes	Thinning of limewash on the articulation showing the layer beneath, deterioration of wooden brackets,
9.8	Services	Some of the service pipes are broken, some others rusted.
9.9	Outbuildings	There is only the main building in the plot.
9.10	Overall Condition	Fairly good Maintenance level Poor
10.0		TRANSFORMATION
10.1	Form	Some of the windows have been covered up by metal grills; Windows punched to install air conditioners; new sunshades added on to the openings on the North façade;
10.2	Structure	There is evidence of past repair to the balconies at some point. Most of the wooden brackets and columns supporting the balconies on the side facades have been replaced by metal sections.
10.3	Articulation & Finishes	No transformation in articulation
11.0		DP REMARKS/PERCEIVED THREATS
12.0		ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION

377 RAMA PRASAD



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

378 RUXMANI LYING IN HOSPITAL		
	Common Ref no: 2005/GII/378	
	Card No. 62	
	Ward (Part) Ward D, Part 2	
	CS No. 420	
	Plot Area 940.63 sq m	
	B U Area NA	
	Date 2nd March 05	
	Record by Malini Rajalakshmi	
	Review by Abha Lambah	
	Int MR Ext MR	
	Photo Ref 378a – 378 bl	
1.0		DENOMINATION
1.1	Name of Premises	Ruxmani Lying in Hospital (Serial no. 378)
1.2	Earlier Name	Jain clinic
1.3	Built In	1940s Extension Date(if any): The second floor was added later. In the 1990s, the upper third and fourth floor was added with the exterior rcc framework.
2.0		ACCESS ROADS
2.1	Main	Babulnath Marg , Kulpati k M Munshi Marg
2.2	Subsidiary	None
3.0		OWNERSHIP PATTERN
3.1	Present	Private: Jawahar Mulraj
3.2	Past	Private: Jawahar Mulraj
3.3	Status	Tenanted
4.0		USE
4.1	Present	Hospital on the first and second floors, residences on third, fourth and fifth floors
4.2	Past	Hospital on the first and second floors, residences on third floor
4.3	Usage	Regular - Commercial and residential
5.0		SIGNIFICANCE & VALUE CLASSIFICATION
5.1	Townscape(Natural/Manmade)	An important corner building with a round corner façade at the junction of Babulnath marg and Kulpati K M Munshi Marg opposite to the Babulnath temple complex, it has the main entrance abutting the Babulnath Marg, The building is easily accessible from the Grant Road station. The building has a strong significance in the Marine Drive precinct townscape as it is an important corner building.
5.3	Architectural Description	Planning The building has two wings, one along the Babulnath marg and the other wing along the Kulpati K M Munshi Marg connected by a single storied round wing in the corner. There are 3 entrances to the plot– a main entrance from the corner and two subsidiary entrances from the Babulnath Marg and Kulpati K M Munshi Marg while the building has 2 main entrances – one from the Babulnath Road which is presently closed down and the second one from the west façade leading to the main stair

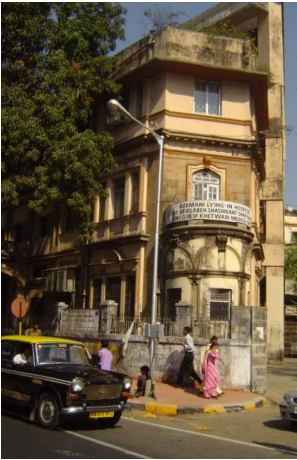
378	RUXMANI LYING IN HOSPITAL	
		<p>case. The building has a series of rooms laid out on the side of 2 corridors meeting at a central hall opening out into the main stair lobby. The corridor on the Southside of the hall has rooms on both sides while the corridor on the North side has rooms only on one side. The main stair case is accessed from the West façade of the building. The first floor of the wing facing the Babulnath road has a corridor on the street face punched with windows. The ground, first and second floors of the building have simple rectangular windows on the street face. The first floor of the corner wing is a balcony. The third and fourth floors are recessed from the street face to create a terrace in front.</p> <p>Architectural style</p> <p>The original building with the ground and first floor in beige basalt stone has typical Edwardian Neo Classical detailing while the second floor is a later addition in a distinctly Art Deco style. The main entrance to the building from the Babulnath Marg (which is presently closed down), is marked by a single storied porch with grand semicircular arch with keystone resting on stone columns on the street face and two segmented arched openings on the other two faces. The second entrance to the building from the West façade is marked by a segmented arched roof in stone resting on free stone columns with a simple base and capital and a decorative frieze.</p> <p>The ground floor of the building has simple rectangular windows on the street face with decorative carvings in stone framing them on the North and South facades. The round corner wing has three windows punched on it crowned with decorative semicircular arch resting on columns in relief. The arches have keystone at the center. The window on the West and North facades of the first and second floor flanking the corner wing have decorative carvings - arch and triangular pediment - in relief - for the first and second floor windows respectively. The other windows on the facades have simple rectangular decorative cornices framing them.</p>
5.4	Intrinsic	<p>Character Defining Elements</p> <p>External</p> <p>Buff basalt ashlar masonry on the ground and first floor with strong Edwardian Neo Classical detailing of arched pediments resting on Neo Classical columns. The keystones are prominently detailed and the building, being on a corner plot, has a strong triangular profile with a chamfered corner</p> <p>Internal</p> <p>The main staircase in timber is accessed from the West façade. Wooden handrails and posts; long corridor with screen of windows on the façade facing the Babulnath Road;</p>
5.4	Value Classification	<p>Existing Grade: Grade III Recommended Grade: Grade III I (sce), F, G(grp), A(arc), B(des)</p>
6.0		TOPOGRAPHY
6.1	Floors	Ground + 4 floors
7.0		CONSTRUCTION
7.1	Plinth	Grey basalt stone masonry plinth

378	RUXMANI LYING IN HOSPITAL	
7.2	Walls	Load bearing structure in brick; external wall on the West and a portion of the external wall on the East have buff basalt stone facing; the round corner wing has stone columns with brick wall in between.
7.3	Floor	Concrete laid on timber boards on timber joists resting on timber beams
7.4	Stairs	1 main staircase in reinforced cement concrete. Every flight is connected by a wooden column at the point where the stair turns, running from bottom to top floor. The handrail and banisters are in polished Burma Teak wood.
7.5	Openings	Simple rectangular windows flanking the corner wing has openable double shutter glass window in the center with single shutter glass window on both sides. Other windows have 4 shutters with timber frame and glass panels and have vertical castiron rails. Glass ventilators above windows on the North façade are non openable while those on the West façade are openable with vertical cast iron rails. The windows of first floor rooms opening to the corridor facing the Babulnath Marg have a pair of timber louvred shutters opening inside and a pair of glass paneled window opening into the corridor. The timber rectangular double shutter doors with timber panels have timber frames and is fitted into a segmented arched recess. Some of the doors are half timber, half glass paneled and have openable glass ventilators above them with vertical cast iron rails. The main door from the stair lobby on the first floor has a set of double door with a pair of wooden panelled door opening inside and a pair of half paneled and grilled door opening outside. Some doors are 4 shutter folding doors with openable glass ventilators above.
7.6	Roofing	Flat roof in concrete laid over wooden planks kept on timber joists supported by timber beams resting on brick columns.
7.7	Articulation	Decorative projections in stone supporting stone cornice running all around the front and side facades of the building; stone carvings in relief around windows on the street facades; decorative columns and cornices in stone in the round corner wing; key stones on arches;
7.8	Finishes	<p>Walls Polished buff basalt stone on the West and part of the East façade; Peach colour lime wash on a part of the East façade and all facades of the second, third and fourth floors; The inner walls have a dado of grey ceramic tiles upto a height of 5ft.</p> <p>Flooring Marble flooring for the ground floor and stair lobbies on all floors; grey and white ceramic tiles on the first floor rooms; Ceramic tiles of various colours for the rooms on all other floors.</p> <p>Staircases Marble treads and risers in timber posts and hand rails painted brown</p>
7.9	Interiors(Movable & Immovable)	Double doors, four shutter folding windows. The interior finishes have changed considerably with ceramic tiles on floors replacing the original tiling.
7.10	Compound/Fence/Gate	5ft high compound wall in brick on the East and South sides of the plot; 3 ft high brick wall with brick columns at a spacing of 12ft with cast iron rails on the low wall on the West and North facades .
7.11	Curtilege/ Unbuilt space/out buildings/landscape	A car shed with brick wall and asbestos roofing on the south east corner of the plot.

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378	RUXMANI LYING IN HOSPITAL	
8.0		SERVICES & UTILITIES
8.1	Lighting	Tube lights and bulbs inside rooms
8.2	Ventilation	Arched openable ventilators above windows on western façade; fixed glass ventilators on the North façade; Portions of windows punched to install air conditioners; Electric fans in all rooms.
8.3	Electricity	BEST
8.4	Water Supply	BMC
8.5	Drainage (Plumbing and sanitation)	The drainage pipes run along the East wall and the South wall
8.6	Fire Precaution	No precautions taken
8.7	Other (HVAC/BMC/Security Systems)	Entrance from West façade manned by security guard
9.0		CONDITION
9.1	Plinth	Rising damp visible. Water seepage observed on the North façade due to leakage from service pipes, leakage from broken pipes, open pipes draining water directly to the ground; Discoloration of stone in the plinth at some parts; Vegetation growth and dry moss on parts of plinth
9.2	Walls	Discoloration of stone, Vegetation growth, dry moss, flaking of stone, white precipitation on stone; flaking of lime plaster in large portion of the East wall and the round corner wing
9.3	Floor	No problems observed in the floor
9.4	Stairs	No problems observed in the marble finish of the main stair case
9.5	Openings	No damage observed in the windows except for the deterioration of some of the frames on the North facade
9.6	Roofing	No damage recorded for the lime concrete roof
9.7	Articulation & Finishes	Peeling of limewash on the articulation showing the layer beneath; discoloration of limewash on cornices
9.8	Services	Some of the service pipes are broken, some others rusted.
9.9	Outbuildings	No damage observed for the carshed.
9.10	Overall Condition	Good Maintenance level Good
10.0		TRANSFORMATION
10.1	Form	3 floors have been added to the original G+1 structure which has totally destroyed the proportion of the structure. Columns have been erected on all sides to support the new floors. The façade of the long corridor towards the Babulnath Marg has been transformed by infill of the original wide rectangular openings punching rectangular windows on it. Lime plaster at portions have been replaced with cement plaster; Most of the windows have been covered up by metal grills; Windows punched to install air conditioners; old window panels replaced by new panels; The interior of the structure has been transformed on the ground floor to suit the function of a hospital.
10.2	Structure	Columns have been erected on all sides to support the 3 new floors.
10.3	Articulation & Finishes	No transformation in articulation
11.0		DP REMARKS/PERCEIVED THREATS
		None
12.0		ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION

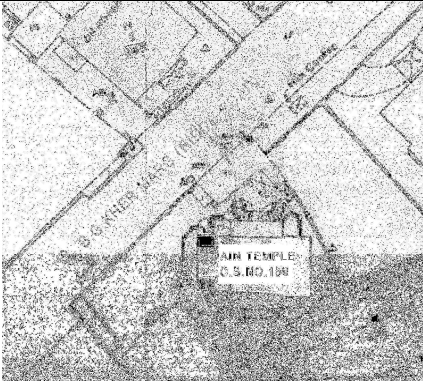
378 RUXMANI LYING IN HOSPITAL



378 RUXMANI LYING IN HOSPITAL



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

379 ADISHWAR JAIN TEMPLE		
	Common Ref no: 2005/GII/379	
	Card No.: 63	
	Ward (Part): D (Part III)	
	CS No.: 159	
	Plot Area: 1076.09	
	B U Area: NA	
	Date: 28 th November 04	
	Record by: Abha Bahl	
	Review by: Aishwarya Tipnis	
	Int: AB Ext: AB	
	Photo Ref: 379a-379u	
		
1.0		DENOMINATION
1.1	Name of Premises	Adishwar Jain Temple[Serial no:379]
1.2	Earlier Name	Same as above
1.3	Built In	1904 Extension Date(if any) 1970s
2.0		ACCESS ROADS
2.1	Main	B. G. Kher Marg (Ridge Road)
2.2	Subsidiary	None
3.0		OWNERSHIP PATTERN
3.1	Present	Baba Amichand Panalal Trust
3.2	Past	Baba Amichand Panalal Trust
3.3	Status	Maintained and managed by the trustees
4.0		USE
4.1	Present	Religious (Jain temple)
4.2	Past	Religious (Jain temple)
4.3	Usage	Regular
5.0		SIGNIFICANCE & VALUE CLASSIFICATION
5.1	Townscape (Natural/Manmade)	The temple is situated on the main B.G.Kher Marg, in the heart of the residential Malabar Hill area. Windows and passages in the rear portions of the temple provide marvellous views of the sea and Marine Drive.
5.2	Architectural Description	<p>Planning</p> <p>The Jain temple built in white marble is dedicated to Adinathji the first tirthankara (teacher-saint) of the Jain community. Its plan is that of a typical vernacular temple i.e. the entrance porch leads into the square pillared hall or 'mandapa' with the main idols housed in an inner chamber or 'garba griha' which is at the far end of the hall along the central axis. There is a circumambulatory space for a 'pradakshina' around this chamber. There are smaller rooms, off the main square hall where statues of the Jain tirthankaras are recessed.</p> <p>The double height space of the central hall rises upto the central dome, as the pillars support balconies at the first floor level. Just as on the lower floor, on the upper floor too has an inner chamber housing the idols with a circumambulatory passage around, and smaller rooms off the balconies housing more statues.</p>

379	ADISHWAR JAIN TEMPLE	
		<p>Stylistic Classification</p> <p>Externally, the colourful ground floor façade has three arches on the central bay – a larger semi-circular arch in the centre with two smaller horseshoe-shaped ones flanking it. The two side bays each have a flight of seven steps leading upto the entrance porch. The steps are flanked by statues of elephants and dwarfals (doormen). On the upper floor, three ornate marble balconies (that follow the same proportion as the three arches in the central bay below them) project out from the façade. Slim pillars support the overhanging marble roof above this portion of the structure.</p> <p>The walls and ceiling of the entrance porch are completely covered with multichrome bright designs with birds, animals and other religious imagery. Frescoes, murals and paintings depicting incidents from the life of Tirthankaras cover the walls surrounding the approach to the central chamber, where the polished marble image of Adinathji, is enshrined. The first floor of the temple is particularly dedicated to another tirthankar, Parshwanathji. His image has been carved out in black marble.</p> <p>The domed ceiling of the temple is exuberantly painted with images of celestial personifications of the planets or 'Navgraha' as per Hindu mythology.</p>
5.3	Intrinsic	<p>Character Defining Elements</p> <p>External</p> <p>Multi-cusped arches, intricately carved projecting balconies, imposing intricately carved stone gateway with serpentine arch, carved statuary and figurines, intricate marble jalis and cornices.</p> <p>Internal</p> <p>Central dome with multi-chrome frescos, gilded and floral inlay work in marble, carved figurines from Hindu mythology, marble staircase with marble carved balustrades</p>
5.4	Value Classification	<p>Existing Grade: Grade III Recommended Grade: Grade III</p> <p>A(cul), B(per), E, F, C(seh)</p> <p>The Jain temple is a culturally important structure and significantly, has recently celebrated its centenary year. It has a great amount of religious value for the members of the Jain community. Its unique architectural features like the marble projecting balconies, shikhara, inner dome etc. must be preserved.</p>
6.0		TOPOGRAPHY
6.1	Floors	Ground + one upper
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.
7.3	Floor	The floor in the passages in the upper level is of reinforced cement concrete.
7.4	Stairs	Both the staircases are constructed purely of white marble.
7.5	Openings	The fenestrations including window openings, balconies are in marble.
7.6	Roofing	Marble dome over the central hall and marble sloping roof over the porch.
7.7	Articulation	<p>All the details on the façade including carved figurines and the statues of elephants and dwarfals at the entrance steps are of marble and have been painted over.</p> <p>All the projecting balconies, arches, supporting columns, balconies, carved</p>

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379	ADISHWAR JAIN TEMPLE	
		balustrades, brackets supporting the overhangs are carved out of marble.
7.8	Finishes	The walls have polychromatic designs in the plaster, portions are gilded and other areas are painted. Polished marble tiles are laid on the floors at both levels in an octagonal pattern. Delicate floral inlay work in marble floor at the entrance platform. The railings, balustrade, risers and treads of the staircases are in marble.
7.9	Interiors (Movable & Immovable)	Silver plated stools, donation boxes, puja platforms, door shutters etc. Marble and metal idols, framed paintings hung on walls, temple bells and other artefacts.
7.10	Compound/Fence/Gate	A pair of ornate 2-storyed gateways mark the entry into the temple compound.
7.11	Curtilage/ Unbuilt space/out buildings/landscape	A newer small subsidiary shrine dedicated to Ghantaghar Mahavir is located within the compound facing the main temple and adjacent to the peripheral wall. Within the temple site itself, is the entrance of a residential building (which is a property of the temple trust). Portion of the ground floor of this building has been made into a hall meant for religious gatherings and ceremonies. This hall opens directly onto the temple compound space. 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. There is a small shop selling Jain food stuff located within the temple compound, fronting the main road.
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.
8.4	Water Supply	Water supply is provided by the B.M.C.
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	None
8.7	Other (HVAC/BMS/Security Systems)	Manned by private security guards
9.0		CONDITION
9.1	Plinth	The plinth is in sound structural condition.
9.2	Walls	The walls do not show any cracks and there is no visible structural threat. The frescoes are well-kept and do not display any paint flaking.
9.3	Floor	The floor is in a structurally stable condition and does not show any signs of intervention.
9.4	Stairs	The twin marble staircases maintain their architectural integrity.
9.5	Openings	All the openings are in an operational condition.
9.6	Roofing	The roof does not show any signs of intervention and is free from any structural defects.
9.7	Articulation & Finishes	Articulation and finishes are intact and do not show any signs of deterioration. All the statues, figurines and other details are regularly touched up and painted. The marble on the external walls, balconies, arches etc. is also polished regularly and so also the marble floor tiles.

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379	ADISHWAR JAIN TEMPLE	
9.8	Services	Services have been upgraded periodically.
9.9	Outbuildings	The subsidiary temple, drinking water fountain, food store are all in a sound state.
9.10	Overall Condition	Good Maintenance Level: Regular with conservation sensitivity.
10.0		TRANSFORMATION
10.1	Form	None
10.2	Structure	None
10.3	Articulation & Finishes	None
11.0		DP REMARKS/PERCEIVED THREATS
		None
12.0		ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION
		The Jain temple is a culturally important structure and significantly, has recently celebrated its centenary year. It has a great amount of religious value for the members of the Jain community. Its unique architectural features like the marble projecting balconies, shikhara, inner dome etc. must be preserved.

379 ADISHWAR JAIN TEMPLE



379 ADISHWAR JAIN TEMPLE



LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
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380 DILKHUSH RESIDENTIAL COMPLEX		
	Common Ref No: 2005/GII/380	
	Card No: 64	
	Ward (Part): D (Part III)	
	CS No: 1/245,1A/245,2/245,3/245,4/245	
	Plot Area: 2890.76 sq m	
	B U Area: NA	
	Date: 28 th February 05	
	Record by: Abha Bahl , Kanchan Gupta Krishna Iyer, Mekhla Chauhan	
	Review by: Aishwarya Tipnis	
	Int: KG Ext: AB	
	Photo Ref: 380a- 380ac	
1.0		DENOMINATION
1.1	Name of Premises	Dilkhush Residential Complex Consists of 5 independent apartment buildings – Hill Stone, Poornima, Ruia, Dilkhush and Godrej(new construction)
1.2	Earlier Name	Same
1.3	Built In	1935 Extension Date(if any) none
2.0		ACCESS ROADS
2.1	Main	B. G. Kher Marg (Ridge Road)
2.2	Subsidiary	Ratilal R. Thakkar Marg.
3.0		OWNERSHIP PATTERN
3.1	Present	Privately owned
3.2	Past	Same
3.3	Status	Private
4.0		USE
4.1	Present	Private residential apartment buildings
4.2	Past	Same
4.3	Usage	Residential
5.0		SIGNIFICANCE & VALUE CLASSIFICATION
5.1	Townscape(Natural/Manmade)	Dilkhush residential complex is a residential area comprising of 5 individual buildings built on rectangular plot lines built in the late 1930's on B. G. Kher Marg, right opposite the Walkeshwar Jain Temple. The buildings no longer belong to a 'complex' but are individually owned private apartments. 2 Apartments face B G Kher road while the other buildings are accessed by a private road. Out of remaining only "Godrej" is a newly constructed building. The Dilkhush complex is a quiet and serene complex within Malabar Hill amidst a lot of greenery along B G Kher Marg. There are a few commercial establishments along the main road and also a police station opposite the complex. The Dilkhush complex can easily be accessed from Grant Road railway station on the Western Railway and through numerous bus routes through the city.
5.2	Architectural Description	The Dilkhush complex comprises of 5 residential blocks out of which one is a

380	DILKHUSH RESIDENTIAL COMPLEX	
		<p>newly constructed building named Godrej. The remaining 4 are Dilkhush, Ruia, Poornima and Hill Stone.</p> <p>All 4 of them follow the same height structure of G + 3/4 upper storey and have flat terrace roofing with Italianate balusters.</p> <p>The architectural typology and characteristics are also same for all the buildings. These residences follow the Colonial style stone-faced residential mansions with a hybrid of Art Deco and vernacular typology constructed on rectangular plots. All buildings have a setback from the main road and have a compound wall surrounding each apartment. Few buildings have outhouses like garages for their vehicles, while others have servant quarters on the rear portion.</p> <p>There is a common staircase lobby which leads to a corridor and then to the apartments. The articulations and details are mostly seen in openings. Few transformations have been seen in these recent years in each building that has defaced the composition of the complex.</p>
5.3	Intrinsic	<p>External Colonial style stone-faced residential mansions with hybrid features of vernacular and Art Deco , rectangular openings with stucco architraves, rectangular fanlights and timber louvered windows, timber balconies, Italianate balusters, stucco cornice bands and pilasters</p> <p>Internal Decorative timber staircase with elegant posts, treads and risers.</p>
5.4	Value Classification	<p>Existing Grade: Grade III Recommended Grade: Grade III</p> <p>B(per), B(des), G(grp), E, F</p> <p>Out of the five buildings in the complex, 'Godrej' is a newly constructed building.</p> <p>For street vistas Grade III</p> <ol style="list-style-type: none"> Dilkhush Apartments Location: B G Kher Marg No. of floors: G + 3 Architectural style: Hybrid Colonial Style Special features: Colonial town house with rectangular openings with timber framed glass panelled openings, Italianate balusters in terrace, ornate timber staircase, landscaped plantations surrounding the building. Ruia Apartments Location: B G Kher Marg No. of floors: G + 3 Architectural style: Hybrid Colonial Style Special features: Colonial town house with rectangular openings with timber framed glass panelled openings, Italianate balusters in terrace, ornate timber staircase, decorative cornice bands demarcating the floor levels, landscaped plantations surrounding the building and landscaped plantations surrounding the building. Hill Stone Location: B G Kher Marg No. of floors: G + 3

380	DILKHUSH RESIDENTIAL COMPLEX	
		<p>Architectural style: Hybrid Colonial Style Special features: Colonial town house with rectangular openings with timber framed glass panelled openings, Italianate balusters in terrace, ornate timber staircase, decorative cornice bands demarcating the floor levels, landscaped plantations surrounding the building and landscaped plantations surrounding the building.</p> <p>4. Poornima Location: B G Kher Marg No. of floors: G + 3 Architectural style: Hybrid Colonial Style Special features: Colonial town house with rectangular openings with timber framed glass panelled openings, Italianate balusters in terrace, ornate timber staircase, decorative cornice bands demarcating the floor levels, landscaped plantations surrounding the building and landscaped plantations surrounding the building.</p>
6.0		TOPOGRAPHY
6.1	Floors	Ground and 3-4 upper storeys
7.0		CONSTRUCTION
7.1	Plinth	The plinth of most buildings in the complex is constructed in yellow basalt stone and stone coping above it.
7.2	Walls	The walls are constructed in load bearing brick masonry with lime plaster showing rustications in few buildings, internally the partition walls are of brick masonry, plastered and painted.
7.3	Floor	Internal survey not permitted, corridor and entrance portion have marble floor finish.
7.4	Stairs	The staircase is constructed in timber with timber posts and treads/risers.
7.5	Openings	Rectangular openings with timber framed glass panelled along with ventilators above, few buildings have pivoted timber framed openings along special openings for ventilators. Timber chajjas are found above the openings.
7.6	Roofing	Most buildings have flat terrace roofing with Italiante balusters in the parapet.
7.7	Articulation	Most buildings have colonial style stucco mouldings and pilasters, triangular pediments observed on the ground floor openings, cornice bands running in the structures.
7.8	Finishes	<p>Walls The walls are constructed in load bearing brick masonry with lime plaster showing mason fenestrations in few buildings, internally the partition walls are of brick masonry, plastered and painted.</p> <p>Staircase The staircase is constructed in timber with timber posts and treads/risers.</p> <p>Floors Internal survey not permitted, corridor and entrance portion have marble finish.</p>
7.9	Interiors (Movable & Immovable)	The interiors have been transformed and do not conform to any particular

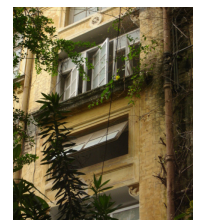
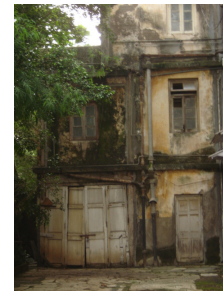
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380	DILKHUSH RESIDENTIAL COMPLEX	
		style or era.
7.10	Compound/Fence/Gate	The residences have compound walls made of brick masonry upto a height of 2 feet and then metal railing above it, all residences have gates at the entrances of their premises with iron/steel gates. Few also have steel fences around their premises.
7.11	Curtilege/ Unbuilt space/out buildings/landscape	Landscape is found in every building of the complex, out buildings are also present in the few buildings like underground tanks, external toilets, pump house, garages and few have also have servant quarters
8.0		SERVICES & UTILITIES
8.1	Lighting	Light is received by the buildings by both naturally through openings and artificially through tube lights etc.
8.2	Ventilation	Ventilation is received by the buildings naturally through openings and artificially through air conditioners etc.
8.3	Electricity	Electricity is received through BEST
8.4	Water Supply	Water supply is supplied through Municipal corporation.
8.5	Drainage (Plumbing and sanitation)	Drainage pipes of cast iron are found in the rear portion in most of the buildings along with underground sintex pvc tanks also installed in the rear portion of the building premises.
8.6	Fire Precaution	No fire equipments have been installed in the premises.
8.7	Other (HVAC/BMC/Security Systems)	Security guards present in each building.
9.0		CONDITION
9.1	Plinth	The plinths of few buildings show dampness signs at areas where plantations are found or where drainage pipes run, no structural threats found in most cases.
9.2	Walls	The front façades do not show signs of distress or dampness. At few areas the ground level has been renovated or re plastered while the remaining is untouched. The rear façade of the buildings have dampness patches and paint flakes seen but no structural threats observed.
9.3	Floor	Internal survey not permitted, but the tenants have altered the flooring finish at the corridor and the entrance area.
9.4	Stairs	The timber staircase in each building are well maintained and in good condition and is structurally in stable condition.
9.5	Openings	The openings are in fair condition, no major signs of distress observed. Paint flaking is observed in few cases, few windows have broken or replaced glass, in many cases windows have been replaced to have aluminium windows and others are altered to have air conditioners.
9.6	Roofing	The flat terrace roofing is also in fair condition, few have altered their terrace to accommodate overhead tanks along with stairs.
9.7	Articulation & Finishes	The finishes and articulations are intact and do not show any structural defects except for dampness patches at few areas. Few articulations have been repainted insensitively.
9.8	Services	Drainage pipes of cast iron have rusted and the walls show dampness patches, underground tanks have been constructed, and overhead tanks have also been constructed on the terrace.
9.9	Outbuildings	Out buildings are in a poor condition with dampness patches along with

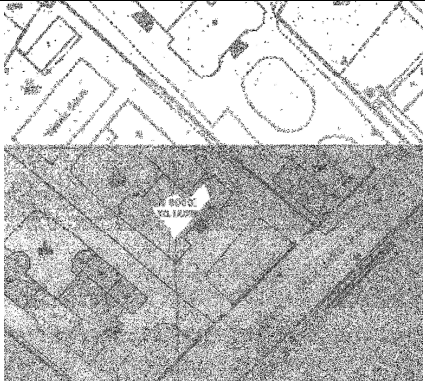
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		plaster flaking. A few structural defects are also observed in these out buildings.
9.10	Overall Condition	Maintenance : Fair
10.0		TRANSFORMATION
10.1	Form	No transformation is visible in the form of either buildings
10.2	Structure	The structures have minor transformations in the façade like in one of the structures Dilkhush, the ground floor has been re plastered and repainted, openings have been accommodated with air conditioners; few of them have been replaced with other materials. Interiors have altered drastically by the tenants hence none of the original finishes remain.
10.3	Articulation & Finishes	The finishes and articulations are intact and do not show any structural defects except for dampness patches at few areas. Few articulations have been repainted insensitively.
11.0		DP REMARKS/PERCEIVED THREATS
		None
12.0		ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION
		None

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381 BUILDING NO.26 A-SANS SOUCI		
	Common Ref no: 2005/GII/381	
	Card No.: 65	
	Ward (Part): D (Part III)	
	CS No.: 1A/256	
	Plot Area: 2864.38 sq m	
	B U Area: NA	
	Date: 9 th January 05	
	Record by: Abha Bahl	
	Review by: Aishwarya Tipnis	
	Int: AB Ext: AB	
	Photo Ref: 381a-381q	
1.0		DENOMINATION
1.1	Name of Premises	Bldg. No. 26A - Sans Souci
1.2	Earlier Name	Sans Souci
1.3	Built In	1934 Extension Date(if any) none
2.0		ACCESS ROADS
2.1	Main	B.G.Kher Marg (Ridge Road)
2.2	Subsidiary	None
3.0		OWNERSHIP PATTERN
3.1	Present	Privately owned by Mr. Miten Hemchand
3.2	Past	Owned by father of the present owner in the past
3.3	Status	Partially Tenanted
4.0		USE
4.1	Present	Residential - Private residences of the owner and tenants
4.2	Past	Same
4.3	Usage	Regular
5.0		SIGNIFICANCE & VALUE CLASSIFICATION
5.1	Townscape (Natural/Manmade)	The building is set among a spacious sloping site along with another similar twin structure. A landscaped lawn fronts the buildings between the compound wall and façade so that the building has a large setback from the main road. The considerable open space at the back is utilised for parking of cars and there is another neatly kept lawn adjacent to the rear of the building.
5.2	Architectural Description	<p>Planning</p> <p>The entrance to the upper floors is on the side of the building. An elevator and staircase lead upto all 3 upper floors. There are 2 apartments per floor. Each of the apartments is spacious and overlooks a garden either in the front or rear of the structure.</p> <p>Stylistic Classification</p> <p>Built as a palatial residential mansion, the stone-faced building is designed in the Colonial style with Art Deco accents. The front façade is divided into 3 bays. Open pillared verandahs on all floors are present in the centre bay. The ground level has a four massive rectangular columns mark the grand front entrance. On the first floor, slender pairs of round fluted columns with Corinthian capitals are placed directly above the ground level stone pylons.</p>

381	BUILDING NO.26 A-SANS SOUCI	
		On the uppermost storey, the column pairs become square in cross-section. Both the side bays protrude beyond the line of verandahs giving the building a solid symmetrical appearance. Each bay has fenestrations at all 3 levels. At the lowermost level, a set of 3 slim windows overlook the front garden. On the upper floors, there are stone balconies with cast iron railings with an ornamental geometric design. The balcony on the second floor rests on a corbel and is lesser in width than the one on the first floor which is cantilevered and supported on pair of stone brackets.
5.3	Intrinsic	Character Defining Elements External Verandahs and balconies with cast iron balusters with Art Deco design, round fluted columns with Corinthian capitals, architraves around all rectangular openings, grilles in Art Deco designs Internal Cement mosaic flooring in Art Deco designs
5.4	Value Classification	Existing Grade: Grade III Recommended Grade: Grade III B(per), B(des), G(grp), E, F The stone-faced Colonial style mansion is distinctive of the 1930s period that it was built in. Alongwith its twin building in the same compound, it has a unique design with verandahs on all floors.
6.0		TOPOGRAPHY
6.1	Floors	Ground and three upper storeys
7.0		CONSTRUCTION
7.1	Plinth	Buff basalt stone masonry construction used for the plinth.
7.2	Walls	The external walls are of buff basalt stone masonry laid in regular straight courses. At the rear of the structure, some walls are of brick masonry. The internal walls are of brick masonry.
7.3	Floor	The floor slab is of reinforced cement concrete.
7.4	Stairs	The staircase construction is with reinforced cement concrete.
7.5	Openings	Window openings in the façade have timber frames with glass panels within wooden shutters. Two balconies on the façade are of cantilevered stone slabs supported by stone brackets. Another pair of balconies is supported by stone corbels.
7.6	Roofing	The building has a flat roof constructed of reinforced cement concrete.
7.7	Articulation	Chajjas over openings are in reinforced cement concrete. The railings on verandahs and balconies are of cast iron.
7.8	Finishes	The surface of the external brick walls at the rear is painted in a buff beige colour to match with the colour of the exposed stone work of the rest of the building. The internal walls of the building are plastered and painted. The staircase has coloured cement mosaic tiles on the risers and treads. The floor in the apartments, lobby areas and passages has patterned brightly coloured cement mosaic tiles. The roof surface is covered with coloured cement mosaic tiles.
7.9	Interiors (Movable & Immovable)	Original teakwood framed doorways and window openings, electric fixtures are present.
7.10	Compound/Fence/Gate	The building compound has three pairs of iron gates – one side gate as the vehicular entrance for each building and a gate in the centre that usually


381	BUILDING NO.26 A-SANS SOUCI	
		remains closed. A 3' high stone compound wall lines the main road, with stone pillars at regular intervals and iron grill between which is covered with the overgrown plants and shrubs.
7.11	Curtilage/ Unbuilt space/out buildings/landscape	This building is one of the twin structures that is built on this site. The open space within the building compound is landscaped with neatly kept lawns in the front and rear. The additional paved area at the back is utilised for parking of private cars. There is a structure used as servant's quarters at the far end of the compound.
8.0		SERVICES & UTILITIES
8.1	Lighting	Electric light fixtures and natural lighting.
8.2	Ventilation	Electric fans, window A.C. units
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 present
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.
9.2	Walls	Externally, mostly in fairly good condition, though some discolouration due to moisture damage is seen in a few places.
9.3	Floor	The floor does not show any signs of intervention.
9.4	Stairs	The staircase is structurally stable.
9.5	Openings	The openings are all very well maintained and do not show any signs of deterioration.
9.6	Roofing	The roof is free from any structural defects as it is regular water proofing treatment is administered.
9.7	Articulation & Finishes	All the finishes including the original flooring are intact .
9.8	Services	The services are have been upgraded periodically. Decrease in the pressure of water supplied by the authorities is a problem faced by the residents.
9.9	Outbuildings	All the outbuildings are structurally sound except for the servants' quarters that is currently not utilised and in a state of disrepair.
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
		The D.P marking for the bungalow is incorrect and this anomaly should be corrected.
12.0		ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION

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381 BUILDING NO.26 A-SANS SOUCI



LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
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382 BUILDING NO.26 B- PRETA		
	Common Ref no: 2005/GII/382	
	Card No.: 66	
	Ward (Part): D (Part III)	
	CS No.: 1/256	
	Plot Area: 2548.510 sq m	
	B U Area: NA	
	Date: 9 th January 05	
	Record by: Abha Bahl	
	Review by: Aishwarya Tipnis	
	Int: AB	Ext: AB
	Photo Ref: 382a-382h	
1.0		DENOMINATION
1.1	Name of Premises	Bldg. No. 26B – Preta
1.2	Earlier Name	Same
1.3	Built In	1934 Extension Date(if any): 1970s-80s
2.0		ACCESS ROADS
2.1	Main	B.G.Kher Marg (Ridge Road)
2.2	Subsidiary	None
3.0		OWNERSHIP PATTERN
3.1	Present	Privately owned
3.2	Past	Same
3.3	Status	Partially Tenanted
4.0		USE
4.1	Present	Private residences of the owner and tenants
4.2	Past	Same
4.3	Usage	Residential
5.0		SIGNIFICANCE & VALUE CLASSIFICATION
5.1	Townscape (Natural/Manmade)	The building is set among a spacious sloping site along with another similar twin structure. A landscaped area fronts the building between the compound wall and façade so that the building has a large setback from the main road. The considerable open space in the front and back is utilised for parking of car.
5.2	Architectural Description	<p>Planning</p> <p>The entrance to the upper floors is on the side of the building. An elevator and staircase lead upto all 3 upper floors. There are 2 apartments per floor. Each of the apartments is spacious and overlooks a garden either in the front or rear of the structure.</p> <p>Stylistic Classification</p> <p>Built as a palatial residential mansion, the stone-faced building is designed in a Colonial style. The front façade is divided into 3 bays. Open pillared verandahs on all floors are present in the centre bay. The ground level has a four massive rectangular columns mark the grand front entrance. On the first floor, slender pairs of round fluted columns with Corinthian capitals are placed directly above the ground level stone pylons. On the second floor, the</p>

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		<p>column pairs become square in cross-section.</p> <p>Both the side bays protrude beyond the line of verandahs giving the building a solid symmetrical appearance. Each bay has fenestrations at all 3 levels. At the lowermost level, a set of 3 slim windows overlook the front garden. On the upper floors, there are stone balconies with cast iron railings with an ornamental geometric design. The balcony on the second floor rests on a corbel and is lesser in width than the one on the first floor which is cantilevered and supported on pair of stone brackets. 3 upper floors have been added and though they follow the building profile, the change in material and design of openings reduces the aesthetic appearance of the building.</p> <p>Following the slope of the site, the high plinth in the front slopes down towards the rear to accommodate a line of garages at the ground level so that there are effectively four storeys at the rear of the structure.</p>
5.3	Intrinsic	<p>Character Defining Elements</p> <p>External Verandahs and balconies with cast iron balusters with Art Deco design, round fluted columns with Corinthian capitals, architraves around all rectangular openings, grilles in Art Deco designs</p> <p>Internal Cement mosaic flooring in Art Deco designs</p>
5.4	Value Classification	<p>Existing Grade : Grade III Recommended Grade: Grade III B(per), B(des), G(grp), E, F</p> <p>The stone-faced Colonial style mansion is distinctive of the 1930s period that it was built in. Alongwith its twin building in the same compound, it has a unique design with verandahs on all floors.</p>
6.0		TOPOGRAPHY
6.1	Floors	Ground and six upper storeys
7.0		CONSTRUCTION
7.1	Plinth	Buff basalt stone masonry construction used for the plinth.
7.2	Walls	The external walls are of buff basalt stone masonry laid in regular straight courses. Additional upper floors in RCC construction have brick walls. The internal walls are of brick masonry.
7.3	Floor	The floor slab is of reinforced cement concrete.
7.4	Stairs	The staircase is construction is with reinforced cement concrete.
7.5	Openings	<p>Window openings in the façade have timber frames with glass panels within wooden shutters.</p> <p>Two balconies on the façade are of cantilevered stone slabs supported by stone brackets. Another pair of balconies is supported by stone corbels.</p>
7.6	Roofing	The building has a flat roof constructed of reinforced cement concrete.
7.7	Articulation	<p>Chajjas over openings are in reinforced cement concrete.</p> <p>The railings on verandahs and balconies are of cast iron.</p>
7.8	Finishes	The surface of the external brick walls at the rear is painted in a buff beige colour to match with the colour of the exposed stone work of the rest of the

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		<p>building. Stone cladding has been done on the additional modern floors to match with the original stone.</p> <p>The internal walls of the building are plastered and painted.</p> <p>The staircase has coloured cement mosaic tiles on the risers and treads.</p> <p>The floor in the apartments, lobby areas and passages has patterned brightly coloured cement mosaic tiles.</p> <p>The roof surface is covered with coloured cement mosaic tiles.</p>
7.9	Interiors (Movable & Immovable)	Original teakwood framed doorways and window openings, electric fixtures are present.
7.10	Compound/Fence/Gate	The building compound has three pairs of iron gates – one side gate as the vehicular entrance for each building and a gate in the centre that usually remains closed. A 3' high stone compound wall lines the main road, with stone pillars at regular intervals and iron grill between which is covered with the overgrown plants and shrubs.
7.11	Curtilege/ Unbuilt space/out buildings/landscape	This building is one of the twin structures that is built on this site. The open space within the building compound is landscaped in the front and rear. The additional paved area at the back is utilised for parking of private cars.
8.0		SERVICES & UTILITIES
8.1	Lighting	Electric light fixtures and natural lighting.
8.2	Ventilation	Electric fans, window A.C. units
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 present
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.
9.2	Walls	Externally, mostly in fairly good condition, though some discolouration due to moisture damage is seen in a few places.
9.3	Floor	The floor does not show any signs of structural distress
9.4	Stairs	The staircase is structurally stable.
9.5	Openings	The original openings are all very well maintained and in excellent condition. The modern concrete balconies have metal balustrades and Aluminium sliding windows are present as well.
9.6	Roofing	The roof is in a good condition as it is regular water proofing treatment is administered.
9.7	Articulation & Finishes	Original finishes including the original flooring are in good condition.
9.8	Services	The services are generally well-maintained and in good condition.
9.9	Outbuildings	Not applicable.
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 more or less been fairly well maintained.
10.0		TRANSFORMATION
10.1	Form	3 upper floors have been added and though they follow the building profile,



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		the change in material and design of openings reduces the aesthetic appearance of the building.
10.2	Structure	Upper 3 floors are constructed in reinforced cement concrete.
10.3	Articulation & Finishes	None
11.0		DP REMARKS/PERCEIVED THREATS
		None
12.0		ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION
		None

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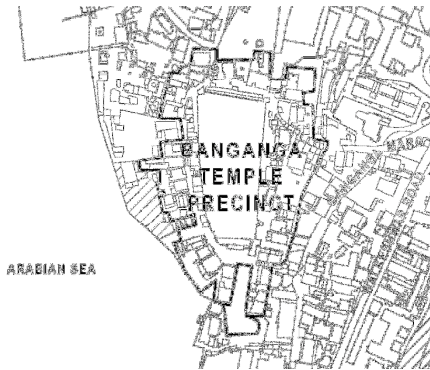
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383 SAHYADRI STATE GOVERNMENT GUEST HOUSE		
	Common Ref no: 2005/GII/383	
	Card No.: 67	
	Ward (Part): D (Part III)	
	CS No.: 259	
	Plot Area: 4459.86 sq m	
	B U Area: NA	
	Date: 9 th January 05	
	Record by: Abha Bahl	
	Review by: Aishwarya Tipnis	
	Int: AB Ext:AB	
	Photo Ref: 383a	
1.0		DENOMINATION
1.1	Name of Premises	Sahyadri State Government Guest House
1.2	Earlier Name	The Cliff
1.3	Built In	Rebuilt in the 1990's Extension Date(if any) none
2.0		ACCESS ROADS
2.1	Main	B.G.Kher Marg (Ridge Road)
2.2	Subsidiary	None
3.0		OWNERSHIP PATTERN
3.1	Present	State Government
3.2	Past	State Government
3.3	Status	State Government owned
4.0		USE
4.1	Present	State Government Guest House
4.2	Past	Same as above
4.3	Usage	Regular
5.0		SIGNIFICANCE & VALUE CLASSIFICATION
5.1	Townscape (Natural/Manmade)	Has been demolished and rebuilt and should be delisted with immediate effect.
5.2	Architectural Description	Has been demolished and rebuilt and should be delisted with immediate effect.
5.3	Intrinsic	Has been demolished and rebuilt and should be delisted with immediate effect.
5.4	Value Classification	Existing Grade: Grade III Recommended Grade : Delete Has been demolished and rebuilt and should be delisted
6.0		TOPOGRAPHY
6.1	Floors	Not applicable as original fabric has been totally altered.
7.0		CONSTRUCTION
7.1	Plinth	Not applicable as original fabric has been totally altered.
7.2	Walls	Not applicable as original fabric has been totally altered.
7.3	Floor	Not applicable as original fabric has been totally altered.
7.4	Stairs	Not applicable as original fabric has been totally altered.

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7.5	Openings	Not applicable as original fabric has been totally altered.
7.6	Roofing	Not applicable as original fabric has been totally altered.
7.7	Articulation	Not applicable as original fabric has been totally altered.
7.8	Finishes	Not applicable as original fabric has been totally altered.
7.9	Interiors(Movable&Immovable)	Not applicable as original fabric has been totally altered.
7.10	Compound/Fence/Gate	Not applicable as original fabric has been totally altered.
7.11	Curtilege/ Unbuilt space/out buildings/landscape	Not applicable as original fabric has been totally altered.
8.0		SERVICES & UTILITIES
8.1	Lighting	Not applicable as original fabric has been totally altered.
8.2	Ventilation	Not applicable as original fabric has been totally altered.
8.3	Electricity	Not applicable as original fabric has been totally altered.
8.4	Water Supply	Not applicable as original fabric has been totally altered.
8.5	Drainage (Plumbing and sanitation)	Not applicable as original fabric has been totally altered.
8.6	Fire Precaution	Not applicable as original fabric has been totally altered.
8.7	Other (HVAC/BMC/Security Systems)	Not applicable as original fabric has been totally altered.
9.0		CONDITION
9.1	Plinth	Not applicable as original fabric has been totally altered.
9.2	Walls	Not applicable as original fabric has been totally altered.
9.3	Floor	Not applicable as original fabric has been totally altered.
9.4	Stairs	Not applicable as original fabric has been totally altered.
9.5	Openings	Not applicable as original fabric has been totally altered.
9.6	Roofing	Not applicable as original fabric has been totally altered.
9.7	Articulation & Finishes	Not applicable as original fabric has been totally altered.
9.8	Services	Not applicable as original fabric has been totally altered.
9.9	Outbuildings	Not applicable as original fabric has been totally altered.
9.10	Overall Condition Fairly good	Not applicable as original fabric has been totally altered.
10.0		TRANSFORMATION
10.1	Form	Not applicable as original fabric has been totally altered.
10.2	Structure	Not applicable as original fabric has been totally altered.
10.3	Articulation & Finishes	Not applicable as original fabric has been totally altered.
11.0		DP REMARKS/PERCEIVED THREATS
		The building is marked incorrectly on the D.P and this anomaly should be corrected.
12.0		ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION
		The building is a modern concrete structure built on the site of the demolished original timber heritage building. Hence it recommended that it be delisted.

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384 BANGANGA PRECINCT	
	Common Ref no: 2005/GII/384
	Card No.: 68
	Ward (Part): D Ward (Part III)
	CS No.: NA
	Plot Area: NA
	B U Area: NA
	Date: 4 th May, 05
	Record by: Brinda Gaitonde
	Review by: Abha Lambah
	Int BG Ext BG
	Photo Ref.: 384a to 384cd
	
1.0	DENOMINATION
1.1	Name of Premises
1.2	Earlier Name
1.3	Built In
	Group of buildings with water tank built in different time periods, but, mostly in the middle of the 19 th century or first decade of the 20 th century. Origins of tank date to 9 th century but present form was built in 18 th century. Extension Date (if any): None
2.0	ACCESS ROADS
2.1	Main
2.2	Subsidiary
	None
3.0	OWNERSHIP PATTERN
3.1	Present
3.2	Past
3.3	Status
	Trust and Private
	Trust and Private
4.0	USE
4.1	Present
4.2	Past
4.3	Usage
	Religious and residential
	Regular
5.0	Significance & Value Classification
5.1	Townscape (Natural/Manmade)
	The only surviving example of a stepped water tank in the city, Banganga is unique for its architectural form as well as for its immense historic significance dating back to the 9 th century. With religious associations dating back to the ancient texts such as the <i>Skanda Purnana</i> and the <i>Ramayana</i> , the area has tremendous historic value in

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		terms of it being one of the most sacred pilgrimage centers and is the oldest and largest surviving religious areas on the island city, its present form dating to the 18 th century. The stepped tank, scattered remains of earlier temples in the form of sculptured stones, <i>deepstambhas</i> , surrounding temples and pilgrim hostels collectively contribute to a unique sacred historic district of unrivalled value and need to be carefully preserved in its present form. In addition to the stepped tank and surrounding temples the scale and character of the precinct is retained due to the regulated height of the buildings within the precinct as well as urban elements such as the stone paved lanes stepping down and leading to the tank.
5.2	Architectural Description	<p>Planning The tank consists of a trapezoidal plan form, 115 metres long and about 40 metres wide, with steps leading down to the water level fed by a natural underground spring at its north-east corner and several underground outlets leading out to the nearby sea, creating an effecting water cleaning and drainage system. Lined with grayish-blue basalt stone, the stepped tank is punctuated with several <i>deepstambhas</i>, which not only mark the entrances to the tank but are also strategically placed near the most significant temples. In addition to the stepped profile of the tank the upper levels are also provided with a leveled platform to facilitate the various rituals performed at the sacred tank. The tank is surrounded by temples and pilgrim hostels along with a few stalls selling goods for religious use and the significant temples are also provided with a series of steps leading down to the tank, making these structures integral with the tank in terms of the ritualistic associations.</p> <p>Stylistic Classification Associated with religious use, all the temples and the tank follow a typical vocabulary of sacred Hindu architecture, with carved religious imagery and pyramidal roof forms. Dating to early 20th century, some of the temples, such as the Balaji and Ganpati Temple, also display a domical roof form indicative of an Islamic influence in the architectural methodology.</p>
5.3	Intrinsic	<p>Character Defining Elements External Regulated height surrounding tank, religious land use, natural stone paving material, open-air form and stepped profile of the tank, artefacts in the form of <i>deepstambhas</i> and sculptured panels, pyramidal and domical roof forms of the temples, scale and footprint of the temples and other structures, entrance gateways (in case of a few temples)</p> <p>Internal Inner sanctum or <i>garbhagriha</i> with statuary</p>
5.4	Value Classification	<p>Existing Grade: Heritage precinct Recommended Grade: Grade I for the Banganga tank and Grade II for the other buildings within the precinct A(arc),E, A (cul), B (per), B (des),C(seh), J, I (sce)</p> <p>On account of its immense architectural and historical significance, the</p>

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	<p>Banganga tank is listed as Grade I and in order to control the surrounding development so as keep the tank sacrosanct, the precinct is upgraded from its heritage precinct status to Grade II. This would mean the scale, height and footprints of the surrounding buildings within the precinct should be regulated to the existing height or ground and two upper storeys, whichever is lesser. In addition to this no changes would be permitted with respect to the materials of the paving of the steps leading to the tank. These clauses are to be followed over and above the regulations laid down for Grade I and Grade II buildings as prescribed within the Heritage Regulations for Greater Mumbai, 1995.</p> <p>Significant buildings within the precinct</p> <p>1. Venkatesh Balaji Mandir (1781)</p> <p>Architectural description: Consists of temple housed within an enclosed compound that includes a ground storey Mangalore tiled residential settlement with a courtyard between the temple and the houses. An arched gateway leads to the temple complex, embellished with a <i>dwarapala</i> (now repainted), on the inner side of which is two shrines and flanking it is a <i>deepstambha</i>. The temple comprises of an outer colonnaded <i>rangamandapa</i> with a domed inner sanctum housing the deity. The outer semi-open space is supported over carved timber columns with grayish-blue basalt stone bases and with multi-foil arched panels between the columns. Believed to be originally founded by the Kolis, the present temple was built by Diveshankar in 1781 A.D. and is the only temple within the Banganga complex to house two types of Ganesh images.</p> <p>Observations: The low-lying sloping roof form with outer verandah of the residential structures is in conformity with the character of the precinct and contributes to the visual perception of the temple. Hence any reconstruction schemes should ensure that the height lines and plan form along with the courtyard should be necessarily preserved. The temple was renovated in the year 2004 with the introduction of several elements, not entirely authentic in character. The archival image shows clear lines of the northern edge of the tank, currently not visible due to numerous additions.</p> <p>2. Siddheshwar Temple (1830s)</p> <p>Architectural description: The temple forms part of what was once known as the Jairamgir Bawa's <i>math</i>, where <i>samadhis</i> of ascetics of the orthodox Giri Smarta sect were erected. The <i>samadhi</i> of the founder Jairamgir Bawa, together with those of two other ascetics, were built here.¹ Access to the temple is through a gateway on the left of which is an archway leading to ancillary shrines (with two <i>nandis</i>) and abandoned sculptured panels and on the right is a ground storey tenement. Built over a <i>samadhi</i>, the grayish-blue basalt faced temple is built on a higher plane accessed with steps, leading on to a compact <i>sabhamandapa</i> with a stone <i>nandi</i> in the center. This chamber leads to the inner <i>garbagriha</i> covered with</p>

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	<p>the pyramidal <i>shikhar</i>. The temple directly abuts the tank, which is accessed by means of a series of steps leading down to the tank, punctuated with two beautifully proportioned <i>deepstambhas</i>. Beyond the temple, within the same compound are other single and two-storied tenements facing a sizable open space between the structures and the wall abutting the tank.</p> <p>Observations: The stone-faced temple has been painted with silver enamel paint, an exercise which leads to eventual deterioration of the stone. The significance of the temple is evident from its direct connection with the tank by means of a series of steps, which are unfortunately in a state of disrepair. In case of any reconstruction of the residential tenements, the existing height, scale, sloping roof profile and footprint of the existing structures should be preserved. Reconstruction of the ground storey residential quarters directly abutting the entrance gateway (on the right of the entrance) should not be permitted.</p> <p>3. Jagannath Mahadeo Temple (1858) Architectural description: Approached through an arched gateway with a <i>naubatkhana</i> on the top, the temple complex consists of the main temple with an outer semi-open court covered with a corrugated asbestos cement sheet roof supported by timber posts over basalt stone bases and provided with carved timber brackets. The inner sanctum with a stone <i>linga</i> is roofed with a pyramidal <i>shikhar</i>. Founded by a Bombay merchant, Lakhmidas Jagjivandas, in 1858, the temple complex houses residential quarters and is marked by means of the quintessential <i>deepstambhas</i>. Observations: The Jagannath Mahadeo temple is significant on account of the numerous unique details such as the <i>naubatkhana</i>, curved seating on the outside near the doorway, timber brackets and carved door etc. that contribute to the devout quality typical to most temples of Banganga. As specified for other temple complexes, it should be ensured that the existing footprint and height lines of the structures within the complex are retained in case of any reconstruction proposals.</p> <p>4. Ramchandra Mandir (1918) Architectural description: This temple stands independently on a high masonry plinth and follows a timber framed construction methodology with brick masonry inserts. The inner sanctum is faced with limestone polished along the doorjambes and with a grayish-blue basalt base and a pyramidal roof and an asbestos cement sheet roof over the surrounding outer chamber. Originally founded by an ascetic, Ramdas Bawa, the temple was reconstructed with the addition of a tall spire in 1918 by a merchant, Khatri Bhavani Mohonji.</p> <p>5. Parashuram Temple (1965) Architectural description: Overlooking the tank, the Parshuram temple was reconstructed on the site of <i>Maaji Ki wadi</i>, donated by</p>

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	<p>Hariganga Bhansali, after performing the commencement ceremony in August 1965.</p> <p>Observations: Clad with pink marble, the pyramidal roof form of the temple (although modern) is a crucial component in the visual axis of the tank.</p> <p>6. Jabreshwar Mahadeo Temple (1840s) Architectural description: The Jabreshwar Mahadeo temple is accessed through a lane that steps down from the end of Walkeshwar Road. It is one of the most imposing structures within Banganga precinct, faced with grayish-blue basalt with extensively carved pyramidal <i>shikhar</i>, and juts out on to the approach way to the tank. Comprising of a high stone plinth highlighted by means of several stringer courses, the temple was founded in the 1840s by Nathbhai Ramdas, father of a leading Bombay merchant, Sir Mangaldas Nathubhai.</p> <p>Observations: Since the temple does not have a separate plot, the development of surrounding buildings has a direct impact on its perception. Hence, it should be ensured that the buildings directly abutting this unique temple and on the front conform to the height restrictions prescribed for the Banganga precinct. The archival view shows the vernacular sloping roof character intact in the 1860s, contributing to the perception of the temple.</p> <p>7. Anurag building <i>samadhi</i> Architectural description: Housed within a domed structure, access to which is through a series of steps leading down, the <i>samadhi</i> lies within the Anurag building compound. It consists of a <i>samadhi</i> in the centre around which are relics of sculptured panels from other desecrated temples (these sculptures are of extremely fine quality and are believed to be from the original Walkeshwar temple).</p> <p>Observations: Although this particular enclosure does not fall within the boundary of the Banganga precinct, it forms a crucial component of the precinct contributing to its historic ambience and should be preserved as part of a listed precinct.</p> <p>8. Sir Mangaldas Nathubhai Dharmashala Architectural description: This handsome stone faced structure is located diagonally opposite the Jabreshwar Mahadeo temple and at the head of the stair leading down to the tank from Banganga Lane. This pilgrim hostel along with the Anurag building compound formed part of an extensive sanitarium with a large vegetable, flower and fruit garden. Another <i>dharmashala</i> further down towards the tank is also significant due to the carved timber brackets adorning its ground storey.</p> <p>Observations: Although this particular enclosure does not fall within the boundary of the Banganga precinct, it forms a crucial component of the precinct contributing to its historic ambience and should be preserved as part of a listed precinct.</p>

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	<p>9. Dharmashalas on the south western edge of Banganga tank Architectural description: These group of buildings constitute the vernacular component of the precinct, characterised by low lying two storied, timber verandahs and window panels, balusters, brackets etc. Observations: These seemingly insignificant buildings are the most under threat due to alteration of the original features. Replacement of even a single component of the built fabric such as a doorway lead to irreparable loss of the heritage value. It is hence imperative that, the scale, height, finishes and features of the houses are retained.</p> <p>10. Rama Kund remains Architectural description: Leading down, through a series of steps on the south western edge of the tank, situated at the end are few remains of a tank and an old <i>dharmashala</i> known as the Punjabi <i>dharmashala</i>, built as a rest-house for members of the Punjabi community. A small lane to the left of this descript structure leads to an enclosure with a structure of which only a platform survives, an enclave with a well and memorial stones and remains of an old temple of Lakshmi-Narayan. This enclosure is rich in terms of the remnant relics in the form of sculptured panels, statues, memorial stones etc. A series of steps from Banganga lane (now covered with debris) is seen leading to the structure of which only the plinth survives and was perhaps the access to the Rama Kund. Observations: A detailed archaeological inventory of this area along with other such areas in the Banganga precinct needs to be undertaken to record a key piece of history as well as to prevent pilferage and vandalism.</p> <p>11. Rameshwar Shiva Temple (1850s) Architectural description: The Rameshwar Shiva temple, a key structure within the complex, does not directly abut the tank but is connected to it by means of stone paved steps punctuated by means of a <i>deepstambha</i> in brick and plastered with lime mortar. The main sanctum is capped by means of a brick pyramidal superstructure plastered with lime mortar. Believed to be originally the site of an old Koli temple, the temple was built in the middle of the 19th century by Raghoba Jivaji Jayakar, a prominent member of the Prabhu community employed in the Military Pay Office. Observations: Any repairs initiated at temples such as this would have to be undertaken using authentic materials. Interventions in the form of change of Mangalore tiles, visible in the archival image, to Asbestos cement roofing has also affected the architectural integrity.</p> <p>12. Ganapati Temple Architectural description: This is a compact temple abutting the tank with a domed superstructure and surrounding lean-to roofed circumambulation path, also built by Raghoba Jivaji Jayakar, the</p>

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	<p>patron of Rameshwar temple. The rear wall of this temple forms a high wall backdrop for the tank.</p> <p>Observations: Any interventions in the form of additions, alterations of details and finishes, reconstruction are not permitted for structures such as this abutting the Grade I Banganga tank.</p> <p>13. Lakshmi Narayan Temple (1890s) Architectural description: The domed Lakshmi Narayan Temple is characterised by an <i>otla</i> or platform at the entrance, normally used as public interaction spaces, with two <i>dwarapalas</i> or statues of doorkeepers. The temple seems to have undergone several additions over the years, evident in the form of increase height lines over the cornice bands. The side façade comprises of segmental arch openings with stucco keystones. The temple was built by a merchant Mathuradas Damodardas Jhaveri in memory of his wife Kesarbai in the late 1890s. Observations: Any interventions in the form of additions, alterations of details and finishes, reconstruction are not permitted for structures such as this abutting the Grade I Banganga tank. Materials such as modern ceramic tiles and polished stone or vitrified tiles should not be used as cladding material.</p> <p>14. Ganapati Temple No. 72 Architectural description: Founded by Sir Mangaldas Nathubhai in the late 19th century, this small domed temple abuts the tank and is marked by a half-broken but original <i>deepstambha</i>. Observations: Any interventions in the form of additions, alterations of details and finishes, reconstruction are not permitted for structures such as this abutting the Grade I Banganga tank.</p> <p>15. Walkeshwar Mandir Architectural description: Although the present form is a contemporary construction of the 1950s, this structure is listed as significant on account it being the original site of the temple from which the area derives its name. The original temple was built in the 18th century in cut stone masonry by Rama Kamath, of which no trace survives (an archival image is sourced which shows the earlier form of the temple). However, the <i>linga</i> has unique derivative associations with the area and seems to represent a pile of sand giving the area the name derived from <i>vaalu</i> or sand and <i>eshwar</i>. The temple is connected to the tank by means of a series of steps, one of the broadest provided for any other temple, and punctuated at the entrance by <i>deepstambhs</i>. Observations: No additions to the present form of the temple or within the temple enclosure will be permissible as such development has direct impact on the tank.</p> <p>16. Onkareshwar Mahadeo Temple Architectural description: Consists of a domed temple founded by Mathuradas Dwarkadas with an old carved doorway leading to the</p>

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	<p>inner sanctum. Along a platform at the tank near the temple are relics from other temples. Observations: Any interventions in the form of additions, alterations of details and finishes, reconstruction are not permitted for structures such as this abutting the Grade I Banganga tank.</p> <p>17. Kashimath Sansthan Architectural description: This structure too is a modern reconstruction but has been included in the list due to its historic origins as well its impact on the tank. The structure houses a <i>math</i> revering Madhavendra Tirtha Swami who attained <i>jivant</i> (live) <i>samadhi</i> at Banganga while on pilgrimage to Rameshwar. Observations: No additions to the present form of the structure or within the enclosure will be permissible as such development is detrimental to the tank.</p> <p>18. Hanuman Mandir Architectural description: The temple is part of a residential structure built in the late 19th century on the site of an ancient thatched structure housing the deity Hanuman. The ground floor is entirely dedicated to the temple, with a large room consisting of timber posts at the end of which is located the deity. A timber staircase leads to the upper floor. Observations: The temple cum residential structure has a unique presence on this rustic node, marked with a <i>deepstambh</i> that has been vividly coloured.</p> <p>19. Kavle Math (1967) Architectural description: Dedicated to the goddess Shantadurga, this <i>math</i> enjoys the distinction of being one of the few structures to be set in a large compound. Although the structure is contemporary, it has been included in the list for its religious connections with the tank. An RCC structure stands on the site of an older structure that once stood in the midst of <i>samadhis</i> and a grove of mango, jackfruit and white <i>jamb</i> trees. Punctuated by a <i>deepastambh</i>, the <i>math</i> is one of the oldest sites in Banganga. Observations: No additions to the present form of the temple or within the temple enclosure will be permissible as such development has direct impact on the tank.</p> <p>20. Mahalaxmi Santoshi Mata Temple (1973) Architectural description: The temple is a modern construction situated on the north-eastern corner of the tank, built on the site of a shrine at the base of a <i>peepal</i> (<i>ficus religiosa</i>) tree. Observations: Any interventions in the form of additions, alterations of details and finishes, reconstruction are not permitted for structures such as this abutting the Grade I Banganga tank.</p> <p>21. Dasnamia Akhada Architectural description: This is the site of an ancient cemetery at</p>

384	BANGANGA PRECINCT	
		<p>the end of Bhagwanlal Indrajit Road. A doorway along the road leads to a veritable treasure of miniature shrines and memorial relics over old burial remains. This ancient burial site has immense historic origins with some <i>samadhis</i> dating back to the 18th century. A small temple is also located within a residential enclave in the same site.</p> <p>Observations: Although this site is located beyond the boundary of the Banganga precinct it has been listed as a part of the significant structures due to tremendous historic fabric available on the site in the form the ancient relics.</p>
6.0		TOPOGRAPHY
6.1	Floors	Varying but ranging from ground storey to two storeys and double height for temple structures
7.0		CONSTRUCTION
7.1	Plinth	Not applicable
7.2	Walls (Material)	Brick load bearing plastered on both sides or grayish-blue basalt or RCC
7.3	Floor	Not applicable
7.4	Stairs	Not applicable
7.5	Openings	Not applicable
7.6	Roofing	Mangalore tiled sloping roofs / pyramidal or domed superstructures in case of temples
7.7	Articulation (Material)	Not applicable
7.8	Finishes	<p>Walls Plastered surfaces, which have been painted using, cement paint or other modern acrylic paint finishes. In case of the Siddheshwar temple the stone faced structure has been painted with silver enamel paint.</p> <p>Flooring Not applicable</p> <p>Staircases Not applicable</p>
7.9	Interiors (Movable & Immovable)	Not applicable
7.10	Compound/Fence/Gate	Original arched gateways are evident in case of temples such as the Jagannath Mahadeo temple, Siddheshwar temple, Balaji temple etc. provided even with a <i>naubatkhana</i> or musicians gallery along with a small bench platform at the entrance.
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

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

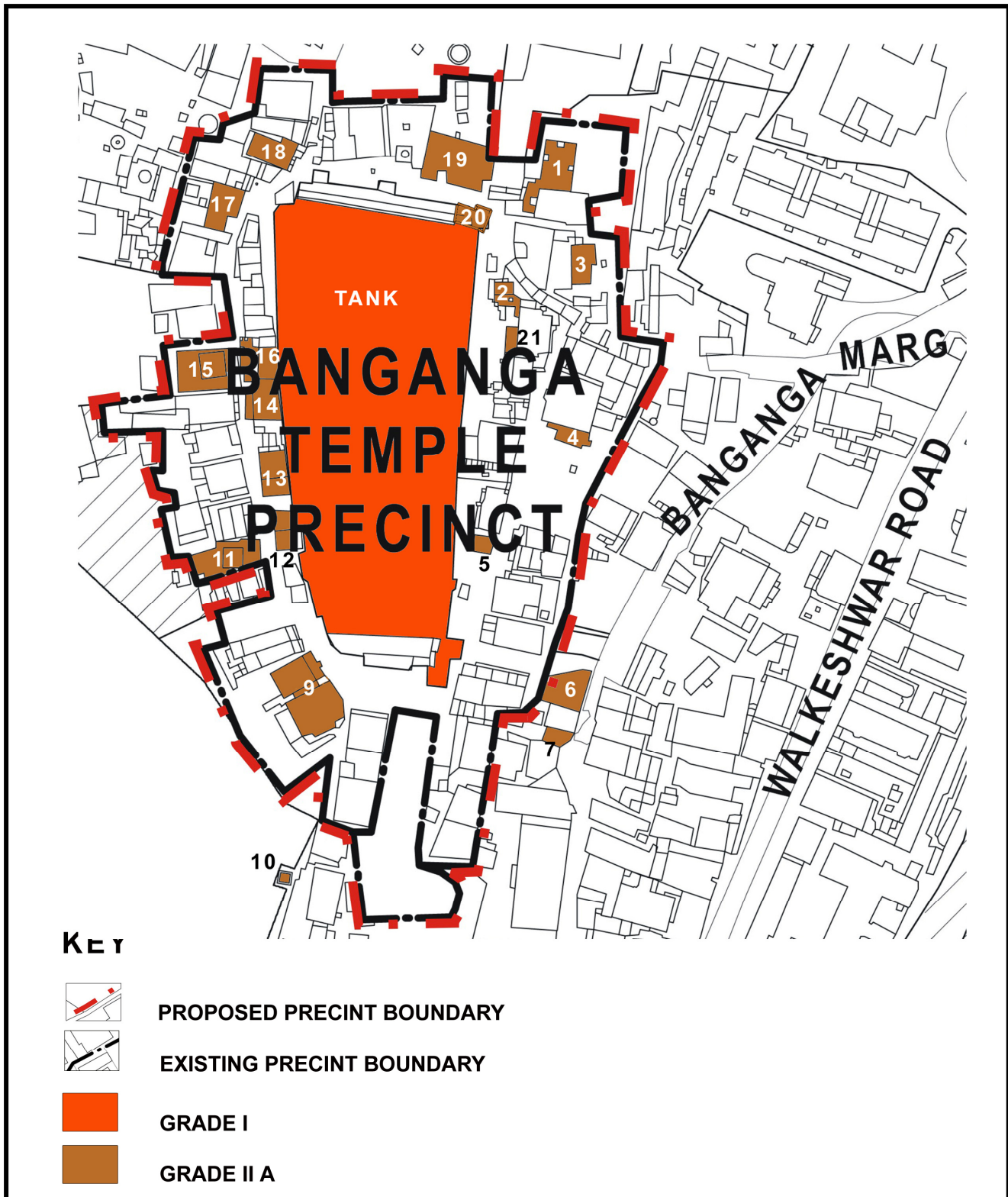
384	BANGANGA PRECINCT	
9.0		CONDITION
9.1	Plinth	Ground water seepage is visible in cases of most structures and temples
9.2	Walls	Rising damp of serious nature has been observed
9.3	Floor	Deterioration of original finishes and replacement with insensitive materials
9.4	Stairs	Not applicable
9.5	Openings	Not applicable
9.6	Roofing	Lime mortar surfaces have been re-plastered using cement mortar
9.7	Articulation & Finishes	Not applicable
9.8	Services	Not applicable
9.9	Outbuildings	Not applicable
9.10	Overall Condition	Poor Maintenance level: Poor
10.0		TRANSFORMATION
10.1	Form	As mentioned in the individual descriptions, a gamut of reconstructions have taken place at the Banganga temple complex and some of the very original temples have been remodeled using RCC and clad with insensitive materials. However, the basic form and material authenticity has been retained at the Banganga tank, which along with the retention of the sacred use maintains the original sensitivity and sanctity. But this serene quality of the precinct is constantly threatened on account of the multitude of development occurring within and around the precinct, completely insensitive to the architecture and topographical character of the sacred zone.
10.2	Structure	Alteration of structural systems from load bearing two storeyed structures to steel-framed construction methodology along with replacement of detailing has led to a general abrasion of the precinct quality. This coupled with the surrounding multi-storey development has shrunk the precinct to its very core comprising of the main tank and the abutting temples.
10.3	Articulation & Finishes	Replacement of original materials such as timber is done with mild steel sections altering the appearance of the buildings, especially in the case of the pilgrim hostels. Enclosing of balconies and inappropriate design of their support system to counter the sag of the cantilever has led to large-scale degradation of the visual quality. The change in the profile of the fenestrations, removal of details such as cornice bands has resulted in dilution of the visual quality of the precinct. This abrasion is also due to the reconstruction of a few temples within the sacred complex, some of which dated to the origins of the tank. The scale and quality of the precinct is also enhanced due to the treatment of the access roads paved with natural stone and their winding organic nature, which should be necessarily preserved.
11.0		DP REMARKS/PERCEIVED THREATS
		Reserved as Recreation Ground. The reservation of Recreation Ground needs to be discontinued and shown as an existing water body. Widening of the existing road as shown in the D.P. needs to be dropped. Surrounded by multi-storey apartment blocks in what is perhaps one of the highest real estate areas of the city, Banganga has been over the

LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
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		years the subject of several development proposals, some even for conversion of this tank into a residential area by backfilling the stepped area. Although these schemes were shelved, this unique stepped tank, the only surviving remnant in the city of immense historical merit, faces constant pressure of development of properties immediately abutting it or within its vicinity. Some of the most likely development concerns are not so much the abutting temple structures but the low-lying residential units meshed within the religious land use. These along with the pilgrim hostels contribute to the character of the precinct with their massing, sloping profile of the roof as well as the articulation and must necessarily be preserved.
12.0		ADDITIONAL NOTES/ REFERENCES/ DOCUMENTS AVAILABLE/ RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION
12.1	Recommendations ¹	The numerous scattered remnants in the form of memorial stones and sculptured panels within the Banganga tank and in the vicinity, need to be catalogued and inventoried to not only record these key historic vestiges but also to check any vandalism or pilferage of historic material.

¹ Historical information and archival images from: Sharada Dwivedi & Rahul Mehrotra, *Banganga – Sacred Tank*, Eminence Designs, 1996

384 BANGANGA PRECINCT



PRECINCT MAP

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

384 BANGANGA PRECINCT



384 BANGANGA PRECINCT



VENKATESH BALAJI MANDIR



SIDDHESHWAR TEMPLE



JAGANNATH MAHADEO TEMPLE



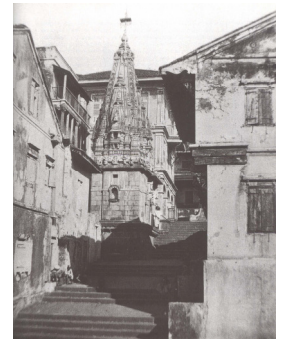
RAMCHANDRA MANDIR



PARASHURAM TEMPLE



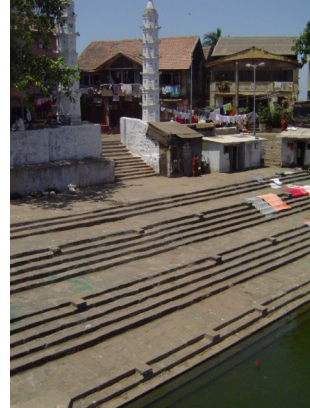
JABRESHWAR MAHADEO TEMPLE



DHARAMSHALAS



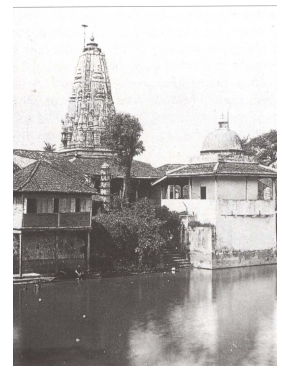
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RAM KUND REMAINS



RAMESHWAR SHIVA TEMPLE



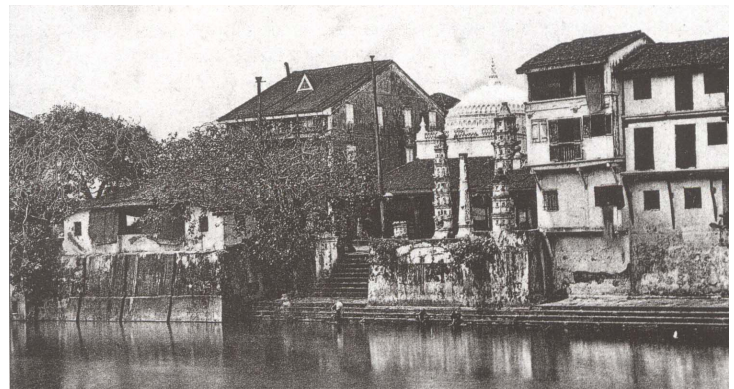
GANPATI MANDIR



LAXMI NARAYAN TEMPLE



WALKESHWAR TEMPLE



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KASHIMATH SANSTHAN



HANUMAN MANDIR



KAVLE MATH



DASNAMIA AKHADA



ENTRANCE ARCHWAY



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

385 KASTURBHAI LALBHAI BUNGALOW		
	Common Ref No: 2005/GII/385	
	Card No: 69	
	Ward (Part): D (Part I)	
	CS No: 17 A/738	
	Plot Area: 2098.72 sq m	
	B U Area: NA	
	Date: 14 th June 05	
	Record by: Kanchan Gupta	
	Review by: Aishwarya Tipnis.	
	Int: - Ext: KG	
	Photo Ref:	
1.0		DENOMINATION
1.1	Name of Premises	K.Lalbhai Bungalow
1.2	Earlier Name	K.Lalbhai Bungalow
1.3	Built In	1941 Extension Date(if any) none
2.0		ACCESS ROADS
2.1	Main	B.Gamadia Road
2.2	Subsidiary	Dr. Gopalrao Deshmukh Marg (Pedder Road) M.L. Dahanukar Marg (Carmichael Road)
3.0		OWNERSHIP PATTERN
3.1	Present	Private
3.2	Past	Private
3.3	Status	Owner
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)	The Kasturbhai Lalbhai cottage is an important landmark in B Gamadia Road. Located in a serene and calm area and designed for residential usage of the rich class of the city, the area till date maintains the same status. Unlike the bungalow there are many there are many Art Deco and Colonial style bungalows, restricted to ground and upper floor, the layouts are lavishly landscaped with formal gardens. The plot and road morphology allows most plots to have two sides opening onto the roads as they wind along the hilly terrain. Most of the properties in B Gamadia Road are private or government owned which is of significant character, unique and rare, possibly the only area in the city that reflects historically in an authentic and excellent state of preservation.
5.2	Architectural Description	Bungalow designed by the renowned architect Claude Batley that displays a sensitive adaptation of domestic vernacular architecture to contemporary lifestyle. Excellent setting, use of natural materials and finishes, informal plan

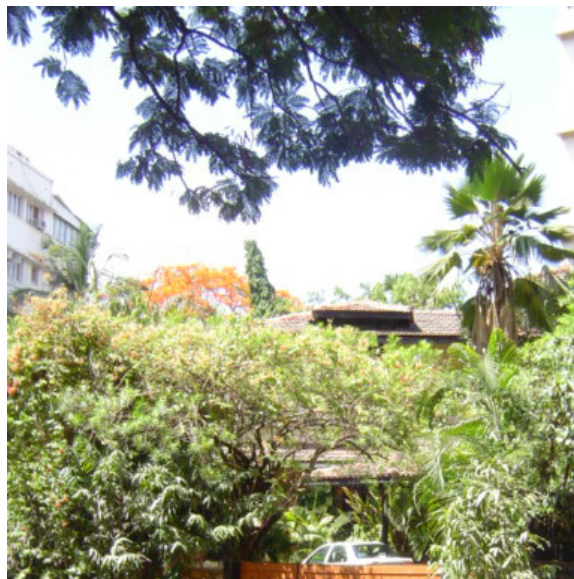
LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
TASK II: Review of Sr. No. 317 to 632 of the Heritage Regulations

385	KASTURBHAI LALBHAI BUNGALOW	
		form and mundane scale are the notable features of the structure.
5.3	Intrinsic	External Vernacular setting, use of natural material, Art Deco features Internal Could not be determined as permission for survey was not granted.
5.4	Value Classification	Existing grade: Grade IIA Recommended grade: Grade II B B(des), B(per), D(bio)
6.0		TOPOGRAPHY
6.1	Floors	G + 1
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.
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

LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
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385	KASTURBHAI LALBHAI BUNGALOW	
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
		None
12.0		ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION
		Recipient of Urban Heritage Award in 1988

385 KASTURBHAI LALBHAI BUNGALOW



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


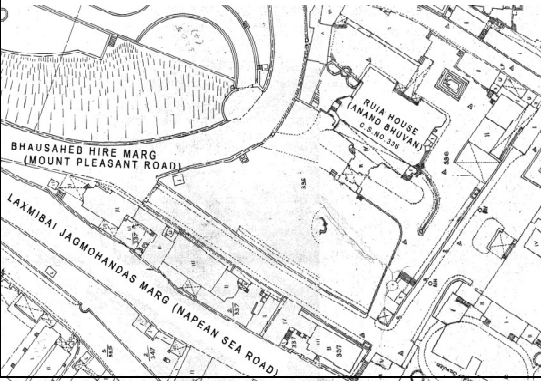
386		BIRLA HOUSE	
	Common Ref No: 2005/GII/386		
	Card No: 70		
	Ward (Part): D (Part III)		
	CS No: 1/338		
	Plot Area: 5351.21 sq m		
	B U Area: NA		
	Date: 14 th June 05		
	Record by: Kanchan Gupta		
	Review by: Aishwarya Tipnis.		
Int: - Ext: KG			
Photo Ref: 386 a			
1.0		DENOMINATION	
1.1	Name of Premises	Birla House	
1.2	Earlier Name	Birla House	
1.3	Built In	1920s Extension Date(if any) none	
2.0		ACCESS ROADS	
2.1	Main	B.Hire Marg (Mount Pleasant Road)	
2.2	Subsidiary	Laxmibai Jagmohandas Marg (Napean Sea Road)	
3.0		OWNERSHIP PATTERN	
3.1	Present	Private (The Birlas)	
3.2	Past	Private (The Birlas)	
3.3	Status	Owner	
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)	Birla House is exemplifies the typology of the classical bungalow in a large garden setting. Located on the intersection of Napean Sea Road and Mount Pleasant Road, this corner plot enjoys the serenity of Malabar Hills , the house is set back from the main roads. Birla house is adjacent to the Ruia House. It can be accessed from numerous bus routes from Napean Sea Road and the Charni Road Railway Station on the western suburban line.	
5.2	Architectural Description	Built like a classical bungalow in a large sprawling garden, the entrance gate on B.Hire Marg leads up to the porch of the main mansion through a tarred road. This mansion is particularly important as Mahatma Gandhi used to stay here in the 1940s and Sardar Vallabhai Patel died here in 1950. This is the house of the famous industrialist family of Birlas.	
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 II B A(his),B(des),D(bio),B(per)	
6.0		TOPOGRAPHY	
6.1	Floors	Could not be determined, as permission for survey was not granted.	

LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
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386	BIRLA HOUSE	
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.
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

LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
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LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
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387		RUIA HOUSE	
		Common Ref No: 2005/GII/387	
		Card No: 71	
		Ward (Part): D (Part III)	
		CS No: 336	
		Plot Area: 5661.41 sq m	
		B U Area: NA	
		Date: 14 th June 05	
		Record by: Kanchan Gupta	
		Review by: Aishwarya Tipnis.	
		Int: KG Ext: KG	
		Photo Ref: 387 a-387m	
1.0		DENOMINATION	
1.1	Name of Premises	Ruia House	
1.2	Earlier Name	Anand Bhuvan	
1.3	Built In	1920s Extension Date(if any) none	
2.0		ACCESS ROADS	
2.1	Main	B.Hire Marg (Mount Pleasant Road)	
2.2	Subsidiary	Laxmibai Jagmohandas Marg (Napean Sea Road)	
3.0		OWNERSHIP PATTERN	
3.1	Present	Private (The Ruias)	
3.2	Past	Private (The Ruias)	
3.3	Status	Owner	
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)	Ruia House exemplifies the typology of the classical bungalow in a large garden setting. Located on Mount Pleasant Road, this plot adjacent to the Birla House on one side and the Glenogle (residence of GM central railways) on the other enjoys the serenity of Malabar Hills, the house is set back from the main roads. It can be accessed from numerous bus routes from Napean Sea Road and the Charni Road Railway Station on the Western suburban line.	
5.2	Architectural Description	Built like a Neo-Classical mansion in a large sprawling garden, this mansion enjoys the serenity of the compound as it is set back from the main roads. The entrance gate on B.Hire Marg leads up to the porch of the main mansion through a tarred road. This ground plus two storied structure is built in a combination of buff coloured Malad basalt stone laid in ashlar masonry with detailing in white Porbandar lime stone. The mansion is characterised by the use of its Neo-Classical pediments, decorative cornice bands, oriel windows with decorative stained glass and ornamentation around it.	
5.3	Intrinsic	Character Defining Elements External	

LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
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387	RUIA HOUSE	
		Neo-classical triangular pediments, decorative cornice bands, segmental arched openings with decorative keystones and architraves, decorative timber jhilmils, Neo-Classical entrance gate in wrought iron, oriel window with ornamentation around it and leaded stained glass, rustications emphasising corners, Italianate balustrades, Tuscan columns Internal Statuary in the garden, marble steps leading up to the entrance deck, Art deco entrance lobby with marble flooring in Art Deco designs.
5.4	Value Classification	Existing Grade: Grade II B A(arc),B(des), B(per),G(grp), E, J Recommended Grade: Grade II B
6.0		TOPOGRAPHY
6.1	Floors	Ground + two storeys
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.
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	Curtilage/ 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.


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

387	RUIA HOUSE	
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.

387 RUIA HOUSE



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

388	GLENOGLE	
PHOTOGRAPHY DENIED	Common Ref No: 2005/GII/388	
	Card No: 72	
	Ward (Part): D (Part III)	
	CS No: 334	
	Plot Area: 6449.8 sq m	
	B U Area: NA	
	Date: 14 th June 05	
	Record by: Kanchan Gupta	
	Review by: Aishwarya Tipnis.	
	Int: - Ext: KG	
	Photo Ref: -	
1.0		DENOMINATION
1.1	Name of Premises	Glenogle
1.2	Earlier Name	Glenogle
1.3	Built In	1920s Extension Date(if any) none
2.0		ACCESS ROADS
2.1	Main	B.Hire Marg (Mount Pleasant Road)
2.2	Subsidiary	Laxmibai Jagmohandas Marg (Napean Sea Road)
3.0		OWNERSHIP PATTERN
3.1	Present	Central Railway
3.2	Past	Central Railway
3.3	Status	Owner
4.0		USE
4.1	Present	Residence of General Manager Central Railways
4.2	Past	Residential
4.3	Usage	Regular
5.0		SIGNIFICANCE & VALUE CLASSIFICATION
5.1	Townscape(Natural/Manmade)	Built like a colonial bungalow in a large garden setting, Glenogle is located on the Mount Pleasant Road and adjacent to Varsha on one side and Ruia House on the other. It can be accessed from the Charni Road railway station on the Western railway line and through numerous bus routes from the city.
5.2	Architectural Description	A typical colonial bungalow with a clerestory and a verandah wrapping around the entire building, this is a perfect example of the earliest colonial bungalows. The building is characterised by its timber framed verandah, timber entrance porch, clerestory windows and Mangalore tiled roof in a large garden. This building is also important as this is the residence of the General manager of the central railways.
5.3	Intrinsic	Could not be determined, as permission for survey was not granted.
5.4	Value Classification	Existing Grade: Grade II B B(des), B(per), G(grp),E,J Recommended Grade: Grade II B
6.0		TOPOGRAPHY
6.1	Floors	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

388	GLENOGLE	
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.
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

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

389 VARSHA-CHIEF MINISTERS RESIDENCE		
	Common Ref No: 2005/GII/389	
	Card No: 73	
	Ward (Part): D (Part III)	
	CS No: 329	
	Plot Area: 7199.52 sq m	
	B U Area: NA	
	Date: 14 th June 05	
	Record by: Kanchan Gupta	
	Review by: Aishwarya Tipnis.	
	Int: - Ext: KG	
	Photo Ref: 389a	
1.0		DENOMINATION
1.1	Name of Premises	Varsha
1.2	Earlier Name	Varsha
1.3	Built In	1920s Extension Date(if any) none
2.0		ACCESS ROADS
2.1	Main	B.Hire Marg (Mount Pleasant Road)
2.2	Subsidiary	Laxmibai Jagmohandas Marg (Napean Sea Road)
3.0		OWNERSHIP PATTERN
3.1	Present	Government of Maharashtra
3.2	Past	Government of Maharashtra
3.3	Status	Owner
4.0		USE
4.1	Present	Residence of Chief Minister Maharashtra
4.2	Past	Residential of Chief Minister Maharashtra
4.3	Usage	Regular
5.0		SIGNIFICANCE & VALUE CLASSIFICATION
5.1	Townscape(Natural/Manmade)	Built like a colonial bungalow in a large garden setting, Varsha is located on the Mount Pleasant Road and is opposite Jinnah House. It can be accessed from the Charni Road railway station on the Western railway line and through numerous bus routes from the city.
5.2	Architectural Description	A typical colonial bungalow with a clerestory and a verandah wrapping around the entire building, this is a perfect example of the earliest colonial bungalows. The building is characterised by its timber framed verandah, timber entrance porch, clerestory windows and Mangalore tiled roof in a large garden. This building is also important due to the political importance of being the Chief minister of Maharashtra's residence.
5.3	Intrinsic	Could not be determined, as permission for survey was not granted.
5.4	Value Classification	Existing Grade: Grade II B Recommended Grade: Grade II B D(bio), B(per),B(des),G(grp), E, J
6.0		TOPOGRAPHY
6.1	Floors	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

389	VARSHA-CHIEF MINISTERS RESIDENCE	
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.
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

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



390 STATE MINISTERS RESIDENCE		
PHOTOGRAPHY DENIED	Common Ref No: 2005/GII/390	
	Card No: 74	
	Ward (Part): D (Part III)	
	CS No: 327,328	
	Plot Area: 2316.900, 3760.900 sq m	
	B U Area: NA	
	Date: 14 th June 05	
	Record by: Kanchan Gupta	
	Review by: Aishwarya Tipnis.	
	Int: - Ext: KG	
	Photo Ref: -	
1.0		DENOMINATION
1.1	Name of Premises	State Ministers Residence
1.2	Earlier Name	Beauliea
1.3	Built In	1920s Extension Date(if any) none
2.0		ACCESS ROADS
2.1	Main	B.Hire Marg (Mount Pleasant Road) ,Alexander Graham Bell Marg (Powai Road)
2.2	Subsidiary	Laxmibai Jagmohandas Marg (Napean Sea Road)
3.0		OWNERSHIP PATTERN
3.1	Present	Government of Maharashtra
3.2	Past	Government of Maharashtra
3.3	Status	Owner
4.0		USE
4.1	Present	Residence of State Minister Maharashtra
4.2	Past	Residential of State Minister Maharashtra
4.3	Usage	Regular
5.0		SIGNIFICANCE & VALUE CLASSIFICATION
5.1	Townscape(Natural/Manmade)	Built like a colonial bungalow in a large garden setting, Beauliea is located on the intersection of the Mount Pleasant Road and Alexander Graham bell Road opposite Jinnah House. It can be accessed from the Charni Road railway station on the Western railway line and through numerous bus routes from the city.
5.2	Architectural Description	A typical colonial bungalow with a clerestory and a verandah wrapping around the entire building, this is a perfect example of the earliest colonial bungalows. The building is characterised by its timber framed verandah, timber entrance porch, clerestory windows and Mangalore tiled roof in a large garden. This building is also important due to the political importance of being the residence of the ministers of the Governments of Maharashtra.
5.3	Intrinsic	Could not be determined, as permission for survey was not granted.
5.4	Value Classification	Existing Grade: Grade II A B(des), B(per),G(grp),E,J Existing Grade: Grade II A
6.0		TOPOGRAPHY
6.1	Floors	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

390	STATE MINISTERS RESIDENCE	
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.
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

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

391 JINNAH HOUSE		
	Common Ref no: 2005/GII/391	
	Card No.: 75	
	Ward (Part): D Ward (Part III)	
	CS No. 331	
	Plot Area 12719.40 sq m	
	B U Area NA	
	Date: 17 th May, 05	
	Record by: Kanchan Gupta, Krishna Iyer, Abha Lambah	
	Review by: Aishwarya Tipnis	
	Int KG	Ext KG
	Photo Ref.: 391a to 391i	
		
1.0		DENOMINATION
1.1	Name of Premises	Jinnah House
1.2	Earlier Name	Jinnah House
1.3	Built In	Jinnah House was designed by the eminent architect, Claude Batley and completed in 1936. Mohammed Ali Jinnah personally supervised the construction of this house and lived here for several years until Independence. 1936 Extension Date (if any): None
2.0		ACCESS ROADS
2.1	Main	B. Hire Marg (Mount Pleasant Road)
2.2	Subsidiary	None
3.0		OWNERSHIP PATTERN
3.1	Present	Government of India. There is a sign board on the main gate with the letters SAARC on them.
3.2	Past	Mohammed Ali Jinnah was the original owner and lived in this house from 1936 until independence. For many years it served as the residence of the British Deputy High Commissioner.
3.3	Status	Presently unoccupied
4.0		USE
4.1	Present	Presently unoccupied. There are plans on the anvil to convert this into an office for Indian Council for Cultural Relations and a cultural centre for SAARC
4.2	Past	It was originally the residence of Mohammed Ali Jinnah, who lived here until 1947. For many years it served as the residence of the British Deputy High Commissioner.
4.3	Usage	Presently disused
5.0		SIGNIFICANCE & VALUE CLASSIFICATION
5.1	Townscape (Natural/Manmade)	The building sits within a large garden in a private estate off Hire Marg. This follows the general pattern of this elite residential area of Malabar Hill, which had large private bungalows set in wooded private estates.

391	JINNAH HOUSE	
5.2	Architectural Description	<p>Planning</p> <p>The building is set in a large garden with two large gateways leading to the road. There is a substantial set back from the main road, with a large forecourt and garden that would at one time, have been a splendid lawn. A large driveway leads to the main building. The building was a large colonial mansion, quite like the Lutyens bungalows of New Delhi, with a linear verandah enveloping the main building. There are two floors, with the ground floor of substantial height, and a sloping roof above. The building is accessed through a large cantilevered front porch and leads one to a large entrance foyer flanked by large rooms on the ground floor and a circular loggia at the far end of the building facing the rear garden. The foyer also leads to a stairwell with a grand flight of steps and a lift lobby with two elevators. There is a small open to sky courtyard with Moorish arches and a water cistern in the shape of a half star.</p> <p>Stylistic Classification</p> <p>The building is typical of the colonial bungalow typology of early 20th century, designed by the famous architect Claude Batley. In keeping with his signature style, the building blends Neo Classical and Art Deco elements to create a stolid, handsome architectural composition. The ground floor verandas have a row of four centred arches and the upper floor verandahs have a row of columns with Art Deco capitals. The gateways are large portals in concrete with four centred arch openings, and adjoining gate-houses with an Art Deco massing.</p>
5.3	Intrinsic	<p>Character Defining Elements</p> <p>External</p> <p>The gateway in concrete with four centred arch openings, and adjoining gate-houses with an Art Deco massing. The exterior compound wall is in black basalt ashlar masonry. The ground floor verandas envelop the building and are quite characteristic of the building. They consist of a row of four centered arches at the ground level and the upper floor verandahs have a row of columns with Art Deco capitals. The upper portion of the building is covered with a sloping roof.</p> <p>Internal</p> <p>The staircase and lift lobby have Art Deco detailing in the form of typically Art Deco light fixtures and paneling on the ceiling. There is a small triangular courtyard to the east of the lift lobby with pointed Islamic arches and a water cistern. The interiors are extremely historic since they were resided by Mohammed Ali Jinnah, the Founder of Pakistan. Mohammed Ali Jinnah is supposed to have personally supervised the construction and furnishing of the house that was supposed to have been lavishly done up in the finest of available materials, walnut wood and plush fittings.</p> <p>The entrance foyer has white, grey, green and brown marble flooring and most of the large rooms on the ground and first floor</p>

391	JINNAH HOUSE	
		have wood flooring. The rear loggia has a circular flooring pattern in Italian marble and the kitchens and service areas have a combination of cement flooring and shahbad stone. The toilets have a typically Art Deco look with stone dados and horizontal bands in a darker colour. Most of the fittings, both in terms of toilet fittings and electrical boxes (manufactured by GEC, England) are imported and of the finest quality.
5.4	Value Classification	Existing Grade: Grade II A Recommended Grade: Grade II A A(his), A(arch), D(bio), C(she), J, B(per), E, G(grp), B(des),
6.0		TOPOGRAPHY
6.1	Floors	Ground plus one floor and sloping roof.
7.0		CONSTRUCTION
7.1	Plinth	Low level stone plinth of ashlar buff basalt
7.2	Walls (Material)	Brick masonry with plaster
7.3	Floor	The entrance foyer has white, grey, green and brown marble flooring and most of the large rooms on the ground and first floor have wood flooring. The rear loggia has a circular flooring pattern in Italian marble and the kitchens and service areas have a combination of cement flooring and shahbad stone.
7.4	Stairs	There is a grand central stairwell with a lift lobby. The staircase is in concrete. There are subsidiary staircases in the side wings leading to the lift room and service areas, also in reinforced concrete.
7.5	Openings	Outer verandah has arched opening, inner rooms have rectangular openings. The door frames are rather tall, at least nine feet high in most cases. Good quality Burma teak has been used in the inner door frames and shutters. The inner courtyard with Islamic detailing has pointed Moorish arches.
7.6	Roofing	Sloping roof on the central building block on a timber truss frame that however is concealed with false ceilings. There are flat RCC terraces on the side wings.
7.7	Articulation (Material)	The building has a typically colonial Art Deco detailing, combining Art Deco motifs in the paneling and light fixtures, to pointed arched openings in the verandas and courtyards. The walls are plastered and painted white and the inner spaces have some interesting Art Deco detailing as seen in the large toilets.
7.8	Finishes	Timber flooring in the rooms and polished marble in the entrance lobby and loggia.
7.9	Interiors (Movable & Immovable)	The interiors are typically art deco
7.10	Compound/Fence/Gate	Compound wall in Black basalt ashlar masonry. Large entrance gate with an arched opening and flanking guard rooms. Mild steel gates. The garden is large and sprawling and one can see evidence of a beautifully landscaped garden with steps, platforms and loggias.
7.11	Curtilege/ Un-built space/ out buildings/ landscape	Large open wooded area around the main building that would have at one time been a well maintained garden. There is a long row of servant quarters with single room tenements

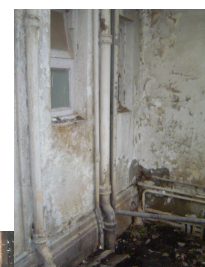
391	JINNAH HOUSE	
		on the eastern periphery near the compound wall. There is also a garage near the south east corner of the plot.
8.0		SERVICES & UTILITIES
8.1	Lighting	Electrical lighting with some interesting Art Deco light fixtures.
8.2	Ventilation	Natural ventilation is very good. Electrical fans and even some window air conditioner units, from the time that the building was occupied by the British Consulate officials, can be seen
8.3	Electricity	BEST supply. Original electrical meter boxes imported from England can be seen
8.4	Water Supply	Municipal water supply
8.5	Drainage (Plumbing and sanitation)	Municipal drainage and original plumbing fixtures
8.6	Fire Precaution	None
8.7	Other (HVAC/BMC/Security Systems)	Some window air conditioners are seen on the upper floor
9.0		CONDITION
9.1	Plinth	The plinth is in a sound condition, barring some localized damp
9.2	Walls	The walls in some areas, such as the ground floor kitchen block exhibit paint and plaster de-lamination and severe damp
9.3	Floor	The flooring is generally in sound condition but all the wooden floors require polishing and restoration. The entrance lobby marble exhibits pitting and deterioration, possibly because of some past acid cleaning.
9.4	Stairs	The staircase is structurally sound but requires restoration of the finishes. The original fixtures mounted on the risers to hold rods for a staircase carpet are still visible
9.5	Openings	The openings have not been transformed but there is evidence of damage to many doors and windows
9.6	Roofing	The roof gutters are damaged and leaking. The roof tiles too require repair and visible water seepage is indicative of roof leakage. The flat concrete slab terraces have been covered with bitumen but evidently require terrace waterproofing to arrest leakage
9.7	Articulation & Finishes	Fortunately, little transformation has happened and most of the original finishes survive, though in need of restoration.
9.8	Services	Original electric fixtures can be still seen
9.9	Outbuildings	Today the garden is overgrown and unkempt as a result of years of disuse. The out houses too require repair and restoration. Recently, some repair works were undertaken in the servant quarter block with new ceramic tiling on the floor but severe leakage is visible
9.10	Overall Condition	The building suffers from issues of leakage and water ingress, threatening the structural stability of the roof slabs and concrete Though fortunately, not too much transformation has happened and the architectural integrity is not lost with insensitive additions, the building requires structural repair and restoration. Maintenance level: the building is disused and not maintained well, as is evident from the over grown garden and extensive leakage

LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
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391	JINNAH HOUSE	
10.0		TRANSFORMATION
10.1	Form	No major transformation of form visible
10.2	Structure	No external modification visible. One flight of timber stairs has however been added at a later date, to create a separate access for the upper floor during the years two separate British Consulate officials were residing in the house.
10.3	Articulation & Finishes	No major modifications visible
11.0		DP REMARKS/PERCEIVED THREATS
12.0		ADDITIONAL NOTES/ REFERENCES/ DOCUMENTS AVAILABLE/ RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION
		<p>The building is an immensely historic building, having been the residence of Mohammed Ali Jinnah, the Founder of Pakistan. It was acquired by the Government of India and the Pakistan government had at many points, indicated its willingness to acquire this property as part of its Consulate office in Bombay. The Indian Government has placed the sign board indicating SAARC on the main gate, perhaps as an indication of it being converted into an office for SAARC. The Indian Council of Cultural Relations is also another possible department to which it may be assigned.</p> <p>The building needs to be put to use and saved from abandonment. It is of immense historic value and should be carefully restored by a qualified conservation architect after adequately researching into its history and original construction.</p>

LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
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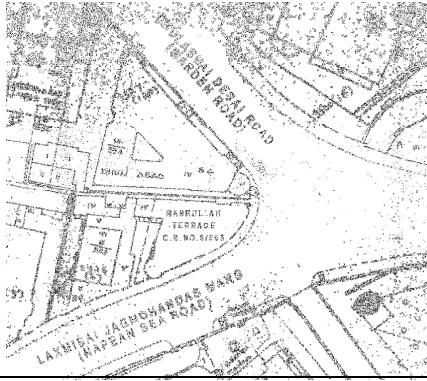
391 JINNAH HOUSE



391 JINNAH HOUSE



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

392 NASRULLAH TERRACE		
	Common Ref no: 2005/GII/392	
	Card No.: 76	
	Ward (Part): D (Part II)	
	CS No.: 5/593	
	Plot Area: 362.6 sq m	
	B U Area: NA	
	Date: 11 th January 05	
	Record by: Abha Bahl	
	Review by: Aishwarya Tipnis	
	Int: AB Ext: AB	
	Photo Ref: 392a	
1.0		DENOMINATION
1.1	Name of Premises	Nasrullah Terrace
1.2	Earlier Name	Nasrullah Terrace
1.3	Built In	20 th Century
2.0		ACCESS ROADS
2.1	Main	Laxmibai Jagmohandas Marg (Nepean Sea Road)
2.2	Subsidiary	Bhulabhai Desai Marg (Warden Road) ,August Kranti Marg (Gowalia Tank Road)
3.0		OWNERSHIP PATTERN
3.1	Present	Multi-tenanted
3.2	Past	Multi-tenanted
3.3	Status	Multi-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)	Occupying a nodal position at the intersection of Nepean Sea Road and Bhulabhai Desai road, the building façade forms an important urban edge. Easily accessible from the Grant Road railway station on the Western line and numerous bus routes from across the city, the building is a local landmark in the Kemps Corner , Breach Candy area.
5.2	Architectural Description	Extensive repair and reconstruction has led to the loss of architectural character.
5.3	Intrinsic	Not applicable as the building has lost its architectural and urban group value and is deleted from the list.
5.4	Value Classification	Existing Grade: Deleted Recommended Grade : Deleted This building has been reconstructed by MHADA and has been stripped of its architectural integrity by excessive and insensitive reconstruction and repairs.
6.0		TOPOGRAPHY
6.1	Floors	Ground + three upper storeys


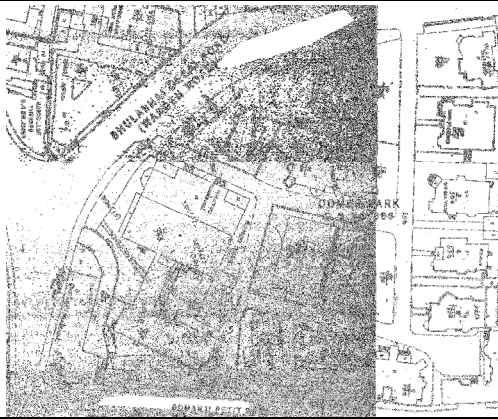
LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
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392	NASRULLAH TERRACE	
7.0		CONSTRUCTION
7.1	Plinth	Not applicable as the building has lost its architectural and urban group value and is deleted from the list.
7.2	Walls	Not applicable as the building has lost its architectural and urban group value and is deleted from the list.
7.3	Floor	Not applicable as the building has lost its architectural and urban group value and is deleted from the list.
7.4	Stairs	Not applicable as the building has lost its architectural and urban group value and is deleted from the list.
7.5	Openings	Not applicable as the building has lost its architectural and urban group value and is deleted from the list.
7.6	Roofing	Not applicable as the building has lost its architectural and urban group value and is deleted from the list.
7.7	Articulation	Not applicable as the building has lost its architectural and urban group value and is deleted from the list.
7.8	Finishes	Not applicable as the building has lost its architectural and urban group value and is deleted from the list.
7.9	Interiors (Movable & Immovable)	Not applicable as the building has lost its architectural and urban group value and is deleted from the list.
7.10	Compound/Fence/Gate	Not applicable as the building has lost its architectural and urban group value and is deleted from the list.
7.11	Curtilage/ Unbuilt space/out buildings/landscape	Not applicable as the building has lost its architectural and urban group value and is deleted from the list.
8.0		SERVICES & UTILITIES
8.1	Lighting	Not applicable as the building has lost its architectural and urban group value and is deleted from the list.
8.2	Ventilation	Not applicable as the building has lost its architectural and urban group value and is deleted from the list.
8.3	Electricity	Not applicable as the building has lost its architectural and urban group value and is deleted from the list.
8.4	Water Supply	Not applicable as the building has lost its architectural and urban group value and is deleted from the list.
8.5	Drainage (Plumbing and sanitation)	Not applicable as the building has lost its architectural and urban group value and is deleted from the list.
8.6	Fire Precaution	Not applicable as the building has lost its architectural and urban group value and is deleted from the list.
8.7	Other (HVAC/BMC/Security Systems)	Not applicable as the building has lost its architectural and urban group value and is deleted from the list.
9.0		CONDITION
9.1	Plinth	Not applicable as the building has lost its architectural and urban group value and is deleted from the list.
9.2	Walls	Not applicable as the building has lost its architectural and urban group value and is deleted from the list.
9.3	Floor	Not applicable as the building has lost its architectural and urban group value and is deleted from the list.
9.4	Stairs	Not applicable as the building has lost its architectural and urban group value

LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
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392	NASRULLAH TERRACE	
		and is deleted from the list.
9.5	Openings	Not applicable as the building has lost its architectural and urban group value and is deleted from the list.
9.6	Roofing	Not applicable as the building has lost its architectural and urban group value and is deleted from the list.
9.7	Articulation & Finishes	Not applicable as the building has lost its architectural and urban group value and is deleted from the list.
9.8	Services	Not applicable as the building has lost its architectural and urban group value and is deleted from the list.
9.9	Outbuildings	Not applicable as the building has lost its architectural and urban group value and is deleted from the list.
9.10	Overall Condition	Not applicable as the building has lost its architectural and urban group value and is deleted from the list.
10.0		TRANSFORMATION
10.1	Form	Not applicable as the building has lost its architectural and urban group value and is deleted from the list.
10.2	Structure	Not applicable as the building has lost its architectural and urban group value and is deleted from the list.
10.3	Articulation & Finishes	Not applicable as the building has lost its architectural and urban group value and is deleted from the list.
11.0		DP REMARKS/PERCEIVED THREATS
		Not applicable as the building 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 building has lost its architectural and urban group value and is 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

393 OOMER PARK COMPLEX		
	Common Ref no: 2005/GII/393	
	Card No.: 77	
	Ward (Part): D (Part II)	
	CS No.: 3/596,4/596,5/596,7/596,8/596 9/596,15/596,15A/596,16/596,19/596,20/596,596	
	Plot Area: NA	
	B U Area: NA	
	Date: 23 rd December 04	
	Record by: Abha Bahl, Kanchan Gupta, Krishna I.	
	Review by: Aishwarya Tipnis	
	Int: KG Ext: AB,KG	
	Photo Ref: 393a- 393 I	
1.0		DENOMINATION
1.1	Name of Premises	Oomer Park Complex (10 buildings – Memoon Building, Gulshan Building, Nirmal Building, Azad, Husein Manor, American View, Anmol, Orion, Vijaya Vilas, Retreat)
1.2	Earlier Name	Same
1.3	Built In	1930s Extension Date(if any) None
2.0		ACCESS ROADS
2.1	Main	Bhulabhai Desai Road (Warden Road)
2.2	Subsidiary	Oomer Park Lane
3.0		OWNERSHIP PATTERN
3.1	Present	Privately-owned buildings and co-operative housing societies
3.2	Past	Same
3.3	Status	Private or Tenanted
4.0		USE
4.1	Present	Residential – Bungalows & apartment buildings
4.2	Past	Same
4.3	Usage	Regular
5.0		SIGNIFICANCE & VALUE CLASSIFICATION
5.1	Townscape(Natural/Manmade)	All along the quiet Oomer Park Lane, just of the busy thoroughfare of Bhulabhai Desai Road (Warden road) are present some elegant private bungalows and multi-storied buildings in Art Deco style. Together, these are part of the Oomer Park Complex. These are buildings arranged in an irregular fashion built in rectangular plots and came up during a building boom during the 1930's. Oomer park complex is a few surviving area that has a blend a typologies found in Bhulabhai Desai road. Other important structures are the Parsee fire temple and few palatial residences. Few new buildings are coming up in the complex that are not following the building regulations.
5.2	Architectural Description	Planning Eloquent of the 20 th Century Town Planning Scheme, these buildings are set in a compound with a modest setback along the Oomer Park Lane. Due to which they do not have a uniform height and most of them follow a G + 2/3 storey pattern, while some of them are G + 6/7. The complex has a variety of

393	OOMER PARK COMPLEX	
		<p>typologies right from Colonial to Hybrid Vernacular to Indo Deco to Art Deco. The colonial typology has an entrance porch with Neo Classical porch with Italianate balusters, semi circular arched windows, heavy cornice bands, octagonal bay windows, ionic columns etc.</p> <p>The Vernacular typology has sloping Mangalore tiled roofs with timber fascia board, timber/stone balcony with decorative timber/stone brackets, balconies on the upper floors and verandahs on the ground level. Few have hybrid characteristics like Neo classical details; few have Art Deco details.</p> <p>The Art Deco typology has cantilevered curvilinear balconies with Art Deco metal railings, RCC fenestrations at the entrance and the staircase block.</p> <p>All of the buildings have compound walls that surround the structures along with landscaped gardens and plantations.</p> <p>Stylistic Classification Oomer Park consists of structures with various typologies and style that ranges from Colonial to Vernacular Hybrid to Art Deco.</p> <p>Colonial: Neo Classical porch with Italianate balusters, semi circular arched windows, heavy cornice bands, octagonal bay windows, ionic columns etc.</p> <p>Hybrid: Vernacular typology with Neo Classical vocabulary, Vernacular typology with Art Deco typology, Mangalore tiled sloping roof, timber/stone balconies supported on timber/stone brackets etc</p> <p>Art Deco: Cantilevered curvilinear balconies with Art Deco metal railings, RCC fenestrations at the entrance and the staircase block etc.</p>
5.3	Intrinsic	<p>Character Defining Elements</p> <p>External Neo Classical porch with Italianate balusters, semi circular arched windows, heavy cornice bands, octagonal bay windows, ionic columns etc. Vernacular typology with Neo Classical vocabulary, Vernacular typology with Art Deco typology, Mangalore tiled sloping roof, timber/stone balconies supported on timber/stone brackets etc Cantilevered curvilinear balconies with Art Deco metal railings, RCC fenestrations at the entrance and the staircase block etc</p> <p>Internal Elegant timber staircase with decorative Posts, treads and risers</p>
5.4	Value Classification	<p>Existing Grade : Grade III Recommended Grade: Grade III</p> <p>B (per), B (des), G, E</p> <p>The buildings of Oomer Park Complex came up during the building boom of the 1930s in Mumbai. The ensemble of structures exhibits styles like the Art Deco, Indo-Deco and Colonial-hybrid style that are archetypal of that period. The buildings along with their special features are of significant architectural value as a group.</p> <p>For street Vistas Grade III</p> <p>1. Orion Location: Oomer Park lane No. of floors: G + 5 Architectural style: Art Deco Special features: One of the only Art Deco buildings present in Oomer park complex having Curvilinear cantilever balconies, Art Deco metal railings, fenestrations seen in the staircase block and entrance. Landscaped gardens and plantations around the building.</p>

393	OOMER PARK COMPLEX
	<p>2. Vijaya Vilas Location: Oomer Park lane No. of floors: G + 5 Architectural style: Art Deco Special features: One of the only Art Deco buildings present in Oomer park complex having rectangular cantilever balconies, Art Deco metal railings, fenestrations seen in the staircase block and entrance, cladding done on marble. Landscaped gardens and plantations around the building.</p> <p>3. American View Location: Bomanji Petit Road No. of floors: G + 2 Architectural style: Vernacular with Art Deco vocabulary Special features: One of the only examples of a Indo Deco version between Vernacular and Art Deco, the building has Mangalore tiled pitched sloping roof along with Art Deco fenestrations on the staircase block, timber Art Deco balconies, geometric patterns seen below openings.</p> <p>4. Retreat Annexure Location: Oomer park lane No. of floors: G + 2 Architectural style: Colonial with vernacular vocabulary Special features: One of the hybrid versions of vernacular colonial mansions. The building has balconies in the corners as well as another circular balcony on one side. Lime plaster quoins on the corner portion of the buildings, Mangalore tiled sloping roof, Italianate balusters on the balconies, Neo Classical elements like triangular pediments, ionic columns etc.</p> <p>5. Husein Manor Location: Bomanji Petit road No. of floors: G + 2 Architectural style: Colonial with vernacular vocabulary Special features: One of the hybrid versions of vernacular colonial mansions. "L" shaped block with lime plaster quoins on the corner portion of the building, Mangalore tiled sloping roof, rectangular openings with flat arch fenestrations around it, triangular pediments at the entrance portion.</p> <p>6. Azad Location: Oomer park complex No. of floors: G + 3 Architectural style: Colonial Special features: Colonial style structure with balconies, verandahs on the upper floors, rectangular openings with flat arch fenestrations around it, horizontal bands run along the openings, a small influence of Art Deco also seen in the structure.</p> <p>7. Nirmal Location: Oomer park complex</p>

393	OOMER PARK COMPLEX	
		<p>No. of floors: G + 2 Architectural style: Colonial with vernacular vocabulary Special features: One of the hybrid versions of vernacular colonial mansions. Mangalore tiled pitched sloping roof, rectangular openings with flat arch fenestrations around it, triangular pediments at the entrance portion. Timber balconies on upper floor with stone brackets, timber chajjas over openings.</p> <p>8. Gulshan Villa Location: Oomer park complex No. of floors: G + 2 Architectural style: Colonial with vernacular vocabulary Special features: One of the hybrid versions of vernacular colonial mansions. Mangalore tiled pitched sloping roof, rectangular openings, triangular pediments at the entrance portion, timber chajjas over openings, lime plaster quoins at the corner of the structure, Italianate balusters.</p> <p>9. Khatau Mansion Location: Oomer park complex No. of floors: G + 2 Architectural style: Colonial with vernacular vocabulary Special features: One of the hybrid versions of vernacular colonial mansions. Mangalore tiled pitched sloping roof, rectangular openings, triangular pediments at the entrance portion, timber chajjas over openings, lime plaster quoins at the corner of the structure, Italianate balusters.</p> <p>10. Sea Side Location: Oomer park complex No. of floors: G + 2 Architectural style: Colonial with vernacular vocabulary Special features: One of the hybrid versions of vernacular colonial mansions. Mangalore tiled pitched sloping roof, rectangular openings with flat arch fenestrations, semi circular pediments at the entrance portion, lime plaster quoins at the corner of the structure, Italianate balusters, circular openings at 2nd floor and bay windows at first floor.</p>
6.0		TOPOGRAPHY
6.1	Floors	G + 2/3 to G + 5/6
7.0		CONSTRUCTION
7.1	Plinth	The plinth is constructed in Malad stone in colonial buildings and Art Deco buildings have plinth in RCC.
7.2	Walls	The walls are constructed in stone/brick masonry with lime/cement plaster externally, also lime plaster fenestrations and stucco work seen in colonial structures. Art Deco buildings have cement plaster with geometrical pattern fenestrations.
7.3	Floor	The floors are timber framed or reinforced cement concrete slabs with flooring finishes ranging from marble to other tiles.

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7.4	Stairs	The staircases are timber framed or reinforced cement concrete.
7.5	Openings	Stone or brick lined openings with timber framed windows with wooden shutters and glass panels. Semi circular arches openings with fan lights, stained glass openings, timber balconies and verandahs.
7.6	Roofing	Pitched roofs with Mangalore tiles or flat timber framed or reinforced cement concrete slab roofs.
7.7	Articulation	Colonial: Neo Classical porch with Italianate balusters, semi circular arched windows, heavy cornice bands, octagonal bay windows, ionic columns etc. Hybrid: Vernacular typology with Neo Classical vocabulary, Vernacular typology with Art Deco typology, Mangalore tiled sloping roof, timber/stone balconies supported on timber/stone brackets etc Art Deco: Cantilevered curvilinear balconies with Art Deco metal railings, RCC fenestrations at the entrance and the staircase block etc.
7.8	Finishes	Walls The walls are constructed in stone/brick masonry with lime/cement plaster externally, also lime plaster fenestrations and stucco work seen in colonial structures. Art Deco buildings have cement plaster with geometrical pattern fenestrations. Staircase The staircases are timber framed or reinforced cement concrete. Floor The floors are timber framed or reinforced cement concrete slabs with flooring finishes ranging from marble to other tiles.
7.9	Interiors (Movable & Immovable)	Most of the finishes have been altered by the owners hence none of the original finishes remain.
7.10	Compound/Fence/Gate	Stone/brick masonry upto a height of 4 to 5 feet few have metal fencing above the wall. All structures have metal gate along the compound wall
7.11	Curtilege/ Unbuilt space/out buildings/landscape	No out buildings found within the premises but most buildings have landscaped gardens and plantations within the premises.
8.0		SERVICES & UTILITIES
8.1	Lighting	Electric light fixtures and natural light
8.2	Ventilation	Ceiling and wall-mounted electric fans, air-conditioning 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	Fire extinguishers present.
8.7	Other (HVAC/BMC/Security Systems)	Manned by private security guards
9.0		CONDITION
9.1	Plinth	The plinths are in structurally sound condition few have dampness patches due to plantations or drainage pipes.
9.2	Walls	The external walls require stone cleaning or re-plastering and a fresh paint coat. Few have done structural interventions done on them; cement repairs can also be

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393	OOMER PARK COMPLEX	
		seen in few cases. Most of the buildings are structurally in sound condition.
9.3	Floor	All floors are in sound structural condition.
9.4	Stairs	All staircases are in sound structural condition.
9.5	Openings	All the openings are mostly in good condition. Although, many original wooden shutters have been replaced by Aluminium sliding windows and MS jalis have been added to window openings. Air conditioners have also been added by the owners. Balconies and verandahs have structural interventions done.
9.6	Roofing	Requires annual maintenance including water-proofing treatment.
9.7	Articulation & Finishes	Require cleaning and repair work. In many cases, the coloured glass panels in balconies have been removed and balconies been enclosed with the addition of modern Aluminium sliding windows.
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. Drainage pipes require maintenance.
9.9	Outbuildings	Not applicable
9.10	Overall Condition	Most of the buildings within the precinct have retained their original architectural quality. The buildings are satisfactorily maintained and their upkeep level is fair.
10.0		TRANSFORMATION
10.1	Form	2 buildings – Memoon Building (along Bhulabhai Desai Road) & Anmol have been rebuilt into modern concrete structures and need to be delisted.
10.2	Structure	The structures have seen minor changes in their buildings like alterations of their openings from timber to aluminum, addition of air conditioners. Few buildings have altered their terrace roofing by adding plastic sheets to cover their terraces.
10.3	Articulation & Finishes	Require cleaning and repair work. In many cases, the coloured glass panels in balconies have been removed and balconies been enclosed with the addition of modern Aluminum sliding windows.
11.0		DP REMARKS/PERCEIVED THREATS
		None
12.0		ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION
		<p>The buildings of Oomer Park Complex came up during the building boom of the 1930s in Mumbai. The ensemble of structures exhibits styles like the Art Deco, Indo-Deco and Colonial-hybrid style that are archetypal of that period. The buildings along with their special features are of significant architectural value as a group.</p> <p>However, 2 buildings – Memoon Building (along Bhulabhai Desai Road) & Anmol have been rebuilt into modern concrete structures and need to be delisted.</p>

393 OOMER PARK COMPLEX



RETREAT ANNEXURE



ORION



VIJAY VILAS



AMERICAN VIEW



HUSEIN MANOR



NIRMAL



GULSHAN VILLA



SEA SIDE


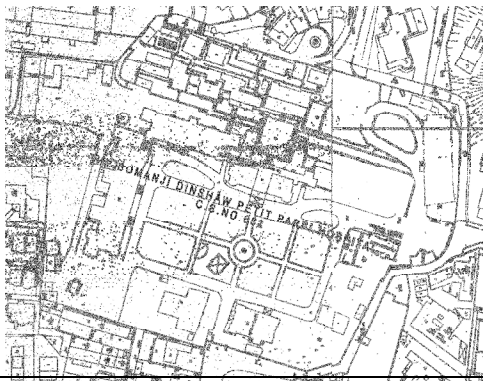


KHATAU MANSION

393 OOMER PARK COMPLEX



LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
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394 PARSI GENERAL HOSPITAL		
	Common Ref no: 2005/GII/394	
	Card No.: 78	
	Ward (Part): D (Part I & II)	
	CS No.: 682	
	Plot Area: 39276.84 sq m	
	B U Area: NA	
	Date: 23 rd December 04	
	Record by: Abha Bahl	
	Review by: Aishwarya Tipnis	
	Int: ANL Ext: PJ	
	Photo Ref: 394a-394p	
1.0		DENOMINATION
1.1	Name of Premises	B. D. Petit Parsi General Hospital
1.2	Earlier Name	Same
1.3	Built In	1880s Extension Date(if any): 1912, 1980s
2.0		ACCESS ROADS
2.1	Main	Bomanji Petit Lane
2.2	Subsidiary	Bhulabhai Desai Road
3.0		OWNERSHIP PATTERN
3.1	Present	Bomanji Dinshaw Petit Parsi General Hospital Trust
3.2	Past	Private owner Bomanji Petit
3.3	Status	Trust
4.0		USE
4.1	Present	Medical (including Medical Hospital and ancillary uses such as Chemist, Dispensary, Nurses School and Quarters)
4.2	Past	Hotel
4.3	Usage	Regular
5.0		SIGNIFICANCE & VALUE CLASSIFICATION
5.1	Townscape (Natural/Manmade)	The hospital building is set in a vast compound with lush gardens and neat pathways. The access to the hospital campus from Bhulabhai Desai Road is marked by a large stone archway at the head of the lane, directly opposite the Lincoln House – American Consulate (former Wankaner Palace). This massive arch was placed to indicate the actual entrance to the hospital. Infact it was originally placed further down and moved up to its present location when the Bhulabhai Desai Road was widened. The Parsi Sanatorium also lies in close vicinity just down the Bomanji Petit Lane or Parsi Gully.
5.2	Architectural Description	Planning The hospital, replete with wooden floors, native furniture and baroque lattices. The newly renovated east wing now comprises three floors of rooms and includes glazed floors to enhance visibility and is furnished with modern amenities. Each floor is provided with auxiliary support areas like nursing stations, pantries, staff rooms, storage areas and water coolers.

394	PARSI GENERAL HOSPITAL	
		<p>Stylistic Classification Designed in the nineteenth century colonial style of architecture, the main hospital building is L-shaped with 2 wings along the east and north sides. The main entrance is through a grand porch on the east wing which has a medallion of the founder. The grand entry is emphasised by a extra storey and tower over the central portion of the building that juts out beyond the line of the main building wing. The corners are accented and made hexagonal. The façade is made striking by the use of different stones in the masonry walls and segmental arches and other details. The large arched openings also form a major part of the aesthetic appearance of the building elevation. The 2 main hospital wings have corridors running the entire length of the building that are entered through two smaller porches. These include the hospital rooms and various departments.</p>
5.3	Intrinsic	<p>Character Defining Elements External Use of different stones in the masonry walls and segmental and semi-circular arched openings with infilled timber louvers, rustications in limestone emphasise the openings, the higher central tower and large arched openings, entrance archway to the complex, circular rose window in gable, Internal Cantilevered stone and timber staircases, timber trussed roof finished with Mangalore tiles.</p>
5.4	Value Classification	<p>Existing Grade: Grade II B Recommended Grade: Grade II B B(per), B(des), G, E, C(she), A(arc), D(bio) Built in the early 1900s Colonial style, this stone masonry structure displays high quality detailing and a graceful facade, archetypal of the classic times that it was built in. Together with the Parsi Sanitorium in the vicinity, is an important building for the Parsi community. This building is also significant as part of the group of Colonial architecture in the Breach Candy area.</p>
6.0		TOPOGRAPHY
6.1	Floors	Ground + two upper storeys
7.0		CONSTRUCTION
7.1	Plinth	The 3 ft high plinth is constructed in blue basalt stone.
7.2	Walls	The walls are constructed of load bearing stone masonry in blue basalt.
7.3	Floor	Timber framed floor with T.W. joists and boardings.
7.4	Stairs	Cantilevered stone and timber staircases.
7.5	Openings	<p>All the original openings are constructed in limestone and painted white. Majority of the openings on the side wings span 6 ft with segmental arches. Other narrower elevational faces have slimmer openings topped by semi-circular arches. Most openings are divided into three segments – the wooden louvers and fixed glass panels within the arch (on the upper floors, a weather shade or chajja is also provided here), the timber framed glass shutters below and thirdly, the simple timber railings with wooden shutters at the parapet level.</p> <p>A round circular window opening is also present in the gable over the main porte cochere.</p>
7.6	Roofing	Pitched timber framed roofs with Mangalore tiles.

394	PARSI GENERAL HOSPITAL	
7.7	Articulation	Arches, keystones, bands, mouldings and carvings and other details in limestone. Medallion of Bomanji Petit over the porte cochere is also executed in limestone and painted white like the other details.
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 white. The internal walls are plastered and painted. The floor surfaces are varied – timber boardings are present in the older portions of the building whereas the newer renovated wings have marble and glazed tiles. Some of the lobby areas have polished stone tiles.
7.9	Interiors (Movable & Immovable)	Original teakwood furniture pieces in the hospital office portions.
7.10	Compound/Fence/Gate	Approximately 16' high stone pillars supporting a board with the name of the hospital form the gateway into the hospital campus. The cast iron gates are hinged on the pair of stone pillars. The 7' high stone compound wall is topped by iron slats as fencing with barbed wire protection.
7.11	Curtilege/ Unbuilt space/out buildings/landscape	A 2-storeyed building, similar in construction and design to the main hospital building is present to its south, near the entrance gate. This serves as dispensary and also has a chemist store. The other original stone structure in the campus is present on the western side meant for ancilliary hospital storage and other uses. Newer concrete buildings in modern designs within the campus include the 5-storeyed nurses school and quarters. These are internally connected to the main hospital building. A ground storey modern cafeteria structure that has been added as an extension to the south of the main hospital building. The grounds of the hospital are divided into 8 landscaped segments following the Mughal-style 'charbagh' concept. The central portion has a circular fountain with a marble statue and stone seats arranged around in a circle. The pathways in between the landscaped segments are paved and lined by hedges. Statues of the founders, memorials and other landscape elements like a pair of lions flanking a small flight of steps abound in the hospital gardens.
8.0		SERVICES & UTILITIES
8.1	Lighting	Electric light fixtures and natural lighting
8.2	Ventilation	Natural ventilation within the lobby areas and corridors, air-conditioning in the other parts.
8.3	Electricity	Mainly supplied by B.E.S.T. The hospital is equipped with generators and Solar panels have been introduced as an energy conservation measure.
8.4	Water Supply	Water supply is provided by the B.M.C. Water storage is in the form of underground concrete tanks and overhead tanks as well.
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 on each floor, fire alarms and smoke detectors present.
8.7	Other (HVAC/BMC/Security Systems)	Piped oxygen gas, suction pipes and ducting are present. Manned by private security guards.

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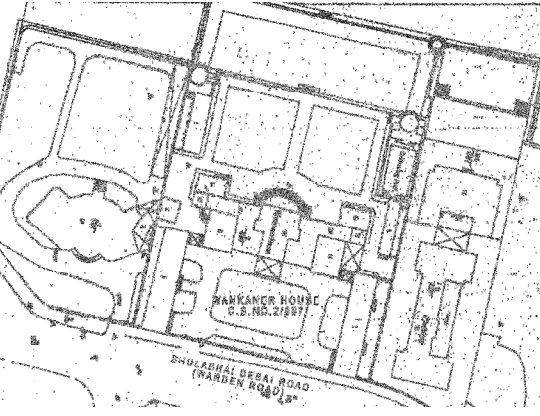
394	PARSI GENERAL HOSPITAL	
9.0		CONDITION
9.1	Plinth	The stone plinth is in sound structural condition.
9.2	Walls	The walls do not show any signs of deterioration.
9.3	Floor	The condition of the floors has been well maintained due to regular repair and maintenance work.
9.4	Stairs	The staircases are mostly free from any structural defects.
9.5	Openings	Mostly in a fairly operational condition and do not show any signs of intervention.
9.6	Roofing	The roof is free from any defects and is maintained regularly.
9.7	Articulation & Finishes	Some areas still have the original timber boards as surface flooring material in the older, as yet not renovated wings. These are worn out and need to be repaired.
9.8	Services	All services have been upgraded periodically and do not show any signs of distress.
9.9	Outbuildings	The outbuildings are in a fairly good condition.
9.10	Overall Condition	Good Maintenance Level: Regular
10.0		TRANSFORMATION
10.1	Form	A third storey has been added to the east wing of the hospital building (extension work still in progress). Other changes in form include the addition of the single-storeyed cafeteria structure in place of the Block for Male Patients.
10.2	Structure	None
10.3	Articulation & Finishes	None
11.0		DP REMARKS/PERCEIVED THREATS
		+H Hospital
12.0		ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION
		<p>This heritage hospital building was, earlier, a hotel owned by the Parsee philanthropist Bomanjee D Petit. In 1905, in response to an appeal by his son Jehangir, Petit donated the hotel. Jehangir Petit appealed to the Parsis to raise funds for re-building the hotel building as the community hospital and a sum of Rs 22.5 lakhs was raised. The buildings were designed and supervised by Vicaji Ardeshir Taraporevala of the firm of Shapurji Chandabhoy & Company. Ruttonji Sorabji & Company were the contractors and the entire drainage and sanitary work was done by Pallonji Edulji & Sons. The hospital was opened in March 1912 by the Governor, Lord Clarke. A part of the original hotel still exists in the form of the hospital's office.</p> <p>This stone masonry structure displays high quality detailing and a graceful facade, archetypal of the classic times that it was built in. Together with the Parsi Sanitorium in the vicinity, is an important building for the Parsi community. This building is also significant as part of the group of Colonial architecture in the Breach Candy area.</p>

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394 PARSI GENERAL HOSPITAL



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395 LINCON HOUSE		
	Common Ref No: 2005/GII/395	
	Card No: 79	
	Ward (Part): D (Part I)	
	CS No: 2/697	
	Plot Area: 8344.54sq m	
	B U Area: NA	
	Date: 14 th June 05	
	Record by: Aishwarya Tipnis	
	Review by: Abha Lambah	
	Int: - Ext: AT	
	Photo Ref: Being the US Consulate, access and photography was not permitted.	
		
1.0		DENOMINATION
1.1	Name of Premises	Lincon House
1.2	Earlier Name	Wankaner House
1.3	Built In	1931-1936 Extension Date(if any) none
2.0		ACCESS ROADS
2.1	Main	Bhulabhai Desai Road (Warden Road)
2.2	Subsidiary	None
3.0		OWNERSHIP PATTERN
3.1	Present	Government of United States of America
3.2	Past	Maharaja of Wankaner(H.H. Maharaja Raj Shri Sir Amarsinghji, KCSI, KCIE)
3.3	Status	Owner
4.0		USE
4.1	Present	American Consulate
4.2	Past	Residence of Maharaja of Wankaner
4.3	Usage	Regular
5.0		SIGNIFICANCE & VALUE CLASSIFICATION
5.1	Townscape(Natural/Manmade)	Built as a palatial mansion within a large garden setting on a prominent location along the Bhulabhai Desai Road (Warden Road), abutting the sea. The Lincon House, can be accessed from the Mahalakshmi Railway Station on the Western Railway and numerous bus routes from across the city.
5.2	Architectural Description	Planning Wankaner House has a central hall, two dining rooms, two drawing rooms, two sitting rooms, two study rooms, two dispencc rooms, and 14 bedrooms, each with an attached dressing room. Overlooking the seafront is a large swimming pool. There was also a small rifle range on the back lawns, laid by M.K.S. Chandrabhanusinhji who was a champion shooter. The

395	LINCON HOUSE	
		secretarial staff rooms, servants quarters, and kitchen are now the visa section of the consulate. ¹ At the entrance of the house stands one of the cannons from the Mahalakshmi Battery site. Stylistic Classification Most elaborately designed and executed Indo- Art Deco architectural scheme of the 1930s. 55 feet to the top of the loggia and comprises ground, first and second floors and loggia with central chhatri. Designed by Gregson, Batley & King, the style blends Art Deco with Saracenic, with a marked Hindu influence. Originally residence of the Maharaja of Wankaner
5.3	Intrinsic	Character Defining Elements. External Chattris, stone jaalis, spacious gardens with Art Deco geometric features Internal Finest Art Deco furniture including banquet tables, dining tables, writing tables, dressing tables, card tables, circular center tables, beds, settes, almirahs, easy chairs, cabinets, cupboards, teepoys, large mirrors etc , all original sanitary fittings from Shanks of Scotland, the public rooms had the choicest marble and the dining room was fitted with a parquet wooden floor for ballroom dancing. ²
5.4	Value Classification	Existing Grade : Grade III Recommended Grade : Grade II B A(arc), A(his),B(des),B(per),D(bio),F
6.0		TOPOGRAPHY
6.1	Floors	Ground + two upper
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.
7.8	Finishes	Could not be determined, as permission for survey was not granted.
7.9	Interiors (Movable & Immovable)	Some of the well-known civil construction firms of the time were

¹ Digvijay Sinh, "The saga of Wankaner House", Span December 1994, pp 46-48

² ibid.

395	LINCON HOUSE	
		associated with the project. The architects were Gregson, batley & King and the contractors were Shaporji Pallanji. The electrical fittings were done by F & C Osler, the sanitary fittings by Richardson & Crudas, paintings and interior decoration by William Jacks and furniture by G. Mackenzie and John Roberts. The finest Art Deco furniture adorned all rooms including banquet tables, dining tables, writing tables, dressing tables, card tables, circular center tables, beds, settees, almirahs, easy chairs, cabinets, cupboards, teepoys, large mirrors etc, all original sanitary fittings from Shanks of Scotland, the public rooms had the choicest marble and the dining room was fitted with a parquet wooden floor for ballroom dancing ³
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

³ Digvijay Singh, "The saga of Wankar House", Span December 1994, pp 46-48

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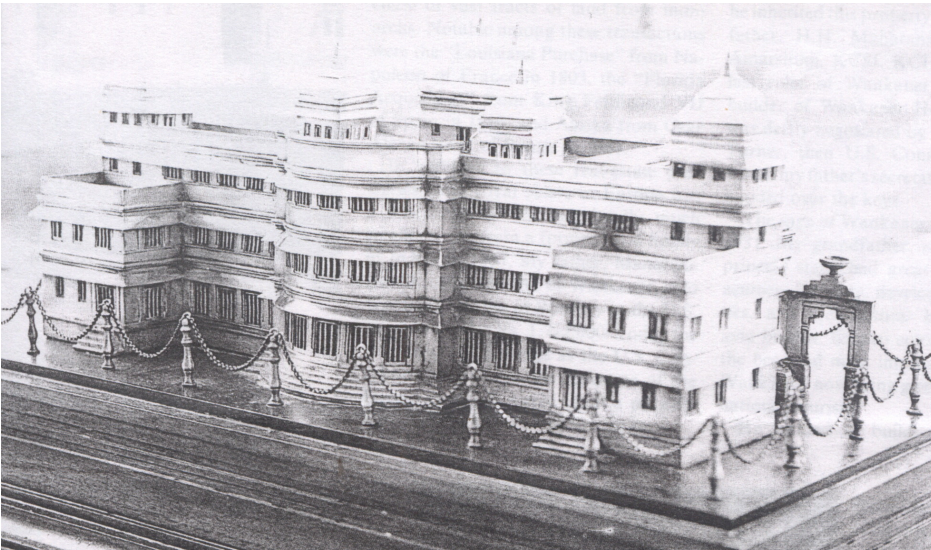
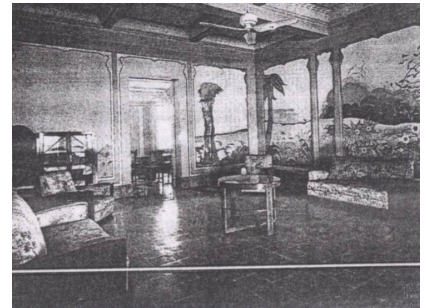
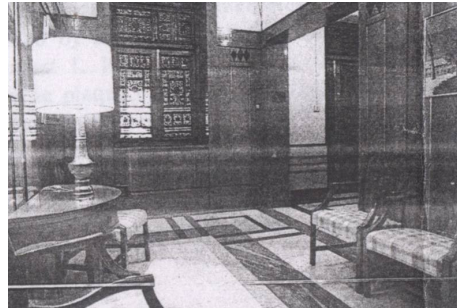
395	LINCON HOUSE	
		granted.
9.8	Services	Could not be determined, as permission for survey was not granted.
9.9	Outbuildings	Could not be determined, as permission for survey was not granted.
9.10	Overall Condition	Could not be determined, as permission for survey was not granted.
10.0		TRANSFORMATION
10.1	Form	Could not be determined, as permission for survey was not granted.
10.2	Structure	Apart from the addition of a staircase from ground to the first floor, no other structural changes have been made. ⁴
10.3	Articulation & Finishes	Every brick stone and fitting is intact according to the original plan. ⁵
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
12.1	Historical Background ⁶	<p>In 1931, H.H. Maharaja Raj Shri Sir Amarsinghji, KCSI, KCIE purchases 10,000 square yards [8360 sq m] of land on the seafront called the Mahalakshmi Battery Site, a place where cannons and weapons were stored by the British. The building was completed in 1936 and was inaugurated in the presence of Lord Brabourne, Governor of Bombay presidency.</p> <p>Wankaner House, the summer home of the Maharajas of Wankaner saw the marriages of the two daughters with the Maharaja of Kutch, and maharaja of Bijawar respectively. Princely families closely related to the Maharajas such as those of Kutch, Kota, Panna, Partabgarh and Palitana used the house for their marriage ceremonies. Wankaner House also witnessed some important meetings and gatherings of the Indian Princes to discuss common strategies for the administration and development of their states.</p> <p>Wanakaner House was sold to the US Government in 1957 by Maharana Raj Shri Pratapsinhji of Wankaner for Rs 1,722,000. The reason for the sale was to settle the estate duty levied on the Maharana when he inherited the property from his father H.H. Maharaja Raj Shri Sir Amarsinghji, KCSI, KCIE, who was the last ruler of Wankaner State. The deed was deftly negotiated by William Taylor Turner, the then U S Counsel General.</p>

⁴ ibid.

⁵ ibid.

⁶ ibid.

395 LINCON HOUSE



396		ROCKY ISLE	
		Common Ref No: 2005/GII/396	
		Card No: 80	
		Ward (Part): D (Part I)	
		CS No:774	
		Plot Area:403.01 sq m	
		B U Area: NA	
		Date: 23 rd December 04	
		Record by: Abha Bahl	
		Review by: Aishwarya Tipnis	
		Int: AB Ext: AB	
		Photo Ref: 396a – 396b	
1.0		DENOMINATION	
1.1	Name of Premises	Rocky Isle (commonly identified as Justice Vasudev's residence)	
1.2	Earlier Name	same	
1.3	Built In	1930s Extension Date(if any) none	
2.0		ACCESS ROADS	
2.1	Main	Bhulabhai Desai Road (Warden Road)	
2.2	Subsidiary	None	
3.0		OWNERSHIP PATTERN	
3.1	Present	Private owner	
3.2	Past	Same	
3.3	Status	Privately owned	
4.0		USE	
4.1	Present	Residential	
4.2	Past	Residential	
4.3	Usage	Currently not used	
5.0		SIGNIFICANCE & VALUE CLASSIFICATION	
5.1	Townscape (Natural/Manmade)	The residential mansion is located at the end of the by-lane leading off from the main Bhulabhai Desai Road, such that it is abutting the sea shore.	
5.2	Architectural Description	<p>Planning The interior of the building is quite grand with high ceilings. Wide passages on the north and west sides lead into large spacious rooms and a timber staircase leads from here upto the first floor.</p> <p>Stylistic Classification Built as a Neo-Gothic villa, the main façade facing north, relatively unbroken with few setbacks. This façade is made striking by the use of different stones in the masonry walls and arches and other details. It is divided into four unequal bays with ornate arched openings of varied designs in the Neo-Gothic style, 2 of which open onto elegant stone balconies on the upper level. Just below these balconies, within the same bays, are the two entrances into the building. Each of the entrances is marked by a small flight of marble steps leading from the road itself. The bay on the western corner rises higher than the others and has a small room leading to the terrace on the third storey.</p>	

396	ROCKY ISLE	
		The west elevation of the building has facing the sea-facing stone balconies with weather shades or chajjas running across the length of this façade. A pedestrian ramp leading into the basement is also present on this side.
5.3	Intrinsic	<p>Character Defining Elements</p> <p>External Twin trifoliate arches held up by slender columns set within Neo-gothic pointed arches with a circular rose window with stained glass in the fanlights, projecting balconies supported by ornate brackets, cinquefoil balustrades for the first floor, decorative cornice bands projecting out of the main façade supported on decorative brackets, semi-circular projecting balcony on the side façade, decorative parapet.</p> <p>Internal Timber staircase, marble flooring with black granite border, glazed ceramic tile dado, ornamental teakwood doorway with trellis work and frames for glass panels is present within the passage on the ground floor. Original teakwood framed windows, glass panels and electric fixtures, coloured glass in rose windows and fanlights on the first floor.</p>
5.4	Value Classification	<p>Existing Grade: Grade III Recommended Grade: Grade III</p> <p>A(cul), B(per), B(des), F</p> <p>This Neo-Gothic villa has culturally significant as Justice Vasudev's residence. Also it is archetypal of the 1930s time that it was built in. the unique façade design with a variety of arches is also worthy of preservation.</p>
6.0		TOPOGRAPHY
6.1	Floors	Ground + one upper storey + basement
7.0		CONSTRUCTION
7.1	Plinth	The 2 ft high plinth is constructed of buff basalt stone.
7.2	Walls	The walls are constructed in buff basalt stone masonry work laid in regular straight courses.
7.3	Floor	Timber framed floor with T.W. joists and boardings.
7.4	Stairs	Curving single flight staircase is timber-framed with T.W. treads, risers, balustrade and handrail.
7.5	Openings	Pointed single, double and triple Gothic arches in Porbunder stone with inset timber framed windows with wooden shutters and glass panels. Cantilevered balconies in Porbunder stone supported by stone brackets.
7.6	Roofing	Flat timber framed roof with a terrace.
7.7	Articulation	Arches, cornice bands, pediments, balconies, brackets and other details in Porbunder stone.
7.8	Finishes	<p>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 peach shade.</p> <p>The internal walls are plastered and painted.</p> <p>Some of the walls in the lobby areas have glazed ceramic tiles as dado.</p> <p>The floor is covered with white and black marble tiling pattern.</p> <p>The staircase has wooden handrails, risers and treads and carved timber balustrades.</p>
7.9	Interiors (Movable & Immovable)	The building is currently being completely renovated and refurbished. Hence

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396	ROCKY ISLE	
		has been almost completely emptied of all loose furniture items. However, a few fixed pieces like an ornamental teakwood doorway with trellis work and frames for glass panels is present within the passage on the ground floor. Original teakwood framed windows, glass panels and electric fixtures are also present.
7.10	Compound/Fence/Gate	None
7.11	Curtilege/ Unbuilt space/out buildings/landscape	A small Hindu temple, is located within the premises.
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. 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) Additional water tanks have been added.
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, all water supply is currently disconnected as the renovation work is in progress.
8.6	Fire Precaution	The building is undergoing renovation.
8.7	Other (HVAC/BMC/Security Systems)	Manned by private security guard
9.0		CONDITION
9.1	Plinth	The stone plinth is in sound structural condition.
9.2	Walls	As the house was in the process of renovation, the walls were free from any defects
9.3	Floor	The floor is structurally stable and in the process of renovation.
9.4	Stairs	The timber staircase is structurally sound.
9.5	Openings	All the fanlights on the ground floor have been blocked, however most of the openings are in an operational condition and do not show any signs of distress. Tin sheet chajaaas have been introduced on some openings at the terrace level.
9.6	Roofing	The roof is in a structurally stable condition and is in the process of renovation.
9.7	Articulation & Finishes	All the details and carvings in Porbunder stone on the façade are painted in a cream shade and are maintained in a good condition. All the finishes including the original flooring and dado materials are in good condition.
9.8	Services	Currently all the services are temporarily disconnected as the renovation work is in progress.
9.9	Outbuildings	The outbuildings are well maintained and do not show any signs of deterioration.
9.10	Overall Condition	Good Maintenance Level: Undergoing renovation
10.0		TRANSFORMATION
10.1	Form	None

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396	ROCKY ISLE	
10.2	Structure	None
10.3	Articulation & Finishes	None
11.0		DP REMARKS/PERCEIVED THREATS
		From the interview with the on-site building manager, it has been learned that the complete interior space of the building will be refurbished. This extensive renovation work will include relocation of internal walls, bathrooms, construction of a second internal staircase, change of the flooring material etc.
12.0		ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION
		None

396 ROCKY ISLE



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397 TRUMBAKESHWAR TEMPLE		
	Common Ref no: 2005/GII/397	
	Card No.: 81	
	Ward (Part): D (Part I)	
	CS No.: 792	
	Plot Area: 4870.47 sq m	
	B U Area: NA	
	Date: 29 April 05	
	Record by: Abha Bahl	
	Review by: Abha Lambah	
	Int: AB	Ext: AB
	Photo Ref: 397a-397p	
		
1.0		DENOMINATION
1.1	Name of Premises	Trambakeshwar Temple
1.2	Earlier Name	Same
1.3	Built In	19 th century Extension Date(if any) 1970s
2.0		ACCESS ROADS
2.1	Main	Bhulabhai Desai Road (Warden Road)
2.2	Subsidiary	Gopalrao Deshmukh Marg (Peddar Road)
3.0		OWNERSHIP PATTERN
3.1	Present	Tulsidas Gopalji Charitable & Dhakleshwar Temple Trust
3.2	Past	Same
3.3	Status	Maintained and managed by the trustees
4.0		USE
4.1	Present	Religious (Hindu temple)
4.2	Past	Same
4.3	Usage	Regular
5.0		SIGNIFICANCE & VALUE CLASSIFICATION
5.1	Townscape (Natural/Manmade)	The temple is located at the busy junction of Bhulabhai Desai Road and Gopalrao Deshmukh Marg, as an extension of the Mahalaxmi Temple precinct. Situated in a spacious compound alongwith the Dhakleshwar Temple, a large arched gateway with a clock tower forms the pedestrian route from here upto the main Temple precinct.
5.2	Architectural Description	<p>Planning</p> <p>Built in white marble, this Hindu temple is approached from its generously proportioned forecourt, by a flight of 4 marble steps that lead to a wide platform. This forms the entrance into the outer prayer hall or 'sabha mandapa' – is a semi-open worship area with a number of slim twin columns ornately carved in marble supporting its roof.</p> <p>Beyond this are the 3 separate shrines, positioned in a straight line. They house the 3 presiding deities with Shiva in the centre, Ganesh towards the left and Jagannathji to the right. The walls of each shrine are independent so that narrow passages for circumambulation or 'pradakshina' are formed around each of them. The passages continue towards the rear of the shrine</p>

397	TRUMBAKESHWAR TEMPLE	
		<p>as well.</p> <p>The semi-open sabha mandapa forms a rectangular space in front of the shrines from where the prayers can be offered without stepping through the walls of the individual shrines. The walls of the shrines and ceiling of the mandapa are covered with marble. A stone Nandi or sacred bull faces the main shrine door and a number of brass bells are hung in the temple.</p> <p>Stylistic Classification</p> <p>The Hindu temple built in the Nagara Style is externally crowned by 3 individual towers or 'shikharas' – the largest central shikhara atop the main Shiva shrine is conical in shape, whereas the 2 smaller shikharas flanking it are pyramidal. Each is topped by a pair of flat marble discs with a gold 'kalash' filial.</p>
5.3	Intrinsic	<p>Character Defining Elements</p> <p>External</p> <p>Entrance archway with serpent torana arch supported on intricately carved marble columns topped by pushpapotikas on either side of the columns, are intricately carved marble screens and above the lintel is a statue of Ganesh set in carved marble crowning pediment, triple shrine with 3 crowning conical and pyramidal shikharas, slim twin columns ornately carved in marble supporting the roof of the sabha mandapa, entrance to the temple is celebrated by the use of the serpent torana arch</p> <p>Internal</p> <p>Intricately carved marble columns topped with pushpapotikas in the sabha mandapa,</p>
5.4	Value Classification	<p>Existing Grade: Grade III Recommended Grade: Grade III</p> <p>A(cul), B(per), E, F</p> <p>The Trumbakeshwar temple is a culturally important structure and has immense religious value for the members of the Hindu community. Its unique architectural features like the triple shrine with 3 crowning conical and pyramidal shikharas and slim twin columns ornately carved in marble supporting the roof of the sabha mandapa deserve to be preserved.</p>
6.0		TOPOGRAPHY
6.1	Floors	Ground storey
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.
7.3	Floor	The stone floor is paved with marble.
7.4	Stairs	None
7.5	Openings	The fenestrations are in marble.
7.6	Roofing	The ceiling of the mandapa is supported by timber-frames including deep beams and joists. All 3 domes over individual shrines are in marble and so also the sloping roof overhang.
7.7	Articulation	All the details including carved railings all along the periphery of the mandapa, are of marble.
7.8	Finishes	<p>The walls of the main shrines are clad with marble.</p> <p>Square polished white marble tiles are laid on the floor with a black marble</p>

397	TRUMBAKESHWAR TEMPLE	
		bordered pattern. The railings and entrance steps are of marble.
7.9	Interiors (Movable & Immovable)	The central shrine houses a stone lingam (which is the image of Shiva) surrounded by protective brass covering or 'kavach' in the form of a hooded cobra. This is placed on another stone called the yoni. Silver plated stools, donation boxes, puja platforms, door shutters etc. Marble and metal idols, framed paintings hung on walls, temple bells and other artefacts.
7.10	Compound/Fence/Gate	An ornate marble gateway marks the entry into the temple compound. This consists of a pair of tall carved marble columns supporting stone lintel. On either side of the columns, are intricately carved marble screens and above the lintel is a statue of Ganesh set in carved marble crowning pediment.
7.11	Curtilege/ Unbuilt space/out buildings/landscape	A small subsidiary shrine in marble dedicated to Nag devta is located to the left of the entrance steps. Within the same compound, placed adjacent to the main temple is the Dhakleshwar Temple. To the right of the main entrance to the temple compound, is a modern concrete ground storey building hall meant for religious gatherings and ceremonies. This hall opens onto a large open space fronting the main road. The forecourt of the Trumbakeshwar temple has stone paving, stone benches r the entrance, a small 'kabutar khana' (to feed pigeons) towards the right of the main gate and a small landscaped garden to the left of the main gate.
8.0		SERVICES & UTILITIES
8.1	Lighting	Embedded light fixtures, 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.
8.4	Water Supply	Water supply is provided by the B.M.C.
8.5	Drainage (Plumbing and sanitatition)	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)	Manned by private security guards
9.0		CONDITION
9.1	Plinth	The plinth is in sound structural condition.
9.2	Walls	The walls do not show any signs of distress with coloured plaster and frecoes interact.
9.3	Floor	The floor is in structurally stable condition.
9.4	Stairs	The stairs are in a structurally stable condition
9.5	Openings	All the openings are in an operational condition and do not show any sign of intervention.
9.6	Roofing	The roof is free from all defects and is maintained periodically.
9.7	Articulation & Finishes	Articulation and finishes are in excellent condition. All the statues, figurines and other details are regularly touched up and painted. The marble on the external walls, balconies, arches etc. is also polished regularly and so also the marble floor tiles.
9.8	Services	Services have been upgraded periodically and are free from all defects.


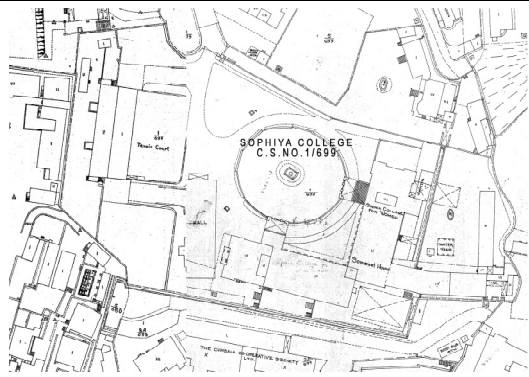
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397	TRUMBAKESHWAR TEMPLE	
9.9	Outbuildings	The subsidiary temple, drinking water fountain, food store are all in a good condition.
9.10	Overall Condition	Good Maintenance Level: Regular
10.0		TRANSFORMATION
10.1	Form	None
10.2	Structure	None
10.3	Articulation & Finishes	None
11.0		DP REMARKS/PERCEIVED THREATS
		None
12.0		ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION
		The Trumbakeshwar temple is a culturally important structure and has immense religious value for the members of the Hindu community. Its unique architectural features like the triple shrine with 3 crowning conical and pyramidal shikharas and slim twin columns ornately carved in marble supporting the roof of the sabha mandapa deserve to be preserved.

397 TRUMBAKESHWAR TEMPLE



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398 SOPHIA COLLEGE		
	Common Ref No: 2005/GII/398	
	Card No: 82	
	Ward (Part): D(Part I & II)	
	CS No: 1/699	
	Plot Area: 17387.28 sq m	
	B U Area: NA	
	Date: 22 nd January 05	
	Record by: Abha Bahl	
	Review by: Aishwarya Tipnis	
	Int: ANL Ext: PJ	
	Photo Ref: 398a-398ax	
1.0		DENOMINATION
1.1	Name of Premises	Sophia College
1.2	Earlier Name	Somerset House
1.3	Built In	Late 19 th century Extension Date(if any): 1952, 1964, 1975
2.0		ACCESS ROADS
2.1	Main	Bhulabhai Desai Road (Warden Road)
2.2	Subsidiary	Sophia College Lane
3.0		OWNERSHIP PATTERN
3.1	Present	Society of the Sacred Heart Trust (since 1940)
3.2	Past	Private residence of the Maharaja of Bhavnagar and later, Maharaja of Indore
3.3	Status	Catholic Mission
4.0		USE
4.1	Present	Educational (Girls' college and hostel)
4.2	Past	Residential
4.3	Usage	Regular
5.0		SIGNIFICANCE & VALUE CLASSIFICATION
5.1	Townscape (Natural/Manmade)	The buildings of the College complex sit in a considerably large compound space, arranged around a circular landscaped garden. The college campus can be accessed from both Bhulabhai Desai Road and Peddar Road via the narrow winding Sophia College Lane. A high compound wall lined with tall trees and shrubbery help to shut out the surroundings, making the campus very serene.
5.2	Architectural Description	Planning The south wing has the main entrance with the ornate double staircase in marble. On climbing these steps, one reaches the foyer that leads to the college offices on one side and the dining room on the other. On the second floor in this wing, are residences of the sisters and part of it is taken up by the girls' hostel. The third floor has classrooms that are accessed by wide corridors with timber framed sloping roofs. This wing is replete with wooden floors, seasoned teakwood and rosewood furniture and artefacts. The newly renovated east wing now comprises of the chapel on the first floor, girls' hostel on the second floor and library and library on the top floor. The

398	SOPHIA COLLEGE	
		<p>upper floor has RCC construction, includes glazed vinyl floors in some classrooms, and is furnished with modern amenities. Modernity has thus crept into the college's culture in the form of space, light and colour. The ground level houses the gymnasium and spacious rooms (earlier served as the Councillor's Rooms). Each floor is provided with auxiliary support areas like toilets, pantries, staff rooms, storage areas and water coolers.</p> <p>Stylistic Classification This stone building is designed in a hybrid of the Baroque, Gothic and Indo Saracenic revival styles. Originally meant to be a palatial residential mansion, it exhibits a combination of elements including pointed Gothic arches with and timber balconies with on carved wooden brackets. The two perpendicular wings of the building are harmoniously connected together by a grand sweeping curve of the elevation at the ground floor. At the centre of each wing is an imposing porte-cochere with large pointed arched openings on the side. The front of each porch has a set of slimmer triple pointed arches resting on slender rounded stone columns. An impressive curving double staircase leading to the first floor from one of these porches on the south wing is one of the most remarkable features of the building. The façade is made striking by the carefully planned placement of fenestrations and ornamental mouldings. The sloping tiled roofs, open terraces, large arched openings, timber balconies with carved brackets also form a major part of the aesthetic appearance of the building elevation.</p>
5.3	Intrinsic	<p>Character Defining Elements External Carefully planned placement of fenestrations and ornamental mouldings, sloping tiled roofs, open terraces, large semi-circular arched openings, timber balconies with carved brackets, Neo-Gothic arched openings, Italianate Balusters, imposing porte-cochere with large pointed arched openings on the side, Decorative mouldings within arches, spandrels, bands of floral motifs below the balustrade line, square motifs inset with floral designs on the façade, ornamental mouldings framing windows Internal twin timber staircases sweeping up, glazed ceramic tiles with intricate olive green and blue designs for dado along staircase, Bharat tiles in decorative design, original POP ceilings in corridors, original teak wood furniture and interiors,</p>
5.4	Value Classification	<p>Existing Grade: Grade III Recommended Grade: Grade II B A(arc), A(cul), B(per), C(seh), J, D(bio) The Sophia College building is an architectural gem designed in the late 19th century. Built in a hybrid style, typical of its time, its unique design, planning and façade treatment are worthy of preservation. With its numerous arched fenestrations and sloping roofs, it has its distinctive skyline. The original stone building along with the newer concrete additions are built sensitively leaving open spaces for recreational use.</p>
6.0		TOPOGRAPHY
6.1	Floors	Ground + 3 upper

398	SOPHIA COLLEGE	
7.0		CONSTRUCTION
7.1	Plinth	The plinth is constructed of Malad stone masonry.
7.2	Walls	The exterior of the building is in Malad stone masonry work with perpendicular joints. The interior walls are of rubble in cement mortar.
7.3	Floor	Timber framed floor with T.W. girders, joists and boardings. The newly renovated east wing has RCC slabs.
7.4	Stairs	There are 2 timber framed staircases and one constructed with RCC. An ornate double staircase in stone within the grand porte-cochere on the south wing leads from the ground to the first level.
7.5	Openings	Pointed Gothic arches in stone with timber framed windows inset. At the ground level, there is a series of segmental stone arches with carved keystones forming an continuous arcade. The 2 porches on either wing have very large pointed arched openings on the side. The front of each porch has a set of slimmer triple pointed arches resting on slender rounded stone columns. Circular stone openings within the arch spandrels. Internally, semi-circular arches in stone are present. Timber framed balconies which are supported by carved T.W. brackets.
7.6	Roofing	Pitched roofs supported by timber trusses and framing members with Mangalore tiles. RCC slabs over newly renovated east wing. 2 large flat terraces are present above the porches on either wing.
7.7	Articulation	Decorative mouldings within arches, spandrels, bands of floral motifs below the balustrade line, square motifs inset with floral designs on the façade, ornamental mouldings framing windows etc. are all in limestone. Carved balusters lining the terraces above the porches are in Porbunder stone.
7.8	Finishes	The external walls are covered with lime plaster and painted pink. All arches, keystones and other details are also painted pink. The internal walls are plastered and painted lime green. The mouldings and ornamental details on the internal openings are painted white. The dado on the walls of the lobby areas on first floor in the south wing have glazed ceramic tiles with intricate olive green and blue designs. The staircase has timber treads and risers with polished wooden handrails and carved timber balustrade. At the bottom of the steps, is an exquisitely carved thick T.W. hand post and below the flight is a ornamental carved timber bracket supporting the stairs. In some instances T.W. joists and boardings make up the interior ceiling of the corridors and classrooms. At other places, like on the roof of the dining hall, chapel and abutting corridor, the visible ceiling has been made completely flat with plaster and has beautiful decorative mouldings. The floor surfaces are varied – polished Kotah stone and cement mosaic tiles are present on the upper floors of the building and hostel spaces whereas the ground floor has patterned white and black marble square tiles on platform at the entrance and Minton tiles inside the lobby. Some of the renovated classrooms have vinyl flooring as well. Original coloured cement tiles laid in attractive patterns with decorative borders is present on the flooring in the dining halls and other areas. The chapel has beautiful borders of coloured cement tiles running across white marble tiles.
7.9	Interiors (Movable & Immovable)	Original teakwood furniture pieces in the entrance lobby, office portions and other places in the college building. this includes showcases, book cabinets,

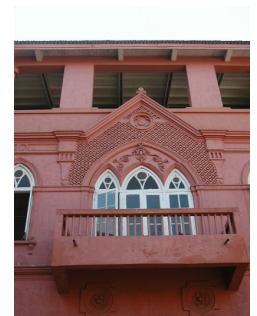
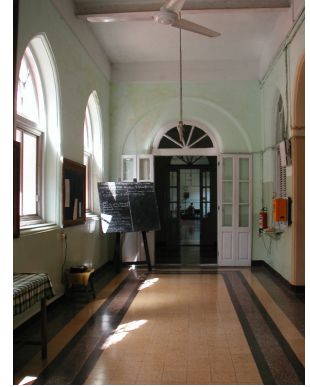
398	SOPHIA COLLEGE	
		tables, chairs, a grandfather clock, pedestal stands etc. Teakwood altar, lectern, pews and other small tables etc., suspended ceiling lamps and wall-mounted lamps in brass, few paintings and other artefacts are present in pristine condition in the chapel.
7.10	Compound/Fence/Gate	The cast iron gates are hinged on the pair of stone pillars.
7.11	Curtilege/ Unbuilt space/out buildings/landscape	<p>The 2 wings of the heritage building of Sophia college and the other newer buildings are arranged around a circular landscaped lawn. This is divided into 4 quadrants by brick paved pathways that lead to the centre.</p> <p>The compound and driveway space around the soft landscape have hexagonal concrete pavers laid in a honeycomb pattern.</p> <p>Besides the heritage structure that houses the Sophia Polytechnique College, there are other modern concrete buildings within the campus (wrt to the main building) –</p> <ol style="list-style-type: none"> 1. to the west is the Sophia Bhabha Auditorium with a separate building for the Nursery School and School for mentally Challenged Children, 2. to the northeast is the Science building which came up in 1966-67. 3. to the east is the new building housing the Women's Centre, Councillor's Office, college auditorium and some classrooms, 4. additionally there are some staff quarters within the campus and lastly, a multi-purpose shed with a large G.I. sheet roof supported by m.s. trusses is present at the rear of the south wing.
8.0		SERVICES & UTILITIES
8.1	Lighting	The electrical and plumbing services are upgraded periodically. Electric light fixtures and natural light in the corridors, some original lamps etc. in the chapel.
8.2	Ventilation	Ceiling and wall-mounted electric fans, 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 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 in sound structural condition.
9.2	Walls	The walls are generally in a sound structural condition however ground water seepage is observed in a few places like the office on the south wing. Damp walls with ficus growth are seen.
9.3	Floor	The floors are do not display any signs of structural deterioration. However, in some places like the hostel lobby, mild steel sections are used to support weakened timber floors.
9.4	Stairs	The staircases are in a structurally stable condition.
9.5	Openings	All the arched openings are in well maintained and the window frames and shutters are in an operational condition and do not display any signs of deterioration.

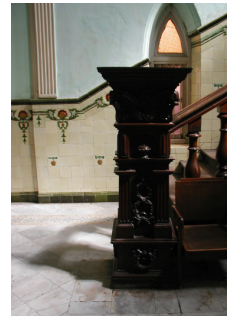
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9.6	Roofing	The roof does not show any signs of deterioration or intervention.
9.7	Articulation & Finishes	All the details and carvings in limestone on the façade are painted and are maintained in a good condition. Timber balconies are provided extra support in the form of wooden brackets where sagging. All the finishes including the original flooring and dado materials are in good condition.
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	All the other buildings on the campus are in good structural condition.
9.10	Overall Condition	Good Maintenance Level : Regular
10.0	TRANSFORMATION	
10.1	Form	Extra storeys were added in 1952 and 1964 to the original structure. In 1975, the library rooms were added to the east wing.
10.2	Structure	In some places like the hostel lobby mild steel sections are used to support weakened timber floors.
10.3	Articulation & Finishes	Timber balconies are provided extra support in the form of wooden brackets where sagging.
11.0	DP REMARKS/PERCEIVED THREATS	
	College 	
12.0	ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION	
	A former Bhavnagar and Indore State Residence, the Sophia College building is an architectural gem designed in the late 19 th century. Built in a hybrid style, typical of its time, its unique design, planning and façade treatment are worthy of preservation. With its numerous arched fenestrations and sloping roofs, it has its distinctive skyline. The original stone building along with the newer concrete additions are built sensitively leaving open spaces for recreational use. Hence it is recommended to upgrade its listing from Grade III to II B. This building has been used extensively for shooting of many Hindi movies.	

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SOPHIA COLLEGE



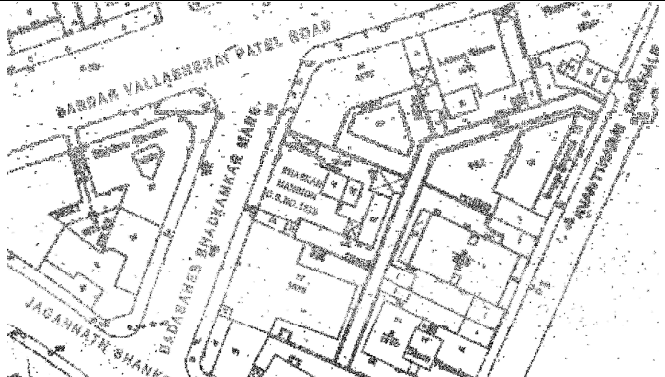


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399 BHASKAR MANSION		
	Common Ref no: 2005/GIII/399	
	Card No.: 83	
	Ward(Part): D ward (Part II)	
	CS No. 1578	
	Plot Area 596.160 sq m	
	B U Area NA	
	Date 4 th October 05	
	Record by: Krishna Iyer	
	Review by: Aishwarya Tipnis	
	Int.: KI Ext.: KI	
	Photo Ref.: 399a-399ab	
1.0		DENOMINATION
1.1	Name of Premises	Bhaskar Mansion
1.2	Earlier Name	Bhaskar Mansion
1.3	Built In	1916
2.0		ACCESS ROADS
2.1	Main	Dr. Dadasaheb Bhadkamkar marg (Lamington road)
2.2	Subsidiary	Sardar Vallabhbhai Patel Road (Sandhurst Road)
3.0		OWNERSHIP PATTERN
3.1	Present	Mr.Tushar. S. Bhagat & Jaidev. S. Bhagat (family owned)
3.2	Past	Mr. Jamnadas Narothishambdas Bhau
3.3	Status	Owner & Tenanted
4.0		USE
4.1	Present	Mixed (Residential & Commercial)
4.2	Past	Mixed (same as above)
4.3	Usage	Regular – Daily
5.0		SIGNIFICANCE & VALUE CLASSIFICATION
5.1	Townscape(Natural/Manmade)	Built on a rectangular plot along Bhadkamkar Marg & Dinkar Zarapkar Chowk within the Lamington Road and Opera House precinct, the Bhaskar mansion is part of the streetscape with similar buildings in its immediate fabric. The urban condition however has deteriorated with the changing commercialization of the Lamington road area. The area is well connected by Public transport and in close proximity to Charni Road Railway station on the Western Line.
5.2	Architectural Description	<p>Planning Built like a typical urban Indian townhouse of the 20th Century, with an Edwardian Neo Classical façade, the ground plus three storied building is set within a small plot and has mixed use development on the ground and first floor.</p> <p>Stylistic Classification The building is designed with a Edwardian Neo classical Façade, projecting open balconies with elegant art deco/Italianate wrought iron hand railings, characterized by the use of a huge semi-circular arch at the entrance,</p>

399	BHASKAR MANSION	
		accentuated by mouldings with keystones, decorative brackets, arched openings, rustications in stucco plaster emphasizing Greek elements, stained glass panels at the rear portion of the building and internally a beautiful molded ceramic tile dado around the timber staircase.
5.3	Intrinsic	<p>Character Defining Elements</p> <p>External Neo classical Facade with open balconies and art deco/Italianate hand railings, use of semi-circular arches accentuated by moldings with keystones, decorative cornice bands, segmental arched openings, rustications in stucco plaster emphasizing elements of the Greek order, semicircular arch defining the entrance, stained glass panels at the rear portion.</p> <p>Internal Timber staircase with elegant teak wood newel posts and molded ceramic tile staircase dado.</p>
5.4	Value Classification	<p>Existing Grade: Grade III A(arc), B(des), B(per),G(grp),F</p> <p>Recommended Grade: Grade III</p>
6.0		TOPOGRAPHY
6.1	Floors	Ground+ three floors with flat terrace and sloping roof over staircase block.
7.0		CONSTRUCTION
7.1	Plinth	Grey ashlars masonry with yellow basalt stone coping.
7.2	Walls	Load bearing brick masonry walls with lime stucco plaster painted crème colour on the exterior façade and since it has a mixed use the interiors have changed accordingly as per usage, but the staircase block has molded ceramic tiles at the dado level with crème color oil paint above it.
7.3	Floor	Composite construction (Partly Reinforced Cement Concrete, partly wooden flooring and partly steel I sections with Laadi stone.)
7.4	Stairs	Timber staircase leading to the terrace level.
7.5	Openings	Semi-circular arched openings, all doors and windows are located within segmental arched openings
7.6	Roofing	Flat Terrace roof all around, sloping Mangalore tiled roof supported on timber trusses can be found above the staircase block.
7.7	Articulation	Stucco plaster is used for rustications, mouldings and stringer courses seen only on the front façade, timber is used for the staircase, and wrought iron is used as hand railing/balusters on the open balconies on the front façade. Some stained glass panels are observed on the rear façade.
7.8	Finishes	<p>Walls The external front façade has been painted crème color and the other facades are been cement/lime plastered. The interiors since it is a mixed use are different according to usage.</p> <p>Flooring The floor finish around the staircase block and the entrance of the building of marble tiles has not been altered but the floor finishes in the interiors have changed to vitrified tiles according to the usage. The upper floor of the staircase block has cement mosaic flooring.</p> <p>Staircases Timber staircase has teak wood treads and risers</p>

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7.9	Interiors (Movable & Immovable)	The interiors of owner's shop have some elegant display cases, whereas as the interior are different accordingly to usage.
7.10	Compound/Fence/Gate	Compound wall is made of brick masonry.
7.11	Curtilege/ Unbuilt space/out buildings/landscape	An RCC Unbuilt Out house, which is constructed up till the plinth level exists within the compound which the owners of the building have plans to re built, A RCC garage/parking area is also within the compound.
8.0		SERVICES & UTILITIES
8.1	Lighting	The building receives less natural lighting as it is surrounded by other buildings and is been built on a tight rectangular plot which makes the interiors dingy, hence there arises the need of artificial lighting. Tube light s are been used accordingly in offices and residences. Hanging lamps are also been used for minimal lighting.
8.2	Ventilation	The building does not receive cross ventilation due to the circumstances as mentioned above. But the enclosed staircase on the external side has openings which acts as a wind chute, takes care of the ventilation. Air conditioners are being installed by both commercial and residential users.
8.3	Electricity	BEST supplies the electricity. Distribution boards are placed below along the timber staircase.
8.4	Water Supply	Municipal Water Supply
8.5	Drainage (Plumbing and sanitation)	Cast iron drainage pipes run along the façade on the rear side. Few pipes are seen on the front façade.
8.6	Fire Precaution	No fire precaution system has been installed within the buildings.
8.7	Other (HVAC/BMS/Security Systems)	No special system is installed.
9.0		CONDITION
9.1	Plinth	The plinth does not show any signs of settlement except for moss accumulation seen. Drainage/sanitation pipes are seen jutting out of the plinth.
9.2	Walls	The front Neo Classic façade does not show any sign of deterioration. But the rear façade walls show signs of deterioration and are in poor condition. Vegetation growth is seen on the walls
9.3	Floor	The floors mentioned in the previous section appear to be in a sound condition.
9.4	Stairs	The staircase block has a few broken treads but is structurally in a sound condition.
9.5	Openings	Some of the openings are in bad condition, window and glass panes are missing, and some openings are been altered or blocked completely due to addition of air conditioners. A few balconies are blocked by brick masonry or by timber planks. In the front façade some openings are been altered to accommodate air conditioners.
9.6	Roofing	The flat terrace roof has been waterproofed with bitumen at some places due to leakage from the terrace, the Mangalore tiled roof seems is in a good condition.
9.7	Articulation & Finishes	The articulation in stucco plaster is free from all defects.
9.8	Services	The services of the building don't seem to be upgraded, except for a new enclosure around the pump besides the underground tank.

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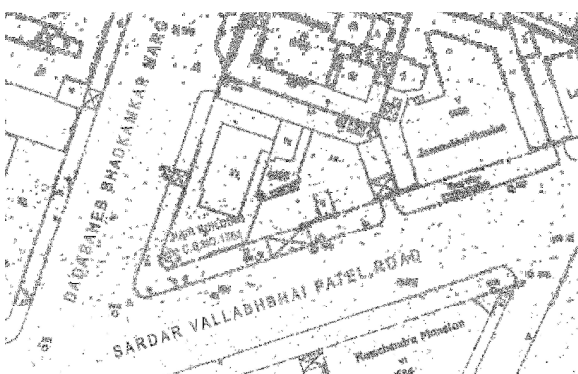
399	BHASKAR MANSION	
9.9	Outbuildings	The garage/parking lot is in fair condition but the out house which is in an incomplete position is showing signs of deterioration. Vegetation growth is also seen on the compound wall.
9.10	Overall Condition	Fair Maintenance Level : poor
10.0		TRANSFORMATION
10.1	Form	No transformation is visible in the form.
10.2	Structure	The building has not undergone any structural transformation.
10.3	Articulation & Finishes	The floor finish around the staircase block and the entrance of the building of marble tiles has not been altered but the floor finishes in the interiors have changed to vitrified tiles according to the usage. The upper floor of the staircase block has cement mosaic flooring.
11.0		DP REMARKS/PERCEIVED THREATS
		None
12.0		ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION

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399 BHASKAR MANSION



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400		NAIR BUILDING	
	Common Ref No: 2005/GII/400		
	Card No: 84		
	Ward (Part): D Ward (Part IV)		
	CS No: 1585		
	Plot Area: 1030.94 sq m		
	B U Area: NA		
	Date: 12 th December 04		
	Record by: Abha Bahl		
	Review by: Aishwarya Tipnis		
Int: AB Ext: AB			
Photo Ref: 400a- 400s			
1.0		DENOMINATION	
1.1	Name of Premises	Sanghrajka House / Nair Building	
1.2	Earlier Name	Powell House	
1.3	Built In	Early 20 th century	Extension Date(if any) none
2.0		ACCESS ROADS	
2.1	Main	Sardar Vallabhbhai Patel Marg (Sandhurst Road)	
2.2	Subsidiary	Dadasaheb Bhadkamkar Marg (Lamington Road)	
3.0		OWNERSHIP PATTERN	
3.1	Present	Privately owned by Kaya Sales Pvt. Ltd.	
3.2	Past	Same	
3.3	Status	Tenanted	
4.0		USE	
4.1	Present	Commercial establishments on the upper floors and retail shops at the ground level	
4.2	Past	Same	
4.3	Usage	Commercial	
5.0		SIGNIFICANCE & VALUE CLASSIFICATION	
5.1	Townscape (Natural/Manmade)	This corner building exerts an impressive presence on the intersection in the Opera House area. The design of the building is a good response to its prominent site, as its outer façade occupies the entire site volume to create a continuity of the street edge as the building turns the corner. The building is a perfect example of response to the site as the façade along Lamington Road follows the architectural vocabulary of semicircular arched openings of the Edwardian Neo Classical streetscape whereas the façade along the SVP Road follows the vernacular typology of overhanging timber balconies of the streetscape.	
5.2	Architectural Description	Planning The building has 2 entrances directly from the pavement, one leading into either wing. The bigger entrance is on the north wing that leads up from a small flight of steps into the open verandah from where various establishments at the ground level like banks etc. can be immediately accessed. A passage from the verandah leads to the elevator and staircase lobby. A doorway further down this passage leads into the small interior open	

400	NAIR BUILDING	
		<p>space within the building, between the two wings. From here, passages at level that connect to the fire-escape staircase can be seen.</p> <p>Stylistic Classification Designed in a hybrid Colonial style, this corner building is V-shaped in plan. The two wings are joint in the centre by a slim corner bay that is surmounted by a clock tower, which is one of the most striking elements of the building. Both its wings are of roughly equal lengths and each is divided into 3 bays. Though the side bays of each wing follow the same design, the wider centre bays are dissimilar. The design of the side bays includes – a single large semicircular arch with rusticated masonry at the ground level, 3 flat arches with openings inset and topped with pediments at the first floor level, similar arches at the second floor level but without pediments, and a stone cantilevered balcony at the fourth storey with timber posts and railings. The centre bay of the north wing has an open verandah with a wide projecting weather shade at the ground level and 5 semi-circular arches on each of the 3 upper floors. The centre bay of the east wing has continuous timber-framed balconies with decorative railings and wide projecting chajjas on each level.</p>
5.3	Intrinsic	<p>Character Defining Elements External V-shaped building has a slim corner bay surmounted by a clock tower. Semi-circular and flat arches with keystones, variety of fenestrations, rustication finishes and a combination of stone and timber details. Internal Timber staircase with decorative newel post</p>
5.4	Value Classification	<p>Existing Grade: Grade III Recommended Grade: Grade II B A(arc), B(per), B(des), G(grp), F, I(sce) This Colonial style building with its unique clock tower and elegantly ornamented façade has considerable architectural value and is archetypal of the times that it was built. It forms an integral part of the group of heritage buildings within the Opera House precinct.</p>
6.0		TOPOGRAPHY
6.1	Floors	Ground and four upper plus a basement
7.0		CONSTRUCTION
7.1	Plinth	The 5 ft high plinth is constructed in Malad stone with ventilation openings for the basement.
7.2	Walls	The walls are constructed of load bearing Malad stone masonry.
7.3	Floor	Timber framed floors with T.W. joists and boardings.
7.4	Stairs	Timber framed staircase with wooden risers and treads.
7.5	Openings	Semicircular and flat arches with keystones, ornamental bands that frame the fenestrations are all in limestone. Inset within are timber framed windows with wooden shutters and glass panels. Cantilevered stone balconies in are supported by stone brackets. Continuous timber framed verandahs also present.
7.6	Roofing	Flat timber framed roof with a terrace lined with brickbat coba and tarred over.

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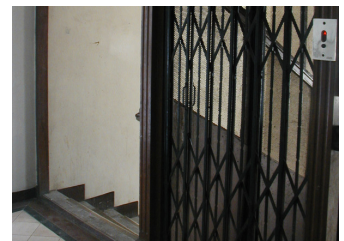
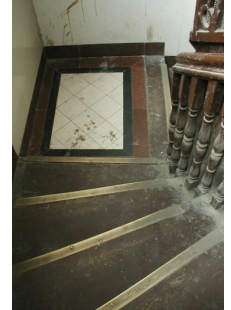
400	NAIR BUILDING	
7.7	Articulation	Long brick pilasters with rusticated finish and shorter rectangular pilasters on each floor with carved capitals and bases in limestone on the façade. Timber framed overhang supported by carved wooden brackets and ornamental eaves over main entrance. Stone and timber balconies with carved stone and timber railings. Ornamental stone parapet wall and overhang at the terrace level supported by stone brackets imitating wooden joist ends.
7.8	Finishes	Rusticated exposed stone masonry on some portions of the elevation, while the rest is painted. Façade features like keystones, arches, ornamental pilaster capitals, cornice bands etc. are painted in a brown shade, darker than the rest of the elevation. Internal walls are plastered and painted. The staircases have wooden risers and treads, with timber handrails and railings. The floor in the lobby areas, passages and staircase landings in the north wing has glazed tiles. Whereas in the east wing, the floor of the upper floor passages has the original hexagonal coloured stone tiles and the lobby is paved with polished stone slabs.
7.9	Interiors (Movable & Immovable)	The interiors of the residences have been modified to suit the needs of the occupants and modern trends and hence do not conform to any particular style or genre.
7.10	Compound/Fence/Gate	As the building abuts the street it does not have a compound or fence.
7.11	Curtilage/ Unbuilt space/out buildings/landscape	The small open space or 'chowk' in the interior of the building is tarred.
8.0		SERVICES & UTILITIES
8.1	Lighting	Electric light fixtures and natural lighting.
8.2	Ventilation	Electric fans, A.C. units
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. Water storage is in the form overhead Sintex tanks.
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 on each floor
8.7	Other (HVAC/BMC/Security Systems)	Manned by private security guard
9.0		CONDITION
9.1	Plinth	The plinth is mostly free from all defects but the stone requires to be cleaned.
9.2	Walls	The walls do not show any signs of distress.
9.3	Floor	The floors are generally in good condition in the north wing; slightly worn out and joints are uneven, requires maintenance in some portions of the east wing.
9.4	Stairs	The staircases are in a structurally stable condition in the north wing; treads are worn out and are uneven, requires repair work in the east wing
9.5	Openings	Although most of the original fenestration scheme is intact, in some places, original wooden window frames and shutters have been replaced by Aluminium sliding windows and m.s. jalis have been added to window openings. Few balconies have been enclosed and sliding windows added above the railings.
9.6	Roofing	The roof is in a good structural condition with water-proofing treatment

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400	NAIR BUILDING	
		administered to it.
9.7	Articulation & Finishes	Major portions of the façade detailing is almost hidden by incongruous signboards at the ground level of the east wing. Flooring in the east wing is worn out and needs to be restored or repaired.
9.8	Services	Services need to be upgraded especially the wiring on the ground floor lobby area.
9.9	Outbuildings	As the building abuts the street it does not have any out buildings.
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 more or less been fairly well maintained.
10.0		TRANSFORMATION
10.1	Form	There is no transformation in the form.
10.2	Structure	The structure does not show any signs of intervention.
10.3	Articulation & Finishes	Although most of the articulation and finishes are retained. In many cases, original wooden window frames and shutters have been replaced by Aluminium sliding windows and mild steel jalis have been added to window openings. Few balconies have been enclosed and sliding windows added above the railings. Other modern accretions on the facades include window A.C units. At the ground floor level, major portions of the façade detailing is almost hidden by incongruous signboards at the ground level of the east wing. The interiors of most of the flats have been altered to suit the needs of the occupants and modern trends and hence do not conform to the original scheme and ambience.
11.0		DP REMARKS/PERCEIVED THREATS
		None
12.0		ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION
		This Colonial style building with its unique clock tower and elegantly ornamented façade has considerable architectural value and is archetypal of the times that it was built. It forms an integral part of the group of heritage buildings within the Opera House precinct. Hence it is recommended to upgrade its listing from Grade III to IIB.

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400 NAIR BUILDING



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401 OPERA HOUSE PRECINCT		
	Common Ref no: 2005/GII/401	
	Card No.: 85	
	Ward (Part): D Ward (Part IV)	
	CS No.: NA	
	Plot Area: NA	
	B U Area: NA	
	Date: 14 th April, 05	
	Record by: Brinda Gaitonde	
	Review by: Abha Lambah	
	Int BG Ext BG	
	Photo Ref.: 401a - 401z	
		
1.0		DENOMINATION
1.1	Name of Premises	Opera House Precinct
1.2	Earlier Name	NA
1.3	Built In	Group of buildings built in different time periods, but, mostly in the later half of the 19 th century or first decade of the 20 th century Extension Date (if any): -
2.0		ACCESS ROADS
2.1	Main	Dadasaheb Bhadkamkar Road, Jagannath Shankarsheth Marg, Sardar Vallabhbhai Patel Road and Mama Paramanand Road
2.2	Subsidiary	Raja Rammohan Road, Avantikabai Gokhale Marg
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, commercial or residential with commercial shop line on the ground floor. The precinct consists of a diamond trading center and also the automobile trading and computer hardware market of Mumbai.
4.2	Past	One of the first commercial nodes outside of the Fort Precinct developed with a mixed-use pattern, i.e. commercial at ground level with residential and purely residential houses on the outskirts of the precinct along secondary roads.
4.3	Usage	Daily
5.0		SIGNIFICANCE & VALUE CLASSIFICATION
5.1	Townscape (Natural/Manmade)	With the grand Royal Opera House as the pivot around which the precinct revolves and gets its name, the Opera House Precinct comprises of buildings, especially along the arterial roads, using a mix of the fashionable European architectural styles interspersed with Indian motifs. One of the characteristic features of the Opera House is the consistency in the heights of the buildings along the main street, which needs to be recognized and retained. The siting of the building on its plot lends a certain rhythm and pattern to the street. A unique

401	OPERA HOUSE PRECINCT	
		feature of this precinct is that all the buildings about the street front forming a contiguous streetscape. The side open spaces are also retained consistently.
5.2	Architectural Description	<p>Planning In the 1900's the Opera House precinct was a cultural hub with music schools and residences of musicians and vocalists. In the first decade of the 20th century, the City Improvement Trust executed several development schemes all over the city, including Girgaum, Chowpatty and in the vicinity of Opera House. One of its purposes was the creation of new streets in order to improve ventilation as well as communication linkages, lacking in the congested areas of the Fort. The buildings exhibit a strong sense of proportion, consistent all along the street and the massing and proportion of the elevation lends it a distinctive character.</p> <p>Stylistic Classification The character of the precinct is signified by commercial establishments built in the Edwardian architectural style and the residential buildings in a mix of Indian vernacular with a combination of Edwardian features. One of the most prominent features of this precinct is the emphasis on highlighting the corner buildings at the intersection of two roads, brought out by means of corner blocks either capped by lantern domes or with a clock or pediment at the top.</p>
5.3	Intrinsic	<p>Character Defining Elements</p> <p>External Rustications, Corner blocks sometimes even accentuated by means of the characteristic lantern domes, nodal buildings, stucco work including pediments, balustrade, parapets, balconies, vertical windows with casement detailing, pilasters, connector blocks between buildings</p> <p>Internal Timber staircases, flooring finishes of high gloss ceramic tiles or kotah for circulation areas, stained glass panels, cast iron or timber balustrade along stair well</p>
5.4	Value Classification	<p>Existing Grade: Heritage precinct Recommended Grade: Heritage precinct with individually listed buildings. The precinct boundary in case of the Opera House precinct has been enlarged to include more buildings worthy of preservation within precinct protection. A (arc), A (cul), B (des), G (grp), I (sce)</p> <p>Grade I 1. Royal Opera House (Serial No. 478) Location: Mama Paramanand Road No. of floors: G + 3 Architectural style: Baroque Special features: Landmark building in Baroque style built in 1915 with intricately carved pediments, arched entranceways and typical baroque motifs.</p>

401	OPERA HOUSE PRECINCT	
		<p>Grade II B</p> <ol style="list-style-type: none"> 1. Peerbhoy Mansion (listed as Grade III - Serial No. 499, currently outside the demarcated precinct but should be made part of the Opera House Precinct) Location: Sardar Vallabhbhai Patel Road No. of floors: G + 3 Architectural style: Indo-Edwardian Special features: Apex corner site, articulated vertical bays with detailed balconies and parapet and characteristic lantern dome of its period. 2. Albless Baug Agiary (Partially listed as Patel building, Grade III - Serial No. 487, currently outside the demarcated precinct but should be made part of the Opera House Precinct) Location: Raja Rammohan Road No. of floors: G + 1 Architectural style: Parsi temple architectural vocabulary Special features: Built in 1868 this two storeyed structure is set in its open compound, with arched windows on the ground floor and beautiful cast iron brackets supporting the balcony above. 3. Sanghrajka House (or Nair Building - Grade III Serial No. 400) Location: Dadasaheb Bhadkamkar Road No. of floors: G + 3 Architectural style: Indo-Edwardian Special features: Articulated corner building with a central clock (with 'Powell' inscribed on the stone), timber balconies on S.V.P. Road and windows on D.B. Road. 4. Jamnabai Mansion Location: Sardar Vallabhbhai Patel Road No. of floors: G + 4 Architectural style: Indo-Edwardian Special features: Edwardian style building with pedimented windows. Grid of strong cornice bands and pilasters. <p>Grade III</p> <ol style="list-style-type: none"> 1. Nagindas Mansion (listed as Grade II A – Serial No. 320) Location: Dadasaheb Bhadkamkar Road No. of floors: G + 3 Architectural style: Indo-Edwardian Special features: Stuccoed corner building with balconies 2. Sakina Manzil (Currently outside the demarcated precinct but should be made part of the Opera House Precinct) Location: Raja Rammohan Road No. of floors: G + 4 Architectural style: Edwardian Special features: Rounded corner building with horizontal bands and strong corner block feature with pediment.

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	<p>3. Queens Diamond (listed as Grade III - Serial No. 270, currently outside the demarcated precinct but should be made part of the Opera House Precinct) Location: Mama Paramanand Road No. of floors: G + 5 Architectural style: Edwardian Special features: Façade with prominent bay windows.</p> <p>4. Purshottam building (listed as Grade III - Serial No. 445) Location: Mama Paramanand Road No. of floors: G + 3 Architectural style: Edwardian Special features: Triangular 'island' building with roads on all three sides and with three separate entrances, stucco finish gives a strong sense of horizontality.</p> <p>5. Cutch Castle (listed as Grade III - Serial No. 509) Location: Sardar Vallabhbhai Patel Road No. of floors: G + 3 (at corner) Architectural style: Indo-Edwardian Special features: Built in 1910, this building consists of a well articulated corner block with art deco detailing.</p> <p>6. Bhasker Mansion (listed as Grade III - Serial No. 399) Location: Sardar Vallabhbhai Patel Road No. of floors: G + 3 Architectural style: Built in 1916, the building has articulated stucco façade and connection block joining it to adjoining Vallabh Terrace building, stained glass panels, timber staircase and moulded ceramic tile staircase dado.</p> <p>7. Back-bay View Location: Mama Paramanand Road No. of floors: G + 4 Architectural style: Edwardian Special features: Edwardian style building with edges emphasized by pediments and arched entrances.</p> <p>8. Ladhabai Mansion Location: Mama Paramanand Road No. of floors: G + 4 Architectural style: Edwardian Special features: Edwardian style building with bay windows and timber canopies on brackets.</p> <p>9. Hari Nivas Location: Mama Paramanand Road No. of floors: G + 4 Architectural style: Edwardian Special features: Edwardian style building with vertical pilaster</p>

401	OPERA HOUSE PRECINCT	
		<p>detailing, bay windows on side face and ornate window heads.</p> <p>10. Jaswa House Location: Mama Paramanand Road No. of floors: G + 4 Architectural style: Edwardian Special features: Prominent cornice bands and flat arch detailing.</p> <p>11. Nusser House Location: Mama Paramanand Road No. of floors: G + 3 Architectural style: Edwardian Special features: Edwardian style building with wrought iron balconies.</p> <p>12. Kantilal House Location: Mama Paramanand Road No. of floors: G + 3 Architectural style: Edwardian Special features: Edwardian style building with articulated corner blocks, bracketed semi-circular balconies, arched and pedimented windows.</p> <p>13. Unity House Location: Mama Paramanand Road No. of floors: G + 3 Architectural style: Edwardian Special features: Edwardian style building with articulated corner blocks, alternate arched and pedimented windows.</p> <p>14. Rawal Building Location: Dadasaheb Bhadkamkar Road No. of floors: G + 3 Architectural style: Indo-Edwardian Special features: Georgian style building with a dome on one end, corresponding flat roofed corner block on opposite side, stuccoed façade with horizontal articulations.</p> <p>15. Shingne Building Location: Dadasaheb Bhadkamkar Road No. of floors: G + 2 Architectural style: Indo-Edwardian Special features: Corner building with balconies in the corner and elaborate architraves around windows.</p> <p>16. Chadha Mansion Location: Sardar Vallabhbhai Patel Road No. of floors: G + 3 Architectural style: Indo-Edwardian Special features: Symmetrically designed building with interesting balconies, building edges emphasized by pediments and bands</p>

401	OPERA HOUSE PRECINCT
	<p>with prominent pilasters.</p> <p>17. Laxmi Bhuvan Location: Sardar Vallabhbhai Patel Road No. of floors: G + 4 Architectural style: Indo-Edwardian Special features: Built in 1914 the symmetrically designed building is characterized with articulated detailing at ground level and prominent corner pilasters.</p> <p>18. Arya Bhavan Location: Sardar Vallabhbhai Patel Road No. of floors: G + 2 Architectural style: Symmetrically designed building with central pediment and corner blocks. Arched windows between pilaster bands.</p> <p>19. Manu Mansion Location: Sardar Vallabhbhai Patel Road No. of floors: G + 3 Architectural style: Indo-Edwardian Special features: Corner building with articulated corner block.</p> <p>20. Vallabh Terrace Location: Sardar Vallabhbhai Patel Road No. of floors: G + 3 Architectural style: Indo-Edwardian Special features: Rounded corner building, cohesive in style with adjoining buildings, detailed stucco with pilasters and strong cornice bands.</p> <p>21. Jaykar Building Location: Avantikabai Gokhale Marg No. of floors: G + 3 Architectural style: Indo-Edwardian Special features: Symmetrically designed corner building.</p> <p>22. Laxmi Baug Location: Avantikabai Gokhale Marg No. of floors: G + 1 Architectural style: Vernacular composite with few Edwardian elements Special features: Symmetrically designed building with stucco façade, creates strong horizontal bands and with pedimented entranceway.</p> <p>23. Mangesh Building (deleted, Serial No. 373, but should be re-listed) Location: Avantikabai Gokhale Marg No. of floors: G + 3</p>

401 OPERA HOUSE PRECINCT		
		<p>Architectural style: Vernacular Special features: Symmetrically designed building with balconies and front façade with stuccoed horizontal articulation.</p> <p>24. Indira Nivas Location: Avantikabai Gokhale Marg No. of floors: G + 3 Architectural style: Built in 1914, Indira Nivas is a typical vernacular style building with balconies on upper level and stained glass panels.</p> <p>25. Matru Chaya Location: Avantikabai Gokhale Marg No. of floors: G + 2 Architectural style: Vernacular Special features: Vernacular style building with overhanging (propped) balconies.</p> <p>26. Murad Mansion Location: Avantikabai Gokhale Marg No. of floors: G + 5 Architectural style: Indo-Edwardian Special features: Well articulated corner building with stucco detailing and deep continuous balconies.</p>
6.0		TOPOGRAPHY
6.1	Floors	Regulations were laid down to retain a uniform height (around 20m with each floor almost 3.5m high, while the ground floor did not exceed 4.9m) for buildings particularly along the same street, which did not exceed ground and three storeys. A distinct scale is imparted to a street defined by the heights of the building along the street to the width of the street, varying with different streets within the same precinct.
7.0		CONSTRUCTION
7.1	Plinth	Dressed basalt stone plinth
7.2	Walls (Material)	Most of the original buildings are load bearing structures using brick masonry and lime mortar (avg. 1" thick) and are often provided with heavily detailed stucco work in lime mortar.
7.3	Floor	Jack arch construction or timber joist floors are observed with kotah as the primary flooring finish for circulation areas.
7.4	Stairs	Timber staircase with carved timber post and balustrade or cast iron railings
7.5	Openings	A range of fenestration typologies are observed in the precinct varying from semi-circular to pedimented, but the most common are rectangular windows that are mostly vertically aligned and form a consistent feature of the precinct. The openings on the ground floor are usually large surrounded by stuccowork (casements) and plaster. Most windows are longitudinal in proportion, with length : breadth ratio of 1.5 : 1. Windows are almost flush with the walls and a pediment or an architrave always defines the edges, hence enhancing the appearance

401	OPERA HOUSE PRECINCT	
		of depth. No chajjas observed but windows are recessed with architraves or pilaster bands.
7.6	Roofing	Usually Mangalore tiled hidden behind Italianate balustrade terrace parapets typical of construction of that period.
7.7	Articulation (Material)	Brick copings and cornice bands (0.3 m wide with deep grooves) heavily accentuated by use of lime mortar and stucco mouldings are visible along with the Italianate parapet balustrade at the terrace level, floral wreaths, geometrical patterns, human and animal forms. Balconies, often provided with decorative brackets, are common to most buildings some of which are projections provided with ornate railings while others have shorter spans but are integral to the façade.
7.8	Finishes	<p>Walls Plastered surfaces, which have been painted using, cement paint or other modern acrylic paint finishes.</p> <p>Flooring Varied flooring finishes from encaustic tiles to diagonal pattern marble with black cuddapah diamond cut insets, but kotah used for the circulation areas.</p> <p>Staircases Timber staircases with carved timber post and balustrade or cast iron railings.</p>
7.9	Interiors (Movable & Immovable)	Not applicable
7.10	Compound/Fence/Gate	Interesting arched connectors between two buildings often forming part of the access and compound fencing are observed in the precinct. These are also referred to as 'connection blocks', which are gateway-like structures linking two adjoining buildings. The other interesting element, forming part of the urban street furniture, are the cast iron railings observed in sections along the Railway wall and at the compound wall of the Opera House building.
7.11	Curtilege/ Un-built space/ out buildings/ landscape	Not applicable
8.0		SERVICES & UTILITIES
8.1	Lighting	All buildings have natural light from fanlights, balconies, doors and windows and incandescent and fluorescent light fixtures are used in the interiors.
8.2	Ventilation	All buildings within the precinct are designed with ample cross ventilation through balconies, doors windows fanlights etc. Ceiling fans and air conditioners are used in the interiors.
8.3	Electricity	B E ST is the main electricity supplier in the precinct.
8.4	Water Supply	Water supply is through the Municipal Corporation
8.5	Drainage (Plumbing and sanitation)	Not applicable
8.6	Fire Precaution	Save a few portable extinguishers installed in a few buildings, most of the buildings are devoid of a fire mitigation system, which is extremely hazardous since most are old constructions largely constructed using timber. The other most serious issue is the haphazard electrical cabling undertaken at several buildings that have been introduced incrementally as the building usage increased. This wiring, especially at the junction boxes near the staircases at the ground level, is a potential

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		fire hazard.
8.7	Other (HVAC/BMC/Security Systems)	Varying as per building usage pattern
9.0		CONDITION
9.1	Plinth	In most cases the mortar joints are repaired using cement mortar with ribbon pointing detail. The material and pointing methodology are both not compatible as the hard cement pointing disallows water (or incidental water vapour) trapped inside from escaping resulting in spalling of the stone and the ribbon pointing traps grime and surface water.
9.2	Walls	Ground water seepage is evident at several instances and efflorescence up to a height of even 5' from ground level is observed indicating high level of rising damp.
9.3	Floor	Sweating of tiles in cases of rising damp observed and in several cases the original floor tile finishes have been replaced with modern materials.
9.4	Stairs	Staircase blocks display roof leakage of varying levels and wear and tear of timber treads due to heavy usage pattern.
9.5	Openings	Window restoration is required in a few instances where the timber members have warped on account of climatic effect. The enclosure of openings by means of box-grills and rolling shutters has also affected the clean lines of the façade. Aluminum shutters have replaced original woodwork. Where additional floors have been added, no regard shown toward maintaining appearance of original windows. New constructions also do not display longitudinal proportions that characterize older buildings. Windows enclosed with collapsible steel shutters or box grill enclosures. Air conditioner units fitted to windows on main façade.
9.6	Roofing	Survey could not be undertaken for most buildings within the precinct.
9.7	Articulation & Finishes	Stucco detailing has broken at a few instances, especially where service pipes have been introduced, that has been repaired using incompatible cement based mortars. Enclosing of balconies and inappropriate design of their support system to counter the sag of the cantilever has led to large scale degradation of the visual quality. Often original timber or cast iron railings have been either replaced or blocked.
9.8	Services	The service courtyards are some of the most abused areas within the precinct and serve as mere dump courts. Leaking pipes, confluence of garbage etc. are some of the generic issues plaguing these spaces.
9.9	Outbuildings	Not applicable
9.10	Overall Condition	Poor Maintenance level: Poor
10.0		TRANSFORMATION
10.1	Form	Primarily the scale and massing for the entire precinct is consistent save a few instances of reconstruction. The average height line of the precinct is 20m with a street edge elevation and adjoining buildings are stitched to form one contiguous streetscape by means of connector blocks, doubling up as arched entranceways. However, reconstructed buildings bear no semblance with these original guidelines and buildings such as Roxy Theatre show no sensitivity in architectural

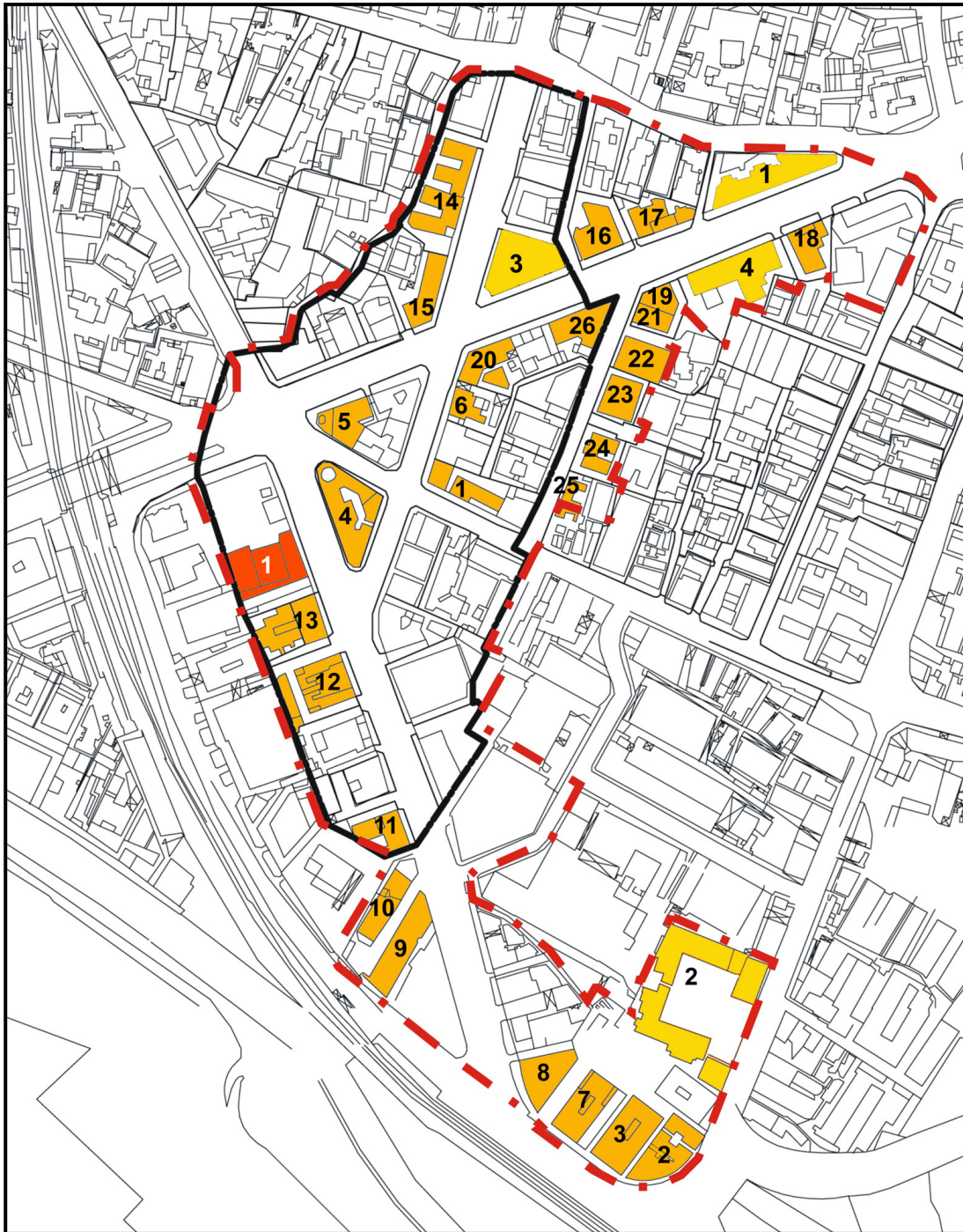
LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
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401	OPERA HOUSE PRECINCT	
		treatment to the older buildings within the precinct. Such aberrations look visually as well as spatially incongruous. Other accretions are additional floors that do not relate to the original buildings, with no compatibility in terms of their architectural treatment, openings, height lines etc.
10.2	Structure	The buildings are observed to be in varying stages of disrepair but are more or less structurally stable, requiring minor repairs but not major overhauling of structural systems undertaken in several cases. The result of such overzealous and often unwarranted repairs is a complete replacement of the original construction methodology obliterating the basic structural system common to most of the buildings within the precinct. Such repair must be undertaken in conformity with the “ <i>Repair & Restoration Guidelines</i> ” specified in the publication mentioned at the end of this inventory.
10.3	Articulation & Finishes	Some of the common issues affecting individual buildings in turn impacting the precinct are incompatible façade treatments, replacement of the original wrought iron / cast iron / timber railings of balconies with solid masonry; the original brackets of the balconies with steel replacement of timber window frames with Aluminum sliding shutters, enclosing of balconies using Aluminum sliding shutters, use of iron box grilles and A.C. unit that project out of the building face.
11.0		DP REMARKS/PERCEIVED THREATS
		<p>Demarcated as a C1 (Commercial Zone) in the DP sheet with the Opera House designated as a Cinema Theatre. Although it's a heritage precinct, conforming to guidelines for Grade III structures, no separate guidelines for a conglomeration of buildings makes these buildings susceptible to alterations and accretions. Since the character of a precinct is defined by the group of buildings within it even a single building out of context in terms of the height, scale, features, finish can have a disruptive effect on the character of the precinct. Hence the following regulations are prescribed which should be read in conjunction with the D. C. Regulations for Greater Bombay, 1991 and D.C. Heritage Regulation No. 67:</p> <p><u>Open spaces (DCR No. 29)</u> – Recreational / Amenity open spaces shall not be insisted upon and need not be fully utilized. The open space shall not be located along the front or in the side setbacks. It shall be provided in the rear side of the building or as a courtyard within the building.</p> <p><u>Setbacks (DCR No. 28)</u> – There is an already existing pattern of setbacks that is consistent amongst all the streets in the Opera House Precinct. Any attempt to deviate from the existing pattern will alter the character. All new constructions/ reconstructions will abut the main pavement. Corner buildings will have both the sides of the building facing the main street directly abutting the main street. The side setback will be a minimum of 3.6m and a maximum of 4.5 m for all buildings facing the main street.</p> <p><u>FSI restrictions (DCR No. 32, 33)</u> – The FSI for the precinct will be 1.33. For cessed buildings the FSI shall be as specified in Reg. 33(7) as per the notification by Urban Development Department dated 25th</p>






401	OPERA HOUSE PRECINCT	
		<p>Jan. 99. For reconstruction FSI shall be the same as existing and the balance FSI, if any, can be availed in the form of TDR.</p> <p><u>TDR (DCR No. 34, Appendix VII A, Reg. No. 67)</u> – All regulations regarding TDR provision for Heritage Buildings shall be applicable to the precinct. As provided in Reg. 67 (6) Development rights of the Owner/ Lessee of the buildings in the precinct shall be eligible to avail of TDR facility. TDR for balance unconsumed FSI can be used in the same ward i.e. D ward, or any ward to the north of the precinct.</p> <p><u>Height restrictions</u> – In the Edwardian Precinct, the height of the building will be restricted to 22m. In the Indo-Edwardian Precinct, the height of the building shall be restricted at 20m. In the Vernacular Precinct, the height of the building shall be restricted at 18m.</p> <p><u>Amalgamation / Sub-division</u> – Amalgamation or sub-division of the existing plot(s) within the precinct shall not be allowed.</p> <p><u>Parking</u> – To be provided as per the DCR and could be provided in the stilts and basements if required. All stilt parking on the ground level or upper levels shall be provided on the rear side of the building only. The street front may be used for commercial purposes to retain the existing mixed-use character.</p>
12.0		<p>ADDITIONAL NOTES/ REFERENCES/ DOCUMENTS AVAILABLE/ RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION</p>
12.1	Delineation of sub-precincts	<p>Since the precinct is characterized by numerous structures of varied architectural styles with each street with its unique identity, a generic set of guidelines would not be appropriate for the entire precinct. Hence it would be advisable to delineate sub-precincts for better addressal of individual issues. On the basis of the stylistic character the Opera House precinct can be divided into three sub-precincts:</p> <p>A) (i) <u>The Edwardian sub-precinct</u> – extends from Mama Parmanand Road including Sakina Manzil, Sunbeam and Albless Baug Agiary on Raja Rammohan Road. This includes all the buildings which are distinctly built in the Edwardian architectural style.</p> <p>(ii) The Modern Zone sub-precinct of the Edwardian precinct – includes the Jewel and Pancharatna buildings (on M. P. Road) and Bansilal buildings on J. S. Road, which are new architectural developments with different scale and style. The Modern interventions are delineated as a zone within the larger Edwardian Precinct.</p> <p>B) <u>Indo-Edwardian sub-precinct</u> – extends from Sardar Vallabhbai Patel Road including Dr. Dadasaheb Bhadkamkar Road. It is called so, as the architecture on these streets is a mix of Victorian and Vernacular styles.</p> <p>C) <u>Vernacular sub-precinct</u> – includes Avantikabai Gokhale Road (excluding Murad Mansion and Jaykar building). This street has distinct vernacular style features and a unique scale.</p> <p><u>General guidelines for the precinct:</u></p> <p>1. Every reasonable effort shall be made to provide a compatible use for a property with minimal alteration, intervention to the building structure or the site and its environment.</p>

401	OPERA HOUSE PRECINCT	
		<ol style="list-style-type: none"> 2. The distinguishing original qualities or character of a building, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features shall be avoided. 3. All buildings, structures and sites shall be recognized as products of their own time. Alterations which have no historical basis and which seek to create an earlier appearance shall be discouraged. 4. Changes that may have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment. These changes may have acquired significance in their own right and this significance shall be recognized and respected. 5. Distinctive stylistic features or examples of skilled craftsmanship, which characterized a building, structure or site, shall be treated with sensitivity. 6. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. 7. The surface cleaning of structures shall be undertaken with the gentlest means possible viz. with plain water and soft groups. 8. Every reasonable effort shall be made to protect and preserve archaeological resources affected by or adjacent to any acquisition, protection, stabilization, conservation or reconstruction project. 9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such designs are compatible with the size, scale, colour, material and character of the property, neighbourhood or environment. 10. Wherever possible, new additions or alteration to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired. 11. The existing scale of the buildings in the precinct shall be respected by any new development/ reconstruction. 12. All materials and finishes used for new construction and new addition shall respect the materials and texture existing in the older fabric around the new intervention. 13. No advertisement board in the form of hoardings shall be permitted on the street façade of any building in the precinct. Signage for shops should be located such that it does not hide any architectural details or original sign and should be located at discreet locations such as inset within archway and not running across it. Name boards will be permitted only on the ground floor. On a street front the shop signage should conform to the same level and projection. Painting direct over the façade for display is not permitted. <p>Most of the above information is based on the MMR-HCS publication: <i>Conservation Guidelines for the Opera House Precinct, Mumbai</i>, MMR – Heritage Conservation Society, Mumbai, 2002 (Author: Sandhya Savant).</p>

401 OPERA HOUSE PRECINCT



KEY

-  PROPOSED PRECINCT BOUNDARY
-  EXISTING PRECINCT BOUNDARY
-  GRADE I
-  GRADE II B
-  GRADE III

PRECINCT MAP

401 OPERA HOUSE PRECINCT



GENERAL VIEWS OF THE PRECINCT



THE ROYAL OPERA HOUSE



PEERBHOY MANSIONS



ALBESS BAUG AGIARY



NAIR BUILDING/ SANGHRAJKA HOUSE



JAMNABAI MANSION



NAGINDAS MANSION



SAKINA MANZIL



QUEENS DIAMOND



BHASKAR MANSION



BACK BAY VIEW



PURUSHOTTAM BUILDING



CUTCH CASTLE



LADABHAI MANSION



HARI NIVAS



JASWA HOUSE



NUSSER HOUSE

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UNITY HOUSE



RAWAL BUILDING



SHINGNE BUILDING



CHADHA BUILDING



ARYA BHAVAN



LAXMI BHAVAN



MANU MANSION



VALLABH TERRACE



JAYKAR BUILDING



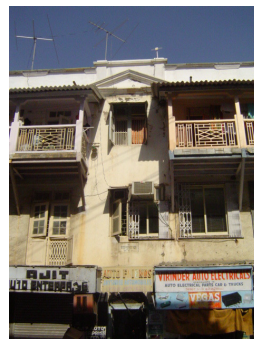
LAXMI BAUG



MANGESH BUILDING



INDIRA NIVAS



MATRU CHAYA



MURAD MANSION



CONNECTOR BLOCKS


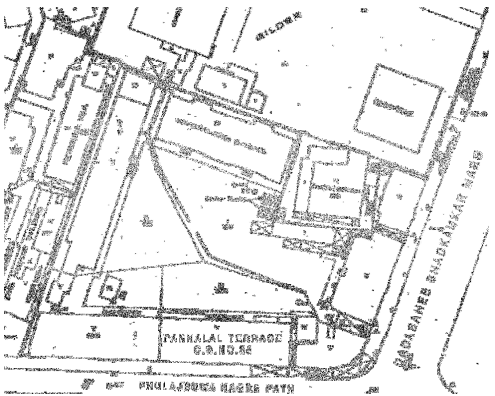


DECORATIVE PARAPETS



ALTERED OPENINGS



402 PANNALAL TERRACE		
	Common Ref No: 2005/GII/402	
	Card No: 86	
	Ward (Part): D (Part IV)	
	CS No: 68	
	Plot Area: 199.37 sq m	
	B U Area: NA	
	Date: 2 nd March, 05	
	Record by: Abha Bahl, Kanchan Gupta	
	Review by: Aishwarya Tipnis	
	Int: KG Ext: AB	
	Photo Ref: 402a-402u	
1.0		DENOMINATION
1.1	Name of Premises	Pannalal Terrace [Serial no:402]
1.2	Earlier Name	None
1.3	Built In	1911 Extension Date(if any) : 1980s
2.0		ACCESS ROADS
2.1	Main	Dr. Dadasaheb Bhadkamkar Marg (Lamington Road)
2.2	Subsidiary	Phulajbuwa Nagre Path
3.0		OWNERSHIP PATTERN
3.1	Present	Private
3.2	Past	Same
3.3	Status	Private
4.0		USE
4.1	Present	Mixed use - Residential blocks, commercial shops, a high school and a small temple.
4.2	Past	Residential
4.3	Usage	Regular
5.0		SIGNIFICANCE & VALUE CLASSIFICATION
5.1	Townscape (Natural/Manmade)	Situated at the intersection of Dr. Dadasaheb Bhadkamkar Marg and Maulana Shaukatali Road (Grant Road), the buildings of Pannalal Terrace are in close proximity to the Grant Road Railway Station, just beneath the Grant Road Bridge. Leading from the station, the narrow Phulajbuwa Nagre Path is a busy pedestrian thoroughfare. Concentration of retail stores is thus in the block fronting this lane. The presence of a continuous arcade at the ground level along the building façade is also explained by this.
5.2	Architectural Description	Planning The building is C-shaped with one wing facing the road with commercial activity. The other two are perpendicular and face the central courtyard. These have common sanitary facilities in the ratio of 1:4. The ground floor has shops with attas. The entrance into the building complex is through a grand segmental archway that opens onto the central courtyard. From here, the various independent blocks can be accessed. Staircases in each

402	PANNALAL TERRACE	
		<p>block lead to continuous corridors at upper levels from individual units are entered.</p> <p>Each tenement has corriords on both side, one facing the road and the other facing the central courtyard. The front corridor leads to the first room, the second room houses a small kitchen and opens out onto the rear corridor.</p> <p>Stylistic Classification</p> <p>This grey stone corner building is designed in the vernacular style. It exhibits a combination of elements including vernacular style chattris on the roof, with Mughal-style cusped elongated semi-circular arches and vernacular-style balconies with wooden fretwork balustrades.</p> <p>The complex consists of 7 blocks of residences which are arranged in a chawl-style around a central open courtyard. Pannalal Terraces has a very long road-facing façade along 2 roads with a curved corner and continuous timber-framed balconies on all upper floors. The emphasis on horizontality is broken by the staircase bays. These have a pair of twin cusped semi-circular arches at each upper floor supported by slender carved colonettes. These bays have elegant stone overhang at the roof level surmounted by a group of 4 ornamental stone chattris – which forms the most striking part of the elevational design.</p>
5.3	Intrinsic	<p>Character Defining Elements</p> <p>External</p> <p>vernacular style corner building with central courtyard, ornamental façade with chattris and timber balconies, twin cusped semi-circular arches at each upper floor supported by slender carved colonettes, stone overhang at the roof level surmounted by a group of 4 ornamental stone chattris, tall double windows set within rectangular and semi-circular arched openings accentuated by mouldings, teakwood projecting balconies with carved railings supported on ornate wooden brackets having posts, glass and infilled timber louvers in the balconies, projecting roofs with decorated eaves boards, carved timber grills in upper storey windows</p> <p>Internal</p> <p>Central courtyard, cast iron railings in rear veranda's, timber framed staircases</p>
5.4	Value Classification	<p>Existing Grade: Grade III Recommended Grade: Grade III</p> <p>A(arc), B(des), F</p> <p>The vernacular style corner building with a central courtyard, ornamental façade with chattris and timber balconies is unique in its design, planning and façade treatment and thus worthy of preservation.</p>
6.0		TOPOGRAPHY
6.1	Floors	G + 3 and G + 4
7.0		CONSTRUCTION
7.1	Plinth	The 3 ft high plinth is constructed of grey Basalt stone masonry.
7.2	Walls	The external walls are constructed of grey Basalt stone masonry.
7.3	Floor	Timber framed floor with T.W. joists and boarding's.
7.4	Stairs	Timber framed staircases.
7.5	Openings	Cusped, elongated and double/triple semi-circular arches in limestone.

402	PANNALAL TERRACE	
		Continuous verandahs supported by timber-framing with sloping Mangalore tiled weather-shades.
7.6	Roofing	Pitched timber-framed roofs with Mangalore tiles. The square staircase bays have an elegant stone overhang at the roof level surmounted by a group of 4 ornamental stone chattris at 4 corners of the square bay (in plan).
7.7	Articulation	Carved stone balcony on the curved portion of the building supported by lotus-shaped stone brackets and surmounted by an ornamental half-domed chattri. All details and carvings are in limestone. Timber framed balconies with carved posts, decorative wooden louvers and ornamental cast iron railings. Arches, ornate terrace balustrade, wide roof overhang and other details are in limestone.
7.8	Finishes	Walls The external walls are kept exposed showing the actual stone masonry. The arches, keystones, parapet walls and other details are painted. The internal walls are plastered and painted. Flooring The floor surfaces are varied – timber boarding's are present in the upper floors of the building whereas the ground floor has polished Kotah stone tiles. Staircase The staircase has timber treads and risers with wooden handrails and carved timber balustrade.
7.9	Interiors (Movable & Immovable)	The interiors have been altered extensively and do not conform to any style or genre and have been customised as per every user
7.10	Compound/Fence/Gate	The large segmental stone archway forms the main entrance into the Pannalal Terraces. With elegant floral carvings with the spandrels, the arch displays the name and date of construction of the building.
7.11	Curtilage/ Unbuilt space/out buildings/landscape	The large open space in the centre of the buildings is paved with concrete and used mainly as a car parking space.
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	Fire extinguishers present.
8.7	Other (HVAC/BMC/Security Systems)	Manned by private security guards. Aluminium shafts have been incorporated.
9.0		CONDITION
9.1	Plinth	The stone plinth is mostly in sound condition except at some places where water seepage from the soil and rising damp is seen. At these instances, the stone is broken off.
9.2	Walls	The walls have been plastered over in an insufficient effort to contain the rising damp and water seepage from the ground as well as from

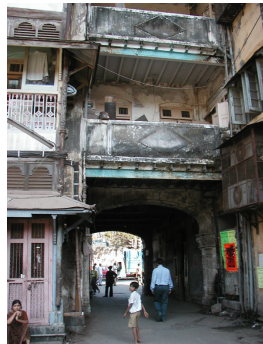
402	PANNALAL TERRACE	
		the openings. Cement plastering on the external walls has also been carried out, obliterating the original details. On walls dry moss being collected cab is seen.
9.3	Floor	M.S. girders and I-sections have been used to prop up the sagging, structurally weak timber-framed floors.
9.4	Stairs	The staircases appear to be in a sound structural condition and have been structurally consolidated using M.S. sections at some places.
9.5	Openings	Most openings are in fairly poor condition with peeling plaster, cracks and efflorescence visible.
9.6	Roofing	Requires annual maintenance including water-proofing treatment.
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, 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. The limestone details including mouldings, carvings etc. are covered with efflorescence and require maintenance.
9.8	Services	Need to be upgraded especially the wiring at the ground level. Also the overflowing drains need to be repaired.
9.9	Outbuildings	All the other buildings on the campus are in fairly sound structural condition.
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	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.
10.2	Structure	Modern m.s. sections are used in places to support sagging verandahs.
10.3	Articulation & Finishes	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
		None
12.0		ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION
		The building was proposed for deletion on grounds of no architectural character, however the vernacular style corner building with a central courtyard, ornamental façade with chattris and timber balconies is unique in its design, planning and façade treatment and thus worthy of preservation.

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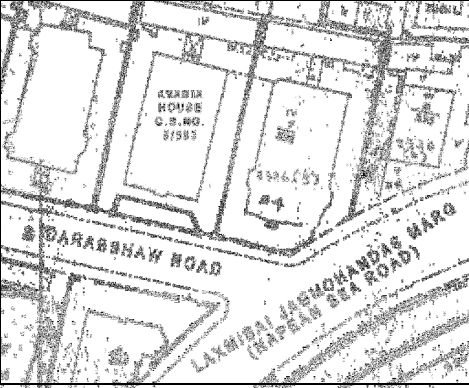
402 PANNALAL TERRACE



402 PANNALAL TERRACE



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403 AVASIA HOUSE	
	Common Ref No: 2005/GII/403
	Card No: 87
	Ward (Part): D (Part II)
	CS No: 8/593
	Plot Area: 923.92 sq m
	B U Area: NA
	Date: 23 rd December 04
	Record by: Abha Bahl
	Review by: Aishwarya Tipnis
	Int: AB Ext: AB
	Photo Ref: 403a-403u
1.0	DENOMINATION
1.1	Name of Premises Avasia House
1.2	Earlier Name Same
1.3	Built In 1920s-30s Extension Date(if any): none
2.0	ACCESS ROADS
2.1	Main Laxmibai Jagmohandas Marg (Napean Sea Road)
2.2	Subsidiary Darabsha Lane
3.0	OWNERSHIP PATTERN
3.1	Present Privately owned
3.2	Past Same
3.3	Status Tenanted
4.0	USE
4.1	Present Residential (Private residential apartments)
4.2	Past Same
4.3	Usage Regular
5.0	SIGNIFICANCE & VALUE CLASSIFICATION
5.1	Townscape (Natural/Manmade) Avasia House is part of an ensemble of old stone residential mansions lining Darabsha Lane just off Napean Sea Road in the bustling Kemp's Corner area.
5.2	Architectural Description <p>Planning The building is entered at the ground level via a flight of 4 steps through a stone entranceway flanked by a pair of colonettes with Corinthian capitals and a triangular pediment. The leads to the staircase well. The upper floors are accessed by a single flight timber staircase. There are 4 apartments on each floor, 2 at the head of the flight of stairs and the other 2 are accessed by a narrow passage.</p> <p>Stylistic Classification The building is in a hybrid Colonial style with neo-Classic and vernacular elements. The ground level has rusticated stone masonry work around semicircular arched openings. Each of the upper floors have 2 balconies and 3 window openings each which are aesthetically juxtaposed not in a straight vertical line, but alternating i.e. a window on the first floor has a balcony above it on the second floor which in turn is topped by a window on the third</p>

403	AVASIA HOUSE	
		<p>floor.</p> <p>All have window openings on upper floors are inset into flat arches with keystones, surmounted by triangular or curved segmental pediments. The balconies rest on cantilevered stone slabs and have timber posts and handrails with cast iron railings.</p>
5.3	Intrinsic	<p>Character Defining Elements</p> <p>External Segmental and triangular pediments on openings, mouldings with keystones around openings, projecting balconies with cast iron railings, Italianate balusters, decorative cornice band with dentals on top most level, timber <i>jhimils</i> for balconies with decorative eaves board, semi-circular arches with fanlights</p> <p>Internal Timber framed staircase, marble laid in chequered pattern for the lobby areas</p>
5.4	Value Classification	<p>Existing Grade: Grade III Recommended Grade: Grade III</p> <p>B(per), B(des), G(grp), E, F</p> <p>Built in the 1920s -30s hybrid Colonial style, the Avasia House is archetypal of the classic times that it was built in. This stone masonry structure displays a unique blend of high quality neo-Classic detailing and a graceful vernacular features on the façade. Additionally, this building is also significant as part of the ensemble of Colonial style architecture on Darabsha Lane.</p>
6.0		TOPOGRAPHY
6.1	Floors	Ground + 3 upper
7.0		CONSTRUCTION
7.1	Plinth	The 2 ft high plinth is constructed of buff basalt stone.
7.2	Walls	The walls are constructed in buff basalt stone masonry work laid in regular straight courses.
7.3	Floor	Timber framed floor with T.W. joists and boardings.
7.4	Stairs	Staircase is timber framed with wooden risers and treads.
7.5	Openings	Flat arches with keystones on the upper levels and semicircular arches on the ground floor. Timber framed windows are inset with wooden shutters and glass panels. Cantilevered stone balconies on each floor.
7.6	Roofing	Flat timber framed roof with terrace.
7.7	Articulation	Balconies, cornices, pilaster bands, ornamental details like triangular and curved pediments above flat arches are all in yellow basalt stone. Balconies with timber posts and handrails with cast iron railings. Each balcony has a timber framed chajja with ornamental eaves.
7.8	Finishes	The surface of the external wall is rusticated at the ground level and the rest of the floors show the regular straight coursed masonry work. The internal wall of the building are plastered and painted. The staircase has teakwood risers and treads, with timber handrails and a carved timber balustrade. The floor in the lobby areas and passages is paved with polished marble tiles.
7.9	Interiors (Movable & Immovable)	The interiors of the houses have been radically transformed.
7.10	Compound/Fence/Gate	The building has a pair of iron gates and 4' high stone compound wall.
7.11	Curtilage/ Unbuilt space/out buildings/landscape	There is a small modern concrete office at the rear of the compound (belonging to the owner of the building).A paved pathway with a small

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		landscaped patch with few trees and potted plants is present adjacent to the compound wall, in front of the building entrance.
8.0		SERVICES & UTILITIES
8.1	Lighting	Electric light fixtures and natural lighting.
8.2	Ventilation	Ceiling and wall-mounted electric fans, air-conditioning 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)	Manned by private security guard
9.0		CONDITION
9.1	Plinth	Cracks in the stone masonry and settlement of the plinth are seen.
9.2	Walls	Water leakage has damaged some walls. Discolouration and ficus growth is also seen.
9.3	Floor	Sagging of the floor is seen. The surface is also slightly worn out and joints are uneven, requires maintenance.
9.4	Stairs	M.S. members used to shore the timber frames beneath staircase. Sagging of timber treads is seen. Supports have been provided to arrest sagging in a few places.
9.5	Openings	Cracks can be observed in the balcony stone slabs which are in a dangerously weak condition.
9.6	Roofing	Water leakage from the roof is observed.
9.7	Articulation & Finishes	The articulation does not show any sign of intervention, however it requires cleaning and repair work.
9.8	Services	The electrical services need to be upgraded.
9.9	Outbuildings	The outbuildings are in a structurally stable condition.
9.10	Overall Condition	Poor Maintenance Level : Irregular
10.0		TRANSFORMATION
10.1	Form	None
10.2	Structure	None
10.3	Articulation & Finishes	None
11.0		DP REMARKS/PERCEIVED THREATS
		None
12.0		ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION
		Built in the 1920s -30s hybrid Colonial style, the Avasia House is archetypal of the classic times that it was built in. This stone masonry structure displays a unique blend of high quality Neo-Classic detailing and a graceful vernacular features on the façade. Significant as part of the ensemble of Colonial style architecture on Darabsha Lane..

LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
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403 AVASIA HOUSE



LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
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404 RUBY MANSION		
	Common Ref No:	2005/GII/404
	Card No:	88
	Ward (Part):	D (Part II)
	CS No:	9/593
	Plot Area:	918.91
	B U Area:	NA
	Date:	23 rd December 04
	Record by:	Abha Bahl, Kanchan Gupta
	Review by:	Aishwarya Tipnis
	Int:	KG Ext: AB
	Photo Ref:	404a-404e
		
1.0		DENOMINATION
1.1	Name of Premises	Ruby Mansion
1.2	Earlier Name	Same
1.3	Built In	1920s-30s Extension Date(if any) none
2.0		ACCESS ROADS
2.1	Main	L.J.Marg (Napean Sea Road)
2.2	Subsidiary	Darabsha Lane
3.0		OWNERSHIP PATTERN
3.1	Present	Privately owned
3.2	Past	Same
3.3	Status	Tenanted
4.0		USE
4.1	Present	Residential (Private residential apartments)
4.2	Past	Same
4.3	Usage	Regular
5.0		SIGNIFICANCE & VALUE CLASSIFICATION
5.1	Townscape(Natural/Manmade)	Ruby Mansion is part of an ensemble of old stone residential mansions lining Darabsha Lane just off Napean Sea Road in the bustling Kemps Corner area. It can be easily accessed from the Charni Road Station on the Western Railway and numerous bus routes from the Napean Sea Road.
5.2	Architectural Description	<p>Planning Designed as a typical Edwardian Neo Classical town house, the building is entered at the ground level via a flight of 4 steps through a stone entranceway. The leads to the staircase well with two residential apartments on either side.</p> <p>Stylistic Classification The building is in designed in a highly ornate Neo-Classic style. The centre portion of the façade is highly accented and projected out further than the rest of the structure. 2 massive rectangular stone piers rising from the first to the third floor, flank the openings on this bay which has round and oval shaped light windows with coloured glass, flat and semicircular arches with</p>

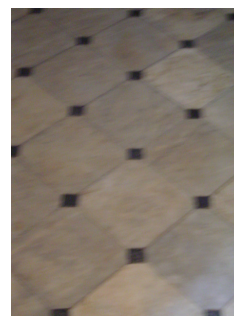
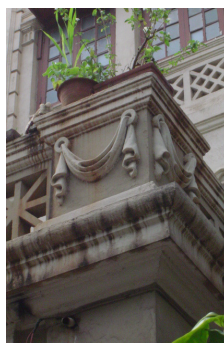
404	RUBY MANSION	
		ornate tracery and carved colonettes. The bay is surmounted by a stone filial elegantly carved with a coat of arms. There is an graceful porte-cochere at the ground level embellished with exquisitely carved details. Above the porch is a small terrace at the first floor level with a trellised stone parapet.
5.3	Intrinsic	<p>Character Defining Elements</p> <p>External This stone masonry has many special features like high quality Neo-Classic detailing, a graceful porte-cochere and ornate, shapely fenestrations, stucco rustications, round and oval shaped light windows with coloured glass, flat and semicircular, segmental arches with ornate tracery and carved colonettes, stone filial elegantly carved with a coat of arms, trellised stone parapet, decorative cornice band with dentals, architraves with triangular pediments around the windows.</p> <p>Internal Timber staircase with decorative newel posts,</p>
5.4	Value Classification	<p>Existing Grade: Grade III Proposed Grade: Grade III</p> <p>A(arc), B(per), B(des), G(grp), E, F Built in the Neo-Classic style, the Ruby Mansion is archetypal of the 1920s – 30s times that it was built in. This stone masonry structure displays unique designs of high quality neo-Classic detailing, a graceful porte-cochere and ornate, shapely fenestrations. Additionally, this building is also significant as part of the ensemble of Colonial style architecture on Darabsha Lane.</p>
6.0		TOPOGRAPHY
6.1	Floors	Ground and three upper storeys
7.0		CONSTRUCTION
7.1	Plinth	The 2 ft high plinth is constructed of Malad stone with Porbunder stone coping.
7.2	Walls	The walls are constructed in load bearing brick masonry with stucco plaster
7.3	Floor	Timber framed floor with T.W. joists and boarding's.
7.4	Stairs	Staircase is timber framed.
7.5	Openings	Flat, segmental and semicircular arches with keystones and timber framed windows are inset with wooden shutters and glass panels and decorative coloured glass fanlights.
7.6	Roofing	Flat R.C.C roof with china mosaic .
7.7	Articulation	Cornices, pilaster bands, parapet walls, carved stone railings and ornamental details are all in limestone and stucco plaster is used on the façade for rustications and architraves.
7.8	Finishes	<p>Walls The surface of the external wall is painted in a brownish beige colour and the details are highlighted by white paint. The internal wall of the building are plastered and painted.</p> <p>Flooring The floor in the lobby areas and passages is paved with polished marble tiles.</p>

404	RUBY MANSION	
		Staircase The staircase has teakwood risers and treads, with timber handrails and a carved timber balustrade.
7.9	Interiors (Movable & Immovable)	The interiors have been altered extensively according to the needs and taste of the occupants and do not conform to any particular style or genre.
7.10	Compound/Fence/Gate	The building has a pair of iron gates and 3' high stone compound wall with stone pillars at regular intervals and ornamental iron grill between.
7.11	Curtilege/ Unbuilt space/out buildings/landscape	None
8.0		SERVICES & UTILITIES
8.1	Lighting	Electric light fixtures and natural lighting.
8.2	Ventilation	Ceiling and wall-mounted electric fans, air-conditioning 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. Overhead storage tanks are also present.
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)	Manned by private security guard
9.0		CONDITION
9.1	Plinth	The stone plinth is in sound structural condition.
9.2	Walls	Externally, mostly in fairly good condition, though some discolouration due to moisture damage is seen in a few places.
9.3	Floor	The floor is structurally stable and well maintained.
9.4	Stairs	The staircase is free from all defects
9.5	Openings	The openings are all very well maintained and free from all defects.
9.6	Roofing	The roof is in a good condition as it is regular water proofing treatment is administered.
9.7	Articulation & Finishes	All the finishes are in good condition.
9.8	Services	The services are generally well-maintained and in good condition. Decrease in the pressure of water supplied by the authorities is a problem faced by the residents.
9.9	Outbuildings	All the outbuildings are in a fairly good condition except for the servants' quarters that is currently not utilised and in a state of disrepair.
9.10	Overall Condition	There seems to be no visible structural threat and the overall original architectural quality has been retained. The building is periodically maintained and is well-kept.
10.0		TRANSFORMATION
10.1	Form	None
10.2	Structure	A concrete water overhead storage tank has been added to the terrace level.

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404	RUBY MANSION	
10.3	Articulation & Finishes	A trellised wooden screen has been added at the terrace level which is harmonious with the original details.
11.0		DP REMARKS/PERCEIVED THREATS
		None
12.0		ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION
		Built in the neo-Classic style, the Ruby Mansion is archetypal of the 1920s – 30s times that it was built in. This stone masonry structure displays unique designs of high quality neo-Classic detailing, a graceful porte-cochere and ornate, shapely fenestrations. Additionally, this building is also significant as part of the ensemble of Colonial style architecture on Darabsha Lane.

404 RUBY MANSION



LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
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405		SAMUDRA VILLA	
	Common Ref No: 2005/GII/405		
	Card No: 89		
	Ward (Part): D (Part II)		
	CS No: 13/593		
	Plot Area: 1177.270 sq m		
	B U Area: NA		
	Date: 23 rd December, 04		
	Record by: Abha Bahl		
	Review by: Aishwarya Tipnis		
	Int: AB Ext: AB		
Photo Ref: 405a-405l			
1.0		DENOMINATION	
1.1	Name of Premises	Samudra Villa	
1.2	Earlier Name	Same	
1.3	Built In	1920s-30s	Extension Date(if any) none
2.0		ACCESS ROADS	
2.1	Main	L.J.Marg (Nepean Sea Road)	
2.2	Subsidiary	Darabsha Lane	
3.0		OWNERSHIP PATTERN	
3.1	Present	Privately owned	
3.2	Past	Same	
3.3	Status	Private	
4.0		USE	
4.1	Present	None - Currently lying vacant	
4.2	Past	Residential	
4.3	Usage	Dis-used	
5.0		SIGNIFICANCE & VALUE CLASSIFICATION	
5.1	Townscape(Natural/Manmade)	Samudra Villa is part of an ensemble of old stone residential mansions lining Darabsha Lane just off Napean Sea Road in the bustling Kemps Corner area. Being the last structure at the end of the lane, the villa has an unobstructed sea-view.	
5.2	Architectural Description	<p>Planning</p> <p>The building is entered through a wide flight of marble steps at the porch. From the platform at the head of the steps, a high, broad doorway leads into the ground storey. To the right of the platform, a door leads to the staircase from which the upper floors can be accessed.</p> <p>Stylistic Classification</p> <p>The building is designed in a Colonial style with the high porte-cochere as the most striking elevational feature. 4 massive rusticated stone piers support the roof of the porch. The front portion has 2 levels of slender columns which are present more for aesthetic appeal than for structural support. The façade is divide into 5 bays with the centre one projecting out the most. Flanking this, are 2 slim bays. The corner bays are wider with semicircular arches and curved overhangs.</p>	

405	SAMUDRA VILLA	
5.3	Intrinsic	<p>Character Defining Elements</p> <p>External This stone masonry has many special features like high quality Neo-Classic detailing, a graceful porte-cochere with Tuscan columns, rustications in stone masonry, semicircular and triangular pediments with dentals, decorative cornice band with dentals, lime stone architraves around the windows, stone jaalis and ornate, shapely fenestrations</p> <p>Internal Timber staircase with decorative newel posts</p>
5.4	Value Classification	<p>Existing Grade: Grade III Recommended Grade: Grade III A(arc), B(per), B(des), G(grp), E, F Built in the 1920s -30s hybrid Colonial style, the Samudra Villa is archetypal of the classic times that it was built in. The existing stone masonry structure displays a high level neo-Classic detailing and a graceful features like the high porte-cochere on the façade. Additionally, this building is also significant as part of the ensemble of Colonial style architecture on Darabsha Lane.</p>
6.0		TOPOGRAPHY
6.1	Floors	Ground and two upper storeys
7.0		CONSTRUCTION
7.1	Plinth	The 3 ft high plinth is constructed of buff basalt stone.
7.2	Walls	The walls are constructed in buff basalt stone masonry work laid in regular straight courses.
7.3	Floor	Timber framed floor with T.W. joists.
7.4	Stairs	Timber framed staircases.
7.5	Openings	Flat and semicircular arches with keystones with inset timber framed windows.
7.6	Roofing	Flat timber framed roof on building; roof over porch is a re-inforced cement concrete slab
7.7	Articulation	Cornices, pilaster bands, carved parapet walls, ornamental details are all in limestone
7.8	Finishes	<p>The surface of the external wall is rusticated at the ground level and the rest of the floors show the regular straight coursed masonry work.</p> <p>The internal wall of the building are plastered and painted.</p> <p>The staircase has teakwood risers and treads, with timber handrails and railings.</p> <p>The floor in the lobby area is paved with polished marble tiles.</p>
7.9	Interiors (Movable & Immovable)	The building currently lies vacant with no furniture items
7.10	Compound/Fence/Gate	Low stone compound wall.
7.11	Curtilege/ Unbuilt space/out buildings/landscape	The paved compound space now lies in a state of complete disrepair with debris, garbage and overgrown shrubs strewn across.
8.0		SERVICES & UTILITIES
8.1	Lighting	Currently, no services are in working condition.
8.2	Ventilation	Currently, no services are in working condition.
8.3	Electricity	Currently, no services are in working condition.
8.4	Water Supply	Currently all lines are disconnected.


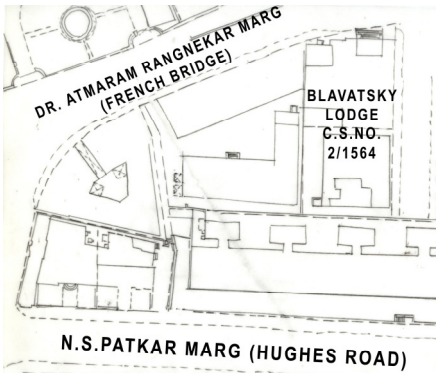
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405	SAMUDRA VILLA	
8.5	Drainage (Plumbing and sanitation)	Currently all lines are disconnected.
8.6	Fire Precaution	None
8.7	Other (HVAC/BMC/Security Systems)	Manned by private security guard
9.0		CONDITION
9.1	Plinth	Cracks in the stone masonry and settlement of the plinth are seen.
9.2	Walls	Severe structural damage and cracks between the stone piers and walls. Extensive ficus growth is also seen in many places on the façade.
9.3	Floor	The floors are in an unsafe structural condition. Reinforcement rods exposed wherever RCC slabs are present. The surface is also slightly worn out and joints are uneven.
9.4	Stairs	Portions of the staircase appear to have collapsed.
9.5	Openings	All window frames are in a state of total disrepair with glass panes and hardware broken off.
9.6	Roofing	Water leakage is seen on the porch roof and major structural cracks along the keystone of supporting segmental arch.
9.7	Articulation & Finishes	Most of the details are damaged, have broken off or are in a state of disrepair.
9.8	Services	In a state of complete disrepair.
9.9	Outbuildings	None
9.10	Overall Condition	The building is in a structurally unsafe condition with a complete lack of maintenance.
10.0		TRANSFORMATION
10.1	Form	A projecting enclosed RCC balcony/room seems to have been added on the slim bay at the first floor level.
10.2	Structure	The roof of porch has been replaced by an RCC slab. An enclosed semi-open structure has been made on one side of the building probably to serve as a garage space.
10.3	Articulation & Finishes	None
11.0		DP REMARKS/PERCEIVED THREATS
		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.
12.0		ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION
		Built in the 1920s -30s hybrid Colonial style, the Samudra Villa is archetypal of the classic times that it was built in. The existing stone masonry structure displays a high level neo-Classic detailing and a graceful features like the high porte-cochere on the façade. Additionally, this building is also significant as part of the ensemble of Colonial style architecture on Darabsha Lane.

405 SAMUDRA VILLA



LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
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406 BLAVATSKY LODGE		
	Common Ref no: 2005/GII/406	
	Card No. 90	
	Ward (Part) D Ward (Part II)	
	CS No. 2/1564	
	Plot Area 504.02 sq m	
	B U Area NA	
	Date 14 th March 05	
	Record by Malini Rajalakshmi	
	Review by Aishwarya Tipnis	
	Int MR Ext MR	
	Photo Ref 406a-406 az	
1.0		DENOMINATION
1.1	Name of Premises	Blavatsky lodge
1.2	Earlier Name	Blavatsky lodge
1.3	Built In	1927 Extension Date(if any): None
2.0		ACCESS ROADS
2.1	Main	Dr. Atmaram Rangnekar Marg (VII th French Bridge)
2.2	Subsidiary	N.S. Patkar Marg (Hughes Road)
3.0		OWNERSHIP PATTERN
3.1	Present	Bombay Theosophical Society
3.2	Past	Bombay Theosophical Society
3.3	Status	Trust
4.0		USE
4.1	Present	Used as community hall and meditation hall
4.2	Past	Office, hall, Lodge
4.3	Usage	Regular
5.0		SIGNIFICANCE & VALUE CLASSIFICATION
5.1	Townscape(Natural/Manmade)	The Blavatsky Lodge is located by the side of the French Bridge and opposite to Rauts Bungalow. Easily accessible by BEST buses and from Grant Road Railway station, the building forms a landmark in this area.
5.2	Architectural Description	<p>Planning</p> <p>The building is accessed directly from the street by a flight of stone steps. There is also a secondary entrance from the other end of the building which leads to the main timber staircase. The first and second floors have projecting balconies supported by stone brackets. The building has a community hall on one side and a green room and staircase on the other side. The community hall at one end has 2 direct accesses from the street on the side. The first floor has youth lodge and a hall. The second floor has a meditation hall.</p> <p>Stylistic Classification</p> <p>The building is built in the early 20th century Indian Revival style, with a basalt ashlar masonry face and overhanging balconies on decorative brackets, with jaalis, trabeated window openings and decorative brackets.</p>
5.3	Intrinsic	<p>Character Defining Elements</p> <p>External</p>

406	BLAVATSKY LODGE	
		<p>The part of the building which has the community hall has more decorative architecture than that of the building which has the service area. The main entrance has a trabeated lintel typical of Hindu architecture and is flanked by stone pillars with jalis in between. The square windows on both sides of the parapet have stone carving above them and the emblem of theosophical society in the middle. The first floor has 2 small rectangular balconies projecting out on both sides above the main entrance. The second floor has circular balconies exactly above the balconies on the first floor with a long balcony in between. This long balcony has cusped arched openings between stone pillars. All these balconies are supported by decorative stone brackets. Balconies have jalis. The jalis between the pillars on both sides of the main entrance and the ventilator jalis have the emblem of the theosophical society on it. The service area at one end has rectangular windows on all floors crowned by arches with decorative floral pattern within them. The two entrances to the community hall from the side street also have stone carving above them and the emblem of theosophical society in the middle. The terrace has an open pavilion in a typical Mughal/Rajput style that is reminiscent of the 'baradari'.</p> <p>Internal The community hall has at the end wall an arched niche with Dr. Annie Besant's statue in it. There are such arched niches on the three walls except the rear wall; timber staircase, posts and rails; shahbad stone on the floor</p>
5.4	Value Classification	<p>Existing Grade: Grade II A Recommended Grade: Grade II A A(his), A(arch), B(des), D(bio), C(seh), B(per), E, B(des), G(grp)</p>
6.0		TOPOGRAPHY
6.1	Floors	G+2
7.0		CONSTRUCTION
7.1	Plinth	Red buff basalt masonry plinth
7.2	Walls	Load bearing brick wall with red buff basalt stone facing on the front façade and on the columns on the side façade.
7.3	Floor	Reinforced cement concrete
7.4	Stairs	Main timber cantilevered staircase
7.5	Openings	double shutter square windows with glass panels and timber frame with openable cast iron grill; windows are crowned by decorations carved in stone; Ventilators are in the form of jalis with emblem of theosophical society on it.
7.6	Roofing	Reinforced concrete roof; pavilion above the terrace also has reinforced concrete roof
7.7	Articulation	Carvings in stone above and below windows; decorative jalis in balconies; projecting balconies supported on decorative stone brackets; columns with capital having floral patterns
7.8	Finishes	<p>Walls Front façade has polished red buff basalt facing and the side façade has peach colour wash except on the columns which has red buff basalt facing</p> <p>Flooring Shahbaad stone flooring</p>

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406	BLAVATSKY LODGE	
		Staircases Main staircase in timber
7.9	Interiors(Movable&Immovable)	Arched niches on the ground floor; shahbaad stone flooring; decorative timber doors; decorative beams
7.10	Compound/Fence/Gate	No compound wall on sides facing the streets; compound wall with brick on the other two sides.
7.11	Curtilege/ Unbuilt space/out buildings/landscape	None
8.0		SERVICES & UTILITIES
8.1	Lighting	Tube lights and bulbs inside
8.2	Ventilation	Jalis above doors and windows and below balconies
8.3	Electricity	BEST
8.4	Water Supply	BMC
8.5	Drainage (Plumbing and sanitation)	All service pipes running along the side and rear facades.
8.6	Fire Precaution	
8.7	Other (HVAC/BMC/Security Systems)	None
9.0		CONDITION
9.1	Plinth	Discoloration of plinth stones; breakage of edges of stone; layers of stone coming off due to weathering; dampness in the rear and side facades due to leakage of service pipes
9.2	Walls	Dry moss on the rear and side facades; dampness on the side facades due to leakage of service pipes
9.3	Floor	Shahbaad stones on the ground floor does not show any damage; rest of the areas not accessible
9.4	Stairs	No damage observed for the main timber stair case; the small rcc staircase leading to the subsidiary entrance shows corrosion of steel members
9.5	Openings	No damage observed for the windows facing the streets; windows on the rear façade shows deterioration
9.6	Roofing	Roof not accessible; the roof of the pavilion has dry moss on it.
9.7	Articulation & Finishes	Discoloration of stone carvings due to pollution; layers of stone coming off
9.8	Services	Some of the pipes on the rear and side facades are broken and leaking
9.9	Outbuildings	No outbuildings
9.10	Overall Condition	Good
10.0		TRANSFORMATION
10.1	Form	Some of the openings are grilled; no other change in form
10.2	Structure	No change in structure
10.3	Articulation & Finishes	No change in articulation
11.0		DP REMARKS/PERCEIVED THREATS
12.0		ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION

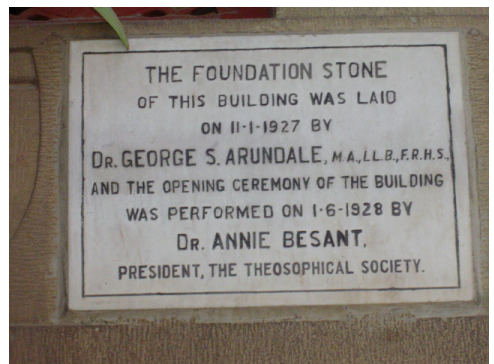
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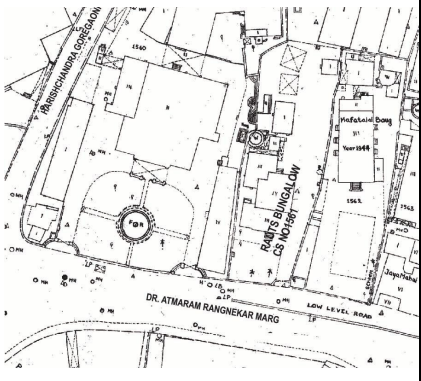
406	BLAVATSKY LODGE	
12.1	Historical Background	<p>The new headquarters for the Theosophical Society, named Blavatsky Lodge in honour of the lady who founded the Theosophical Society in Bombay. The building was designed by architects Kora and Bhatt and Gannon Dunkerley & Co were the contractors.</p> <p>The foundation stone of this building was laid on 11-1-1927 by Dr. George S Arundale and the opening ceremony of the building was performed on 1-6-1928 by Dr. Annie Besant, President of the Theosophical Society. The Theosophical Society of India and the whole Theosophical Movement began in this lodge. The theosophical society is an international organization dedicated to the promotion of universal brotherhood and the encouragement of the study of religion, philosophy and science, to the end that man may better understand himself and his place in the universe. The society stands for complete freedom of individual search and belief. Helena Petrovna Blavatsky, was co-founder with Colonel H S Olcott, of the Theosophical Society.</p>

LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
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406

BLAVATSKY LODGE



407 RAUTS BUNGALOW		
	Common Ref no:2005/GII/407	
	Card No. 91	
	Ward (Part) D Ward (Part IV)	
	CS No. 1561	
	Plot Area 1289.3 sq.mts	
	B U Area NA	
	Date 10 th May 05	
	Record by Anand Achari & Kasturi Khanolkar	
	Review by Aishwarya Tipnis	
	Int AA Ext KK	
	Photo Ref 407a – 407ce	
1.0		DENOMINATION
1.1	Name of Premises	Rauts Bungalow
1.2	Earlier Name	Rauts Bungalow
1.3	Built In	1889
2.0		ACCESS ROADS
2.1	Main	Dr. Atmaram Rangnekar Marg (French Bridge)
2.2	Subsidiary	Dr. Atmaram Rangnekar Marg
3.0		OWNERSHIP PATTERN
3.1	Present	Pramod Ramchandra Raut
3.2	Past	Ramchandra Raut
3.3	Status	Owner
4.0		USE
4.1	Present	Residential
4.2	Past	Residential
4.3	Usage	Regular(Daily)
5.0		SIGNIFICANCE & VALUE CLASSIFICATION
5.1	Townscape(Natural/Manmade)	The rectangular infill plot is located near the French Bridge. The plot is aligned longitudinally along the north south axis and houses the partly two storied and partly four storied building with a smaller front yard and large rear open space. This vernacular style building is accessed from the entrance gate at the south east of the plot.
5.2	Architectural Description	<p>Planning</p> <p>The partly two storied and partly four storied building is aligned longitudinally along the north south axis of the plot with a smaller front yard and large rear open space. The structure is two storied from the front and four storied from the rear side. Accessed from the entrance gate at the south east of the plot, the building is approached by a colonnaded verandah in the front with alcoves on either side. The large room on the ground floor leads to a rear verandah having cross braced wooden patties on the external face. The verandah has one bedrooms and a kitchen area on either side. A straight flight timber staircase painted with bright colour leads to the upper floors of the building. The verandah leads to the rear open space and also houses Gujarat style large swing along with old wooden benches. On the first floor, a wide passage with bedrooms on either side leads to large hall. The second floor has an accessible attic floor. A narrow passage connects the two storied block located towards the front of the plot, which houses the office on the</p>

407	RAUTS BUNGALOW	
		<p>ground floor and the second kitchen on the first floor. The toilet block is located at the rear end of the building. A straight flight timber staircase provides access to the kitchen directly. The entire building is covered with a timber pitched roof finished with Mangalore tiles. The plot also accommodates two plinths in the rear open space</p> <p>Stylistic Classification Vernacular style building with front colonnaded verandah. The façade of the building is interspersed with rectangular window openings and decorative pilasters. Alcoves in the verandah.</p>
5.3	Intrinsic	<p>Character Defining Elements External Front verandah with circular columns on stone base supporting the cantilevered portion of the first floor, rectangular openings with timber frames and shutter with decorative pilasters, Mangalore tiled pitched roof Internal high ceilings and adorned with decorative cornice bands, cast iron railings with Queen Victoria motifs along with timber louvered shutters and timber paneled shutters for the windows</p>
5.4	Value Classification	<p>Existing Grade: Grade III Recommended Grade: Grade II B A(arc), A(cul), B(per), B(des)</p>
6.0		TOPOGRAPHY
6.1	Floors	Ground + three upper (Rear part: Ground and one upper)
7.0		CONSTRUCTION
7.1	Plinth	Grey basalt stone coursed masonry plinth. Painted in brown oil paint.
7.2	Walls	Timber framed structure with brick masonry infill walls, plastered and painted.
7.3	Floor	The floor is made of timber floor with timber joists and beams. The entire floor is covered with timber boardings.
7.4	Stairs	A dog leg timber staircase leads to the first floor, while a straight flight timber staircase leads to the upper floors of the building. A straight flight timber external staircase leads to the rear corridor. All the staircases have timber treads and risers, stringer beams, timber handrails and timber railings.
7.5	Openings	The openings are rectangular with partly timber panel partly movable timber louvers. The windows are rectangular and have upper glazed and lower timber paneled shutters on the external side. All the windows are provided with timber movable louvers internally. Few windows have top hung glass paneled ventilator.
7.6	Roofing	The entire building is covered with a timber pitched roof. Some portion of the structure has a hip end roof. Rear side corridor has a lean to roof.
7.7	Articulation	The facades display stucco work pilasters. The timber circular columns rest on circular stone base and support the cantilever portion of the first floor with decorative timber brackets. Windows have decorative cast iron railing with Queen Victoria's face on it.
7.8	Finishes	<p>Walls The walls are plastered and painted with oil paint internally and externally with white cement paint.</p> <p>Flooring The floor is finished with Spartex tiles in crème colour. Part of the passage on the ground floor is finished with cowdung. The passages on the upper floor have rough shahbad tile flooring.</p> <p>Staircases</p>


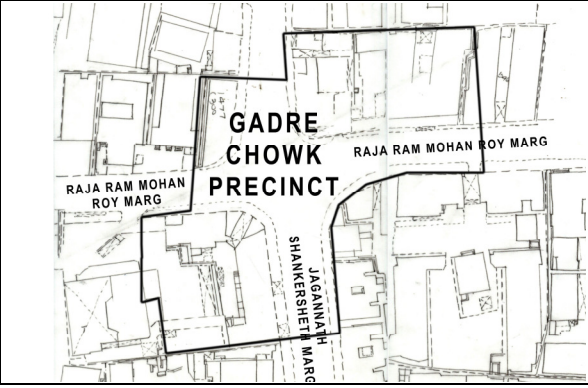
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407	RAUTS BUNGALOW	
		The staircase has timber treads and risers with timber handrail, railings. All the staircases have modest newel posts.
7.9	Interiors(Movable & Immovable)	The large halls on the ground and first floor have old wooden furniture, intricately carved cupboards. The rooms are lit with glass lanterns suspended from the ceiling.
7.10	Compound/Fence/Gate	The building has a random rubble masonry compound wall abutting Rangnekar Road and shares a common compound wall with the neighbouring plots.
7.11	Curtilege/ Unbuilt space/out buildings/landscape	Large front and rear open space, which houses plinths of demolished ground storied buildings.
8.0		SERVICES & UTILITIES
8.1	Lighting	The rooms are well lit since they derive light from the openings on the external wall.
8.2	Ventilation	Well ventilated rooms with openings on the external wall. The openings are provided with ventilators above the door and window openings.
8.3	Electricity	BEST, Conduit wiring
8.4	Water Supply	Municipal Water Supply
8.5	Drainage (Plumbing and sanitation)	The drainage pipes run along the rear façade of the toilet block.
8.6	Fire Precaution	No fire precaution system installed in the building.
8.7	Other (HVAC/BMC/Security Systems)	AC units have been introduced in few windows. Security guard at gate.
9.0		CONDITION
9.1	Plinth	The plinth does not show any settlement.
9.2	Walls	Cracks are seen in the walls on the second floor. Water seepage has led to paint flaking observed at the junction of the wall and roof.
9.3	Floor	The wooden floors are structurally sound.
9.4	Stairs	All the wooden staircases are structurally stable.
9.5	Openings	The openings are in operational condition. A few windows have been blocked to accommodate the AC units.
9.6	Roofing	The roof does not show structural intervention. Leakages from the roof at the rear end have been worked upon recently.
9.7	Articulation & Finishes	No intervention or change seen in the articulation.
9.8	Services	The services have been upgraded recently and do not show any sign of deterioration.
9.9	Outbuildings	Two garage sheds in the rear open space are proper. One small out building have been broken.
9.10	Overall Condition	Good. Maintenance Level: Regular
10.0		TRANSFORMATION
10.1	Form	No form transformation is observed.
10.2	Structure	No structural transformation is observed
10.3	Articulation & Finishes	No transformation is observed.
11.0		DP REMARKS/PERCEIVED THREATS
		None
12.0		ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION
12.1	Historical Background	Has won the 1993 Urban Heritage Award by India Heritage Society, Bombay Chapter.

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LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
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408 GADRE CHOWK PRECINCT		
	Common Ref No: 2005/GII/408	
	Card No: 92	
	Ward (Part): D (Part IV)	
	CS No: NA	
	Plot Area: NA	
	B U Area: NA	
	Date: 31 st December 04	
	Record by: Abha Bahl	
	Review by: Aishwarya Tipnis	
	Int: AB Ext: AB	
	Photo Ref: 408a-408l	
1.0		DENOMINATION
1.1	Name of Premises	Gadre Chowk Precinct (Habib Building, Gordhandas Building, St. Therasas Church, Shyam Sadan)
1.2	Earlier Name	Same as above
1.3	Built In	1920s Extension Date(if any) None
2.0		ACCESS ROADS
2.1	Main	Raja Rammohan Roy Marg
2.2	Subsidiary	Jagannath Shankarsheth Marg
3.0		OWNERSHIP PATTERN
3.1	Present	Privately-owned buildings
3.2	Past	Same
3.3	Status	Tenanted
4.0		USE
4.1	Present	Mixed use (Mainly commercial uses on the ground level and residences on the upper floors)
4.2	Past	Same
4.3	Usage	Regular
5.0		SIGNIFICANCE & VALUE CLASSIFICATION
5.1	Townscape (Natural/Manmade)	The Gadre Chowk precinct consists of a group of 5 buildings that are located around the S. Gadre Chowk intersection (junction of Raja Rammohan Roy Marg and Jagannath Shankarsheth Marg) in close proximity of the Charni Road Railway Station in Girgaum. Characterized by buildings responding to street edges and turning around corners, the Gadre Chowk has a unique character of its own.
5.2	Architectural Description	<p>Planning</p> <p>The Gadre Chowk Precinct is characterized by the buildings turning around street edges and corners. They have no front setbacks on the two sides and abutting the street.</p> <p>Stylistic Classification</p> <p>The Gordhandas building is corner building is designed a hybrid Colonial style. The curved centre portion of the building elevation rises one storey higher than the rest and has a carved crowning edge. Large segmental arches in rusticated masonry are present on the ground floor that is higher</p>

408	GADRE CHOWK PRECINCT	
		<p>than all the upper 4 storeys. From the second floor upwards, stone balconies with brackets are present on all floors.</p> <p>Facing this, is Habib Building on J.S.S. Marg also sitting at the Gadre Chowk intersection itself. It is in hybrid style and has 3 vertical stone bays on its curved elevation marking the entrances with semicircular and pointed Gothic arches topped by a pediment with a carved filial. The rest of the elevation has continuous timber framed balconies with ornamental cast iron balustrades, typical of vernacular residences.</p> <p>The building of St. Theresa's Church is in neo-Classic style with semicircular and flat arches, ornate external columns and a large triangular pediment on the façade. The building next to the Church is also in a hybrid style with massive stone piers rising to the height of 2 storeys and stone verandahs with carved stone balustrades.</p> <p>The Shyam Sadan building along Raja Rammohan Roy Marg is designed in a Colonial style with 3 bays on its elevation. The slightly protruding side bays have long fenestrations which open onto small stone balconies. Each of these bays is surmounted by a carved triangular pediment. The centre bay has 3 massive round stone piers rising through 2 storeys within stone balconies in between.</p>
5.3	Intrinsic	<p>Character Defining Elements</p> <p>External Buildings responding to street edges, turning around corners, continuous projecting balconies, emphasized staircase blocks rising a floor above the rest topped by decorative pediments and gables, semicircular, pointed and segmental arches, cornice bands, Stone balconies with carved stone or cast iron balustrades.</p> <p>Internal Staircase blocks</p>
5.4	Value Classification	<p>Existing Grade: - Recommended Grade: Grade III A(arc),B(per), B(des), E, G(grp) Built in the 1920s Colonial hybrid style, these buildings are archetypal of the period they were built in. Designed to include stone balconied facades with uniform heights, this building ensemble has considerable architectural value.</p>
6.0		TOPOGRAPHY
6.1	Floors	Ground and 4 upper
7.0		CONSTRUCTION
7.1	Plinth	The plinths are constructed of stone masonry work.
7.2	Walls	The walls are constructed of load-bearing stone or brick masonry.
7.3	Floor	The floors are timber framed.
7.4	Stairs	The staircases are timber framed or reinforced cement concrete.
7.5	Openings	Flat or pointed arched fenestrations in stone inset with timber framed windows with wooden shutters and glass panels. Timber framed or

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408	GADRE CHOWK PRECINCT	
		cantilevered stone balconies.
7.6	Roofing	Timber framed with tiled pitched roofs.
7.7	Articulation	Stone balconies with carved stone or cast iron balustrades. Column capitals, bases, bands, cornices, ornamental details, carved pediments etc. on the facades are in limestone.
7.8	Finishes	The external walls are plastered and painted or have exposed stone work.
7.9	Interiors (Movable & Immovable)	Not applicable
7.10	Compound/Fence/Gate	The buildings abut the street edge and hence do not possess any compound.
7.11	Curtilege/ Unbuilt space/out buildings/landscape	The buildings abut the street edge and hence do not possess any compound or landscaped space.
8.0		SERVICES & UTILITIES
8.1	Lighting	Electric light fixtures and natural light
8.2	Ventilation	Ceiling and wall-mounted electric fans, air-conditioning 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 escape staircases provided.
8.7	Other (HVAC/BMC/Security Systems)	There is no security system in place.
9.0		CONDITION
9.1	Plinth	The stone plinths are mostly in sound structural condition.
9.2	Walls	The external walls require stone cleaning or re-plastering and a fresh paint coat.
9.3	Floor	All floors are in sound structural condition or have been structurally consolidated using m.s. sections.
9.4	Stairs	Some staircases are in need of structural repairs, others are in sound condition.
9.5	Openings	Many of the openings have been altered. Arches have been enclosed, rolling shutters added. Original wooden shutters have been replaced by Aluminium sliding windows and m.s. jalis, window A.C. units have been added to window openings.
9.6	Roofing	Require annual maintenance including water-proofing treatment.
9.7	Articulation & Finishes	Require 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 m.s. sections. The ground floors of many buildings 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. In case of Habib Building, the signboards are present even on the upper floors and hid the ornamental cast iron railings on the balconies.
9.8	Services	Lighting and all other electric fixtures are satisfactorily 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

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408	GADRE CHOWK PRECINCT	
9.10	Overall Condition	Fair Maintenance Level: Regular with lack of conservation sensitivity
10.0		TRANSFORMATION
10.1	Form	Most buildings within the precinct are still intact in form. However, the ground floor of two of the buildings 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.
10.2	Structure	Modern m.s. sections are used in places to support sagging balconies.
10.3	Articulation & Finishes	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
		None
12.0		ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION
		Built in the 1920s Colonial hybrid style, these buildings are archetypal of the period they were built in. Designed to include stone balconied facades with uniform heights, this building ensemble has considerable architectural value.

408 GADRE CHOWK PRECINCT



GORDHANDAS BUILDING



HABIB BUILDING



HABIB BUILDING



ST. THERESAS CHURCH



SHYAM SADAN



409 GORDHANDAS BUILDING		
	Common Ref No: 2005/GII/409	
	Card No: 93	
	Ward (Part): D (Part IV)	
	CS No: 1473, 1/1473, 2/1473, 1474	
	Plot Area: 2142.99 sq m	
	B U Area: NA	
	Date: 31 st December 04	
	Record by: Abha Bahl, Kanchan Gupta	
	Review by: Aishwarya Tipnis	
	Int: KG Ext: AB	
	Photo Ref: 409a-409l	
1.0		DENOMINATION
1.1	Name of Premises	Gordhandas Building
1.2	Earlier Name	Same
1.3	Built In	1910s Extension Date(if any) None
2.0		ACCESS ROADS
2.1	Main	Raja Rammohan Roy Marg and Jagannath Shankarsheth Marg
2.2	Subsidiary	None
3.0		OWNERSHIP PATTERN
3.1	Present	Privately-owned building
3.2	Past	Same
3.3	Status	Tenanted
4.0		USE
4.1	Present	Mixed use - Mainly commercial uses on the ground level and residences on the 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 S. Gadre Chowk intersection (junction of Raja Rammohan Roy Marg and Jagannath Shankarsheth Marg) in close proximity of the Charni Road Railway Station. This building along with St. Theresa's Church, Shayam Sadan & Habib Building form the Gadre Chowk Precinct, characterized by buildings turning around the corner responding to the street edges.
5.2	Architectural Description	<p>Planning A large archway in the centre of the building leads into the open space at the rear of the building. From here, staircases lead to the upper floors that have narrow verandahs from where the individual residences can be entered.</p> <p>Stylistic Classification This corner building is designed a hybrid Colonial style. The curved centre portion of the building elevation rises one storey higher than the rest and has a carved crowning edge. Large segmental arches in rusticated masonry are present on the ground floor that is higher than all the upper 4 storeys. From the second floor upwards, stone balconies with brackets are present on all floors.</p>

409	GORDHANDAS BUILDING	
5.3	Intrinsic	<p>Character Defining Elements</p> <p>External Corner building, segmental arched openings with rustications, projecting balconies supported on stone brackets, openings emphasized by architraves with mouldings, pediments and linear balconies.</p> <p>Internal No defining element exists internally since the structure has undergone transformation internally.</p>
5.4	Value Classification	<p>Existing Grade : Grade III Recommended Grade: Grade III A(arc), B(per), B(des), E, G(grp) Built in the 1920s Colonial hybrid style, this building is archetypal of the period it was built in. Designed to include stone balconies, this building forms a part of the Gadre Chowk precinct.</p>
6.0		TOPOGRAPHY
6.1	Floors	Ground and 5 upper storeys
7.0		CONSTRUCTION
7.1	Plinth	The plinth is constructed in buff basalt stone.
7.2	Walls	The walls are constructed of load-bearing buff basalt stone masonry.
7.3	Floor	RCC flooring with exposed I-sections.
7.4	Stairs	RCC staircases
7.5	Openings	Arched openings and stone fenestrations with timber framed windows with wooden shutters and glass panels. Cantilevered stone balconies are also present.
7.6	Roofing	Timber framed with tiled pitched roofs.
7.7	Articulation	Carved stone and timber balustrades and details
7.8	Finishes	The external walls are plastered and painted or have exposed stone work.
7.9	Interiors (Movable & Immovable)	Not applicable
7.10	Compound/Fence/Gate	None
7.11	Curtilege/ Unbuilt space/out buildings/landscape	The space at the rear of the building has been occupied by a store displaying and selling publications within a temporary structure covered by a plastic sheet as weather protection.
8.0		SERVICES & UTILITIES
8.1	Lighting	Electric light fixtures and natural light
8.2	Ventilation	Ceiling and wall-mounted electric fans, air-conditioning units and natural ventilation through windows and balconies
8.3	Electricity	Electricity is supplied by the B.E.S.T. Wirings are exposed and encased in PVC conduits.
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.
8.7	Other (HVAC/BMC/Security Systems)	None
9.0		CONDITION
9.1	Plinth	The stone plinth is mostly in sound structural condition.


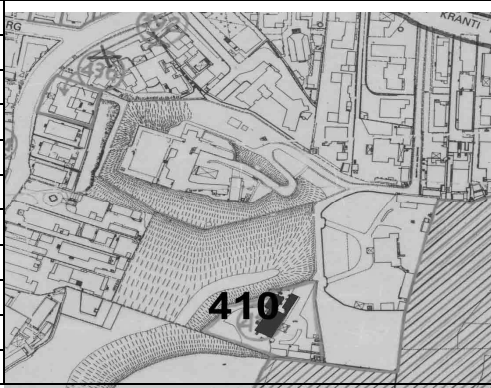
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409	GORDHANDAS BUILDING	
9.2	Walls	Discoloration and damage to the water seepage, ficus growth is also seen. External units of split A.C. systems have been placed on the external building wall with complete disregard for the elevation aesthetics.
9.3	Floor	All floors are in sound structural condition or have been structurally consolidated using m.s. sections.
9.4	Stairs	All staircases are in sound structural condition or have been structurally consolidated using m.s. sections.
9.5	Openings	Most of the openings including balconies have been completely transformed by addition of aluminum sliding windows and window A.C. units. Major cracks are seen in some of the some stone balconies that are in an unsafe weak structural condition.
9.6	Roofing	Requires annual maintenance including water-proofing treatment.
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	Need to be upgraded especially the wiring at the ground level. Additional PVC tanks have been installed on the terrace.
9.9	Outbuildings	Temporary sheds has been come up.
9.10	Overall Condition	Though there does not seem to be any visible structural threat, the architectural quality of the building is considerably compromised due to accretions on the façade, structural additions, lack of regular maintenance etc.
10.0		TRANSFORMATION
10.1	Form	However, 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.
10.2	Structure	Modern m.s. sections are used in places to support sagging verandahs.
10.3	Articulation & Finishes	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
		None
12.0		ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION
		Built in the 1920s Colonial hybrid style, this building is archetypal of the period it was built in. Designed to include stone balconies, this building forms a part of the Gadre Chowk precinct.

409 GORDHANDAS BUILDING



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TASK II: Review of Sr. No. 317 to 632 of the Heritage Regulations

410 MONTE ROSA	
	Common Ref No: 2005/GII/410
	Card No: 94
	Ward (Part): D (Part II)
	CS No: SHEET MISSING
	Plot Area: DATA MISSING
	B U Area: NA
	Date: 17 th March 05
	Record by: Abha Bahl
	Review by: Aishwarya Tipnis
	Int: ANL Ext: PJ
	Photo Ref: 480a-480ab
1.0	DENOMINATION
1.1	Name of Premises Monte Rosa
1.2	Earlier Name Same as above
1.3	Built In 1911 Extension Date (if any): none
2.0	ACCESS ROADS
2.1	Main Off August Kranti Marg
2.2	Subsidiary None
3.0	OWNERSHIP PATTERN
3.1	Present Private(Dadyseth family)
3.2	Past Private
3.3	Status Owner
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) Located on the north-western periphery of the Parsi Towers of Silence complex, this residential villa is tucked away behind the buildings in Kemps Corner. It is accessed by a lane off August Kranti Marg, that runs west of the Grand Paradi complex and finally leads upto a private thoroughfare from which the property is entered. Set within a triangular shaped site on a high ground, surrounded by vegetation, the 2-storeyed villa is almost camouflaged by the dense foliage.
5.2	Architectural Description Planning Stepping through the stone front porch, a small entrance vestibule is entered into. From here doorways lead to other rooms and passages at the ground level. An ornate double flight wooden staircase leads upto the first floor. Stylistic Classification Designed in a Victorian style, this two storeyed bungalow is a long rectangular building with an imposing stone porte-cochere. Characterised by the use of pointed and segmental arches, it has elegant detailing in the form of carved wooden railings; large weather shades supported on brackets and tiled sloping roofs.

410	MONTE ROSA	
5.3	Intrinsic	<p>Character Defining Elements</p> <p>External Exposed grey Kurla basalt with yellow Malad basalt for openings, segmental and pointed arches, timber framed balconies supported by timber brackets with carved timber railings, decorative finials,</p> <p>Internal Minton tiled flooring in entrance lobby, timber staircase with decorative balusters and navel posts, polished teak wood flooring on the upper floors, original Victorian furniture</p>
5.4	Value Classification	<p>Existing Grade: Grade III Recommended Grade: Grade II B</p> <p>A (arc), B(per), B(des), E, F Distinctive of the 19th century Colonial style stone residential mansions, Monte Rosa has a unique location on a high site. Also the elegant detailing in the form of carved wooden railings, large weather shades supported on brackets and tiled sloping roofs deserves to be preserved.</p>
6.0		TOPOGRAPHY
6.1	Floors	Ground + one upper
7.0		CONSTRUCTION
7.1	Plinth	The plinth is constructed of grey Basalt stone masonry, laid in straight courses.
7.2	Walls	The walls are constructed of random rubble masonry in grey Basalt stone with quoins in regular straight courses. At regular intervals on 1m there is a horizontal damp-proof course of Porbunder stone, painted white.
7.3	Floor	Timber-framed floor
7.4	Stairs	Timber-framed double flight staircase with wooden risers and treads, painted white and carved T.W. railings and posts.
7.5	Opening	Segmental stone arches in the front porch and main entrance. Pointed arches and rectangular fenestrations in stone with timber-framed windows inset.
7.6	Roofing	<p>Sloping Mangalore tiled roofs over the main structure. In some instances like at the rear end of the building, the T.W. joists and boardings make up the interior ceiling of the rooms, whereas at some spaces, the rafters are exposed.</p> <p>Over the central and side portions, there are tiled turrets with Mangalore tiles surmounted by a pair of pointed finials. These roofs are supported by carved stone brackets.</p>
7.7	Articulation	Continuous timber framed balconies supported by carved wooden brackets with timber posts and ornate cast iron railings. Rectangular openings on the ground floor have large wooden sloping weather-shades supported on carved timber brackets.
7.8	Finishes	The external walls are left exposed showing the actual stone masonry and quoins. The internal walls are plastered and painted white. The arches and keystones are painted white. The timber frames of the windows are painted white. The balustrades on balconies, weather shades and window shutters are painted green. In the entrance vestibule, the original Minton flooring is present. At the upper floor, polished timber boardings make up the floor.
7.9	Interiors (Movable & Immovable)	Many pieces of loose furniture items such as T.W. screens, showcases, cabinets, tables, chairs are present. Original teakwood framed windows,

LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
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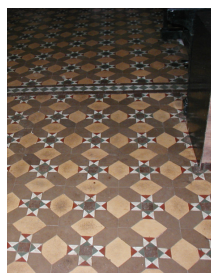
410	MONTE ROSA	
		glass panels and electric fixtures and other artefacts are also present.
7.10	Compound/Fence/Gate	The cast iron gates are mounted on a pair of stone piers.
7.11	Curtilege/ Unbuilt space/out buildings/landscape	Adjacent to the bungalow is a 2-storeyed stone villa are the staff quarters. A tin shed has been constructed adjacent to the porch to form a shaded car-parking space. To the south, there is open space which has not been formally landscaped. It is strewn with leaves, branches and shards of broken tiles. The open space to west of the villa has a few landscape elements like a stone fountain and potted plants but it is not well-maintained.
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. Ceiling-mounted electric fans and 2 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. A single Sintex water storage tank is present above the toilet block.
8.5	Drainage (Plumbing and sanitation)	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 guard
9.0		CONDITION
9.1	Plinth	The stone plinth is mostly in sound condition.
9.2	Walls	The walls do not show any signs of deterioration and water ingress.
9.3	Floor	The floor does not show any signs of intervention. However, the projecting balconies show water seepage in the timber boardings due to leakage from the down take pipes.
9.4	Stairs	The staircase is in a structurally sound condition.
9.5	Openings	All the openings are in an operational condition.
9.6	Roofing	The roof is in a sound structural condition. Tile replacements are done annually. A satellite cable dish antenna has been installed on the roof.
9.7	Articulation & Finishes	The white paint on the joist supporting the timber balconies has flaked off.
9.8	Services	The services have been upgraded periodically and do not show any signs of deterioration.
9.9	Outbuildings	The staff quarters are in a structurally sound condition.
9.10	Overall Condition	Good Maintenance Level: Regular with conservation sensitivity
10.0		TRANSFORMATION
10.1	Form	Incongruous additions and sheds have been erected along the facades.
10.2	Structure	No transformation is visible in the structure of the building.
10.3	Articulation & Finishes	Chajjas have been introduced in some openings, some windows have been blocked to accommodate window AC units.
11.0		DP REMARKS/PERCEIVED THREATS
		None
12.0		ADDITIONAL NOTES/REFERENCES/DOCUMENTS

LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
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410	MONTE ROSA	
		AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION
		Distinctive of the Victorian style stone residential mansions, Monte Rosa has a unique location on a high site. Also the elegant detailing in the form of carved wooden railings, large weather shades supported on brackets and tiled sloping roofs deserves to be preserved. Hence it is recommended to upgrade its listing from Grade III to II B.

LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
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410 MONTE ROSA



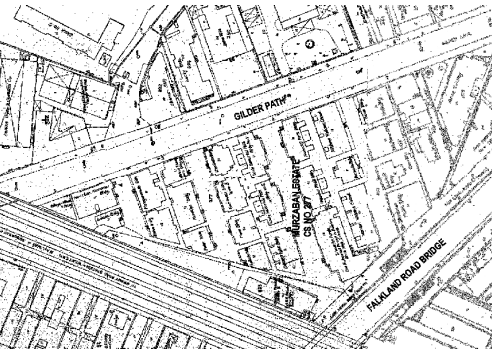
LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
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410 MONTE ROSA



LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
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411(i) MURZABAN ESTATE		
	Common Ref no:2005/GII/411(i)	
	Card No. 95(i)	
	Ward (Part) D Ward (Part IV)	
	CS No. 277	
	Plot Area 7641.36 sq.mts	
	B U Area NA	
	Date 10 th May 2005	
	Record by Anand Achari & Kasturi Khanolkar	
Review by Aishwarya Tipnis		
Int AA Ext KK		
Photo Ref 411a – 411by		
		
1.0		DENOMINATION
1.1	Name of Premises	Murzaban Estate
1.2	Earlier Name	Murzaban Estate
1.3	Built In	Structures built during 1891 – 1909
2.0		ACCESS ROADS
2.1	Main	Gilder Road
2.2	Subsidiary	Pathe Bapurao Marg
3.0		OWNERSHIP PATTERN
3.1	Present	Garib Zoroastrian Rehtaan Trust
3.2	Past	Garib Zoroastrian Rehtaan Trust
3.3	Status	Trust
4.0		USE
4.1	Present	Residences in most buildings, School, Dispensary
4.2	Past	Residences in most buildings, School, Dispensary
4.3	Usage	Daily
5.0		SIGNIFICANCE & VALUE CLASSIFICATION
5.1	Townscape(Natural/Manmade)	Built on a triangular shaped plot located on Gilder Road, the Murzaban Estate consists of twenty five buildings built for the Parsi community. The two storied residential structures along with a school building and dispensary display vernacular character and are in sync with the surrounding built form.
5.2	Architectural Description	Planning The Murzaban Estate consists of two storied timber framed buildings displaying vernacular character. The buildings are arranged in a linear fashion, with the front façade overlooking the open space. Stylistic Classification The buildings display vernacular character in its planning and exhibit elements like verandahs on the ground floor, balconies on the first floor, and fixed louvers ventilators in the corridors. All the buildings have timber truss roof with dormers and finished with Mangalore tiles.
5.3	Intrinsic	Character Defining Elements External Verandahs and balconies enclosed by timber posts and railings. Timber fixed louvered ventilators. Timber truss roof with dormers, which have decorative timber panels infill.

411(i)	MURZABAN ESTATE	
		Internal Timber truss roof with dormers, which have decorative timber panels infills.
5.4	Value Classification	A(arc), A(cul), B(per), B(des), G(grp) Existing Grade: Grade III Recommended Grade: Grade III <ol style="list-style-type: none"> Bode Building (1889) Location: Murzaban Estate, Gilder Path No. of floors: G+1 Architectural style: Vernacular architectural style. Special features: Two storied timber framed building with central access, timber staircase, timber floor and pitched timber roof. Sar Avsar Building No.1 Location: Murzaban Estate, Gilder Path No. of floors: G+1 Architectural style: Vernacular architectural style. Special features: Two storied timber framed building with central access, timber staircase, timber floor and pitched timber roof. J. N. Petit Building Location: Murzaban Estate, Gilder Path No. of floors: G+1 Architectural style: Vernacular architectural style. Special features: Two storied timber framed building with central access, timber staircase, timber floor and pitched timber roof. Sir Dinshaw Petit Building Location: Murzaban Estate, Gilder Path No. of floors: G+1 Architectural style: Vernacular architectural style. Special features: Two storied timber framed building with central access, timber staircase, timber floor and pitched timber roof Albless Widow Chawl Location: Murzaban Estate, Gilder Path No. of floors: G+1 Architectural style: Vernacular architectural style. Special features: Two storied timber framed building with central access, timber staircase, timber floor and pitched timber roof. Continuous balconies run along the first floor. Paowalla Building Location: Murzaban Estate, Gilder Path No. of floors: G+1 Architectural style: Vernacular architectural style. Special features: Two storied timber framed building with central access, timber staircase, timber floor and pitched timber roof over the balconies. Karani Widow Chawl Location: Murzaban Estate, Gilder Path No. of floors: G+1

411(i)	MURZABAN ESTATE	
		<p>Architectural style: Vernacular architectural style. Special features: Two storied timber framed building with central access, timber staircase, timber floor and pitched timber roof and continuous balconies.</p> <p>8. Maneckji Petit Building Location: Murzaban Estate, Gilder Path No. of floors: G+1 Architectural style: Vernacular architectural style. Special features: Two storied timber framed building with central access, timber staircase, timber floor and pitched timber roof.</p> <p>9. Hamabai Petit Building (1895) Location: Murzaban Estate, Gilder Path No. of floors: G+1 Architectural style: Vernacular architectural style. Special features: Two storied timber framed building with central access, timber staircase, timber floor and pitched timber roof</p> <p>10. Bai Rattanbai Framji Panday Girls High School Location: Murzaban Estate, Gilder Path No. of floors: G+2 Architectural style: Vernacular architectural style. Special features: Three storied timber framed building with central access, timber staircase, timber floor and pitched timber roof and continuous balconies project along the front façade.</p> <p>11. Lady Sakarbai Petit Building No.1 Location: Murzaban Estate, Gilder Path No. of floors: G+1 Architectural style: Vernacular architectural style. Special features: Two storied timber framed building with central access, timber staircase, timber floor and pitched timber roof</p> <p>12. Lady Sakarbai Petit Building No.2 Location: Murzaban Estate, Gilder Path No. of floors: G+1 Architectural style: Vernacular architectural style. Special features: Two storied timber framed building with central access, timber staircase, timber floor and pitched timber roof</p> <p>13. Cowasji Patel Building (1898) Location: Murzaban Estate, Gilder Path No. of floors: G+1 Architectural style: Vernacular architectural style. Special features: Two storied timber framed building with central access, timber staircase, timber floor and pitched timber roof</p> <p>14. Unwalla Building Location: Murzaban Estate, Gilder Path No. of floors: G+1 Architectural style: Vernacular architectural style. Special features: Two storied timber framed building with central</p>

411(i)	MURZABAN ESTATE	
		<p>access, timber staircase, timber floor and pitched timber roof</p> <p>15. Sar Avsar Building Location: Murzaban Estate, Gilder Path No. of floors: G+1 Architectural style: Vernacular architectural style. Special features: Two storied timber framed building with central access, timber staircase, timber floor and pitched timber roof.</p> <p>16. Modi Building Location: Murzaban Estate, Gilder Path No. of floors: G+1 Architectural style: Vernacular architectural style. Special features: Two storied timber framed building with central access, timber staircase, timber floor and pitched timber roof.</p> <p>17. Lalkaka Building Location: Murzaban Estate, Gilder Path No. of floors: G+1 Architectural style: Vernacular architectural style. Special features: Two storied timber framed building with central access, timber staircase, timber floor and pitched timber roof.</p> <p>18. Allbless Dispensary Building Location: Murzaban Estate, Gilder Path No. of floors: G+1 Architectural style: Vernacular architectural style. Special features: Built by Sett Dhunjeebhoy Edaljee Allbless. Two storied timber framed building with central access, timber staircase, timber floor and pitched timber roof.</p> <p>19. Parekh Building Building Location: Murzaban Estate, Gilder Path No. of floors: G+1 Architectural style: Vernacular architectural style. Special features: Two storied timber framed building with central access, timber staircase, timber floor and pitched timber roof.</p> <p>20. Patel Building Location: Murzaban Estate, Gilder Path No. of floors: G+1 Architectural style: Vernacular architectural style. Special features: Two storied timber framed building with central access, timber staircase, timber floor and pitched timber roof.</p> <p>21. Malegamwalla Building Location: Murzaban Estate, Gilder Path No. of floors: G+1 Architectural style: Vernacular architectural style. Special features: Two storied timber framed building with central access, timber staircase, timber floor and pitched timber roof. Continuous balconies seen on the first floor.</p> <p>22. Kaka Building</p>

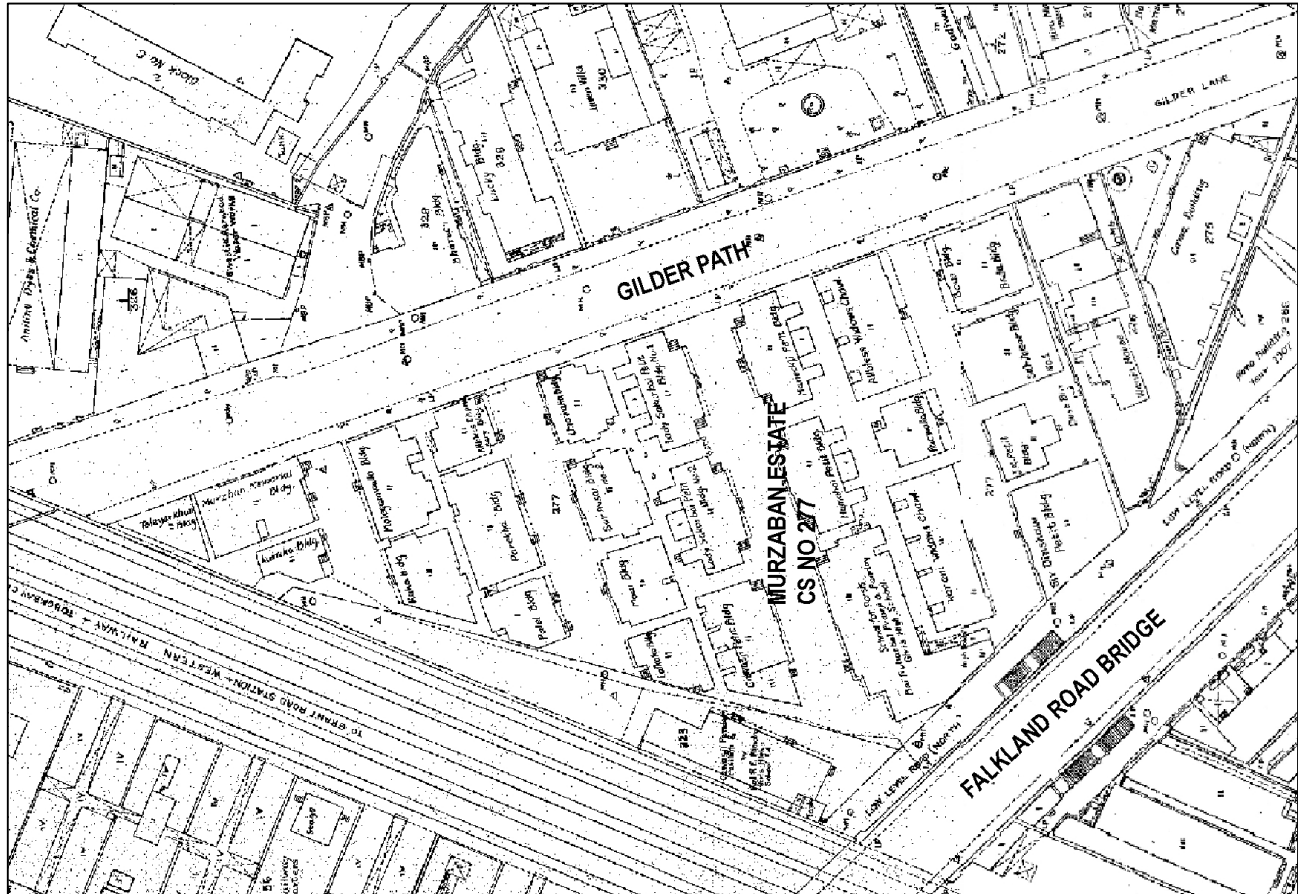
411(i) MURZABAN ESTATE		
		<p>Location: Murzaban Estate, Gilder Path No. of floors: G+1 (Part G+2) Architectural style: Vernacular architectural style. Special features: Two storied timber framed building with central access, timber staircase, timber floor and pitched timber roof. Vernadachs covered with timber lean to roof.</p> <p>23. Murzaban Memorial Building Location: Murzaban Estate, Gilder Path No. of floors: G+1 Architectural style: Vernacular architectural style. Special features: Two storied timber framed building with central access, timber staircase, timber floor and pitched timber roof.</p> <p>24. Karaka Building Location: Murzaban Estate, Gilder Path No. of floors: G+1 Architectural style: Vernacular architectural style. Special features: Two storied timber framed building with central access, timber staircase, timber floor and pitched timber roof.</p> <p>25. Talyer Khan Building Location: Murzaban Estate, Gilder Path No. of floors: G+1 Architectural style: Vernacular architectural style. Special features: Two storied timber framed building with central access, timber staircase, timber floor and pitched timber roof.</p>
6.0		TOPOGRAPHY
6.1	Floors	<p>Ground + one upper (Rest of the buildings) Ground + two upper (Kaka building and Panday School)</p>
7.0		CONSTRUCTION
7.1	Plinth	Most of the plinth is made up of grey basalt stone coursed masonry.
7.2	Walls	The walls are timber framed with brick masonry infills, plastered and painted.
7.3	Floor	The floor is timber floor with timber members with ladi coba.
7.4	Stairs	Most of the staircases are dog leg timber staircase with timber treads and risers.
7.5	Openings	The windows are segmental arched with rectangular timber shutters. Some shutters are partly glazed and partly timber paneled. Some shutters have timber fixed louvers.
7.6	Roofing	The roofs are pitched timber truss with dormers, finished with Mangalore tiles.
7.7	Articulation	Wooden railings. Louvered ventilators. Louvered and carved sun shade.
7.8	Finishes	<p>Walls The timber framed brick masonry walls are plastered and painted in cement paint.</p> <p>Flooring The floor is finished with IPS in the passages and lobbies.</p>

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411(i)	MURZABAN ESTATE	
		Staircases Timber staircase with timber treads and risers, timber railings and handrail, stringers. Most of the staircases have decorative newel posts.
7.9	Interiors(Movable & Immovable)	Plaques on all the buildings with details of the buildings. Some of the houses have articulated TW furniture's.
7.10	Compound/Fence/Gate	The compound wall abutting the Gilder Road is a low height brick masonry wall with MS railing. On the rear side, the wall is high and abuts the bridge.
7.11	Curtilege/ Unbuilt space/out buildings/landscape	Open spaces between two rows of buildings.
8.0		SERVICES & UTILITIES
8.1	Lighting	The rooms are well lit and derive light from the openings on the external wall.
8.2	Ventilation	The rooms abutting the external walls and corridors are well ventilated. The toilet blocks at the rear end of the buildings are fairly ventilated. AC units have been installed in few windows.
8.3	Electricity	BEST, conduit wiring seen.
8.4	Water Supply	Municipal Water Supply
8.5	Drainage (Plumbing and sanitation)	The drainage pipes run along the rear of the buildings.
8.6	Fire Precaution	No fire precaution system installed in the building.
8.7	Other (HVAC/BMC/Security Systems)	Some windows have been blocked to accommodate AC units.
9.0		CONDITION
9.1	Plinth	The plinth of most buildings is structurally sound. At some places, wet patches and rising damp are observed.
9.2	Walls	The walls display efflorescence as a result of water seepage. The plaster at some places is chipped.
9.3	Floor	The floors are structurally sound and do not show signs of structural distress.
9.4	Stairs	The timber treads have worn out due to regular use. The space beneath the first flight used as storage space.
9.5	Openings	The door and windows are in operational condition. Some windows have been blocked to accommodate AC units. The verandahs at a few places have been enclosed with Aluminum sliding windows.
9.6	Roofing	The roof does not show any structural intervention or defects. At some places, leakage from the roof is seen.
9.7	Articulation & Finishes	The timber louvered ventilators in the passages do not show any intervention. The decorative timber panels in the dormer windows are in need of repairs.
9.8	Services	The sanitary and plumbing pipes show leakages at some places.
9.9	Outbuildings	None
9.10	Overall Condition	Fair Maintenance Level : Regular
10.0		TRANSFORMATION
10.1	Form	No major form transformation seen.
10.2	Structure	No major structural transformation seen.
10.3	Articulation & Finishes	No major transformation.
11.0		DP REMARKS/PERCEIVED THREATS None

LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
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411(i)	MURZABAN ESTATE	ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION
12.0		



PRECINCT MAP

LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
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411(i) MURZABAN ESTATE



BODE BUILDING



SAR AVSAR BUILDING NO.1



J.N. PETIT BUILDING



SIR DINSHAW PETIT BUILDING



ALBESS WIDOW CHAWL



PAOWALLAH BUILDING



KARANI WIDOW CHAWL



MANEKJI PETIT BUILDING



MAHAMABAI PETIT BUILDING



BAI RATTANBAI FRAMJI PANDAY GIRLS HIGH SCHOOL



BAI SAKARBAI PETIT BUILDING NO. 1 & 2



COWASJI PATEL BUILDING
Abha Narain Lambah Associates
Conservation Architects & Historic Building Consultants



UNWALLA BUILDING
411(i)-viii

411(i) MURZABAN ESTATE



SAR AVSAR BUILDING



MODI BUILDING



LALKAKA BUILDING



ALBLESS DISPENSARY



PAREKH BUILDING



PATEL BUILDING



MALEGAMWALLA BUILDING



KAKA BUILDING



MURZBAN MEMORIAL BUILDING



KARAKA BUILDING




TALVER KHAN BUILDING



411(i) MURZABAN ESTATE



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

411(ii) GADIWALA HOUSE		
	Common Ref no:2005/GII/411(ii)	
	Card No. 95(i)	
	Ward (Part) D Ward (Part IV)	
	CS No. 272, 1/272	
	Plot Area 324.42 sq.mts	
	B U Area NA	
	Date 30 th May 2005	
	Record by Anand Achari& Kasturi Khanolkar	
	Review by Aishwarya Tipnis	
	Int ANL Ext PJ	
	Photo Ref 411(ii)a - 411(ii)az	
1.0		DENOMINATION
1.1	Name of Premises	Gadiwalla House
1.2	Earlier Name	Gadiwalla House
1.3	Built In	Approximately 1915 Extension Date: 1995
2.0		ACCESS ROADS
2.1	Main	Gilder Road
2.2	Subsidiary	Pathe Bapurao Marg
3.0		OWNERSHIP PATTERN
3.1	Present	Mumtaz Burhanpurwala
3.2	Past	Pestonji Gariwalaa
3.3	Status	Tenanted
4.0		USE
4.1	Present	Residential
4.2	Past	Residential
4.3	Usage	Regular(Daily)
5.0		SIGNIFICANCE & VALUE CLASSIFICATION
5.1	Townscape(Natural/Manmade)	The Gadiwalla House is built on a rectangular plot abutting Gilder Road near Murzaban Estate. With its main entrance from Gilder Road, the three storied structure consists of twin blocks on either side of the central entry.
5.2	Architectural Description	<p>Planning</p> <p>The rectangular plot abutting Gilder Road is aligned longitudinally along the north east – south west axis, with its main access from the south west end. The plot houses two twin blocks on either side of an open to sky central lane. Each three storied timber framed structure is accessed by a centrally located timber staircase, which leads to the upper floors of the building. Continuous corridors, facing inwards to the central narrow lane, lead to the rooms. The front of both the blocks has a cantilevered balcony with timber brackets and covered with hip end roof. The toilet blocks are located to the rear end of the building on each floor. The centrally located building has been transformed with the addition of upper floors.</p> <p>Stylistic Classification</p> <p>The building exhibits the colonial vernacular style of architecture with its continuous corridors, projecting timber balconies and pitched timber roof. The front façade of the building is interspersed with stuccowork pilasters and segmental arch openings, while a timber balcony projects out on the second floor. The timber posts and balusters define the continuous</p>

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

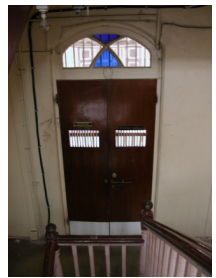
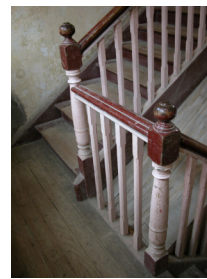
411(ii)	GADIWALA HOUSE	
		corridors on the first floor of both the blocks.
5.3	Intrinsic	<p>Character Defining Elements</p> <p>External Projecting balconies on the second floor with decorative timber fascia board and brackets with decorative fretwork covered with a timber lean to roof, the gable end of the roof with its pendant and the stucco work of the pilasters and around the openings are the characteristics of the buildings.</p> <p>Internal Continuous corridors on all the floors, timber staircase and timber floor are the character defining elements.</p>
5.4	Value Classification	Existing Grade: Deleted Recommended Grade: Grade III A(arc), B(per), B(des), G(grp)
6.0		TOPOGRAPHY
6.1	Floors	Ground + two upper
7.0		CONSTRUCTION
7.1	Plinth	Low plinth of grey basalt stone in coursed masonry.
7.2	Walls	Timber framed structure with brick masonry infill walls. The corridor has wooden railings. The staircase lobby has white ceramic tile dado.
7.3	Floor	Timber beams and purlins with cement ladi.
7.4	Stairs	Dog leg timber staircases seen in both the blocks. 19 Gadiwalla House has an open wide stairwell. Both the staircase has slender newel post with timber balustrade.
7.5	Openings	<p>19, Gadiwalla House has segmental arched openings with stucco mouldings around it. The front road facing window is segmental arched with ventilator on top with coloured glass panel and four shuttered window. The upper two shutters are glass paneled and lower shutters are wood paneled. The side windows are double shuttered. The windows inside the corridors are rectangular with double shutter having movable ventilators and top ventilator.</p> <p>Both the buildings have timber panel doors with coloured glass ventilators.</p> <p>17, Gadiwalla House has rectangular openings with sliding windows. The openings on the rear side has been fixed with box grills.</p>
7.6	Roofing	A pitched timber roof covers the buildings and is finished with Mangalore tiles. A timber hip end roof covers the projecting balconies on the second floor.
7.7	Articulation	The front façade has stucco pilasters. The entrance gate displays crenellations in stucco. The decorative roof fascia boards, fretwork, brackets are in timber. The part of the side corridor has glass paneled shutters fixed over the balusters. The doors and windows have the ventilators with coloured glass. The cantilevered balcony on the second floor is supported over articulated brackets and fascia around the balcony.
7.8	Finishes	<p>Walls The walls are plastered and painted in lime paint, internally and externally.</p> <p>Flooring Shahbad flooring</p> <p>Staircases Timber</p>
7.9	Interiors(Movable & Immovable)	The interiors of the individual units have been transformed radically.
7.10	Compound/Fence/Gate	The building abuts the pavement of Gilder Road on the front façade, while brick masonry compound walls on the side facades define the boundary.

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411(ii)	GADIWALA HOUSE	
		The compound wall does not have a gate.
7.11	Curtilege/ Unbuilt space/out buildings/landscape	Side open space between the boundary wall and each building and a central open to sky chowk.
8.0		SERVICES & UTILITIES
8.1	Lighting	The rooms are well lit and derive light from the openings in the corridors and the external wall.
8.2	Ventilation	The rooms are well ventilated with openings on two sides of the rooms.
8.3	Electricity	BEST. Conduit wiring seen at some places, while exposed wiring seen at some places.
8.4	Water Supply	Municipal Water Supply, Sintex water tanks are installed on top of the toilet blocks.
8.5	Drainage (Plumbing and sanitation)	The plumbing and drainage pipes run along the rear facades of both buildings.
8.6	Fire Precaution	No fire precaution systems have been installed in the buildings.
8.7	Other (HVAC/BMC/Security Systems)	Openings have been made in the rear facades to accommodate the AC units.
9.0		CONDITION
9.1	Plinth	The plinth is structurally sound and does not show signs of settlement or any other defect.
9.2	Walls	The walls do not show any structural defects.
9.3	Floor	The floor is structurally sound in both the structures. Certain places the wooden members are replaced by the steel members.
9.4	Stairs	The staircase is structurally sound and does not show any defects.
9.5	Openings	A few openings have been blocked in the rear façade of 17 Gadiwala House and the front façade has been re worked out by new rectangular windows and has lost all the ornamentation. The second floor passage has been enclosed in both the buildings and Aluminium sliding windows have been installed.
9.6	Roofing	The roof does not show any defects or intervention.
9.7	Articulation & Finishes	The front façade of 17 Gadiwalla House has lost its articulation. Some places the shahabad tiles are replaced by new cement tiles.
9.8	Services	No Ficus plant growth observed.
9.9	Outbuildings	None
9.10	Overall Condition	Fair
10.0		TRANSFORMATION
10.1	Form	No change in the form of the building.
10.2	Structure	Steel members have replaced some timber members of the balcony of 17 Gadiwalla house.
10.3	Articulation & Finishes	Parts of the articulation on the walls have vanished. The original finishes have been replaced with modern materials.
11.0		DP REMARKS/PERCEIVED THREATS
		None.
12.0		ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION Contrary to the remarks, that the building does not possess any architectural, it still retains much of its architectural integrity and it is recommended to re-induct it as Grade III.

LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
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411(ii) GADIWALA HOUSE



LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
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411(iii) BHATIA HOSPITAL PRECINCT		
	Common Ref no:2005/GII/411(iii)	
	Card No. 95 (iii)	
	Ward (Part) D Ward (Part II)	
	CS No. NA	
	Plot Area NA	
	B U Area NA	
	Date 31 st May 2005	
	Record by Anand Achari & Kasturi Khanolkar	
	Review by Aishwarya Tipnis	
	Int AA Ext KK	
	Photo Ref 411(iii)a – 411(iii)df	
1.0		DENOMINATION
1.1	Name of Premises	Bhatia Hospital and Surroundings
1.2	Earlier Name	Bhatia Hospital and Surroundings
1.3	Built In	Between 1900 and 1930's
2.0		ACCESS ROADS
2.1	Main	Javji Dadaji Marg (Tardeo Road)
2.2	Subsidiary	Jehangir Dadji Street.
3.0		OWNERSHIP PATTERN
3.1	Present	Private & Tenanted
3.2	Past	Private & Tenanted
3.3	Status	Private & Tenanted
4.0		USE
4.1	Present	Residential and Institutional
4.2	Past	Residential and Institutional
4.3	Usage	Regular(Daily)
5.0		SIGNIFICANCE & VALUE CLASSIFICATION
5.1	Townscape(Natural/Manmade)	The precinct includes Bhatia Hospital, Dharam Kutir and Dharam Niwas, the Zoroastrian colony and Bhagirathi Apartments. The precinct abuts Javji Dadaji Marg to the west, Jehangir Dadji Street to the east, Tukaram Javji Street to the north and Adenwalla Baug to the south. The buildings in this precinct are mostly four storied structures with timber sloping roofs.
5.2	Architectural Description	<p>Planning</p> <p>The precinct has Javji Dadaji Marg to the west, Jehangir Dadji Street to the east, Tukaram Javji Street to the north and Adenwalla Baug to the south and Bhatia Hospital, Dharam Kutir and Dharam Niwas, the Zoroastrian colony and Bhagirathi Apartments.</p> <p>Stylistic Classification</p> <p>The entire precinct exhibits vernacular architectural style, while Bhatia Hospital exhibits Art Deco elements.</p>
5.3	Intrinsic	<p>Character Defining Elements</p> <p>External</p> <p>The facades of the Bhagirathi Apartments and Dharam Kutir and Dharam Niwas are interspersed with balconies having decorative cast iron railings. Decorative stucco capital pilasters and grooves adorn the corners of the buildings. The gable end is adorned with a circular opening finished with stucco detailing. Jhilmils, decorative cast iron railings, continuous</p>

411(iii)	BHATIA HOSPITAL PRECINCT
	<p>balconies, and the series of pitched roofs covering the buildings are the striking features of the precinct. Bhatia Hospital exhibits Art Deco elements</p> <p>Internal Timber staircases with decorative newel post, timber floor are the striking features of the precinct.</p>
5.4	<p>Value Classification</p> <p>A(arc), A(cul), A(his), B(per), B(des), D(bio)</p> <p>Existing Grade: Deleted</p> <p>Recommended Grade: Grade III</p> <ol style="list-style-type: none"> <p>Bhatia Hospital Location: Javji Dadaji Marg No. of floors: G+2 Architectural style: Art Deco Special features: Decorative canopy with Art Deco detailing</p> <p>Dharam Kutir Location: Javji Dadaji Marg No. of floors: G+3 Architectural style: Vernacular style Special features: Continuous balconies with decorative cast iron railing, timber staircase, load bearing brick masonry structure with pitched timber roof. Stucco work detailing on the gable end wall.</p> <p>Dharam Niwas Location: Javji Dadaji Marg No. of floors: G+3 Architectural style: Vernacular style Special features: Continuous balconies with decorative cast iron railing, timber staircase, load bearing brick masonry structure with pitched timber roof. Stucco work detailing on the gable end wall.</p> <p>Bhagirathi Apartments (Four Buildings) Location: Tukaram Javji Marg No. of floors: G+2 Architectural style: Vernacular style Special features: Group of four buildings, with similar planning and detailing. Continuous balconies with decorative cast iron railing.</p> <p>Sir Jamshedji Jeejeebhoy Memorial Building Location: Javji Dadaji Marg and Jehangir Dadji cross lane No. of floors: G+3 Architectural style: Vernacular style Special features: Vernacular style four storied building abutting the Javji Dadji Marg. Central entrance lobby with timber staircase, continuous verandahs on all floors, building covered with hip end timber truss roof.</p>

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	<p>6. Jamshedji Jalbhoy Sett Building Location: Javji Dadaji Marg No. of floors: G+3 Architectural style: Vernacular style Special features: Vernacular style four storied building abutting the Javji Dadaji Marg. Central entrance lobby with timber staircase, continuous verandahs on all floors, building covered with hip end timber truss roof.</p> <p>7. Tarachand Building (1912) Location: Javji Dadaji Marg No. of floors: G+3 Architectural style: Vernacular style Special features: (Built by Dhanbaiji Cursetji Tarachand) Vernacular style four storied building abutting the Javji Dadaji Marg. Central entrance lobby with timber staircase, continuous verandahs on all floors, building covered with hip end timber truss roof.</p> <p>8. Khan Sar Avsar Bangli Pavilion (1940) Location: Javji Dadaji Marg No. of floors: G+1 Architectural style: Vernacular style Special features: (Built by Bheni Dhanbaiji Bhikaji Khan and Bhanubhai Nashirvanji). Earlier used for rituals before cremation. Now used as a play room.</p> <p>9. Batliwala Building Location: Javji Dadaji Marg and Jehangir Dadji cross lane No. of floors: G+3 Architectural style: Vernacular style Special features: Four storied structure, devoid of ornamentation. Main entrance located at one side of the building. Timber staircase with a decorative and sturdy timber newel post.</p> <p>10. Albless Building (1939) Location: Javji Dadaji Marg and Jehangir Dadji cross lane No. of floors: G+1 Architectural style: Vernacular style Special features: Four storied structure, devoid of ornamentation. Main entrance located at one side of the building. Timber staircase with a decorative and sturdy timber newel post.</p> <p>11. Umrigar Building (1903) Location: Javji Dadaji Marg and Jehangir Dadji cross lane No. of floors: G+3 Architectural style: Vernacular style Special features: Four storied structure, devoid of ornamentation. Main entrance located at one side of the building. Timber staircase with a decorative and sturdy timber newel post.</p>

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		<p>12. Khan Building (1924) Location: Javji Dadaji Marg and Jehangir Dadji cross lane No. of floors: G+3 Architectural style: Vernacular style Special features: Four storied structure, devoid of ornamentation. Main entrance located at one side of the building.</p> <p>13. Sethna Building (1909) Location: Javji Dadaji Marg and Jehangir Dadji cross lane No. of floors: G+3 Architectural style: Vernacular style Special features: Four storied structure, devoid of ornamentation. Main entrance located at one side of the building.</p> <p>14. Damania Building (1910) Location: Javji Dadaji Marg and Jehangir Dadji cross lane No. of floors: G+2 (Part G+3) Architectural style: Vernacular style Special features: Central entrance block with balconies on the upper floor. Building covered with pitched timber roofs having decorative finial.</p> <p>15. Shah Ratanshah Shavanji Pestonji Master Building (1919) Location: Javji Dadaji Marg and Jehangir Dadji cross lane No. of floors: G+2 Architectural style: Vernacular style Special features: Centrally located entrance with rooms on either side of the entrance block.</p> <p>16. Sorabji Bomanji Master Memorial Building (1918) Location: Javji Dadaji Marg and Jehangir Dadji cross lane No. of floors: G+2 Architectural style: Vernacular style Special features: Centrally located entrance block with balconies on the upper floor.</p> <p>17. New Cama, Patel and Davar Building (1923) Location: Javji Dadaji Marg and Jehangir Dadji cross lane No. of floors: G+3 Architectural style: Vernacular style Special features: Centrally located entrance block. Building covered with pitched timber roof.</p> <p>18. Tehmina Captain Building and Sethna Building (1912) Location: Javji Dadaji Marg and Jehangir Dadji cross lane No. of floors: G+2 (Part G+3) Architectural style: Vernacular style Special features: Centrally located entrance block marked with semicircular arched opening. Units arranged on either side of the building and have balconies on each floor. Terraces on the upper floor.</p>

411(iii) BHATIA HOSPITAL PRECINCT		
		<p>19. Dinshaw Building (1922) Location: Javji Dadaji Marg and Jehangir Dadji cross lane No. of floors: G+3 Architectural style: Vernacular style Special features: Narrow entrance way leading to entrance block.</p> <p>20. Chotia Building (1913) Location: Javji Dadaji Marg and Jehangir Dadji cross lane No. of floors: G+3 Architectural style: Vernacular style Special features: Centrally located entrance block marked with semicircular arched opening</p> <p>21. Soona Building (1951) Location: Javji Dadaji Marg and Jehangir Dadji cross lane No. of floors: G+3 Architectural style: Vernacular style Special features: Centrally located entrance block, timber staircase with decorative newel post.</p> <p>22. Chenoi Building (1908) Location: Javji Dadaji Marg and Jehangir Dadji cross lane No. of floors: G+2 (Part G+3) Architectural style: Vernacular style Special features: Centrally located entrance block, timber staircase with decorative newel post. Terraces seen on the upper floors.</p> <p>23. Khan Building (1950) Location: Javji Dadaji Marg and Jehangir Dadji cross lane No. of floors: G+3 Architectural style: Vernacular style Special features: Centrally located entrance block, timber staircase with decorative newel post.</p> <p>24. Boyce Building (1911) Location: Javji Dadaji Marg and Jehangir Dadji cross lane No. of floors: G+3 Architectural style: Vernacular style Special features: Entrance block located on one side. Building covered with pitched timber roof.</p> <p>25. Old Cama Building and Motibai Framji Wadia Building (1908) Location: Javji Dadaji Marg and Jehangir Dadji cross lane No. of floors: G+3 Architectural style: Vernacular style Special features: Centrally located entrance block, timber staircase with decorative newel post</p>
6.0		TOPOGRAPHY
6.1	Floors	Ground + two upper (Bhagirathi Apartment)

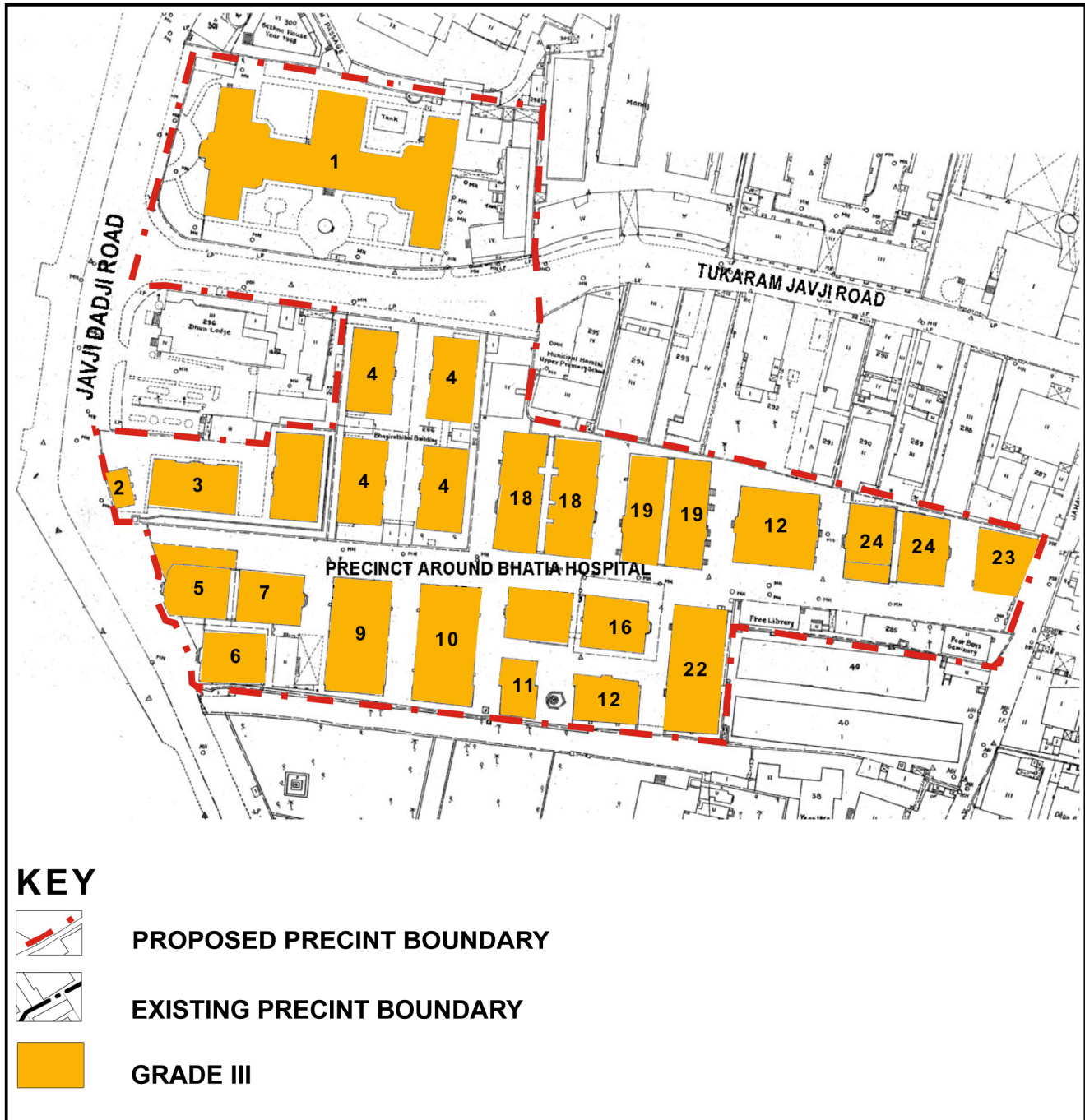
LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
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411(iii)	BHATIA HOSPITAL PRECINCT	
		Ground + three upper (Dharam Niwas, Dharam Kutir and the structures in Zoroastrian Colony)
7.0		CONSTRUCTION
7.1	Plinth	Most of the structures have low height grey basalt stone in coursed masonry.
7.2	Walls	Most of the structures have timber framed, load bearing brick walls. Few have RCC framework. The Bhatia Hospital has yellow basalt stone masonry walls.
7.3	Floor	Timber floor with timber members. RCC floor seen in Bhatia Hospital.
7.4	Stairs	Timber staircases observed in Bhagirathi Apartment, Dharam Niwas, Dharam Kutir and Zoroastrian Colony. RCC staircase in Bhatia Hospital.
7.5	Openings	The main entrance of the structure is through semicircular arched opening with stucco work around it. The windows are rectangular in most of the buildings. Glazed shutters, timber louvered shutters, partly glazed partly louvered shutters observed in Zoroastrian Colony and Bhagirathi Apartments. Dharam Niwas and Dharam Kutir have four shuttered timber panel windows. The doors have timber panel shutters. The openings are adorned with stucco work detailing, while some are provided with Jhilmils. Aluminium sliding windows in Bhatia Hospital.
7.6	Roofing	Series of pitched timber roofs cover the Bhagirathi Apartments, Dharam Niwas and Dharam Kutir. Most of the building in the Zoroastrian Colony have pitched timber roof. Decorative timber fascia boards adorn the roofline. Some buildings have flat terrace slabs. Bhatia Hospital has RCC terrace slab.
7.7	Articulation	Stucco work detailing seen in the corners of the buildings, grooves, pilasters. Etc. timber framed glazed jhilmils in the balconies.
7.8	Finishes	Walls The walls of Bhagirathi Apartment, Dharam Niwas, Dharam Kutir and Zoroastrian Colony are plastered and painted with cement paint. Bhagirathi Apartment, Dharam Niwas, Dharam Kutir have stucco work ornamentation on the facades. Flooring Timber floor finished with Shahbad tiles, Grey basalt stone tiles, rough Kotah stone in chequered pattern. Staircases Timber staircase with timber treads and risers, modest and decorative newel post. Iron treads and risers seen in one building in Zoroastrian Colony.
7.9	Interiors(Movable & Immovable)	Plaques are provided in most of the buildings of the Zoroastrian Colony.
7.10	Compound/Fence/Gate	Low height brick masonry walls define the plot boundaries of the buildings. The gates are made of mild steel.
7.11	Curtilege/ Unbuilt space/out buildings/landscape	None
8.0		SERVICES & UTILITIES
8.1	Lighting	The units of Bhagirathi Apartment, Dharam Niwas, Dharam Kutir and Zoroastrian Colony are fairly lit. The staircase lobbies of some buildings within the societies are dimly lit and need artificial lighting during the day. Bhatia Hospital is fairly lit.

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8.2	Ventilation	The units of Bhagirathi Apartment, Dharam Niwas, Dharam Kutir and Zoroastrian Colony are well ventilated with the openings provided on the external façade.
8.3	Electricity	BEST. Some structures have exposed conduit wiring. Few places the wiring is just run from the roof top in an adhoc manner.
8.4	Water Supply	Municipal Water Supply.
8.5	Drainage (Plumbing and sanitation)	The plumbing and drainage pipes are regularly maintained.
8.6	Fire Precaution	No fire precaution system installed in the buildings.
8.7	Other (HVAC/BMC/Security Systems)	Security guard at the gates of Bhatia Hospital and Zoroastrian Colony.
9.0		CONDITION
9.1	Plinth	The plinths of the buildings do not show settlement or signs of defect. Rising damp observed at a few places.
9.2	Walls	The walls are structurally sound and do not show intervention. Moss growth seen in most of the external walls. Flaking paint seen in the interiors of the buildings. The Umrigar building has a vertical crack all along the structure in one of the external column.
9.3	Floor	The floor in most of the buildings does not show structural defects. The timber members of the balconies of Dharam Kutir have been replaced with steel members.
9.4	Stairs	The staircase in most of the buildings is structurally sound. The treads have worn out due to usage.
9.5	Openings	Few glass panels have broken down. The original timber shutters have been replaced with Aluminium sliding or openable windows.
9.6	Roofing	Additions of asbestos sheet roofing seen in the terraces of the Zoroastrian colony. The fascia boards are decaying at few places.
9.7	Articulation & Finishes	The articulation like pilasters and stucco work are broken. Few places the original finishes have been replaced with modern materials. The decorative fascia boards are broken.
9.8	Services	The services are regularly maintained.
9.9	Outbuildings	None
9.10	Overall Condition	Fair
10.0		TRANSFORMATION
10.1	Form	Minor transformation is observed within the precinct. Additions of asbestos sheet roofing seen in the terraces of the Zoroastrian colony. Enclosing of balconies in Bhagirathi Apartments.
10.2	Structure	The timber members of the balconies of Dharam Kutir have been replaced with steel members.
10.3	Articulation & Finishes	No transformation seen in the articulation. The original finishes have been replaced with modern materials
11.0		DP REMARKS/PERCEIVED THREATS
		None
12.0		ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION
		Contrary to the remark that the the buildings do not possess any cohesive character, the Bhatia Hospital Precinct still retains its character and most of the buildings are structurally sound and in a fairly good condition. Hence it is recommended to re-induct this precinct as it is worthy of listing for its cohesive urban character.

411(iii) BHATIA HOSPITAL PRECINCT



PRECINCT MAP

411(iii) BHATIA HOSPITAL PRECINCT



BHATIA HOSPITAL



DHARAM KUTIR



DHARAM NIVAS



BHAGIRATHI APARTMENTS



**SIR JAMSHEDJI JEEJEEBHOY
MEMORIAL BUILDING**



**JAMSHEDJI JALBHOY
SETT BUILDING**



**TARACHAND
BUILDING**



KHAN SAR AVSAR BANGLI PAVILION



BATLIWALA BUILDING



ALBLESS BUILDING



UMRIGAR BUILDING



KHAN BUILDING



SETHNA BUILDING



DAMANIA BUILDING

411(iii) BHATIA HOSPITAL PRECINCT



SHAH RATANSHAH
SHAVANJI PESTONJI
MASTER BUILDING



SORABJI BOMANJI
MASTER MEMORIAL
BUILDING



NEW CAMA, PATEL
AND DAVAR BUILDING



TEHMINA CAPTAIN
BUILDING AND SETHNA
BUILDING



DINSHAW BUILDING



CHOTIA BUILDING



SOONA BUILDING



CHENOI BUILDING



KHAN BUILDING




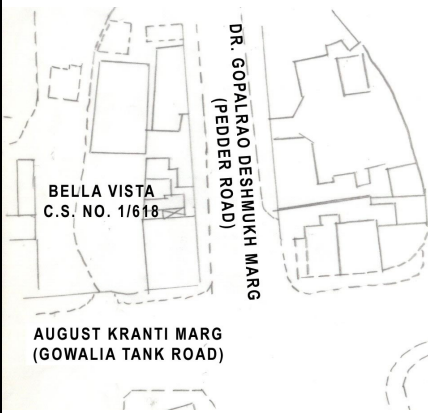
BOYCE BUILDING



OLD CAMA BUILDING



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

412		BELLA VISTA COMPLEX	
	Common Ref No: 2005/GII/412		
	Card No: 96		
	Ward (Part): D (Part II)		
	CS No:1/618		
	Plot Area: 749.36 sq m		
	B U Area: NA		
	Date: 15 th December, 04		
	Record by: Abha Lambah, Kanchan Gupta		
	Review by: Aishwarya Tipnis		
	Int: ANL Ext: ANL		
Photo Ref: 412a-412z			
1.0			DENOMINATION
1.1	Name of Premises	Bella Vista Complex (Gate, Villa & Kanchengunga Apartments)	
1.2	Earlier Name	Same	
1.3	Built In	Villa/ Gate 1930s Kanchenjunga Apartments 1970 - 1983	
		Extension Date(if any) none	
2.0			ACCESS ROADS
2.1	Main	Gopalrao Deshmukh Marg (Pedder Road)	
2.2	Subsidiary	None	
3.0			OWNERSHIP PATTERN
3.1	Present	Private (Mr. Parmananad Patel)	
3.2	Past	Private (Sir Ness Wadia)	
3.3	Status	Maintained and managed by the Kanchengunga Co-op society	
4.0			USE
4.1	Present	Mixed Residential and Commercial.	
4.2	Past	Residential (Residence of the industrialist Wadia family)	
4.3	Usage	Regular- Daily	
5.0			SIGNIFICANCE & VALUE CLASSIFICATION
5.1	Townscape(Natural/Manmade)	Built on a large plot at the Kemps Corner intersection, the Bella Vista was the residence of the Wadia family built by Sir Ness Wadia. The bungalow set in its large sprawling compound was subsequently gave way to the trend setting building in the Post Modern architecture of India – The Kanchengunga Apartments designed by Charles Correa in the 1970s. The original gateway to the bungalow, the Kanchengunga Apartments and a colonial Neo-Classical Villa survive on the site today. An important landmark in the city, the site can be easily accessed from the Grant Road railway station on the Western Suburban railway and by numerous bus routes from across the city.	
5.2	Architectural Description	Entrance Gateway Approximately 25' high, the painted stone gateway is in Neo-Classic style with a segmental arch in the centre. This is flanked by a pair of slender fluted columns with ornate Corinthian capitals, resting on a carved stone base. The archway is surmounted by a triangular	

412	BELLA VISTA COMPLEX	
		<p>pediment that has a circular opening within it. The design of the archway is the same from both sides.</p> <p>Kanchenjunga Apartments Built as a condominium of 32 luxury apartments of three to six bedrooms each designed by renowned architect Charles Correa. It is one of the first modern skyscrapers to come in Mumbai. The building is distinctive in Mumbai's urban landscape. It is 28 storeys high and square in plan (21 by 21 meters). The basic interlock is that of a three and four bedroom apartment with the larger flats formed by the addition of another half level. The structure is built around a central service core which was constructed first. Each apartment has large usable garden terraces which have dramatic city views. The apartments are well ventilated and appear to suit the contemporary life style of the city's well to do. The highly articulated and complex interiors do not follow the geometric rhythms of the exterior. The two floor height terrace acts as a mediator between the interior and the exterior spaces by becoming the ordering element of the building. The cut out shapes of these terraces on two facades enliven, through the use of coloured tiled walls and brightly painted ceilings, a variety of internal spaces. From within the flats themselves, there are views out from the living and bedrooms and from the terraces the city is overlooked, presenting the habitants with an ever changing panorama. The ground level of the apartment is run by a departmental store named Vama and also house consulates of South Korea and Italy.</p> <p>Colonial Villa Built as a Neo Classical colonial villa with Mangalore tiled roofing, semi circular arcades along the verandah on the ground floor and balconies along the first floor. The building forms a courtyard which is used as a swimming pool. The structure has a high plinth and flanked by steps and at the upper level, few pockets have flat terraces.</p>
5.3	Intrinsic	<p>External Neo Classical stone Gateway, Kanchenjunga apartments, Bella Vista bungalow</p> <p>Internal Could not be determined, as permission for survey was not granted.</p>
5.4	Value Classification	<p>Existing Grade: Grade II A Recommended Grade : Grade II A A(arc), B(per), B(des), F</p> <p>This unique stone gateway in an ornate Neo-Classic style is the only one of its kind remaining and its architectural features are worthy of preservation.</p> <p>Kanchenjunga Apartments is a classic example of the Post Modern Indian Architecture and a landmark for the city and merits preservation on grounds of being one of the pioneering Modern Buildings in Mumbai.</p> <p>Grade II B</p>

412	BELLA VISTA COMPLEX	
		<p>1. Kanchenjunga Apartments Location: Gopalrao Deshmukh Marg (Pedder Road) No. of floors: G + 27 Architectural style: Modernist Special features: Kanchenjunga (1970-83) is a condominium of 32 luxury apartments of three to six bedrooms each and is designed by renowned architect Charles Correa. It is one of the first modern skyscrapers to come in Mumbai. The building is distinctive in Mumbai's urban landscape. The basic interlock is that of a three and four bedroom apartment with the larger flats formed by the addition of another half level. The two floor height terrace acts as a mediator between the interior and the exterior spaces by becoming the ordering element of the building. The cut out shapes of these terraces on two facades enliven, through the use of coloured tiled walls and brightly painted ceilings, a variety of internal spaces.</p> <p>2. Bella Vista Bungalow Location: Gopalrao Deshmukh Marg (Pedder Road) No. of floors: G + 1 Architectural style: Neo Classical Vernacular Villa Special features: The Bella Vista Bungalow is a Neo Classical Vernacular villa with Mangalore tiled roofing, semi circular arcades along the verandah on the ground floor and balconies along the first floor. The building forms a courtyard which is used as a swimming pool. The structure has a high plinth and flanked by steps and at the upper level, few pockets have flat terraces.</p>
6.0		TOPOGRAPHY
6.1	Floors	Gate: Ground storey Kanchenjunga Apartments: G + 27 Bella Vista Bungalow: G + 1
7.0		CONSTRUCTION
7.1	Plinth	Kanchenjunga apartments have its plinth constructed in RCC whereas the Bella Vista Bungalow has its plinth in Stone masonry and clad in Yellow Basalt stone.
7.2	Walls	Kanchenjunga Apartments has the walls done in RCC/brick masonry and plastered and painted in beige colour while Bella Vista bungalow has its walls constructed in load bearing stone masonry, plastered and painted in white colour. The gate is also constructed in stone masonry.
7.3	Floor	Reinforced Cement Concrete
7.4	Stairs	Reinforced Cement Concrete
7.5	Openings	Kanchenjunga apartments have rectangular openings with metal glazed openings and also have double height terrace in every apartment while Bella Vista has semicircular and rectangular

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		openings with timber framed glass panelled insets.
7.6	Roofing	Kanchenjunga apartments have flat terrace roofing while Bella Vista has Mangalore tiled sloping roof.
7.7	Articulation	Kanchenjunga is rather austere as it belongs to the Post modern genre of architecture. Bella Vista has neo classical articulations, ionic columns, semi circular arches forming arcades. The gate is the painted stone gateway is in neo-Classic style with a segmental arch in the centre. This is flanked by a pair of slender fluted columns with ornate Corinthian capitals, resting on a carved stone base. The archway is surmounted by a triangular pediment that has a circular opening within it. The design of the archway is the same from both sides.
7.8	Finishes	The stone structure is painted white. Kanchenjunga Apartments has the walls done in RCC/brick masonry and plastered and painted in beige colour while Bella Vista bungalow has its walls constructed in load bearing stone masonry, plastered and painted in white colour.
7.9	Interiors(Movable Immovable)	Could not be determined, as permission for survey was not granted.
7.10	Compound/Fence/Gate	The Bella Vista gate is the only gateway in the premises; it also has a metal gate.
7.11	Curtilege/ Unbuilt space/out buildings/landscape	Basement parking for Kanchenjunga, it has paving all around, the basement roof has a landscape garden over it. Ground floor has a departmental store 'Vama' and also houses both consulates of South Korea and Italy. A telephone booth and a security guard's booth also exist in Kanchenjunga complex.
8.0		SERVICES & UTILITIES
8.1	Lighting	External lighting for the archway is in the form of 4 high-powered external halogen lamps that are fixed on the base of the archway. Kanchenjunga and both Bella Vista receive natural and artificial lighting.
8.2	Ventilation	Kanchenjunga and both Bella Vista receive natural and artificial lighting.
8.3	Electricity	BEST
8.4	Water Supply	BMC
8.5	Drainage (Plumbing and sanitation)	Kanchenjunga apartments have a central duct area through which all sanitation and plumbing pipes run and few are also seen at the rear portion basement wall.
8.6	Fire Precaution	Fire extinguishes installed within the premises for both Kanchenjunga and Bella Vista
8.7	Other (HVAC/BMC/Security Systems)	Security guards and instalments found in the departmental store.
9.0		CONDITION
9.1	Plinth	Both the plinths are in fair condition with few dampness patches seen in Bella Vista bungalow.
9.2	Wall	The walls are in fair condition with no structural defects or cracks observed. The gate has few cement patches observed.
9.3	Floor	The entrance to the Kanchenjunga apartments has marble flooring
9.4	Stairs	Could not be determined, as permission for survey was not granted.

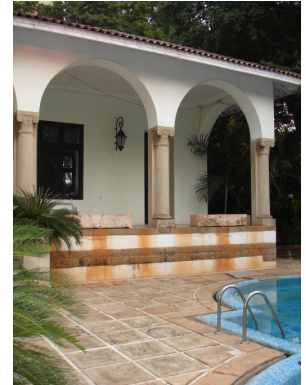
LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
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412	BELLA VISTA COMPLEX	
9.5	Openings	Air conditioners have been installed in the apartments while Bella Vista bungalow has altered its few openings to aluminium glazed openings
9.6	Roofing	Roofing in both cases are in fair good condition
9.7	Articulation & Finishes	The gateway is in fair condition with all details and finishes intact except for some metal fixtures used for installation of advertisement posters are mounted on the columns of the gateway. Few cement repair patches have been observed. Bella Vista has its articulations and finishes intact but few of its details have dampness/dirt patches.
9.8	Services	All services are intact
9.9	Outbuildings	All out buildings are in fair condition
9.10	Overall Condition	There seems to be no visible structural threat and the overall original architectural features have been retained. Maintenance level: Good
10.0		TRANSFORMATION
10.1	Form	The Kanchenjunga Apartments have been added to the original bungalow complex in 1970s.
10.2	Structure	The Bella Vista gate has no transformations seen except that it is now used as an entrance for Kanchenjunga. Air conditioners have been installed in the apartments of the residential tower while Bella Vista bungalow has its windows altered to aluminium windows.
10.3	Articulation & Finishes	The gateway is in fair condition with all details and finishes intact except for some metal fixtures used for installation of advertisement posters are mounted on the columns of the gateway. Few cement repair patches have been observed. Bella Vista has its articulations and finishes intact but few of its details have dampness/dirt patches.
11.0		DP REMARKS/PERCEIVED THREATS
		None
12.0		ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION
		The Kanchenjunga Apartment complex is worthy of preservation as this is a unique example where the colonial and the Post Modern co-exist with their individual identities. Kanchenjunga Apartments is one of the pioneering examples of post modern architecture in India.

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

412

BELLA VISTA COMPLEX


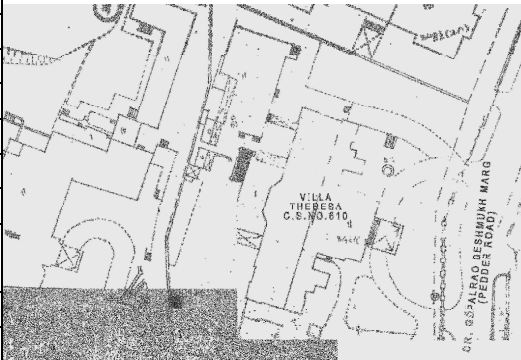


412

BELLA VISTA COMPLEX



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

413 VILLA THERESA SCHOOL		
	Common Ref No: 2005/GII/413	
	Card No: 97	
	Ward (Part): D (Part II)	
	CS No: 610	
	Plot Area: 6788.33 sq m	
	B U Area: NA	
	Date: 22 nd December 04	
	Record by: Abha Bahl, Kanchan Gupta	
	Review by: Aishwarya Tipnis	
	Int: KG Ext: AB	
	Photo Ref: 413a-413v	
1.0		DENOMINATION
1.1	Name of Premises	Villa Theresa School
1.2	Earlier Name	Narottamdas Mansion
1.3	Built In	1899 Extension Date(if any): 1962-64, 1970s
2.0		ACCESS ROADS
2.1	Main	Gopalrao Deshmukh Marg (Peddar Road)
2.2	Subsidiary	None
3.0		OWNERSHIP PATTERN
3.1	Present	Owned by the Franciscan Missionaries of Mary and maintained by the Villa Theresa Society
3.2	Past	Private
3.3	Status	Catholic Mission
4.0		USE
4.1	Present	Educational (School, chapel, convent - residences for the nuns)
4.2	Past	Residential
4.3	Usage	Regular
5.0		SIGNIFICANCE & VALUE CLASSIFICATION
5.1	Townscape (Natural/Manmade)	The buildings within the School complex sit in a considerably large compound space. Located on the busy Peddar Road thoroughfare, a high compound wall lined with tall trees and shrubbery helps to shut out the noise of the surroundings. Prominently located on Peddar Road, the building abuts the Kanchenjunga Apartments on one side and is a landmark within the Kemps Corner area. The school can be easily accessed from the Garnt Road railway station on the Western Railway and through numerous bus routed from across the city.
5.2	Architectural Description	Planning Built as a residential mansion in a sprawling compound with an imposing the porte-cochere and large landscaped gardens, the change in use from a residence to that of a school has altered the original planning scheme. An annexe block has been added subsequently connected to the old building via a sky bridge at the first floor level. The entrance into the building is through a grand porte-cochere with a large cusped archway. The main building with the

413	VILLA THERESA SCHOOL	
		<p>chapel is centrally located with the school and other newer structures connected to it.</p> <p>Stylistic Classification This grey stone building is designed in the Indo-Saracenic style of architecture. It exhibits a combination of elements including pyramidal Gothic towers with Mughal-style bulbous cupolas, Saracenic cusped elongated semi-circular arches and vernacular-style balconies with wooden fretwork balustrades. The façade is made striking by the use of different stones in the masonry walls, arches and other details. The random rubble masonry work is interspersed by horizontal bands of damp-proof courses painted white that adds to the pleasing appearance of the façade. The open terraces, large arched openings, stone overhangs with carved timber brackets also form a major part of the aesthetic appearance of the building elevation. The entrance into the building is through a grand porte-cochere with a large cusped archway. The main building with the chapel is centrally located with the school and other newer structures connected to it.</p>
5.3	Intrinsic	<p>Character Defining Elements External A combination of elements including pyramidal Gothic towers with Mughal-style bulbous Indo-saracenic cupolas, multi-cusped arches with circular floral patterns in the spandrels, trefoils and multi-foils, decorative gable window at the apex of the roof, castled parapet, decorative stone brackets supporting the eaves stone, porte-cochere with multi-cusped entrance arches, random rubble masonry work is interspersed by horizontal bands, decorative multi-cusped arches held up by timber posts and decorative timber fretwork railing</p> <p>Internal Cusped Mughal arches, Decorative Minton tile flooring, Italian marble laid in diagonal pattern with black marble inserts, decorative stone staircase with decorative timber railings and newel posts.</p>
5.4	Value Classification	<p>Existing Grade : Grade II B Recommended Grade: Grade II B A(arc), A(cul), B(per), B(des), F,J, I(sce) The Villa Theresa School building is an architectural gem designed by F. W. Stevens, the famous Bombay architect of the late 19th century. Built in an Indo-Saracenic style, typical of its time, its unique design, planning and façade treatment are worthy of preservation. With its numerous towers, domes and sloping roofs, it has its distinctive skyline. The original stone building along with the newer concrete additions are built sensitively leaving open spaces for recreational use.</p>
6.0		TOPOGRAPHY
6.1	Floors	Ground + one upper storey in the older heritage building (G + 3 in the nun's quarters and G + 6 in the school building)
7.0		CONSTRUCTION
7.1	Plinth	The 3 ft high plinth is constructed of grey basalt stone masonry.
7.2	Walls	The external walls have grey random rubble masonry with neat pointing work and quoins at edges.

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413	VILLA THERESA SCHOOL	
7.3	Floor	Timber framed floor with T.W. joists and boardings.
7.4	Stairs	Stone staircase with timber railing
7.5	Openings	Cusped elongated semi-circular arches in limestone with timber framed windows inset. Stone balconies supported by brackets. Timber framed balconies with ornate posts, supported by brackets.
7.6	Roofing	Pitched roofs and pyramidal towers with Mangalore tiles, bulbous stone domes with pointed finials.
7.7	Articulation	Arches, ornate terrace balustrade, wide roof overhang and other details are in limestone, painted white. Wooden fretwork balustrades in balconies which are supported by carved T.W. brackets – all painted white.
7.8	Finishes	The external walls are kept exposed showing the actual stone and neat pointing work in the masonry. The arches, keystones, parapet walls and other details are painted white. The internal walls are plastered and painted. The staircase has timber treads and risers with wooden handrails and carved timber balustrade. The dado on the wall along the staircase has polished granite tiles. Some of the columns in the ground floor lobby are faced with polished granite. The floor surfaces are varied – timber boardings are present in the upper floors of the building whereas the ground floor has marble steps and platform at the entrance and Minton tiles inside the lobby. Some of the renovated halls have vinyl flooring as well.
7.9	Interiors (Movable & Immovable)	Original teakwood furniture pieces in the entrance lobby office portions
7.10	Compound/Fence/Gate	The cast iron gates are hinged on the pair of stone pillars. The 3' high stone compound wall has stone piers at regular intervals with cast iron fencing in between.
7.11	Curtilege/ Unbuilt space/out buildings/landscape	The compound space is paved with hexagonal tiles. Small patches of landscaped areas have been created in front of the building. One such space is in front of the compound entrance gates with potted plants and stone peripheral wall to hold the soil. On the other side of path leading to porch is an enclosed garden with statues and a few trees. Close to the porch, facing the school building is a fenced play area with swings and slides for children.
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	Fire extinguishers present.

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413	VILLA THERESA SCHOOL	
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.
9.2	Walls	The walls are free from all defects.
9.3	Floor	The floor structurally stable and does not show any sign of deterioration.
9.4	Stairs	The stone staircase is well maintained and free from all defects.
9.5	Openings	All the arched openings are in well maintained and the window frames and shutters are in good condition.
9.6	Roofing	The roof is in well maintained and does not show any leaks or structural defects.
9.7	Articulation & Finishes	All the details and carvings in limestone on the façade are painted white and are maintained in a good condition. All the finishes including the original flooring and dado materials are in good condition and show no signs of distress or 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	All the other buildings on the campus are in good structural condition.
9.10	Overall Condition	There seems to be no visible structural threat and the overall original architectural quality has been retained. The building is periodically maintained and is well-kept.
10.0		TRANSFORMATION
10.1	Form	None
10.2	Structure	A G+6 annexe building has been subsequently added within the compound to address the growing need for space. This annexe building has been connected to the original building by the means of a sky bridge at the first floor level.
10.3	Articulation & Finishes	None
11.0		DP REMARKS/PERCEIVED THREATS
		SΔS
12.0		ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION
		This heritage school building was, earlier, a residential villa. Designed by F.W.Stevens and his son Charles, the foundation stone was laid in 1896 by Sir Jaswantsinghji Fatehsinghji. Built in an Indo-Saracenic style, typical of its time, its unique design, planning and façade treatment are worthy of preservation. With its numerous towers, domes and sloping roofs, it has its distinctive skyline. The original stone building along with the newer concrete additions are built sensitively leaving open spaces for recreational use.

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413 VILLA THERESA SCHOOL



LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
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414 KAMALA MANSION	
	Common Ref no: 2005/GII/414 Card No. 98 Ward (Part) D Ward (Part II) CS No. 1C/738 Plot Area 703.89 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 414a-414v
	
1.0	DENOMINATION
1.1	Name of Premises Jindal Mansion
1.2	Earlier Name Kamala Mansion , Darbhanga Mansion
1.3	Built In 1910 Extension Date(if any): 1993
2.0	ACCESS ROADS
2.1	Main Dr.Gopalrao Deshmukh Marg (Pedder Road)
2.2	Subsidiary None
3.0	OWNERSHIP PATTERN
3.1	Present Corporate Office (Owned by Jindal Iron & Steel Company)
3.2	Past Private & Tenanted (Residence of Maharaja of Darbhanga, Kamla Mills Guest House, Talwarkars Gym)
3.3	Status Owner
4.0	USE
4.1	Present Offices of Jindal Company
4.2	Past Residence of Maharaja of Darbhanga, Guest House of Kamala Mills & Talwalkars Gym
4.3	Usage Regular
5.0	SIGNIFICANCE & VALUE CLASSIFICATION
5.1	Townscape(Natural/Manmade) A grand white Neo Classical building on the Gopalrao Deshmukh marg near Jaslok Hospital. The building is easily accessible by BEST buses and also from Mahalakshmi Railway Station.While this structure maintains its architectural integrity, most of the adjoining plots have been reconstructed as modern building blocks.
5.2	Architectural Description Planning The plot has 2 entry gates from Gopalrao Deshmukh Marg. There is a porch projecting out in the front. The porch leads to grand lobby, which leads to a staircase and lift. There are rooms on both sides of the lobby. All other floors have 2 corridors running on both sides of the staircase and lift. The corridors have rooms for officers on one side and an open office on the other side. The terrace floor has a roof garden in front. The ground, first and second floors have

414	KAMALA MANSION	
		<p>huge windows while the third and fourth and fifth floors are recessed to accommodate large circular columns with windows on walls.</p> <p>Stylistic Classification The building belongs to the Neo Classical revival genre, with typical neo classical detailing such as rusticated bands on the ground floor, a row of Ionic columns on the second floor. The upper floors were added in the 1990s</p>
5.3	Intrinsic	<p>Character Defining Elements</p> <p>External The entrance porch has segmented arched openings with prominent keystone in the center. There is a bay at one end which projects out. This bay is flanked by columns with stucco work in cement on them. This bay has windows on floors and a balcony projecting out in the 5th floor. The terrace has decorative concrete hand rails. One of the two side facades have balconies with decorative handrails projecting out resting on decorative concrete beams and bay windows on all floors. All windows are simple rectangular with glass panels. The front façade has combination of two double shutter windows flanked by twin columns on all floors. The third and fourth floors are recessed and have 4 large double height Ionic columns. The fourth floor has a small long balcony in metal facing the round double height concrete columns supported by decorative metal brackets.</p> <p>Internal The entrance lobby has patterned Italian marble flooring. Most of the floors have Italian marble flooring while some office cabins are carpeted.</p>
5.4	Value Classification	Existing Grade: Grade III Recommended Grade: Grade II B A(arc), A(his), B(per), B(des)
6.0		TOPOGRAPHY
6.1	Floors	G+5; a small room on the terrace floor and a lift room on top .
7.0		CONSTRUCTION
7.1	Plinth	Ashlar stone Masonry plinth painted white
7.2	Walls	Brick wall with stone facing on the front façade of the ground floor.
7.3	Floor	Reinforced concrete floor.
7.4	Stairs	Concrete staircase; steel fire escape staircase at the rear side
7.5	Openings	Double shutter rectangular windows with timber frame and glass panels; combination of 2 double shutter windows on the front façade; double shutter timber louvred window
7.6	Roofing	Reinforced concrete roof
7.7	Articulation	Twin columns framing windows; stucco work in cement on columns; stucco work below and above windows on the side façade; large Ionic columns in the 3 rd and 4 th floors; decorative metal brackets supporting metal balcony; decorative concrete

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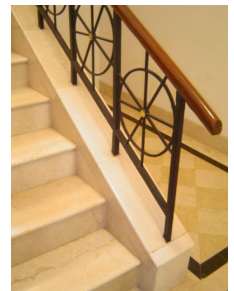
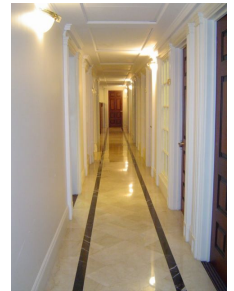
414	KAMALA MANSION	
		beams supporting projecting balconies on the side façade; columns flanking the windows
7.8	Finishes	Walls White colour wash on all walls Flooring Italian marble Staircases Risers and treads have granite flooring
7.9	Interiors(Movable & Immovable)	Timber louvered window; glass paneled windows
7.10	Compound/Fence/Gate	3ft high brick wall with cast iron decorative rails above it.
7.11	Curtilege/ Unbuilt space/out buildings/landscape	A security cabin at the entrance
8.0		SERVICES & UTILITIES
8.1	Lighting	Spot lights, bulbs, chandeliers, tube lights
8.2	Ventilation	The building is centrally air-conditioned.
8.3	Electricity	BEST
8.4	Water Supply	BMC
8.5	Drainage (Plumbing and sanitation)	Service pipes along the rear facade
8.6	Fire Precaution	Fire extinguishers are present at regular intervals
8.7	Other (HVAC/BMC/Security Systems)	The building is centrally air conditioned with a plant at the rear of the plot. A security agency with private security guards and CCTVS are monitoring the building. Building Management agencies are also employed by the company for the smooth running of the corporate office.
9.0		CONDITION
9.1	Plinth	No damage observed for the grey stone plinth
9.2	Walls	Discoloration of wall in the rear and side façade;
9.3	Floor	The floors are in a structurally stable condition.
9.4	Stairs	The stairs are free from all defects.
9.5	Openings	The openings have been maintained regularly.
9.6	Roofing	The roof is regularly waterproofed and free from all defects
9.7	Articulation & Finishes	There is no damage recorded.
9.8	Services	No damage recorded
9.9	Outbuildings	No damage recorded
9.10	Overall Condition	Good
10.0		TRANSFORMATION
10.1	Form	There was a transformation in form in 1993 when 3 floors were added to the G+2 structure.
10.2	Structure	No change in structure
10.3	Articulation & Finishes	No changes recorded
11.0		DP REMARKS/PERCEIVED THREATS
12.0		ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS

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414	KAMALA MANSION	
		FOR IMPLEMENTATION
12.1	Historical Background	<p>Jindal Mansion was part of the great Darbhanga Estate linking Peddar road (Gopalrao Deshmukh Marg) and Carmichael Road in Bombay. The entire property belonged to the Maharaja of Darbhanga(Bihar). Kamala Mansion, the summer palace was completed around 1910, whereafter the Royal family of Darbhanga moved in. Around 1935 as dues and taxes from the government were mounting, the Raja of Darbhanga was unable to pay. The government therefore seized the property and the Maharaja engaged barrister Ibrahim Rahimtulla to fight the case. He did win back a vacated property. But with mounting land revenue taxes, the barrister suggested to the Maharaja that it was better to dispose of the property. Consequently, in time as the social and economic position of the Maharaja weakened, the property was sold to Barrister Ibrahim Rahimathulla himself, around the period of 1935-1938. It was bought in the name of Fazelbhai Ibrahim and Co. after the death of Rahimathulla, in 1958, the property came into the hands of Kamala Mills. At the time the Managing Director of Kamala Mills was Mr. Taparia who would frequently come to Bombay from his head quarter offices in Calcutta and use the place as a guest house. As one of his hobbies included fitness, Mr. Taparia rented out the ground floor, to Talwarkars gymnasium at a nominal rent. He himself was a frequent user of the gym facilities. Finally, the Jindal family purchased the property from M/S Kamala Mills Ltd on November 16th, 1983. At that time the building consisted of a ground floor, and 2 storeys above that. The other floors were added in the year 1993. The design was completed by Mr. Phiroze Panthaki and the plans were prepared by Talati Panthaky.</p>

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414 KAMALA MANSION



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415		EDDIE HOUSE	
		Common Ref no: 2005/GII/415	
		Card No. 99	
		Ward (Part) D, Part 2	
		CS No. 4B/738	
		Plot Area : 1756.230 sq m	
		B U Area NA	
		Date 18 th March 03	
		Record by Malini Rajalakshmi	
		Review by Aishwarya Tipnis	
		Int MR Ext MR	
Photo Ref 415a – 415 az			
			
1.0		DENOMINATION	
1.1	Name of Premises	Eddie House	
1.2	Earlier Name	Eddie House	
1.3	Built In	1930s Extension Date(if any): None	
2.0		ACCESS ROADS	
2.1	Main	Dr. Gopalrao Deshmukh Marg (Pedder Road)	
2.2	Subsidiary	None	
3.0		OWNERSHIP PATTERN	
3.1	Present	Society	
3.2	Past	Private Owner	
3.3	Status	Society	
4.0		USE	
4.1	Present	Residences	
4.2	Past	Residences	
4.3	Usage	Regular	
5.0		SIGNIFICANCE & VALUE CLASSIFICATION	
5.1	Townscape(Natural/Manmade)	A typical 20 th Century Town House , part of the Cumballa Hill precinct, the Eddie house is a landmark building set within its own compound, ocated on Dr. Gopalrao Deshmukh Marg at the Sangeetkar Padmasri Kalyanji Virji Shah Chowk. The building is easily accessible by BEST buses and Mahalakshmi Railway Station and is very near the Cadbury house and opposite Camp bell house.	
5.2	Architectural Description	Planning The building has 2 residential units on each of the 4 floors and a small unit on the terrace floor. A staircase and lift for ms the central bay of the building. The entrance to the stair and lift lobby is marked by a lean to roof supported by columns. The rear yard has 2 spiral service staircase – each serving the 4 units on both sides of the staircase bay. There are two servants quarters on the rear side of the plot above the garage. One has ground and 2 floors above – garage on the ground floor and one residential unit each on the other floors. The residential units are accessed by a spiral staircase. The second quarters has garage on the ground floor and a residential unit on the first floor. Stylistic Classification Colonial Neo Classical Town House	

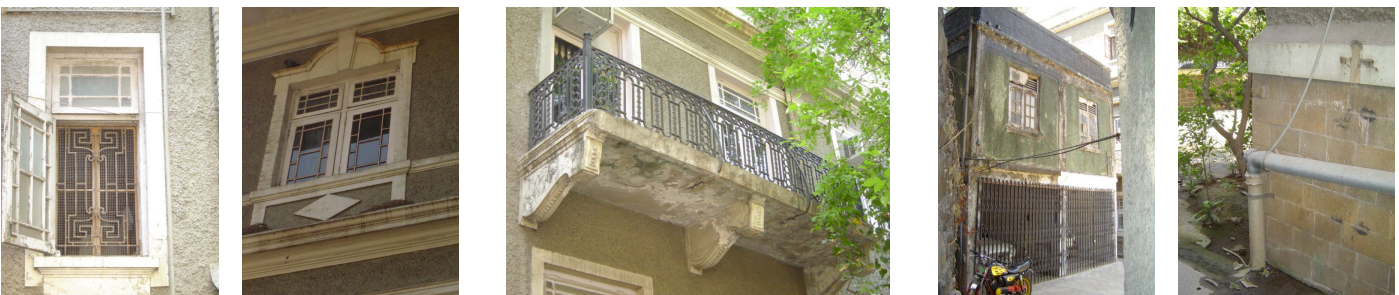
415	EDDIE HOUSE	
5.3	Intrinsic	<p>Character Defining Elements</p> <p>External Standing on a 7ft high plinth, the building has a central bay and two curved bays at the ends. The central bay has the service core and a part of the residential wing. The circular bays have balconies on the 3rd floor. All windows are simple rectangular except the windows in the service bay which are huge and arched and are flanked by columns. The central bay also has decorative ventilators with glass panels. Below one of those ventilators is written the name of the building. All windows on the second floor are kept above decorative hand rails in concrete. Narrow balconies are there on the 4th floor at one end. The side façade has projecting balconies supported by concrete beams. The building has flat roof.</p> <p>Internal Bharat tiles on the stair lobby; wide window sills</p>
5.4	Value Classification	Existing Grade: Grade III Recommended Grade: Grade III A(arc), B(des), B(per)
6.0		TOPOGRAPHY
6.1	Floors	G+ 3 for the main building; two servants quarters, one with G + 2 and the other with G+1
7.0		CONSTRUCTION
7.1	Plinth	7ft high plinth with red buff basalt stone
7.2	Walls	Load bearing brick wall with rough concrete surface.
7.3	Floor	Reinforced concrete floor
7.4	Stairs	Main staircase in timber; 2 service staircases in cast iron; one cast iron spiral staircase and one cast iron ladder for the two servants quarters respectively
7.5	Openings	Simple rectangular double shutter windows with timber frame and glass panels with ventilators with glass panels above; some of the windows in the central bay are segmented arched and the one on the first floor is simple rectangular 4 shutter windows with timber frame and glass panels; full windows with timber frame and glass panels for the balconies on the top floor; Windows and ventilators guarded by iron grills
7.6	Roofing	Reinforced concrete roof
7.7	Articulation	Decorative screen in wood at the rear side of the residential wing; decorative stucco in cement framing windows; decorative panels in cement stucco below windows on the side façade; decorative timber posts and rails for the timber staircase; decorative cast iron brackets supporting the roof of the front entrance;
7.8	Finishes	<p>Walls Rough concrete finish in green colour</p> <p>Flooring Bharath tiles for the lobby; granite and marble inside one house; rest of the units not accessible</p> <p>Staircases Polished timber treads,risers, posts and rails painted brown</p>
7.9	Interiors(Movable&Immovable)	Interior not accessible
7.10	Compound/Fence/Gate	5ft high brick wall with decorative cast iron rails on top of it.
7.11	Curtilege/ Unbuilt space/out buildings/landscape	2 servants quarters at the rear side

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415	EDDIE HOUSE	
8.0		SERVICES & UTILITIES
8.1	Lighting	Bulbs and tube light in lobby and a residential unit. Rest of the units not accessible
8.2	Ventilation	Openable ventilators above windows
8.3	Electricity	BEST
8.4	Water Supply	BMC
8.5	Drainage (Plumbing and sanitation)	All service lines passing through the rear and side facades
8.6	Fire Precaution	None
8.7	Other (HVAC/BMC/Security Systems)	Two entrances manned by security guards.
9.0		CONDITION
9.1	Plinth	Discoloration of buff basalt stone
9.2	Walls	The walls have been plastered and painted and free from all defects
9.3	Floor	The floor does not show any deterioration
9.4	Stairs	No damage recorded for the main staircase; all the spiral staircases corroding
9.5	Openings	Grills of windows and ventilators corroding; panels of windows in the servant's quarters broken and timber frames have dry rot.
9.6	Roofing	The roof appears to be visually free from all defects.
9.7	Articulation & Finishes	The articulation and finishes are free from all defects.
9.8	Services	Some of the pipes are broken and require repair
9.9	Outbuildings	Servants quarters are in need of repair and maintenance
9.10	Overall Condition	Good
10.0		TRANSFORMATION
10.1	Form	No transformation in form for the main building; many of the window panels in the servants quarters are replaced by new panels
10.2	Structure	No transformation in structure
10.3	Articulation & Finishes	No transformation
11.0		DP REMARKS/PERCEIVED THREATS
12.0		ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION

LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
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415 EDDIE HOUSE



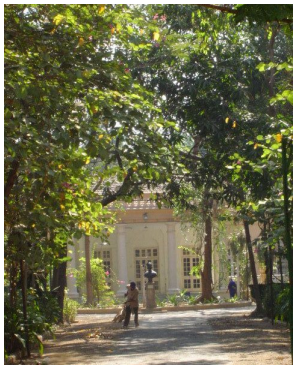
LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
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LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI
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417 ADENWALLA BUNGALOW		
	Common Ref no: 2005/GII/417	
	Card No.101	
	Ward (Part) D Ward(Part II)	
	CS No. 37	
	Plot Area 11079.42 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 417a – 417I	
1.0		DENOMINATION
1.1	Name of Premises	Adenwalla Bungalow
1.2	Earlier Name	Adenwalla Bungalow
1.3	Built In	1900s Extension Date(if any): NA
2.0		ACCESS ROADS
2.1	Main	Javji Dadaji Marg(Tardeo Road)
2.2	Subsidiary	None
3.0		OWNERSHIP PATTERN
3.1	Present	H C Dinshaw K T Trust
3.2	Past	H C Dinshaw K T Trust
3.3	Status	Trust
4.0		USE
4.1	Present	Residence
4.2	Past	Residence
4.3	Usage	Regular
5.0		SIGNIFICANCE & VALUE CLASSIFICATION
5.1	Townscape(Natural/Manmade)	The Adenwalla Bungalow stands by the side of the Javji Dadaji Marg around the Bhatia hospital. It is easily accessible by BEST buses and also from Grant Road Railway Station. The building stands at the end of the plot with a garden in front.
5.2	Architectural Description	<p>Planning Half of the site is taken up by a huge garden divided into two by a walkway from the entrance gate. The walkway takes turn and goes around a landscaped area and leads to the porch. At the turn of the driveway is placed the statue of Sir H C Dinshaw. The building has a porch in front. The garden has a fountain in the center.</p> <p>Stylistic Classification Colonial Neo Classical bungalow set in a sprawling garden</p>
5.3	Intrinsic	<p>Character Defining Elements External The porch has flat roof supported by circular columns; Major part of the residential building has pitched roof while some part has flat roof. The front</p>

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417	ADENWALLA BUNGALOW	
		façade of the building has full windows with glass panels Internal Building is not accessible
5.4	Value Classification	Existing Grade: Grade II B Recommended Grade : Grade II B A(arc) B(per) B (Des) G (grp)
6.0		TOPOGRAPHY
6.1	Floors	Ground floor
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	Huge windows with glass panels and timber frame
7.6	Roofing	Major part of the residence has pitched roof with mangalore tiles while the flat roof is in reinforced cement concrete.
7.7	Articulation	Could not be determined, as permission for survey was not granted.
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	Compound wall in brick.
7.11	Curtilege/ Unbuilt space/out buildings/landscape	A small room at one corner of the garden
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	BEST
8.4	Water Supply	BMC
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	Good
10.0		TRANSFORMATION
10.1	Form	No much transformation in form

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417	ADENWALLA BUNGALOW	
10.2	Structure	No much transformation in structure
10.3	Articulation & Finishes	No much transformation
11.0		DP REMARKS/PERCEIVED THREATS
		Reservation for Recreation along with bungalow to continue.
12.0		ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION

418 DHUN LODGE		
	Common Ref no: 2005/GII/418	
	Card No. 102	
	Ward (Part) D, Part 2	
	CS No. 236	
	Plot Area 3588.660 sq m	
	B U Area NA	
	Date 7 th April 05	
	Record by Malini Rajalakshmi	
	Review by Abha Lambah	
	Int MR Ext MR	
	Photo Ref 418a – 418cv	
1.0		DENOMINATION
1.1	Name of Premises	Dhun lodge
1.2	Earlier Name	Dhun lodge
1.3	Built In	1906 Extension Date(if any): 1930
2.0		ACCESS ROADS
2.1	Main	Javji Dadaji Marg (Tardeo Road)
2.2	Subsidiary	Tukaram Javji Marg
3.0		OWNERSHIP PATTERN
3.1	Present	Fram Roze Damania Trust
3.2	Past	Fram Roze Damania Trust
3.3	Status	Tenanted
4.0		USE
4.1	Present	Residences on second floor of the main building, first floor of the outhouse and the room behind garage. All other spaces remain unused.
4.2	Past	Tukaram Javji's residence
4.3	Usage	Residential
5.0		SIGNIFICANCE & VALUE CLASSIFICATION
5.1	Townscape(Natural/Manmade)	Occupying the corner plot on the intersection of Javji Dadaji Marg and Tukaram Javji Marg, the imposing building abuts the street edges. In close proximity to the Bombay Central & Grant Road Railway Stations on the Western Railway and easily accessible by numerous bus routes from the city it is opposite the Bhatia Hospital.
5.2	Architectural Description	<p>Planning</p> <p>The building complex has the main building, a servants quarters at the back, an outhouse by the side of the main building, garage and a small room behind the garage. The main building has a residential unit with 5 rooms on each of the four floors. Each unit is accessible by a timber staircase on one side of the building. The terrace floor is accessed by a spiral staircase from the 3rd floor. There is a spiral service staircase accessible from the rear side of all residential wings. The outhouse stands to the right of the main building with a garden in front. It has 3 residential units, two on ground floor and one on first floor. The first floor residential unit has a kitchen, bed room, hall, balcony and a side corridor. There are 3 garages opposite the servants quarters behind</p>

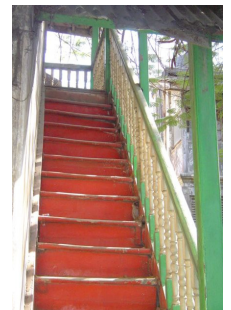
418	DHUN LODGE	
		<p>which is a room.</p> <p>Stylistic Classification The building is a typical Neo Classical residence, with ashlar stone masonry, pediments, Italianate balusters, arched openings with prominent keystones, rustication at the base floor and such typically Classical revival architectural detailing.</p>
5.3	Intrinsic	<p>Exterior The building has ashlar stone masonry, pediments, Italianate balusters, arched openings with prominent keystones, rustication at the base floor and such typically Classical revival architectural detailing.</p> <p>Interior The interior has timber staircase with teak wood handrails and banisters, patterned china mosaic and Bharat Tile flooring and quite a few remaining character defining elements.</p>
5.4	Value Classification	<p>Existing Grade: Grade III Recommended Grade: Grade III A(cul), A(arc), B(per), E, B(des),</p>
6.0		TOPOGRAPHY
6.1	Floors	<p>Main building – G+2 Outhouse G+1 Servants quarters G+1</p>
7.0		CONSTRUCTION
7.1	Plinth	Grey stone masonry plinth for all buildings
7.2	Walls	Stone columns with brick infill.
7.3	Floor	Reinforced concrete flooring.
7.4	Stairs	Timber staircase in the main wing, the outhouse and the servants quarters; Spiral service staircase in cast iron in the main building; spiral staircase in cast iron connecting the 2 nd floor and terrace
7.5	Openings	Semicircular arched openings with rectangular windows with timber frame, half glass panel and half timber panel with fixed glass ventilators above; half glass paneled and half timber louvered windows; double shutter glass paneled windows with fixed glass ventilators above; pointed arched openings on gables with fixed stained glass panels; double shutter windows with a pair of glass paneled shutters opening outside and a pair of timber louvered panels opening inside; glass paneled, timber louvered and timber paneled double shutter doors
7.6	Roofing	Part of the main building has pitched roof with Mangalore tiles resting on timber rafters while the rest of it has a reinforced concrete roof; The outhouse, servants quarters and the garage have pitched roof with Mangalore tiles
7.7	Articulation	Decorative keystones in the center of openings; cast iron hand rails for balconies; Corinthian capitals for columns; stained glass panels in windows; pigmented cement tiles and china mosaic tiles on the floor; decorative spiral cast iron staircase; decorative timber posts and hand rails of the main staircase; decorative cement concrete brackets; decorative cast iron rails guarding the ventilators and windows

418	DHUN LODGE	
7.8	Finishes	<p>Walls Cream colour lime wash on the external wall; grey oil paint at a height of 4 ft and green colour lime wash above it in the stair lobby.</p> <p>Flooring Pigmented cement tiles (Bharat Tiles) in the outhouse; china mosaic chips in the stair lobby of the main building</p> <p>Staircases Unpainted main staircase in the main building; spiral staircase connecting the 2nd floor and terrace painted light green; treads of the staircase of the servants quarters painted red and hand rails painted half green and half cream</p>
7.9	Interiors (Movable & Immovable)	Pigmented cement tile flooring; china mosaic flooring; louvered timber doors and windows; cast iron brackets
7.10	Compound/Fence/Gate	Brick compound wall on the side of the main road with Porbunder stone gateposts and decorative wrought iron gate. Compound wall has cast iron railing on top; no compound wall on the side facing the Tukaram Javji Marg; brick compound wall on the other two sides.
7.11	Curtilege/ Unbuilt space/out buildings/landscape	Apart from the main building there is a servants quarters, outhouse and 3 garages.
8.0		SERVICES & UTILITIES
8.1	Lighting	Bulbs and tube lights in residences.
8.2	Ventilation	Fixed ventilators above windows; electric fans in rooms
8.3	Electricity	BEST
8.4	Water Supply	BMC
8.5	Drainage (Plumbing and sanitation)	Most of the pipes in the main building runs through the back portion of the side façade; the servants quarters has all its service lines running along the rear façade; The outhouse has its service pipes running along the side facade
8.6	Fire Precaution	None
8.7	Other (HVAC/BMC/Security Systems)	None
9.0		CONDITION
9.1	Plinth	Breakage of stones of the plinth at certain parts; discoloration due to pollution; dampness in the plinth of the servants quarters due to leakage of pipes.
9.2	Walls	Dry moss on all external walls of the main building; flaking of plaster at various portions; dry moss on the walls of servants quarters; dampness on the rear wall of the servants quarters; flaking of lime wash at various parts of the outhouse;
9.3	Floor	Some of the china mosaic flooring in the staircase lobby of the main building are broken; Pigmented cement tiles of the outhouse remains intact; rest of the areas are not accessible.
9.4	Stairs	Main staircase in timber is in good condition; spiral staircase in cast iron is corrode and broken; timber staircase of the outhouse and servants quarters are in visually good condition.
9.5	Openings	Some of the glass panels of the openings are broken; some of them replaced by new panels; some of the timber panels of the windows facing the Tukaram Javji Marg has dry rot.
9.6	Roofing	Mangalore tiles are in visually good condition; flat rcc roof is not accessible.
9.7	Articulation & Finishes	Discoloration of the concrete brackets
9.8	Services	The service pipes are corroded and broken at many parts; Leakage of pipes;

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418	DHUN LODGE	
		Corrosion of pipes
9.9	Outbuildings	No much damage recorded for the outhouse; servants quarters have problems due to under use; garages are in good condition
9.10	Overall Condition	Good
10.0		TRANSFORMATION
10.1	Form	The building used to have a porch in front and also had a huge garden with fountain in the middle, which was demolished during the time of widening of road. This must have created a drastic change in form; many of the window panels on the rear façade of the main building have been replaced with new panels.
10.2	Structure	No change in structure
10.3	Articulation & Finishes	Articulation has discoloration due to accumulation of dust and dirt. No much change has happened.
11.0		DP REMARKS/PERCEIVED THREATS
		None
12.0		ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION
		None

418 DHUN LODGE



418 DHUN LODGE

