
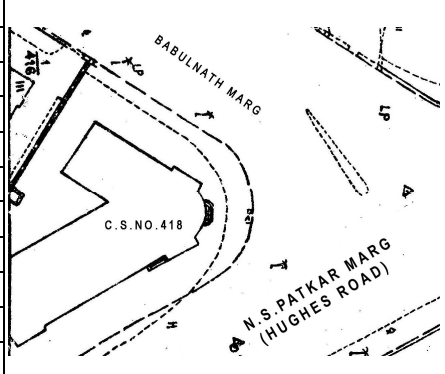


LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI  
 TASK II: Review of Sr. No. 317 to 632 of the Heritage Regulations

470 SWAMI PREMPURI ASHRAM TRUST BUILDING		
	Common Ref no: 2005/GII/470	
	Card No. 154	
	Ward (Part) D Ward (Part II)	
	CS No. 418	
	Plot Area 917.05 sq m	
	B U Area NA	
	Date 9 <sup>th</sup> February 05	
	Record by Malini Rajalakshmi	
	Review by Sheetal Gandhi	
	Int MR Ext MR	
Photo Ref 470a – 470		
		
1.0		<b>DENOMINATION</b>
1.1	Name of Premises	Swami Prempuri Ashram Trust Building
1.2	Earlier Name	Aurora House
1.3	Built In	1930 Extension Date(if any): 2 <sup>nd</sup> and 3 <sup>rd</sup> floors added in 1975, 4 <sup>th</sup> and 5 <sup>th</sup> added in 1980s
2.0		<b>ACCESS ROADS</b>
2.1	Main	N S Patkar Marg (Hughes Road)
2.2	Subsidiary	Babulnath Marg
3.0		<b>OWNERSHIP PATTERN</b>
3.1	Present	Trust [Prempuri Ashram Trust]
3.2	Past	Private [Maharaja of Indore]
3.3	Status	Tenanted
4.0		<b>USE</b>
4.1	Present	Residence on first floor, Offices on all other floors.
4.2	Past	Guest house
4.3	Usage	Commercial and residential
5.0		<b>SIGNIFICANCE &amp; VALUE CLASSIFICATION</b>
5.1	Townscape(Natural/Manmade)	A striking corner building at the junction of N S Patkar Marg and Babulnath Marg , the Ashram stands opposite to the subsidiary entrance gate of the Kareghat colony on Babulnath marg and the Parsi temple on the N S Patkar Marg. Accessed well by BEST buses , close to Charni Road Railway station, the building has a highly ornate façade in buff basalt stone.
5.3	Architectural Description	<b>Planning</b> Designed as a corner building, it has a long wing along the N S Patkar Marg and a shorter wing along the Babulnath Marg both connected. The Ground floor has main entry at the corner marked by a circular balcony in stone projecting out at the first floor. This balcony is flanked by 2 smaller circular balconies on both sides. The main staircase is on the shorter wing and accessed from the Babulnath Marg. There are two entrances from the N S Patkar Marg – a subsidiary entrance gate leading to the staircase accessible from the South façade of the building and is a minor entrance door towards the North end of the longer wing.

470 SWAMI PREMPURI ASHRAM TRUST BUILDING		
		<p><b>Stylistic Classification</b>                      The original building was a Neo Classical Basalt stone structure of the early 20<sup>th</sup> century. This however has been virtually encased with an RCC framed structure of a mid 20<sup>th</sup> century revivalist genre with pseudo Islamic arch profiles, floret motifs and such revivalist motifs in cement concrete.</p>
5.4	Intrinsic	<p><b>Character Defining Elements</b>  <b>Internal</b>                      Half louvred and half paneled doors, Minton tiles on floors, Carved stone hand rails  <b>External</b>                      The longer wing facing the N S Patkar Marg has five semicircular decorative arches on the ground floor with 2 windows, each one flanked by 2 pillars on either side with circular openings above each. There is a minor entrance from N S Patkar Marg crowned by a triangular pediment carved in stone. The first floor has rectangular windows decorated with carvings in stone above. The main entry to the building from the corner is flanked by a double shutter full window on either side. The first floor balcony has stone hand rails and 2 small circular balconies resting on heavily carved stone beams on either side, above the full window. The other floors have simple rectangular windows along the long and short wing. The corner façade has single shutter windows flanked by decorative columns.</p>
5.5	Value Classification	<p><b>Existing Grade:</b> Grade III      <b>Recommended Grade :</b> to be deleted  <b>E, I(sec), G(grp)</b></p>
6.0		<b>TOPOGRAPHY</b>
6.1	Floors	Ground + 5 floors
7.0		<b>CONSTRUCTION</b>
7.1	Plinth	1 ft high masonry plinth in buff basalt stone
7.2	Walls	External wall in brick with buff basalt stone facing, Internal walls in brick
7.3	Floor	<p>Brick coba on timber boardings resting on timber joists supported by timber beams which has steel sections on both sides; Balconies on the first floor has stone floor.</p> <p>Original Minton tile flooring survives on the lower floor.</p>
7.4	Stairs	Two stair cases in reinforced concrete, one accessed from the N S Patkar Marg and the other accessed from the Babulnath marg.
7.5	Openings	Pseudo Norman windows on the ground floor, rectangular windows with decoration above on the first floor, circular ventilators above windows on ground floor, Ventilators with wooden frame and glass panels above doors and windows on the other floors.
7.6	Roofing	Lime Concrete roof laid over timber boardings resting on timber joists supported by timber beams
7.7	Articulation	Carvings on the Norman windows, decorative triangular pediment in stone over the subsidiary entrance, decorative concrete and stone handrails
7.8	Finishes	<p><b>Walls</b>                      Buff basalt stone facing for the walls, Internal walls have white limewash</p>



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470 SWAMI PREMPURI ASHRAM TRUST BUILDING		
		<p><b>Flooring</b> Minton tiles on ground floor of the longer wing and the corner wing and granite flooring in the shorter wing; First floor has minton tiles and all other floors have ceramic tiles</p> <p><b>Staircases</b> 2 reinforced concrete staircases have wooden hand rails and posts</p>
7.9	Interiors(Movable&Immovable)	Windows on the rear side has exposed stone sills, patterns created by minton tiles on the first floor, Collection of paintings and old furniture, carved stone hand rails
7.10	Compound/Fence/Gate	Brick wall on 2 sides, no compound wall on the side of the roads
7.11	Curtilage/ Unbuilt space/out buildings/landscape	No outbuildings on the site
8.0		<b>SERVICES &amp; UTILITIES</b>
8.1	Lighting	Tube lights and bulbs inside offices and residences
8.2	Ventilation	Arched Glass ventilators above the windows
8.3	Electricity	BEST
8.4	Water Supply	BMC
8.5	Drainage (Plumbing and sanitatition)	Rain water pipes and drainage pipes running along the rear face of the building, water pipes running along the façade facing the main roads. Waterpipes piercing through the ventilators and round opening above the windows
8.6	Fire Precaution	No precautions taken
8.7	Other (HVAC/BMC/Security Systems)	Entrance manned by security guard
9.0		<b>CONDITION</b>
9.1	Plinth	No damage of plinth observed
9.2	Walls	Discoloration of stone on all facades, flaking and efflorescence of stone, dampness on walls, dry moss mainly on the corner façade, dry moss on the front and side facades
9.3	Floor	No damage of minton tiles inside rooms and stone slabs in balconies recorded
9.4	Stairs	The reinforced concrete staircase is in good condition
9.5	Openings	No damage of glass panels observed
9.6	Roofing	Mangalore tiles are in visually good condition, rafters and boards are in good condition
9.7	Articulation & Finishes	Dry moss on articulation in stone
9.8	Services	Leakage of drainage pipes on the South facade
9.9	Outbuildings	No outbuildings in the compound
9.10	Overall Condition	Fair Maintenance level Irregular
10.0		<b>TRANSFORMATION</b>
10.1	Form	4 floors have been added to the originally G+1 structure. The original structure had a pitched roof with mangalore tiles which was demolished for the addition. RCC Columns have been erected on all 4 sides of the building for the construction of the upper floors. The columns blocks the view of the original building.The addition of floors destroys the propotion of the original building;


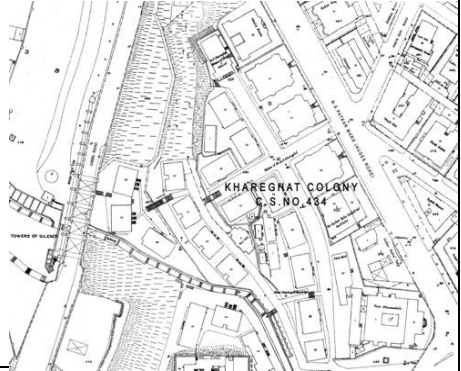
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10.2	Structure	Columns have been erected on all 4 sides of the building for the construction of the 2 <sup>nd</sup> , 3 <sup>rd</sup> , 4 <sup>th</sup> and 5 <sup>th</sup> floors. The structure has changed from G+1 to a G+5 structure
10.3	Articulation & Finishes	The exterior enveloping of the building in a ghastrly pink coloured RCC frame with pseudo revivalist arched concrete frames is a most insensitive addition. However, what needs to be preserved, are the stone ashlar masonry of the original building and its decorative balusters, arched window openings and interior Minton tiles.
11.0		<b>DP REMARKS/PERCEIVED THREATS</b>
12.0		<b>ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS &amp; SUGGESTIONS FOR IMPLEMENTATION</b> There was a single staircase in wood (demolished during the extention) for the original building which was at the center of the longer wing of the building and was accessed from within the building. The original building had a pitched roof with Mangalore tiles. The rounded corner of the building had separate sloping roof.
12.1	Historical Background	The building was built by Maharaja of Indore as his guest house. The Maharaja fell in love with Mrs. Bawla and arranged four of his people to murder Mr. Bawla. These people stayed in the first floor of the guest house and killed Mr. Bawla near Hanging gardens. This later on became a court case. After this incident nobody stayed in this building for long till 1936. The building originally had a ground floor and first floor. Later on 4 storeys were added demolishing the sloping roof with mangalore pattern tiles on it. The round corner of the building joining the two wings had a separate sloping roof.

470 SWAMI PREMPURI ASHRAM TRUST BUILDING



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471 KHAREGHAT COLONY		
	Common Ref no: 2005/GII/471	
	Card No.155	
	Ward (Part) D Ward (Part II)	
	CS No. 434	
	Plot Area 44076.15 sq m	
	B U Area NA	
	Date 8 <sup>th</sup> February 05	
	Record by Malini Rajalakshmi	
	Review by Aishwarya Tipnis	
	Int MR            Ext MR	
Photo Ref :471a- 471r		
		
1.0	<b>DENOMINATION</b>	
1.1	Name of Premises	Khareghat colony
1.2	Earlier Name	Khareghat colony
1.4	Built In	1917            Extension Date(if any): NA
2.0		<b>ACCESS ROADS</b>
2.1	Main	N S Patkar Marg (Hughes Road)
2.2	Subsidiary	Babulnath Marg
3.0		<b>OWNERSHIP PATTERN</b>
3.1	Present	Trust (Bmbay Parsee Panchayat)
3.2	Past	Trust (Bombay Parsee Panchayat)
3.3	Status	Tenanted
4.0		<b>USE</b>
4.1	Present	Residential
4.2	Past	Residential
4.3	Usage	Regular(Daily)
5.0		<b>SIGNIFICANCE &amp; VALUE CLASSIFICATION</b>
5.1	Townscape(Natural/Manmade)	Amongst the first group housing schemes in Bombay, the Khareghat Colony, with 29 residential units meant exclusively for the Parsees. Built at the important junction of Babulnath Road and NS Patkar Marg, on a sloping plot with Babulnath Temple to the south and the Parsee Towers of Silence to the west. The colony is characterised by the its modest scale of ground plus two storeyed units, along the slope of the site.
5.2	Architectural Description	<p><b>Planning</b></p> <p>The site has 2 main entrances, one from the Babulnath road marked by a memorial erected for the Zorastrians and the second one from the NS Patkar Marg marked by a statue of Muncherji Pestonji Khareghat who is said to have gifted the site to the Parsee Panchayat. There is a side entrance for the people coming to the Tower of Silence. The site has residential units, a museum and beyond it lie the Tower of silence.</p> <p>The residential units are two to three storeys high. There are around ten different typologies of units. One such typology which forms the front row along the N S Patkar Marg has 3 storeys with 3 flats on each side of the main staircase Each flat has recessed balconies in the front façade. Each flat has a</p>



471 KHAREGHAT COLONY	
	<p>living room, 4 bed rooms and a toilet. The Dining and kitchen on the rear side is planned in such a way that it creates a court in the centre. A fire escape staircase in the rear accessed from a common lobby of the 2 flats runs throughout from top to Ground floor. One of the buildings in the first row has a striking elevation with the main entrance marked with 4 columns at the centre of which is the rectangular door crowned with a semicircular ventilator. The living rooms have bay windows. This building is said to be the first building, which was constructed in the site.</p> <p>Most of the other units have a central staircase leading to two wings on either side. Some others have the staircase on one end and residential wing on the other end. Most of the bedrooms in the residential units have bay windows.</p> <p>There is also another single storeyed old structure called the Rawan Bunglies with 5 rooms in a row with attached toilets and kitchen. The dead bodies of the Parsees were taken to this place before taking to the Tower of Silence.</p> <p>The Tower of silence stands at the highest point of the site away from the residential units by a huge garden. It is marked by an entrance gate.</p> <p><b>Stylistic Classification</b>                      Built in the Colonial hybrid style, the building is characterised by sloping Mangalore tiled roofs, verandahs with timber balusters, pilasters in stucco plaster, rectangular and semi-circular arched openings with fanlights, Tuscan columns and decorative gables with rose windows.</p>
5.3	<p>Intrinsic</p> <p><b>Character Defining Elements</b>  <b>External</b>                      Wooden brackets, bay windows, gables, chimney, fire escape stair case, circular windows in the front façade, decorative cornices, projecting and recessed balconies, rectangular windows with keystones in the center, arched openings  <b>Internal</b>                      Timber staircases with decorative newel posts, pitched roof supported on timber trusses, verandahs with timber railings and trellises and in filled timber louvers,</p>
5.4	<p>Value Classification</p> <p><b>Existing Grade: Grade III Recommended Grade: Grade II B</b>  <b>A(arc),B(per),B(des),C(seh),G(grp),E,F</b></p>
6.0	<p><b>TOPOGRAPHY</b></p>
6.1	<p>Floors</p> <p>Museum has G+1                      Raawan Bunglies has Ground floor                      Most of the residential units have G+ 2; some have G+1; and some have G+3</p>
7.0	<p><b>CONSTRUCTION</b></p>
7.1	<p>Plinth</p> <p>Most of the residential units and Raawan bunglies have masonry plinth is in grey basalt stone</p>
7.2	<p>Walls</p> <p>Most of the old residential units are timber-framed structures with brick infill. The buildings constructed in 1900s have brick load bearing walls</p>
7.3	<p>Floor</p> <p>Jack arches are used for the flooring in most of the buildings.</p>
7.4	<p>Stairs</p> <p>Most of the staircases are in timber with timber hand rails, posts and top rail; Some of them have concrete stairs with timber hand rails, posts and top rail; very few residential units have concrete stairs with cast iron hand rails and timber posts and top rail.</p>
7.5	<p>Openings</p> <p>Rectangular openings with a pair of timber framed and glass shutters opening to the inside and the other pair opening to the outside; 2 shutter and 4 shutter</p>

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471	KHAREGHAT COLONY	
		rectangular windows half glass paneled and half timber louvred with cast iron bars inside; 2 shutter and 4 shutter rectangular windows with glass panel and timber frame; glass paneled ventilators with timber frame
7.6	Roofing	Timber pitched roof with timber rafters supported on timber brackets, timber boards mangalore tiles
7.7	Articulation	Decorative brackets, wooden jallis on chimney, timber hand rails for some of the balconies, segmented arched openings and separate sloping sunshades resting on timber pillars; decorative timber jallis and handrails with timber louvers serving as ventilators; Timber hand rails , posts and top rail; cast iron rails, timber posts and top rail
7.8	Finishes	<b>Walls</b> Yellow lime wash for external walls <b>Flooring</b> Pigmented cement floor; old tiles replaced with ceramic tiles in some areas; stone flooring for stair lobbies on the ground floor; mosaic flooring for some stair lobbies <b>Staircases</b> Timber hand rails and posts painted brown; unpainted cast iron rails
7.9	Interiors(Movable&Immovable)	Vaulted roof; timber columns
7.10	Compound/Fence/Gate	Compound wall in stone
7.11	Curtilege/ Unbuilt space/outbuildings/landscape	Open space between the residential units have flights of steps going up to different levels of the site; Pedestrian walks with decorative stone slabs connect the various open spaces with the internal roads; space between the settlement and the Tower of silence is landscaped; All units well connected within the settlement and with the main road by wide roads
8.0		<b>SERVICES &amp; UTILITIES</b>
8.1	Lighting	Tube lights and bulbs within the residences
8.2	Ventilation	Glass ventilators for ventilation;
8.3	Electricity	BEST
8.4	Water Supply	BMC
8.5	Drainage (Plumbing and sanitation)	Natural rainwater drainage since it is a sloping site; Rainwater pipes and drainage pipes run along the back façade of the residential units.
8.6	Fire Precaution	Fire escape staircases are present in almost all units.
8.7	Other (HVAC/BMC/Security Systems)	Security guard at the main gate.
9.0		<b>CONDITION</b>
9.1	Plinth	Dry moss on the plinth; some of the stones broken
9.2	Walls	Dry moss on walls; discoloration of walls due to constant exposure to rain since there are no sunshades in most of the residential units;
9.3	Floor	The floors appear to be in a structurally stable condition and do not show any signs of intervention.
9.4	Stairs	Timber hand rails broken at some places; broken concrete risers and treads in one of the residential unit; discoloration due to wear and tear.
9.5	Openings	Some of the glass panels are broken; some others replaced by new panels; most of the timber louvers broken; some of the timber window frames broken
9.6	Roofing	The roofing does not show any signs of structural distress.
9.7	Articulation & Finishes	Some of the handrails of balconies broken; dry moss on cornices; the metal roof

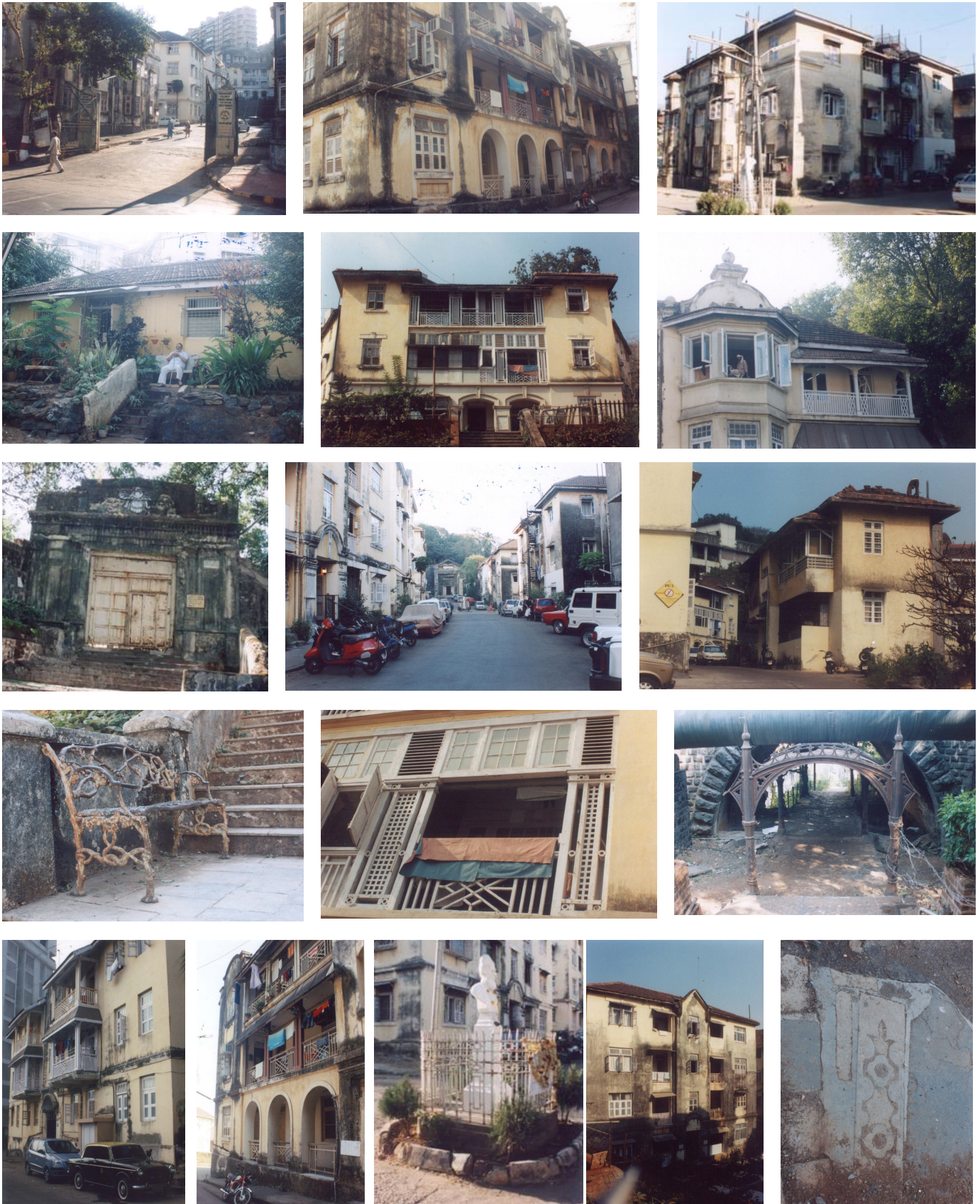
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471	KHAREGHAT COLONY	
		and pillars of the covered space on the way leading to the Tower of Silence has is damaged badly due to corrosion
9.8	Services	Corroded metal pipes; some of them are broken;
9.9	Outbuildings	
9.10	Overall Condition	Fair <span style="float: right;">Maintenance Level: Regular</span>
10.0		<b>TRANSFORMATION</b>
10.1	Form	Not much transformation has happened in the form of any of the buildings
10.2	Structure	Not much transformation has happened in the
10.3	Articulation & Finishes	Not much transformation has occurred
11.0		<b>DP REMARKS/PERCEIVED THREATS</b>
		None
12.0		<p><b>ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS &amp; SUGGESTIONS FOR IMPLEMENTATION</b></p> <p>Khareghat Colony is unique as it still retains its old world charm and is one of the first group housing schemes of the 20<sup>th</sup> Century in Bombay, it is therefore recommended to upgrade it from its current status of Grade III to Grade II B.</p>



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471 KHAREGHAT COLONY





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472		KOTAK KUNJ	
	Common Ref No: 2005/GII/472		
	Card No: 156		
	Ward (Part): D Ward (Part II)		
	CS No: 460		
	Plot Area: 291.16 sq m		
	B U Area: NA		
	Date: 11 <sup>th</sup> January 05		
	Record by: Abha Bahl		
	Review by: Aishwarya Tipnis		
	Int: AB Ext:: AB		
Photo Ref: 472 a – 472 t			
<b>1.0</b>			<b>DENOMINATION</b>
1.1	Name of Premises	Kotak Kunj	
1.2	Earlier Name	Kotak Kunj	
1.3	Built In	Early 20 <sup>th</sup> century	Extension Date (if any): none
<b>2.0</b>			<b>ACCESS ROADS</b>
2.1	Main	Nyayamurti Sitaram Patkar Marg(Hughes Road)	
2.2	Subsidiary	None	
<b>3.0</b>			<b>OWNERSHIP PATTERN</b>
3.1	Present	Private	
3.2	Past	Private	
3.3	Status	Owner	
<b>4.0</b>			<b>USE</b>
4.1	Present	Residential	
4.2	Past	Residential	
4.3	Usage	Regular	
<b>5.0</b>			<b>SIGNIFICANCE &amp; VALUE CLASSIFICATION</b>
5.1	Townscape (Natural/Manmade)	Kotak Kunj is part of an ensemble of old stone residential mansions lining Sitaram Patkar Marg (Hughes Road) included as part of the demarcated Gamdevi Heritage Precinct. The building is set within a rectangular plot with a comfortable offset and with its bay windows; the façade is impressive from the road. It is walking distance from Grant Road Railway Station and also well connected by various BEST bus routes, It has a different land use as compared to its surrounding buildings, which are largely residential or residential with a commercial shop line.	
5.2	Architectural Description	<p><b>Planning</b>                      Built as an urban Indian townhouse of the 20<sup>th</sup> Century.</p> <p><b>Stylistic Classification</b>                      The building is in designed in a hybrid Colonial style with ornate neo-Classic detailing. The street-facing elevation is symmetrical – 2 slim side bays and a wider central portion which has the main entrance on the ground floor. Flanked by a pair of square piers, the entrance leads to a semi-open verandah space. On the upper floors, directly above this, are passages enclosed by windows with fixed stained glass panels at the ventilator level. The stone</p>	

472		KOTAK KUNJ
		parapet walls have elegant floral bas-reliefs. The side bays have 3-sided stone balconies at each level projecting from gable walls, with carved balustrades and railings. Each balcony also has a sloping chajjas supported on decorative timber brackets. Continuous timber-framed balconies on the upper floors are present on the side facades. These have carved cast iron railings and are supported by timber brackets.
5.3	Intrinsic	<p><b>Character Defining Elements</b></p> <p><b>External</b>                      Unique symmetrical facade design including projecting stone and timber balconies, elegant detailing and sloping roofs.</p> <p><b>Internal</b>                      Elegant timber staircase, use of Minton tiles in the interiors.</p>
5.4	Value Classification	<p><b>Existing Grade:</b> Deleted      <b>Recommended Grade:</b> Grade III  <b>A (arc), B(per), B(des), E, F, G(grp)</b></p> <p>Presently this building is marked as 'deleted' in the 1995 Regulations. However, it deserves to be included as it has substantial value in terms of its unique symmetrical facade design including projecting stone and timber balconies, elegant detailing and sloping roofs. It forms part of the streetscape of old Hughes Road and is included in the Gamdevi precinct.</p>
<b>6.0</b>		<b>TOPOGRAPHY</b>
6.1	Floors	Ground + two upper storeys
<b>7.0</b>		<b>CONSTRUCTION</b>
7.1	Plinth	The plinth is constructed on basalt stone masonry and clad by yellow basalt stone.
7.2	Walls	The walls are also constructed on stone masonry and covered with lime plaster externally with fenestrations and pilasters and internally the walls are oil painted with pink colour paint.
7.3	Floors	Timber-framed floors with kotah flooring in the corridor, exquisite Minton and marble tiles seen in the interiors.
7.4	Stairs	Timber-framed staircase with timber tread/risers and elegant timber balusters
7.5	Openings	Rectangular bay window openings in stone with timber-framed windows inset seen in the front façade along timber chajjas above it and balconies at the topmost floor with Italianate balusters.
7.6	Roofing	Sloping Mangalore tiled roof supported by timber framing.
7.7	Articulation	Neo classical fenestrations seen below the window openings and at the entrance along with heavy cornice bands running along the façade. All the ornamentation is done in lime plaster. Stained glass panels are present in the front façade in the first floor.
7.8	Finishes	<p><b>Walls</b>                      The walls are also constructed on stone masonry and covered with lime plaster externally with fenestrations and pilasters and internally the walls are oil painted with pink colour paint.</p> <p><b>Floor</b>                      Timber-framed floors with kotah flooring in the corridor, exquisite Minton and marble tiles seen in the interiors. Few have modern tiling in other areas.</p> <p><b>Staircase</b></p>

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472	KOTAK KUNJ	
		Timber-framed staircase with timber tread/risers and elegant timber balusters
7.9	Interiors (Movable & Immovable)	The interiors have timber furniture's, exquisite Minton tiling in the living area.
7.10	Compound/Fence/Gate	The stone compound wall has been painted white, with railings fitted aboveit.
7.11	Curtilage/ Unbuilt space/out buildings/landscape	Landscape is done all round the building, a garage is on the backyard in the ground floor.
<b>8.0</b>		<b>SERVICES &amp; UTILITIES</b>
8.1	Lighting	Lighting is received to the structure both naturally through windows and artificially through tube lights, bulbs etc
8.2	Ventilation	Ventilation is received well through openings and is also cross ventilated, artificially air conditioners are installed within the building cleverly that no openings are found in the façade.
8.3	Electricity	Electricity is received by the building through BEST
8.4	Water Supply	Water supply is received by the building through BMC
8.5	Drainage (Plumbing and sanitation)	No drainage pipes are found in the front façade, but cast iron pipes are in the rear façade of the structure.
8.6	Fire Precaution	No fire equipments or precautions seen in the building.
8.7	Other (HVAC/BMC/Security Systems)	No security systems found in the building.
<b>9.0</b>		<b>CONDITION</b>
9.1	Plinth	The stone plinth is in structurally sound condition with no major structural defects found except for dampness patches where the drainage pipe runs.
9.2	Walls	The walls are also in fair condition with no such major structural defects found except for few areas where dampness patches found in areas where drainage pipes run, paint flakes observed in few areas, plaster cracks are also found in few areas and those areas need re plastering, paint flakes are also observed internally in the staircase block. Few areas have vegetation growth seen due to improper drainage pipes.
9.3	Floor	The timber-framed floor appears to be in sound structural condition with no major structural defects found except for few areas where the tiling has been changed to modern tiling.
9.4	Stairs	The staircase block is in fair condition with no structural defects or interventions to be found, internally the staircase block needs re plastering as said as above, the timber parts like risers, treads etc need a re cleaning or a re polishing. A lift block has been added on the north façade of the building
9.5	Openings	All the openings on the building façade appear to be in fair condition, paint flaking is observed in the timber window that needs to be re painted. The Italianate balusters are in good condition, but balconies at the rear and side facades have steel sections used to support the balconies from sagging. Few balconies have been covered with plastic nets.
9.6	Roofing	The sloping roof seems to be in sound structural condition but requires replacement of broken fascia boards at places.
9.7	Articulation & Finishes	The sagging timber balconies on side facades are provided external support by means of cast iron brackets. Entrance articulations have few cracks in them, external wiring is seen passing through the articulations haphazardly, dampness patches are also observed, other wise the finishes are intact, in some areas the flooring has been changed internally.
9.8	Services	The services are in fair condition, but a few pipes need to be replaced as they

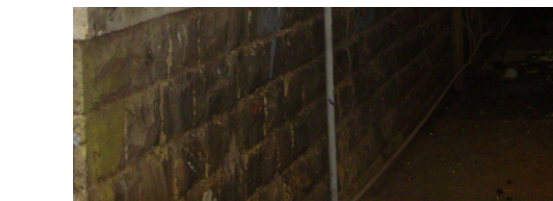
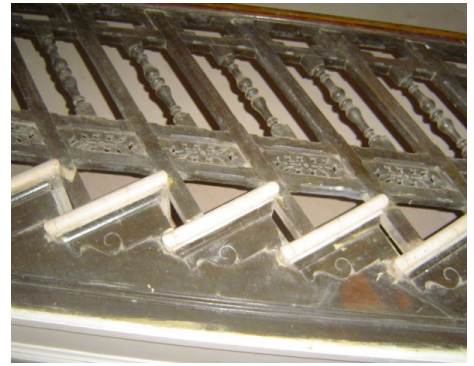
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		are causing dampness, no service pipes to be found in the front façade.
9.9	Outbuildings	The so called garage space in the ground area is not in use but appears to be in fair condition
9.10	Overall Condition	There seems to be no visible structural threat and the overall original architectural quality has been retained even though some structural transformations have taken place. The building is periodically maintained and is well-kept. Maintenance: Fair
<b>10.0</b>		<b>TRANSFORMATION</b>
10.1	Form	The form of the structure is retained as it is up to date and no changes or additions to be found in the premises.
10.2	Structure	Modern concrete lift block has been added to the building. Few structural interventions are found done on the building like adding steel sections in the balconies for support, the articulations are intact though few areas have dampness patches, external wiring seen running haphazardly etc. There seems to be no visible structural threat and the overall original architectural quality
10.3	Articulation & Finishes	The sagging timber balconies on side facades are provided external support by means of cast iron brackets. Entrance articulations have few cracks in them, external wiring is seen passing through the articulations haphazardly, dampness patches are also observed, other wise the finishes are intact, in some areas the flooring has been changed internally.
<b>11.0</b>		<b>DP REMARKS/PERCEIVED THREATS</b>
		None
<b>12.0</b>		<b>ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS &amp; SUGGESTIONS FOR IMPLEMENTATION</b>
		Presently this building is marked as 'deleted' in the Heritage Regulations for Greater Bombay 1995. However, it deserves to be included as Grade III since it has substantial value in terms of its unique symmetrical facade design including projecting stone and timber balconies, elegant detailing and sloping roofs. It forms part of the streetscape of old Hughes Road and is included in the Gamdevi precinct.




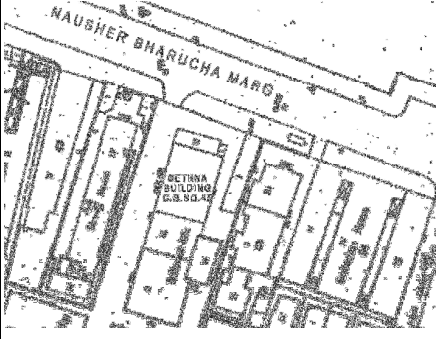
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LISTING & GRADING OF HERIATGE BUILDINGS & PRECINCTS IN MUMBAI  
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473		SETHNA BUILDING	
		Common Ref no: 2005/GII/473	
		Card No. 157	
		Ward (Part) D Ward (Part II)	
		CS No. 45	
		Plot Area 293.480 sq m	
		B U Area NA	
		Date 5 <sup>th</sup> April 05	
		Record by Malini Rajalakshmi	
		Review by Abha Lambah	
		Int MR                      Ext MR	
Photo Ref 473a-473l			
1.0		<b>DENOMINATION</b>	
1.1	Name of Premises	Sethna building	
1.2	Earlier Name	Din Bai Sethna Building	
1.3	Built In	1907 Extension Date(if any): None	
2.0		<b>ACCESS ROADS</b>	
2.1	Main	N. Barucha Marg	
2.2	Subsidiary	None	
3.0		<b>OWNERSHIP PATTERN</b>	
3.1	Present	Zorastrian Building Fund (Trust)	
3.2	Past	Zorastrian Building Fund (Trust)	
3.3	Status	Tenanted	
4.0		<b>USE</b>	
4.1	Present	Houses in Sethna building 1 and 2	
4.2	Past	Dr. Meherhomji's maternity clinic in a part of the ground floor of Sethna building 1; residences in rest of the space	
4.3	Usage	Residential	
5.0		<b>SIGNIFICANCE &amp; VALUE CLASSIFICATION</b>	
5.1	Townscape(Natural/Manmade)	Sethna building stands opposite to the Grant Road Railway station (west). The building is located next to the Saidunissa house on the N. Barucha Marg. Sethna building 1 is accessible from the Barucha Marg and Sethna building 2 is accessible from the rear side of the site from Jehangir Daji Cross lane.	
5.2	Architectural Description	<b>Planning</b> Sethna building 1 and 2 are in two plots with separate compound walls. The sethna building 1 is long with a main residential wing facing the Barucha Marg followed by another smaller wing at the back. A portion of the main residential wing is accessible from the front. There is a main staircase between the two wings and a subsidiary staircase at the rear side. he smaller wing at the back has rooms accessible from a side corridor. The kitchen wing and toilet of the ground floor is separated from the rooms by a covered open space. While the main residential wing facing the Barucha Marg has ground and 2 floors above, the rear wing has ground and 1floor above. Setha building 2 has only ground floor and is connected to the sethna	



473		SETHNA BUILDING
		building 1 with a small door in the compound wall.  <b>Stylistic Classification</b> Neo Classical style urban Indian townhouse
5.3	Intrinsic	<b>Character Defining Elements</b> <b>External</b> The entrance of the main residential wing from the front is marked by a decorative triangular pediment resting on columns in relief. The main entrance is flanked by two semicircular arched openings with keystones in the center. The Corinthian pilasters at both ends of the ground floor support the decorative cornice on top. The columns in the first and second floor are simple. The first and second floors have simple rectangular windows with ventilators. The recessed corridor of the rear residential wing is guarded by simple timber columns and cast iron handrails. The main staircase is in wood. Some portions of the first floor corridor has windows above hand rails. There is a decorative glass panel in timber frame between the arched ventilator and window on the ground floor of the front wing. The Sethna building 2 has pitched roof and its entry from the Jehangir Daji cross lane is marked by a gable. <b>Internal</b> Cast iron hand rails, wooden top rail, simple timber columns, steep internal timber staircases.
5.4	Value Classification	<b>Existing Grade:</b> Deleted <b>Recommended Grade</b> Grade III <b>A(arc), B(per), B(des)</b>
6.0		<b>TOPOGRAPHY</b>
6.1	Floors	Sethna building 1 has G+2 for the front wing and G+1 for the rear wing and ground floor for the kitchen wing. Sethna building 2 has ground floor
7.0		<b>CONSTRUCTION</b>
7.1	Plinth	Grey stone masonry plinth for both the buildings
7.2	Walls	Load bearing wall in brick
7.3	Floor	Lime concrete floor resting on timber boards supported by timber joists resting on timber beams.
7.4	Stairs	Main staircase in wood; subsidiary staircase in timber.
7.5	Openings	Semicircular arched openings with double shutter glass windows with timber frame on the front façade of the ground floor; Simple rectangular glass windows in timber frame on all other floors; double shutter louvred timber windows; Double shutter timber doors half louvred and half paneled; Double shutter paneled timber doors.
7.6	Roofing	Main residential wing and rear residential wing in the front has flat roof in lime concrete laid on timber boards resting on timber joists supported on timber beams; toilet wing has pitched roof with Mangalore tiles laid on timber battens supported on timber rafters; setne building 2 has pitched roof with mangalore tiles laid on timber battens supported on timber rafters.
7.7	Articulation	Cast iron rails in the corridor, wooden top rail, decorative timber posts and handrails for main stair case; Corinthian column pilasters in the front residential wing; semicircular arched openings in the front façade; decorative

473	SETHNA BUILDING	
		glass panels in the front façade; timber louvred windows and doors
7.8	Finishes	<p><b>Walls</b>                      The ground and first floor of the main residential wing has peach colour lime wash with deep brown colour on articulation; the second floor has white colour lime wash; the rear wing has part of the wall painted yellow and half white with oil paint; Wall around the staircase is painted half grey and half white.</p> <p><b>Flooring</b>                      Bharat cement tiles in the stair lobby; unpolished shahbad stone in the rear residential wing</p> <p><b>Staircases</b>                      Main staircase oil painted yellow in the middle bordered by two grey strips; hand rails painted white and the top rail and posts painted grey.</p>
7.9	Interiors(Movable&Immovable)	Timber louvred windows and doors; Bharat cement tiles for the floors
7.10	Compound/Fence/Gate	Compound wall in cast iron on the side facing the Barucha Marg; Compound wall in brick at the rear side and one of the two sides of sethna building 1; No compound wall in front for the sethna building 2.
7.11	Curtilage/ Unbuilt space/out buildings/landscape	A small outbuilding on one side of the rear residential wing which was earlier used as a clinic; A well in front of this structure
8.0		<b>SERVICES &amp; UTILITIES</b>
8.1	Lighting	Tube lights and bulbs inside residences
8.2	Ventilation	Galss ventilators above doors and windows; Electric fans inside rooms
8.3	Electricity	BEST
8.4	Water Supply	BMC
8.5	Drainage (Plumbing and sanitatition)	All service pipes run along the side façade of the building;
8.6	Fire Precaution	No fire precaution taken
8.7	Other (HVAC/BMC/Security Systems)	None
9.0		<b>CONDITION</b>
9.1	Plinth	Discoloration of grey stone plinth; dampness on the side façade due to leakage of service pipes
9.2	Walls	Dry moss on all facades; Discoloration of wall; Flaking of plaster in the rear wing; cracks on walls of the rear wing;
9.3	Floor	Discoloration of stone due to wear and tear; braekage of stones at certain parts; No much damage observed for the tiles in the stair lobby.
9.4	Stairs	Stair is in visually good condition
9.5	Openings	Most of the ventilators are broken; a number of glass panels of windows on the side façade are broken; Timber frames and panels of windows in the rear residential wing are deteriorating; timber doors in the rear wing are deteriorating
9.6	Roofing	Timber bords, rafters are in visually good condition; the mangalore tiles of the sethna building 2 are in visually good condition
9.7	Articulation & Finishes	Dry moss on the articulation and external wall finish
9.8	Services	Many service pipes are broken and many of them leaking
9.9	Outbuildings	The outhouse near the rear residential wing is in a poor condition
9.10	Overall Condition	Good


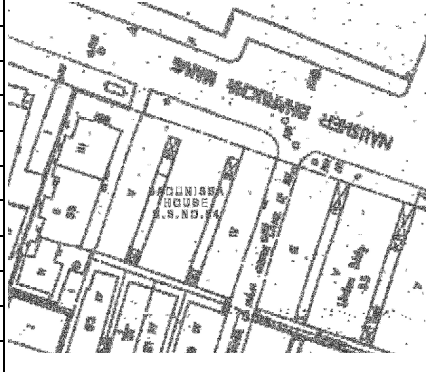
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473		SETHNA BUILDING
10.0		<b>TRANSFORMATION</b>
10.1	Form	No major transformation in form observed; Most of the window panels replaced by new material; openings covered with grill
10.2	Structure	No radical transformation in structure observed
10.3	Articulation & Finishes	The building has been painted over in various colours of oil paints. The original finish appears to have been exposed ashlar stone masonry.
11.0		<b>DP REMARKS/PERCEIVED THREATS</b>
		None
12.0		<b>ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS &amp; SUGGESTIONS FOR IMPLEMENTATION</b>

473 SETHNA BUILDING



LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI  
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474 SAIDUNISSA BUILDING			
	Common Ref no: 2005/GII/474		
	Card No. 158		
	Ward (Part) D ward (Part II)		
	CS No. 54		
	Plot Area 712.38 sq m		
	B U Area NA		
	Date 9 <sup>th</sup> February 05		
	Record by Malini Rajalakshmi		
	Review by Abha Lambah		
	Int MR Ext MR		
Photo Ref 474a – 474cs			
1.0		<b>DENOMINATION</b>	
1.1		Name of Premises	Saidunissa Building
1.2		Earlier Name	Saidunissa Building
1.3		Built In	1900s Extension Date(if any): none
2.0		<b>ACCESS ROADS</b>	
2.1		Main	Naushir Barucha Marg
2.2		Subsidiary	Kesav Naik Road
3.0		<b>OWNERSHIP PATTERN</b>	
3.1		Present	Private
3.2	Past	Private	
3.3	Status	Tenanted	
4.0	<b>USE</b>		
4.1	Present	Shops on ground floor, shops and residences on the first floor, residences on 2 <sup>nd</sup> , 3 <sup>rd</sup> and 4 <sup>th</sup> floors.	
4.2	Past	Shops on ground floor and residences on all the other floors	
4.3	Usage	Commercial and residential	
5.0	<b>SIGNIFICANCE &amp; VALUE CLASSIFICATION</b>		
5.1	Townscape(Natural/Manmade)	Located by the side of N.Barucha Marg right in front of Grant Road Railway Station(west), the building is easily accessible by BST buses. It stands at the junction of Barucha road and Keshav Naik Road.	
5.3	Architectural Description	<p><b>Planning</b></p> <p>There are three wings, the central wing being a wider one. There are two stair cases one each between the central wing and the side wing. The space at the rear side of the staircase is left open and is accessible from the ground floor. Some of the rooms on the ground floor of the side wing is accessible from this area while the rooms in the wing by the side of the Kesav Naik Road is accessible from the road. There is a long corridor in the middle of the central wing.</p> <p>Each floor except the ground floor has 4 residential wings - one on either side of the staircase. Each residential wing has a balcony leading to a large hall and a corridor on one side with rooms laid out on the other.</p> <p><b>Stylistic Classification</b></p> <p>Edwardian Neo Classical</p>	

474 SAIDUNISSA BUILDING		
5.4	Intrinsic	<p><b>Character Defining Elements</b></p> <p><b>External</b>                      The two main entrances to the building leading to the staircases have semicircular arched openings with a key stone in the center. The entrances are marked by triangular pediment above the parapet of the terrace above the 4<sup>th</sup> floor. There are recessed balconies in the front façade on all floors. These balconies have segmented arched openings in the middle wing of the 3<sup>rd</sup> floor and simple rectangular openings bordered with floral patterns in relief in the 4<sup>th</sup> floor. The pitched roof slopes down the recessed balconies but is concealed by the decorative parapet on the front façade. Each floor has columns with decorative cornices at the ends. The cornices run all along the front façade. The staircase bay has windows on the façade on all floors except the 4<sup>th</sup> floor where the lobby has decorative handrails in concrete.</p> <p><b>Internal</b>                      Decorative concrete and wooden hand rails; decorative segmented arched opening for balconies; floral motifs in relief around openings of balconies; stained glass panels for ventilators; cast iron handrails for windows;</p>
5.5	Value Classification	<p><b>Existing Grade:</b> Deleted      <b>Recommended Grade:</b> Grade III  <b>A(arc), A(cul), B(per)</b></p>
6.0		<b>TOPOGRAPHY</b>
6.1	Floors	Ground + 4 floors
7.0		<b>CONSTRUCTION</b>
7.1	Plinth	1 ft high masonry plinth is in grey stone
7.2	Walls	Load bearing structure in brick
7.3	Floor	Stone slabs laid on lime concrete poured on timber planks laid over timber joists supported by timber columns
7.4	Stairs	Cantelevered staircase in timber
7.5	Openings	Double shuttered windows in the staircase bay have timber frame and glass panels. The main frame has a horizontal rail at 1.5 ft height with vertical round sectioned cast iron rails above and decorative fabricated rails below. The ventilators above windows have openable timber frame and glass panels guarded by horizontal timber battens inside. Main doors have timber frames and panels with patterns on it. Ventilators fixed above windows have timber frame and glass panels. Most of the double shuttered windows on the side facades have timber frame and glass panels with fixed ventilators on top. Some of the windows opening to the narrow open space behind the staircase bay are four shuttered with glass panels and wooden frames and have fixed ventilators with triangular glass panels, some of which have stained glass in it. The windows also have horizontal timber battens on the inner side guarding them.
7.6	Roofing	Timber framed pitched roof with mangalore pattern tiles laid on timber planks resting on timber battens laid on timber roof trusses supported by timber columns.
7.7	Articulation	Interior show some interesting cast iron brackets and columns. Simple timber posts and square sectioned rails for the staircases; Windows above stair case bay have vertical round sectioned cast iron rails above the horizontal rail and decorative fabricated rails below; vertical square sectioned timber

474	SAIDUNISSA BUILDING	
		rails guarding ventilators on the 4 <sup>th</sup> floor; Vertical round sectioned cast iron bars guarding windows and ventilators above doors and windows; decorative concrete rails for balconies; floral pattern in relief around the openings of fourth floor balconies
7.8	Finishes	<p><b>Walls</b>                      The wall near the main staircase on the right has dado of ochre coloured oil paint along staircase painted wall till the first floor. The other floors have cream or yellow colour oil paint. The interior one of the first floor residences have pink colour oil paint on internal walls. The ground floor has the corridor painted with half cream and half blue oil paint. The column projecting out has the top portion painted brown, bottom painted cream and the decorative stone bracket painted green with oil paint.</p> <p><b>Flooring</b>                      Shabad stone on the ground floor; polished and unpolished shahbad stone on all staircase lobbies till the second floor; mosaic flooring for the third and fourth floor lobbies; a combination of green and yellow mosaic tiles and shahbad stone for rooms; One of the rooms on ground floor has chequered Bharat cement tiles.</p> <p><b>Staircases</b>                      Timber staircases with unpainted treads and risers; brown and grey colour oil paint applied on hand rails and rails at different parts.</p>
7.9	Interiors(Movable&Immovable)	Decorative stone brackets for columns on ground floor; stained glass panels on ventilators; decorative concrete rails
7.10	Compound/Fence/Gate	No compound wall for the building; Main road in the front, a lane on side, a building on the other side and 2 buildings very close to the main building on the rear side.
7.11	Curtilage/ Unbuilt space/out buildings/landscape	No outbuildings in the site. The condition of the side alley is very poor and quite filthy
8.0		<b>SERVICES &amp; UTILITIES</b>
8.1	Lighting	Tube lights and bulbs inside offices and residences
8.2	Ventilation	Glass ventilators above the windows
8.3	Electricity	BEST
8.4	Water Supply	BMC
8.5	Drainage (Plumbing and sanitatition)	Rain water pipes and drainage pipes running along the rear fand side ace of the building, water pipes running along the façade facing the main roads.
8.6	Fire Precaution	No precautions taken
8.7	Other (HVAC/BMC/Security Systems)	No HVAC or security systems in place
9.0		<b>CONDITION</b>
9.1	Plinth	The grey stone plinth in the front façade shows discoloration; Plinth on side and rear façade have dry moss and vegetation growth; Plinth on the rear side shows dampness due to constant contact with water
9.2	Walls	Discoloration of wall; dry moss; flaking of oil paint; vegetation growth on the front façade; Cracks through arches of the main entrance; flaking of plaster; Cracks at intersection of walls on third and fourth floors; Cracks at the intersection of wall and column, intersection of beam and column, on the fourth floor; Cracks on the external wall running from the fourth floor to the



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		second floor; No damage observed for the timber columns on the fourth floor
9.3	Floor	Breakage of shahbad stones in the stair lobby and rooms of the third and fourth floors
9.4	Stairs	Damage of treads and risers in the third and fourth floor; Wearing off of treads in the ground floor; treads moving away from risers at many places; Loss of paint in many parts;
9.5	Openings	Most of the panels of the windows and ventilators in the staircase bays are broken and some of the window frames damaged; No damage observed for doors
9.6	Roofing	No damage observed for the timber beams ; deterioration of timber planks above the timber battens of the pitched roof; damaged timber eveboard; damage of separate sun shades of windows
9.7	Articulation & Finishes	The cast iron hand rails guarding windows and ventilators are corroded; wooden horizontal rail guarding windows are broken in all windows except a few; the handrails guarding staircase lobbies are broken ; Breakage of hand rails of the stair case in the third and fourth floors; Cracks in one of the main posts of the staircase; dry moss on triangular pediments on the terrace; articulation around windows remain unnoticeable due to discoloration and dry moss.
9.8	Services	Rain water pipes on the side facades corroded; leakage of service pipes on the rear façade; Overflow of septic tank on the rear; The open space behind the stair case bay has the big airconditioning units kept turning into a service corridor.
9.9	Outbuildings	No out buildings in the plot
9.10	Overall Condition	Poor Maintenance level Poor
10.0		<b>TRANSFORMATION</b>
10.1	Form	The side façade facing the Kesav Naik Road has transformed drastically since almost all of the windows have been replaced with new ones; The entrances on the ground floor is camouflaged by the hoardings; Floor finish of some of the rooms on the ground floor and some of the residences on the top floors have changed; the sunshades of roofs replaced by tin sheets; A number of windows on the front and side facades are covered up with grills; Some of the ventilators covered with grills
10.2	Structure	Many of the timber rafters supporting the timber planks are replaced by steel sections; Many of the old timber planks of the pitched roof have been replaced by new planks; The beams in the balcony on the fourth floor is strengthened by metal plates
10.3	Articulation & Finishes	The concrete handrails of the balconies have been painted in three different colours; The inside walls are treated with oil paints of different colours
11.0		<b>DP REMARKS/PERCEIVED THREATS</b>
		none
12.0		<b>ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS &amp; SUGGESTIONS FOR IMPLEMENTATION</b> The building is in a poor state of repair,however it still has retained some key character defining architectural features both in the exterior and interior and thus should be preserved and possibly restored.



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474 SAIDUNISSA BUILDING





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475		UNION BUILDING	
	Common Ref no: 2005/GII/475		
	Card No. 159		
	Ward (Part) D Ward (Part II)		
	CS No. 33		
	Plot Area 982.45 sq m		
	B U Area NA		
	Date 10 <sup>th</sup> February 05		
	Record by Malini Rajalakshmi		
	Review by Abha Lambah		
	Int MR                      Ext MR		
Photo Ref 475a – 475cd			
1.0		<b>DENOMINATION</b>	
1.1	Name of Premises	Union Building	
1.2	Earlier Name	Union Building	
1.3	Built In	1880s    Extension Date(if any): None	
2.0		<b>ACCESS ROADS</b>	
2.1	Main	Naushir Barucha Marg	
2.2	Subsidiary	Shankar Sheth Marg	
3.0		<b>OWNERSHIP PATTERN</b>	
3.1	Present	Private ( Manoj Patel)	
3.2	Past	Private ( Manoj Patel)	
3.3	Status	Tenanted	
4.0		<b>USE</b>	
4.1	Present	Shops on ground floor, shops and residences on the first and second floors, ; residences on 2 <sup>nd</sup> ,3 <sup>rd</sup> and 4 <sup>th</sup> floors of the central wing and the short wing facing theShankar Sheth Road. The other short wing has shops on all floors except the 3 <sup>rd</sup> floor which houses a guest house.	
4.2	Past	Shops on ground floor and residences on all other floors	
4.3	Usage	Commercial and residential	
5.0		<b>SIGNIFICANCE &amp; VALUE CLASSIFICATION</b>	
5.1	Townscape(Natural/Manmade)	The Union building is located on the Barucha Marg, right in front of the Grant Road Railway station.It is a corner building at the junction of Barucha Marg and Shekhar Sheth Marg. Located near the Saidunissa house and the building is easily accessible by BEST buses.	
5.3	Architectural Description	<b>Planning</b> The building has three wings – the central wing being wider with two staircases at the two ends. The spaces behind the staircase bays remain open. The building has recessed balconies on the street facades on all floors except the ground floor. The balconies in the front façade are broken by the stair lobbies while the balconies in the side façade is long and continuous. Each floor except the ground floor has two residential units in the central wing. The short wing near the Shankar Sheth Marg has two units separated by a central long corridor- the one on the right has a residential unit and that on the left has a series of rooms accessed from the corridor. The balcony in	

475		UNION BUILDING
		<p>the front of the residential unit near the stair case of the short wing forms a common space for both the wings. The short wing on the right side has 2 units on each floor one to the right of the stair case and the other two the left. The central corridor is absent in this wing.</p> <p><b>Stylistic Classification</b>                      Chawl - vernacular typology</p>
5.4	Intrinsic	<p><b>Character Defining Elements</b>  <b>External</b>                      The two main entrances to the building from the main street are flanked by two non decorative columns running from the ground floor to the top floor. They support a parapet with stuccowork in lime concrete crowned by finials at both ends. The balconies in the front façade have slender timber columns forming a group of two and timber brackets supporting the sloping sunshade screwed on to the columns. The double columns are arranged at fixed distance. The balconies are guarded with decorative hand rails. The balconies have simple rectangular openings.</p> <p><b>Internal</b>                      Cast iron hand rails guarding balconies; small openings with stained glass on the ventilators of the stair lobby; timber partition between balconies in the front façade; double shutter folding doors</p>
5.5	Value Classification	<p><b>Existing Grade:</b> Deleted    <b>Recommended Grade:</b> Grade III  <b>A(arc), A(cul), B(per), D(uu), C(seh), E</b></p>
6.0		<b>TOPOGRAPHY</b>
6.1	Floors	Ground + 4 floors
7.0		<b>CONSTRUCTION</b>
7.1	Plinth	1 ft high masonry plinth is in grey stone
7.2	Walls	Timber framed structure with brick infill
7.3	Floor	Stone slabs laid on lime concrete poured on timber planks laid over timber joists supported by timber posts.
7.4	Stairs	A cantilevered staircase in timber on the left of the wide central wing a cantilevered reinforced concrete staircase to the right.
7.5	Openings	Doors connecting front balconies are with timber frames and door panels are made of timber planks, joined horizontally and diagonally. Each room facing the Shankar Sheth Marg has a door and a window in a single frame. The door has timber shutters and windows has the top half glass paneled and the bottom half glass louvred. The stair landing is guarded by timber louvres with the decorative openings in between covered by stained glass. Some of the windows opening to the balconies in the front are double shutter folding ones with timber louvred panels. The double doors of some of the residential wings have a pair of doors with timber frame and timber horizontal rails guarded by vertical round sectioned cast iron rods and another pair of door in timber opening inside. ventilators in timber frame with cast iron vertical rails are there above doors.
7.6	Roofing	Timber framed pitched roof with mangalore pattern tiles laid on timber planks resting on timber battens laid on timber roof trusses supported by timber columns.
7.7	Articulation	Decorative cast iron hand rails some of them painted white and some others

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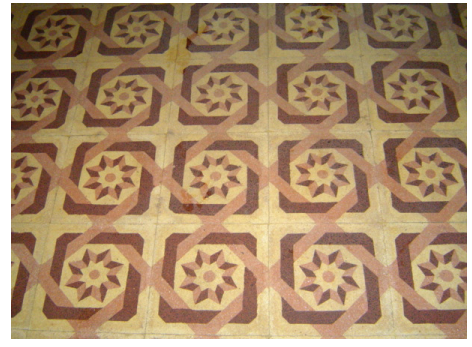
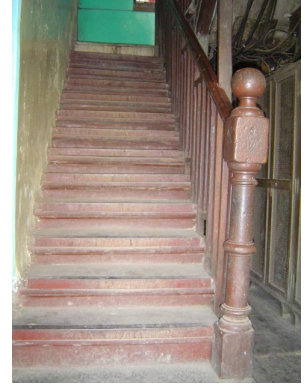
475	UNION BUILDING	
		<p>Painted brown; decorative openings covered with stained glass in the stair landing; timber brackets resting on corniced column capital</p>
7.8	Finishes	<p><b>Walls</b> The external walls and walls around stairs are painted yellow in oil paint; Most of the the internal walls have yellow and green oil paint.</p> <p><b>Flooring</b> Shabad stone and ceramic tiles on the ground floor; polished and unpolished shahbad stone for the first, second and third floor balconies; polished lime concrete on the fourth floor balconies; lenoleum sheet stuck to shahbad stone flooring in some of the corridors in the left wing.</p> <p><b>Staircases</b> Most parts of the timber staircases like the treads, hand rails and posts are unpainted; risers are painted red; treads have metal covering at the nosing. The reinforced concrete stair case finished with stone slabs.</p>
7.9	Interiors(Movable&Immovable)	
7.10	Compound/Fence/Gate	No compound wall for the building; Main road in the front, a lane on side, a building on the other side. The rear yard is inaccessible due to a shop abutting the Shankar Sheth lane very near the Union building.
7.11	Curtilage/ Unbuilt space/out buildings/landscape	No outbuildings in the site. However, the condition of the side alleys is really poor with a lot of encroachments, unauthorized construction and poorly maintained
8.0		<b>SERVICES &amp; UTILITIES</b>
8.1	Lighting	Tube lights and bulbs inside offices and residences
8.2	Ventilation	Glass ventilators above the windows;
8.3	Electricity	BEST. However, the electrical system is badly in need of upgradation with a host of meter boxes, incremental wiring and ad hoc electric routing that calls for immediate upgradation and is a fire hazard.
8.4	Water Supply	BMC; Sintex water tanks kept on each floor of the bridge connecting the central wing and the short right wing.
8.5	Drainage (Plumbing and sanitatition)	Rain water pipes and drainage pipes running along the front and side facades of the building
8.6	Fire Precaution	No precautions taken
8.7	Other (HVAC/BMC/Security Systems)	Tube lights and bulbs inside offices and residences
9.0		<b>CONDITION</b>
9.1	Plinth	The grey stone plinth in the front façade shows discoloration;
9.2	Walls	Walls facing the open space behind the stair case on the right side of the wide central wing shows dampness and moss on it; All external walls have dry moss; Oil paint flaking off at various parts; plaster flaking off;
9.3	Floor	Wearing away of stone on the ground floor; Some parts of lime concrete floor damaged; So of the shahbad stones broken; Many of the steel sections on the roof of the ground floor are corroded; the wooden beams and rafters of the ground floor broken; the wooden planks and rafters at various parts of the ground floor have dry rot due to water ingress
9.4	Stairs	Wearing off of the flights connecting the ground floor and first floor; No paint on the handrails, posts and top rails of the first, second, third and fourth floors.

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<b>475</b>	<b>UNION BUILDING</b>	
9.5	Openings	Many of the glass panels of the windows broken; some of the frames broken.
9.6	Roofing	Most of the sunshades on the side facades are broken; No visual damage for the timber planks and rafters in the lobby.
9.7	Articulation & Finishes	Most of the cast iron handrails are corroded; wooden hand rails and top rails of timber stair case broken;
9.8	Services	Rain water pipes on the side facades corroded
9.9	Outbuildings	No out buildings in the plot
9.10	Overall Condition	The building exhibits both structural and architectural deterioration and requires repair and restoration as well as upgradation of the electrical services Maintenance level Poor
10.0		<b>TRANSFORMATION</b>
10.1	Form	The interior of the ground floor has been transformed to meet the function of shops; the short wing on the right side of the wide wing have been demolished and reconstructed in 2004; The old staircase in this wing is replaced with a reinforced concrete staircase; the right external wall of the central wing is demolished to construct a new one; A new bridge is constructed connecting the central wing and the new short wing on the right on the rear where the water tanks are kept; Some of the balconies on the first and second floor covered up; most of the sunshades replaced with tin sheets; large number of window frames and panels replaced with new ones.
10.2	Structure	The short wing on the right side of the wide wing have been demolished and reconstructed in 2004; Many timber beams of the floor have been replaced with steel sections
10.3	Articulation & Finishes	The decorative parapet crowning the main entrances shows no transformation; some of the wooden hand rails on the staircase landing replaced with tin sheets.
11.0		<b>DP REMARKS/PERCEIVED THREATS</b>
12.0		<b>ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS &amp; SUGGESTIONS FOR IMPLEMENTATION</b>



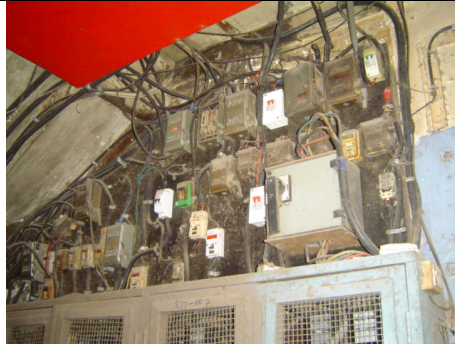
475 UNION BUILDING




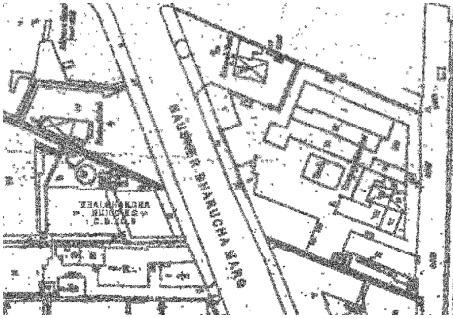


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475 UNION BUILDING




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476		BALACHANDRA BUILDING	
		Common Ref no: 2005/GII/476	
		Card No. 160	
		Ward (Part) D Ward (Part II)	
		CS No. 5	
		Plot Area 1138.81 sq m	
		B U Area NA	
		Date 5 <sup>th</sup> April 05	
		Record by Malini Rajalakshmi	
		Review by Abha Lambah	
Int MR Ext MR	Photo Ref 476a-		
1.0		<b>DENOMINATION</b>	
1.1	Name of Premises	Balachandra building	
1.2	Earlier Name	None	
1.3	Built In	Demolished in 2005; New building construction in progress	
2.0		<b>ACCESS ROADS</b>	
2.1	Main	Naushir Barucha Marg	
2.2	Subsidiary	None	
3.0		<b>OWNERSHIP PATTERN</b>	
3.1	Present	Private	
3.2	Past	Private	
3.3	Status	Owner	
4.0		<b>USE</b>	
4.1	Present	Residential	
4.2	Past	Residential	
4.3	Usage	Original building has been demolished	
5.0		<b>SIGNIFICANCE &amp; VALUE CLASSIFICATION</b>	
5.1	Townscape(Natural/Manmade)	Not applicable since the building is demolished	
5.3	Architectural Description	Not applicable since the building is demolished	
5.4	Intrinsic	<b>Character Defining Elements</b> Not applicable since the building is demolished	
5.5	Value Classification	<b>Existing Grade:</b> Deleted <b>Recommended Grade:</b> Deleted	
6.0		<b>TOPOGRAPHY</b>	
6.1	Floors	Not applicable since the building is demolished	
7.0		<b>CONSTRUCTION</b>	
7.1	Plinth	Not applicable since the building is demolished	
7.2	Walls	Not applicable since the building is demolished	
7.3	Floor	Not applicable since the building is demolished	
7.4	Stairs	Not applicable since the building is demolished	
7.5	Openings	Not applicable since the building is demolished	
7.6	Roofing	Not applicable since the building is demolished	

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476	<b>BALACHANDRA BUILDING</b>	
7.7	Articulation	Not applicable since the building is demolished
7.8	Finishes	Not applicable since the building is demolished
7.9	Interiors(Movable&Immovable)	Not applicable since the building is demolished
7.10	Compound/Fence/Gate	Not applicable since the building is demolished
7.11	Curtilage/ Unbuilt space/out buildings/landscape	Not applicable since the building is demolished
8.0	<b>SERVICES &amp; UTILITIES</b>	
8.1	Lighting	Not applicable since the building is demolished
8.2	Ventilation	Not applicable since the building is demolished
8.3	Electricity	Not applicable since the building is demolished
8.4	Water Supply	Not applicable since the building is demolished
8.5	Drainage (Plumbing and sanitatition)	Not applicable since the building is demolished
8.6	Fire Precaution	Not applicable since the building is demolished
8.7	Other (HVAC/BMC/Security Systems)	Not applicable since the building is demolished
9.0	<b>CONDITION</b>	
9.1	Plinth	Not applicable since the building is demolished
9.2	Walls	Not applicable since the building is demolished
9.3	Floor	Not applicable since the building is demolished
9.4	Stairs	Not applicable since the building is demolished
9.5	Openings	Not applicable since the building is demolished
9.6	Roofing	Not applicable since the building is demolished
9.7	Articulation & Finishes	Not applicable since the building is demolished
9.8	Services	Not applicable since the building is demolished
9.9	Outbuildings	Not applicable since the building is demolished
9.10	Overall Condition	Not applicable since the building is demolished
10.0	<b>TRANSFORMATION</b>	
10.1	Form	Not applicable since the building is demolished
10.2	Structure	Not applicable since the building is demolished
10.3	Articulation & Finishes	Not applicable since the building is demolished
11.0	<b>DP REMARKS/PERCEIVED THREATS</b>	
		None
12.0	<b>ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS &amp; SUGGESTIONS FOR IMPLEMENTATION.</b>	

LISTING & GRADING OF HERIATGE BUILDINGS & PRECINCTS IN MUMBAI  
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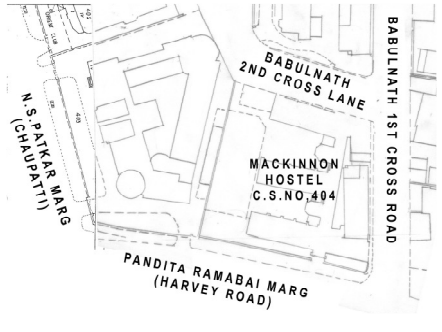
477		PATEL BHUVAN	
	Common Ref no: 2005/GII/477		
	Card No. 161		
	Ward (Part) D Ward (Part II)		
	CS No. 15		
	Plot Area 1051.85 sq m		
	B U Area NA		
	Date 5 <sup>th</sup> April 05		
	Record by Malini Rajalakshmi		
	Review by Abha Lambah		
	Int MR Ext MR		
Photo Ref 477a – 477d			
1.0		<b>DENOMINATION</b>	
1.1	Name of Premises	Patel Bhuvan	
1.2	Earlier Name	None	
1.3	Built In	Demolished and rebuilt	
2.0		<b>ACCESS ROADS</b>	
2.1	Main	Naushir Barucha Marg	
2.2	Subsidiary	None	
3.0		<b>OWNERSHIP PATTERN</b>	
3.1	Present	Private	
3.2	Past	Private	
3.3	Status	Owner	
4.0		<b>USE</b>	
4.1	Present	Residential	
4.2	Past	Residential	
4.3	Usage	Regular	
5.0		<b>SIGNIFICANCE &amp; VALUE CLASSIFICATION</b>	
5.1	Townscape(Natural/Manmade)	Not applicable since the original fabric has been demolished and rebuilt	
5.3	Architectural Description	<b>Planning</b> Not applicable as original fabric has been totally altered	
5.4	Intrinsic	<b>Character Defining Elements</b> Not applicable since the building has been demolished and rebuilt	
5.5	Value Classification	<b>Existing Grade:</b> Deleted <b>Recommended Grade:</b> Deleted	
6.0		<b>TOPOGRAPHY</b>	
6.1	Floors	Ground + 4 floors	
7.0		<b>CONSTRUCTION</b>	
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	
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	

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477	PATEL BHUVAN	
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		<b>SERVICES &amp; UTILITIES</b>
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 sanitatition)	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		<b>CONDITION</b>
9.1	Plinth	Not applicable since the original fabric has been demolished and rebuilt
9.2	Walls	Not applicable since the original fabric has been demolished and rebuilt
9.3	Floor	Not applicable since the original fabric has been demolished and rebuilt
9.4	Stairs	Not applicable since the original fabric has been demolished and rebuilt
9.5	Openings	Not applicable since the original fabric has been demolished and rebuilt
9.6	Roofing	Not applicable since the original fabric has been demolished and rebuilt
9.7	Articulation & Finishes	Not applicable since the original fabric has been demolished and rebuilt
9.8	Services	Not applicable since the original fabric has been demolished and rebuilt
9.9	Outbuildings	Not applicable since the original fabric has been demolished and rebuilt
9.10	Overall Condition	Not applicable since the original fabric has been demolished and rebuilt
10.0		<b>TRANSFORMATION</b>
10.1	Form	Not applicable since the original fabric has been demolished and rebuilt
10.2	Structure	Not applicable since the original fabric has been demolished and rebuilt
10.3	Articulation & Finishes	Not applicable since the original fabric has been demolished and rebuilt
11.0		<b>DP REMARKS/PERCEIVED THREATS</b>
		None
12.0		<b>ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS &amp; SUGGESTIONS FOR IMPLEMENTATION.</b>



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479 MACKICHAN HALL		
	Common Ref no:2005/GII/479	
	Card No. 163	
	Ward (Part): D(Part II)	
	CS No. 404	
	Plot Area 207.36sq.mt	
	B U Area NA	
	Date 2 <sup>nd</sup> March, 05	
	Record by Abha Bahl	
	Review by Aishwarya Tipnis	
	Int AB Ext AB	
Photo Ref 479a – 479j		
		
1.0		<b>DENOMINATION</b>
1.1	Name of Premises	Mackichan Hall
1.2	Earlier Name	Same
1.3	Built In	1912-13 Extension Date(if any) : None
2.0		<b>ACCESS ROADS</b>
2.1	Main	Pandita Ramabai Marg
2.2	Subsidiary	Babulnath Cross Lane
3.0		<b>OWNERSHIP PATTERN</b>
3.1	Present	Wilson College
3.2	Past	Same
3.3	Status	Trust - owned
4.0		<b>USE</b>
4.1	Present	International Students Hostel
4.2	Past	Same
4.3	Usage	Hostel
5.0		<b>SIGNIFICANCE &amp; VALUE CLASSIFICATION</b>
5.1	Townscape(Natural/Manmade)	Mackichan Hall is situated across the road from its parent institute, the Wilson College. Located close to Chowpatty, this building on Pandita Ramabai Road enjoys vantage views of the beach and sea-shore.
5.2	Architectural Description	<p>This grey stone building is designed in Indo-Gothic style of architecture. It exhibits a combination of elements including high Gothic towers, long pointed and semi-circular arches with vernacular-style balconies and balustrades.</p> <p>The building has 3 parallel wings with landscaped lawns and a volley ball court in between. The main façade facing Wilson College has long rectangular window openings with continuous tiled sloping weather-shade (chajjas) resting on carved timber brackets. Horizontal bands of these chajjas are present on all 3 upper floors of the building. this is broken only at the centre of the elevation where a tall slim bay which marks the main entrance into the hostel. Projecting slightly beyond the main façade, the grand semi-circular archway at the ground level is flanked by a pair of carved colonettes on each side and is emphasised by a triangular moulding with a carved finial. Above this, on the upper floors are 2 sets of double pointed arches. It is topped by a tiled sloping roof, with Swiss half-timbering on the gable end forming the uppermost feature of this bay.</p>

479 MACKICHAN HALL		
		Each of the 3 wings are almost identical in terms of elevational treatment in that – the north side has semi-open colonnaded verandahs and the south side has long rectangular openings with continuous bands of chajjas. The slimmer west-facing elevations have elegant stone balconies with a set of 5 narrow pointed arches and carved stone balustrades.
5.3	Intrinsic	Mackichan Hall has 2 entrances – the main entrance on Pandita Ramabai Road and a rear entrance from Babulnath Cross Lane. Rooms on the ground floor have been converted to laboratories and classrooms to accommodate students of Wilson College. A small auditorium space with a stage is also present on the north-east corner. Staircases within each wing lead to 3 floors of rooms above that are accessed via colonnaded verandahs. These verandahs are divided into 4 bays, separated by stone piers that run through the height of the building. On the ground floor, each bay has a pair of semi-circular arches, corresponding pair of pointed arches on the first and second floor and a set of narrow pointed triple arches on the top floor. Each floor is provided with auxiliary support areas like toilets, baths, pantries, storage areas and water coolers.
5.4	Value Classification	<b>Existing Grade:</b> Grade III <b>Recommended Grade:</b> Grade II B <b>B(des), A(cul), B(per), I(sce)</b>
6.0		<b>TOPOGRAPHY</b>
6.1	Floors	Ground + 3 upper storeys
7.0		<b>CONSTRUCTION</b>
7.1	Plinth	The 3 ft high plinth is constructed of straight coursed Kurla basalt
7.2	Walls	The external walls are constructed of straight coursed rough masonry in Kurla stone. Swiss half-timbering on the gable wall on elevational bay atop main entrance.
7.3	Floor	Timber framed floor with T.W. joists and boardings.
7.4	Stairs	Timber framed staircases.
7.5	Openings	Long rectangular openings in Porbunder stone with carved limestone balusters and timber framed windows inset. Projecting balconies in Porbunder stone with a set of 5 narrow pointed arches, supported by carved stone brackets. The verandahs overlooking the interior open space, are divided into 4 bays, separated by stone piers that run through the height of the building. On the ground floor, each bay has a pair of semi-circular arches, corresponding pair of pointed arches on the first and second floor and a set of narrow pointed triple arches on the top floor. All the arches are in Porbunder stone.
7.6	Roofing	Sloping timber-framed roofs and towers covered with Mangalore tiles.
7.7	Articulation	Ornate arched balustrades within rectangular openings are of limestone, painted white. Short decorative columns with carved capitals and bases, supporting arches in verandahs are of limestone, painted white Weather-shades over window openings and stone balconies are timber-framed and covered with Mangalore tiles.
7.8	Finishes	The external walls are kept exposed showing the actual joints 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.



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479 MACKICHAN HALL		
7.9	Interiors (Movable & Immovable)	Rev. Dr. Dugald Mackichan, founder of the Hostel and former principal of Wilson College, was presented with a bust which now adorns the main entrance of Mackichan Hall. It was designed and executed by famous Scottish sculptor, Dr. MacGillivray in recognition of Dr. Mackichan's work as an educationist.
7.10	Compound/Fence/Gate	The 3' high stone compound wall with metal railings.
7.11	Curtilege/ Unbuilt space/out buildings/landscape	The open space between the wings have well-kept lawns and a play courts.
8.0		<b>SERVICES &amp; UTILITIES</b>
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.
9.0		<b>CONDITION</b>
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 is in good condition.
9.4	Stairs	The timber staircase is in good condition.
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 good condition.
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.
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	The overall condition of the building is good. The maintenance level is also good.
10.0		<b>TRANSFORMATION</b>
10.1	Form	None
10.2	Structure	None
10.3	Articulation & Finishes	None
11.0		<b>DP REMARKS/PERCEIVED THREATS</b>
		None
12.0		<b>ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS &amp; SUGGESTIONS FOR IMPLEMENTATION</b>
		The Riding School of the Governor's Bodyguard formerly occupied the present site of Mackichan Hall. In June 1913, the hostel was open for residence.


479 MACKICHAN HALL



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Common Ref No: 2005/GII/480(i)
Card No: 164
Ward (Part): D (Part II)
CS No: 1529,1/1529
Plot Area:
B U Area:
Date: 17 <sup>th</sup> March, 05
Record by: Abha Bahl
Review by: Aishwarya Tipnis
Int: ANL      Ext: PJ
Photo Ref: 480(i)




<b>1.0</b>		<b>Denomination</b>
1.1	Name of Premises	Anand Kanan (villa)[ Serial no:480]
1.2	Earlier Name	Anand Kanan
1.3	Built In	1905 -1910      Extension Date (if any): none
<b>2.0</b>		<b>Access Roads</b>
2.1	Main	Pandita Ramabai Marg (Harvey Road)
2.2	Subsidiary	None
<b>3.0</b>		<b>Ownership Pattern</b>
3.1	Present	Private (Shri S.S. Dabholkar )
3.2	Past	Private (Shri Shantaram Narayan Dabholkar)
3.3	Status	Tenanted
<b>4.0</b>		<b>Use</b>
4.1	Present	Residential
4.2	Past	Residential
4.3	Usage	Regular
<b>5.0</b>		<b>Significance &amp; Value Classification</b>
5.1	Townscape (Natural/Manmade) 	Together with another 2-storeyed villa, a garage structure and a private temple building, this residential bungalow is located within a small complex on Pandita Ramabai Road. Tucked behind the landmark building of Bhartiya Vidya Bhavan, the Anand Kanan complex is positioned at the intersection of Pandita Ramabai Road and Hughes Road. The listed heritage structure faces the main road and is situated in the centre of the site, almost hidden from site by dense foliage and high compound walls.
5.2	Architectural Description	<b>Planning</b> Stepping through the timber-framed porch, a small entrance vestibule is entered into. This is backed by a large living room from where a narrow passage leads into various rooms of modest dimensions. The passage ends in a storage area and bathrooms. The approximately 2500 sq. ft. area has an airy, open feel owing to the cross ventilation provided by the long






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		<p>fenestrations on each external wall and high sloping ceiling under the pitched tiled roof.</p> <p><b>Stylistic Classification</b>                  Designed in a 19<sup>th</sup> century domestic vernacular wadi-style with a strong Portuguese influence, this single storeyed bungalow is designed on a simple architectural footprint. The relatively narrow frontage is backed by a long rectangular building. With elegant detailing in the form of carved wooden trelliswork, ornamental railings and tiled sloping roof, the timber-framed front porch faces north. It doubles up as a semi-open sit out space as well as the main entrance.                  Behind this, the building becomes a little broader as it stretches back. The stone masonry structure is topped by a sloping Mangalore tiled roof with ornate timber eaves fascia and bargeboards.</p>
5.3	Intrinsic	<p><b>Character Defining Elements</b></p> <p><b>External</b>                  Timber framed porch with carved wooden trellises, ornamental railings, decorative bargeboards, segmental arched openings, stucco work accentuating openings</p> <p><b>Internal</b>                  Interlocking cement tiles</p>
5.4	Value Classification	<p><b>Existing Grade:</b> Grade III                      <b>Recommended Grade:</b> Grade III  <b>B E, G(grp), B(per), B(des)</b></p> <p>Distinctive of the typical 19<sup>th</sup> century vernacular style houses with a Portuguese influence, Anand Kanan villa along with the other structures within the complex has value as a group of buildings as well as an individual building.</p>
<b>6.0</b>		<b>Topography</b>
6.1	Floors	Ground storey
<b>7.0</b>		<b>Construction</b>
7.1	Plinth 	The 2 ½ ft high plinth is constructed of Basalt stone masonry.
7.2	Walls 	The external and internal walls are constructed in Basalt stone masonry and painted over.
7.3	Floor	Stone floor at ground level.
7.4	Stairs	The building is ground storeyed and does not possess a staircase.

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7.5	<p>Openings</p> 	<p>Segmental arches framing long rectangular openings are in limestone. The openings are in typical vernacular style – elongated timber framed windows running through the height of the entire storey. They are divided into three segments which can be separately opened or shut to conform to the local climatic conditions – fixed glass panels with top hung wooden frames as ventilators with double window shutters below, and thirdly, double wooden shutters at the parapet level. Iron rods are provided as a security measure and run through the entire opening.</p>
7.6	<p>Roofing</p> 	<p>Sloping Mangalore tiled roofs with ornate timber eaves fascia and bargeboards on the front porch as well as over the main structure. Over the porch, the timber-framing supports a curved roof. The trussed roof over the main structure is supported by timber-framing including T.W. rafters and joists. There is a overhang of about 2 ft. beyond the building line. 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. At other places, like in the main living room, the visible ceiling has been made completely flat with plaster and mouldings.</p>
7.7	<p>Articulation</p> 	<p>The mouldings framing the openings and keystones topping the segmental arches are in limestone, painted in a blue colour. The pilaster bands with ornamental capitals are also in limestone, painted blue. The front porch has carved wooden fretwork infills between rounded timber posts and ornate cast iron railings.</p>
7.8	<p>Finishes</p>	<p>The external walls are plastered and painted. The internal walls are plastered and painted white. Some wall surfaces in the living room are clad with wood-imitation vinyl tiles. The arches, keystones and pilasters are painted in a light blue shade. The timber frames of the windows are painted white. The floor is covered with yellow ochre and brick red stone tiles in a hexagonal pattern. In the entrance vestibule, the original flooring has been replaced with glazed ceramic peach and white tiles.</p>

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7.9	<p>Interiors (Movable &amp; Immovable)</p> 	<p>Some pieces of loose furniture items such as T.W. showcases, cabinets, low tables are present. A bench with wooden seats and carved wrought iron legs and handrests. Original teakwood framed windows, glass panels and electric fixtures are also present.</p>
7.10	<p>Compound/Fence/Gate</p>	<p>The compound space is currently unpaved and serves mainly as car parking space for the owner and tenants.</p>
7.11	<p>Curtilage/ Unbuilt space/out buildings/landscape</p> 	<p>Adjacent to the bungalow is a 2-storeyed stone villa which is also almost as old. There is a restaurant at ground level which opens onto Hughes Road; a single flight timber-framed staircase on inner side, next to the bungalow, leads to the first floor which is also the residence of the owner.</p> <p>Behind the heritage bungalow, is another old structure in stone. This has 4 garages at the ground level and 4 separate single rooms that serve as staff quarters at the upper level that are accessed from a continuous passage on that level.</p> <p>Within the compound is the Dabholkar's Dattatreya Temple. Designed in a vernacular style, this single storeyed temple is designed on a simple architectural footprint. The relatively narrow frontage is backed by a long rectangular building. The front north-facing façade has 3 ornamental doorways that open into the main prayer hall. Continuous colonnaded verandahs run along the other three sides of the structure. The verandah has with a series of 4 cusped arches supported by short fluted columns with carved capitals and bases. Carved stone handrails and balusters are present between the columns. The entire temple is topped by a graceful tiled roof which slopes over 4 sides. The most striking feature of the building is the exceptional limestone detailing on the façade.</p>



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<b>8.0</b>		<b>Services &amp; Utilities</b>
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 overhead water 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
<b>9.0</b>		<b>Condition</b>
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, there is ficus and other plant growth seen at the joint between the plinth line and ground.
9.2	Walls 	The internal walls have been plastered over in an insufficient effort to contain the rising damp and water seepage from the ground as well as from the openings. Cement plastering on the external walls has also been carried out, obliterating the original mouldings and pilasters.
9.3	Floor	The floor is in a structurally stable condition.
9.4	Stairs	Since the building is ground storeyed it does not have a staircase.
9.5	Openings	All the openings are maintained and cement plastering has been done where the stone has chipped off due to dampness.
9.6	Roofing 	M.S. girders and I-sections have been used (as is visible in the rear toilet and storage block) to prop up the originally timber-framed roof.


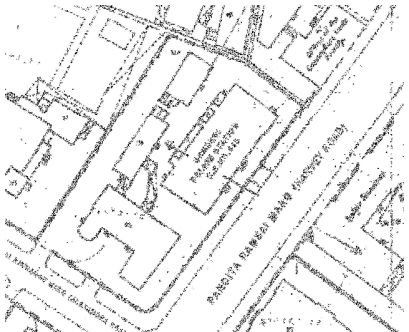
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9.7	Articulation & Finishes 	In the entrance vestibule, the original flooring has been replaced with glazed ceramic peach and white tiles. The window frames and shutters are in a operational condition, but require to be re-painted and replaced wherever broken. Cement plastering on the external walls has also been carried out, obliterating the original mouldings and pilasters.
9.8	Services 	The services have been upgraded periodically and are in a sound state.
9.9	Outbuildings	The outbuildings are in a stable condition and do not show any signs of deterioration.
9.10	Overall Condition	Fair <span style="float: right;">Maintenance Level: Regular</span>
<b>10.0</b>		<b>Transformation</b>
10.1	Form	None
10.2	Structure	None
10.3	Articulation & Finishes	None
<b>11.0</b>		<b>DP Remarks/Perceived Threats</b>
		None
<b>12.0</b>		<b>Additional Notes/References/Documents Available/Recommendations &amp; Suggestions for Implementation</b>
		The Anand Kannan complex originally housed 2 villas, a garage structure and the Dattatreya Temple all privately owned by the Dabholkar family. Presently, both villas and garage structure form part of the same complex. One ground-storey villa is tenanted. The present owner resides on the first floor of the other villa in the complex at the corner of Pandita Ramabai Road and Hughes Road. The Dattatreya Temple has been walled off from the main

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		<p>residential portion of the site since 1942. This is now a private temple for members of the Dabholkar family, opened only twice a day and maintained by a trust.</p> <p>Distinctive of the typical 19<sup>th</sup> century vernacular style houses with a Portuguese influence, Anand Kanan villa along with the other structures within the complex has value as a group of buildings as well as an individual building.</p>
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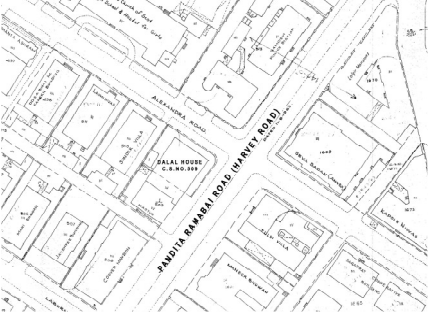
481 GAMDEVI POLICE STATION			
	Common Ref no:2005/GII/481		
	Card No. 165		
	Ward (Part): D (Part II)		
	CS No. 513		
	Plot Area 1500 sq m		
	B U Area NA		
	Date 14 <sup>th</sup> June 05		
	Record by Sarita R,		
	Review by Sheetal Gandhi		
	Int SR Ext SR		
Photo Ref 568 a-568c			
1.0	<b>DENOMINATION</b>		
1.1	Name of Premises		Gamdevi Police Station [Serial no:481]
1.2	Earlier Name		Gamdevi Police Station
1.3	Built In		1917 Extension Date(if any) none
2.0	<b>ACCESS ROADS</b>		
2.1	Main		Pandita Ramabai Marg (Harvey Road)
2.2	Subsidiary		K. Navrange Marg (Alexandra Road)
3.0	<b>OWNERSHIP PATTERN</b>		
3.1	Present		Government of Maharashtra
3.2	Past	Government of Maharashtra	
3.3	Status	Owner	
4.0	<b>USE</b>		
4.1	Present	Police Station	
4.2	Past	Police Station	
4.3	Usage	Regular	
5.0	<b>SIGNIFICANCE &amp; VALUE CLASSIFICATION</b>		
5.1	Townscape(Natural/Manmade)	The building abutting the street edge on the Pandita Ramambai Marg is designed like a colonial vernacular bungalow with vernadachs to the front and rear within a compound. In close proximity to the Nana Chowk,the building can be accessed from the Grant Road railway station and by numerous bus routes across the city.	
5.2	Architectural Description	<b>Planning</b> Due to security reasons, the internal survey of the building was not permitted. <b>Stylistic Classification</b> Designed in the Colonial Vernacular style, the building is charcaterised by the use of semi-circular arches, verandahs on the ground and first floors with timber railings, sloping Managalore tiled roof. Similar in design and composition to its contemporaries like the Bandra and Khar police stations, the building forms a typology of colonial Police station sin Bombay.	
5.3	Intrinsic	<b>Character Defining Elements</b> <b>External</b> Round staircase block, grit finished structure with continuous verandah at front with timber posts and balustrade.	
5.4	Value Classification	<b>Existing Grade:</b> Grade III <b>Recommended Grade :</b> Grade III <b>A(arc),B(des),B(per)</b>	



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481 GAMDEVI POLICE STATION		
6.0		<b>TOPOGRAPHY</b>
6.1	Floors	Ground plus one upper along Pandita Ramabai Road & Ground plus two upper along K Navrange Marg.
7.0		<b>CONSTRUCTION</b>
7.1	Plinth	Could not be determined as permission for detailed survey was denied.
7.2	Walls	Could not be determined as permission for detailed survey was denied.
7.3	Floor	Could not be determined as permission for detailed survey was denied.
7.4	Stairs	Could not be determined as permission for detailed survey was denied.
7.5	Openings	Could not be determined as permission for detailed survey was denied.
7.6	Roofing	The roof is of flat slab construction with brickbat coba.
7.7	Articulation	Could not be determined as permission for detailed survey was denied.
7.8	Finishes	Could not be determined as permission for detailed survey was denied.
7.9	Interiors (Movable & Immovable)	Could not be determined as permission for detailed survey was denied.
7.10	Compound/Fence/Gate	Could not be determined as permission for detailed survey was denied.
7.11	Curtilege/ Unbuilt space/out buildings/landscape	Could not be determined as permission for detailed survey was denied.
8.0		<b>SERVICES &amp; UTILITIES</b>
8.1	Lighting	Could not be determined as permission for detailed survey was denied.
8.2	Ventilation	Could not be determined as permission for detailed survey was denied.
8.3	Electricity	Could not be determined as permission for detailed survey was denied.
8.4	Water Supply	Could not be determined as permission for detailed survey was denied.
8.5	Drainage (Plumbing and sanitation)	Could not be determined as permission for detailed survey was denied.
8.6	Fire Precaution	Could not be determined as permission for detailed survey was denied.
8.7	Other (HVAC/BMC/Security Systems)	Could not be determined as permission for detailed survey was denied.
9.0		<b>CONDITION</b>
9.1	Plinth	Could not be determined as permission for detailed survey was denied.
9.2	Walls	Could not be determined as permission for detailed survey was denied.
9.3	Floor	Could not be determined as permission for detailed survey was denied.
9.4	Stairs	Could not be determined as permission for detailed survey was denied.
9.5	Openings	Could not be determined as permission for detailed survey was denied.
9.6	Roofing	Could not be determined as permission for detailed survey was denied.
9.7	Articulation & Finishes	Could not be determined as permission for detailed survey was denied.
9.8	Services	Could not be determined as permission for detailed survey was denied.
9.9	Outbuildings	Could not be determined as permission for detailed survey was denied.
9.10	Overall Condition	Could not be determined as permission for detailed survey was denied.
10.0		<b>TRANSFORMATION</b>
10.1	Form	Could not be determined as permission for detailed survey was denied.
10.2	Structure	Could not be determined as permission for detailed survey was denied.
10.3	Articulation & Finishes	Could not be determined as permission for detailed survey was denied.
11.0		<b>DP REMARKS/PERCEIVED THREATS</b>
		None
12.0		<b>ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS &amp; SUGGESTIONS FOR IMPLEMENTATION</b>

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482 DALAL HOUSE		
	Common Ref no:2005/GII/482	
	Card No. 166	
	Ward (Part): D ward (part 2)	
	CS No. NA	
	Plot Area NA	
	B U Area NA	
	Date 15 <sup>th</sup> October 05	
	Record by Krishna Iyer	
	Review by Aishwarya Tipnis	
	Int KI Ext KI	
Photo Ref 482 a- 482l		
1.0		<b>DENOMINATION</b>
1.1	Name of Premises	Dalal house
1.2	Earlier Name	Dalal house
1.3	Built In	19th century
2.0		<b>ACCESS ROADS</b>
2.1	Main	Pandita Ramabai Road
2.2	Subsidiary	St. Columba's road
3.0		<b>OWNERSHIP PATTERN</b>
3.1	Present	Mr. Mahimwalla
3.2	Past	-
3.3	Status	Owner & Tenanted
4.0		<b>USE</b>
4.1	Present	Residential
4.2	Past	Residential
4.3	Usage	Regular – Daily
5.0		<b>SIGNIFICANCE &amp; VALUE CLASSIFICATION</b>
5.1	Townscape(Natural/Manmade)	Built on a plot along which is along the Pandita Ramabai road (Harvey road) & St. Columba's road, the Dalal house is part of the typical vernacular houses which came up during that era. This residential block is well surrounded by important landmarks like the Gambdevi police station, Seva Sadan institute, St.Columba's school etc. The area is well connected by Public transport and in close proximity to Grant Road Railway station on the Western Line.
5.2	Architectural Description	<p><b>Planning</b>                      Built like a typical vernacular residential block with some neo-classical features, this ground and two storied structure has some interesting open balconies on two sides of the structure, which gives it an interesting elevation along the main road. A sloping Mangalore tiled roof characterizes the residential block. A semi circular arch and decorative stucco Neo classic columns define the entrance area. The balconies have decorative wrought iron brackets to support it.</p> <p><b>Stylistic Classification</b>                      The building has vernacular features, some beautiful open balconies on the front and back facades of the structure, decorative wrought iron brackets, vernacular wooden handrails for the balconies, semi circular</p>

482 DALAL HOUSE		
		arch at the entrance with decorative neo classical stucco columns, Mangalore tiled roof.
5.3	Intrinsic	<p><b>Character Defining Elements</b></p> <p><b>External</b>                      The building has some beautiful open balconies on the front and back facades of the structure, decorative wrought iron brackets, semi circular arch at the entrance with decorative stucco columns, Mangalore tiled roof.</p> <p><b>Internal</b>                      Timber staircase with elegant teak wood newel posts and china mosaic at the levels of the staircase.</p>
5.4	Value Classification	<b>Existing Grade:</b> Grade III <b>Recommended Grade:</b> Grade III <b>A(arc), B(des), B(per),G(grp)</b>
6.0		<b>TOPOGRAPHY</b>
6.1	Floors	Ground+ two storied building with Mangalore tiled roof.
7.0		<b>CONSTRUCTION</b>
7.1	Plinth	Grey ashlar masonry with basalt stone coping.
7.2	Walls	<p>Load bearing brick masonry walls with a Georgian accentuated entrance that has Neo classical stucco columns. The front façade has crème color paint with neo classical features on the entrance.</p> <p>The building has vernacular features like balconies running along the front and the rear facades which accommodate wooden hand railings and decorative wrought iron brackets. The interior timber staircase has crème color oil paint, but on the upper floor the interior changes according to the owner. Residences rooms were not allowed survey.</p>
7.3	Floor	Timber construction as seen on the staircase block, interiors not allowed to survey.
7.4	Stairs	Timber staircase leading to the terrace level.
7.5	Openings	The front and rear façade has long running balconies with rectangular openings. Original timber frames for the doors and windows which are within rectangular openings. Every door and window has a ventilator above. All doors and windows have glass paneled shutters. All the balconies have door openings. There are four shutters on some openings at the ground level.
7.6	Roofing	Sloping Mangalore tiled roof
7.7	Articulation	The building has vernacular features, some beautiful open balconies on the front and back facades of the structure, decorative wrought iron brackets, vernacular wooden handrails for the balconies, semi circular arch at the entrance with decorative neo classical stucco columns, Mangalore tiled roof.
7.8	Finishes	<p><b>Walls</b>                      The external front façade has been painted crème color and are lime/cement plastered. The interiors were not allowed to survey but since it is of residential usage the interiors are different according to the usage.</p> <p><b>Flooring</b>                      The floor finish around the staircase block and the entrance of the building is of mosaic tiles which have not been changed. The upper floor of the staircase block has cement mosaic flooring. Residences were not allowed to survey</p> <p><b>Staircases</b></p>

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482	DALAL HOUSE	
		Timber staircase has teak wood treads and risers.
7.9	Interiors (Movable & Immovable)	Residences were not allowed to survey.
7.10	Compound/Fence/Gate	Compound wall is made of brick masonry.
7.11	Curtilege/ Unbuilt space/out buildings/landscape	There is a garage on the rear portion of the building within the compound.
8.0		<b>SERVICES &amp; UTILITIES</b>
8.1	Lighting	The building receives natural lighting from almost all sides as it is situated at is a corner plot and all openings face the open. Balconies provide good shade during the afternoon. Residences were not allowed to survey.
8.2	Ventilation	The building receives good ventilation as it is situated on a corner plot and the openings face the open. All openings have ventilators above. The front and rear façades have open balconies which provide good ventilation. Residences were not allowed to survey.
8.3	Electricity	BEST supplies the electricity. Distribution boards are placed below 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 and other side. The front façade has no drainage pipes running.
8.6	Fire Precaution	No fire precaution system has been installed within the buildings.
8.7	Other (HVAC/BMC/Security Systems)	No special system is installed.
9.0		<b>CONDITION</b>
9.1	Plinth	The plinth does not show any signs of settlement except for moss accumulation seen.
9.2	Walls	The front Neo Classic façade does not show any sign of deterioration. All the other facades also show no sign of deterioration. Except for dampness where the pipes are running and salt effervescence on the walls. Vegetation growth is seen on the walls.
9.3	Floor	The timber floor in the staircase area appears to be in a sound condition. Residences were not allowed to survey.
9.4	Stairs	The staircase block is structurally in a sound condition.
9.5	Openings	Some of the openings are in fair condition; window and glass panes are missing / broken. The balconies on the upper floor are enclosed by the owners. A balcony on the rear façade has additional wooden supports. The upper openings have been altered by the owners and some openings have air conditioners in them. The original chajjas have been altered.
9.6	Roofing	The Mangalore tiled roof seems is in a good condition.
9.7	Articulation & Finishes	The neo classical features on the entrance do not have defects. The wall finish in the staircase block is seen flaking.
9.8	Services	The services of the building don't seem to be upgraded; no new services have been added.
9.9	Outbuildings	The garage/parking lot is in fair condition. Vegetation growth is seen on the compound wall.
9.10	Overall Condition	Fair <span style="float: right;">Maintenance Level : irregular</span>
10.0		<b>TRANSFORMATION</b>
10.1	Form	No transformation is visible in the form.
10.2	Structure	The building has not undergone any major structural transformation. Except for the enclosure of the upper balconies by the owners.


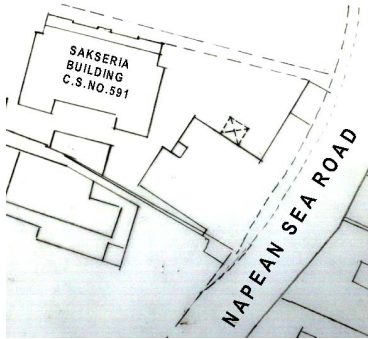


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482 DALAL HOUSE		
10.3	Articulation & Finishes	The flooring around the staircase block has not been altered, on the upper floors the wall finish has been changed by the owner. Exterior has not been altered. Residences were not allowed to survey.
11.0		<b>DP REMARKS/PERCEIVED THREATS</b>
		None
12.0		<b>ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS &amp; SUGGESTIONS FOR IMPLEMENTATION</b>

482 DALAL HOUSE



483 SAKSERIA BUILDING		
	Common Ref no:2005/GII/483	
	Card No. 167	
	Ward (Part): D (Part II)	
	CS No. 591	
	Plot Area 862.2 sq m	
	B U Area NA	
	Date 10 <sup>th</sup> January 05	
	Record by Abha Bahl	
	Review by Aishwarya Tipnis	
	Int AB Ext AB	
Photo Ref 483(a) to (r)		
		
1.0		<b>DENOMINATION</b>
1.1	Name of Premises	Sakseria Building
1.2	Earlier Name	Same
1.3	Built In	1920s-30s Extension Date(if any): none
2.0		<b>ACCESS ROADS</b>
2.1	Main	Off Laxmibai Jagmohandas Marg (Napean Sea Road)
2.2	Subsidiary	None
3.0		<b>OWNERSHIP PATTERN</b>
3.1	Present	Private & Tenanted
3.2	Past	Private
3.3	Status	Tenanted
4.0		<b>USE</b>
4.1	Present	Residential
4.2	Past	Residential
4.3	Usage	Regular
5.0		<b>SIGNIFICANCE &amp; VALUE CLASSIFICATION</b>
5.1	Townscape(Natural/Manmade)	Sakseria Building is part of an ensemble of Colonial style residential mansions within the Patel Compound just off Napean Sea Road.
5.2	Architectural Description	<p><b>Planning</b>                      The building is entered at the ground level via a flight of 4 marble steps through the stone entranceway. A passage leads to the staircase well. A timber staircase accesses the upper floors. The apartments are accessed by narrow passages on each floor. A skylight over the staircase well allows for the entry of light into it.</p> <p><b>Stylistic Classification</b>                      The building is in a hybrid Colonial style with Neo-Classic detailing and vernacular elements. Each of the upper floors have 4 stone balconies, 2 with carved stone balustrades on the side protruding bays and 2 with vernacular style timber posts, handrails and railings in the central portion of the facade.</p> <p>The entrance into the building is emphasised by 2 round Tuscan stone columns surmounted by a triangular pediment above the ground level.</p>



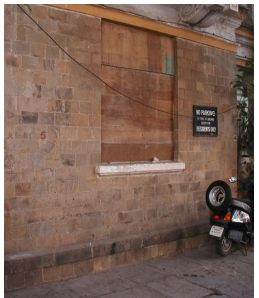
483 SAKSERIA BUILDING		
5.3	Intrinsic	<p><b>Character Defining Elements</b></p> <p><b>External</b>                      Projecting balconies supported on carved stone brackets, entrance is emphasised by Tuscan columns on either side with a triangular pediment on top, Italianate balusters, limestone architraves around rectangular openings accentuate the openings, rustications in limestone to emphasise the edges.</p> <p><b>Internal</b>                      Timber staircase with decorative timber handrails and navel post, glazed ceramic tiled dado along staircase</p>
5.4	Value Classification	<p><b>Existing Grade:</b> Grade III      <b>Recommended Grade:</b> Grade III  <b>B(per), B(des), G(grp), E, F</b></p> <p>Built in the 1920s -30s hybrid Colonial style, the Sakseria Building 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. Alongwith its adjacent twin structure in the same compound is also significant as a group of architectural heritage buildings.</p>
6.0		<b>TOPOGRAPHY</b>
6.1	Floors	Ground plus three upper
7.0		<b>CONSTRUCTION</b>
7.1	Plinth	The low 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. False 'Plaster of Paris' ceilings have been provided in the lobby and passages with ornamental mouldings.
7.4	Stairs	The open well 3-flight staircase is timber framed with wooden risers and treads.
7.5	Openings	Rectangular fenestrations on the ground floor. Timber framed windows are inset with wooden shutters and glass panels. Each cantilevered stone balconies on the upper floors are supported by twin brackets of carved stone at each end.
7.6	Roofing	Flat timber framed roof with skylight provided in the centre.
7.7	Articulation	Balconies, cornices, ornamental details like triangular pediments above entrance are all in limestone. Balconies with timber posts, handrails and railings.
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 dado along the stairs is of patterned glazed ceramic tiles. The entrance steps have marble steps whereas the floor in the lobby area is paved with polished grey stone tiles.
7.9	Interiors (Movable & Immovable)	None
7.10	Compound/Fence/Gate	Since the building is situated within the Patel Compound it shares a common gate with the other buildings.
7.11	Curtilege/ Unbuilt space/out buildings/landscape	Sakseria Building is situated within the Patel Compound alongwith 7 other buildings.
8.0		<b>SERVICES &amp; UTILITIES</b>



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


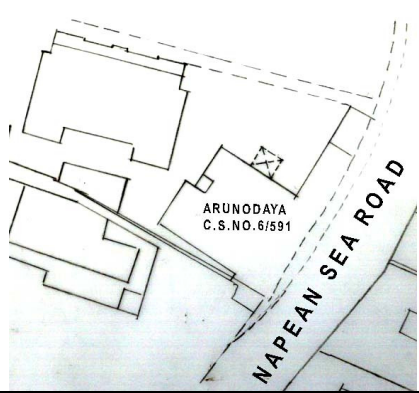
483 SAKSERIA BUILDING		
8.1	Lighting	Electric light fixtures and natural lighting.
8.2	Ventilation	Ceiling and wall-mounted electric fans, air-conditioning units and natural ventilation through windows and balconies.
8.3	Electricity	Electricity is supplied by the B.E.S.T.
8.4	Water Supply	Water supply 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		<b>CONDITION</b>
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	The floors are in a structurally stable condition.
9.4	Stairs	Timber treads are a bit worn out. Landing areas have been punctured to allow electric wiring through.
9.5	Openings	A window opening on the ground floor has been boarded up completely. Original stained glass panels have been removed from balconies. Iron grills and jails have been added to window openings and balconies. Timber posts, M.S. members and concrete pillars used to shore up stone balcony slabs.
9.6	Roofing	Water leakage from the roof is observed at some location apart from this the roof does not show any signs of intervention.
9.7	Articulation & Finishes	Discolouration, damage and flaking off due to dampness is seen in many places. Require cleaning and repair work.
9.8	Services	Generally good but the wiring on the ground floor lobby area needs to be upgraded.
9.9	Outbuildings	There are no outbuildings within the compound.
9.10	Overall Condition	Fair <span style="float: right;">Maintenance Level: Regular</span>
10.0		<b>TRANSFORMATION</b>
10.1	Form	None
10.2	Structure	Timber posts, M.S. members and concrete pillars used to shore up stone balcony slabs. Though there does not seem to be any visible structural threat, the architectural quality of the building is compromised due to structural transformations.
10.3	Articulation & Finishes	Not much transformation is visible in the articulation and finishes.
11.0		<b>DP REMARKS/PERCEIVED THREATS</b>
		None
12.0		<b>ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS &amp; SUGGESTIONS FOR IMPLEMENTATION</b>
		Built in the 1920s -30s hybrid Colonial style, the Sakseria Building 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. Alongwith its adjacent twin structure in the same compound is also significant as a group of architectural heritage buildings. Hence it is recommended to upgrade its listing from Grade III

483 SAKSERIA BUILDING





LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI  
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484		ARUNODAYA (GOPI BIRLA MEMORIAL SCHOOL)	
	Common Ref No: 2005/GII/484		
	Card No: 168		
	Ward (Part): D (Part II)		
	CS No: 6/591		
	Plot Area: 967.4 sq m		
	B U Area: NA		
	Date: 11 <sup>th</sup> January 05		
	Record by: Abha Bahl		
	Review by: Aishwarya Tipnis		
	Int: AB Ext: AB		
Photo Ref: 484(a)			
<b>1.0</b>		<b>DENOMINATION</b>	
1.1	Name of Premises	Arunodaya (Gopi Birla Memorial School)	
1.2	Earlier Name	Same as above	
1.3	Built In	20 <sup>th</sup> Century	
<b>2.0</b>		<b>ACCESS ROADS</b>	
2.1	Main	Patel Compound off Laxmibai Jagmohandas Marg (Nepean Sea Road)	
2.2	Subsidiary	None	
<b>3.0</b>		<b>OWNERSHIP PATTERN</b>	
3.1	Present	Private	
3.2	Past	Private	
3.3	Status	Owner/Trust	
<b>4.0</b>		<b>USE</b>	
4.1	Present	Educational (School of Music)	
4.2	Past	Educational (School of Music)	
4.3	Usage	Regular	
<b>5.0</b>		<b>SIGNIFICANCE &amp; VALUE CLASSIFICATION</b>	
5.1	Townscape (Natural/Manmade)	Not applicable as the building has lost its architectural and urban group value and is deleted from the list.	
5.2	Architectural Description	Not applicable as the building has lost its architectural and urban group value and is deleted from the list.	
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	<b>Existing Grade:</b> Deleted <b>Recommended Grade :</b> Deleted	
<b>6.0</b>		<b>TOPOGRAPHY</b>	
6.1	Floors	Ground + three upper storeys	
<b>7.0</b>		<b>CONSTRUCTION</b>	
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	


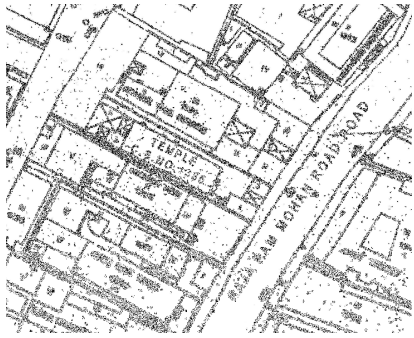
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484	<b>ARUNODAYA (GOPI BIRLA MEMORIAL SCHOOL)</b>	
		deleted from the list.
7.4	Stairs	Not applicable as the building has lost its architectural and urban group value and is deleted from the list.
7.5	Openings	Not applicable as the building has lost 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.
<b>8.0</b>		<b>SERVICES &amp; UTILITIES</b>
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.
<b>9.0</b>		<b>CONDITION</b>
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 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.



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484	<b>ARUNODAYA (GOPI BIRLA MEMORIAL SCHOOL)</b>	
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.
<b>10.0</b>		<b>TRANSFORMATION</b>
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.
<b>11.0</b>		<b>DP REMARKS/PERCEIVED THREATS</b>
		Not applicable as the building has lost its architectural and urban group value and is deleted from the list.
<b>12.0</b>		<b>ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS &amp; SUGGESTIONS FOR IMPLEMENTATION</b>
		Not applicable as the building has lost its architectural and urban group value and is deleted from the list.

485 SHRI CHANDRA PRABHU SWAMI JAIN TEMPLE		
	Common Ref no:2005/GII/485	
	Card No. 169	
	Ward (Part): D Ward(Part IV)	
	CS No. 1335	
	Plot Area 408.86 sq m	
	B U Area NA	
	Date 9 <sup>th</sup> November 04	
	Record by Sheetal Gandhi	
	Review by Aishwarya Tipnis	
	Int SG Ext SG	
Photo Ref 485a – 485f		
		
1.0		<b>DENOMINATION</b>
1.1	Name of Premises	Shri Chandra Prabhu Swami Jain Temple
1.2	Earlier Name	Shri Chandra Prabhu Swami Jain Temple
1.3	Built In	1930s. Extension Date (if any) 1978
2.0		<b>ACCESS ROADS</b>
2.1	Main	Raja Ram Mohan Roy Road
2.2	Subsidiary	None
3.0		<b>OWNERSHIP PATTERN</b>
3.1	Present	Shah Jawahar Motilal Jain Trust
3.2	Past	Jain Trust
3.3	Status	Owner
4.0		<b>USE</b>
4.1	Present	Religious(Jain Temple (Derasar))
4.2	Past	Religious(Jain Temple(Derasar))
4.3	Usage	Regular (Daily)
5.0		<b>SIGNIFICANCE &amp; VALUE CLASSIFICATION</b>
5.1	Townscape(Natural/Manmade)	The Jain temple is situated one plot inside the main Raja Ram Mohan Roy Road, and accessible from this main arterial road through a building situated on the main road. It is a significant building in the urban streetscape and contributes to its continuity. Easily accessible by public transport, it is located 1km from the Charni Road Railway Station on the Local Western Railway Line. It is also well connected to different parts of the city by BEST bus service.
5.2	Architectural Description	<p><b>Planning</b></p> <p>The layout of the building is very simple. It is a ground + three structure. The original structure seemed to have timber balconies on the upper floors on the front façade of the building. Only part of this remains on the first floor, remaining is a flat terrace, part of it being the roof of the building in front. Upper floors are accessed by two staircases, one timber staircase on the front and the other on the side of the building. The deity rooms are on the rear of the building and the common collection spaces on the front.</p> <p><b>Stylistic Classification</b></p> <p>Vernacular style with Multi-cusped arched openings on the front façade of the building.</p>

485 SHRI CHANDRA PRABHU SWAMI JAIN TEMPLE		
5.3	Intrinsic	<p><b>Character Defining Elements</b></p> <p><b>External</b>                      Multi-cusped arches seen on the external front façade of the building. Horizontal cornice band at springer point of the arches running all along the periphery of the building. Cement jaali work and jaali panels on the façade.</p> <p><b>Internal</b>                      Timber staircase and timber framed balcony on the first floor. Also, timber balusters and ornate timber fascia board for the roof of the balcony. All ceilings have carved plaster of Paris panels. The plaster on the walls has decorative carving both inside as well as on the exterior.</p>
5.4	Value Classification	<p><b>Existing Grade:</b> Grade III      <b>Recommended Grade:</b> Gradelll  <b>A(arc), A(cul)</b></p>
6.0		<b>TOPOGRAPHY</b>
6.1	Floors	Ground plus three upper
7.0		<b>CONSTRUCTION</b>
7.1	Plinth	Part in stone and part in reinforced cement concrete with plaster.
7.2	Walls	Brick infill walls, with stone pilaster decoration. Some older walls also show stone with cusped arch openings.
7.3	Floor	Old flooring shows 6" wide timber boarding placed on timber rafters. The extension and new flooring is RCC slab with various floor finishes.
7.4	Stairs	Timber staircase 3' wide supported from a timber frame and purlins 2" X 4".
7.5	Openings	Multi-cusped stone arches on both ground and first floor. Timber framed balcony on the first floor with timber balusters and ornate timber fascia boards.
7.6	Roofing	Original pitched timber roof with Mangalore tiles. New extension has flat RCC slab. Corrugated asbestos sheet roofing is used on first floor terrace to enclose the space.
7.7	Articulation	Ornate Fascia boards and Balusters seen on the cantilevered balcony on the first floor. All window and arched openings on both ground and first floor have ornate cement and stone jaali that can be seen on the external façade of the building. The Interior ceilings have heavily carved plaster of Paris false ceiling panels painted in two tones. The plaster work both on the exterior as well as the interior show carving and surface ornamentation
7.8	Finishes	<p><b>Walls</b>                      Walls are painted in both lime wash as well as Oil paint. Some Walls where service areas are situated, wall has 4 feet high ceramic tile dado.</p> <p><b>Flooring</b>                      Connector from main front building to the interior Jain temple has crème colour Ceramic tiles. The interior of the entire building has marble tiles with dark colour granite tiles used for design work. The extension on the first floor has new vitrified tiles. The timber balcony on the first floor has timber boardings resting on timber purlins.</p> <p><b>Staircases</b>                      The main timber staircase, leading from the ground floor to the first with timber treads and risers with stainless steel strip on the edge of all treads.</p>
7.9	Interiors (Movable & Immovable)	Interior spaces are divided into common area and place where the diety is placed. No photography of the deity and its space is allowed. Every

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485 SHRI CHANDRA PRABHU SWAMI JAIN TEMPLE		
		room has a large spill out area.
7.10	Compound/Fence/Gate	No clear demarcation of plot boundary in the form of Compound wall or gate.
7.11	Curtilege/ Unbuilt space/out buildings/landscape	Very little open space between adjoining buildings. These open spaces are in the form of service passages. Two plots off Raja Ram Mohan Roy Road and their buildings share a common wall; have no unbuilt space between them.
8.0		<b>SERVICES &amp; UTILITIES</b>
8.1	Lighting	Due to poor natural light in the building, Tube Lights have been added in all rooms. There is also use of high-energy halogen lights in public spaces within the building.
8.2	Ventilation	Ceiling fans have been introduced in all rooms, suspended through the plaster of Paris false ceiling panels.
8.3	Electricity	Supplied by BEST
8.4	Water Supply	Municipal Water Supply. Additional Water Storage tanks are installed on the ground floor. Generally, adequate water supply to meet the requirements of the temple.
8.5	Drainage (Plumbing and sanitation)	Toilet block and drinking water fountains have been added on both the ground and first floor of the building. Rain water down takes are placed at regular intervals along the facades, all sanitation pipes are confined to the rear side.
8.6	Fire Precaution	No fire precaution system has been installed within the building.
8.7	Other (HVAC/BMC/Security Systems)	The building has no special Maintenance agency. Apart from one security guard posted at the main entrance, there is no other special security system installed within the temple building.
9.0		<b>CONDITION</b>
9.1	Plinth	Appear to be free from any structural threat except for minimal rising damp observed at few places.
9.2	Walls	Seepage seen on one wall near staircase and water seepage from roof in the timber balcony on the second floor.
9.3	Floor	Original flooring changed to Granite and marble in most places and only surviving Timber panel flooring found in balcony on both first and second floor and some china mosaic on terrace.
9.4	Stairs	Timber staircases has no visible structural threats, it is oil painted in white and red colour. Some timber balusters replaced by mild steel sections.
9.5	Openings	Main arches blocked off in most cases by cement jaali panels and jaali work. Inside arches are intact and in good condition.
9.6	Roofing	Water seepage and warping of timber boarding in the verandah, most ends of the timber rafters in the verandahs have rotted. Some of the Mangalore tiles at the junctions of the dormer window and the hipped roof are broken, some gutters are missing.
9.7	Articulation & Finishes	Limestone detailing on the façade are in a good condition, cast iron balusters of the windows have been blocked with ply board, false ceiling with ply board panels in the operation theatre
9.8	Services	Additions of water tanks on terrace, no major leakage or seepage problems observed. Drinking water areas demarcated and no apparent problem observed here.
9.9	Outbuildings	None
9.10	Overall Condition	Fair Maintenance level Regular with lack of conservation sensitivity.


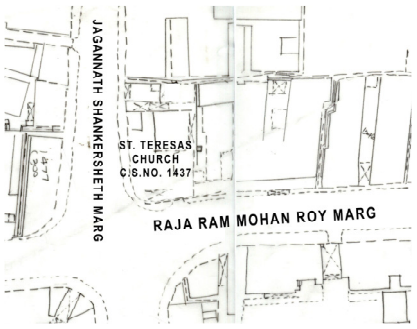
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485 SHRI CHANDRA PRABHU SWAMI JAIN TEMPLE	
10.0	<b>TRANSFORMATION</b>
10.1	Form A flat terrace has been built on the first floor, which changes the form and massing of the original structure. This terrace is covered with a mild steel structure and corrugated asbestos cement sheeting. Also, a further extension of this terrace on a higher level is covered with corrugated blue acrylic sheet.
10.2	Structure Some stone structural members are replaced by RCC and flat RCC slab added on first floor for terrace. Otherwise, no major structural transformations.
10.3	Articulation & Finishes Floor finishes have changed from the original in most places to marble and granite throughout the temple, ceramic tile dado upto 6' is introduced in service areas (toilet and drinking water areas).
11.0	<b>DP REMARKS/PERCEIVED THREATS</b>
	Demarcated as Residential (R1)
12.0	<b>ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS &amp; SUGGESTIONS FOR IMPLEMENTATION</b>



485 SHRI CHANDRA PRABHU SWAMI JAIN TEMPLE



486 ST TERESA CHURCH	
	Common Ref no:2005/GII/468
	Card No. 170
	Ward (Part): D Ward(Part IV)
	CS No. 1437
	Plot Area 631.27 sq m
	B U Area NA
	Date 9 <sup>th</sup> November 04
	Record by Sheetal Gandhi
	Review by Abha Narain
	Int SG Ext SG
Photo Ref 486a – 486aa	
	
1.0	<b>DENOMINATION</b>
1.1	Name of Premises St. Teresa's Church
1.2	Earlier Name St. Teresa's Church
1.3	Built In 1773. Extension Date (if any): Late 19 <sup>th</sup> Century
2.0	<b>ACCESS ROADS</b>
2.1	Main Raja Ram Mohan Roy Marg
2.2	Subsidiary Vitthalbhai Patel Road
3.0	<b>OWNERSHIP PATTERN</b>
3.1	Present Archdiocese of Bombay
3.2	Past Archdiocese of Bombay
3.3	Status Archdiocese of Bombay
4.0	<b>USE</b>
4.1	Present Religious (Roman Catholic Church)
4.2	Past Religious (Roman Catholic Church)
4.3	Usage Regular ( Daily)
5.0	<b>SIGNIFICANCE &amp; VALUE CLASSIFICATION</b>
5.1	Townscape(Natural/Manmade) Situated on a corner plot at an important urban junction of Vitthalbhai Patel Road and Raja Ram Mohan Roy Road, in the heart of Girgaum. It is an important local area landmark indicating the presence of the Catholic community in the area.In close proximity to the Khotachiwadi Heritage Precinct, it is easily accessible by various bus routes and 5 minutes walking distance from Charni Road Railway Station.
5.2	Architectural Description <p><b>Planning</b></p> The church is oriented in north-south direction. The main entrance to the church is from the southern side, with two subsidiary entrances on the East and West. The large main door on the southern façade opens directly into the church. The internal space is free of columns with a central nave leading to the altar. There is a balcony above the entrance, accessed by a staircase from the outside. The nave has wooden pews arranged in rows with a walkway in the centre. At the extreme northern end is the altar with the apse. There are large rectangular windows along all the facades enabling natural light to enter the nave. The apse is behind a semi-circular arch, with a richly carved altar in teak wood. There are residential facilities in the building, in the ancillary wing and a small office space at the rear.
	<b>Stylistic Classification</b>

486 ST TERESA CHURCH		
		It is designed in the Neo-Classical style characterised by its imposing pediment and a cornice band running through the entire floor level and rectangular windows and semi-circular fanlight windows on the ground floor. Four columns on the ground floor dividing the main central area into three parts, with semi-circular arched openings on the ground floor and rectangular openings windows on the upper level. The narrow side wing is surmounted by a short hexagonal tower topped by a dome.
5.3	Intrinsic	<p><b>Character Defining Elements</b></p> <p><b>External</b>                      The composition of the façade with a pitched tiled roof, cornice bands and mouldings, rectangular and semicircular arched openings. Hexagonal chattri on top,</p> <p><b>Internal</b>                      Profusely carved teak wood altar. Large space without any columns. Original Minton tile flooring, in two designs, one for the central nave and the other below the wooden pews. Timber balcony above, overlooking the apse. Double height roof. Side timber staircase leading to the church balcony and the first floor.</p>
5.4	Value Classification	<b>Existing Grade:</b> Grade III <b>Recommended Grade:</b> Grade II A <b>A(arc), A(his), A(cul), B(per), I(sce), C(she)</b>
6.0		<b>TOPOGRAPHY</b>
6.1	Floors	Ground+ one upper
7.0		<b>CONSTRUCTION</b>
7.1	Plinth	Load bearing stone masonry with lime plaster and lime wash.
7.2	Walls	Load bearing stone masonry with lime plaster and lime wash.
7.3	Floor	Reinforced Cement Concrete slab for the first floor of the church supported on steel members.
7.4	Stairs	Timber framed staircase, supported on one side by the wall. It is a single flight staircase leading to the balcony overlooking the nave, and also to the upper floor. There is another timber staircase on the eastern end for the residential quarters.
7.5	Openings	Rectangular door and window openings, semi - circular arched openings above the rectangular openings accommodate the ventilators and fanlights.
7.6	Roofing	Timber roof, the extension carried out in the 1940's follows the same-pitched profile in RCC. Some roofs for the additions are flat RCC slabs. The side residential wing has a stunted pentagonal tower mounted by a dome.
7.7	Articulation	Internal articulation can be seen in the form of statues at the side entrance – at a height of 6 feet. These are done in clay and plaster and painted. The Minton tile flooring is seen throughout the church. The altar is richly carved in teak wood. Limestone and stucco in plaster is used for details of cornice band and architrave around the windows.
7.8	Finishes	<p><b>Walls</b>                      Rubble masonry with lime plaster painted with a reddish coloured limewash on the outside and peach coloured oil paint on the inside. A darker coloured oil paint dado 3' high is seen throughout the interiors of the church.</p> <p><b>Flooring</b></p>

486 ST TERESA CHURCH		
		<p>The church shows extensive use of Minton Tiles on the floor. The tiles are in two designs, one for the central aisle and the other below the pews and the rest of the church. The office areas ay the back and the residential quarters have White marble with a black cuddapah stone border. The semi-open space in front of the entrance has cement tiles.</p> <p><b>Staircases</b>                      The two staircases, one leading to the upper balcony and the first floor and the other one for the residential wings are both in timber with timber treads and risers and timber balusters on one side and supporting wall on the other. Timber handrails and balusters are painted in brown and white colour.</p>
7.9	Interiors (Movable & Immovable)	<p>The interior space is large and rectangular, with a timber balcony above the entrance supported on timber joists. The ceiling is flat and supported on coffered steel members. Large window openings on both the East and West facades provide plenty of natural light to the interior space. Interiors are simple and devoid of any excess articulation.</p>
7.10	Compound/Fence/Gate	<p>The Church is separated from the road with a 2 feet high bund wall with a wrought iron railing up to a height of 4 feet. The wall is only around the corner of the road and the east façade abuts the street directly. Parts of the compound wall have wooden trellis work to conceal direct view of the inside of the church from the main road.</p>
7.11	Curtilege/ Unbuilt space/out buildings/landscape	<p>The open space at the back and on the side of the building, is enclosed by the compound is totally neglected with accumulation of water and used as service areas for various purposes. There is no formal landscaping and all sewerage is expelled through this area.</p>
8.0		<b>SERVICES &amp; UTILITIES</b>
8.1	Lighting	<p>Tube lights on the walls inside the church and natural light from the fanlights and through doors and windows.</p>
8.2	Ventilation	<p>Ceiling fans suspended from the timber members of the roof and wall mounted. Semi-circular ventilators above the windows help cross ventilation.</p>
8.3	Electricity	<p>BEST is the primary Energy supplier.</p>
8.4	Water Supply	<p>BMC</p>
8.5	Drainage (Plumbing and sanitation)	<p>No toilets are located within the church, but as a separate block behind the main church building. However, the existing rain water down takes which cut through the cornice on the rear and run along the building façade at regular intervals.No pipes and down takes are located on the front façade of the building.</p>
8.6	Fire Precaution	<p>No special fire precautions are taken</p>
8.7	Other (HVAC/BMC/Security Systems)	<p>No HVAC or Building Management services are within the building, no special security systems installed.</p>
9.0		<b>CONDITION</b>
9.1	Plinth	<p>Rising damp observed along the southern and northern facades as also to a small extent and intermittently on the Western facades. The rising damp thus leads to peeling plaster and paint.The pavement on the east has been raised above the plinth level and damaging the plinth protection.</p>
9.2	Walls	<p>The exterior surface of the walls shows extensive water seepage and dampness. There is constant leakage from down take pipes. This has led to stone staining and efflorescence. There is water accumulation at the cornice bands causing constant dripping of water on the walls below</p>



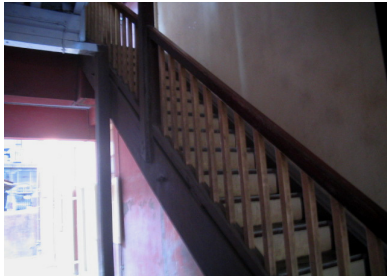
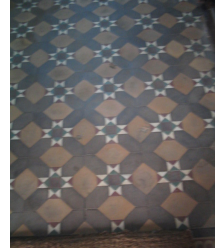
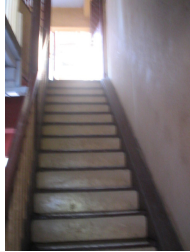
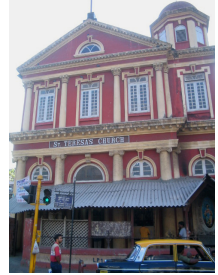
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		and causing damage to the cornice itself. The window sills on the southern wall show gaps causing ingress of water causing dampness on the interior walls. On the inside, the walls have been plastered and painted in crème coloured oil paint. No visual structural problems are recorded on the interior walls and they are regularly maintained.
9.3	Floor	The floor of the main church appears to be visually sound and free from any structural problems. The ceiling of the church, i.e. the first level floor has been consolidated by a grid work steel stanchions supporting a flat roof, and appears to be in sound structural condition with no visible cracks or signs of seepage.
9.4	Stairs	The first flight of staircase is internal and has no structural problems. The second flight is external and has undergone deterioration due to weathering. The timber binders supporting the flight are warping and have cracks on the surface. The end condition of these members is deteriorating. The second staircase servicing the residential wing is visually free from any structural threat.
9.5	Openings	The rectangular doors and windows do not show any signs of decay and appear to be well maintained. The timber panelled doors and windows with glass panes have been painted in white colour oil paint. The semi-circular arched ventilators too are intact. The architrave around the windows protect them from direct contact with dripping water and thus themselves show watermarks.
9.6	Roofing	Fascia boards throughout the roof edge are broken or missing. This has led to deterioration of the end condition of the timber members. Water seepage and warping of timber boarding inside the church. Some of the Mangalore tiles at the junctions of the roofs are broken, and ridge tiles are displaced. Some gutters are also missing.
9.7	Articulation & Finishes	Detailing on the façade is free from major decay. The horizontal cornice bands and architraves around windows show watermarks and are blackened. Articulation and finishes inside the church like original Minton tile flooring and plaster and limestone figurines at the entrance gates are intact. The wall finishes too maintained to lime plaster and lime wash.
9.8	Services	Tube lights have been introduced on the interior wall surfaces; rain water pipes have been placed at regular intervals. Water tanks have been introduced on top of the new RCC extensions. Electrical cabling runs along the external walls of the church. The distribution box is located under the staircase, behind the church. The toilets behind the church are in a deteriorated condition with lots of seepage problems.
9.9	Outbuildings	There are no outbuildings present.
9.10	Overall Condition	Fair Maintenance level Regular with lack of conservation sensitivity.
10.0		<b>TRANSFORMATION</b>
10.1	Form	The presence of Hawkers along the southern entrance façade has altered the visual impact of the church from across the street. There have been no additions of upper floors but RCC extensions on the North side have occurred.
10.2	Structure	The structure of the ground floor ceiling has been replaced by grid of steel stanchions supporting a flat slab. The new extension on the north of the plot is in RCC and connected to the main building.
10.3	Articulation & Finishes	There have been no transformations to the articulations. The original

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		timber shutters for the doors and windows and the original Minton tile flooring are intact. The walls too are lime plastered and lime washed.
11.0		<b>DP REMARKS/PERCEIVED THREATS</b>
		None
12.0		<b>ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS &amp; SUGGESTIONS FOR IMPLEMENTATION</b>
		It is recommended to upgrade the St.Teresa's Church from Grade III to Grade II A , due to its immense architectural and urban value.

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487 PATEL BUILDING		
	Common Ref no:2005/GII/487	
	Card No. 171	
	Ward (Part): D Ward(Part IV)	
	CS No. NA	
	Plot Area NA	
	B U Area NA	
	Date 28 <sup>th</sup> October 04	
	Record by Sheetal Gandhi	
	Review by Aishwarya Tipnis	
	Int SG Ext SG	
Photo Ref 487a – 487d		
		
1.0		<b>DENOMINATION</b>
1.1	Name of Premises	Patel building
1.2	Earlier Name	Patel Building
1.3	Built In	Late 19 <sup>TH</sup> Century. Extension Date (if any): Early 20 <sup>th</sup> Century Façade totally transformed in 2002 - 03
2.0		<b>ACCESS ROADS</b>
2.1	Main	Raja Ram Mohan Roy Road
2.2	Subsidiary	None
3.0		<b>OWNERSHIP PATTERN</b>
3.1	Present	Private
3.2	Past	Private
3.3	Status	Tenanted
4.0		<b>USE</b>
4.1	Present	Residential with Commercial shop line
4.2	Past	Residential
4.3	Usage	Daily
5.0		<b>SIGNIFICANCE &amp; VALUE CLASSIFICATION</b>
5.1	Townscape(Natural/Manmade)	Situated on the main Raja Ram Mohan Roy road, this building has group value with neighbouring buildings. The Patel Building contributed to the visual continuity of all the buildings abutting this road. Situated close to the St. Teresa's church, also a listed building and Khotachiwadi heritage precinct. Walking distance from Charni Road railway station, and well connected by BEST bus routes. In terms of landuse, it relates to the surrounding buildings that are residential in nature with commercial shop line.
5.2	Architectural Description	<p><b>Planning</b>                      The planning of the building is simple, resembling typical apartment buildings with multiple residential units on each floor. Each unit has a balcony on the front overlooking the main road. The different floors are accessed by centrally situated staircase.</p> <p><b>Stylistic Classification</b>                      Originally, the building is known to have cast Iron grilled balconies with pierced window shuttering. Today, the grilled balconies have given way to solid brick walls, hiding from view all the pierced window and door shuttering. As the building as lost its architectural and urban group value it is proposed to be deleted from the list.</p>



487 PATEL BUILDING		
5.3	Intrinsic	<p><b>Character Defining Elements</b></p> <p><b>External</b> The original building had cast iron grills on the balconies, today, these are absent and the building from the exterior looks like an ordinary building with no particular noteworthy character defining elements.</p> <p><b>Internal</b> Internally, the timber pierced window shuttering is still visible. The original door and window frames and shutters / louvers and floor finishes are the distinct unique elements..</p>
5.4	Value Classification	<p><b>Existing Grade:</b> Grade III      <b>Recommended Grade:</b> To be deleted As the building has lost its architectural and urban group value and has been altered extensively it is proposed to be deleted from the list.</p>
6.0		<b>TOPOGRAPHY</b>
6.1	Floors	Ground + three upper
7.0		<b>CONSTRUCTION</b>
7.1	Plinth	Stone plinth plastered and painted.
7.2	Walls	Originally, timer framed structure with brick walls used as partitions. Today, the RCC frame structure also has brick partition walls (no load bearing walls present).
7.3	Floor	6" wide timber boarding placed on timber rafters.
7.4	Stairs	Square timber staircase leading from the ground to the upper floors. Many places show replacement of timber staircase with RCC framed staircase.
7.5	Openings	Window openings are segmental arched with timber cill and lintel. The windows have pierced shuttering and louvered system. Other openings are balconies for every residential unit, but have been encroached upon and rooms extended onto them.
7.6	Roofing	Timber pitched roof with Mangalore tiles.
7.7	Articulation	Articulation of the original building was in cast iron (balconies) and timber (windows and doors). The cast iron articulation is totally absent and the windows and doors are concealed behind solid brick walls in balconies.
7.8	Finishes	<p><b>Walls</b> Lime wash in crème colour on the inside and white and blue colour on the outside. Some of the walls are oil – painted and have ceramic tile dado up to 4 feet to 6 feet high.</p> <p><b>Flooring</b> Grey kurla basalt on the entrance steps, the entrance lobby has part Marble, installed recently. Most of the common lobby spaces have Shahbad flooring. The second floor however has the original wooden flooring though in a poor condition.</p> <p><b>Staircases</b> The main timber staircase is now replaced by RCC staircase and intermediately the walls have ceramic tile dado. The treads are clad with shahbad and marble tiles.</p>
7.9	Interiors (Movable & Immovable)	The interior spaces and common floor lobbies all have original doors with timber frames and shutters. The commercial spaces on the ground floor have all altered interiors with modern materials and finishes.
7.10	Compound/Fence/Gate	The building has no compound or gate. It abuts the main street on two sides and the building edge is the plot boundary.
7.11	Curtilege/ Unbuilt space/out	There is no unbuilt space or landscape area on the plot. Some

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<b>487 PATEL BUILDING</b>		
	buildings/landscape	temporary structures are seen in the front as extensions to the commercial establishments.
8.0		<b>SERVICES &amp; UTILITIES</b>
8.1	Lighting	Tube Lights have been added in all rooms
8.2	Ventilation	Ceiling fans have been introduced in all rooms, suspended from the trusses on the first floor.
8.3	Electricity	BEST is the main electricity supplier. Common electric meter boxes are found on the staircase lobby on the ground floor.
8.4	Water Supply	Municipal water is the main supply. Small shortages are fulfilled with the help of storage tanks installed at the terrace level and smaller ones fit in individual residential units.
8.5	Drainage (Plumbing and sanitation)	Since the front elevation has balconies and no service areas like toilets and kitchens, the plumbing and sanitation pipes are restricted to rear and side of the building. The site drainage has no apparent problems.
8.6	Fire Precaution	No fire precaution system has been installed within the building.
8.7	Other (HVAC/BMC/Security Systems)	The building has no special Maintenance agency. Apart from one security guard posted at the main entrance, there is no other special security system installed within the building.
9.0		<b>CONDITION</b>
9.1	Plinth	Rising damp observed on front and side elevations of the building.
9.2	Walls	Seepage from roof on all gable walls and in balconies on the all floors. Some cracks are also seen along the staircase wall between first and second floor. Other cracks observed are from the segmental arches of the windows running towards the roof. These cracks need to be monitored in order to determine the danger.
9.3	Floor	Some of the timber structural floor members are replaced by 'I' sections.
9.4	Stairs	Timber staircases in poor condition and replaced by RCC members in most places. Staircase is oil painted in brown colour
9.5	Openings	Internal doors and windows are original. The balconies and their cast iron elements are missing and replaced by brick walls. The balconies are encroached upon and openings converted into windows with Aluminum frames and glass panes. The openings have new weather shades of tin sheets and corrugated asbestos sheets.
9.6	Roofing	Water seepage and warping of timber boarding in the balconies, most ends of the timber rafters in the balconies have rotted. The Mangalore tiles are broken or missing at many places and fascia boards broken and some gutters are broken or missing.
9.7	Articulation & Finishes	All original articulation on the external façade is missing. The internal articulation is hidden by the transformations on the façade.
9.8	Services	Additions on terrace, major leakage and seepage problems in the toilet block and rear balconies. Leakage from roof due to missing tiles and broken fascia and gutters.
9.9	Outbuildings	Since the building abuts the street and the building edge is the plot line, there are no formal out buildings present. They are in the form of extensions to commercial establishments on both the sides of the building abutting the road. These extensions are new and thus in good condition. Hawkers and other temporary structures are seen all along the length of the building along the pavement.
9.10	Overall Condition	Poor Maintenance level Regular with lack of conservation sensitivity.

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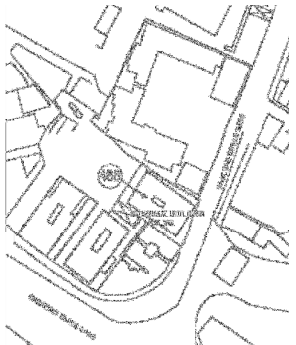
487 PATEL BUILDING		
10.0		<b>TRANSFORMATION</b>
10.1	Form	The entire form of the building has completely transformed due to replacement of cast iron grided balconies by brick wall, thus the building losing its transparent quality. Some balconies have also been enclosed and Aluminum framed windows used for window openings. The balconies are also encroached upon and large box grills added. The commercial establishments on the ground floor have also extended outwards beyond the building line.
10.2	Structure	A RCC shell outside has replaced the entire structure. The internal structure appears to be the original with timber framing and timber flooring.
10.3	Articulation & Finishes	All original articulation and finishes have been transformed or removed. The ones that exist also get hidden behind solid walls that have been built in place of the original articulations.
11.0		<b>DP REMARKS/PERCEIVED THREATS</b>
		None
12.0		<b>ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS &amp; SUGGESTIONS FOR IMPLEMENTATION</b>
		As the building as lost its architectural and urban group value and has been altered extensively it is proposed to be deleted from the list.

487 PATEL BUILDING





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488 SUNBEAM BUILDING		
	Common Ref no:2005/GII/488	
	Card No. 172	
	Ward (Part): D Ward(Part IV)	
	CS No. 226,745	
	Plot Area NA	
	B U Area NA	
	Date 3 <sup>rd</sup> January 05	
	Record by Sheetal Gandhi	
	Review by Aishwarya Tipnis	
	Int SG Ext SG	
Photo Ref 488a		
		
1.0		<b>DENOMINATION</b>
1.1	Name of Premises	Sunbeam Building
1.2	Earlier Name	Sunbeam Building
1.3	Built In	Extension Date (if any) Not Applicable
2.0		<b>ACCESS ROADS</b>
2.1	Main	Raja Ram Mohan Building
2.2	Subsidiary	None
3.0		<b>OWNERSHIP PATTERN</b>
3.1	Present	Private
3.2	Past	Private
3.3	Status	Tenanted
4.0		<b>USE</b>
4.1	Present	Residential & Commercial
4.2	Past	Residential & Commercial
4.3	Usage	Regular
5.0		<b>SIGNIFICANCE &amp; VALUE CLASSIFICATION</b>
5.1	Townscape(Natural/Manmade)	Not applicable as the building has lost its architectural and urban group value and is deleted from the list.
5.2	Architectural Description	<b>Planning</b> Not applicable as the building has lost its architectural and urban group value and is deleted from the list. <b>Stylistic Classification</b> Not applicable as the building has lost its architectural and urban group value and is deleted from the list.
5.3	Intrinsic	<b>Character Defining Elements</b> <b>External</b> Not applicable as the building has lost its architectural and urban group value and is deleted from the list. <b>Internal</b> Not applicable as the building has lost its architectural and urban group value and is deleted from the list.
5.4	Value Classification	<b>Existing Grade:</b> Deleted <b>Recommended Grade:</b> Deleted
6.0		<b>TOPOGRAPHY</b>
6.1	Floors	Not applicable as the building has lost its architectural and urban group value and is deleted from the list.



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<b>488 SUNBEAM BUILDING</b>		
7.0		<b>CONSTRUCTION</b>
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	Curtilege/ 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		<b>SERVICES &amp; UTILITIES</b>
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		<b>CONDITION</b>
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 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.

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488 SUNBEAM BUILDING		
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		<b>TRANSFORMATION</b>
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		<b>DP REMARKS/PERCEIVED THREATS</b>
		Not applicable as the building has lost its architectural and urban group value and is deleted from the list.
12.0		<b>ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS &amp; SUGGESTIONS FOR IMPLEMENTATION</b>
		Not applicable as the building has lost its architectural and urban group value and is deleted from the list.

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489 SHYAM SADAN		
	Common Ref no:2005/GII/489	
	Card No. 173	
	Ward (Part): D Ward(Part 4)	
	CS No. 1436	
	Plot Area 1263.57 sq m	
	B U Area NA	
	Date 23 <sup>rd</sup> January 2005	
	Record by Sheetal Gandhi	
	Review by Abha Narain	
	Int SG Ext SG	
Photo Ref 489a – 489n		
1.0	<b>DENOMINATION</b>	
1.1	Name of Premises	Shyam Sadan
1.2	Earlier Name	Shayam Sadan
1.3	Built In	1927 Extension Date (if any): NA
2.0	<b>ACCESS ROADS</b>	
2.1	Main	Raja Ram Mohan Roy Road
2.2	Subsidiary	None
3.0	<b>OWNERSHIP PATTERN</b>	
3.1	Present	Private
3.2	Past	Private
3.3	Status	Tenanted
4.0	<b>USE</b>	
4.1	Present	Residential & Commercial
4.2	Past	Residential & Commercial
4.3	Usage	Regular
5.0	<b>SIGNIFICANCE &amp; VALUE CLASSIFICATION</b>	
5.1	Townscape(Natural/Manmade)	An important building in the Gadre Chowk Precinct, the Shyam Sadan abuts the Raja Ram Mohan Roy Road. In close proximity of the Charni Road Railway Station in Girgaum, the building is accessible by numerous bus routes across the city.
5.2	Architectural Description	<p><b>Planning</b>                      Designed in the typical Bombay wadi style, the building abuts the street edge and on the rear side it encloses an open courtyard. There are corridors on either side of the units, one looking out on the main street and the other opens out to the rear courtyard.</p> <p><b>Stylistic Classification</b>                      Designed in the Neo-Classical style, the building is characterized by the use of decorative cornice bands, architraves around rectangular openings, triangular dented pediments on either side of the main elevation facing the street. Composite columns spanning two storeys with floral capitals, projecting balconies supported on decorative stone brackets, stucco pilasters running two storeys and Italianate balusters in the parapet. 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 with dentals. The centre bay has 3 massive round stone piers rising through 2 storeys within stone balconies in between.</p>



489 SHYAM SADAN		
5.3	Intrinsic	<p><b>Character Defining Elements</b></p> <p><b>External</b>                      Decorative stone cornice with dentals for the top level and in key design for the first and second level, triangular pediment with dentals, composite columns with floral capitals running two stories divide the front elevation into three bays, cast iron railings in rear verandah, projecting balconies supported on stone brackets, parapet with Italianate balusters, stucco pilasters with floral capitals</p> <p><b>Internal</b>                      Timber staircases with decorative newel post, jack arched roofing system, cast iron railings in rear verandah, decorative cast iron louvers in the rear verandahs.</p>
5.4	Value Classification	<p><b>Existing Grade:</b> Deleted      <b>Recommended Grade:</b> Grade II B  <b>A(arc), B(per),G(grp), D(bio)</b></p>
6.0		<b>TOPOGRAPHY</b>
6.1	Floors	Ground + four upper
7.0		<b>CONSTRUCTION</b>
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	Jack arches are used for the floors
7.4	Stairs	Decorative timber staircases.
7.5	Openings	Rectangular openings with decorative architraves with keystones.
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, cast iron louvers in rear verandah
7.8	Finishes	The front façade is exposed basalt and limestone and the columns are oil painted, on the side facades are plastered and painted.
7.9	Interiors (Movable & Immovable)	The common corridors are paved with kotah stone. Most of the interiors of the units have been altered considerably.
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	Within the plot, is a rear courtyard.
8.0		<b>SERVICES &amp; UTILITIES</b>
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		<b>CONDITION</b>
9.1	Plinth	There is no visually visible threat to the plinth, no settlement is observed.
9.2	Walls	The walls are in a structurally stable condition and do not display any

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		threats.
9.3	Floor	The drainage pipes cut through the jack arched flooring.
9.4	Stairs	The staircase is structurally stable and do not show any signs of deterioration.
9.5	Openings	The openings are in operational condition, some fanlights have been blocked to accommodate AC units, some of the projecting balconies have been enclosed to create more room.
9.6	Roofing	The roof is free from all defects and does not show any signs of intervention.
9.7	Articulation & Finishes	The cast iron railings on the ground floor in the rear courtyard have been infilled with brick. The projecting stone balconies have been enclosed to create more room. The decorative cast iron louvers in the rear verandah are missing in almost all cases. Shop signages on the ground floor along the main road obliterate the articulation behind.
9.8	Services	The services need to be upgraded, the electrical wiring is in a big mess, the drainage pipes cut through the cornice bands. Ficus growth is observed at the junction of the rain water pipes.
9.9	Outbuildings	There are no outbuildings.
9.10	Overall Condition	Fair Maintenance level: Irregular
10.0		<b>TRANSFORMATION</b>
10.1	Form	The balconies on the front façade have been enclosed. The shop signages have obliterated the articulation behind.
10.2	Structure	There is no structural transformation is observed within the building.
10.3	Articulation & Finishes	In some places, the external stone columns have been covered with a layer of chemical paint. Other modern accretions on the facades include clothes lines and window A.C units. G.I sheet chajjas have been introduced in some places, the cast iron railings on the ground floor of the rear verandah have been infilled with brick.
11.0		<b>DP REMARKS/PERCEIVED THREATS</b>
		None
12.0		<b>ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS &amp; SUGGESTIONS FOR IMPLEMENTATION</b>
12.1	Historical Background	Shri Lokmanya Tilak began the ritual of the Sarvajanic Ganesh Utsav in this building.

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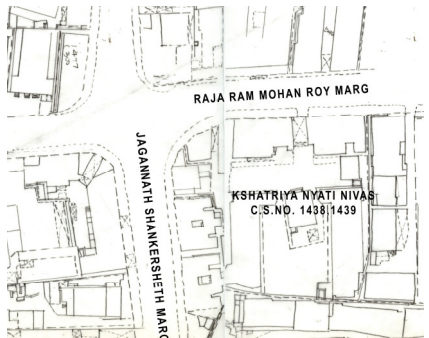
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490 KSHATRIYA GNATI NIWAS	
	Common Ref no:2005/GII/490
	Card No. 174
	Ward (Part): D ward(part IV)
	CS No. 1438/439
	Plot Area NA
	B U Area NA
	Date 10 <sup>th</sup> November 04
	Record by Sheetal Gandhi
	Review by Aishwarya Tipnis
	Int SG Ext SG
Photo Ref 490a – 490e	
	
1.0	<b>DENOMINATION</b>
1.1	Name of Premises Kshatriya Gnati Niwas
1.2	Earlier Name Kshatriya Gnati Niwas
1.3	Built In 19 <sup>th</sup> Century. Extension Date (if any) - None
2.0	<b>ACCESS ROADS</b>
2.1	Main Raja Ram Mohan Roy Road
2.2	Subsidiary None
3.0	<b>OWNERSHIP PATTERN</b>
3.1	Present Private
3.2	Past Private
3.3	Status Tenanted
4.0	<b>USE</b>
4.1	Present Residential with Commercial Shop line
4.2	Past Residential and Commercial
4.3	Usage Regular (Daily )
5.0	<b>SIGNIFICANCE &amp; VALUE CLASSIFICATION</b>
5.1	Townscape(Natural/Manmade) The Kshatriya Gnati Niwas residential group of buildings is situated on the main Raja Ram Mohan Roy Road forming an important element in the urban streetscape all along this main arterial road. It is in close proximity to Charni Road Railway station on the western rail line and is also well connected by various BEST bus routes. It is considered a part of Khotachiwadi Heritage Precinct in the proposed re-delineated boundaries for this precinct.
5.2	Architectural Description <p><b>Planning</b>                      Group of Vernacular style with central courtyard, wooden balconies and staircases. Typical Bombay wadi construction. All the buildings look onto a large central open space used as a community space by the residents. This space also houses a community center.                      The layout of the buildings is simple with a common passage like verandah leading into the individual houses. A staircase at one end accesses the common passage. The rear end of the individual buildings has spiral cast iron staircases used as emergency or service staircases.</p> <p><b>Stylistic Classification</b>                      Bombay wadi style construction in vernacular style. The front elevation, abutting the main road has vertical windows with narrow balconies outside some and others have a parapet wall below cill level. The two</p>



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		main wings are separated by a taller block (staircase block) and has an entrance gateway with 'Kshatriya Gnati Niwas' written on it.
5.3	Intrinsic	<p><b>Character Defining Elements</b></p> <p><b>External</b>                      Original entrance gateway to the complex. Inward looking facades have timber framed verandahs with timber balusters and timber staircases. Facades facing the main road have segmental arched window openings, with narrow balconies and cast iron ornate balusters</p> <p><b>Internal</b>                      Timber roof, timber staircase, spiral cast iron staircase with cast iron balusters. Original door and window frames for individual houses.</p>
5.4	Value Classification	<b>Existing Grade:</b> Grade III <b>Recommended Grade:</b> Grade III <b>B(per), A(arc), E(des), B, G(grp)</b>
6.0		<b>TOPOGRAPHY</b>
6.1	Floors	Ground+ three upper + attic
7.0		<b>CONSTRUCTION</b>
7.1	Plinth	Basalt stone plastered and painted.
7.2	Walls	G+3 storey structure in load bearing stone masonry with timber framed verandahs.
7.3	Floor	Jack arch system.
7.4	Stairs	Main timber staircase 3' wide supported on both sides by load bearing walls by purlins leading from ground to upper floors. Second staircase is at the rear and is 2' wide 'spiral cast iron with cast iron balusters.
7.5	Openings	Openings are in the form of common timber framed verandahs on each floor with timber balusters, narrow balconies outside the windows on the main front elevation with ornate cast iron balusters and windows, both rectangular and segmental arched with original timer frames and shutters.
7.6	Roofing	Timber trusses with a Mangalore tiled roof.
7.7	Articulation	Plaster and Limestone is used for carved details on the façade, timber balusters on verandahs and timber staircases and cast iron balusters on spiral cast iron staircasr and narrow balconies along front façade.
7.8	Finishes	<p><b>Walls</b>                      Largely, lime washes in white colour, both on exterior and interior walls. Some areas like the staircases and internal walls have been paind using oil paint.</p> <p><b>Flooring</b>                      Grey kurla basalt steps on the entrance and IPS and Basalt stone paving for the common compound area. Most of the houses and verandahs have Shahbad flooring over Jack Arch system. The terraces have china mosaic flooring.</p> <p><b>Staircases</b>                      The timber staircases have timber treads and risers and ornate timber posts. Some walls on either side of the staircase have 4 feet high white ceramic dado. The cast iron staircases at the rear corner of all buildings have ornate cast iron balusters. The cast iron staircases hand balusters are oil-painted.</p>
7.9	Interiors (Movable & Immovable)	Ceramic tile dado of different colours upto 6' in many of the rooms of the houses. All house have main doors opening onto the verandah and they all have different designs. All timber boardings are painted white, some lime washed while others in oil paint.

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490 KSHATRIYA GNATI NIWAS		
7.10	Compound/Fence/Gate	The complex of group of buildings has the original gate still intact with the name embossed on it. Other than this main gateway, no other fencing or compound wall is observed.
7.11	Curtilege/ Unbuilt space/out buildings/landscape	There is a large central open space (like an open courtyard) in the center of the buildings used as a common community space for the residents. This space has a small structure used as an administrative office and for a club house type function.
8.0		<b>SERVICES &amp; UTILITIES</b>
8.1	Lighting	Tube Lights and other lighting fixtures have been added in all houses.
8.2	Ventilation	Natural cross ventilation is in abundance due to the presence of continuous verandahs on all floors and large central open space between the buildings. Ceiling fans have been introduced in all rooms, suspended from the jack arch roof system.
8.3	Electricity	BEST is the main electricity supplier
8.4	Water Supply	Municipal Water supply is available. Storage water tankers are used for any shortfall experienced. There is a well within the complex and a couple others in close proximity, but are mainly in disuse.
8.5	Drainage (Plumbing and sanitation)	Toilet block has been added at the end of the verandahs or at the back of the building, rain water down takes are placed at regular intervals along the facades, all sanitation pipes are confined mainly to the internal side.
8.6	Fire Precaution	No fire precaution system has been installed within the building.
8.7	Other (HVAC/BMC/Security Systems)	The building has no special Maintenance agency. Apart from one temporary security guard posted at the main entrance, there is no other special security system installed within the building.
9.0		<b>CONDITION</b>
9.1	Plinth	Rising damp observed in both internal and external facades of the building.
9.2	Walls	Seepage from roof on all end walls and in verandahs on the first, second and third floors. Most walls show peeling plaster and corners and junctions of timber and stone show vegetation growth at many places.
9.3	Floor	Original flooring changed to Shahbad in most places and marble in few houses. Original china mosaic is observed on terraces.
9.4	Stairs	Timber staircases in a structurally stable condition, white washed and cast iron staircases are in a sound condition, oil painted in white and brown colour.
9.5	Openings	Window frames and shutters in original state and in operational condition. Narrow balconies and common verandahs in good condition and not encroached upon. Some Windows and Fanlights are blocked.
9.6	Roofing	Water seepage is seen from the roof in many places. Warping of timber members is seen and most ends of the timber rafters have rotted. Mangalore tiles at the junctions are broken and missing and fascia boards and some gutters have deteriorated extensively and are missing.
9.7	Articulation & Finishes	Limestone and plaster detailing on the façade are in a sound condition, timber and cast iron balusters on narrow front balconies, verandahs and timber and cast iron staircases are largely intact The window frames and shutters are original and do not show any signs of intervention.
9.8	Services	Additions of toilet block and water tanks on terrace.
9.9	Outbuildings	-
9.10	Overall Condition	Fair

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		Maintenance level Regular with lack of conservation sensitivity.
10.0		<b>TRANSFORMATION</b>
10.1	Form	No major transformation in form of the building is observed. Some new chajjas and air-conditioning units have been added at different levels. There are some spaces in the verandahs at the ends, which have been enclosed to house common toilets, but are not insensitive to the architecture of the building.
10.2	Structure	No major structural transformations.
10.3	Articulation & Finishes	Floor finishes have changed from the original to Shahbad in most places and marble in some, ceramic tile dado upto 6' is introduced in most rooms. Designs of timber and cast iron balusters have changed marginally but do not detract from the architecture of the building.
11.0		<b>DP REMARKS/PERCEIVED THREATS</b>
		None
12.0		<b>ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS &amp; SUGGESTIONS FOR IMPLEMENTATION</b>

490 KSHATRIYA GNATI NIWAS



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491 HARKISANDAS HOSPITAL		
	<b>Common Ref no:2005/GII/491</b>	
	Card No. 175	
	Ward (Part): D Ward(Part IV)	
	CS No. 1/1087, 1086	
	Plot Area 4603.710 sq m	
	B U Area NA	
	Date 30 <sup>th</sup> November 04	
	Record by Sheetal Gandhi	
	Review by Aishwarya Tipnis	
	Int SG Ext SG	
	Photo Ref 491a – 491e Internal Photography not permitted	
		
1.0		<b>DENOMINATION</b>
1.1	<b>Name of Premises</b>	Sir H.N. Hospital
1.2	<b>Earlier Name</b>	Harkissandas Nurrotamdas Hospital
1.3	<b>Built In</b>	1925. Extension Date (if any): 26 <sup>th</sup> November, 1928, 1930
2.0		<b>ACCESS ROADS</b>
2.1	<b>Main</b>	Raja Ram Mohan Roy Road
2.2	<b>Subsidiary</b>	Sardar Vallabhai Patel Road
3.0		<b>OWNERSHIP PATTERN</b>
3.1	<b>Present</b>	Trust
3.2	<b>Past</b>	Trust
3.3	<b>Status</b>	Owner
4.0		<b>USE</b>
4.1	<b>Present</b>	Hospital, Medical Research Centre, Residential Quarters, Commercial shop line on ground floor along both Raja Ram Mohan Roy Road and SVP Marg. Commercial activities on ground floor are of all types including retail and medical and chemist shops.
4.2	<b>Past</b>	Hospital with part commercial shop line
4.3	<b>Usage</b>	Regular (Daily )
5.0		<b>SIGNIFICANCE &amp; VALUE CLASSIFICATION</b>
5.1	<b>Townscape(Natural/Manmade)</b>	Situated at a prominent corner plot of great urban value, Sir H.N. Hospital is situated on the corner of Raja Ram Mohan Roy Road and SVP Marg, at Padamshree Gordhanbapa Chowk, Girgaum. This is an important urban landmark, as it is situated on the corner of a busy intersection. It is in close proximity to both Charni Road and Grant Road railway stations and accessed by many BEST bus routes.
5.2	<b>Architectural Description</b>	<b>Planning</b> The main building is accessed through a large entrance porch (carriageway) with a flat terrace. The porch leads to a colonnade (arched verandah) ground floor. The complex has three buildings, the main building housing the Out Patient Department in the center, while the other three connected to the main building and situated on either side. It has connectors at different floor levels, to link all the buildings. The other buildings house the Medical research Centres, Residential quarters for the staff and doctors and the hospital building.



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		<p><b>Stylistic Classification</b>                      Built in the Neo-Classical Style, the building is characterized by its segmental and triangular pediments above rectangular openings, stucco architraves and mouldings with keystones emphasising the rectangular openings, semi-circular arched openings, parapet with Italianate balusters.</p>
5.3	<b>Intrinsic</b>	<p><b>Character Defining Elements</b>  <b>External</b>                      Corner façade building with a combination of alternate yellow basalt and limestone bays, stucco mouldings and architraves with keystones emphasising openings, triangular and segmental pediments above openings, Italianate balusters, porte-cochere  <b>Internal</b>                      Colonnaded verandah wrapping the building</p>
5.4	<b>Value Classification</b>	<p><b>Existing Grade:</b> Grade III <b>Recommended Grade:</b> Grade III B(per), A(arc), E(des), B, G(grp)</p>
6.0		<b>TOPOGRAPHY</b>
6.1	<b>Floors</b>	Main building and surrounding buildings are Ground + 3 storey, whereas the new constructed building at the back is a ground +14 storey structure.
7.0		<b>CONSTRUCTION</b>
7.1	<b>Plinth</b>	The plinth is in exposed yellow Malad stone
7.2	<b>Walls</b>	The construction is in load bearing stone masonry
7.3	<b>Floor</b>	The flooring exhibits a jack arch system in the original building. Other parts that have been added over the years show flat reinforced brick. The new buildings have Reinforced Cement Concrete slabs.
7.4	<b>Stairs</b>	The staircase is a combination of timber and stone – with the structure being timber with stone treads and risers.
7.5	<b>Openings</b>	Openings on the external façade are all of a similar size with architraves surrounding them. The window openings have white pilaster mouldings surrounding. Timber framed windows are inset with wooden shutters and glass panels. The internal walls and entrance have colonnade opening to the outside.
7.6	<b>Roofing</b>	Parts of the building have flat roof with accessible terrace while the other areas have hipped roof with Mangalore tiles.
7.7	<b>Articulation</b>	The staircase and mezzanines have timber railings and ornate Cast Iron balusters.
7.8	<b>Finishes</b>	<p><b>Walls</b>                      The external walls have exposed yellow Malad stone, whereas all the interiors are either painted in synthetic paint or oil paint. Lime plaster and lime wash is seen in places which do not come in contact with the common public. Almost the entire building has 3 feet high brown spotted granite with black border.</p> <p><b>Flooring</b>                      The flooring in common areas is polished granite while office and administrative areas have mosaic tiles used. Some service areas have IPS whereas toilets and wet area show ceramic tiles.</p> <p><b>Staircases</b>                      The staircase treads and risers are clad in granite, and the brick railings and adjoining walls are oil painted.</p>
7.9	<b>Interiors (Movable &amp; Immovable)</b>	The interiors of the Hospital have been done such that they fulfill the

491 HARKISANDAS HOSPITAL		
		needs of the space. The entrance leads to an information desk and reception area. Large marble busts of the various founder members and donors with information plaques are installed in the lobby, near the waiting area. Intermediate waiting areas are created, which make the entire complex user friendly.
7.10	<b>Compound/Fence/Gate</b>	Two wings along the major arterial roads about the roads and are not enclosed by a compound wall. The entrance to the building is through the main façade, leading to an open space housing the entrance porch.
7.11	<b>Curtilage/ Unbuilt space/out buildings/landscape</b>	There is a large landscaped area on the inside of the building. The flooring is done in interlocked cement tiles. No formal landscaping is done in this area.
8.0		<b>SERVICES &amp; UTILITIES</b>
8.1	<b>Lighting</b>	Tube Lights and other lighting fixtures have been added in all rooms. Most spaces are lit with the help of artificial lighting.
8.2	<b>Ventilation</b>	Ceiling fans have been introduced in all rooms. All private areas in the hospital are centrally air – conditioned. Also, there are open and semi-open spaces at all levels that facilitate the cross ventilation within the building complex.
8.3	<b>Electricity</b>	BEST is the primary electricity supplier in the area. Parts of the newer research center and development cell also have Reliance energy as the supplier.
8.4	<b>Water Supply</b>	Municipal water supply is the main source of water supply.
8.5	<b>Drainage (Plumbing and sanitation)</b>	Due to the spread out nature of the wet areas and service requirements, the sewer and sanitation pipes are seen along all the walls of the buildings. Many of these have been replaced by new pipes.
8.6	<b>Fire Precaution</b>	Portable fire extinguishers of the wet and dry type are installed at all landings of the staircases. Other central extinguishing system and alarm is installed throughout the complex.
8.7	<b>Other (HVAC/BMC/Security Systems)</b>	The building has special Maintenance agency. Apart from the many security guards posted at the main entrance and various points inside the building, there are also other special security systems installed within the building. Close Circuit Televisions and Alarm Systems guard the common areas.
9.0		<b>CONDITION</b>
9.1	<b>Plinth</b>	Plinth shows rising damp all along the building edge on the external wall. Also due to construction work of pavements and roads, the plinth stone has been damaged and level of the road becoming higher than the plinth at many places.
9.2	<b>Walls</b>	Biological and Vegetation growth can be seen at places where drainage pipes are leaking. Also both large and small cracks are visible where new blocks have been added – due to change of material. Salt deposition and flaking of the outer surface of stone and discolouration is seen on the inside west walls of the building.
9.3	<b>Floor</b>	The reinforcement of the jack arch system is exposed at many places and appears to be rusted. The flooring otherwise visually appears to be sound. Detailed condition at many places could not be gauged due to presence of false ceiling and finishes.
9.4	<b>Stairs</b>	The timber members of the stairs show warping, and have been propped by steel sections. New finishes have been introduced to all staircases thus their visual condition seems sound. Many new

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		interventions can be seen to staircases as mezzanines and different storage levels have been added – these are done in newer materials and as continuation of the original staircases.
9.5	<b>Openings</b>	The windows have been blocked and where they are open able, the glass panes have been painted.
9.6	<b>Roofing</b>	Roof level was inaccessible, thus the condition could not be recorded. However, the visual condition does not show any structural distress.
9.7	<b>Articulation &amp; Finishes</b>	Large hoardings and signage all along the ground floor of the external façade conceal articulation. Internal finishes have all been transformed to new finishes to enable easy maintenance.
9.8	<b>Services</b>	All original drainage and down take pipes are rusted and new pipes have been added at most places. Wiring and electrical conduits are in a state of mess and need up gradation. This is probably due to newer electrical gadgets being added often. The services are also phased out for different wings.
9.9	<b>Outbuildings</b>	There are no outbuildings within the complex. The only other buildings are annexe blocks and newer ancillary structures that are connected to the main structure by connectors and thus form an extension. These buildings were built at different times over the life of the main building.
9.10	<b>Overall Condition</b>	All areas in public contact like the lobby and waiting rooms are in very good condition and well maintained. Maintenance level Regular with lack of conservation sensitivity.
10.0		<b>TRANSFORMATION</b>
10.1	<b>Form</b>	The original form of the building is altered due to the construction of a high rise building immediately behind the main building, and can be seen in the background from across the road. New construction can be observed at various places like curved ('S' shape in plan) connecting block with domed transparent acrylic sheet roofing and frame of circular steel sections – this has been done to connect two blocks. A new wing has also been added at the back and on the west side in RCC frame with RCC chajjas – this touches the old building.
10.2	<b>Structure</b>	There are additions to the existing buildings in the form of upper floors – these have been added by constructed separate RCC frame outside the existing building.
10.3	<b>Articulation &amp; Finishes</b>	The walls in the entire hospital complex are painted in oil paint, especially all of the ground floor. The wards and the entire building have 3 feet high dado of white ceramic tiles and brown spotted granite tiles with black border. All sloping roofs for staircases and connecting blocks have tin and Galvanized iron and tin corrugated sheets or asbestos sheets
11.0		<b>DP REMARKS/PERCEIVED THREATS</b>
		Demarcated as Private Hospital
12.0		<b>ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS &amp; SUGGESTIONS FOR IMPLEMENTATION</b>
		None

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492 MAGISTRATE'S COURT, GIRGAUM		
	Common Ref no:2005/GII/492	
	Card No. 176	
	Ward (Part): D Ward(Part 4)	
	CS No. 1288	
	Plot Area 1182.27	
	B U Area NA	
	Date 30 <sup>th</sup> November 04	
	Record by Sheetal Gandhi	
	Review by Abha Lambah	
	Int SG Ext SG	
Photo Ref 491a – 491f Internal survey and photography not permitted		
		
1.0		<b>DENOMINATION</b>
1.1	Name of Premises	Magistrate Court
1.2	Earlier Name	Magistrate Court
1.3	Built In	1920s – 1930s Extension Date (if any): None
2.0		<b>ACCESS ROADS</b>
2.1	Main	Raja Ram Mohan Roy Road
2.2	Subsidiary	None
3.0		<b>OWNERSHIP PATTERN</b>
3.1	Present	State Government
3.2	Past	State Government
3.3	Status	Owner
4.0		<b>USE</b>
4.1	Present	Judicial
4.2	Past	Judicial
4.3	Usage	Daily
5.0		<b>SIGNIFICANCE &amp; VALUE CLASSIFICATION</b>
5.1	Townscape(Natural/Manmade)	The building is situated on the main Raja Ram Mohan Road, on the corner of the main road and a minor lane to the west of the building. It is walking distance from Charni Road Railway Station and also well connected by various BEST bus routes It has a different land use as compared to its surroundings buildings, which are largely residential or residential with a commercial shop line.
5.2	Architectural Description	<p><b>Planning</b>                      The planning of the building is very simple with colonnaded arcades on both the ground and first floor along the length of the building, with all rooms and offices opening onto the colonnade.                      The internal planning is not known, as internal survey was not permitted.</p> <p><b>Stylistic Classification</b>                      Yellow stone building in colonial style.</p>
5.3	Intrinsic	<p><b>Character Defining Elements</b>                      The flat arch colonnade on the ground floor and the semi – circular arched colonnade on the first floor lend the building a certain transparency and character. The building is elegant and devoid of any embellishments and articulation.</p>

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		Not having undergone any transformations in form and structure, the elevational elements can be appreciated.
5.4	Value Classification	<b>Existing Grade:</b> Grade II B <b>Recommended Grade:</b> Grade II B <b>B(per), A(arc), E, B(des), G(grp)</b>
6.0		<b>TOPOGRAPHY</b>
6.1	Floors	Ground + 2 upper
7.0		<b>CONSTRUCTION</b>
7.1	Plinth	An eighteen-inch high plinth is constructed in Yellow Malad Stone.
7.2	Walls	Load bearing walls in stone masonry
7.3	Floor	Reinforced Brick Concrete
7.4	Stairs	Not known as internal survey not permitted
7.5	Openings	The windows are square with open able wooden shutters. The windows are not inset, and are thus protected by timber weather shades above them. The windows are only on the second floor and on the east and west elevations. The ground and first floor have a continuous verandah all along the main elevation. The openings on the ground floor verandah are rectangular whereas the first floor has semi – circular arches with exposed keystones. The door openings behind the colonnade have similar shapes with original timber frames and glass panes.
7.6	Roofing	Not known as internal survey not permitted
7.7	Articulation	Articulation on the building can be seen in the form of a cornice band on the first floor and terrace level. Stone balusters are seen on the terrace.
7.8	Finishes	<b>Walls</b> The external walls are exposed masonry whereas the internal walls both in the colonnade as well as the rooms are finished in crème lime plaster. Some internal rooms are oil painted to a height of 6 feet. <b>Flooring</b> Not known as internal survey not permitted <b>Staircases</b> Not known as internal survey not permitted
7.9	Interiors (Movable & Immovable)	Not known as internal survey not permitted
7.10	Compound/Fence/Gate	A 5 feet high mild steel fence separates the building from the road.
7.11	Curtilege/ Unbuilt space/out buildings/landscape	There are no outbuildings within the building compound. There is a narrow landscaped area between the compound wall and building and with small shrubs and tress planted.
8.0		<b>SERVICES &amp; UTILITIES</b>
8.1	Lighting	Not known as internal survey not permitted
8.2	Ventilation	Not known as internal survey not permitted
8.3	Electricity	Not known as internal survey not permitted
8.4	Water Supply	Not known as internal survey not permitted
8.5	Drainage (Plumbing and sanitation)	Drainage pipes are visible on the west façade of the building. These are placed at regular intervals and sensitively. Their position does not seem to have been altered from the original neither have new pipes been added.
8.6	Fire Precaution	Not known as internal survey not permitted
8.7	Other (HVAC/BMC/Security Systems)	Not known as internal survey not permitted

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9.0		<b>CONDITION</b>
9.1	Plinth	The plinth does not show any rising damp or watermarks due to capillary action. This is probably due to the fact that the paving inside the building compound is done regularly and keeping in mind the site slopes and surroundings.
9.2	Walls	The external walls do not show any structural cracks or fissures. There is small amount of vegetation and biological growth seen at the junction of the cornice and walls. However, these are small and have not yet hampered the structural joints. The walls at some places also show watermarks causing discolouration of stone.
9.3	Floor	The condition of the floors is not known, as internal survey was not permitted.
9.4	Stairs	The condition of the staircase is not known, as internal survey was not permitted.
9.5	Openings	The openings are in the original form, not blocked or encroached upon by any Air conditioning units or jaalis. The openings both on the façade as well inside have original timber frames and window panes.
9.6	Roofing	The roof of the different floors as seen from the outside appears to be free from structural problems. A detailed condition survey of the roof could not be carried out as internal survey was not permitted.
9.7	Articulation & Finishes	The articulation is intact and finishes including door and window frames are original. The cornices on the first floor level and the terrace level show staining of stone but no cracks and fissures. The building does not have any signage or boards on its façade – revealing all the elements on the façade.
9.8	Services	No service pipes and downtakes are visible on the front façade of the building. These are restricted to the side facades. They are rusted at few places and cause leakage of water. The electrical and wiring also need upgrading.
9.9	Outbuildings	There are no outbuildings present.
9.10	Overall Condition	Good Maintenance level: Regular with conservation sensitivity.
10.0		<b>TRANSFORMATION</b>
10.1	Form	The main building itself has not undergone any change in form, however there are temporary sheds immediately outside the building that have an influence on the architectural integrity of the building.
10.2	Structure	There have been no structural transformations in the building.
10.3	Articulation & Finishes	The building is very basic devoid of embellishments and articulation. The articulation is intact and finishes including door and window frames are original.
11.0		<b>DP REMARKS/PERCEIVED THREATS</b>
		Demarcated as 'Police Court'
12.0		<b>ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS &amp; SUGGESTIONS FOR IMPLEMENTATION</b>

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LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI  
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493 BOMBARCI			
	Common Ref no:2005/GII/493		
	Card No. 177		
	Ward (Part): D Ward (Part II)		
	CS No. 2/632		
	Plot Area 1393 sq mts		
	B U Area NA		
	Date 16th April 05		
	Record by Anand Achari & Kasturi Khanolkar		
Review by Aishwarya Tipnis			
Int AA Ext KK			
Photo Ref 493a – 493bk			
<b>1.0 DENOMINATION</b>			
1.1	Name of Premises		Bombarci
1.2	Earlier Name		Bombarci
1.3	Built In		1925
<b>2.0 ACCESS ROADS</b>			
2.1	Main	S. K Barodawala Marg. (Altamount Road)	
2.2	Subsidiary	August Kranti Marg , Gopalrao Deshmukh Marg(Pedder Road)	
<b>3.0 OWNERSHIP PATTERN</b>			
3.1	Present	Western Railway	
3.2	Past	BB & CI	
3.3	Status	Owner	
<b>4.0 USE</b>			
4.1	Present	Western Railway General Managers Residence	
4.2	Past	Western Railway General Managers Residence	
4.3	Usage	Regular (Daily)	
<b>5.0 SIGNIFICANCE &amp; VALUE CLASSIFICATION</b>			
5.1	Townscape(Natural/Manmade)	The rectangular plot is surrounded by residential structures on three sides and abuts Altamount road on the east. The colonial bungalow is set in a terraced landscape and overlooks the large rear landscaped garden built in terraces. Its urban setting compliments the planning from the road to the porch through the bungalow approaching the landscaped area.	
5.2	Architectural Description	<p><b>Planning</b></p> <p>The plot accommodates the two-storied centrally located bungalow along with the servants quarters to the south west, a garage to the north east and a landscaped garden in the west. The main access to the site is from the south west of the plot, which leads to the porch. The building is aligned longitudinally along the north south axis and has a verandah, which leads to the entrance lobby.</p> <p>An L shaped timber staircase is housed in the lobby. The entrance lobby is centrally locates and leads to the bedrooms and toilet blocks to the south, living room to the west, dinning room, kitchen, a passage and a launderette to the north. A continuous corridor on the rear side connects all the rooms. A small portico with a lean to roof towards the west side provides access to the terraced garden. A flight of steps leads to the landscaped garden. Another RCC staircase located at the north</p>	

493 BOMBARCI	
	<p>(constructed later) provides alternative access to the upper floor. The upper floor houses the bedrooms with an attached toilet block and walk in closet. A large rectangular study is located to the north of the building. A verandah on the west side runs along the façade and is enclosed with wooden latticework. The building is covered with a timber hip end roof and overlooks the stepped garden in the rear. An external cast iron spiral staircase is located at the south end of the building. The ground storied servants quarter is aligned longitudinally along the east west axis and accessed by a flight of steps leading down to the landscaped area. The building is covered with a pitched timber truss roof finished with Mangalore tiles.</p> <p><b>Stylistic Classification</b>                      A typical colonial bungalow in a garden setting, the building is characterised by its semicircular arched entrance porch is centrally located and supported on three brick masonry piers. The front façade is devoid of ornamentation and interspersed with rectangular openings. The rear façade has segmental arched openings on the ground floor with a balcony on the first floor and the openings are enclosed with wooden lattice.</p>
5.3	<p>Intrinsic</p> <p><b>Character Defining Elements</b>  <b>External</b>                      Simple, modest colonial building with central arched porch dominates the landscape. The landscaped site compliments the building in the urban setting.</p> <p><b>Internal</b>                      The main entrance lobby has decorative timber dado and a timber staircase. Decorative wooden projections adorn the corners of the staircase. All the doors have decorative timber pelmets and the windows have rectangular shutters with a vertically pivoted glazed ventilator and fixed wooden louvers above the shutters. Old furniture including a 1472 clock and a 1962 sundial are seen in the interiors. Niches in the wall house the timber cupboards in all the rooms.</p>
5.4	<p>Value Classification</p> <p><b>Existing Grade:</b> Grade III <b>Recommended Grade:</b> Grade III  <b>A(arc), B(per), B(des), E, F</b></p>
6.0	<b>TOPOGRAPHY</b>
6.1	<p>Floors</p> <p>Ground + one upper (Main bungalow)                      Ground (Servants quarters and garage)</p>
7.0	<b>CONSTRUCTION</b>
7.1	<p>Plinth</p> <p>The plinth is made of grey basalt coursed masonry.</p>
7.2	<p>Walls</p> <p>The walls are constructed of load bearing brick masonry.</p>
7.3	<p>Floor</p> <p>Reinforced Cement Concrete floor</p>
7.4	<p>Stairs</p> <p>A timber staircase in the entrance lobby is the main highlight and gives magnificence to the double height lobby. A secondary access for the servants also there besides the kitchen which led to the corridor in the first floor. There is also an external cast iron spiral staircase on the side of the building which is an exit from the toilet on the first floor.</p>
7.5	<p>Openings</p> <p>The openings on the front façade are rectangular with a timber glazed top hung windows, teakwood glazed windows and vertically pivoted windows. The rear side corridor facing the landscaped area has large</p>

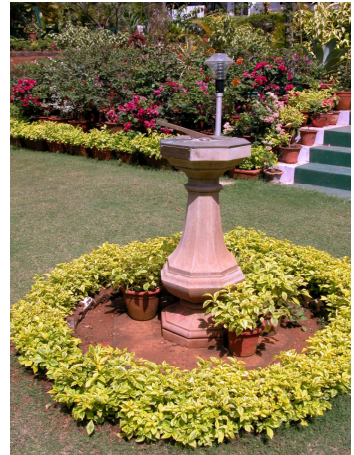
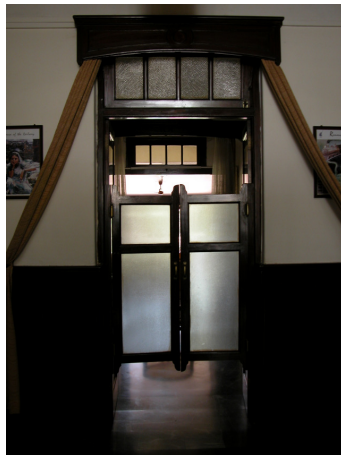
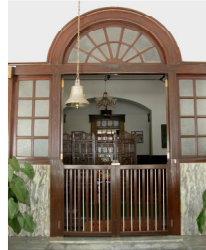
493 BOMBARCI	
	<p>segmental arch openings with combination of timber louvers on either side of horizontally pivoted window encased in the arch and fixed timber panels on either side of glazed double shutter windows. The timber paneled doors have decorative pelmets and glazed top hung ventilators and has brass fixtures. The portico has long wooden vertical sliding windows with counter weight pulley system. The window slides downward and shelves itself in the low height parapet.</p> <p>The main entrance has a semicircular arch opening with fixed glazing in the arched portion. The main door is partly glazed and partly paneled with openable single glazed shutter on the either side.</p>
7.6	<p><b>Roofing</b></p> <p>The entire building is covered with a timber hip end roof and the lean to roof over the balcony and the portico.</p>
7.7	<p><b>Articulation</b></p> <p>The façade is modest in character. Internally, the openings are bedecked with decorative timber pelmets and the wall in the entrance lobby has a timber dado. The entrance gate has a brass emblem of Bombay Baroda and Central India Railway of 1855. In front of the entrance door there's a brass bell of 1889.</p>
7.8	<p><b>Finishes</b></p> <p><b>Walls</b>                      The walls, externally are painted with textured cement plaster in white colour and internally, finished with oil paint.</p> <p><b>Flooring</b>                      The entrance lobby and the passages have marble flooring in chequered pattern, the bedrooms on all floors have terracotta coloured cement tiles, and the study room has timber floor boarding. The bath also has few places as terracotta coloured cement tiles and few as IPS flooring.</p> <p><b>Staircases</b>                      The staircase has timber treads and risers covered with green coloured carpet and have a slender newel post. The first step is of grey basalt stone.</p>
7.9	<p><b>Interiors (Movable &amp; Immovable)</b></p> <p>A 1472 clock is placed in the living room, whereas an 1860's bell adorns the entrance porch. The entrance lobby has a folding timber screen. All the rooms have decorative black rose wood or teak wood furniture's and niche in the wall houses the decorative cupboards. The dining has finely articulated timber dinning table.</p>
7.10	<p><b>Compound/Fence/Gate</b></p> <p>The boundary is defined by a high brick masonry compound wall with decorative grills on top.</p>
7.11	<p><b>Curtilege/ Unbuilt space/out buildings/landscape</b></p> <p>A Sundial gifted by Sir Ernest Jackson Kt C. I. E., the first agent to occupy Bombarci to the BB &amp; CI Railway in 1926 is placed in the landscaped garden. Servant's quarters, garage space and a shed located in the garden compliment the setting of the building.</p>
8.0	<p><b>SERVICES &amp; UTILITIES</b></p>
8.1	<p><b>Lighting</b></p> <p>The entire building is well lit due to the wide openings on the external façade of the building.</p>
8.2	<p><b>Ventilation</b></p> <p>Well cross ventilated building. AC units have been added to some windows.</p>
8.3	<p><b>Electricity</b></p> <p>BEST. Conduit wiring observed in all the rooms. Casing capping done for new electrical connections.</p>
8.4	<p><b>Water Supply</b></p> <p>Municipal Water Supply</p>
8.5	<p><b>Drainage (Plumbing and sanitation)</b></p> <p>The plumbing and sanitation pipes run along the southern façade of the building.</p>

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8.6	Fire Precaution	No fire system has been installed in the building
8.7	Other (HVAC/BMC/Security Systems)	Security official at the gate. AC units have been installed in few windows. False ceiling in the rooms on the upper floor.
9.0		<b>CONDITION</b>
9.1	Plinth	The plinth of the building does not show any signs of structural distress. The pointing has been redone in cement plaster.
9.2	Walls	The walls are structurally sound and do not show signs of intervention. Regular maintenance of the building done.
9.3	Floor	The floor and the floor finishes do not show any structural distress or intervention.
9.4	Stairs	The timber staircase is structurally sound.
9.5	Openings	The openings are in operational condition. Few ventilators above the openings have been blocked to accommodate the AC units.
9.6	Roofing	The roof does not show any structural distress or intervention.
9.7	Articulation & Finishes	The articulation and finishes do not show any intervention. Regular maintenance takes place.
9.8	Services	Services are in fair condition. No ficus growths observed.
9.9	Outbuildings	Maintained regularly
9.10	Overall Condition	Good Maintenance level: Regular with conservation sensitivity
10.0		<b>TRANSFORMATION</b>
10.1	Form	None.
10.2	Structure	None.
10.3	Articulation & Finishes	Corrugated asbestos sheets have been fixed above the arched openings in the west façade.
11.0		<b>DP REMARKS/PERCEIVED THREATS</b>
		None
12.0		<b>ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS &amp; SUGGESTIONS FOR IMPLEMENTATION</b>
		Sir Ernest Jackson KT Cie was the first agent to occupy Bombarci (1926 – 1932). He gifted a sundial to the BB & CI Railway in 1926 is placed in the landscaped garden. Bombarci has been awarded the Urban Heritage Award in 1992, awarded by Indian Heritage Society, Mumbai Chapter.


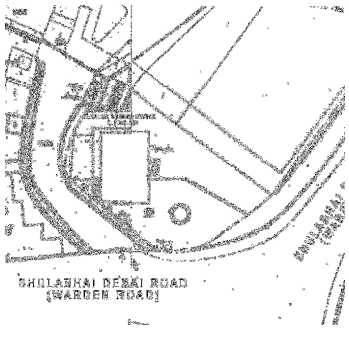


493 BOMBARCI





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

494 TALAO MANDIR OFFICE PREMISES		
	Common Ref no:2005/GII/494	
	Card No. 178	
	Ward (Part): D Ward(Part I)	
	CS No. 792	
	Plot Area 96.186 sq m	
	B U Area NA	
	Date 1 <sup>st</sup> June 05	
	Record by Sheetal Gandhi	
	Review by Aishwarya Tipnis	
	Int SG Ext SG	
Photo Ref 494a – 494e		
		
1.0		<b>DENOMINATION</b>
1.1	Name of Premises	Talao Mandir Office Premises
1.2	Earlier Name	Talao Mandir Office Premises
1.3	Built In	1970s Extension Date (if any): None
2.0		<b>ACCESS ROADS</b>
2.1	Main	Mahalaxmi Temple lane
2.2	Subsidiary	Bhulabhai Desai Road (Warden Road)
3.0		<b>OWNERSHIP PATTERN</b>
3.1	Present	Trust
3.2	Past	Trust
3.3	Status	Owner
4.0		<b>USE</b>
4.1	Present	Temple Administrative Office
4.2	Past	Administrative office
4.3	Usage	Regular (Daily)
5.0		<b>SIGNIFICANCE &amp; VALUE CLASSIFICATION</b>
5.1	Townscape(Natural/Manmade)	The building is situated on the main Mahalaxmi temple lane, strategically located adjacent to the Triumphal Arch. Situated off Bhulabhai Desai Road, it is the first building on the left hand side, when approaching the main temple steps. There is a temple (part of the Mahalaxmi temple precinct) in very close proximity, which can also be viewed from the main road outside.
5.2	Architectural Description	<b>Planning</b> Not applicable as the building has lost its architectural and urban group value and is deleted from the list. <b>Stylistic Classification</b> Not applicable as the building has lost its architectural and urban group value and is deleted from the list.
5.3	Intrinsic	<b>Character Defining Elements</b> <b>External</b> Not applicable as the building has lost its architectural and urban group value and is deleted from the list. <b>Internal</b> Not applicable as the building has lost its architectural and urban group value and is deleted from the list.
5.4	Value Classification	<b>Existing Grade:</b> Deleted <b>Recommended Grade:</b> Deleted

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<b>494 TALAO MANDIR OFFICE PREMISES</b>		
6.0		<b>TOPOGRAPHY</b>
6.1	Floors	Ground + 1 upper
7.0		<b>CONSTRUCTION</b>
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	Curtilege/ 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		<b>SERVICES &amp; UTILITIES</b>
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		<b>CONDITION</b>
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 and is deleted from the list.


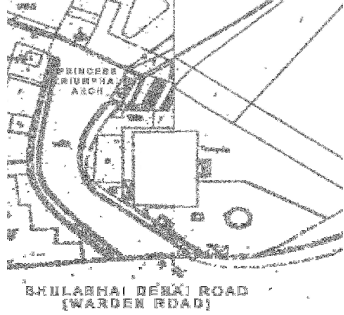
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494 TALAO MANDIR OFFICE PREMISES		
9.5	Openings	Not applicable as the building has lost its architectural and urban group value and is deleted from the list.
9.6	Roofing	Not applicable as the building has lost its architectural and urban group value 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		<b>TRANSFORMATION</b>
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		<b>DP REMARKS/PERCEIVED THREATS</b>
		None
12.0		<b>ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS &amp; SUGGESTIONS FOR IMPLEMENTATION</b>
		Not applicable as the building has lost its architectural and urban group value and is deleted from the list.

494 TALAO MANDIR OFFICE PREMISES



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

495		PRINCE'S TRIUMPHAL ARCH	
		Common Ref no: 2005/GII/495	
		Card No.: 179	
		Ward(Part): D Ward(Part I)	
		Plot Area: NA	
		B U Area: NA	
		Date: 1 <sup>st</sup> June 05	
		Record by: Sheetal Gandhi	
		Review by: Aishwarya Tipnis	
Int: SG	Ext: SG		
		Photo Ref: 495a – 495q	
1.0		<b>DENOMINATION</b>	
1.1	Name Of Premises	Prince's Triumphal Arch	
1.2	Earlier Name	Prince's Triumphal Arch	
1.3	Built In	1905	Extension Date (If Any): None
2.0		<b>ACCESS ROADS</b>	
2.1	Main	Mahalaxmi Temple Marg	
2.2	Subsidiary	Bhulabhai Desai Road (Warden Road)	
3.0		<b>OWNERSHIP PATTERN</b>	
3.1	Present	Shree Mahalakshmitemple Trust	
3.2	Past	Shree Mahalakshmi Temple Trust	
3.3	Status	Owner	
4.0		<b>USE</b>	
4.1	Present	Gateway And Urban Artefact / Urban Marker	
4.2	Past	Entrance Gateway To Trambakeshwar Mahadeo Mandir.	
4.3	Usage	Regular (Daily)	
5.0		<b>SIGNIFICANCE &amp; VALUE CLASSIFICATION</b>	
5.1	Townscape (Natural / Manmade)	<p>The Prince's Triumphal Arch is situated at the entrance of the Mahalaxmi Precinct, soon after entering the Mahalaxmi Temple Marg. Located off Bhulabhai Desai Road and on the East West axis, originating from the corner of Bhulabhai Desai Road and Napean Sea Road towards the main temple complex steps. Being a part of the Mahalaxmi Heritage Precinct, it is distinct urban landmark, probably formerly acting as the main entrance gateway into the Temple Complex. In close proximity to the city's other well-known tourist areas like the Haji Ali Darga and Race course and the busy shopping hub of Breach Candy. It is well connected by various B.E.S.T bus routes and being close to Mahalaxmi Railway station on the Western Line, it is easily accessible from most parts of Bombay.</p>	
5.2	Architectural Description	<p><b>Planning</b>                      It is probably planned as the entrance gateway to the temple complex; the archway is situated along the East-West axis. Located strategically where the first Mahalaxmi temple Marg turns towards the main temple steps.</p> <p><b>Stylistic Classification</b>                      Built in the Neo-Classical style, characterized by the semi-circular arched openings with keystones and stucco mouldings accentuating the openings,</p>	



495	PRINCE'S TRIUMPHAL ARCH	
		circular clock and triangular pediment atop flanked by volutes on either side.
5.3	Intrinsic	<p><b>Character Defining Elements</b></p> <p><b>External</b> Segmental arched opening with a keystone, Twin Corinthian columns on either side of the archway on the West façade and single Corinthian columns on either side on the East façade, Cornice band running on top of the archway, symmetrical volutes on either side of the pediment, Circular clock flanked on either side by narrow semi circular windows with timber shutters. Topped by a triangular pediment supported on short columns, stuccowork and parapet wall detailing.</p> <p><b>Internal</b> Not applicable</p>
5.4	Value Classification	<b>Existing Grade:</b> Deleted <b>Recommended Grade:</b> II A <b>A(arc),B(per), G(grp)</b>
6.0		<b>TOPOGRAPHY</b>
6.1	Floors	Ground storey
7.0		<b>CONSTRUCTION</b>
7.1	Plinth	The plinth is constructed in stone masonry, plastered and painted.
7.2	Walls	The walls are constructed in stone masonry, plastered and painted.
7.3	Floor	Not applicable
7.4	Stairs	There is no staircase present. An iron ladder located on either side accesses the clock and upper part of the arch. It is finished in brown colour oil paint.
7.5	Openings	Openings are in the form of thin narrow semi-circular arched window openings on either side of the circular clock. The main archway is the primary entrance.
7.6	Roofing	Roof is constructed with Stone slabs, supported on stone beams on top of the columns.
7.7	Articulation	Articulation can be seen in the form of column capitals, cornice ands running at two levels, stuccowork in plaster, stone fretwork for parapet walls, circular clock.
7.8	Finishes	<p><b>Walls</b> Walls are lime plastered and lime washed in a crème colour.</p> <p><b>Flooring</b> The floor on which the arch stands is finished using Basalt flagstone – the entire surrounding area is paved using Basalt.</p> <p><b>Staircases</b> The iron ladder is oil-painted in brown colour.</p>
7.9	Interiors (Movable & Immovable)	Not applicable
7.10	Compound/Fence/Gate	The Triumphal arch is a standalone structure, and is not surrounded by any compound wall or fence. For security purposes, there is a cast – iron gate in the profile of the archway, which can be locked. Collapsible gates are also installed on either side to restrict access from the sides.
7.11	Curtilage / Unbuilt space / out buildings / landscape	There are various buildings in close proximity to the Arch, like the Talao Mandir Office premises and a temple with an open space used for wedding functions etc. However, none of these are directly related to the Archway in

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495	PRINCE'S TRIUMPHAL ARCH	
		any way, thus cannot be considered as out buildings.
8.0		<b>SERVICES &amp; UTILITIES</b>
8.1	Lighting	The archway has floodlights and focus lights installed on the cast iron grill and gate. These light up the archway itself and the surrounding open space leading to the arch.
8.2	Ventilation	Not applicable
8.3	Electricity	B.E.S.T is the electricity supplier for the entire Mahalaxmi Heritage Precinct and hence for the Prince's Triumphal Arch.
8.4	Water Supply	Not applicable
8.5	Drainage (Plumbing and sanitation)	Not applicable
8.6	Fire Precaution	None
8.7	Other (HVAC / BMS / Security Systems)	None
9.0		<b>CONDITION</b>
9.1	Plinth	The plinth shows rising damp all around. The stone shows staining and watermarks rising to the walls.
9.2	Walls	The walls show signs of rising damp from the plinth. These can be seen up to a height of 5 feet, causing plaster and paint to deteriorate and peel off, and also leading to staining of the stone. The rectangular opening has a RCC jaalis and has watermarks on the wall below it – due to dripping water from the jaali.
9.3	Floor	The floor below the triumphal arch has basalt flagstone paving. This paving is in a deteriorated state. It shows missing stones, cracks in some paving blocks and in a state of ill maintenance. The residual spaces between the columns are used as dumping areas.
9.4	Stairs	The ladders on either side leading to the clock appear to be free from any structural problems.
9.5	Openings	The openings on either side of the clock have original timber shutters and frames but are in a state of neglect. The timber shows deterioration in the form of cracks and warping of the shutters. The windows are fixed and hence cannot be opened.
9.6	Roofing	The roof is in a state of structural distress. It shows displacement and cracking of the stone pieces that are supported on the beam. The roof stones also show seepage and widened gaps between the stone pieces. The roof is propped up with the help of steel stanchion and horizontal braces, preventing it from collapsing in either direction.
9.7	Articulation & Finishes	The limestone detailing and stuccowork in plaster show signs of weathering. They show staining and watermarks and signs of dilution. There have been no new additions in the form of cladding, or other interventions that obscure the articulation.
9.8	Services	The wires for the lights installed run at the bottom of the arch, they are exposed and not placed sensitively. Their location and contrasting colour take away from the architectural integrity of the artefact.
9.9	Outbuildings	The adjacent Talao Mandir office premise has the railing of its staircase supported on the column of the Triumphal arch. This reduces the visibility of the Arch itself and also obscures the fluting on the column.
9.10	Overall Condition	Poor <span style="float: right;">Maintenance Level: Neglected</span>

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495	PRINCE'S TRIUMPHAL ARCH	
10.0		<b>TRANSFORMATION</b>
10.1	Form	There are no transformations to the original form of the Gateway. There have been no additions or extensions to the artefact and its original form is intact.
10.2	Structure	The roof shows structural distress and is propped up with a Steel stanchion and horizontal iron braces. This is the only structural intervention to the archway and the remaining structure does not show any transformations.
10.3	Articulation & Finishes	The arch has been painted over several times, thus altering the finishes to some extent. The rectangular openings have RCC jaalis , which appear to be comparatively newer than the structure itself. The articulation though in a state of neglect, is not transformed and can be seen in its untouched form.
11.0		<b>DP REMARKS/PERCEIVED THREATS</b>
		None
12.0		<b>ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS &amp; SUGGESTIONS FOR IMPLEMENTATION</b>

LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI  
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495 PRINCE'S TRIUMPHAL ARCH





LISTING & GRADING OF HERIATGE BUILDINGS & PRECINCTS IN MUMBAI  
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496		TARAPOREWALA BUILDING	
		Common Ref no: 2005/GII/496	<b>C.S. SHEET MISSING FROM COLLECTOR'S OFFICE</b>
		Card No: 179	
		Ward (Part) A Ward	
		CS No. DATA MISSING	
		Plot Area DATA MISSING	
		B U Area NA	
		Date 16 / 04 / 05	
		Record by Anand Achari /Kasturi Khanolkar	
		Review by Sheetal Gandhi	
		Int AA Ext KK	
Photo Ref 496a – 496 n			
1.0		<b>DENOMINATION</b>	
1.1	Name of Premises	Taraporewala Building	
1.2	Earlier Name	Taraporewala Building	
1.3	Built In	Approximately 1925 Extension Date: 1977 (Reconstructed dilapidated toilet block)	
2.0		<b>ACCESS ROADS</b>	
2.1	Main	August Kranti Marg	
2.2	Subsidiary	August Kranti Marg	
3.0		<b>OWNERSHIP PATTERN</b>	
3.1	Present	Late Framroze D.B.Taraporwala (NFT Trust)	
3.2	Past	Late Framroze D.B.Taraporwala (NFT Trust)	
3.3	Status	Trust & Tenanted	
4.0		<b>USE</b>	
4.1	Present	Commercial on ground floor, Residences on upper floor (Building No.1) Residences (Building No.2)	
4.2	Past	Commercial on ground floor, Residences on upper floor (Building No.1) Residences (Building No.2)	
4.3	Usage	Residential Commercial	
5.0		<b>SIGNIFICANCE &amp; VALUE CLASSIFICATION</b>	
5.1	Townscape(Natural/Manmade)	The rectangular plot slopes to the east and is aligned longitudinally along the north south axis. Abutting the August Kranti Road on the southern side, the plot is surrounded by other residential structure. The plot houses two buildings, which exhibit the vernacular architectural style is in sync with the built fabric. A small portion of the stone retaining wall is located at the north west corner of the plot and accessed by a flight of RCC steps.	
5.2	Architectural Description	<b>Planning</b> Building No.1 is aligned longitudinally along the east west axis while Building No.2 is aligned perpendicular to Building No.1. The main access to the plot is from a narrow entrance located at the south west corner of the plot. The four storied building abuts the road and houses shops on the ground floor. The RCC staircase till the first floor is located at the northern side of the building and a timber staircase from the first floor provides access to the upper floors of the building. The timber framed structure has a common passage, which leads to the projecting balcony located on the southern façade. A timber lean to roof in curved profile covers the projecting balcony and is enclosed with timber balustrade. The two room units are accessed from the projecting verandah. The	



496 TARAPOREWALA BUILDING		
		<p>units on the third floor have a clear storey space, where mezzanines have been added. A common toilet block is placed at the north east corner near the staircase block.</p> <p>Building No. 2 is a four storied structure is timber framed with brick masonry walls and has consolidated flooring in the common verandah. The building has a doglegged timber staircase located at the south of the building and is topped with a timber truss pitched roof.</p> <p><b>Stylistic Classification</b>                      Vernacular architectural style represented by projecting balconies and lean to timber roof.</p>
5.3	Intrinsic	<p><b>Character Defining Elements</b></p> <p><b>External</b>                      Projecting balconies across the façade of the building and lean to timber roof in curved profile provide the building with striking features, different from the surrounding structures.</p> <p><b>Internal</b>                      The timber staircase has a decorative newel post placed on a stone step.</p>
5.4	Value Classification	<p><b>A(arc), B(per), B(des)</b>                      Existing grade: <b>Deleted</b> Recommended Grade: <b>Deleted</b></p>
6.0		<b>TOPOGRAPHY</b>
6.1	Floors	Ground + three upper
7.0		<b>CONSTRUCTION</b>
7.1	Plinth	The plinth of both the buildings is made of stone masonry.
7.2	Walls	The walls are load bearing brick masonry walls with consolidated structural members at a few places.
7.3	Floor	The floor is constructed of timber floor and cantilevered in the balcony portion.
7.4	Stairs	The first flight to Building No.1is in RCC unto the first floor and then the upper floors have single flight timber staircase.
7.5	Openings	Segmental arched openings for the doors and windows provided with partially glazed ventilators.
7.6	Roofing	The entire building is covered with a timber truss pitched roof with a timber lean to roof with timber boarding in a curved profile cover the continuous corridors. A timber fascia adorns the lean to roof.
7.7	Articulation	The building is devoid of ornamentation. The stringer of the timber staircase has carved wooden piece.
7.8	Finishes	<p><b>Walls</b>                      The brick masonry walls are plastered and painted with cement paint externally. Internally, the units have a variety of wall finishes.</p> <p><b>Flooring</b>                      The floors in the staircase lobby and the verandah are finished with Rough Shahbad tiles. At some places, polished Shahbad, coloured cement mosaic tiles have been laid. Internally, the rooms display a variety of floor finishes. At some places, marble floor slabs, cement mosaic tiles have been used.</p> <p><b>Staircases</b>                      The RCC staircase is finished with chequered tiles. The timber staircase has timber treads and risers with sleek newel post and simple balustrade.</p>
7.9	Interiors(Movable & Immovable)	None
7.10	Compound/Fence/Gate	The building abuts the August Kranti road. A high compound wall defines the boundary between Taraporewala building and the adjacent building.
7.11	Curtilege/ Unbuilt space/out buildings/landscape	Small shops have been constructed near the entrance of the building while a small shed abutting Building No.1.


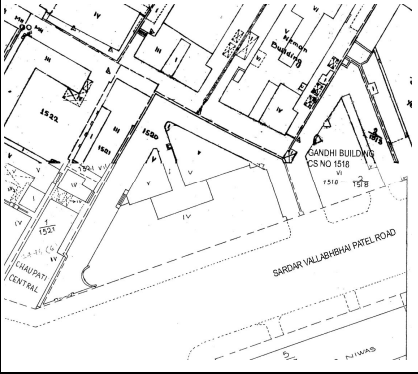
LISTING & GRADING OF HERIATGE BUILDINGS & PRECINCTS IN MUMBAI  
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496 TARAPOREWALA BUILDING		
8.0		<b>SERVICES &amp; UTILITIES</b>
8.1	Lighting	The rooms derive lit from the openings located in the verandahs running across the façade of the building and from those located in the rear chowk. The mezzanine floor of the building is dimly lit, since there are no openings provided in the roof.
8.2	Ventilation	The ventilation in the building is fair. The intermediate rooms and mezzanine floor do not receive natural ventilation.
8.3	Electricity	BEST, conduit wiring
8.4	Water Supply	Municipal Water Supply
8.5	Drainage (Plumbing and sanitation)	The plumbing and drainage pipes run along the northern façade of the common toilet block and the main building block.
8.6	Fire Precaution	No fire precaution system has been installed in the building.
8.7	Other (HVAC/BMC/Security Systems)	None. Some door and window ventilators have been blocked to accommodate the AC units.
9.0		<b>CONDITION</b>
9.1	Plinth	The plinth is in poor condition at most places. The plaster has chipped off and cracks are observed.
9.2	Walls	Wet patches due to the rising damp. Ficus growth due to leaking pipes can be seen on the eastern wall. There are cracks seen at certain places.
9.3	Floor	The timber frames of Building No.2 have been replaced by steel members and concrete columns. The balconies in Building No.2 have been consolidated with structural steel.
9.4	Stairs	The timber staircase in both the buildings is not maintained. The treads and risers have loosened at some places. The balustrade has broken at many places.
9.5	Openings	The openings on the front facade are fairly maintained, while those on the rear façade are poorly maintained. AC units have been added to the some ventilators.
9.6	Roofing	The roof is well maintained and has original Mangalore tiles.
9.7	Articulation & Finishes	The building is devoid of ornamentation. The finishes of the walls, floors and ceiling have been altered in most of the units.
9.8	Services	The common toilet block is not maintained. The plumbing and drainage pipes are broken at many places. The electrical wiring are exposed and run haphazardly every where.
9.9	Outbuildings	The reinforcements are exposed at the beam.
9.10	Overall Condition	Fair to Poor.
10.0		<b>TRANSFORMATION</b>
10.1	Form	No major transformation.
10.2	Structure	The structural timber members of Building No.2 have been replaced by structural steel members.
10.3	Articulation & Finishes	The finishes of the walls, floors and ceiling have been altered in most of the units.
11.0		<b>DP REMARKS/PERCEIVED THREATS</b>
12.0		<b>ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS &amp; SUGGESTIONS FOR IMPLEMENTATION</b>





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497		GANDHI BUILDING	
	Common Ref no:2005/GII/497		
	Card No.: 181		
	Ward (Part): D Ward (Part II)		
	CS No. 1518 – 2/1518		
	Plot Area 551.84 sq mts		
	B U Area NA		
	Date 14th April 05		
	Record by Anand Achari & Kasturi Khanolkar		
	Review by Aishwarya Tipnis		
	Int AA Ext KK		
Photo Ref 497a – 497s			
1.0		<b>DENOMINATION</b>	
1.1	Name of Premises	Gandhi Building	
1.2	Earlier Name	Mhatre building (till 1942)	
1.3	Built In	1910	
2.0		<b>ACCESS ROADS</b>	
2.1	Main	Sardar Vallabhbhai Patel Marg (Sandhurst Road)	
2.2	Subsidiary	Dr. N. A. Purandhare Marg	
3.0		<b>OWNERSHIP PATTERN</b>	
3.1	Present	Private (Jayanthibhai Gandhi)	
3.2	Past	Private( Mhatre till 1942)	
3.3	Status	Tenanted	
4.0		<b>USE</b>	
4.1	Present	Commercial on the ground and first floor, Residential on the upper floors	
4.2	Past	Commercial on the ground and first floor, Residential on the upper floors	
4.3	Usage	Regular(Daily)	
5.0		<b>SIGNIFICANCE &amp; VALUE CLASSIFICATION</b>	
5.1	Townscape(Natural/Manmade)	The plot abuts Sardar Vallabhbhai Patel Marg on the south west, Marina Mansion to the west and SukhSagar Building to the east. With its main access from Sardar Vallabhbhai Patel Marg, the six storied building overlooks the Marine Drive promenade. The urban setting establishes a hierarchy from the sea via the promenade to the building.	
5.2	Architectural Description	<p><b>Planning</b>                      Located between Marina Mansion and Sukh Sagar building, Gandhi building is accommodated in the plot with rear and side open space, while the front façade of the building abuts Sardar Vallabhbhai Patel Marg. The entrance to the building is from a gate located at the south east corner of the plot. The wide opening with a decorative canopy above leads to the timber staircase with an open well. The lift provided in the well is accessed from a door near the meter room. At each mid landing, a projecting balcony on the east façade is provided. The ground and the mezzanine floor of the building are used for commercial purposes. The entire building is covered with a hip end timber truss roof covered with Mangalore tiles.                      The rear and the west side open spaces have been encroached by Sukh Sagar restaurant. Stylistic Classification                      The six storied structure with its hip end timber truss roof exhibits the 20<sup>th</sup></p>	

497	GANDHI BUILDING	
		Century Indian revival style with with a basalt ashlar masonry face and overhanging balconies on decorative brackets, with jaalis, and decorative brackets. The yellow basalt stone symmetrical façade is bedecked with two rows of bay windows from the first to the third floor. The bay windows of the second and third floor have decorative stone jalīs, while a projecting chattri adorns the central window on the second floor. A cornice with floral patterns runs at the base of the first and third floor, while a continuous balcony supported on decorative stone brackets runs along the fourth floor. The shop openings on the ground floor have decorative stone brackets. Small decorative stone motifs embellish the façade, providing the building with a rich character. The east façade of the building has projecting balconies with large decorative stone brackets from the first to the fifth floor at one end of the façade. The balconies have been combined on the fourth floor to form a continuous balcony along the east façade. The west façade is shorter than the east façade and is adorned with timber projecting balconies supported on decorative stone brackets. The north façade has rectangular openings.
5.3	Intrinsic	<p><b>Character Defining Elements</b></p> <p><b>External</b>                      The yellow basalt stone façade is imposing in appearance with its bay windows and the balconies supported in huge decorative stone brackets. The vernacular character is flaunted by the decorative jalīs, chattri, entrance canopy, brackets and the cornices. The balconies on the east and west façade add balance to the composition. Small stone motifs add to the imposing character to the building. The plinth of the building is bedecked with bands and floral pattern.</p> <p><b>Internal</b>                      The timber staircase has a stout yet decorative newel post. The entrance canopy adorned by decorative stone brackets.</p>
5.4	Value Classification	<p><b>Existing Grade:</b> Grade II B  <b>A(arc), B(per), B(des), E</b></p> <p><b>Recommended Grade:</b> Grade II B</p>
6.0		<b>TOPOGRAPHY</b>
6.1	Floors	Ground + five upper
7.0		<b>CONSTRUCTION</b>
7.1	Plinth	The plinth is made up of grey basalt stone masonry, which is decorated with bands and floral pattern.
7.2	Walls	The structure shows composite structural system with timber frames and load bearing internal walls, which are plastered and finished with paint. The external walls are made of stone masonry.
7.3	Floor	The floor is of Reinforced cement concrete.
7.4	Stairs	The timber staircase with a large well with a open cage lift in it. The firsts tread is bigger than the width of the stair and houses the large navel post. The treads and risers are of timber. There is no skirting but the wall has been oil painted till the dado level. On the stair well side the balustrade is of carved timber and later has been clad with timber boarding and has been oil painted.
7.5	Openings	The front façade has bay windows on the second and third floor on either side of the central jharoka opening on the second floor. The bay window is adorned with stone jalīs with decorative patterns. The main entrance to the structure is from the side and has a canopy of stone with decorative brackets.
7.6	Roofing	Hip end timber truss roof finished with Mangalore tiles with skylights.
7.7	Articulation	Decorative plinth, jail work, chattri, entrance canopy, brackets and the



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497	GANDHI BUILDING	
		cornices embellish the building façade.
7.8	Finishes	<p><b>Walls</b> Externally, the front and side facades are clad with yellow basalt stone till the third floor and painted with cement paint till fifth floor. Internally, the walls display a variety of finishes.</p> <p><b>Flooring</b> The floor is finished with China Mosaic in decorative patten in the staircase lobby area. At most places, it has been replaced by ceramic tiles, spartex tiles. etc.</p> <p><b>Staircases</b> The timber treads and risers of the staircase have been replaced by ceramic tiles and Granite at few places.</p>
7.9	Interiors(Movable & Immovable)	The access to interior of the houses was denied.
7.10	Compound/Fence/Gate	The plot is defined by a low height brick masonry compound wall on the rear and side.
7.11	Curtilege/ Unbuilt space/out buildings/landscape	The side open space on the west and the rear open space has been encroached upon and covered with asbestos sheet roofing.
8.0		<b>SERVICES &amp; UTILITIES</b>
8.1	Lighting	The rooms are well lit. The window openings are located on the external face of the building and are provided with glazed ventilators above. The staircase block derives light from the balcony on the east façade.
8.2	Ventilation	Ventilation throughout the building is good. The openings are provided with ventilators. Some window openings have been blocked to accommodate AC units
8.3	Electricity	BEST, conduit wiring seen.
8.4	Water Supply	Municipal Water Supply
8.5	Drainage (Plumbing and sanitation)	The plumbing and drainage pipes run along the rear façade of the building, while the storm water drain pipes run along the west and east façade of the building.
8.6	Fire Precaution	No fire precaution system has been installed in the building.
8.7	Other (HVAC/BMC/Security Systems)	AC units have been added to a few windows on the upper floors. The ground floors have AC units installed in ad hoe manner.
9.0		<b>CONDITION</b>
9.1	Plinth	The plinth does not show signs of structural distress or intervention. No flaking of stone, no rising damp observed.
9.2	Walls	The walls do not signs of structural distress or intervention. Water seepage from the roof has led to efflorescence and damp patches in the external walls of the top most floor.
9.3	Floor	The floor is structurally sound and does not show signs of distress.
9.4	Stairs	The staircase does not show any intervention or distress.
9.5	Openings	The openings are in operational condition. The stone jalis of the second floor bay window have been blocked with cement. The timber louvered windows have been replaced with aluminum glazed shutters.
9.6	Roofing	The truss members along with the timber boardings have rotten. Most of the members have been eaten by white ants and termites. The roof junctions retain rain water leading to water seepage from the roof
9.7	Articulation & Finishes	The stone motifs, brackets, jalis, canopy are in good condition. At some places, the jalis have been blocked by cement slurry.
9.8	Services	The electrical wiring is done in ad hoc manner. The plumbing and sanitation pipes running down the façade are in fair condition.
9.9	Outbuildings	The Sukh Sagar office in the building premises is in a sound condition and

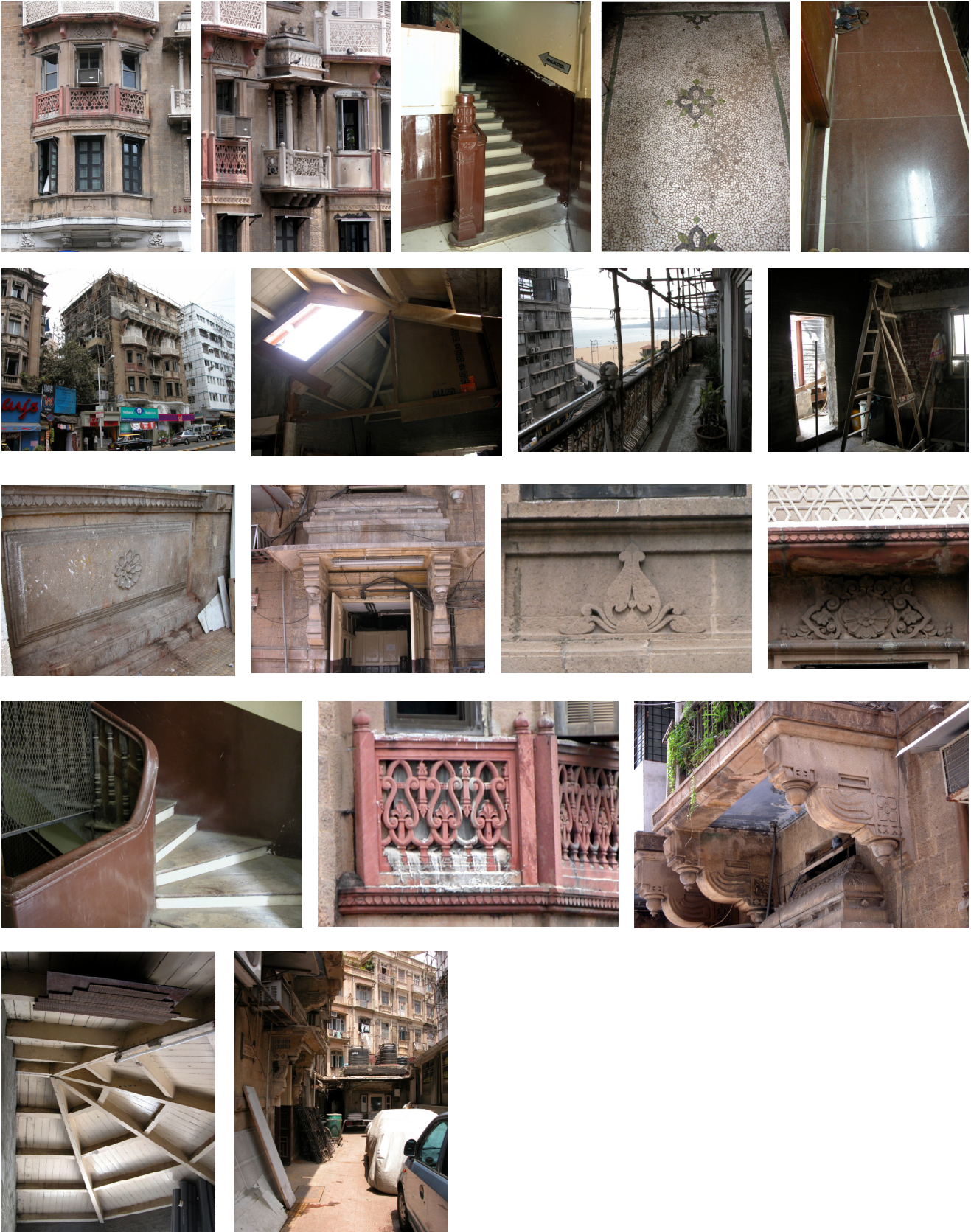
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497	GANDHI BUILDING	
		well maintained.
9.10	Overall Condition	Fair <span style="float: right;">Maintenance Level: Regular</span>
10.0		<b>TRANSFORMATION</b>
10.1	Form	No major transformation.
10.2	Structure	No major structural transformation. The decaying members of the roof have been replaced with new sections and the roof has been restored. On the top floor the entire wall has been removed and total alterations of inner planning have been done.
10.3	Articulation & Finishes	The stone façade on the ground floor has been painted in white. The original heavier Mangalore tiles of the roof have been discarded and replaced by lighter Mangalore tiles. The china mosaic flooring of the staircase lobby and some flights of the staircase has been replaced by ceramic tiles, granite slabs. etc
11.0		<b>DP REMARKS/PERCEIVED THREATS</b>
		The open space of the building is being utilised as restaurant and the kitchen. This could prove dangerous in case of fire.
12.0		<b>ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE /RECOMMENDATIONS &amp; SUGGESTIONS FOR IMPLEMENTATION</b>
12.1	Historical Background	The Mhatre building was bought Mr. Jayantibhai Gandhi in 1942 through an auction later named it Gandhi building. – (verbal history from Mr. S. Pujari owner of Sukh Sagar Restaurant.)

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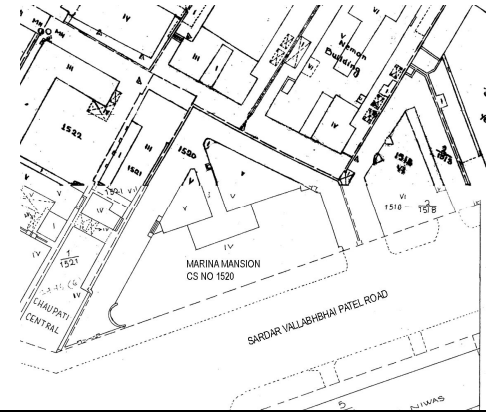
497

GANDHI BUILDING





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498 MARINA MANSION			
	Common Ref no:2005/GII/498		
	Card No. 182		
	Ward (Part) D ward (Part II)		
	CS No. 1520		
	Plot Area 1360.37 sq mts		
	B U Area NA		
	Date 14 <sup>th</sup> April 05		
	Record by Anand Achari & Kasturi Khanolkar		
	Review by Aishwarya Tipnis		
Int AA Ext KK			
Photo Ref 498a – 498w			
1.0			<b>DENOMINATION</b>
1.1	Name of Premises		Marina Mansion
1.2	Earlier Name		Marina Mansion
1.3	Built In		1920's
2.0			<b>ACCESS ROADS</b>
2.1	Main		Sardar Vallabhbhai Patel Marg (Sandhurst Road)
2.2	Subsidiary		Dr. N. A. Purandhare Marg
3.0			<b>OWNERSHIP PATTERN</b>
3.1	Present	Private (Darshana Mehta, Asha Mehta, Dhirajal Mehta)	
3.2	Past	Private	
3.3	Status	Tenanted	
4.0		<b>USE</b>	
4.1	Present	Commercial on the ground and first floor, Residential on the upper floors	
4.2	Past	Commercial on the ground and first floor, Residential on the upper floors	
4.3	Usage	Regular(Daily)	
5.0		<b>SIGNIFICANCE &amp; VALUE CLASSIFICATION</b>	
5.1	Townscape(Natural/Manmade)	The triangular corner plot abuts Sardar Vallabhbhai Patel Marg on the south west, Gandhi Building to the east, and Chaupati Central to the west. With its main access from Sardar Vallabhbhai Patel Marg, the building overlooks the Marine Drive promenade. The over bridge near the junction blocks the entire view of the façade. The structure stands bold and prominent in the entire stretch due to its architectural character.	
5.2	Architectural Description	<b>Planning</b> The ground plus three storeyed building is accommodated in a triangular plot located at the junction of Sardar Vallabhbhai Patel Marg and Dr. N. A. Purandhare Marg. The plot is aligned with its longer side along SVP Marg. The main access to the building with its daunting facade is from two imperceptible entrance gates located on the south - west and south - east of the plot. The entrance way leads to the staircase housed in the centre of each block. The timber staircase has a large well, in which an open cage lift has been installed. Each block has four apartments on each floor. This triangular structure has an inner chowk. The chowk on the ground floor has been covered with asbestos sheet and is been utilised by the restaurant on the ground floor. The entire building has a RCC flat terrace.	

498		MARINA MANSION
		<p><b>Stylistic Classification</b>                      Built in the colonial hybrid style ,the ground plus three storeyed structure has a symmetrical linear imposing façade, which abuts Sardar Vallabhbhai Patel Marg. The yellow basalt stone façade of the building is bedecked with semicircular arched openings of the double height ground floor and rectangular openings of the upper floors. The building façade is of curvilinear profile at the junction of Sardar Vallabhbhai Patel Marg and Dr. N. A. Purandhare Marg. The façade is interspersed with bay windows having stone jalis in geometric patterns. Medallion embellishments can be seen near the terrace floor. A continuous decorative band runs at the base of the first floor and terrace level. The east façade of the building is flanked with projecting balconies with timber posts and railings. Fixed timber louvers on either side of stain glass panel adorn the balconies. A timber lean to roof covers the balconies. The west façade of the building is less articulated than the front and east façade. The balconies on the west façade have been consolidated with steel members. The terrace of the building has a plain parapet wall with RCC balustrade over the portion with projecting balconies. The corner of the building at the junction of the two roads is in a curvilinear form with a half cut semicircular dome which is the highlight of the entire structure.</p>
5.3	Intrinsic	<p><b>Character Defining Elements</b>  <b>External</b>                      The yellow basalt stone façade of the building is interspersed with bay windows flanked with decorative pattern. Semicircular arched openings with projecting stone keystone, the rounded corner topped with a half cut semicircular dome dominate the streetscape, Italianate balusters, pilasters dividing the building into bays, stone jalis below openings, cornice band, projecting balconies  <b>Internal</b>                      The walls of the staircase block have dado of porcelain tiles with decorative skirting and coping. The landings and mid landings of the staircase have Minton tile flooring.</p>
5.4	Value Classification	<p><b>Existing Grade:</b> Grade III      <b>Recommended Grade:</b> Grade III  <b>A(arc), B(per), B(des), G(grp)</b></p>
6.0		<b>TOPOGRAPHY</b>
6.1	Floors	Ground + four upper
7.0		<b>CONSTRUCTION</b>
7.1	Plinth	The plinth of the building is made up of grey basalt stone.
7.2	Walls	The external walls are made up of yellow basalt stone in coursed masonry in the front façade and grey basalt stone in sections of the side walls while the internal walls are brick walls.
7.3	Floor	Reinforced concrete floor with RCC balconies on the east and west façade of the building.
7.4	Stairs	The dog legged timber staircase has a large well which accommodates the open cage lift. The staircase is adorned with a decorative timber newel post and plain balustrade. The first step of the staircase is of grey basalt stone.
7.5	Openings	The openings are semi circular arched on the ground floor, whereas those on the upper floors are rectangular. The upper floor windows are provided with timber glazed windows and ventilators above the door and windows.
7.6	Roofing	The roof is of RCC flat terrace slab. The entire roof has been covered with asphalt and some areas have china mosaic chips. The staircase block has pitched roof with Mangalore tiles.



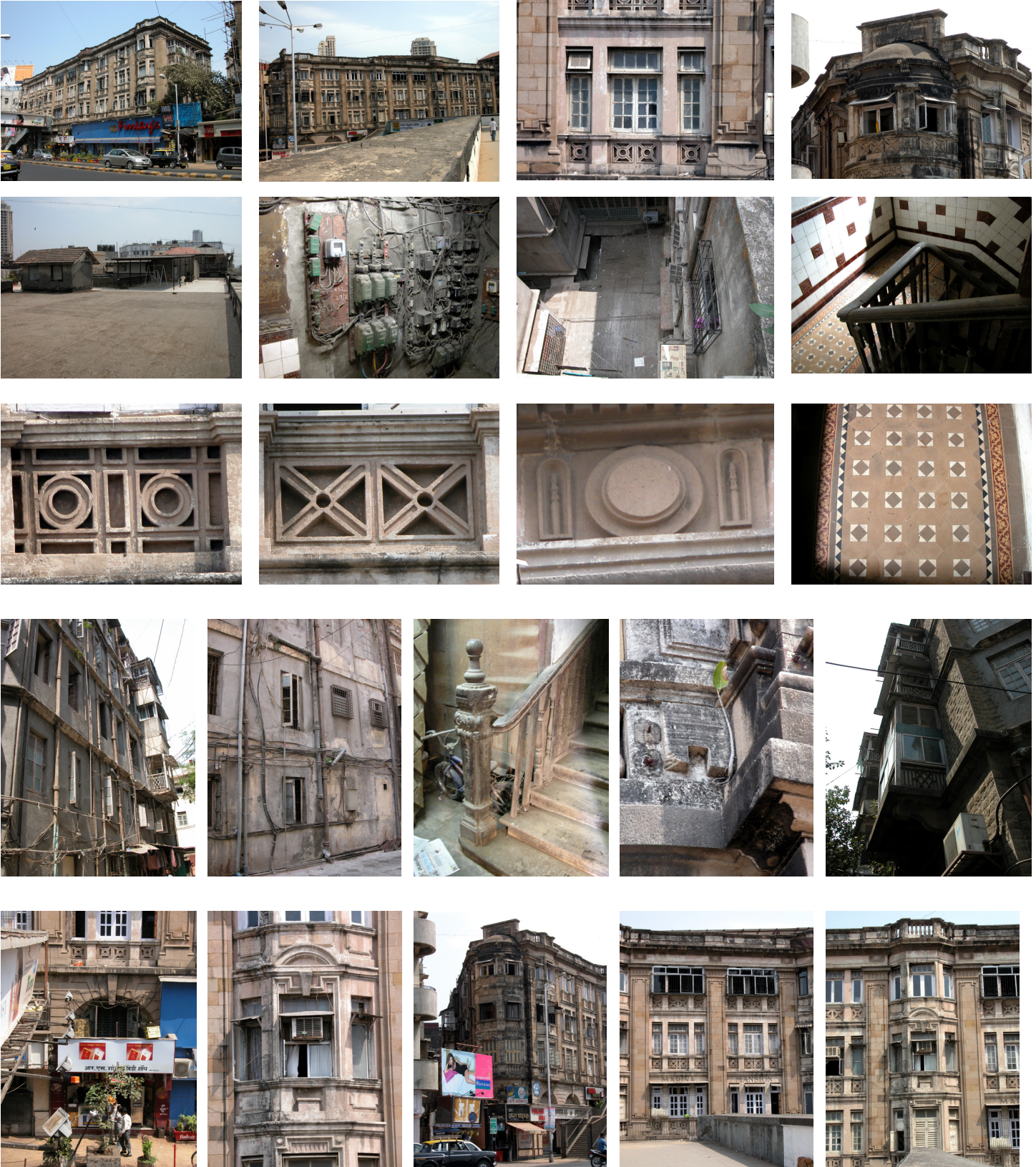
498 MARINA MANSION		
7.7	Articulation	The facades are well articulated with simple and plain design. Medallions and motifs in stone adorn the balconies on the upper floor.
7.8	Finishes	<b>Walls</b> Externally, the walls have yellow basalt stone masonry, while on rear side of the plot the walls are plastered and painted. Internally, the walls have a different finishes. <b>Flooring</b> The landings and mid-landing of the staircase have Minton tile flooring, while the units on each floor have replaced the original flooring to ceramic tiles, marble floors, etc. <b>Staircases</b> The dog legged timber staircase has timber treads and risers with the first step in grey basalt stone.
7.9	Interiors(Movable&Immovable)	Decorative newel post, the porcelain tiles in the staircase dado area
7.10	Compound/Fence/Gate	The building has a low height brick masonry compound wall on all three sides except the front façade.
7.11	Curtilege/ Unbuilt space/out buildings/landscape	The inner chowk has been covered and utilised by the restaurants gas store. Other small small structures. Two small shops hide the main entrance to the building. Two water tanks are also housed in the open spaces.
8.0		<b>SERVICES &amp; UTILITIES</b>
8.1	Lighting	Well lit rooms. The building derives light from the openings on the external wall and the chowk.
8.2	Ventilation	The building is well ventilated since the building has openings on external sides. Some windows have been blocked to accommodate AC units.
8.3	Electricity	BEST, all conduit wiring.
8.4	Water Supply	BMC
8.5	Drainage (Plumbing and sanitation)	The plumbing and drainage pipes run along the north façade of the building. Pipes at some places are broken and donot terminate into drains.
8.6	Fire Precaution	No fire system has been installed in the building.
8.7	Other (HVAC/BMC/Security Systems)	Few AC's have been added to a few windows. AC ducts from the restaurants and shops open out onto the rear side of the building in a haphazardly manner.
9.0		<b>CONDITION</b>
9.1	Plinth	The plinth does not show settlement or intervention. Part of the plinth is covered with the raised floor of the entrance way. At some places, wet patches are observed on account of the services from the commercial spaces on the ground floor.
9.2	Walls	The walls are structurally sound and do not show any intervention. However, stone decolouration, rising damp, broken pipes, wet patches, plant growth are observed in the external walls. Leakage from the Lift room is seen.
9.3	Floor	The floor does not show any structural intervention or defects.
9.4	Stairs	The timber staircase is structurally sound.
9.5	Openings	The openings are in fair condition. Some window openings have been blocked to accommodate the AC units. At a few places along the external façade, cracks are observed in the window lintels.
9.6	Roofing	The entire roof has been asphalted and at certain area there have been china mosaic tiles.
9.7	Articulation & Finishes	Algae deposition is seen at many places.

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498		MARINA MANSION	
9.8	Services	The electric wiring has been done in haphazard manner. The plumbing and sanitation pipes are broken at some places and lead to decay in the built fabric.	
9.9	Outbuildings	The out buildings are in fair condition.	
9.10	Overall Condition	Fair	
10.0		<b>TRANSFORMATION</b>	
10.1	Form	No major transformation has taken place in the form of the building.	
10.2	Structure	The balconies on the west façade have been replaced by structural steel members.	
10.3	Articulation & Finishes	No major transformation	
11.0		<b>DP REMARKS/PERCEIVED THREATS</b>	
		None.	
12.0		<b>ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS &amp; SUGGESTIONS FOR IMPLEMENTATION</b>	

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498 MARINA MANSION





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499		PEERBHUY MANSIONS	
	Common Ref no: 2005/GII/499		
	Card No.: 183		
	Ward(Part): D Ward(Part IV)		
	CS No.: 1358		
	Plot Area: 1121.24 sq ft		
	B U Area NA		
	Date: 30 <sup>th</sup> December 04		
	Record by: Sheetal Gandhi		
	Review by: Aishwarya Tipnis		
Int. SG                      Ext. SG			
Photo Ref.: 499a – 499ag			
1.0		<b>DENOMINATION</b>	
1.1	Name of Premises	Peerbhoy Mansions (1, 2 and 3)	
1.2	Earlier Name	Peerbhoy Mansions	
1.3	Built In	19 <sup>th</sup> Century	Extension Date (if any): None
2.0		<b>ACCESS ROADS</b>	
2.1	Main	Sardar Vallabhai Patel Road	
2.2	Subsidiary	Vittalbhai Patel Road	
3.0		<b>OWNERSHIP PATTERN</b>	
3.1	Present	Private (Ahmed Rahim Vali Peer Mohamed)	
3.2	Past	Private	
3.3	Status	Tenanted	
4.0		<b>USE</b>	
4.1	Present	Residential and Commercial with commercial shop line	
4.2	Past	Residential with Commercial shop line	
4.3	Usage	Daily	
5.0		<b>SIGNIFICANCE &amp; VALUE CLASSIFICATION</b>	
5.1	Townscape (Natural / Manmade)	This corner building exerts a remarkable presence on the intersection of Sardar Vallabhai Patel Road and Vitthalbhai Patel Road. It is in close proximity to the Opera House heritage precinct and various heritage buildings in the area. The design of the building is a good feedback to its prominent site, as its outer façade occupies the entire site to create continuity along both the important roads. The building is in close proximity to both Grant Road and Charni Road Railway stations. It is also well connected by various BEST bus routes.	
5.2	Architectural Description	<b>Planning</b> Peerbhoy Mansion is an apex building and is V-shaped in plan. The two wings are united at the centre by a semi-circular corner bay that is surmounted by a dome, which is the most striking element of the building. Both its wings are of roughly equal lengths. The entrances to the individual wings have separate entrances from both the roads. The entrance leads to a staircase leading to the upper floors. Each floor has two units on each floor. The entire ground floor is commercial in nature and the upper floors have a mix of residential and commercial. The bay at the apex, connecting	

499		PEERBHOY MANSIONS
		<p>both the wings has circular balconies on every level, with a magnificent view. All units facing both the roads have balconies, supported on ornate stone brackets.</p> <p><b>Stylistic Classification</b>                      Designed in the English Edwardian style it is characterised by its ornate parapets, stucco pilasters, segmental arches, projecting balconies with trefoils supported on ornate stone brackets with cast iron railings.</p>
5.3	Intrinsic	<p><b>Character Defining Elements</b></p> <p><b>External</b>                      The most characteristic feature of this building is its important urban setting on a corner site, corner façade with lantern dome surmounted with <i>chattri</i> type finial, ornate parapets at the terrace, intricate carved stone brackets supporting the balconies on each level, stucco pilaster bands emphasizing edges, pediments, segmental arched openings with keystones, decorative trefoils and balusters in balconies.</p> <p><b>Internal</b>                      Timber staircase, with timber newel post and handrails and cast iron and timber railings, Jack arch roof system, timber framed roof, original double shutters in timber. China mosaic flooring on third floor staircase landing.</p>
5.4	Value Classification	<p><b>Existing Grade:</b> Grade III  <b>A(arc), B(des), B(per), I(sce), E</b></p> <p><b>Recommended Grade:</b> Grade III</p>
6.0		<b>TOPOGRAPHY</b>
6.1	Floors	Ground + three upper
7.0		<b>CONSTRUCTION</b>
7.1	Plinth	The 2 feet high plinth is constructed in exposed dressed Yellow Malad Stone. It has a 20 cm wide coping in the same stone, plastered and painted.
7.2	Walls	Walls are constructed in load bearing masonry using Malad Stone.
7.3	Floor	Jack arch system is used for the flooring.
7.4	Stairs	The staircase is constructed in timber, supported on a wall at one end and on timber beams at the other end. It has timber treads and risers and timber boarding below the flight.
7.5	Openings	<p>Openings can be seen in the form of Windows, balconies on all the floors and segmental arched openings on the ground floor. The windows are built in a segmental arched opening with double shutter system and ventilators above and basalt stone balusters below. The balconies on each floor are supported by basalt stone carved brackets and have basalt stone balusters. Doors set within arched openings lead to the balconies.</p> <p>The ground floor has full length openings with twin pointed arches with glass panels set within semi-circular arches with keystones.</p>
7.6	Roofing	The roof is in various forms. A flat roof with accessible terrace for both the wings of the building. The staircase has a hipped timber framed roof with timber binders and joists and timber boardings. The building has a lantern



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499	PEERBHOY MANSIONS	
		dome at the corner, where the two wings meet at the intersection of the roads. The dome is ribbed and mounted by a cupola(chattri type finial).
7.7	Articulation	Articulation can be seen in the staircase in the form of timber and cast iron balusters. The timber staircase also has an ornate newel post and carved treads. Ornate parapet walls adorn the terrace level through the periphery of the building. They are in basalt stone with limestone detailing and take from Georgian and Baroque style architectural elements. Ornate basalt stone brackets with limestone detailing supporting balcony projections on each floor.
7.8	Finishes	<p><b>Walls</b> Exposed stone masonry for majority of the elevation, while the rest lime plastered and lime washed. Internal walls are lime plastered and lime washed. There is a 3 feet high brown colour oil paint dado along the staircase walls.</p> <p><b>Flooring</b> The floors are finished with timber boards. The third floor landing shows presence of original China mosaic in white, light blue and crème clour bands. The entrance foyer on the ground floor has Basalt flagstone below the staircase and large pieces of glazed tiles in mosaic pattern. The pavement outside the building has a combination of Cement interlocking tiles and checkered tiles.</p> <p><b>Staircases</b> Timber newel post, handrail and treads painted in brown colour, cast iron and timber balusters</p>
7.9	Interiors (Movable & Immovable)	Two units per floor in each wing.
7.10	Compound / Fence / Gate	There is no compound wall or entrance / exit gate present. The building faces the road and is separated from it by a pavement.
7.11	Curtilage/ Unbuilt space/out buildings/landscape	The building occupies the entire plot and there is no unbuilt space within the plot.
8.0		<b>SERVICES &amp; UTILITIES</b>
8.1	Lighting	Due to the presence of balconies and large double shutter windows, the spaces are well lit with natural light. Besides, there are Tube lights and other lighting fixtures installed within the building.
8.2	Ventilation	Ceiling fans are installed. Window and split air conditioner units are also in common use. The windows have double shutter system and ventilators facilitating effective natural ventilation.
8.3	Electricity	BEST is the primary electricity supplier for the building.
8.4	Water Supply	Municipal water supply is the main source of water. There is no shortage of water and no storage water tanks are installed.
8.5	Drainage (Plumbing and sanitation)	Rainwater down take pipes drains the water from the terrace. Drainage and sanitation pipes and soil pipes related to the toilet and wash areas run down the façade of the building.
8.6	Fire Precaution	No fire precaution is installed within the building
8.7	Other (HVAC/BMS/Security Systems)	No manned security guard or any other special security system is present in the building.
9.0		<b>CONDITION</b>

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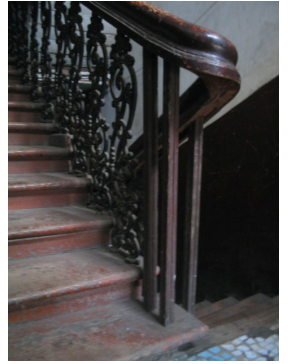
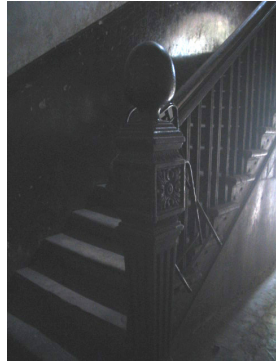
499	PEERBHOY MANSIONS	
9.1	Plinth	All along the periphery, the plinth shows signs of rising damp. At few places the plinth is below the pavement level. It has large numbers of areas affected by paan stains and the plinth requires stone cleaning.
9.2	Walls	The walls show many areas of concern. All exterior walls, especially the walls of the staircase mid-landings have water seepage problems. This is possibly due to deteriorating window frames, which encourage water access. On the upper – most level, there is water seepage from the timber roof above the staircase, causing dampness on the walls. The water seepage in turn results in adverse conditions like peeling paint and flaking plaster. The external exposed stone masonry also shows gaps between the courses and displaced stone. The external walls show vegetation growth in masonry joints. Discolouration of stone is an extensive condition seen all over the external façade in both the wings.
9.3	Floor	The jack arch system of the flooring shows signs of distress. The iron reinforcement shows rusting. The floor at all the levels shows seepage problems, especially at the junction of the floor and walls. The conditions of the floors at the main landings are in a better condition than the mid-landings, and do not show severe signs of seepage, as they are not on the external wall of the building.
9.4	Stairs	The timber staircase has no visible structural threat. The timber treads are slightly worn out, but structurally sound. The timber boarding at the bottom of the staircase is free from cracks.
9.5	Openings	The openings are under visible structural threat and their architectural quality is also compromised due to additions and alterations. The stones along the openings are slipping and displaced at various locations, rendering it structurally unstable. All original timber frames and shutters are deteriorating and allow ingress of water, thereby damaging the structure. The balconies that have been encroached upon have to be further supported by RCC brackets to take care of the additional load. Architecturally, the openings have been completely transformed due to infill, addition of jaalis and chajjas, box advertising boards on the ground floor, incorporation of window air-condition units and replacing original timber frames and shutters by new aluminum sliding windows with tinted glass.
9.6	Roofing	The timber roof over the staircase shows substantial amounts of seepage. This has caused the timber boarding to warp and eventually sag. The end conditions of the binders and joists have deteriorated and need to be secured.
9.7	Articulation & Finishes	The terrace level ornate parapets show discolouration of stone however, they appear both structurally and architecturally sound. Stone balusters are either missing or infilled. Stone brackets show cracks due to overloading of balconies. Some ornate cast iron balusters have been replaced by timber. The external wall has tar painted over the stone and fixing signage and hoardings destroy the articulation, especially on the ground floor.
9.8	Services	Services within the building need to be urgently upgraded. The electrical conduits and wiring are in a state of disarray. It lacks order and wires run along the walls in a unmethodical fashion. The wires and conduit pipes run through the jack arch floors and cross both horizontally and vertically.

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499		PEERBHOY MANSIONS
		The main electricity distribution board on the ground floor is over-loaded with wires entering it from all directions.
9.9	Outbuildings	There are no outbuildings
9.10	Overall Condition	Fair Maintenance level: Poor with lack of conservation sensitivity.
10.0		<b>TRANSFORMATION</b>
10.1	Form	All the balconies have been enclosed and encroached upon. The balusters have been blocked and Aluminum sliding windows fixed to use the balcony space within the house. This transformation is seen in greater part of the building, reducing the transparency to a great extent and noticeably affecting the ultimate form of the building.
10.2	Structure	The end block of the building has been constructed in RCC with walls finished in cement plaster. RCC brackets have now replaced ornate stone brackets supporting the balconies. The entire structure otherwise does not indicate any structural transformations.
10.3	Articulation & Finishes	External walls on the ground floor of the circular connecting block are clad with thin white marble strips. Mild steel railings have replaced the basalt stone balusters in the balconies. The arches and their keystones are buried behind advertising box boards on the façade. RCC brackets have now replaced ornate stone brackets supporting the balconies.
11.0		<b>DP REMARKS/PERCEIVED THREATS</b>
		None
12.0		<b>ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS &amp; SUGGESTIONS FOR IMPLEMENTATION</b> Due to its immense architectural & urban value its is recommended to upgrade Peerbhoy Mansions from its existing Grade III to Grade II B.

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499 PEERBHOY MANSIONS






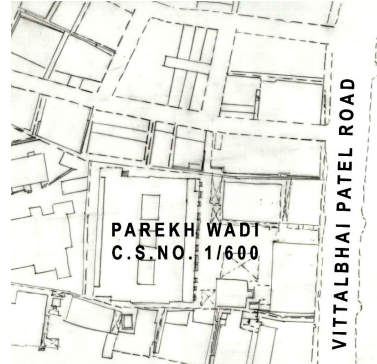
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500		PAREKH WADI	
		Common Ref no: 2005/GII/500	
		Card No.: 184	
		Ward(Part): D Ward(Part IV )	
		CS No. 1/600	
		Plot Area PROPERTY CARD MISSING	
		B U Area NA	
		Date: 4 <sup>th</sup> January 05	
		Record by: Sheetal Gandhi	
		Review by: Aishwarya Tipnis	
Int: SG Ext: SG			
Photo Ref: 500a – 500 g			
1.0		<b>DENOMINATION</b>	
1.1	Name of Premises	Parekh Wadi	
1.2	Earlier Name	Parekh Wadi	
1.3	Built In	19 <sup>th</sup> Century	Extension Date (if any): Not Applicable
2.0		<b>ACCESS ROADS</b>	
2.1	Main	Vittalbhai Patel Road	
2.2	Subsidiary	None	
3.0		<b>OWNERSHIP PATTERN</b>	
3.1	Present	Tenanted	
3.2	Past	Tenanted	
3.3	Status	Tenant	
4.0		<b>USE</b>	
4.1	Present	Residential and Commercial	
4.2	Past	Residential and Commercial	
4.3	Usage	Daily	
5.0		<b>SIGNIFICANCE &amp; VALUE CLASSIFICATION</b>	
5.1	Townscape(Natural/Manmade)	<p>Parekh Wadi is one of the cluster present in the densely populated town area of Girgaum, most of the clusters in Girgaum are either commercial set up in the ground level or others are commercial buildings. It is accessible from Vittalbhai Patel road which is a street bustling with commercial activities. The building can be accessed from Grant road station and also by bus.</p> <p>Unfortunately due to changing times and commercialization Parekh Wadi has lost its architectural vocabulary and characteristics and this is not only seen in the building but also in its surroundings.</p>	
5.2	Architectural Description	<p><b>Planning</b></p> <p>Parekh Wadi is a G + 5 rectangular building but has lost its architectural vocabulary and characteristics. The building has three central ducts that take up the services like pipes etc. a narrow lane from Vittalbhai Patel road to the structure. The building is accessed through a narrow passage that leads to the staircase block and then to the rooms above on different floors. Few commercial establishments are found in the ground level. The building does not have proper Curtilege, nor permits it to have landscape plantations around and is surrounded by narrow lanes on all four sides. The narrow lane is used for two wheeler parking</p>	

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500		PAREKH WADI
		<p>which makes it difficult for other vehicles to enter the premises. The building has been drastically altered by the tenants by whom it has lost its features, form and characteristics. <b>Stylistic Classification</b> The building has lost its stylistic classification as the structure has been altered completely.</p>
5.3	Intrinsic	<p><b>Character Defining Elements</b> <b>External</b> Externally the building has been altered completely by the tenants and hence most of its architectural value has been lost. <b>Internal</b> Internally the tenants have drastically altered the interiors and hence none of the original finishes remain.</p>
5.4	Value Classification	<b>Existing Grade:</b> Deleted <b>Recommended Grade:</b> Deleted
6.0		<b>TOPOGRAPHY</b>
6.1	Floors	G + 5
7.0		<b>CONSTRUCTION</b>
7.1	Plinth	The plinth is constructed on yellow basalt stone.
7.2	Walls	The walls are constructed in stone masonry with quoins present upto first floor level and external plaster is done on lime plaster, and then from upper floors have brick masonry with cement plaster. Internally the walls have been changed or altered by the tenants.
7.3	Floor	As the building has been altered drastically the floors have also been added. The floor might have been in timber but now constructed in RCC with modern tile finish.
7.4	Stairs	As the building has been altered drastically the staircase has also been altered to RCC.
7.5	Openings	Rectangular openings in the structure but none of the original finishes remain as the structure has been altered completely and has lost its architectural vocabulary. All timber/glass finishes have been altered to aluminum/glass finish.
7.6	Roofing	Originally the structure had flat terrace roofing but now that has been altered to accommodate rooms.
7.7	Articulation	Most of the articulations have lost or disappeared as the structure is altered drastically and none of the original articulations remain.
7.8	Finishes	<p><b>Walls</b> The walls are constructed in stone masonry with quoins present upto first floor level and external plaster is done on lime plaster, and then from upper floors have brick masonry with cement plaster. Internally the walls have been changed or altered by the tenants. <b>Floor</b> As the building has been altered drastically the floors have also been added. The floor might have been in timber but now constructed in RCC with modern tile finish. <b>Staircase</b> As the building has been altered drastically the staircase has also been altered to RCC.</p>
7.9	Interiors(Movable & Immovable)	None of the original finishes remain as most of the interiors have been altered completely by the tenants.
7.10	Compound/Fence/Gate	The building does not have a compound wall nor a gate or a fence.

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500	PAREKH WADI	
7.11	Curtilege/ Unbuilt space/out buildings/landscape	The building is devoid of any landscape or Curtilege or Unbuilt space but lane to which the building is entered is of shops of ground height and along with it has become a parking lot for two wheelers.
8.0		<b>SERVICES &amp; UTILITIES</b>
8.1	Lighting	The building receives light naturally through openings but the corridors remain dark and dingy as no light is received, the building also receives light artificially through tube lights etc.
8.2	Ventilation	The building receives ventilation naturally through openings and artificially through air conditioners.
8.3	Electricity	Electricity is received by BMC.
8.4	Water Supply	Water supply is received by the BEST
8.5	Drainage (Plumbing and sanitation)	Drainage pipes of both cast iron and pvc in the front façade
8.6	Fire Precaution	No fire precautions in the building.
8.7	Other(HVAC/BMS/Security Systems)	No security services present in the building.
9.0		<b>CONDITION</b>
9.1	Plinth	Most of the plinth has been altered by the tenants but no structural threats are found in the plinth.
9.2	Walls	The walls are of stone in the ground level and are altered and made of brick in the upper floors. The walls are re plastered with cement, except for few patches of dampness no structural threats are found in the building.
9.3	Floor	As the building has been altered drastically the floors have also been added. The floor might have been in timber but now constructed in RCC with modern tile finish. No structural threats are found in the flooring except for finishes that are changed.
9.4	Stairs	As the building has been altered drastically the staircase has also been altered to RCC and is in fair condition.
9.5	Openings	Most of the openings have been altered by the tenants, the original timber finishes have been replaced by aluminum finishes along with metal box grills, within that air conditioners have been installed.
9.6	Roofing	The flat terrace roofing has been converted and modified to accommodate rooms within.
9.7	Articulation & Finishes	Most of the articulations have lost or altered by the tenants due to which the building has lost the architectural character
9.8	Services	Drainage pipes of both cast iron and pvc are present in the building out of which the cast iron pipes have rusted and not in good condition
9.9	Outbuildings	No outbuildings are present
9.10	Overall Condition	The building has altered completely by its tenants and lost its architectural characteristics in recent times and hence it is requested to remove its urban group value. Maintenance level: Poor
10.0		<b>TRANSFORMATION</b>
10.1	Form	The form of the building is not altered but the structure has been transformed drastically.
10.2	Structure	The structure has been altered completely by the tenants and hence its architectural characteristics have got lost in recent times. The articulation of the

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		building has changed due to the re plastering, the original finishes of the openings have been changed to modern finishes; the roof of the building has been changed to accommodate the rooms above.
10.3	Articulation & Finishes	Most of the articulations have lost or altered by the tenants due to which the building has lost the architectural character
11.0		<b>DP REMARKS/PERCEIVED THREATS</b>
		Not applicable as the building has lost its architectural and urban group value and is deleted from the list.
12.0		<b>ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS &amp; SUGGESTIONS FOR IMPLEMENTATION</b>



500 PAREKH WADI



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501		SEETA BUILDING	
	Common Ref no: 2005/GII/501		
	Card No.: 185		
	Ward(Part): D Ward(Part IV)		
	CS No. 1247		
	Plot Area PROPERTY CARD MISSING		
	B U Area NA		
	Date: 21 <sup>st</sup> May 2005		
	Record by: Sheetal Gandhi & Aishwarya Tipnis		
	Review by: Abha Lambah		
	Int: SG, AT      Ext: SG, AT		
Photo Ref: 501a – 501t			
1.0	<b>DENOMINATION</b>		
1.1	Name of Premises	Seeta Building	
1.2	Earlier Name	Sita Building	
1.3	Built In	Late 19 <sup>th</sup> Century      Extension Date (if any): Not Applicable	
2.0	<b>ACCESS ROADS</b>		
2.1	Main	Badamwadi, Vittalbhai Patel Road	
2.2	Subsidiary	Dadasaheb Bhadkamkar Marg (Lamington Road)	
3.0	<b>OWNERSHIP PATTERN</b>		
3.1	Present	Tenanted	
3.2	Past	Tenanted	
3.3	Status	Tenant / Cessed Building – undergoing repair work by MHADA	
4.0	<b>USE</b>		
4.1	Present	Residential	
4.2	Past	Residential	
4.3	Usage	Regular (Daily)	
5.0	<b>SIGNIFICANCE &amp; VALUE CLASSIFICATION</b>		
5.1	Townscape(Natural/Manmade)	Built in the heart of Badamwadi, to the east of Grant Road station, this modest ground plus two storied structure can be easily accessed from the Vittalbhai Patel Road and the Lamington Road. Typical of the character of Girgaum, the wadi has narrow streets with buildings on either sides, giving the street its human scale and shading it from the harsh sun. The Sita building is in close proximity to the Grant Road Station on the Western Line and can be easily accessed from numerous bus routes from across the city.	
5.2	Architectural Description	<b>Planning</b> Typical of the Bombay wadis, this ground plus two storied, long rectangular building abuts the street and has one central stairway. A long verandah runs along the length of the building abutting the street on all floors. Each tenement is accessed from this front verandah. Although typologically similar to the Chawl system, this building built in the 1930s has self-sufficient Individual tenements with bathrooms and kitchens. Each tenement is similar in design, one enters the living room from the front	



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	buildings/landscape	
8.0		<b>SERVICES &amp; UTILITIES</b>
8.1	Lighting	The building has ample natural light coming in from the front verandah and fanlights for the openings and in addition to that tubelights and incandescent bulbs have been added in most tenements.
8.2	Ventilation	The building is airy and experiences good cross ventilation, ceilings fans have been added in most rooms.
8.3	Electricity	BEST is the main supplier, the main Db is located at the bottom of the staircase and the wires are routed up through the stair block.
8.4	Water Supply	Municipal water supply, overhead storage tanks have been added by some tenants in their own bathrooms and all the water supply downtakes are taken along the rear façade.
8.5	Drainage (Plumbing and sanitation)	All the toilets are located to the rear facades and all the doentakes are taken along that façade.
8.6	Fire Precaution	There is no visible fire precaution system in the building, given the fact that the only access is from the central timber staircase it is critical to have a fire prevention system in place.
8.7	Other(HVAC/BMS/Security Systems)	No system in place for security and some people have added window AC's in fanlights and windows.
9.0		<b>CONDITION</b>
9.1	Plinth	The plinth is in a sound condition and does not show any signs of distress.
9.2	Walls	Most of the walls appear to be free from all defects however some water seepage is visible in the toilet walls.
9.3	Floor	The building was undergoing repairs when the inventory was carried out, on the ground and first floors the timber rafters had been replaced by steel I sections.
9.4	Stairs	The timber staircase demonstrates a visible sag in the centre and needs to be consolidated.
9.5	Openings	Although most openings conform to the original designs, some have been altered to accommodate ACs and some mild steel grill doors have been introduced by some occupants.
9.6	Roofing	The queen post timber roof is in a structurally stable condition.
9.7	Articulation & Finishes	The finishes do not conform to any particular style, and the interiors have been altered as per the individual occupants tastes. The original shahbad flooring has been altered to ceramic and vitrified tiles in some cases.
9.8	Services	The electrical wiring is haphazard and needs to be upgraded.
9.9	Outbuildings	There are no outbuildings.
9.10	Overall Condition	Fair Maintenance level: Regular
10.0		<b>TRANSFORMATION</b>
10.1	Form	No transformation is recorded in the form.
10.2	Structure	The timber columns for the front verandah on the ground and first floors have been replaced by mild steel columns and the timber rafters for the floors have been replaced by I sections.
10.3	Articulation & Finishes	Some of the decorative timber balusters have been replaced by round mild steel rods. The original Shahbad flooring has been replaced by ceramic and vitrified tiles in some places. The last tenement on either end of the verandah have

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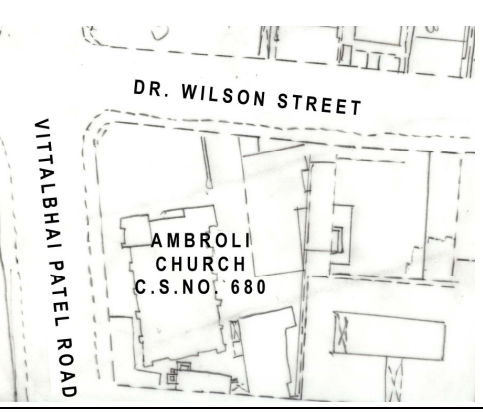
501	SEETA BUILDING	
		encroached on to the common verandah and added a mild steel grill door.
11.0		<b>DP REMARKS/PERCEIVED THREATS</b>
		The building has been mortgaged to the Life Insurance Corporation of India (LIC) and is under litigation.
12.0		<b>ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS &amp; SUGGESTIONS FOR IMPLEMENTATION</b>
		The MHADA is undertaking the repairs for such heritage buildings and is ripping the building of its historic fabric by replacing the original timber structural members with I sections.



501 SEETA BUILDING



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502		AMBROLI CHURCH	
	Common Ref no: 2005/GII/502		
	Card No.: 186		
	Ward (Part): D ward (Part IV)		
	CS No. 680		
	Plot Area 1459.870 sq m		
	B U Area NA		
	Date: 9 <sup>th</sup> November 04		
	Record by: Sarita R, Sheetal Gandhi		
	Review by: Aishwarya Tipnis		
	Int : SR                      Ext: SG		
Photo Ref: 502a – 502l			
<b>1.0</b>		<b>DENOMINATION</b>	
1.1	Name of Premises	Ambroli Church	
1.2	Earlier Name	Ambroli Mission Church, Free Church Mission	
1.3	Built In	1867-69	Extension Date (if any): 1980
<b>2.0</b>		<b>ACCESS ROADS</b>	
2.1	Main	Vallabhbai Patel Road	
2.2	Subsidiary	Wilson Street	
<b>3.0</b>		<b>OWNERSHIP PATTERN</b>	
3.1	Present	Free Mission Church	
3.2	Past	Free Mission Church	
3.3	Status	Trust	
<b>4.0</b>		<b>USE</b>	
4.1	Present	Religious(Free Mission Church)	
4.2	Past	Religious (Free Mission Church)	
4.3	Usage	Regular (Daily )	
<b>5.0</b>		<b>SIGNIFICANCE &amp; VALUE CLASSIFICATION</b>	
5.1	Townscape (Natural / Manmade)	Located in Girgaum, at the intersection of Vallabhbai Patel Road and Wilson Street. It is a part of the Wilson street precinct and marks the entrance to the Wilson street. It has numerous listed heritage buildings in its immediate surroundings. It is walking distance from Khotachiwadi Heritage Precinct and in close proximity to Charni Road Railway station on the western line and also well connected by various BEST bus routes.	
5.2	Architectural Description	<b>Planning<sup>1</sup></b> The building was designed by Sir William Emerson. The entrance to the church is through a timber entrance portico with a sloping / lean to roof. The two end towers are on either side of the entrance; one ground-storied while the other taller – ground and one upper are also accessed through this entrance portico. The church has a strong North South orientation with the entrance being on the north façade and the apse on the southern end. Inside, the length is twice its width, rounded off by a semi-circular apse at the eastern end of the church, within which the altar was raised on a dias. The rectangular nave has two	

<sup>1</sup> Christopher W London, "*Bombay Gothic*", India Book House, Mumbai 2002



502		AMBROLI CHURCH
		<p>enclosed rooms at the western end, on the left a vestry and on the right a staircase and base for the three storey belfry tower. The belfry comprises of a square room with a sloping roof, placed at 90 degrees to the main roof axis of the nave below. The room at the top of the tower is stepped out from the façade, with bracket supports in Porbundar limestone, and above the roof is a peculiarly shaped cap of Porbundar limestone. The cap extends 30 ft above the roof and terminates with a finial similar to the one atop the main crest of naves roof.</p> <p>An apartment block for the native ministry has been erected in the western corner of the garden, almost adjoining the main body of the church and considerably disfiguring the original building.</p> <p><b>Stylistic Classification<sup>2</sup></b>                      The Amroli Church built in the Muscular Neo-Gothic Style faces east, has a length of five bays and was constructed of Kurla Basalt with porbundar limestone for the arches and detailing. Lancet windows with Porbundar limestone surrounds were used as fenestrations inserted into Neo-Gothic pointed arched openings to create a strong geometric pattern. The church has a very rugged and asymmetrical appearance, as the tower distorts the balance of the composition.</p>
5.3	Intrinsic	<p><b>Character Defining Elements</b></p> <p><b>External</b>                      Pointed neo-Gothic arches with windows or narrow strip windows and circular rose windows, composed in a pointed neo-gothic arch, exposed basalt stone building; pitched roof; two end towers surmounted by a stone conical roof and topped with a cross.</p> <p><b>Internal</b>                      Timber boarding on interior ceiling, teak wood low tables; timber brackets on walls to support the timber boarding of the roof.</p>
5.4	Value Classification	<p><b>Existing Grade: Grade III</b> <b>Recommended Grade: Grade III</b>  <b>A(arc), B(des), B(per), A(cul), G(grp), C(seh)</b></p>
<b>6.0</b>		<b>TOPOGRAPHY</b>
6.1	Floors	Ground and side towers are ground+ one upper
<b>7.0</b>		<b>CONSTRUCTION</b>
7.1	Plinth	3 ft high plinth with gray basalt stone masonry work.
7.2	Walls	Rubble stone masonry work with straight quoins in gray basalt.
7.3	Floor	Stone floor in the church.
7.4	Stairs	The staircase is on the side in timber with timber treads and risers, timber handrails, railings and post.
7.5	Openings	Tall narrow lancet windows with glass panels set within segmental arches. Rose window with coloured glass present on the gable wall above entrance porch. Neo-gothic arched openings and semi-circular arched openings.
7.6	Roofing	The church has a simple hammer beam roof with teakwood supports. Side naves have a flat timber roof with balconies above, and supported on the bottom by teak wood brackets. Timber truss supporting pitched roof with Mangalore tiles over nave, conical timber framed roof over chancel;

<sup>2</sup> ibid.

502	AMBROLI CHURCH	
		uncelebrated teak wood altar at the far end of the church.
7.7	Articulation	The Neo-Gothic pointed arches, circular fenestrations, detailing in Porbandar limestone stone, Carved timber and teak wood brackets supporting the flat timber roof inside. Circular windows with intricate designs and coloured glass panels.
7.8	Finishes	<p><b>Walls</b>                      The external walls of exposed rubble masonry in gray basalt; Internally, the walls are plastered and painted using white oil paint with a 5 feet high dado in brown colour oil paint. .</p> <p><b>Flooring</b>                      The entrance porch has flagstone paving and the interiors have a combination of mosaic tiles and polished Shahbad with a thin white marble border.</p> <p><b>Staircases</b>                      The entire staircase is in timber with timber treads and risers and timber handrails and railings.</p>
7.9	Interiors (Movable & Immovable)	The interiors of the church are very simple and uncelebrated. The main focus is the Teakwood altar, teak wood low seating which serves the purpose of pews marble plaques on the wall indicating various events in the church, one central chandelier n glass suspended from the flat timber ceiling.
7.10	Compound / Fence / Gate	The main mild steel gate is hinged on the compound walls. The compound wall is 5 feet high and plastered and lime washed in white colour.
7.11	Curtilege/ Unbuilt space/out buildings/landscape	A modern concrete toilet block for members along with the residence of the Church gardener is present in the west corner of Church compound. Adjacent to the Church building, within the same complex is one concrete building, built as a residence for the saints. The entire periphery of the Church building is lined with trees. Small plants divide the other building from Church structure.
<b>8.0</b>		<b>SERVICES &amp; UTILITIES</b>
8.1	Lighting	Suspended, wall-mounted light fixtures with bulbs and natural light through glass panels.
8.2	Ventilation	Fans suspended from the flat timber Ceiling.
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 of the soda acid type are installed at the entrance porch.
8.7	Other (HVAC/BMS/Security Systems)	The building has no special Maintenance agency. Apart from one security guard posted at the main entrance, there is no other special security system installed within the building.
<b>9.0</b>		<b>CONDITION</b>
9.1	Plinth	The stone plinth is in sound structural condition and there are no visible structural threats.
9.2	Walls	The walls are free from any structural defects. Stone cleaning and re-pointing of masonry work is done regularly. A PU coat or warmish has been applied on the stone masonry. Pointing at places is done in cement.
9.3	Floor	Old flooring finishes show stains and replacement of tiles at few places has been attempted.
9.4	Stairs	The staircase is free from any visible structural threats.

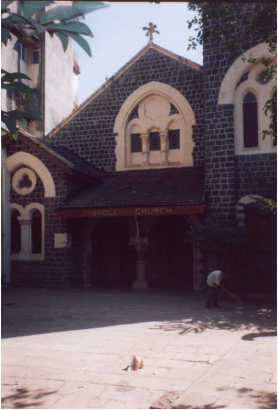
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<b>502</b>		<b>AMBROLI CHURCH</b>
9.5	Openings	All the arched openings are free from cracks and there are no visible structural threats. The glass panels are intact.
9.6	Roofing	The flat timber roof shows leakage leading to timber boarding sagging. The ends of the roof show water seepage problems causing the timber structural members to deteriorate.
9.7	Articulation & Finishes	Floor finishes are worn out and show stains at various places. The church is devoid of excessive articulation.
9.8	Services	Fire safety in the form of the soda acid type fire extinguisher needs to be monitored regularly – presently it appears to be in a state of disuse. There is no shortage of electricity and water supply.
9.9	Outbuildings	Outbuildings are free from any structural and aesthetic issues.
9.10	Overall Condition	Fair. Maintenance level: Regular.
<b>10.0</b>		<b>TRANSFORMATION</b>
10.1	Form	A RCC connector has been built and joins the church and the ancillary building. It has been constructed in the yr 1980. This addition is insensitive to the original form and style of the church.
10.2	Structure	There are no structural transformations within the church. An additional RCC connector and a small RCC structure is added to the main church building.
<b>11.0</b>		<b>DP Remarks/Perceived Threats</b>
		None
<b>12.0</b>		<b>ADDITIONAL NOTES / REFERENCES / DOCUMENTS AVAILABLE / RECOMMENDATIONS &amp; SUGGESTIONS FOR IMPLEMENTATION</b>
12.1	Historical Background	The Ambroli Mission Church (1867-69) opened on 12 <sup>th</sup> October 1869. A committee headed by Dr. John Wilson approved Emerson's church, which seats 500 people and costs Rs 30,000 to build. Only the "proposed extensions at the eastern end were considered to be un necessary." <sup>3</sup>



<sup>3</sup> Christopher W London, "*Bombay Gothic*", India Book House, Mumbai 2002



502 | AMBROLI CHURCH



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503		WILSON PRECINCT	
	Common Ref No: 2005/GII/503		
	Card No: 187		
	Ward (Part): D Ward (Part IV)		
	CS No: NA		
	Plot Area: NA		
	B U Area: NA		
	Date: 2 <sup>nd</sup> April 05		
	Record by: Sheetal Gandhi		
	Review by: Aishwarya Tipnis		
	Int: SG Ext: SG		
Photo Ref: 503 a-503 aa			
<b>1.0</b>		<b>DENOMINATION</b>	
1.1	Name of Premises	Wilson Precinct	
1.2	Earlier Name	Wilson Precinct	
1.3	Built In	20 <sup>th</sup> Century	
<b>2.0</b>		<b>ACCESS ROADS</b>	
2.1	Main	Dr. Wilson Street	
2.2	Subsidiary	Vitthalbhai Patel Road	
<b>3.0</b>		<b>OWNERSHIP PATTERN</b>	
3.1	Present	Private	
3.2	Past	Private	
3.3	Status	Multi owner and tenanted	
<b>4.0</b>		<b>USE</b>	
4.1	Present	Mixed - Residential and commercial	
4.2	Past	Mixed - Residential and commercial	
4.3	Usage	Regular	
<b>5.0</b>		<b>SIGNIFICANCE &amp; VALUE CLASSIFICATION</b>	
5.2	Architectural Description	<p>The buildings here are of vernacular typology mostly accommodating middle class Gujrati community. These buildings are built on narrow rectangular plots in front of the street with almost no setback for landscape. The entrance is mostly through a verandah present in almost all buildings. Internally timber staircases lead to every room which have balconies facing the street. Few buildings have continuous running balconies with enclosures within. Most buildings have narrow rectangular planning due to its plot lines. Most of the articulations and details have either lost or altered due to reconstruction.</p> <p>Except for the primary school which has a vernacular typology with cantilevered balconies, the Ambroli Church Neo Gothic style and the dispensary which has an imposing Neo Classical façade facing the Kethwadi street.</p>	
5.3	Intrinsic	<p>Most of the articulations in the residential buildings have deteriorated or have been altered due repair work or renovation. Internally also all finishes have been extensively altered by the owners hence none of the original finishes remain.</p>	

503 WILSON PRECINCT		
5.4	Value Classification	<p><b>Existing Grade: III Recommended Grade:</b> Deletion for the precinct</p> <p>It is recommended that the grade of the precinct be deleted since the architectural character of the precinct has lost in recent times.                      The N M Petit charitable dispensary which is not listed needs to have a recommendation of grade III.</p> <p><b>Grade III</b></p> <p><b>1. Nesserwanji M Petit Charitable Dispensary</b>                      Location: Wilson street                      No of floors: G + 1                      Architectural style: Neo Classical                      Special Features: Impressive Neo Classical Façade facing the Khetwadi lane which includes a clock, an elegant Porte Roche having semi circular arches and lime plaster fenestrations including Nesserwanji's bust, other facades have semi circular arches, heavy cornice bands running all along the building.</p>
<b>6.0</b>		<b>TOPOGRAPHY</b>
6.1	Floors	Most of the buildings follow a G + 2/3 typology except for few newly constructed buildings which are more than 3 floors.
<b>7.0</b>		<b>CONSTRUCTION</b>
7.1	Plinth	Most of the plinth is constructed on basalt stone, while few are plastered with cement, others are exposed.
7.2	Walls	The walls are constructed on load bearing brick masonry, deteriorating buildings have lime plaster on it while newly constructed and renovated buildings have cement plaster. Except for the Ambroli church which is constructed on stone masonry. Internally the tenants have altered the rooms extensively.
7.3	Floor	Deteriorating buildings have timber flooring along with few structural interventions while other buildings have altered their flooring to either RCC or have steel members to it. Internal finishes have been altered extensively by the tenants hence none of the original finishes remain.
7.4	Stairs	Deteriorating buildings have timber staircase while newly constructed buildings have RCC staircase
7.5	Openings	Most of the buildings have rectangular openings with timber framed glass panelled insets, while few have semi circular openings; balconies are present in most of the buildings.
7.6	Roofing	Most of the buildings have flat terraced roofing but many buildings have altered it by covering the terrace and converting it into rooms.
7.7	Articulation	Most of the articulations in the buildings have either been deteriorated or lost in repairs or have been completely removed. Few remaining are only present in the church, the primary school and the dispensary.
7.8	Finishes	<p><b>Walls</b></p> <p>The walls are constructed on load bearing brick masonry, deteriorating buildings have lime plaster on it while newly constructed and renovated buildings have cement plaster. Except for the Ambroli church which is constructed on stone masonry. Internally the tenants have altered the rooms extensively.</p>

503		WILSON PRECINCT
		<p><b>Floors</b>                      Deteriorating buildings have timber flooring along with few structural interventions while other buildings have altered their flooring to either RCC or have steel members to it. Internal finishes have been altered extensively by the tenants hence none of the original finishes remain.</p> <p><b>Staircase</b>                      Deteriorating buildings have timber staircase while newly constructed buildings have RCC staircase</p>
7.9	Interiors (Movable & Immovable)	None of the original finishes remain as most the interiors have been altered by the tenants.
7.10	Compound/Fence/Gate	The planning of most of the buildings is such that it does not allow it having a fence or gate or a compound wall.
7.11	Curtilege/ Unbuilt space/out buildings/landscape	No such landscape or Curtilege to be found within the precinct.
<b>8.0</b>		<b>SERVICES &amp; UTILITIES</b>
8.1	Lighting	The precinct gets natural lighting and both artificial lighting within the buildings, but is not adequate enough as the corridors are dark and dingy.
8.2	Ventilation	The buildings receives natural ventilation from the openings as well as artificially
8.3	Electricity	The electricity is supplied by the BEST
8.4	Water Supply	The water supply is supplied by the BMC
8.5	Drainage (Plumbing and sanitation)	All drainage pipes are seen running through the rear façade
8.6	Fire Precaution	No fire precautions are been taken in the buildings
8.7	Other (HVAC/BMC/Security Systems)	No security systems are been installed within the premises.
<b>9.0</b>		<b>CONDITION</b>
9.1	Plinth	The plinth of most of the buildings are in a poor condition with dampness seen in most of the cases which are leading to cracks, few have been either altered to accommodate steps or completely reconstructed.
9.2	Walls	In most cases the buildings are in a deteriorating condition showing signs of structural deformation like cracks, dampness, vegetation growth etc. In other cases the buildings have been altered thereafter ruining the architectural character of the building, while others have been completely reconstructed. Due to such interventions the precinct has lost its architectural character completely.
9.3	Floor	Most of the timber floors have been deteriorating and are altered by addition of structural steel. The finishes over the floors have been completely altered or changed by the tenants and hence none of the finishes remain.
9.4	Stairs	The staircases are in poor condition and are also been structurally intervened.
9.5	Openings	The openings of almost all buildings have been altered drastically by addition of air conditioners, by changing the timber frames to aluminium frames, by addition of box metal grills. The balconies of the buildings are enclosed by aluminium windows or by metal box windows. As most of the balconies are in a deteriorating condition, steel sections are added to strengthen it.
9.7	Articulation & Finishes	All articulations and finishes are deteriorated with the building in recent times. Also few buildings are been replastered completely due to which the articulations



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503	WILSON PRECINCT	
		have lost or broken.
9.8	Services	The services are in bad condition, the drainage pipes have rusted which causes leaks and due to which the walls are dampened.
9.9	Outbuildings	No out buildings present
9.10	Overall Condition	The precinct has lost its architectural character in recent times hence it is suggested that the grading for the precinct be deleted, but there are a few buildings that are present within the precinct that are listed and need to be preserved. Maintenance level: Poor
<b>10.0</b>		<b>TRANSFORMATION</b>
10.1	Form	The precinct has lost its architectural character in recent times, the overall form of the structures have transformed, the street that had a uniform level of height has now seen changes, as structures have been demolished and reconstructed without considering the guidelines and regulations and that has defaced the precinct completely.
10.2	Structure	Not only the precinct has lost its architectural character but also the structures have lost its character as vast changes have been carried out in each structure which is done unprofessionally. The walls are been re plastered badly, the openings have been altered by addition of air conditioners, change of material etc. the roof line has been changed by addition of enclosures and sheets for covering. Interiors have altered extremely by the owners and hence none of the original finishes remain.
10.3	Articulation & Finishes	All articulations and finishes are deteriorated with the building in recent times. Also few buildings are been re plastered completely due to which the articulations have lost or broken.
<b>11.0</b>		<b>DP REMARKS/PERCEIVED THREATS</b>
		Not applicable as the precinct has lost it's architectural and urban group value and should be deleted.
<b>12.0</b>		<b>ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS &amp; SUGGESTIONS FOR IMPLEMENTATION</b>
		Not applicable as the precinct has lost its architectural and urban group value and should be deleted.

503 WILSON PRECINCT



GENERAL VIEW OF THE PRECINCT



WILSON SCHOOL



General view of a building



CONDITION OF OPENINGS



VIEW OF AN OPENINGS & BALCONY



AMBROLI CHURCH



ARTICULATIONS



ALTERED ROOF TERRACE



ALTERED OPENINGS



VERNACULAR BUILDINGS



BRICK MASONRY STRUCTURE



NESSERWANJI M PETIT CHARITABLE DISPENSARY



GENERAL VIEW OF A BUILDING



503 WILSON PRECINCT



GENERAL VIEW OF RECONSTRUCTED STRUCTURES



ALTERED FLOORING



DETERIORATED ARTICULATIONS



CONDITION OF WALLS



ALTERED ROOF TERRACE



VIEW OF A PLINTH



ALTERED PLINTH



GENERAL VIEW



SERVICES IN BAD CONDITION



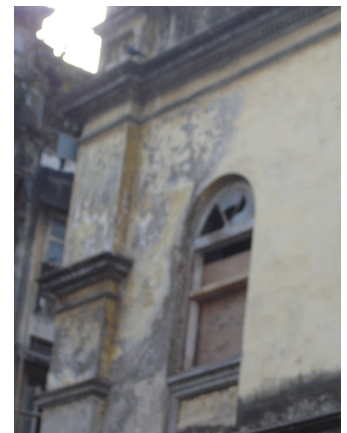
DETERIORATED STRUCTURES



VERNACULAR BUILDING




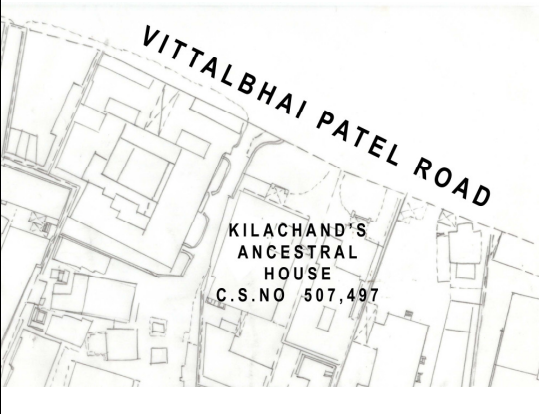
Abha Narain Lambh Associates  
Conservation Architects & Historic Building Consultants



SERVICES IN BAD CONDITION  
503-vi



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

504 KILACHAND'S ANCESTRAL HOUSE			
	Common Ref no: 2005/GII/504		
	Card No.: 188		
	Ward(Part): D Ward(Part IV)		
	CS No. 507, 497		
	Plot Area: 1254.18 sq m		
	B U Area NA		
	Date: 7 <sup>th</sup> January 05		
	Record by: Sheetal Gandhi		
	Review by: Aishwarya Tipnis		
	Int: SG Ext: SG		
Photo Ref: 504a			
1.0	<b>DENOMINATION</b>		
1.1	Name of Premises		Kilachand's Ancestral House
1.2	Earlier Name		Kilachand's Ancestral House
1.3	Built In		1920s Extension Date (if any): Demolished and in the process of being rebuilt as multi-storeyed apartments in 2004.
2.0	<b>ACCESS ROADS</b>		
2.1	Main		Vitthalbhai Patel Road
2.2	Subsidiary		None
3.0	<b>OWNERSHIP PATTERN</b>		
3.1	Present		Private
3.2	Past	Private( The Kilachand Family)	
3.3	Status	Owner	
4.0	<b>USE</b>		
4.1	Present	Residential Complex	
4.2	Past	Residential	
4.3	Usage	Regular	
5.0	<b>SIGNIFICANCE &amp; VALUE CLASSIFICATION</b>		
5.1	Townscape(Natural/Manmade) Kilachand house in 2001 Kilachand House in 2004	Built as a ground plus one storeyed villa in a garden setting, the original bungalow has now been demolished and a new multi-storeyed construction is under way.	
5.2	Architectural Description	Has been altered extensively and should be de listed with immediate effect.	
5.3	Intrinsic	Not applicable as original building has been demolished and a new-multi-storeyed construction is underway.	
5.4	Value Classification	Not applicable as original building has been demolished and a new-multi-storeyed construction is underway. <b>Existing Grade: III Recommended Grade: To Be Deleted</b>	
6.0	<b>TOPOGRAPHY</b>		
6.1	Floors	Not applicable as original building has been demolished and a new-multi-storeyed construction is underway.	
7.0	<b>CONSTRUCTION</b>		



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

<b>504 KILACHAND'S ANCESTRAL HOUSE</b>		
7.1	Plinth	Not applicable as original building has been demolished and a new building is under construction.
7.2	Walls	Not applicable as original building has been demolished and a new building is under construction.
7.3	Floor	Not applicable as original building has been demolished and a new building is under construction.
7.4	Stairs	Not applicable as original building has been demolished and a new building is under construction.
7.5	Openings	Not applicable as original building has been demolished and a new building is under construction.
7.6	Roofing	Not applicable as original building has been demolished and a new building is under construction.
7.7	Articulation	Not applicable as original building has been demolished and a new building is under construction.
7.8	Finishes	Not applicable as original building has been demolished and a new building is under construction.
7.9	Interiors(Movable & Immovable)	Not applicable as original building has been demolished and a new building is under construction.
7.10	Compound/Fence/Gate	Not applicable as original building has been demolished and a new building is under construction.
7.11	Curtilege/ Unbuilt space/out buildings/landscape	Not applicable as original building has been demolished and a new building is under construction.
8.0		<b>SERVICES &amp; UTILITIES</b>
8.1	Lighting	Not applicable as original building has been demolished and a new building is under construction.
8.2	Ventilation	Not applicable as original building has been demolished and a new building is under construction.
8.3	Electricity	Not applicable as original building has been demolished and a new building is under construction.
8.4	Water Supply	Not applicable as original building has been demolished and a new building is under construction.
8.5	Drainage (Plumbing and sanitation)	Not applicable as original building has been demolished and a new building is under construction.
8.6	Fire Precaution	Not applicable as original building has been demolished and a new building is under construction.
8.7	Other(HVAC/BMS/Security Systems)	Not applicable as original building has been demolished and a new building is under construction.
9.0		<b>CONDITION</b>
9.1	Plinth	Not applicable as original building has been demolished and a new building is under construction.
9.2	Walls	Not applicable as original building has been demolished and a new building is under construction.
9.3	Floor	Not applicable as original building has been demolished and a new building is under construction.
9.4	Stairs	Not applicable as original building has been demolished and a new building is under construction.
9.5	Openings	Not applicable as original building has been demolished and a new building is

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

<b>504 KILACHAND'S ANCESTRAL HOUSE</b>		
		under construction.
9.6	Roofing	Not applicable as original building has been demolished and a new building is under construction.
9.7	Articulation & Finishes	Not applicable as original building has been demolished and a new building is under construction.
9.8	Services	Not applicable as original building has been demolished and a new building is under construction.
9.9	Outbuildings	Not applicable as original building has been demolished and a new building is under construction.
9.10	Overall Condition	Not applicable as original building has been demolished and a new building is under construction.
10.0		<b>TRANSFORMATION</b>
10.1	Form	Not applicable as original building has been demolished and a new building is under construction.
10.2	Structure	Not applicable as original building has been demolished and a new building is under construction.
10.3	Articulation & Finishes	Not applicable as original building has been demolished and a new building is under construction.
11.0		<b>DP REMARKS/PERCEIVED THREATS</b>
		Not applicable as original building has been demolished and a new-multi-storeyed construction is underway.
12.0		<b>ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS &amp; SUGGESTIONS FOR IMPLEMENTATION</b>
12.1	Historical Background	The original building has been demolished and a new-multi-storeyed construction is underway. This building should be de-listed with immediate effect.

**504 KILACHAND'S ANCESTRAL HOUSE**


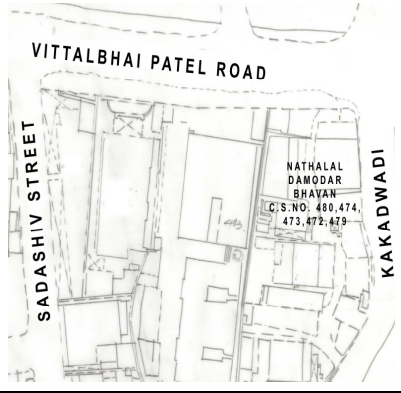


**KILACHAND HOUSE JULY 2001**



**KILACHAND HOUSE JAN 2005**

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

505 NATHALAL DAMODAR BHUVAN		
	Common Ref no: 2005/GII/505	
	Card No.: 189	
	Ward(Part): D ward (Part 4)	
	CS No. 480,470,474,483,479,473	
	Plot Area 547.57 sq m	
	B U Area NA	
	Date 9 <sup>th</sup> November 2004	
	Record by: Sarita R., Kanchan Gupta	
	Review by: Aishwarya Tipnis	
	Int.: KG Ext.:KG,SR	
Photo Ref.: 505a		
1.0		<b>DENOMINATION</b>
1.1	Name of Premises	Nathalal Damodar Bhuvan
1.2	Earlier Name	Nathalal Damodar Bhuvan
1.3	Built In	1920s Extension Date(if any)NA
2.0		<b>ACCESS ROADS</b>
2.1	Main	Vitthalbhai Patel Road
2.2	Subsidiary	Kakadwadi
3.0		<b>OWNERSHIP PATTERN</b>
3.1	Present	Private
3.2	Past	Private
3.3	Status	Owner & Tenanted
4.0		<b>USE</b>
4.1	Present	Residential
4.2	Past	Residential
4.3	Usage	Regular - Daily
5.0		<b>SIGNIFICANCE &amp; VALUE CLASSIFICATION</b>
5.1	Townscape(Natural/Manmade)	Built on a small plot at the intersection of Vittalbhai Patel Road & Kakadwadi street in Girgaum, the Nathalal Damodar Bhuvan is part of the streetscape with similar buildings in its immediate fabric. The urban fabric however has deteriorated with the surrounding bungalows giving way to high-rises plus a large number of buildings being added. 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	<b>Planning</b> Built on the lines of an English mansion with an elegant porch at the entrance and hybrid styles, the ground plus three storied building is set within a small plot with ancillary structures. At the upper level the building has long running balconies and supported with a sloping Mangalore tiled roof giving it a vernacular feature. <b>Stylistic Classification</b> The building designed in a confluence of the Edwardian Neo-Classical and the vernacular style. While the planning of the townhouse shows European accents like the porch, skylight above the staircase blocks. Neo-classical stucco moldings



505 NATHALAL DAMODAR BHUVAN		
		and keystones. The openings are within semi circular arches, the ground level openings have decorative carved tympanums. Some balconies have terracotta stone balusters supported with stone brackets. Lime rustications have been used to define corners of the building. Some openings have Tre-foil arches which accommodate timber shutters. The traditional Indian flavor is reflected in the use of projecting timber balconies.
5.3	Intrinsic	<p><b>Character Defining Elements</b></p> <p><b>External</b>                      Typical Neo-Classical detailing of semi-circular arched and Tre-foil arched openings accentuated by stucco moldings and keystones, held up by single or twin Corinthian columns, segmental arched openings with stucco moldings on the first floor with recessed windows and Italianate balusters, projecting timber balconies with decorative timber railings supported on ornate stone brackets, in filled louvers in the balcony of timber and glass, coloured glass fanlights within openings, decorative cornice bands defining floor levels, rustications and stucco pilasters divide the building into bays and emphasize the corners.</p> <p><b>Internal</b>                      Timber staircase.</p>
5.4	Value Classification	<p><b>Existing Grade:</b> Grade III  <b>A(arc), B(des), B(per),E, F,</b></p> <p><b>Recommended Grade:</b> Grade III</p>
6.0		<b>TOPOGRAPHY</b>
6.1	Floors	Ground+ three upper
7.0		<b>CONSTRUCTION</b>
7.1	Plinth	Stone plastered and painted.
7.2	Walls	Load bearing brick masonry walls with lime stucco plaster painted crème colour on the exterior and crème oil paint on the inside and pink oil paint dado in the bathrooms.
7.3	Floor	Reinforced Cement Concrete.
7.4	Stairs	Timber staircase leading to the first floor and a rear cast iron spiral staircase leading to the rear balcony.
7.5	Openings	Semi-circular arched openings with a central keystone, all doors and windows are located within segmental arched openings, some doors and windows are within Tre-foil arched openings.
7.6	Roofing	Sloping Mangalore tiled roof supported on timber trusses.
7.7	Articulation	Stucco plaster is used for rustications, moldings and stringer courses; timber is used for the balcony railings and in filled louvers. Terracotta stone is also used as balusters in some balconies.
7.8	Finishes	<p><b>Walls</b>                      Plastered and painted in crème colour for the interior and lime plastered and lime washed in crème colour for the exterior</p> <p><b>Flooring</b>                      The original floor finish of cement mosaic tiles has been altered to ceramic and vitrified tiles in most units. Certain areas like the foyers have retained the cement mosaic tiles. The entrance porch has cuddapa stone with black cuddapa border to it.</p> <p><b>Staircases</b>                      Timber staircase has timber treads and risers</p>

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

<b>505 NATHALAL DAMODAR BHUVAN</b>		
7.9	Interiors (Movable & Immovable)	The interiors of most of the units have been altered considerably.
7.10	Compound/Fence/Gate	Compound wall is made of random rubble masonry with a stone coping.
7.11	Curtilege/ Unbuilt space/out buildings/landscape	A few RCC structures exist within the compound and are not in harmony with the original building.
8.0		<b>SERVICES &amp; UTILITIES</b>
8.1	Lighting	All windows and doors have fanlights that provide natural light. Balconies also provide shaded areas during the afternoons. Lampshades hung from ceiling, standing lamps, tube lights are seen in the rooms. The staircase block has a skylight above it.
8.2	Ventilation	All doors and windows have ventilators above and some windows have louvers for natural ventilation. Ceiling fans, and window Air-condition units added in the bedrooms.
8.3	Electricity	BEST supplies the electricity. Distribution boards are placed below the timber staircase.
8.4	Water Supply	Municipal Water Supply
8.5	Drainage (Plumbing and sanitation)	Drainage pipes run along the façade on the rear side. Drainage and rain water pipes cut through cornice. No 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		<b>CONDITION</b>
9.1	Plinth	Rising damp is visible along the plinth of the building.
9.2	Walls	Water seepage from the roof has lead to seepage stains, no structural cracks have been observed, salt effervescence and dampness seen where drainage pipes come down. External wiring is seen carelessly running along the entrance porch which needs to be removed. Vegetation & mold growth is visible at the entrance porch and at certain cornice bands. The oil paint within the interiors has started to flake.
9.3	Floor	The floor appears to be in a sound condition.
9.4	Stairs	The staircase is in a structurally stable condition except at the upper level where the staircase ends the landing has been blocked by aluminum windows and grills and a timber door has been placed.
9.5	Openings	The openings are in an operational condition and do not show any signs of deterioration. Some openings have been blocked by wooden planks. Few timber & glass panels are missing / broken. Certain balcony openings are been enclosed by aluminum windows and grills. The Tympanum above the window and doors are in good condition.
9.6	Roofing	The timber trusses, purlins and boarding's have been painted with white oil paint and show severe water seepage. A false ceiling of plaster of Paris is introduced in the rest of the rooms; this also shows major water seepage.
9.7	Articulation & Finishes	The articulation in stucco plaster is free from all defects. However, the internal finishes of all the units have been altered drastically from the original. The cornice bands have some portions damaged due to drainage pipes.

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

<b>505</b>		<b>NATHALAL DAMODAR BHUVAN</b>	
9.8	Services	Water tanks have been introduced on top, all services are located to the rear and vegetation growth is visible at the junction of down take pipes and cornice bands. External wiring is seen carelessly exposed on the porch and the verandahs. A dish antenna has been introduced on the first floor.	
9.9	Outbuildings	The outbuildings are free from any structural defects.	
9.10	Overall Condition	Fair	Maintenance Level :Regular
10.0		<b>TRANSFORMATION</b>	
10.1	Form	Two additional RCC blocks have been added within the sites which are not in harmony with the building.	
10.2	Structure	The building has not undergone any structural transformation.	
10.3	Articulation & Finishes	The internal floor and wall finishes have been altered from the original cement mosaic tiles to vitrified tiles and marble.	
11.0		<b>DP REMARKS/PERCEIVED THREATS</b>	
		None	
12.0		<b>ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS &amp; SUGGESTIONS FOR IMPLEMENTATION</b>	

LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI  
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505 NATHALAL DAMODAR BHUVAN


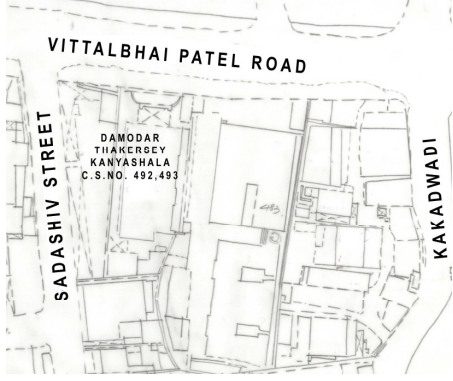




505 NATHALAL DAMODAR BHUVAN



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

506		DAMODAR THACKERSEY KANYASHALA	
	Common Ref no: 2005/GII/506		
	Card No.: 191		
	Ward(Part): D ward (Part 4)		
	CS No. 492,493		
	Plot Area 1233.1 sq m		
	B U Area NA		
	Date 9 <sup>th</sup> November 2004		
	Record by: Sarita R.		
	Review by: Aishwarya Tipnis		
	Int.: SR Ext.: SR		
Photo Ref.: 505a Photography was not permitted			
1.0	<b>DENOMINATION</b>		
1.1	Name of Premises	Damodar Thackersey Kanyashala	
1.2	Earlier Name	Damodar Thackersey Kanyashala	
1.3	Built In	1920s Extension Date(if any)NA	
2.0	<b>ACCESS ROADS</b>		
2.1	Main	Vitthalbhai Patel Road (Girgaum)	
2.2	Subsidiary	Sadashiv Street	
3.0	<b>OWNERSHIP PATTERN</b>		
3.1	Present	Private	
3.2	Past	Private	
3.3	Status	Owner & Tenanted	
4.0	<b>USE</b>		
4.1	Present	Educational	
4.2	Past	Educational	
4.3	Usage	Regular - Daily	
5.0	<b>SIGNIFICANCE &amp; VALUE CLASSIFICATION</b>		
5.1	Townscape(Natural/Manmade)	Built on a small plot at the intersection of Vitthalbhai Patel Road & Sadashiv Street in Girgaum, the Damodar Thackersey Kanyashala is part of the streetscape with similar buildings in its immediate fabric. The urban fabric however has deteriorated with the surrounding bungalows giving way to high-rises plus a large number of buildings being added. 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><b>Planning</b>                      Built on the lines of an English mansion with an elegant porch at the entrance and hybrid styles, the ground plus three storied building is set within a small plot with ancillary structures. At the upper level the building has long running balconies and supported with a sloping Mangalore tiled roof giving it a vernacular feature.</p> <p><b>Stylistic Classification</b>                      The building designed in the Colonial Hybrid Style, characterised by the use of semi-circular arches accentuated by mouldings with keystones held up by twin</p>	

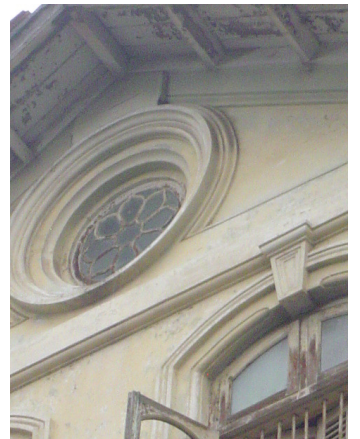
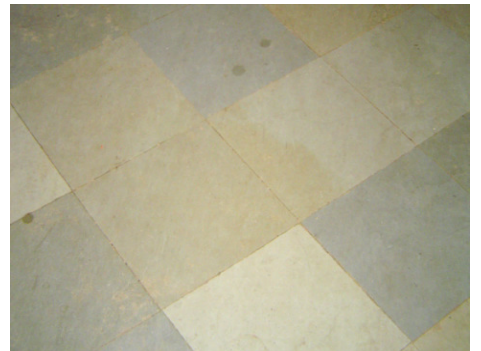
506	DAMODAR THACKERSEY KANYASHALA	
		Corinthian columns, decorative cornice bands, segmental arched openings, rustications in stucco plaster emphasizing corners.
5.3	Intrinsic	<p><b>Character Defining Elements</b></p> <p><b>External</b> Colonial Hybrid Style use of semi-circular arches accentuated by mouldings with keystones held up by twin Corinthian columns, decorative cornice bands, segmental arched openings, rustications in stucco plaster emphasizing corners, Italianate balusters, sloping Mangalore tiles roof.</p> <p><b>Internal</b> Timber staircase.</p>
5.4	Value Classification	<b>Existing Grade:</b> Grade III <b>A(arc), B(des), B(per),E, F,</b> <b>Recommended Grade:</b> Grade III
6.0		<b>TOPOGRAPHY</b>
6.1	Floors	Ground+ three upper
7.0		<b>CONSTRUCTION</b>
7.1	Plinth	Stone masonry with yellow face basalt stone.
7.2	Walls	Load bearing brick masonry walls with lime stucco plaster painted crème colour on the exterior and beige color crème oil paint on the inside.
7.3	Floor	Timber flooring with timber false ceiling
7.4	Stairs	Timber staircase.
7.5	Openings	Semi-circular arched openings with a central keystone, all doors and windows are located within segmental arched openings. All doors and windows are made of timber; few have 2 shutters with glass panels from the outside and 4 shutters with wooden louvers from the inside, while the rest of them are paneled shutters with iron grills. All the openings have ventilators; few doors have a metal tympanum and certain ventilators have wooden framed glass shutters.
7.6	Roofing	Sloping Mangalore tiled roof supported on timber trusses.
7.7	Articulation	Stucco lime plaster is used for rustications, mouldings and stringer courses, timber is used for the balconies railings and infilled louvers
7.8	Finishes	<p><b>Walls</b> Plastered and oil painted in beige colour for the interior and lime plastered and lime washed in crème colour for the exterior</p> <p><b>Flooring</b> Since this is an educational institute the original 1' x 1' cuddapa stone flooring has not been altered and is continued throughout the building. The entrance porch tiles might have been altered to the present pavement tiles.</p> <p><b>Staircases</b> Timber staircase has timber treads and risers</p>
7.9	Interiors (Movable & Immovable)	The interiors of most of the units have been altered considerably.
7.10	Compound/Fence/Gate	Compound wall is made of brick masonry with a SS entrance gate.
7.11	Curtilage/ Unbuilt space/out buildings/landscape	No structure found within the premise
8.0		<b>SERVICES &amp; UTILITIES</b>
8.1	Lighting	The school gets enough natural light as all the openings face the open and since all windows have glass panels, the light is controlled. Balconies provide shaded areas during the afternoons. The interior rooms have the use of artificial

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

506	DAMODAR THACKERSEY KANYASHALA	
		lighting like tube lights, hanging lamps etc.
8.2	Ventilation	The school receives adequate ventilation from the openings; there are ventilators which provide cross ventilation. During the afternoon louvers are of good help when the windows are shut. Otherwise artificial ventilation is adapted through ceiling fans and air conditioners.
8.3	Electricity	BEST supplies the electricity. Distribution boards are placed below the timber staircase.
8.4	Water Supply	Municipal Water Supply
8.5	Drainage (Plumbing and sanitation)	Drainage pipes run along the façade on the rear side. Drainage and rain water pipes cut through cornice. No 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		<b>CONDITION</b>
9.1	Plinth	The plinth does not show any signs of settlement except for certain landscape abutments which is defacing the plinth.
9.2	Walls	The walls show no sign of deterioration and are structurally stable except for paint flaking and moss accumulation where areas have seen to be damp. Vegetal growth is observed in certain areas. Flaking of paint is also seen in the interiors of the building.
9.3	Floor	The floor appears to be in a sound condition.
9.4	Stairs	The staircase is in a structurally stable condition.
9.5	Openings	The openings are in fair condition except for few in the upper floors where few windows have glass panes missing/broken. Flaking of oil paint is seen in almost all openings, the metal tympanums over certain doors are rusted, and louvers are in fair condition. Ventilators are also in fair condition. No major alteration is done on the openings.
9.6	Roofing	The roof does not show any signs of intervention.
9.7	Articulation & Finishes	The articulation in stucco plaster is in fair condition as no major defect is observed, except certain areas where cornices are broken due to drainage pipes.
9.8	Services	The services have been upgraded periodically.
9.9	Outbuildings	Not applicable.
9.10	Overall Condition	Fair <span style="float: right;">Maintenance Level :Regular</span>
10.0		<b>TRANSFORMATION</b>
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	No major transformations seen in the finishing and the lime stucco works.
11.0		<b>DP REMARKS/PERCEIVED THREATS</b>
		None
12.0		<b>ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS &amp; SUGGESTIONS FOR IMPLEMENTATION</b>


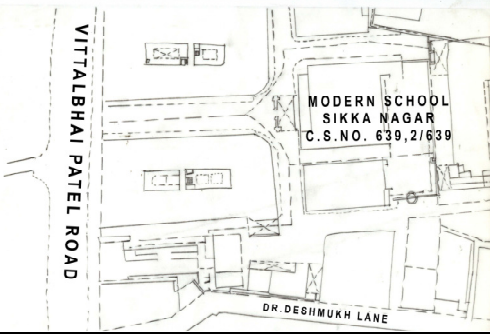


506 DAMODAR THACKERSEY KANYASHALA





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

507 MODERN SCHOOL, SIKKANAGAR		
	Common Ref no:2005/GII/507	
	Card No. 191	
	Ward (Part): H- West	
	CS No. 639,2/639	
	Plot Area 3454.419sq.mt	
	B U Area NA	
	Date 28th June 05	
	Record by Malini Rajalakshmi & Sarita R, Kanchan Gupta	
	Review by Aiswarya Tynnis	
	Int KG Ext SR, KG	
Photo Ref 507a – 507f		
1.0		<b>DENOMINATION</b>
1.1	Name of Premises	Modern School, Sikka Nagar
1.2	Earlier Name	Modern School
1.3	Built In	1892 Extension Date(if any)1990s
2.0		<b>ACCESS ROADS</b>
2.1	Main	V.Patel road
2.2	Subsidiary	Dr. Deshmukh lane
3.0		<b>OWNERSHIP PATTERN</b>
3.1	Present	Private
3.2	Past	Private
3.3	Status	Owner
4.0		<b>USE</b>
4.1	Present	School
4.2	Past	School
4.3	Usage	Institutional
5.0		<b>SIGNIFICANCE &amp; VALUE CLASSIFICATION</b>
5.1	Townscape(Natural/Manmade)	The building stands off the V Patel road with multistoreyed apartments on both sides of the road leading to the building. Marked by a clock tower in the middle of the access road connecting the school to the V Patel road, the Originally ground + 1 storeyed structure is the major landmark building in Sikka Nagar.
5.2	Architectural Description	<p><b>Planning</b></p> <p>The ground + 2 storey structure has the entrance porch projecting out with semicircular arched openings with keystones in the center. The central semicircular arch is flanked by two slender circular columns with Corinthian capital supporting the terrace roof of the porch. The ground floor of the building has semicircular arched openings while the first floor has segmented arched openings. All openings have keystones in the center. The first floor has on the front façade a decorative segmented arch in relief resting on circular columns with Corinthian capitals flanking the central segmented arched opening leading to the open terrace above the porch. The second floor is a later addition and has simple rectangular windows with ventilators. The main building has a new wing on one side having a separate access from outside. This additional structure has G+5 storeys with simple rectangular windows on all floors.</p> <p><b>Stylistic Classification</b></p>

507 MODERN SCHOOL, SIKKANAGAR		
		Neo classical style, semi circular and segmental arched openings accentuated by stucco moldings and keystones, decorative cornice bands, engaged Corinthian columns, Italianate balusters in parapet, connection block, rustications in stucco plaster emphasizing corners.
5.3	Intrinsic	<p><b>Character Defining Elements</b></p> <p><b>External</b> Semicircular arched opening with keystones in the center on the ground floor, segmented arched openings with keystones in the center on the first floor, columns with Corinthian capitals, simple fluted columns between openings, cornice band stucco all around supported by decorative brackets.</p> <p><b>Internal</b> Timber staircase with cast iron railing and balusters, TW louvered doors with exquisite TW carved ventilator, TW double shuttered windows (glass and louvered), rare Minton tiles, timber flooring.</p>
5.4	Value Classification	<p><b>Existing Grade:</b> Grade II B <b>Recommended Grade:</b> Grade III</p> <p>Architectural and Group value</p> <p><b>A(arc), B(per), B(des), G</b></p>
6.0		<b>TOPOGRAPHY</b>
6.1	Floors	Ground +two upper
7.0		<b>CONSTRUCTION</b>
7.1	Plinth	Grey stone masonry plinth
7.2	Walls	Load bearing brick masonry with lime plaster
7.3	Floor	Timber flooring
7.4	Stairs	Timber staircase with cast iron railing and balusters
7.5	Openings	Double shutter windows with timber panels and frame, double shutter timber louvered windows, 4 shutter windows with timber frame and glass panels, double shutter windows with glass panels and timber frame, 4 shutter windows with timber panels, timber louvered ventilators, Exquisitely carved arched TW ventilators with glass panels.
7.6	Roofing	Flat roof in reinforced cement concrete.
7.7	Articulation	Cornice band in stucco for columns and around the building at floor level, stucco above the semicircular and segmented arched openings, decorative floral motifs in stucco between cornices at the floor level, floral motifs in stucco on keystones.
7.8	Finishes	<p><b>Walls</b> External walls have crème color lime wash while the Corinthian columns and keystones have light yellow colour lime wash. Interior classroom have chocolate brown oil paint till the window level and light brown paint till the ceiling level. Few modified rooms have ceramic tiles till the dado level.</p> <p><b>Flooring</b> Minton tiles have been used in the verandah and in the classrooms above the timber flooring, the terrace porch has marble flooring, certain rooms which are modified have used various different floor tiles like spartex, granamite etc.</p> <p><b>Staircases</b> The staircases have timber treads and risers and have cast iron railing and balusters, the railing and the balusters have dark brown oil paint.</p>
7.9	Interiors (Movable & Immovable)	Classrooms have in built storage areas with TW shutters having intricate

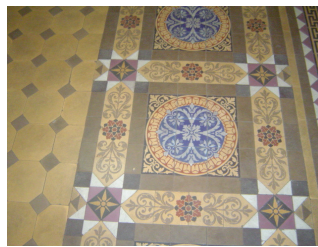
507 MODERN SCHOOL, SIKKANAGAR		
		carvings, Teak wood benches. The staircase block has an exquisitely carved TW partition, display cases are of timber with glass shutters. The lobby has a classic display case.
7.10	Compound/Fence/Gate	No compound wall. Entrance is defined by a clock tower which acts as a pillar to the wrought iron gate.
7.11	Curtilege/ Unbuilt space/out buildings/landscape	Open space in front of the building between the porch and the clock tower. No outbuildings
8.0		<b>SERVICES &amp; UTILITIES</b>
8.1	Lighting	All windows and doors have ventilators above for natural light. Artificial lighting is provided in the interiors. Balconies at the upper level cut out light during the afternoons making it comfortable for classrooms. Verandahs / Arcades also provide shaded areas.
8.2	Ventilation	All windows and doors have timber louvers which can be used for cross ventilation; cross ventilation is acquired due to the presence of balconies with decorative timber jalis on the upper floors. Air conditioners have introduced to rooms which are modified; ceiling fans are present in the classrooms.
8.3	Electricity	BEST
8.4	Water Supply	Municipal Water Supply. Storage water tanks are used above toilet blocks
8.5	Drainage (Plumbing and sanitation)	Rainwater pipes and drainage pipes running along the side facades of the Building. Some of the rainwater pipes running along the pillars between arched openings.
8.6	Fire Precaution	No fire precaution system has been installed within the building
8.7	Other (HVAC/BMC/Security Systems)	No special systems
9.0		<b>CONDITION</b>
9.1	Plinth	Water seepage due to the rainwater pipes opening directly to the plinth. Dry moss on certain areas of the plinth. Most part of the plinth is covered due to leveling.
9.2	Walls	Dry moss observed on walls, Vegetation growth on cornice bands, flaking of plaster from places where repair works have been done with cement, Wall punched at places to take out toilet pipes, dry moss on parapet wall, big patches of repair observed at points where ventilators have been installed. The clock tower which is the important part of the building has developed cracks. Certain ventilators are blocked with brick masonry. The original chajjas are been replaced by aluminum sheets.
9.3	Floor	The floor does not show any structural defects. But certain areas where the interiors are modified there is a change in the flooring tiles.
9.4	Stairs	The stairs are in a good condition and show no sign of deterioration.
9.5	Openings	Many of the timber window panels replaced with new panels, glass panels of ventilators broken at places, some of the timber panels of windows broken, louvers present in both doors and windows are not used for their purpose. Certain ventilators on the external side are sealed by brick masonry. Some chajjas are missing in some windows.
9.6	Roofing	Roof not accessible.
9.7	Articulation & Finishes	Lime wash on the external wall shows discoloration at certain places. Dry moss on cornice bands and parapet wall, vegetation growth on



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507 MODERN SCHOOL, SIKKANAGAR		
		cornices. Dampness observed on the wall surfaces.
9.8	Services	The services are located to the side of the building. They open out directly to the plinth. There is discoloration of some pipes due to leakage at points.
9.9	Outbuildings	No outbuildings
9.10	Overall Condition	The building is in a fair condition                      Maintenance level Fair
10.0		<b>TRANSFORMATION</b>
10.1	Form	The second floor has been added to the originally G+1 structure which has affected the proportion of the building. Some of the arched openings in the front façade are walled and new ventilators have been installed. Some of the old arched ventilators above the windows have been walled up with brick. Many of the timber panels of openings have been replaced with new panels. Some of the segmented arched windows on the side façade have been replaced with new rectangular windows. Some of the upper balconies have been used as a dumping area.
10.2	Structure	The second floor has been added to the originally G+1 structure at some point of time. A new structure has been added to the main building on the side.
10.3	Articulation & Finishes	The lime plaster stucco above the arched openings which have been walled up to install ventilators is broken and damaged. Cornice bands broken to accommodate drainage pipes. Dry moss on cornice bands, stucco above arches, keystones and parapet. Certain rooms have changed their interiors accordingly like adding false ceiling, change of tiles, paint etc.
11.0		<b>DP REMARKS/PERCEIVED THREATS</b>
		None
12.0		<b>ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS &amp; SUGGESTIONS FOR IMPLEMENTATION</b>
		None

507 MODERN SCHOOL, SIKKANAGAR


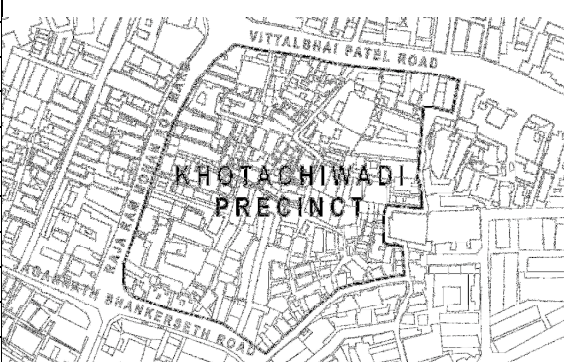


**507 MODERN SCHOOL, SIKKANAGAR**

**507 MODERN SCHOOL, SIKKANAGAR**



LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI  
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508		KHOTACHIWADI PRECINCT	
	Common Ref no: 2005/GII/508		
	Card No.: 192		
	Ward(Part): D Ward(Part 4)		
	CS No. NA		
	Plot Area NA		
	B U Area NA		
	Date 10 <sup>th</sup> October 04		
	Record by Sheetal Gandhi		
	Review by Abha Lambah		
	Int: SG Ext: SG		
Photo Ref: 508a – 508			
1.0	<b>DENOMINATION</b>		
1.1	Name of Premises	Khotachiwadi Precinct	
1.2	Earlier Name	Khotachiwadi	
1.3	Built In	19 <sup>th</sup> Century Extension Date (if any): ongoing, till date	
2.0	<b>ACCESS ROADS</b>		
2.1	Main	Raja Ram Mohan Roy Road, Jagannath Shankarseth Road	
2.2	Subsidiary	Vitthalbhai Patel Road	
3.0	<b>OWNERSHIP PATTERN</b>		
3.1	Present	Private and tenanted	
3.2	Past	Private and tenanted	
3.3	Status	Government, Community, Trust, Church and Co-operative societies	
4.0	<b>USE</b>		
4.1	Present	Residential and Commercial; Religious; temporary structures; open spaces and amenities	
4.2	Past	Residential and Commercial	
4.3	Usage	Daily	
5.0	<b>SIGNIFICANCE &amp; VALUE CLASSIFICATION</b>		
5.1	Townscape (Natural / Manmade)	<p>The Khotachiwadi Heritage Precinct is bound by the Raja Ram Mohan Roy Road to the north, Jagannath Shankarsheth Road (earlier Girgaum Road) to the West and Vitthalbhai Patel Road to the East. It forms a part of the Girgaum area in close proximity to Charni Road Railway Station.</p> <p>The Khotachiwadi lane, which branches out of Jagannath Shankerseth Road, on its southern end, branches on to Nicadwadi and Kandewadi, while its eastern end opens to Vitthalbhai Patel Road.</p>	
5.2	Architectural Description	<p>Within Khotachiwadi there exists a fine hierarchy of the peripheral 'fringe' area on the outskirts of the precinct in constant interface with the commercial areas of Girgaum, and the innermost 'core' area comprising of the Portuguese Style vernacular houses, representing the unique character of the Khotachiwadi Area. The intermediate zone or the 'buffer' consists of a mixture of architectural styles, most of which do not reflect the character of the core nor of the periphery.</p> <p>The architecture consists of not one single but a variety of building types with different styles.</p> <p>The structures display a strong Portuguese influence on the vernacular style, which</p>	

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	<p>emphasized the traditional architectural elements and ornamentation.                      The area outside the main core is marked by a variety of domestic architecture . It is a mix of various architectural forms –one of them is the chawls or wadis , which is a cluster of three-four storied buildings around a central courtyard.                      In addition to this there is a sprinkling of old Colonial style buildings resembling Renaissance Villas that have a distinctly different character.                      The hybrid character of the architecture found in Khotachiwadi are highlighted by buildings that have Art Deco elevational features.</p>
5.3	<p>Intrinsic</p> <p>The planning elements that lend a characteristic ambience to Khotachiwadi are:  <b>Roofscape</b> – the typical sloping roofscape of Mangalore tiles, with a timber –eaves fascia and barge board , is characteristic of the urban form of Khotachiwadi.  <b>Street Edge</b> – The street line or edge is a very strong element in the planning of Khotachiwadi, with the houses directly abutting the street and with no visible set backs from the street. The low transparent compound wall with gates becomes an extension of the architectural character and detailing of the houses. The compound wall thus forms a visual connection of the house with the street.  <b>Front Porch and Verandah</b> – the front porch with a sloping roof form and timber or cast iron balustrade , is a typical feature of Khotachiwadi houses forming an interface between the house interior and the street. It is used by the house owners to interact with neighbours and thus an extension of the community space. The seating system of timber benches, or otla, a kind of concrete or stone seating.  <b>External Timber Staircase</b> – The timber staircase leading from the front verandah to the upper floors is a characteristic of the house planning within Khotachiwadi. In fact, it is a characteristic element and the location is a vertical linkage.</p>
5.4	<p>Value Classification</p> <p><b>Existing Grade:</b> Grade III  <b>A(arc), A(cul)</b></p> <p><b>Recommended Grade:</b> Grade III</p> <p><b>Grade II B</b></p> <p>Name: <b>Ideal Wafer House</b>                      Location: Khotachiwadi Lane                      Number of Floors: Ground + 1 upper + attic                      Architectural Style: Bungalow Type                      Special Features: Highlighted by the elegant detailing in mouldings, in both cast iron and woodwork, wooden fretwork balustrades, carved fascia boards and cornice details</p> <p>Name: <b>Building No. 56</b>                      Location: Khotachiwadi Lane                      Number of Floors: Ground + 1 upper + attic                      Architectural Style: Bungalow Type                      Special Features: Highlighted by the elegant detailing in mouldings, in both cast iron and woodwork, wooden fretwork balustrades, carved fascia boards and cornice details.</p> <p>Name: <b>Building No. 47 E</b>                      Location: Khotachiwadi Lane                      Number of Floors: Ground + 1 upper + attic                      Architectural Style: Bungalow Type                      Special Features: scale, wooden fretwork balustrades, carved fascia boards.</p>

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	<p>Name: <b>Building Number 47 G / Ferreira's</b>                      Location: Khotachiwadi Lane                      Number of Floors: Ground + 1 upper                      Location: Khotachiwadi Lane                      Architectural Style: Bungalow type                      Special Features: wooden fretwork balustrades, carved fascia boards, external staircase</p> <p><b>Grade III</b></p> <p>Name: <b>Building Number: 33 / Assisi Mansion</b>                      Number of Floors: Ground + 1 + Attic                      Architectural Style: Bungalow Type                      Special Features: wooden fretwork</p> <p>Name: <b>Building Number 47 A / Crasto House</b>                      Location: Khotachiwadi Lane                      Number of Floors: Ground + 1 + Attic                      Architectural Style: Bungalow Type                      Special Features: wooden fretwork balustrades, carved fascia boards, external staircase</p> <p>Name: <b>Building Number 30 D</b>                      Location: Khotachiwadi Lane                      Number of Floors: Ground + 1 + Attic                      Architectural Style: Bungalow Type                      Special Features: Sloping roof, Carved fascia</p> <p>Name: <b>Building Number 32 C</b>                      Location: Khotachiwadi Lane                      Number of Floors: Ground + 1 + Attic                      Architectural Style: Bungalow Type                      Special Features: wooden fretwork balustrades, carved fascia boards, external staircase</p> <p>Name: <b>Building Number 31 / The Shelter</b>                      Location: Khotachiwadi Lane                      Number of Floors: Ground + 1 + Attic                      Architectural Style: Bungalow Type                      Special Features: Scale and transparency, wooden and cast iron balusters</p> <p>Name: <b>Building Number 27 / Baptista House</b>                      Location: Khotachiwadi Lane                      Number of Floors: Ground + 1 + Attic                      Architectural Style: Bungalow Type                      Special Features: wooden fretwork balustrades, carved fascia boards, external staircase</p> <p>Name: <b>Building Number 64 / Gomes House</b>                      Location: Khotachiwadi Lane                      Number of Floors: Ground + 1 + Attic                      Architectural Style: Bungalow Type</p>

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	<p>Special Features: wooden fretwork balustrades, carved fascia boards, external staircase</p> <p>Name: <b>Building Number 55 / Fernandes</b>                      Location: Khotachiwadi Lane                      Number of Floors: Ground + 1 + Attic                      Architectural Style: Bungalow Type                      Special Features: Entrance porch on ground floor, Projecting balcony on first floor, wooden fretwork balustrades, carved fascia boards</p> <p>Name: <b>Building Number 28</b>                      Location: Khotachiwadi Lane                      Number of Floors: Ground + 1 + Attic                      Architectural Style: Bungalow Type                      Special Features: Cast iron balusters on first floor, scale and transparency</p> <p>Name: <b>Du Art House / Building Number 27 C</b>                      Location: Khotachiwadi Lane                      Number of Floors: Ground + 1 + Attic                      Architectural Style: Bungalow Type                      Special Features: External narrow timber staircase, Mangalore tiled pitched roof, timber balconies and verandahs, wooden shutters in windows, incorporated sloping seats in verandahs, splayed wall surfaces for window openings.</p> <p>Name: <b>Dias House / Building Number 35</b>                      Location: Khotachiwadi Lane                      Number of Floors: Ground + 1 + Attic                      Architectural Style: Bungalow Type                      Special Features: Entire House. Fascia boards, balustrades, wooden fretwork panels and face boards. The balusters for the porch on both the ground and first floor.</p> <p>Name: <b>Building Number 30 C</b>                      Location: Khotachiwadi Lane                      Number of Floors: Ground + 1 + Attic                      Architectural Style: Bungalow Type                      Special Features: Carved fascia boards and Wooden fret work in entrance porch and verandah on first floor</p> <p>Name: <b>Ferreira House / Building Number 38</b>                      Location: Khotachiwadi Lane                      Number of Floors: Ground + 1 + Attic                      Architectural Style: Bungalow Type                      Special Features: External staircase, porch on both ground and first floor, timber framed, wooden balusters.</p> <p>Name: <b>Building Number 42 / Mesquita House</b>                      Location: Khotachiwadi Lane                      Number of Floors: Ground + 1 + Attic                      Architectural Style: Bungalow Type                      Special Features: Fascia boards, balustrades, wooden fretwork panels and face boards. The balusters for the porch on both the ground and first floor. The newel post is ornate and as a design element intermediate to the balusters</p>



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		<p>Name: <b>Pereira House / Building Number 29B</b>                      Location: Khotachiwadi Lane                      Number of Floors: Ground + 1 + Attic                      Architectural Style: Bungalow Type                      Special Features: Timber fretwork, Galvanized Iron trellis on ground floor verandah, external staircase, double shutter windows.</p>
6.0		<b>TOPOGRAPHY</b>
6.1	Floors	<p>In and around the care area, the structures range from ground storeyed, ground level to ground and two upper storeyed buildings.                      The homogeneous patter of low rise in the core precinct is interrupted by a few incongruous aberrations.                      The buildings in the buffer zone are mainly two to four storeyed.                      The peripheral buildings abutting Raja Ram Mohan Roy Road and Jagannath Shankasheth Road are more or less uniform in height ranging from five to six stores.</p>
7.0		<b>CONSTRUCTION</b>
7.1	Plinth	<p>Building work was never done on earth that could be terraced or cultivated. Sites were chosen along rocks, ridges etc. where cultivation was impossible. Therefore, they never encountered any foundation problems. The rock quarried for building the foundation and basement walls was split or blasted out from the same bedrock on which to build.</p>
7.2	Walls	<p>The walls are of random rubble and lime plastered. The superstructure walls were also built of the same quarried – on-spot stone, mostly limestone. Walls were built in mud mortar. The walls were layered with mud, cow-dung, lime mortar or plaster.</p>
7.3	Floor	<p>Timber boarding placed on timber rafters.</p>
7.4	Stairs	<p>Timber staircase either supported or cantilevered from the wall. External staircases have lean to roofs with Mangalore tiles.</p>
7.5	Openings	<p>Doors and Windows of optimum shapes and simply carved woodwork were made using local wood found within easy distance from the house being constructed. As the walls were load bearing, the windows were of an optimum shape, never exceeding a certain size, since every wall carried load of the structure. Whole tree trunks were used for ridgepoles, purlins and trusses. This can be seen even presently in the attics of houses.                      The double window is suitable for Indian climate. Since the houses are closely situated, it also facilitates efficient ventilation. The shutters are either completely in wood or wooden shutters below and glass above. Windows have an architrave around them.</p>
7.6	Roofing	<p>The roofs constructed of bamboo as structural members and covered with country tiles. Later, roof is a timber-hipped roof, (either double, single, pitched or hipped) covered with Mangalore tiles. The floor in the ground + 1 structures made up of joists and binders, and covered with wooden boards. Timber has been used for other elements of the house such as staircase, balusters, verandah and balcony posts and brackets. The balusters of staircases and railings of balconies and verandahs are also of wrought iron and highly decorative in nature. There are also some traces of stained glass. The timber used for structural members is usually Teak. The load bearing walls thickness is 12" to 18". The 12" walls are buttressed at intervals. Masonry system is of the trabeated type.</p>
7.7	Articulation	<p>The structures have colourful external facades, highlighted by the elegant detailing in mouldings, in both cast iron and woodwork, wooden fretwork balustrades, carved fascia boards and cornice details.</p>

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7.8	Finishes	<p><b>Walls</b> Lime wash in natural colour in almost all buildings.</p> <p><b>Flooring</b> Majority of the buildings have timber-boarding resting on timber structural members and purlins. The flooring in entrance porches is Basalt and other natural stones.</p> <p><b>Staircases</b> The buildings have one main timber staircase seen from the outside. It is either inside the house or beside the porch and verandah with a separate lean to roof with Mangalore tiles. Some of the buildings also have a spiral staircase on the back side, in cast iron with ornate balusters – used as service stairs or as a fire exit in case of emergency.</p>
7.9	Interiors (Movable & Immovable)	Not applicable
7.10	Compound/Fence/Gate	The buildings in this precinct do not traditionally have a compound wall or fence / gate. They are part of a group of buildings either around a square or continuous street edge. Some buildings have compound walls with a transparent character.
7.11	Curtilage/ Unbuilt space/out buildings/landscape	Majority of the buildings have a small out house at the back. This is usually used as a toilet block or service area. The other unbuilt or open spaces are shared by group of buildings as common social spaces.
8.0		<b>SERVICES &amp; UTILITIES</b>
8.1	Lighting	Tube Lights and other household lighting fixtures have been used in all the houses
8.2	Ventilation	Ceiling fans have been introduced in all houses, and some even have air-conditioning units.
8.3	Electricity	Majority of the houses have BEST as the electricity supplier, but some houses now also have Reliance Energy supplying the electricity.
8.4	Water Supply	Due to incomplete infrastructure such as lack of drinking water, modern means such as provision of storage water tanks are provided on the roof of the structures, which in turn affects the condition of the built fabric due to overloading and also spoils the aesthetics of building.
8.5	Drainage (Plumbing and sanitation)	<p>Drainage and sewerage also needs to be looked at by making the slopes in the right direction to avoid water clogging. Also asphalt and concrete roads do not absorb the excess surface water as it used to happen with earth or natural paving. Narrow village lanes become lined with tall buildings with many flats and therefore many cars. The water and drainage facilities in the villages clearly cannot cope with the rate of development. Roads are often dug up and left for days, a threat to pedestrians. Problems of traffic- Circulation and movement through the precinct becomes restricted due to the vehicular inaccessibility of many structures abutting the smaller, narrower lanes. The deplorable condition of several internal lanes, is another main cause of concern for the residents.</p>
8.6	Fire Precaution	No fire precaution system has been installed within the buildings.
8.7	Other (HVAC/BMS/Security Systems)	The buildings have no special Maintenance agency. Some co-operative societies and Apart from the one security guard is posted at the main entrance, there is no other special security system installed within the building.
9.0		<b>CONDITION</b>

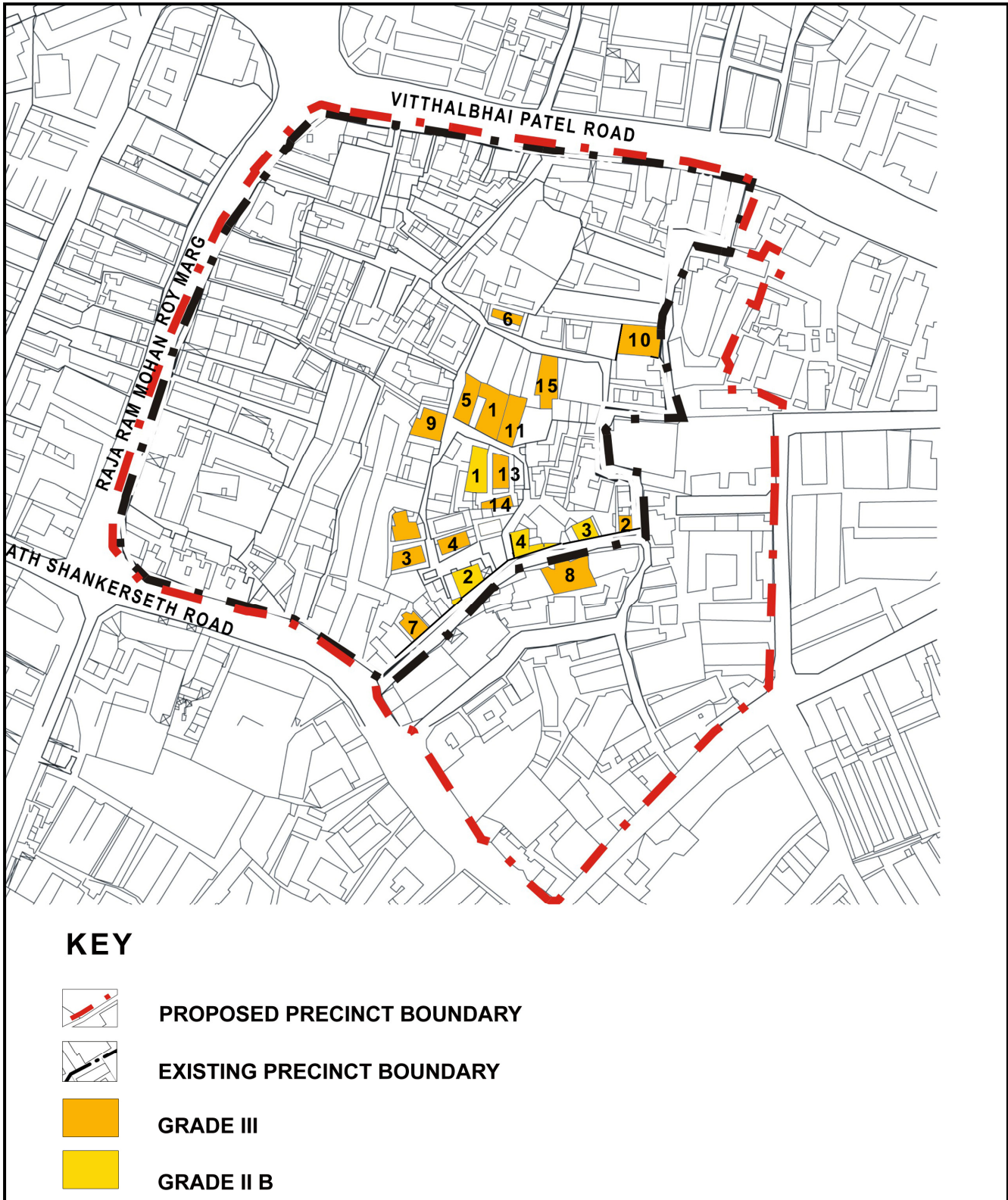
LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI  
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508	KHOTACHIWADI PRECINCT	
9.1	Plinth	Rising damp observed in front verandah of many buildings
9.2	Walls	Seepage from roof on all gable walls and in verandahs on the all floors is a common concern in all the buildings.
9.3	Floor	Original flooring changed to marble and granite in most places. Only surviving original flooring found in small parts inside the houses and original wooden flooring in attic.
9.4	Stairs	Some Timber staircases in good condition, while others are structurally deteriorating. These timber structural members are replaced by Steel members, I sections or square sections. Also, some of the structural members and adjoining walls are built in RCC.
9.5	Openings	The encroachments on the porches and balconies through enclosing them by building walls around them. The addition of Al. Sliding windows on the enclosed porches and balconies
9.6	Roofing	Water seepage and warping of timber boardings in the verandah, most ends of the timber rafters in the verandahs have rotted. Some of the Mangalore tiles at the junctions of the dormer window and the hipped roof are broken, some gutters are missing. Eaves boards in most roofs are missing, encouraging water ingress.
9.7	Articulation & Finishes	Bandra Village has immense architectural heritage in the form of features such as ornate fretwork balustrade, elegant paneling, projecting balconies.
9.8	Services	Services such as Water Supply, Garbage, Drainage and Sewerage, Roads and Access streets, Amenities are looked at in order to analyse how these have an impact on the heritage of the area under consideration. Due to incomplete infrastructure such as lack of drinking water, modern means such as provision of storage water tanks are provided on the roof if the structures, which in turn affects the condition of the built fabric due to overloading and also spoils the aesthetics of building. Drainage and sewerage also needs to be looked at by making the slopes in the right direction to avoid water clogging. Also asphalt and concrete roads do not absorb the excess surface water as it used to happen with earth or natural paving. 1. Narrow village lanes become lined with tall buildings with many flats and therefore many cars. 2. The water and drainage facilities in the villages clearly cannot cope with the rate of development. Roads are often dug up and left for days, a threat to pedestrians. Problems of traffic- Circulation and movement through the precinct becomes restricted due to the vehicular inaccessibility of many structures abutting the smaller, narrower lanes. The deplorable condition of several internal lanes, is another main cause of concern for the residents.
9.9	Outbuildings	
9.10	Overall Condition	Fair Maintenance level Regular with lack of conservation sensitivity.
10.0		<b>TRANSFORMATION</b>
10.1	Form	Structures where additional floors have been constructed are classified as additions. These type of transformations are not seen at many places in the precinct. The additional floor is set back from the front face of the building. Structures wherein the plinth extents have increased to accommodate an additional living space or the porches or verandahs have been encroached. Reconstruction activity is not uncommon in this precinct. This sometimes results in loss of architectural value of these buildings – as there are no stipulated guidelines for such work in the precinct.
10.2	Structure	Timber structural members have been replaced by I-sections in many buildings. Also, original houses have been transformed into RCC box-like structures.

508	KHOTACHIWADI PRECINCT	
10.3	Articulation & Finishes	<p>Façade Transformations have a varied scope – from replacement of materials and features to minor and major alterations.</p> <p>The general condition as aesthetically deteriorating due to the many insensitive embellishments to the elevation design.</p> <p>The encroachments on the porches and balconies through enclosing them by building walls around them.</p> <p>The addition of Al. Sliding windows on the enclosed porches and balconies.</p> <p>The incongruous modern jalis and box grills that are fitted on external openings, including the front porches.</p> <p>The replacing of the original wooden / cast-iron decorative balusters on the porches and staircases by brick parapet walls.</p> <p>The accretions in the form of window air-conditioning units on the front façade.</p> <p>The innocuous cladding material like mosaic tiles or granite added on the facades.</p> <p>Addition of tin chajjas on the window openings.</p> <p>The positions of the meter boxes lying exposed on the front walls.</p> <p>The displaying of gaudy signage and advertising boards on the shop front of the commercial establishments that line the ground floor of many buildings.</p>
11.0		<p><b>DP REMARKS/PERCEIVED THREATS</b></p>
		<p>Demarcated as ‘R’ Residential Zone with ‘RG’ Recreation Ground and ‘MAP’ Municipal Primary School within the precinct and ‘SAS’ Secondary School and ‘MRM’ Municipal Retail Market in close proximity.</p>
12.0		<p><b>ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS &amp; SUGGESTIONS FOR IMPLEMENTATION</b></p>
12.1	<p><b>Recommendations &amp; Suggestions for Implementation</b></p>	<p><u>Development Plan</u>                      The boundaries of Khotachiwadi should be extended and the new demarcation should be shown on the Development Plan.</p> <p><u>Amalgamation of Plots</u>                      Clubbing of existing property shall not be permitted.</p> <p><u>Demolition of Buildings</u>                      No building listed, cessed or uncessed or part of a building or part of any artifact , shall be allowed to be demolished without prior consent of the Heritage Conservation Committee.</p> <p><u>Road Widening</u>                      No road widening would be permitted within the designated precinct so that motorized traffic is reduced to the minimum.</p> <p><u>Landmarks and street shrines</u>                      The position and placement of the landmarks are to be retained but not necessarily their design.</p> <p><u>Open Spaces</u>                      All open spaces, whether private or public, shall be maintained without being built upon by the owners or the residents.</p> <p><u>Signs, Signage and Street Furniture</u>                      Precinct name, road names, Building names and numbers, paving and street furniture to be sensitively designed.</p>



508 KHOTACHIWADI PRECINCT



PROPOSED PRECINCT MAP

**508 | KHOTACHIWADI PRECINCT**



**BUILDING NO. 56**



**BUILDING NO. 47 E**



**BUILDING NUMBER: 33 / ASSISI MANSION**



**BUILDING NUMBER 31 / THE SHELTER**



**BUILDING NUMBER 27 / BAPTISTA HOUSE**



**DU ART HOUSE / BUILDING NUMBER 27C**



**DIAS HOUSE / BUILDING NUMBER 35**



**ARIEL VIEW**

**BUILDING NUMBER 30 C**

**FERREIRA HOUSE / BUILDING NUMBER 38**

**PEREIRA HOUSE / BUILDING NUMBER 29B**

**BUILDING NUMBER 28**


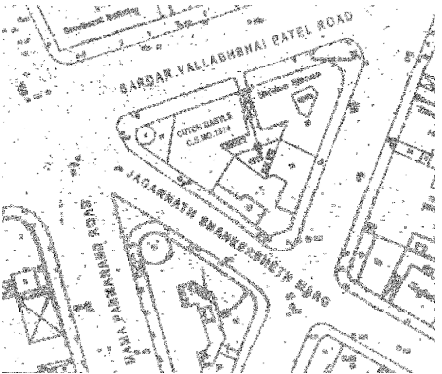
**BUILDING NUMBER 42 / MESQUITA HOUSE**

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

509		CUTCH CASTLE	
	Common Ref no:2005/GII/509		
	Card No.: 193		
	Ward(Part): D Ward (Part IV)		
	CS No. 1574		
	Plot Area 472.41 sq m		
	B U Area NA		
	Date: 30 <sup>th</sup> April 05		
	Record by: Sheetal Gandhi		
	Review by: Aishwarya Tipnis		
	Int: SG Ext: SG		
Photo Ref.: 509a – 509 n			
1.0			<b>DENOMINATION</b>
1.1	Name of Premises	Cutch Castle	
1.2	Earlier Name	Cutch Castle	
1.3	Built In	1910	Extension Date (if any): None
2.0			<b>ACCESS ROADS</b>
2.1	Main	Sardar Vallabhbhai Patel Marg	
2.2	Subsidiary	Jagannath Shankarsheth Road	
3.0			<b>OWNERSHIP PATTERN</b>
3.1	Present	Private	
3.2	Past	Private	
3.3	Status	Owner & Tenanted	
4.0			<b>USE</b>
4.1	Present	Commercial and Residential	
4.2	Past	Commercial and Residential	
4.3	Usage	Regular ( Daily )	
5.0			<b>SIGNIFICANCE &amp; VALUE CLASSIFICATION</b>
5.1	Townscape (Natural / Manmade)	Situated on the corner of Sardar Vallabhbhai Patel Road and Jagannath Shankarsheth Road, Cutch castle has an important urban setting. Located in the heart of the Opera House Heritage Precinct, it is surrounded by buildings of distinct architectural character. It is well connected by public transport, in close proximity to Charni Road Railway Station and tied by various BEST bus routes.	
5.2	Architectural Description	<p><b>Planning</b></p> <p>The building has two entrances, the main one on Sardar Vallabhbhai Patel Road and the other on Jagannath Shankarsheth Road. Both the entrances lead to the foyer via a narrow passage. The foyer leads to a staircase with a triangular staircase well. A lift has been added within the staircase well. Each floor has 4 units either residential or commercial in nature – two on either side of the staircase. The entire third floor is occupied by the landlord, and has both residential as well as office space.</p> <p><b>Stylistic Classification</b></p> <p>The building is designed in the Art Deco style with balconies along both the facades, Art Deco motifs in stucco plaster (now diluted) and circular / polygonal umbrella like structures to top the building.</p>	



509 CUTCH CASTLE		
5.3	Intrinsic	<p><b>Character Defining Elements</b></p> <p><b>External</b>                      Corner semi-circular bay connecting both the wings of the building, side entrance gate in Iron with Art Deco design, balconies on every floor along both the facades and the circular corner block, vertical timber louvers, circular and polygonal elements on top of the terrace at both the third floor and the set back fifth floor level.</p> <p><b>Internal</b>                      Wide staircase, with cast iron blusters and timber handrail.</p>
5.4	Value Classification	<p><b>Existing Grade:</b> Grade III  <b>A(arc),B(per),G(grp), I(sec)</b></p> <p><b>Recommended Grade:</b> Grade III</p>
6.0		<b>TOPOGRAPHY</b>
6.1	Floors	Ground + 3 storeys, setback with 2 additional floors.
7.0		<b>CONSTRUCTION</b>
7.1	Plinth	Plinth constructed in stone masonry.
7.2	Walls	Reinforced Cement concrete structure with brick infill walls.
7.3	Floor	The floor is constructed of Reinforced Cement Concrete slabs, with the balconies in Reinforced Brick Concrete.
7.4	Stairs	Timber staircase, with timber treads and handrails, and cast iron balusters, supported on one side by the wall.
7.5	Openings	The openings on both the main facades are only in the form of balconies, the side elevation has smaller openings for the toilets and service areas.
7.6	Roofing	The third floor level has a flat roof with an accessible terrace. The fifth floor has a timber pitched roof with Mangalore tiles.
7.7	Articulation	<p>Articulation in the form of typical Art Deco Decorative elements like sun ray patterns expressed in bas-relief stucco panels. Etched glass and metal work in balconies. Vertical timber louvers on the façade at both parapet level and above the lintel level.</p> <p>Timber handrails and Cast iron balusters used for the staircase.</p>
7.8	Finishes	<p><b>Walls</b>                      All walls are plastered and painted. The internal walls are painted in a darker oil paint up to 3 feet. The ground floor has a 5 feet high marble tile dado with a black granite strip.</p> <p><b>Flooring</b>                      The floors are finished with polished shahbad stone with chequered pattern n white marble strips. The ground floor has a green colour marble with white marble strip running along the length on both sides.</p> <p><b>Staircases</b>                      The staircase has timber treads and risers with timber handrails and cast 1ron balusters.</p>
7.9	Interiors (Movable & Immovable)	The interior common spaces have poor natural light. The spaces are passage-like. The finishes are inconsistent and vary from unit to unit. The triangular open staircase well is also encroached upon by the lift.
7.10	Compound/Fence/Gate	There s no compound or fence around the building. The building abuts the road directly on both the sides – Sardar Vallabhba1 Patel Road and Jaggannath Shan1arsheth Road.

LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI  
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509	CUTCH CASTLE	
7.11	Curtilege/ Unbuilt space/out buildings/landscape	There are no unbuilt open spaces on the site and hence no outbuildings.
8.0		<b>SERVICES &amp; UTILITIES</b>
8.1	Lighting	The common spaces have very poor natural light. The individual units have tube-lights and other lighting fixtures installed. They also have adequate natural light due to the presence of balconies all along.
8.2	Ventilation	Ceiling fans are installed to facilitate ventilation. Air-conditioning units are also installed in majority of the offices and residences. There s very little natural cross ventilation.
8.3	Electricity	BEST is the electricity supplier for the building.
8.4	Water Supply	BMC supplies the water to the building. There is no shortage of water visible.
8.5	Drainage (Plumbing and sanitation)	Mostly all plumbing and sanitation pipes run along the side elevation of the building. These have over the years been concealed due to plastering of the external walls over them.
8.6	Fire Precaution	No fire precaution device installed n the building.
8.7	Other (HVAC/BMS/Security Systems)	Besides a security guard who performs multiple functions, there is no other special system installed in the building.
9.0		<b>CONDITION</b>
9.1	Plinth	The entire plinth has been clad with ochre coloured polished stone. At places where the cladding is not present, rising damp is seen. Also the service pipes embedded behind the layers of plaster open up at the plinth level and dispose all the waster water on the plinth.
9.2	Walls	The walls show seepage on all the floors. On the top floor the seepage is more extensive and runs along the entire wall. This leads to peeling plaster and paint. On the external walls especially on the balconies; large amounts of vegetation growth is observed and seems to have been growing over the years. The internal and external walls too are in a state of structural threat and need to be consolidated urgently.
9.3	Floor	The floors show exposed reinforcement at the balconies and the plaster is missing. There is large amount of vegetation growth observed on the floor of the balconies. The floors show large cracks and signs of structural distress. The internal floors are free from any visual structural threat. The floor on the second level also shows leakage, leading to peeling plaster and paint.
9.4	Stairs	The staircase itself, structurally and aesthetically appears to be intact and free from defects. However, the staircase well has a new lift incorporated within it. The entire staircase well is enclosed in a wire mesh separating it from the lift. This alters the space drastically.
9.5	Openings	The openings in the form of balconies have been entirely altered and enclosed. They have window air-conditioning units installed within them. The floors of the balconies need structural consolidation. There are no visible cracks or fissures.
9.6	Roofing	The roof was not accessible; hence the condition could not be determined.
9.7	Articulation & Finishes	Articulation on the external façade is now almost non-existent. The internal articulations in the form of Cast Iron balusters, which are not original, are in free from any aesthetic defects.
.8	Services	The services, both electrical and drainage are in immediate need of up gradation. The electrical wiring runs all along the internal walls and are in a state

LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI  
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509		CUTCH CASTLE
		of disorder. The main entrance gate to the building also has wiring running over it, leading to an external electric station, as the internal electric distribution boards cannot take the added load. The service pipes are embedded behind the various layers of plaster that have been added over the years. The down take and sanitation pipes on the side façade are in a dilapidated state and leaking at various places along the length. Due to the leaking pipes, there are large amounts of vegetation growth on the walls, also causing constant dampness on the walls.
9.9	Outbuildings	There are no outbuildings on the site.
9.10	Overall Condition	Poor Maintenance level: Irregular with lack of conservation sensitivity.
10.0		<b>TRANSFORMATION</b>
10.1	Form	The entire form of the building has been transformed. The balconies, including the circular balconies at the corner, which were the highlight elements of the elevations, have all been encroached upon. They have been incorporated within the individual office spaces or house and Aluminium sliding windows have been fixed. Also, two additional floors have been added above transforming the original form.
10.2	Structure	There is no alteration in the structural composition and structural materials of the building.
10.3	Articulation & Finishes	The articulation on the façade is completely diluted and almost non-existent. The sunray motifs in stucco plaster are visible only at one place on the top floor and other Art Deco elements have either been replaced or encroached upon. The interiors show original balusters for the staircase in Art Deco design, on the third floor, which were replaced by timber balusters and are now seen in Cast Iron.
11.0		<b>DP REMARKS/PERCEIVED THREATS</b>
		None
12.0		<b>ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS &amp; SUGGESTIONS FOR IMPLEMENTATION</b>
12.1	Notes	There is extensive repair work being carried out on the façade of the building. This was started recently, after the building was examined for the purpose of this study.


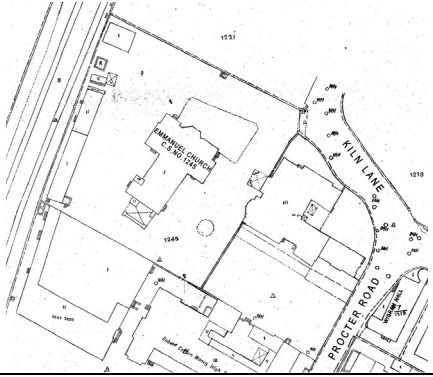
LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI  
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509 CUTCH CASTLE





LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI  
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510		EMANUEL CHURCH	
	Common Ref no:2005/GII/510		
	Card No.: 194		
	Ward(Part): D ward (Part IV)		
	CS No. 1245		
	Plot Area 11171.21 sq m		
	B U Area NA		
	Date: 10 <sup>th</sup> January 05		
	Record by: Sheetal Gandhi		
	Review by: Aishwarya Tipnis		
Int: SG Ext: SG			
Photo Ref.: 510a – 510 o			
1.0		<b>DENOMINATION</b>	
1.1	Name of Premises	Emanuel Church	
1.2	Earlier Name	Emanuel Mission Church	
1.3	Built In	1867-69 Extension Date (if any): 1877- Two transepts & Belfry 1885- Porte-cochere	
2.0		<b>ACCESS ROADS</b>	
2.1	Main	Wadilal A Patel Road (Procter Road)	
2.2	Subsidiary	Kiln Lane.	
3.0		<b>OWNERSHIP PATTERN</b>	
3.1	Present	Mission Church.	
3.2	Past	Church Missionary Society for Bombay	
3.3	Status	Trust	
4.0		<b>USE</b>	
4.1	Present	Religious (Mission Church)	
4.2	Past	Religious (Mission Church)	
4.3	Usage	Regular (Daily)	
5.0		<b>SIGNIFICANCE &amp; VALUE CLASSIFICATION</b>	
5.1	Townscape (Natural/Manmade)	Situated in a small lane in Grant Road East, the Emmanuel church complex is not located in a prominent city area. The access is through a by lane which is encroached upon by hawkers on either side.	
5.2	Architectural Description	<p><b>Planning<sup>1</sup></b>                      The church is oriented on an unusual North-South axis and it possesses a spectacular total immersion bath and a baptismal font in its south western porch. The entrance is through a stone porch with a flat terrace. The proportion is its length being twice the width. The church expands in the form of two small wings at the western end. Both the North and South walls have long and narrow openings, with circular fanlights. The staircase is located on the southeast corner of the church leading to the balconies above the aisle and also onto the flat terrace.</p> <p><b>Stylistic Classification<sup>2</sup></b></p>	

<sup>1</sup> Christopher W London, "*Bombay Gothic*", India Book House, Mumbai 2002

<sup>2</sup> *ibid.*

510	EMANUEL CHURCH	
		The church built in the Muscular Neo-Gothic style with roughly finished weather-resistant and muscular Kurla rubble laid in courses, with both rough and smooth finished Porbandar stone dressings. The building is characterised by Porbandar stone quoined around openings, floriated capitals on the columns of the portecochere, which was composed of four clustered colonnettes and frog shaped gargoyles.
5.3	Intrinsic	<p><b>Character Defining Elements</b></p> <p><b>External</b>                      Conical roof in stone supported on a short open colonnade, Exposed stone masonry in grey Kurla Basalt stone, Narrow Semicircular arched openings with circular fanlights, Distinct horizontal cornice band running at the lintel level, Stone parapet wall and pitched timber roof, frog shaped gargoyles,</p> <p><b>Internal</b>                      Basalt flagstone flooring. Exposed Timber trusses for roof. Teak wood altar at the west end of the church, floriated capitals with coloured marble columns, stained glass window inserts in the cinquefoils above the nave's lancet windows, trefoil and round arched window placed in the south end of the nave, and wooden pews, fine memorials from the Victorian era sculpted by Kipling and his students are set into the walls, teak wood kingpost truss supports an corrugated sheet roof, minton tile flooring.</p>
5.4	Value Classification	<p><b>Existing Grade:</b> Grade III                      <b>Recommended Grade:</b> Grade II B  <b>A(arc), B(des), B(per), C(seh) ,E, F, A(cul)</b></p>
6.0		<b>TOPOGRAPHY</b>
6.1	Floors	Ground storey structure
7.0		<b>CONSTRUCTION</b>
7.1	Plinth	The plinth is in grey Kurla stone masonry.
7.2	Walls	The walls are built in load bearing stone masonry in Grey Kurla Basalt Stone.
7.3	Floor	The floor is constructed in stone and finished with Minton tiles. The balcony has timber boarding supported on timber joists.
7.4	Stairs	The staircase is constructed in stone with timber treads and risers.
7.5	Openings	The doors and windows are both in semicircular arched openings with pointed arched inset and circular fanlights.
7.6	Roofing	<p>The roof has timber kingpost trusses supporting timber joists and timber boarding finished with corrugated clay tiles. The overhang of the roof all around the building is supported on timber brackets at regular intervals.</p> <p>The tower on the southeast end, on top of the staircase has a conical roof in stone supported on a short open colonnade. The entrance porch has a flat roof in Reinforced Cement Concrete Slab.</p>
7.7	Articulation	Articulations in the form of gargoyles, in the shape of different animals, semicircular arched windows with strong emphasis on stones surrounding the openings. Parapet walls in stone. Conical roof in stone atop the staircase tower. Coloured glass panels in stone, stained glass in geometric patterns.
7.8	Finishes	<p><b>Walls</b>                      The external walls have exposed stone masonry and the internal walls are lime plastered and lime washed in crème and white colour. There is an oil paint dado also in white colour up to a height of 3 feet.</p> <p><b>Flooring</b></p>

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510	EMANUEL CHURCH	
		The flooring used is Basalt flagstones at the entrance and polished Kota stone and Minton tile paving in the interiors of the main church.
7.9	Interiors (Movable & Immovable)	The interiors are not very celebrated. The apse is situated at the far end of the entrance with an extended space on either side. The ceilings have exposed timber roof members, lending it a rustic appearance.
7.10	Compound/Fence/Gate	A 5 feet high brick wall painted white encloses the church complex. It has a mild steel framed gate, which acts as the entrance to the site.
7.11	Curtilege/ Unbuilt space/out buildings/landscape	A small building is in the process of construction. There is one other large building, built in stone, facing the main road serving as a residential accommodation, situated on the same site. Inside the complex, its entrance faces the church, and thus can be regarded as an outbuilding.
8.0		<b>SERVICES &amp; UTILITIES</b>
8.1	Lighting	Tube lights and other lighting fixtures have been fit inside the church.
8.2	Ventilation	Ceiling fans are suspended from the timber trusses. As the windows are situated on both walls, there is adequate cross ventilation as well.
8.3	Electricity	BEST is the primary electricity supplier for the area.
8.4	Water Supply	Water is supplied by the Bombay Municipal Corporation.
8.5	Drainage (Plumbing and sanitation)	There are no drainage and sanitation pipes in the church building.
8.6	Fire Precaution	No fire precaution system has been installed within the church building.
8.7	Other (HVAC/BMS/Security Systems)	There is manned security guard located at the entrance, serving both the hostel and the church building. He fulfills various other responsibilities. There is no other special security system installed.
9.0		<b>CONDITION</b>
9.1	Plinth	The plinth shows rising damp throughout the periphery of the building. The stone shows excessive staining at the plinth level. The northern end of plinth also settlement indicating the structurally unstable condition.
9.2	Walls	All walls show seepage and damp conditions. The internal walls have peeling plaster and paint due to constant damp conditions. The pointing on the eastern entrance wall of the church has been redone using cement mortar causing further leakage. Some of the stones have been displaced resulting in structural threat to the super-structure. The southern and western walls exhibit structural cracks originating from the arched openings and towards the roof.
9.3	Floor	The floor shows settlement at the Northern end and there is water ingress from the floor.
9.4	Stairs	The staircase was not accessible and thus the condition could not be determined. From a distance it visually appears to be in a structurally sound condition free from any cracks. The walls of the staircase however show large amounts of seepage.
9.5	Openings	Incongruous mild steel grills and jaalis have been introduced in all the openings. The arches have been lime plastered and lime washed in crème colour and show seepage problems as an extension to the water seepage problems recorded on the walls and the roof. Structurally too, they show cracks running from the top of the arch towards the roof. Some of the original timber frames and teak wood shutters show signs of decay and wet rot.
9.6	Roofing	The timber roof inside the church shows signs of dampness and leakage

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510		EMANUEL CHURCH
		through all the walls abutting the roof. The flat RCC slab on the entrance porch also shows signs of acute dampness causing the thick plaster to peel exposing the reinforcement beneath. The roof at all places is in a state of structural distress and needs immediate attention.
9.7	Articulation & Finishes	All articulation and finishes show signs of weathering. The finishes are all original including the flooring and window frames and shutters, thus show signs of wear and tear.
9.8	Services	There are no toilets and wash areas inside the church. The electric services are organised as there has been no extension and addition to the existing system.
9.9	Outbuildings	The outbuilding housing the residential quarters is relatively new and appears to be free from any major structural threat. Another building is in the process of being constructed in close quarters to the church thus causing the immediate surroundings to be in a mess with stacked reinforcement and cement bags.
9.10	Overall Condition	Poor <span style="float: right;">Maintenance Level: None</span>
10.0		<b>TRANSFORMATION</b>
10.1	Form	The building is under threat of alteration and distortion, it has been used to buttress an apartment block built into the North west wall of the apse and nave.
10.2	Structure	The original structure of the church remains and there are no structural transformations seen.
10.3	Articulation & Finishes	Incongruous mild steel grills and jaalis have been introduced in all the openings. Otherwise the articulation and finishes are original and there are no transformations. The stone work suffers from serious decay while buildings and vegetation encroach upon the church yard.
11.0		<b>DP REMARKS/PERCEIVED THREATS</b>
		None
12.0		<b>ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS &amp; SUGGESTIONS FOR IMPLEMENTATION</b>
12.1	Historical Background	<p>The Emmanuel Mission Church Girgaum (1867-69) with the Revrand TK withhead as patron was built for the Church Missionary Society of Bombay. Designed by Sir William Emerson, it was opened on 10<sup>th</sup> January 1869; a watercolour drawing was exhibited at the Royal Academy the following year. An intinerant associate member of the RIBA reported in the Times of India, “a better bit I have seldom seen, never of its size and peculiar treatment” He praised it for its perfection of detail and exquisite carving.</p> <p>The original structure was erected for about Rs 45,000 but since then two transepts and a picturesque belfry have added (1877) for a cost of Rs 16,000. Then in 1885, a terraced porte-cochere was added at the south entrance, and CEG Crawford, as a memorial to his wife, placed an organ chamber at the south side of the western transept. It could seat 300 people. Sir William Emerson, made a personal gift of the Minton Floor tiles in 1869.</p> <p>MJ Higgins designed the ironwork, and Emerson collaborated with Saunders &amp; Co. to provide the four geometrical stained glass windows in the buildings chancel, the only example of the company’s exceptional work in India.<sup>3</sup></p>

<sup>3</sup> Christopher W London, “*Bombay Gothic*”, India Book House, Mumbai 2002




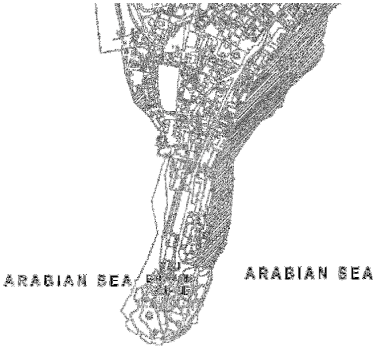
LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI  
TASK II: Review of Sr. No. 317 to 632 of the Heritage Regulations

510 | EMANUEL CHURCH





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

511 RAJ BHAVAN	
	Common Ref no:2005/GII/511 Card No. 185 Ward (Part): D (Part III) CS No. 2,3 Plot Area 25,011.73 sq m B U Area NA Date 14 <sup>th</sup> June 05 Record by Abha Lambah Review by Aishwarya Tipnis Int ANL Ext ANL Photo Ref 511a-511bj
	
	<b>1.0 DENOMINATION</b>
	1.1 Name of Premises Raj Bhavan Complex (Banquet Hall & Marina Villa)
	1.2 Earlier Name Governors Residence
	1.3 Built In 1819-1827 Extension Date(if any) none
	<b>2.0 ACCESS ROADS</b>
	2.1 Main Walkeshwar Road
	2.2 Subsidiary None
	<b>3.0 OWNERSHIP PATTERN</b>
3.1 Present Government of Maharashtra	
3.2 Past Government of Maharashtra	
3.3 Status Owner	
<b>4.0 USE</b>	
4.1 Present Governors Residence	
4.2 Past Governors residence	
4.3 Usage Regular	
<b>5.0 SIGNIFICANCE &amp; VALUE CLASSIFICATION</b>	
5.1 Townscape(Natural/Manmade)	Built at Lands End, protruding into the sea, a cluster of ground plus one storied structures amongst a dense wooded setting, the Raj Bhavan Complex, is unique in the concrete jungle of Bombay. The Raj Bhavan is the official residence of the Governor of Mumbai.
5.2 Architectural Description	<p><b>Planning</b>                  A fine example of colonial bungalow in an expansive garden setting, the structure is sensitively designed in an organic pattern with pathways and formal gardens leading to different blocks and also response to Mumbai's hot and humid climate. The complex is characterized by the ground plus one storied bungalows with verandah's running around the block, formal porches giving way to the inside, pitched Mangalore tiled roofs and timber trellis work also can be seen in the façade of the buildings. A fine example of an oasis set among, the Raj Bhavan overlooks the Arabian sea.</p> <p><b>Stylistic classification</b>                  Organic planning with colonial set up, Mangalore tiled roof with timber trellis work, formal porches, formal landscaped gardens, timber paneling throughout seen in the interiors, marble flooring, floral carpets seen in the every room with colonial interior furniture's, intricate false ceilings, timber staircase with timber balusters.</p>

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5.3	Intrinsic	<p><b>Character defining elements</b></p> <p><b>External</b> Organic planning with colonial set up, Mangalore tiled roofing, veranda's with formal porches, timber trellis work, and formal landscape gardens.</p> <p><b>Internal</b> Timber paneling throughout seen in the interiors, marble flooring, floral carpets seen in the every room with colonial interior furniture's, intricate false ceilings, timber staircase with timber balusters.</p>
5.4	Value Classification	Existing Grade: II B Recommended Grade: II B <b>B(des), B(per), C(she), F, J, D(bio)</b>
6.0		<b>TOPOGRAPHY</b>
6.1	Floors	The cluster of Raj Bhavan consists of Ground and Ground & one storey structures.
7.0		<b>CONSTRUCTION</b>
7.1	Plinth	The plinth is constructed according to the slope with load bearing basalt stone.
7.2	Walls	Load bearing stone walls with plastered and painted surface, external verandah has circular columns.
7.3	Floor	Verandah has lime plastered flooring, while interiors have marble flooring.
7.4	Stairs	Timber staircase with timber tread and risers along with timber balusters.
7.5	Openings	Rectangular openings with timber framed glass paneled insets along with arched ventilators.
7.6	Roofing	Mangalore tiled roofing externally; internally the timber work is covered with intricate false ceilings.
7.7	Articulation	Timber fretwork seen externally, timber brackets with supporting the roof, circular columns at the verandah, intricate false ceiling with colonial furniture's, marble flooring, timber paneling seen in the interiors.
7.8	Finishes	<p><b>Walls</b> Load bearing stone walls with plastered and painted surfaces, circular columns at the verandah</p> <p><b>Flooring</b> Verandah has lime plastered flooring, while interiors have marble flooring</p> <p><b>Staircase</b> Timber staircase with timber tread and risers along with timber balusters.</p>
7.9	Interiors (Movable & Immovable)	Colonial furniture's, marble flooring, intricate false ceiling, timber artifacts.
7.10	Compound/Fence/Gate	As the complex is set up at lands end, along with sea on all three sides and is situated at a high level no compound wall or fencing is seen on any of the three sides but a formal gate is built at the entrance of the complex.
7.11	Curtilege/ Unbuilt space/out buildings/landscape	Formal gardens situated within the complex but no out buildings found within.
8.0		<b>SERVICES &amp; UTILITIES</b>
8.1	Lighting	Natural lighting received throughout by openings but is overruled by artificial lighting within the structure.
8.2	Ventilation	Natural ventilation received throughout by openings, artificial ventilation

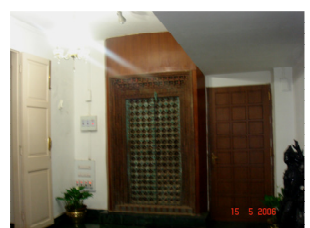
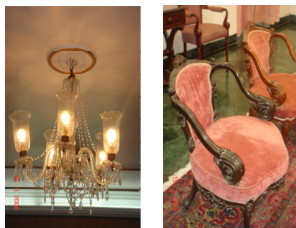
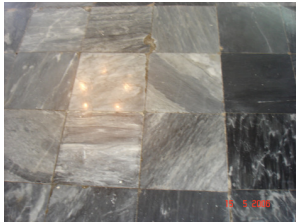
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		through fans and air conditioners.
8.3	Electricity	BEST
8.4	Water Supply	BMC
8.5	Drainage (Plumbing and sanitation)	Rain water pipes seen at roof ends of the structure that collect water. Water supply pipes and soil pipes are connected to the toilet and wash areas.
8.6	Fire Precaution	Fire extinguishers present.
8.7	Other (HVAC/BMC/Security Systems)	Manned by police constables and private security guards.
9.0		<b>CONDITION</b>
9.1	Plinth	The plinth is structurally in sound condition.
9.2	Walls	The walls are in sound condition with no structural threat seen or observed, few blocks have been re painted and re plastered. Interiors have also been repainted and maintained well. Few areas internally have been observed to have damp patches
9.3	Floor	The flooring is good condition with no structural defects; the verandah flooring has been converted to marble. Few places the workmanship is not up to mark.
9.4	Stairs	The timber staircase is also in sound condition and maintained well.
9.5	Openings	The rectangular openings are in good condition, few have been replaced to aluminum sliding windows.
9.6	Roofing	Mangalore tiles have replaced periodically hence no structural defects observed, internally was not able to survey as it was covered by false ceiling.
9.7	Articulation & Finishes	The articulations are in good condition with no defects externally, internally also they are in good condition but do not suit the existing interiors.
9.8	Services	Services needs to be upgraded, AC ducting need re working
9.9	Outbuildings	Most of the out buildings are in good condition except few have to be repainted.
9.10	Overall Condition	Good Maintenance level: Regular
10.0		<b>TRANSFORMATION</b>
10.1	Form	None
10.2	Structure	Except for repainting the structures have not undergone any transformation.
10.3	Articulation & Finishes	New artifacts have been added in the interiors but have been placed without giving any thought.
11.0		<b>DP REMARKS/PERCEIVED THREATS</b>
		None
12.0		<b>ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS &amp; SUGGESTIONS FOR IMPLEMENTATION</b>
12.1	Historical background	The Raj Bhavan complex is approached through an imposing gateway leading to the lower road, constructed in the late 1850s under orders of the Governor, John, Lord Elphinstone, which begins halfway up Walkeshwar Road. The vast and verdant complex includes besides residential suites for the Governor and his staff, a large banquet hall and durbar hall, four large guesthouses known as Jal Chintan (former Point Bungalow), Jal Lakshan and its annexe and Jal Poojan (Bay Bungalow).



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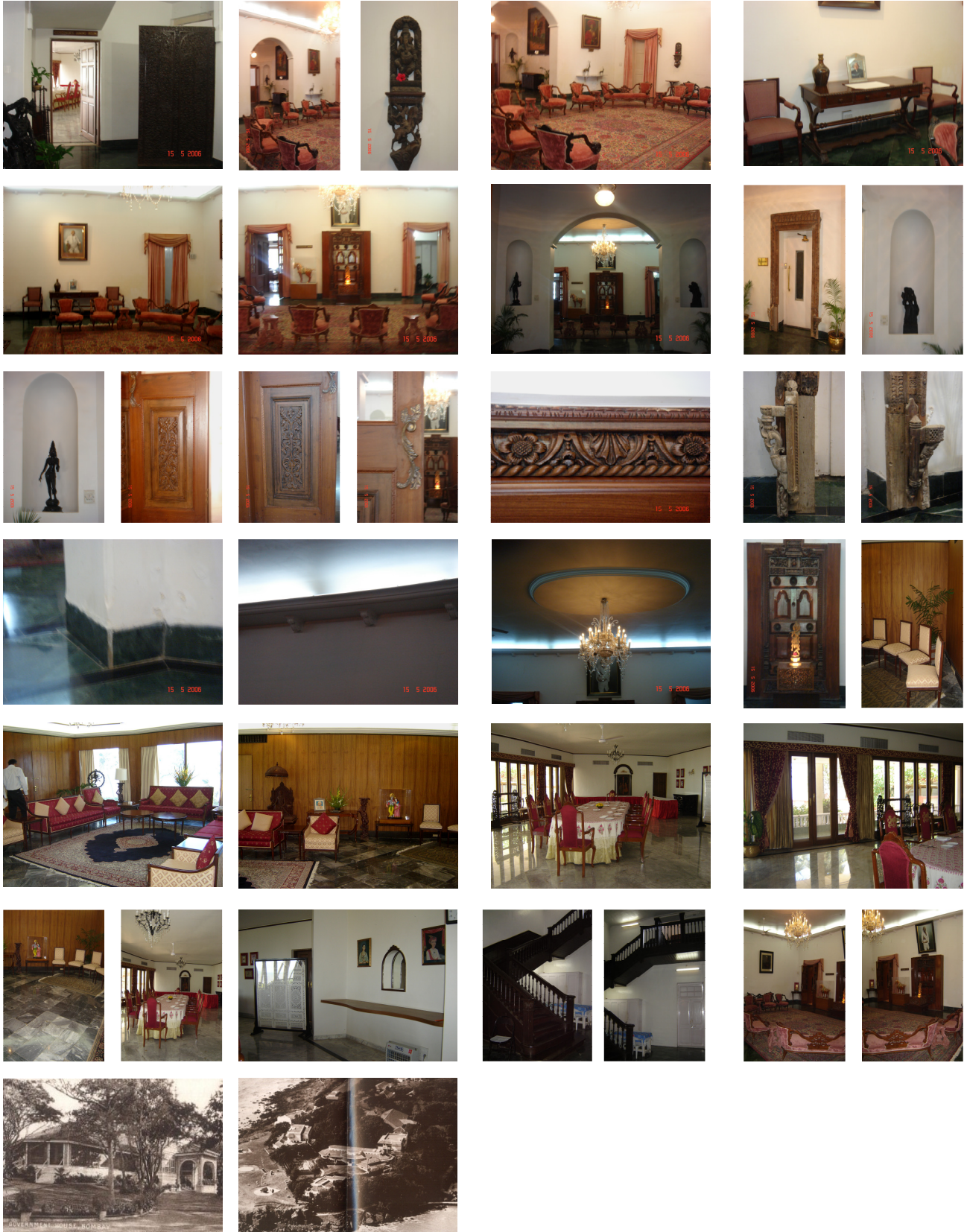
511 RAJ BHAVAN




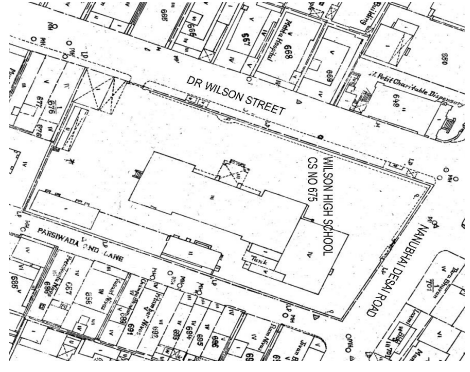


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LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI  
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512		WILSON HIGH SCHOOL	
		Common Ref no:2005/GII/512	
		Card No.: 196	
		Ward (Part): D ward (Part IV)	
		CS No. 675	
		Plot Area 3824.58 sq m	
		B U Area	
		Date: 20 <sup>th</sup> February 04	
		Record by: Sheetal Gandhi	
		Review by: Aishwarya Tipnis	
		Int: SG Ext: SG	
Photo Ref.: 512a – 512ac			
1.0		<b>DENOMINATION</b>	
1.1	Name of Premises	Wilson High School	
1.2	Earlier Name	Wilson High School	
1.3	Built In	1832	Extension Date (if any): None
2.0		<b>ACCESS ROADS</b>	
2.1	Main	Dr. Wilson Path	
2.2	Subsidiary	Nanubhai Desai Road	
3.0		<b>OWNERSHIP PATTERN</b>	
3.1	Present	John Wilson Education Society (Educational) United church of North India Trust Association (Building and land)	
3.2	Past	John Wilson Education Society (Educational) United church of North India Trust Association (Building and land)	
3.3	Status	Trust	
4.0		<b>USE</b>	
4.1	Present	Educational (Pre primary, primary and secondary School)	
4.2	Past	Educational (Pre primary, primary and secondary School)	
4.3	Usage	Regular ( Daily )	
5.0		<b>SIGNIFICANCE &amp; VALUE CLASSIFICATION</b>	
5.1	Townscape (Natural / Manmade)	The Wilson High School is situated on Dr. Wilson Street, off Vitthalbhai Patel Road in Girgaum. It is a narrow street largely comprising of public buildings on one side and residential on the other. The other public buildings on the street include Ambroli Church and two Parsee Institutions. The other side of the road has small residential buildings, built in the 19 <sup>th</sup> century, and a lot of them have now given way to modern concrete blocks. The Wilson High School occupies the largest plot on this street and is set back from the main street. Being very close to the commercial hub of Girgaum, it is accessible by various B.E.S.T bus routes and is also in close proximity to Charni Road Railway Station.	
5.2	Architectural Description	<b>Planning</b> Located on a large plot, the building has a large open space on all sides. It is separated from the main road by a 6 feet high compound wall. The school complex accessed from the main gate to the east, has six structures - the ground storied gymnasium and toilet block near the entrance gate, the centrally located school building, ground storied pre primary school, two storied servants	

512 WILSON HIGH SCHOOL		
		<p>quarters and canteen towards the rear of the site.                      The plan of the building is a cross and the entrance to the buildings is via a porch (now enclosed). The end of the porch has access to the 3 feet wide timber staircase leading to the upper floors. The three storied brick masonry load bearing structure exhibits a combination of vernacular and colonial architecture. The school block is aligned longitudinally along its north south axis. The entire structure flange on both the sides of the main entrance block which projects out and is very prominent. This main entrance blocks accommodates the RCC staircase, which leads to the passages abutting the classrooms on the first floors. The corridor runs all along the structure ending up with rooms on the end. On the second floor is a huge hall with wooden flooring and hip end timber truss roof. The hall has a false ceiling of timber boarding. A flight of grey basalt stone steps with stone parapet leads to the class rooms on the ground floor. It is covered by a hipped timber roof with timber boarding. The ground floor houses all the common activity areas like the canteen, prayer hall, meeting room etc. whereas the classrooms and staff rooms are on the first and second floor. Part of the First floor and the second floor has a timber balcony on the all sides.                      A four storied RCC framed school block was added towards the north of the main building in 1963. This extended block has a separate RCC staircase, along with the principal's residence on the fourth floor.</p> <p><b>Stylistic Classification</b>                      Built in the colonial vernacular style, the building is characterised by semi-circular arches and timber pitched roof and timber balconies. With a central projecting staircase block, which was earlier a porch with timber staircase, the building has verandah running along the façade. Semicircular openings on the ground and first floor and a projecting timber balcony with timber brackets lend the building a defined and modest look. The extended block is RCC framed, and is devoid of ornamentation.</p>
5.3	Intrinsic	<p><b>Character Defining Elements</b>  <b>External</b>                      Triangular timber brackets supporting balconies, cantilevered timber balconies, semi-circular arched openings, timber roof finished with Mangalore tiled roof, open corridors on both first and second floor, entrance porch with large semi-circular arched openings.  <b>Internal</b>                      Timber staircase, exposed timber trusses in corridors and balconies, timber boarding for floors, large spacious classrooms, double shutter system with ventilators for doors and windows.</p>
5.4	Value Classification	<p><b>Existing Grade:</b> Grade III  <b>B(des), B(per), G(grp), E</b></p> <p><b>Recommended Grade:</b> Grade III</p>
6.0		<b>TOPOGRAPHY</b>
6.1	Floors	<p>Ground + two upper (School building)                      Ground + three upper (Extended building)                      Ground + one upper ( Servants quarters)                      Ground ( Gymnasium, toilet block, pre primary school)</p>
7.0		<b>CONSTRUCTION</b>
7.1	Plinth	High brick masonry plinth with grey basalt stone steps on the southern side



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7.2	Walls	The walls are constructed in stone masonry, lime plastered and lime washed. Few internal walls are in brick, plastered and painted. Majority of the internal partition walls are timber framed with ply wood panels, with glass or wire mesh in the upper section.
7.3	Floor	The floor is constructed of timber joists supported on timber beams and finished with timber boarding and consolidated RCC floor in the verandah in the school building. Timber floor in servant's quarters.
7.4	Stairs	The staircase is constructed in timber, supported on the external wall on one side. The threads and risers are in timber supported on a timber frame and brick handrail.
7.5	Openings	All doors and windows are inset in semi-circular arches. The windows are full length and have double shutters. The lower shutters have vertical balusters for safety reasons. Both doors and windows have ventilators above the double shutters. All shutters and frames are in timber with timer panels. Balconies are seen on part of the first floor and on the second floor. They are timber framed and supported on cantilevered timber joists.
7.6	Roofing	The school building has a timber pitched roof, constituting timber trusses and finished with Mangalore tiles. The balconies have a lean – to – roof, as an extension of the main roof supported on smaller timber trusses. The larger spaces have exposed queen post roof truss while smaller spaces have finished roof with timber boarding.
7.7	Articulation	Articulation can be seen in the form of timber balusters in the balconies and lower parts of window openings. The extended timer balconies have timber panelling with simple designs in carved timber. Some carved timber fascia can be seen. The doors and windows with double shutters in timber lend a distinct character and play the part of a strong articulation element in the building.
7.8	Finishes	<b>Walls</b> The walls (both external and internal) are lime-plastered and lime washed in crème colour. The cornice bands are highlighted in a darker brown colour. The internal partition walls are in timber and painted in the same colour as the walls with frames in a darker brown colour. <b>Flooring</b> IPS in the consolidated verandah along with timber boarding in the class rooms. Rough Kotah stone in the connecting passages. Coloured vinyl sheets have been laid in some rooms. <b>Staircases</b> The staircase treads and risers and the handrail are in timber. The railing is a solid wall, lime-plastered and lime washed.
7.9	Interiors (Movable & Immovable)	The classrooms are spacious and well lit and ventilated. The doors on the north face open onto balconies. The different classes are separated by timber partitions forming passages, with rooms on either side. Partition walls also segregate the staff areas. The finishes of the floor and walls are original – thus the interior spaces retain their original ambiance. No modern interventions like air-conditioning units, false ceilings etc. have been introduced.
7.10	Compound / Fence / Gate	The school is separated from the road by a five feet high brick compound wall with a 3 feet wire mesh along Dr. Wilson Street. The gate is on the West end of the compound wall in the form of a large 10 feet wide Mild steel and Wrought iron gate.

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512	WILSON HIGH SCHOOL	
7.11	Curtilage/ Unbuilt space/out buildings/landscape	<p>The main school building is surrounded by large open spaces on all sides. The open space is levelled with rammed earth. It is used as spill out areas for the children before and after school hours and the open area at the rear is used as a play area. There is a concrete platform with a temporary shed on the Southeastern corner of the plot, which is used during lunch hours and for performances on a regular basis. There are two outbuildings close to the entrance gate. One houses the security guard and the other is a shed like structure used as a cycle parking space for the children.</p> <p>The guards' room is more permanent in nature with a timber pitched roof and brick walls, plastered and painted. The cycle shed is a semi-open structure with corrugated asbestos sheet roofing and wire mesh between timber members.</p>
8.0		<b>SERVICES &amp; UTILITIES</b>
8.1	Lighting	The building has plenty of natural light due to balconies and large windows in their design. Lighting fixtures like tube lights are present in all rooms.
8.2	Ventilation	Due to presence of balconies and large openings, natural ventilation is in abundance. Ceiling fans have been installed in all classrooms, staff areas and other common areas, suspended from the timber floor and roof members above. No air-conditioning units have been installed anywhere in the school.
8.3	Electricity	B.E.S.T is the supplier for electricity.
8.4	Water Supply	Water is supplied by the B.M.C. There is adequate water supply and fulfills the needs of the school. There are no storage water tanks installed.
8.5	Drainage (Plumbing and sanitation)	The toilets for both staff and children are situated at the south – east corner of the building. On the ground floor, the canteen kitchen area and services are also situated south end. Thus, the drainage and sanitation pipes are restricted to the south (i.e. the rear façade) of the building.
8.6	Fire Precaution	No fire precaution system has been installed within the building.
8.7	Other (HVAC/BMS/Security Systems)	The building has no special Maintenance agency. Apart from one security guard posted at the main entrance, there is no other special security system installed within the building.
9.0		<b>CONDITION</b>
9.1	Plinth	The plinth does not show settlement or distress. The plaster had chipped off in many places. Rising damp is observed at many locations.
9.2	Walls	The gable walls on the second floor show water seepage and wet patches causing peeling plaster. The walls below the window openings show damp conditions, probably due to loose joints between the timber frame and walls. No structural cracks are visible and the walls are regularly whit washed.
9.3	Floor	The flooring inside the school is free from any visual structural problems. The structural members of the floor of the cantilevered balcony show structural distress. The end conditions of the joists are deteriorating and the boarding is also missing. Steel stanchions have been introduced to support the balcony and stabilize its structural condition.
9.4	Stairs	The staircase is in sound structural condition. The timber structural members and timber treads and risers are free from structural problems. The treads at the edges show wear and tear due to high volume of usage, but their structural stability is intact.
9.5	Openings	The arched do not show any cracks. The timber members of the doors and windows are original and free from any structural concern.

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		New tin sheet weather shades have been added over all the openings. The Balcony shows structural distress, as the cantilevered joists are deteriorating and steel stanchions have been added to distribute the load. Also, some places the floor boarding of the balconies is broken and missing, making it unsafe for use.
9.6	Roofing	The roof shows leakage at various points; this can especially be noticed on the gable walls on the second floor. The timber boarding shows warping due to damp conditions. The ridge and hip joints show patches of tar, as an attempt to waterproof the roof. Most of the fascia boards and gutters are missing. Tin sheets and corrugated Asbestos roofing sheets at many places including the balconies and corridors have replaced the Mangalore tiles.
9.7	Articulation & Finishes	The finishes in the building, both inside and outside are original and redone as existing in the original building. A lot of the articulation is absent like the timber panels, fascia boards etc. Some of the articulation timber balusters are still present at few places while others have been replaced with mild steel or cast iron. The condition of these newly added elements is sound and they contribute to the architectural integrity of the building as a whole.
9.8	Services	Since the services are concentrated in one end of the building, all drainage and sanitation pipes are restricted to the south and east walls. The rainwater down takes shows leakage and some attempts of repair work. The drainage and sanitation pipes are intact and free from any cracks and signs of leakage. The electrical wiring and its organisation are under control and distribution boards situated under the staircase landing on the ground floor. The service requirements of the building have not increased drastically over time, hence they are under control and managed well.
9.9	Outbuildings	The outbuilding for the security guards appears to be free from any structural problems. The roof is intact and it shows no cracks on the wall. The shed for cycle parking is more temporary in nature. The walls show seepage on the front and there is some
9.10	Overall Condition	Fair <span style="float: right;">Maintenance level: Regular</span>
10.0		<b>TRANSFORMATION</b>
10.1	Form	The main square entrance porch with a semi-circular arch on all three sides has been enclosed. The arches on two sides have been blocked by brick infill and the main arched opening has been reduced to a rectangular door, which serves as the main school entrance. A new RCC chajja has been added to this main entrance. All semi-circular arched openings throughout the building have either been blocked or reduced to rectangular openings. There are no changes to the original footprint of the school building – there have been no extensions or addition of upper floors to the original building. Addition of the four storied school building and the principals quarters on the fourth floor in 1963.
10.2	Structure	The cantilevered balconies, supported on timber brackets are further strengthened with the help of steel stanchions. Some main roof timber members have also been replaced by steel. Other than minor replacements of individual timber members with steel, there are no major structural transformations that can be recorded in the building.
10.3	Articulation & Finishes	The finishes both inside on the exterior are almost intact with the use of lime

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		plaster and lime wash on the walls and timber boarding for the flooring. The articulations like balusters for balconies and lower ends of large openings have been altered. The have either been blocked using timber boards or brick walls or timber balusters have been replaced by mild steel grills-like balusters on the external balconies. The timber shutters with glass panes of windows have a wire mesh installed on the inside taking away from the original design of the openings.
11.0		<b>DP REMARKS/PERCEIVED THREATS</b>
		SAS
12.0		<b>ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS &amp; SUGGESTIONS FOR IMPLEMENTATION</b>
12.1	Historical Background	Rev. Dr. John Wilson, a Scottish Missionary,came to India as a representative Western India Mission of Church of Scotland in 1829. In 1832, he started the “English School” (now known as Wilson High school) at his residence, which had 48 students and 3 teachers. In 1835, the school was renamed “The General Assemblies Institution in Bombay”. It was renamed again as “Free Assemblies Institution” in 1843 due indifference in the Scottish members. In 1843, the construction of the present school building commenced and was completed in 1847, with the contribution of the Gujarathi and Marathi traders of the Bhuleshwar area. In 1890, the School was renamed as The Wilson High School.



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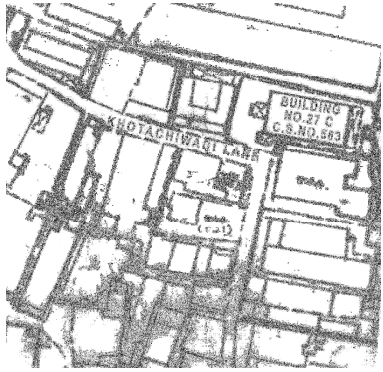
513		BUILDING NO.1 - KHOTACHIWADI / CHAVES BUNGALOW	
	Common Ref no: 2005/GII/513		
	Card No.: 197		
	Ward(Part): D Ward(Part IV)		
	CS No. DATA MISSING		
	Plot Area DATA MISSING		
	B U Area NA		
	Date: 30 <sup>th</sup> December 04		
	Record by: Sheetal Gandhi		
	Review by: Aishwarya Tipnis		
	Int: SG Ext: SG		
Photo Ref: 513a – 513c			
1.0		<b>DENOMINATION</b>	
1.1	Name of Premises	Building No.1 - Khotachiwadi	
1.2	Earlier Name	Chaves Bungalow	
1.3	Built In	Extension Date (if any): Reconstructed in 2004	
2.0		<b>ACCESS ROADS</b>	
2.1	Main	Khotachiwadi Lane – off V.P. Road	
2.2	Subsidiary	None	
3.0		<b>OWNERSHIP PATTERN</b>	
3.1	Present	Private	
3.2	Past	Private	
3.3	Status	Owner	
4.0		<b>USE</b>	
4.1	Present	Residential	
4.2	Past	Residential	
4.3	Usage	Regular	
5.0		<b>SIGNIFICANCE &amp; VALUE CLASSIFICATION</b>	
5.1	Townscape(Natural/Manmade)	Not applicable as original building has been demolished and new building built	
5.2	Architectural Description	Not applicable as original building has been demolished and new building built	
5.3	Intrinsic	<b>Character Defining Elements</b> <b>External</b> Not applicable as original building has been demolished and new building built <b>Internal</b> Not applicable as original building has been demolished and new building built	
5.4	Value Classification	<b>Existing Grade:</b> Deleted <b>Recommended Grade:</b> Deleted	
6.0		<b>TOPOGRAPHY</b>	
6.1	Floors	Not applicable as original building has been demolished and new building built	
7.0		<b>CONSTRUCTION</b>	
7.1	Plinth	Not applicable as original building has been demolished and new building built	
7.2	Walls	Not applicable as original building has been demolished and new building built	
7.3	Floor	Not applicable as original building has been demolished and new building built	
7.4	Stairs	Not applicable as original building has been demolished and new building built	

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513	<b>BUILDING NO.1 - KHOTACHIWADI/ CHAVES BUNGALOW</b>	
7.5	Openings	Not applicable as original building has been demolished and new building built
7.6	Roofing	Not applicable as original building has been demolished and new building built
7.7	Articulation	Not applicable as original building has been demolished and new building built
7.8	Finishes	Not applicable as original building has been demolished and new building built
7.9	Interiors(Movable & Immovable)	Not applicable as original building has been demolished and new building built
7.10	Compound/Fence/Gate	Not applicable as original building has been demolished and new building built
7.11	Curtilage/ Unbuilt space/out buildings/landscape	Not applicable as original building has been demolished and new building built
8.0		<b>SERVICES &amp; UTILITIES</b>
8.1	Lighting	Not applicable as original building has been demolished and new building built
8.2	Ventilation	Not applicable as original building has been demolished and new building built
8.3	Electricity	Not applicable as original building has been demolished and new building built
8.4	Water Supply	Not applicable as original building has been demolished and new building built
8.5	Drainage (Plumbing and sanitation)	Not applicable as original building has been demolished and new building built
8.6	Fire Precaution	Not applicable as original building has been demolished and new building built
8.7	Other(HVAC/BMS/Security Systems)	Not applicable as original building has been demolished and new building built
9.0		<b>CONDITION</b>
9.1	Plinth	Not applicable as original building has been demolished and new building built
9.2	Walls	Not applicable as original building has been demolished and new building built
9.3	Floor	Not applicable as original building has been demolished and new building built
9.4	Stairs	Not applicable as original building has been demolished and new building built
9.5	Openings	Not applicable as original building has been demolished and new building built
9.6	Roofing	Not applicable as original building has been demolished and new building built
9.7	Articulation & Finishes	Not applicable as original building has been demolished and new building built
9.8	Services	Not applicable as original building has been demolished and new building built
9.9	Outbuildings	Not applicable as original building has been demolished and new building built
9.10	Overall Condition	Not applicable as original building has been demolished and new building built
10.0		<b>TRANSFORMATION</b>
10.1	Form	Not applicable as original building has been demolished and new building built
10.2	Structure	Not applicable as original building has been demolished and new building built
10.3	Articulation & Finishes	Not applicable as original building has been demolished and new building built
11.0		<b>DP REMARKS/PERCEIVED THREATS</b>
		Demarcated As 'MRM' – Municipal Retail Market
12.0		<b>ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS &amp; SUGGESTIONS FOR IMPLEMENTATION</b>
		Not applicable as original building has been demolished and new building built



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514		DU ART HOUSE / 27C	
	Common Ref no: 2005/GII/514		
	Card No.: 198		
	Ward(Part): D Ward(Part IV)		
	CS No. 583		
	Plot Area 402.18 sq m		
	B U Area NA		
	Date: 1 <sup>ST</sup> January 05		
	Record by: Sheetal Gandhi		
	Review by: Aishwarya Tipnis		
	Int : SG                Ext:: SG		
Photo Ref: 514a – 514q			
1.0		<b>DENOMINATION</b>	
1.1	Name of Premises	Du Art House / 27C	
1.2	Earlier Name	Du Art House	
1.3	Built In	19 <sup>th</sup> Century.	Extension Date (if any) – none
2.0		<b>ACCESS ROADS</b>	
2.1	Main	Khotachiwadi Lane	
2.2	Subsidiary	None	
3.0		<b>OWNERSHIP PATTERN</b>	
3.1	Present	Private	
3.2	Past	Private	
3.3	Status	Owner	
4.0		<b>USE</b>	
4.1	Present	Residential (first floor unoccupied)	
4.2	Past	Residential	
4.3	Usage	Regular(Daily )	
5.0		<b>SIGNIFICANCE &amp; VALUE CLASSIFICATION</b>	
5.1	Townscape (Natural/Manmade)	Du Art House is situated in the heart of Khotachiwadi heritage Precinct. The development in Khotachiwadi was the outcome of organic growth following a self-evolved and response generated settlement pattern, rather than any scheme. Comprising of a charming neighborhood of gracious old houses and quaint bungalows, the precinct is nestled amidst a fast paced part of the city with its flashy shopping areas, restaurants etc. It has a collection of architectural heritage in the form of unique collection of 19 <sup>th</sup> century domestic buildings with a strong Portuguese influence. The old homes have tiled roofs, wooden staircases, wooden fretwork balustrades, doors which almost open out onto the street. In close proximity to the Charni Road Railway station, it is easily accessible by public transportation.	
5.2	Architectural Description	<b>Planning</b> The entrance is through a porch with a balcony above the porch. The porch is rich in ornamentation including carved balustrades.The structure covers a relatively small plinth area. A narrow timber staircase reaches the upper floor. There is a verandah on the back of the house. The porch leads to a large living room and then a kitchen. A narrow passage leads to the internal part of the	

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514		DU ART HOUSE / 27C
		house and the verandah at the back with rooms on either side of the passage. The toilets are at the back of the house and a common wash area is incorporated near the kitchen. <b>Stylistic Classification</b> Typical 19 <sup>th</sup> century residential structure with a strong Portuguese Influence.
5.3	Intrinsic	<b>Character Defining Elements</b> <b>External</b> External narrow timber staircase leading to the upper floor, Mangalore tiled pitched roof, timber porch on ground floor and balconies on the first floor. Timber shutters in windows, Load bearing walls, service areas allocated at the back of the house. <b>Internal</b> The interiors of the house are totally transformed. Plaster of Paris false ceilings, marble and granite flooring, marble dado on walls, black granite frame around window openings, etc. The interiors are not in sync with the architectural character of the building.
5.4	Value Classification	<b>Existing Grade:</b> Grade III <b>B(per),G(grp), C(seh)</b> <b>Recommended Grade:</b> Grade III
6.0		<b>TOPOGRAPHY</b>
6.1	Floors	Ground+ one upper + attic
7.0		<b>CONSTRUCTION</b>
7.1	Plinth	Dressed Kurla basalt plastered and painted.
7.2	Walls	G+1 storey structure in random rubble masonry and lime plastered. The load bearing walls thickness is 8".
7.3	Floor	6" wide timber boardings placed on 4" deep timber rafters. The rear end of the house and the back verandah have a jack arch flooring system supported on the timber framed structure.
7.4	Stairs	3 feet wide timber external staircase supported on timber posts. The landings rest on timber members with timber boarding.
7.5	Openings	All door and window openings are rectangular in shape. The windows have jams, cills and lintels are clad in black granite and they have Aluminum liding windows. The doors, including the main door have timber frames. The shutters are in plywood, finished in laminate. All windows have mild steel box grills outside.
7.6	Roofing	Roof is a timber-hipped roof, (double pitched) covered with Mangalore tiles. The floor in the ground + 1 structures made up of joists and binders, and covered with wooden boards.
7.7	Articulation	Limestone is used for details on the façade, timber balusters in timber staircase, cast iron spiral staircase at the rear of the building. Wooden fret work seen in entrance porch and verandah on first floor.
7.8	Finishes	<b>Walls</b> Lime wash in crème colour, a ceramic tile dado upto 6' high has been introduced inside the house. <b>Flooring</b> The entrance porch has white marble with small square black granite as part of the design. The inside of the house is in White Marble, with black granite used in

514		DU ART HOUSE / 27C
		places as a design element. The back verandah too has white marble. <b>Staircases</b> Timber staircase has timber treads and timber risers with timbre balusters and handrail. Many of the timber balusters have been replaced by mild steel.
7.9	Interiors (Movable & Immovable)	The interiors of the house are totally transformed and not sympathetic to the architecture and character of the house. None of the original materials and finishes is retained. Ceiling has plaster of Paris false ceiling panels and walls are also finished in plaster of Paris. Doors, windows are transformed and large spaces are divided using brick walls. Nothing of the interiors, contribute to the architectural style of the building, in fact, these interventions are insensitive and take away from the character of the house.
7.10	Compound/Fence/Gate	The building has a 4 feet high compound wall, which seems to have been constructed later
7.11	Curtilage/ Unbuilt space/out buildings/landscape	There is residual space in front of the main entrance porch. This is not used for any specific purpose and left barren and not landscaped.
8.0		<b>SERVICES &amp; UTILITIES</b>
8.1	Lighting	Tube Lights have been added in all rooms
8.2	Ventilation	Ceiling fans have been introduced in all rooms, suspended from the trusses on the first floor. Also, open able ventilators above the windows provide for effective cross ventilation.
8.3	Electricity	BEST is the primary electricity supplier.
8.4	Water Supply	Municipal water supply is the main source of water. However, the use of bore wells is seen for washing purposes. Storage water tank is installed indicating shortage of water.
8.5	Drainage (Plumbing and sanitation)	Wash areas and toilets are added inside the house. The drainage and sanitation pipes are restricted to the rear of the building. These could not be accessed from the rear, thus condition is unknown.
8.6	Fire Precaution	No fire precaution system has been installed within the building.
8.7	Other (HVAC/BMS/Security Systems)	The building has no special Maintenance agency and there is no other special security system installed within the building.
9.0		<b>CONDITION</b>
9.1	Plinth	Rising damp observed in front verandah and at regular intervals all along the periphery of the building.
9.2	Walls	All external walls show condition of peeling plaster. Seepage from roof on all gable walls and in verandahs on the first floor is seen as a recurring problem. Repair works carried out in cement and cement plaster aggravates the problem further. Parts of the wall are painted in oil paint. Internal walls are clad with 3 feet high marble dado, thus structural condition is masked behind.
9.3	Floor	Original flooring materials inside the house are changed to granite and marble in most places. The structural condition of the floor cannot be assessed as Plaster of Paris false ceiling inside conceals it.
9.4	Stairs	All vertical timber support members are replaced by 'I' sections (steel members). The timber treads and risers are present in part of the staircase while the remaining has been replaced by concrete. The original lean-to timber roof with Mangalore tiles is replaced by corrugated asbestos sheeting. After replacement of structural members, the staircase appears to be in a sound

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514	DU ART HOUSE / 27C	
		structural condition.
9.5	Openings	Windows and doors on the side are blocked. The door and window openings are framed in granite and timber shutter members are replaced by Aluminum sliding windows. The porch on the ground floor as well as the verandah on the first floor have been enclosed by a Mild steel jail framework. Box grills have been introduced outside every window. The original shape and size of the openings is altered and this change has been carried out with the use of cement and cement plaster.
9.6	Roofing	Water seepage and warping of timber boarding in the verandah, most ends of the timber rafters in the verandahs have rotted. Some of the Mangalore tiles at the junctions are broken, gutters are missing.
9.7	Articulation & Finishes	Large part of the articulation has been replaced with modern materials. The finishes on the exterior are lime wash – and done regularly. The finishes on the interior have changed completely giving way to marble, granite, ceramic tile, synthetic paint and plaster of paris. These have been recent interventions, though they are incongruous, they are in sound condition, free from any defects.
9.8	Services	A toilet block is added at the rear of the building in part of the back verandah. Additions of water tanks on terrace, major leakage and seepage problems in the toilet block and rear wall.
9.9	Outbuildings	No out building present.
9.10	Overall Condition	Fair Maintenance level: Inadequate with lack of conservation sensitivity.
10.0		<b>TRANSFORMATION</b>
10.1	Form	The encroachments on the porches and balconies through enclosing them by mild steel jaalis around them. The addition of Al. Sliding windows on the enclosed porches and balconies. The incongruous modern jalis and box grills that are fitted on external openings. The replacing of the original wooden balusters on the porches and staircases by mild steel members. The accretions in the form of window air-conditioning units The positions of the meter boxes lying exposed on the front walls.
10.2	Structure	Steel 'I' sections have replaced all vertical and horizontal timber structural members supporting the entrance porch, part of the verandah on the first floor and the external staircase. Also the original timber flooring on the verandah has been replaced by reinforced cement concrete.
10.3	Articulation & Finishes	The encroachments on the porches and balconies through enclosing them by mild steel jaalis around them. Addition of tin chajjas on the window openings The innocuous cladding material like granite added on the facades. Replacement of original carved fascia boards. Lean-to roof above the staircase has been replaced by corrugated asbestos sheets and the original timber frame and Mangalore tiled roof is replaced.
11.0		<b>DP REMARKS/PERCEIVED THREATS</b>
		None
12.0		<b>ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS &amp; SUGGESTIONS FOR IMPLEMENTATION</b>



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515		NIDHI / 29	
	Common Ref no: 2005/GII/515		
	Card No.: 198		
	Ward(Part): D Ward(Part IV)		
	CS No. DATA MISSING		
	Plot Area DATA MISSING		
	B U Area NA		
	Date: 1 <sup>st</sup> January 05		
	Record by: Sheetal Gandhi		
	Review by: Aishwarya Tipnis		
	Int: SG Ext: SG		
Photo Ref: 515a – 515e			
1.0	<b>DENOMINATION</b>		
1.1	Name of Premises	Nidhi / 29	
1.2	Earlier Name	None	
1.3	Built In	1990s.	Extension Date (if any): Not applicable
2.0	<b>ACCESS ROADS</b>		
2.1	Main	Khotachiwadi Lane	
2.2	Subsidiary	None	
3.0	<b>OWNERSHIP PATTERN</b>		
3.1	Present	Co-operative society	
3.2	Past	Private	
3.3	Status	Society	
4.0	<b>USE</b>		
4.1	Present	Residential	
4.2	Past	Residential	
4.3	Usage	Daily	
5.0	<b>SIGNIFICANCE &amp; VALUE CLASSIFICATION</b>		
5.1	Townscape(Natural/Manmade)	Nidhi is situated in the heart of Khotachiwadi heritage Precinct. The development in Khotachiwadi was the outcome of organic growth following a self-evolved and response generated settlement pattern, rather than any unplanned scheme. Comprising of a charming neighborhood of gracious old houses and quaint bungalows, the precinct is nestled amidst a fast paced part of the city with its flashy shopping areas, restaurants etc. It has a collection of architectural heritage in the form of unique collection of 19 <sup>th</sup> century domestic buildings with a strong Portuguese influence. The old homes have tiled roofs, wooden staircases, wooden fretwork balustrades, doors which almost open out onto the street. In close proximity to the Charni Road Railway station, it is easily accessible by public transportation.	
5.2	Architectural Description	<b>Planning</b> Does not apply as the original building has been demolished and rebuilt. <b>Stylistic Classification</b> Does not apply as the original building has been demolished and rebuilt.	
5.3	Intrinsic	<b>Character Defining Elements</b> <b>External</b>	

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515	NIDHI / 29	
		Does not apply as the original building has been demolished and rebuilt. <b>Internal</b> Does not apply as the original building has been demolished and rebuilt.
5.4	Value Classification	<b>Existing Grade:</b> Grade III <b>Recommended Grade:</b> To be deleted
6.0		<b>TOPOGRAPHY</b>
6.1	Floors	Ground+ one upper
7.0		<b>CONSTRUCTION</b>
7.1	Plinth	Does not apply as the original building has been demolished and rebuilt.
7.2	Walls	Does not apply as the original building has been demolished and rebuilt.
7.3	Floor	Does not apply as the original building has been demolished and rebuilt.
7.4	Stairs	Does not apply as the original building has been demolished and rebuilt.
7.5	Openings	Does not apply as the original building has been demolished and rebuilt.
7.6	Roofing	Does not apply as the original building has been demolished and rebuilt.
7.7	Articulation	Does not apply as the original building has been demolished and rebuilt.
7.8	Finishes	Does not apply as the original building has been demolished and rebuilt.
7.9	Interiors (Movable & Immovable)	Does not apply as the original building has been demolished and rebuilt.
7.10	Compound/Fence/Gate	Does not apply as the original building has been demolished and rebuilt.
7.11	Curtilege/ Unbuilt space/out buildings/landscape	Does not apply as the original building has been demolished and rebuilt.
8.0		<b>SERVICES &amp; UTILITIES</b>
8.1	Lighting	Does not apply as the original building has been demolished and rebuilt.
8.2	Ventilation	Does not apply as the original building has been demolished and rebuilt.
8.3	Electricity	Does not apply as the original building has been demolished and rebuilt.
8.4	Water Supply	Does not apply as the original building has been demolished and rebuilt.
8.5	Drainage (Plumbing and sanitation)	Does not apply as the original building has been demolished and rebuilt.
8.6	Fire Precaution	Does not apply as the original building has been demolished and rebuilt.
8.7	Other (HVAC/BMS/Security Systems)	Does not apply as the original building has been demolished and rebuilt.
9.0		<b>CONDITION</b>
9.1	Plinth	Does not apply as the original building has been demolished and rebuilt.
9.2	Walls	Does not apply as the original building has been demolished and rebuilt.
9.3	Floor	Does not apply as the original building has been demolished and rebuilt.
9.4	Stairs	Does not apply as the original building has been demolished and rebuilt.
9.5	Openings	Does not apply as the original building has been demolished and rebuilt.
9.6	Roofing	Does not apply as the original building has been demolished and rebuilt.
9.7	Articulation & Finishes	Does not apply as the original building has been demolished and rebuilt.
9.8	Services	Does not apply as the original building has been demolished and rebuilt.
9.9	Outbuildings	Does not apply as the original building has been demolished and rebuilt.
9.10	Overall Condition	Does not apply as the original building has been demolished and rebuilt.



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515	NIDHI / 29	
10.0		<b>TRANSFORMATION</b>
10.1	Form	Does not apply as the original building has been demolished and rebuilt.
10.2	Structure	Does not apply as the original building has been demolished and rebuilt.
10.3	Articulation & Finishes	Does not apply as the original building has been demolished and rebuilt.
11.0		<b>DP REMARKS/PERCEIVED THREATS</b>
		Does not apply as the original building has been demolished and rebuilt.
12.0		<b>ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS &amp; SUGGESTIONS FOR IMPLEMENTATION</b>





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515 NIDHI / 29



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516		PERREIRA HOUSE / 29B	
	Common Ref no: 2005/GII/516		
	Card No.: 200		
	Ward(Part): D Ward(Part 4)		
	CS No. DATA MISSING		
	Plot Area DATA MISSING		
	B U Area NA		
	Date: 1 <sup>st</sup> January 05		
	Record by: Sheetal Gandhi		
	Review by: Aishwarya Tipnis		
	Int: SG Ext: SG		
Photo Ref: 516a – 526i			
1.0	<b>DENOMINATION</b>		
1.1	Name of Premises	Perreira House / 29B	
1.2	Earlier Name	Same as above	
1.3	Built In	19 <sup>th</sup> Century. Extension Date(if any): None	
2.0	<b>ACCESS ROADS</b>		
2.1	Main	Khotachiwadi Lane	
2.2	Subsidiary	None	
3.0	<b>OWNERSHIP PATTERN</b>		
3.1	Present	Private	
3.2	Past	Private	
3.3	Status	Owner	
4.0	<b>USE</b>		
4.1	Present	In a state of disuse – ready for demolition	
4.2	Past	Residential	
4.3	Usage	In a state of disuse – ready for demolition	
5.0	<b>SIGNIFICANCE &amp; VALUE CLASSIFICATION</b>		
5.1	Townscape(Natural/Manmade)	Pereira House (29 B) is situated in the heart of Khotachiwadi heritage Precinct. The development in Khotachiwadi was the outcome of organic growth following a self-evolved and response generated settlement pattern, rather than any unplanned scheme. Comprising of a charming neighborhood of gracious old houses and quaint bungalows, the precinct is nestled amidst a fast paced part of the city with its flashy shopping areas, restaurants etc. It has a collection of architectural heritage in the form of unique collection of 19 <sup>th</sup> century domestic buildings with a strong Portuguese influence. The old homes have tiled roofs, wooden staircases, wooden fretwork balustrades, doors which almost open out onto the street. In close proximity to the Charni Road Railway station, it is easily accessible by public transportation.	
5.2	Architectural Description	<p><b>Planning</b></p> <p><u>The Front Porches and Verandahs:</u> The entrance is visually emphasised by a porch and a continuous verandah. The multi chromatic porch is rich in ornamentation including carved balustrades, wooden fretwork infills, coloured glass panels.</p> <p><u>The Shape or the Footprint:</u> The dense close-knit built fabric of the Precinct</p>	

516		PERREIRA HOUSE / 29B
		<p>results in structures that cover a relatively small plinth area. The narrow frontage accentuates the shape of the built-form.</p> <p><u>Play of Levels</u> - The dense built fabric results in hardly any open space between adjacent buildings. Consequently the external window openings on the sidewalls of the buildings are designed to be staggered in relation to the opening of the walls of the adjacent ones. Thus serving not only the purpose of privacy, but also allowing for sufficient entry of light and ventilation.</p> <p><u>Shading of Streets</u> - The houses are positioned in such a way that the streets remain shaded through most of the day.</p> <p><b>Stylistic Classification</b>                      Typical 19<sup>th</sup> century residential structure with a strong Portuguese Influence.</p>
5.3	Intrinsic	<p><b>Character Defining Elements</b></p> <p><b>External</b>                      External narrow timber staircase leading to the upper floor, Mangalore tiled pitched roof, timber balconies and verandahs, wooden shutters in windows, Load bearing walls, external toilets or outhouses, incorporated sloping seats in verandahs, splayed wall surfaces for window openings, service areas allocated at the back of the house.</p> <p><b>Internal</b>                      Exposed timber joists, and timbre roof trusses, timber boarding for flooring on first floor, Teak wood furniture</p>
5.4	Value Classification	<p><b>Existing Grade:</b> Grade III                      <b>Recommended Grade:</b> Grade III  <b>A(arc),B(per), G(grp), C(seh)</b></p>
6.0		<b>TOPOGRAPHY</b>
6.1	Floors	Ground+ one upper + attic
7.0		<b>CONSTRUCTION</b>
7.1	Plinth	Dressed basalt.
7.2	Walls	G+1 storey structure in random rubble stone masonry and lime plastered. The load bearing walls thickness is 12" to 18". The 12" walls are buttressed at intervals.
7.3	Floor	6" wide timber boardings placed on 4" deep timber rafters
7.4	Stairs	3 feet wide timber external staircase supported on timber posts. The landings rest on timber members with timber boarding.
7.5	Openings	<p>Doors and Windows of optimum shapes and simply carved woodwork made using local wood. As the walls were load bearing, the windows are of an optimum shape, never exceeding a certain size, since every wall carried load of the structure.</p> <p>The double window is suitable for Indian climate. Since the houses are closely situated, it also facilitates efficient ventilation. The shutters are either completely in wood or wooden shutters below and glass above. Windows have an architrave around them.</p>
7.6	Roofing	Roof is a timber-hipped roof, (timber queen post truss) covered with Mangalore tiles. The floor in the ground + 1 structures made up of joists and binders, and covered with wooden boards.
7.7	Articulation	Limestone is used for carved details on the façade, timber balusters in timber staircase, cast iron spiral staircase at the rear of the building. Wooden fret work and steel flats trelliswork seen in entrance porch

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516		PERREIRA HOUSE / 29B
7.8	Finishes	<p><b>Walls</b> Lime wash in crème colour, Oil paint and other synthetic paints have been used on the interior walls.</p> <p><b>Flooring</b> Grey kurla basalt steps on the entrance steps. The rooms on the ground floor have Shahbad flooring and the upper floor and attic has timber boards as floor finish</p> <p><b>Staircases</b> An external timber staircases, accessed through the front entrance porch has timber steps, timber handrail and balusters in good condition.</p>
7.9	Interiors (Movable & Immovable)	<p>The interior of the house still retains its old world charm. It has exposed timber joists and timber boarding supporting the upper floor. It is presently unoccupied and ready to be demolished.</p> <p>The walls are painted in a two-tone oil paint.</p>
7.10	Compound/Fence/Gate	The house abuts the subsidiary road and does not have a set back to accommodate any compound space.
7.11	Curtilege/ Unbuilt space/out buildings/landscape	The front porch faces the road and there are no unbuilt curtiledge spaces on the plot.
8.0		<b>SERVICES &amp; UTILITIES</b>
8.1	Lighting	Tube Lights have been added in all rooms
8.2	Ventilation	Ceiling fans have been introduced in all rooms, suspended from the timber roof members on the upper floor.
8.3	Electricity	BEST is the primary electricity supplier in the area
8.4	Water Supply	Municipal water supply is the main source of water. However, overhead water storage tanks have been installed on the roof.
8.5	Drainage (Plumbing and sanitation)	Toilet block has been added as an annex at the back of the building, rain water down takes are placed at regular intervals along the facades, all sanitation pipes are confined to the rear side.
8.6	Fire Precaution	No fire precaution system has been installed within the building.
8.7	Other (HVAC/BMS/Security Systems)	The building has no special Maintenance agency or any other special security system.
9.0		<b>CONDITION</b>
9.1	Plinth	Rising damp observed in front verandah and all along the periphery of the building.
9.2	Walls	Seepage from roof on all gable on the first floor. Flaking plaster and structural cracks are seen running through the building from window downwards. The walls also show large cracks at timber member joints.
9.3	Floor	Flooring on the first floor shows sagging. Timber joists and boards are in a poor structural condition.
9.4	Stair	Timber staircases in dilapidated condition. All treads, risers and structural timber members are in a poor condition. The lean – to roof above the staircase is missing and the staircase is now open to sky. It appears that a conscious attempt has been made to raze the building off the ground.
9.5	Openings	The timber shutters and glass panels are either broken or missing. If the timber shutters are present in stray cases, they are in a poor condition.
9.6	Roofing	Water seepage and warping of timber boarding in the porch on the ground floor, most ends of the timber rafters have rotted. All gutters and fascia boards are



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516		PERREIRA HOUSE / 29B
		broken or missing. Previous attempt to waterproof some timber joints has failed as peeling of the tar layer is observed.
9.7	Articulation & Finishes	All articulation in the form of timber fretwork, timber balusters, carved fascia boards, external timber staircase is all in a state of despair. All floor finishes are being removed and articulation destroyed.
9.8	Services	Since the building was unoccupied and otherwise in a dilapidated state, the services were of little consequence and importance.
9.9	Outbuildings	Not applicable and no outbuildings present
9.10	Overall Condition	Poor Maintenance level Very low
10.0		<b>TRANSFORMATION</b>
10.1	Form	The building does not show any major changes in form. There are additions and extensions carried out to the buildings on the adjacent plot at the rear, which alters the perception of the building from the side, but in itself there are not additions or extensions observed.
10.2	Structure	No major structural transformations.
10.3	Articulation & Finishes	The articulations and finishes in the building are by and large intact and seen in their original, including the interiors. All timber fretwork and baluster, fascia boards are in poor condition but seen in original.
11.0		<b>DP REMARKS/PERCEIVED THREATS</b>
		None
12.0		<b>ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS &amp; SUGGESTIONS FOR IMPLEMENTATION</b>


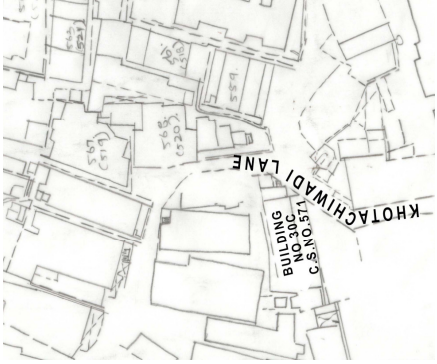
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516

PERREIRA HOUSE / 29B



LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI  
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517		BUILDING NO. 30C		
			Common Ref no: 2005/GII/517	
			Card No.: 201	
			Ward(Part): D Ward(Part IV)	
			CS No. 571	
			Plot Area 193.98 sq m	
			B U Area NA	
			Date: 1 <sup>st</sup> January 05	
			Record by: Sheetal Gandhi	
			Review by: Aishwarya Tipnis	
			Int: SG                      Ext: SG	
		Photo Ref: 517a – 517j		
1.0		<b>DENOMINATION</b>		
1.1	Name of Premises	Building No. 30C		
1.2	Earlier Name	None		
1.3	Built In	19 <sup>TH</sup> Century.		Extension Date (if any): 1980s
2.0		<b>ACCESS ROADS</b>		
2.1	Main	Within Khotachiwadi Precinct		
2.2	Subsidiary	None		
3.0		<b>OWNERSHIP PATTERN</b>		
3.1	Present	Private (Mr. Naik)		
3.2	Past	Private		
3.3	Status	Owner & Tenanted		
4.0		<b>USE</b>		
4.1	Present	Residential		
4.2	Past	Residential		
4.3	Usage	Regular (Regular)		
5.0		<b>SIGNIFICANCE &amp; VALUE CLASSIFICATION</b>		
5.1	Townscape (Natural / Manmade)	Building No. 30C is situated in the heart of Khotachiwadi heritage Precinct. The development in Khotachiwadi was the outcome of organic growth following a self-evolved and response generated settlement pattern, rather than any scheme. Comprising of a charming neighborhood of gracious old houses and quaint bungalows, the precinct is nestled amidst a fast paced part of the city with its flashy shopping areas, restaurants etc. It has a collection of architectural heritage in the form of unique collection of 19 <sup>th</sup> century domestic buildings with a strong Portuguese influence. The old homes have tiled roofs, wooden staircases, wooden fretwork balustrades, doors which almost open out onto the street. In close proximity to the Charni Road Railway station, it is easily accessible by public transportation.		
5.2	Architectural Description	<p><b>Planning</b></p> <p>A porch on the ground floor and a balcony above it on the first floor visually emphasize the entrance. The dense close-knit built fabric of the Precinct results in structures that cover a relatively small plinth area.</p> <p>The dense built fabric results in hardly any open space between adjacent buildings. Consequently the external window openings on the sidewalls of the</p>		

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517		BUILDING NO. 30C	
		<p>buildings are designed to be staggered in relation to the opening of the walls of the adjacent ones. Thus serving not only the purpose of privacy, but also allowing for sufficient entry of light and ventilation.</p> <p>The houses are positioned in such a way that the streets remain shaded through most of the day.</p> <p><b>Stylistic Classification</b> Typical 19<sup>th</sup> century residential structure with a strong Portuguese Influence.</p>	
5.3	Intrinsic	<p><b>Character Defining Elements</b></p> <p><b>External</b> External narrow timber staircase leading to the upper floor, Mangalore tiled pitched roof, timber balconies and verandahs, wooden shutters in windows, Load bearing walls, external toilets, service areas allocated at the back of the house.</p> <p><b>Internal</b> Exposed timber joists, and timbre roof trusses, timber boarding for flooring on first floor, Teak wood furniture</p>	
5.4	Value Classification	<b>Existing Grade:</b> Grade III <b>A(arc),B(per), G(grp), C(seh)</b>	<b>Recommended Grade:</b> Grade III
6.0		<b>TOPOGRAPHY</b>	
6.1	Floors	Ground+ one upper + attic	
7.0		<b>CONSTRUCTION</b>	
7.1	Plinth	Dressed kurla basalt with basalt coping.	
7.2	Walls	G+1 storey structure in random rubble stone masonry and lime plastered.	
7.3	Floor	6" wide timber boardings placed on 4" deep timber rafters	
7.4	Stairs	3 feet wide timber external staircase supported on timber posts. The landings rest on timber members with timber boarding.	
7.5	Openings	Doors and Windows are of simply carved woodwork. As the walls were load bearing, the windows are of an optimum shape, never exceeding a certain size, since every wall carried load of the structure. The shutters are either completely in wood or wooden shutters below and glass above.	
7.6	Roofing	Roof is a timber-hipped roof, (double pitched) covered with Mangalore tiles. The floor in the ground + 1 structures made up of joists and binders, and covered with wooden boards.	
7.7	Articulation	Limestone is used for details on the façade, timber balusters in timber staircase and verandah, cast iron spiral staircase at the rear of the building. Carved fascia boards and Wooden fret work seen in entrance porch and verandah on first floor.	
7.8	Finishes	<p><b>Walls</b> Lime wash in crème colour.</p> <p><b>Flooring</b> The rooms inside the house have marble and granite as the floor finish and one room has polished shahbad stone.</p> <p><b>Staircases</b> The external timber staircase is painted in oil paint balusters and handrails in a darker colour.</p>	



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517	BUILDING NO. 30C	
7.9	Interiors (Movable & Immovable)	Timber partitions added to create rooms, all walls lime washed in crème colour. Teak wood furniture, lime plastered and lime washed walls. Detailed survey of interiors was not undertaken.
7.10	Compound/Fence/Gate	The building abuts the internal road and does not have a compound wall or fence separating it from the road or adjoining property.
7.11	Curtilage/ Unbuilt space/out buildings/landscape	There is a small side open space, which acts as a service entrance to the house. The immediate surroundings and this side open space is well landscaped and has planted greens.
8.0		<b>SERVICES &amp; UTILITIES</b>
8.1	Lighting	Tube Lights and other lighting fixtures have been added in all rooms
8.2	Ventilation	Ceiling fans have been introduced in all rooms, suspended from the timber members of the floor.
8.3	Electricity	B.E.S.T is the primary electricity supplier.
8.4	Water Supply	Municipal water supply is the main source of water. However, an overhead water storage tank can be seen on the side of the building.
8.5	Drainage (Plumbing and sanitation)	Toilet block has been added as an annex at the back of the building, rain water down takes are placed at regular intervals along the facades, all sanitation pipes are confined to the rear side.
8.6	Fire Precaution	No fire precaution system has been installed within the building.
8.7	Other (HVAC/BMS/Security Systems)	The building has no special Maintenance agency and there is no other special security system installed within the building.
9.0		<b>CONDITION</b>
9.1	Plinth	No rising damp observed on the front porch or along the external periphery of the building. The plinth appears to be in sound structural condition.
9.2	Walls	No seepage, leakage, peeling plaster, or structural cracks are seen on the walls. The plinth appears to be in sound structural condition
9.3	Floor	The flooring and the timber joists and boards are painted regularly from the inside and are generally in good condition. They do not exhibit any sagging and the timber members are free from any cracks.
9.4	Stairs	A timber staircase on the side shows signs of structural distress. The balusters are missing, roof has been replaced by corrugated asbestos sheet and the treads are sagging. The structural members of the staircase are detached from the wall.
9.5	Openings	Openings in their form and size are original, the wooden window frames are replaced by sliding Aluminum shutters and guarded by mild steel jaalis and box grills. Also, additional chajjas in transparent acrylic sheets in a vault have been introduced. Window air-conditioning units have been fit in the window openings and smaller openings have also been created especially for this purpose.
9.6	Roofing	Majority of the roof has the fascia boards and gutters intact. The roof is regularly checked for missing or displaced tiles and thus does not show any signs of leakage. Small amount of water seepage is observed through the corrugated tin lean – to roof over the staircase. The end condition of the joists in the verandah on the first floor needs checking.
9.7	Articulation & Finishes	Limestone detailing on the façade are in a good condition, fascia boards and external staircases also appear to be free from any structural issues.
9.8	Services	Additions of toilet block and water tanks on the property are done in a sensitive

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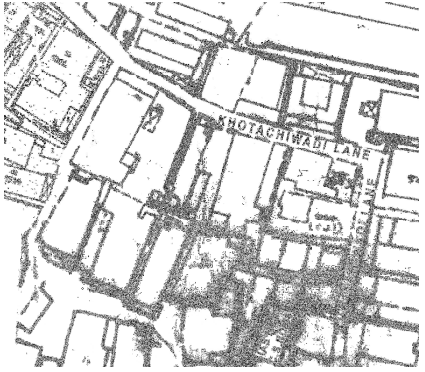
517	BUILDING NO. 30C	
		and well thought out manner and does not show any leakage and seepage problems.
9.9	Outbuildings	There are no out buildings on the plot
9.10	Overall Condition	Good Maintenance level: Regular
10.0		<b>TRANSFORMATION</b>
10.1	Form	The mid – Landing of the external staircase has been enclosed with the help of Mild steel jaalis painted in white oil paint. This has slightly reduced the transparency of the external staircase. Besides, there are no major transformations that alter the original form of the building.
10.2	Structure	RCC columns have replaced the Vertical timber members of the entrance Porch on the Ground floor. Although this is a major structural intervention, it is done sensitively and keeps with the character of the building. Tin corrugated sheets have replaced the Lean – to roof of the external staircase.
10.3	Articulation & Finishes	There is an extensive use of mild steel box grills and jaalis, to cover all openings like windows, staircase mid – landings and porch. Steel circular sections have replaced the timber balusters of the staircase. The wooden window and doorframes have been replaced by Aluminum frames (sliding).
11.0		<b>DP REMARKS/PERCEIVED THREATS</b>
		None
12.0		<b>ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS &amp; SUGGESTIONS FOR IMPLEMENTATION</b>

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517 BUILDING NO. 30C



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518		DIAS HOUSE / 35	
	Common Ref no: 2005/GII/518		
	Card No.: 201		
	Ward(Part): D Ward(Part IV)		
	CS No. 561		
	Plot Area 229.93 sq m		
	B U Area NA		
	Date: 1 <sup>st</sup> January 05		
	Record by: Sheetal Gandhi		
	Review by: Aishwarya Tipnis		
	Int: SG Ext: SG		
Photo Ref: 518a – 518j			
1.0	<b>DENOMINATION</b>		
1.1	Name of Premises	Dias House / 35	
1.2	Earlier Name	None	
1.3	Built In	19 <sup>TH</sup> century Extension Date (if any): None	
2.0	<b>ACCESS ROADS</b>		
2.1	Main	Main Khotachiwadi Lane	
2.2	Subsidiary	None	
3.0	<b>OWNERSHIP PATTERN</b>		
3.1	Present	Private	
3.2	Past	Private	
3.3	Status	Owner	
4.0	<b>USE</b>		
4.1	Present	Residential	
4.2	Past	Residential	
4.3	Usage	Regular ( Daily)	
5.0	<b>SIGNIFICANCE &amp; VALUE CLASSIFICATION</b>		
5.1	Townscape (Natural / Manmade)	Dias House is situated in the heart of Khotachiwadi heritage Precinct. The development in Khotachiwadi was the outcome of organic growth following a self-evolved and response generated settlement pattern, rather than any unplanned scheme. Comprising of a charming neighborhood of gracious old houses and quaint bungalows, the precinct is nestled amidst a fast paced part of the city with its flashy shopping areas, restaurants etc. It has a collection of architectural heritage in the form of unique collection of 19 <sup>th</sup> century domestic buildings with a strong Portuguese influence. The old homes have tiled roofs, wooden staircases, wooden fretwork balustrades, doors which almost open out onto the street. In close proximity to the Charni Road Railway station, it is easily accessible by public transportation.	
5.2	Architectural Description	<b>Planning</b> The entrance is visually emphasized by a porch and a continuous verandah. The multi chromatic porch is rich in ornamentation including carved balustrades, wooden fretwork in-fills, coloured glass panels. <u>The Shape or the Footprint:</u> The dense close-knit built fabric of the Precinct results in structures that cover a relatively small plinth area. The narrow	



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518	DIAS HOUSE / 35	
		<p>frontage accentuates the shape of the built-form.</p> <p><u>Play of Levels</u> - The dense built fabric results in hardly any open space between adjacent buildings. Consequently the external window openings on the sidewalls of the buildings are designed to be staggered in relation to the opening of the walls of the adjacent ones. Thus serving not only the purpose of privacy, but also allowing for sufficient entry of light and ventilation.</p> <p><u>Shading of Streets</u> - The houses are positioned in such a way that the streets remain shaded through most of the day.</p> <p><b>Stylistic Classification</b>                      Typical 19<sup>th</sup> century residential structure with a strong Portuguese Influence.</p>
5.3	Intrinsic	<p><b>Character Defining Elements</b></p> <p><b>External</b>                      External narrow timber staircase leading from the porch on the ground floor to the upper floor, Mangalore tiled pitched roof, timber balconies (porch) on the upper level, timber shutters in windows and doors, Load bearing walls.</p> <p><b>Internal</b>                      Old teak wood furniture, exposed timber joists on ground floor, Minton tile flooring on first floor porch. Timber boarding for flooring inside the house on first floor.</p>
5.4	Value Classification	<p><b>Existing Grade:</b> Grade III  <b>A(arc),B(per), G(grp), C(seh)</b></p> <p><b>Recommended Grade:</b> Grade III</p>
6.0		<b>TOPOGRAPHY</b>
6.1	Floors	Ground+ one upper + attic
7.0		<b>CONSTRUCTION</b>
7.1	Plinth	Dressed kurla basalt, lime plastered and lime washed.
7.2	Walls	G+1 storey structure, timber framed and walls in random rubble stone masonry and lime plastered - and some places also show brick infill walls between the timber frame.
7.3	Floor	6" wide timber boarding placed on 4" deep timber rafters, supported by joists and binders.
7.4	Stairs	Timber framed staircase supported on one side by wall. The staircase is 3 feet wide, supported on timber binders. All elements, structural as well as non-structural are in timber.
7.5	Openings	Openings are in the form of large verandah on the ground floor and a balcony on the first floor and doors and windows. The Windows are on the side elevations and rectangular in shape and have ventilators with glass panes. As the walls were load bearing, the windows are of an optimum shape, never exceeding a certain size, since every wall carried load of the structure. The shutters are in timber with glass panels. Windows on the upper level
7.6	Roofing	Roof is a double-pitched timber-hipped roof, covered with Mangalore tiles. The roof of the first floor shows exposed timber truss. The floor in the ground + 1 structures made up of joists and binders, and covered with wooden boards.
7.7	Articulation	All articulation on the building is seen in timber. These are fascia boards, balustrades, wooden fretwork panels and face boards. The balusters for the porch on both the ground and first floor are more ornate than the ones seen on the staircase.
7.8	Finishes	<b>Walls</b>

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518	DIAS HOUSE / 35	
		<p>The walls are finished in Lime wash in white and crème colour. The timber structural members are painted in a crème colour whereas the other members such as fascia boards and handrails are painted in a darker brown colour.</p> <p><b>Flooring</b> The flooring on the ground floor is mosaic tiles and polished shahbad stone. The upper floor and the attic has wooden boards. The balcony on the first floor has ochre ceramic tiles.</p> <p><b>Staircases</b> The entire staircase is in timber. All structural members and the treads and risers are in timber. The balusters and handrails are also seen in timber. All the timber members are painted.</p>
7.9	Interiors (Movable & Immovable)	The interiors of the house are as sensitively done and contribute to the architectural character of the house. They have old teak wood furniture, kept in very good condition. The internal walls are lime washed. The finishes and materials are original like the timber boarding on the floor of the first level and lend the spaces a distinctive character. All doors and windows have thin printed curtains and the lighting is done in low voltage bulbs imparting it an old world charm.
7.10	Compound/Fence/Gate	The building has a 3 feet high compound wall on three sides, with Mild steel jaalis on and a 3 feet wide gate with mild steel flats, painted black. This compound wall separates the building from the street.
7.11	Curtilage/ Unbuilt space/out buildings/landscape	Along one side of the compound wall is a soil bed with plants and shrubs planted all along the depth of the building. The unbuilt space between the compound wall and the main structure does not have any outbuildings in it and acts as a buffer space alone.
8.0		<b>SERVICES &amp; UTILITIES</b>
8.1	Lighting	Tube Lights have been added in all rooms
8.2	Ventilation	Ceiling fans have been introduced in all rooms, suspended from the trusses on the first floor. Also, open able ventilators above the windows provide for effective cross ventilation.
8.3	Electricity	BEST is the primary electricity supplier.
8.4	Water Supply	Municipal water supply is the main source of water. However, the use of bore wells is seen for washing purposes.
8.5	Drainage (Plumbing and sanitation)	All sanitation pipes are confined to the rear side. No down take or sanitation pipes are visible on the front façade of the building.
8.6	Fire Precaution	No fire precaution system has been installed within the building.
8.7	Other (HVAC/BMS/Security Systems)	The building has no special Maintenance agency.
9.0		<b>CONDITION</b>
9.1	Plinth	The plinth does not show any signs of rising damp or watermarks. Visually, the plinth appears to be in sound structural condition.
9.2	Walls	The walls do not show any structural cracks or warping. No peeling plaster or flaking paint is recorded, indicating that the building is well maintained and structurally sound.
9.3	Floor	The timber members such as joists and rafters do not show any warping or cracks. The timber boards are painted and do not show any signs of structural distress. The floor finish on the ground floor also appears to be free from any

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518	DIAS HOUSE / 35	
		structural problems.
9.4	Stairs	The structural members of the staircase are still in timber and are free from any structural cracks and warping or sagging. The treads and risers as well as the handrails and balusters are exempt from any aesthetic or structural issues.
9.5	Openings	The openings including doors, windows, and verandah on the ground and first floor are intact. The windows have their original frames and shutters and are in good structural condition.
9.6	Roofing	Barring minor repairs undertaken on the ridge work, using tar – to solve some seepage problems, the roof Mangalore tiles intact and now free from any leakage problems.
9.7	Articulation & Finishes	The articulation and finishes both inside and outside are in original material and condition. Small changes to these have only enhanced the architectural integrity of the building.
9.8	Services	The roof gutters are in good condition with correct slopes. The down take pipes and sanitation pipes along the side and rear façade of the building are free from cracks and painted the same colour as the external walls of the building.
9.9	Outbuildings	There are no outbuildings in the on the plot.
9.10	Overall Condition	Good Maintenance level Regular with conservation sensitivity.
10.0		<b>TRANSFORMATION</b>
10.1	Form	The form of the building has not undergone any major or minor transformation. The building retains its architectural integrity.
10.2	Structure	There have been no major structural transformations. A Small transformation like change in roofing structural members for a lean – to roof is observed, where timber members are replaced by steel square sections and roofing material has been replaced by corrugated tin sheet.
10.3	Articulation & Finishes	Articulation such as balusters, fascia boards and face boards have not undergone any major transformations. The balusters of the staircase are less ornamental and slightly different from the ones seen in the verandah on ground and first level. However, this change has occurred in a very sensitive manner, keeping the architectural integrity of the building intact.
11.0		<b>DP REMARKS/PERCEIVED THREATS</b>
		None
12.0		<b>ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS &amp; SUGGESTIONS FOR IMPLEMENTATION</b>


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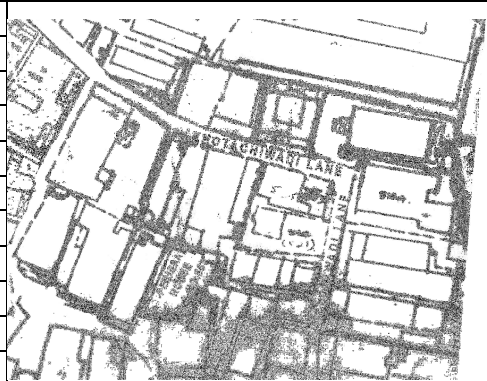
518 DIAS HOUSE / 35





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519 FERREIRA HOUSE / 38	
	Common Ref no: 2005/GII/519
	Card No.: 203
	Ward(Part): D Ward(Part IV)
	CS No. 567
	Plot Area 185.62 sq m
	B U Area NA
	Date: 1 <sup>st</sup> January 05
	Record by: Sheetal Gandhi
	Review by: Aishwarya Tipnis
	Int: SG Ext: SG
Photo Ref: 519a – 519m	
<b>DENOMINATION</b>	
1.0	
1.1	Name of Premises
1.2	Earlier Name
1.3	Built In
<b>ACCESS ROADS</b>	
2.0	
2.1	Main
2.2	Subsidiary
<b>OWNERSHIP PATTERN</b>	
3.0	
3.1	Present
3.2	Past
3.3	Status
<b>USE</b>	
4.0	
4.1	Present
4.2	Past
4.3	Usage
<b>SIGNIFICANCE &amp; VALUE CLASSIFICATION</b>	
5.0	
5.1	Townscape (Natural / Manmade)
5.2	Architectural Description



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519	FERREIRA HOUSE / 38	
		<p>white colour has timber balustrades.</p> <p><u>The Shape or the Footprint:</u> The dense close-knit built fabric of the Precinct results in structures that cover a relatively small plinth area. The narrow frontage accentuates the shape of the built-form.</p> <p>The dense built fabric results in hardly any open space between adjacent buildings. Consequently the external window openings on the sidewalls of the buildings are designed to be staggered in relation to the opening of the walls of the adjacent ones. Thus serving not only the purpose of privacy, but also allowing for sufficient entry of light and ventilation.</p> <p><b>Stylistic Classification</b> Typical 19<sup>th</sup> century residential structure with a strong Portuguese Influence.</p>
5.3	Intrinsic	<p><b>Character Defining Elements</b></p> <p><b>External</b> External narrow timber staircase leading to the upper floor, Mangalore tiled pitched roof, timber balconies / porch on first floor, wooden shutters in windows, Load bearing walls.</p> <p><b>Internal</b> Exposed timber joists, and timbre roof trusses, timber boarding for flooring on first floor, Teak wood furniture</p>
5.4	Value Classification	<p><b>Existing Grade:</b> Grade III                      <b>Recommended Grade:</b> Grade III <b>A(arc),B(per), G(grp), C(seh)</b></p>
6.0		<b>TOPOGRAPHY</b>
6.1	Floors	Ground+ one upper
7.0		<b>CONSTRUCTION</b>
7.1	Plinth	Dressed kurla basalt with coping.
7.2	Walls	G+1 storey structure, timber framed and walls in random rubble stone masonry and lime plastered. Internal walls are in brick or timber partitions.
7.3	Floor	6" wide timber boardings placed on 4" deep timber rafters
7.4	Stairs	Timber framed staircase. The staircase in 3 feet wide, supported on timber binders. All elements, structural as well as non-structural eg. Balusters, handrails and posts are in timber.
7.5	Openings	Openings are large in the form of verandah on the ground floor and porch on the first floor and doors and windows. These Doors and Windows of optimum shapes and simply carved woodwork made using local wood. As the walls were load bearing, the windows are of an optimum shape, never exceeding a certain size, since every wall carried load of the structure. The double window is suitable for Indian climate. Since the houses are closely situated, it also facilitates efficient ventilation. The shutters are completely in wood or wooden shutters below and glass above. Windows and doors have ventilators with glass panes.
7.6	Roofing	Roof is a double-pitched timber-hipped roof, covered with Mangalore tiles. The roof of the first floor shows exposed timber truss. The floor in the ground + 1 structures made up of joists and binders, and finished with wooden boards.
7.7	Articulation	All articulation on the building is seen in timber. These are fascia boards, balustrades, on staircase and verandah / porch – both on the ground and first floor.

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7.8	Finishes	<p><b>Walls</b> The walls are finished in Lime wash in crème colour. The timber structural members are painted in a green colour whereas the other members such as fascia boards and handrails are painted in green and white colour.</p> <p><b>Flooring</b> The flooring on the ground floor is mosaic tiles. The upper floor and the attic have wooden boards.</p> <p><b>Staircases</b> The entire staircase is in timber. All structural members and the treads and risers are in timber. The balusters and handrails are also seen in timber. All the timber members are painted in white and green colour.</p>
7.9	Interiors (Movable & Immovable)	The interiors of the house are as sensitively done and contribute to the architectural character of the house. They have old teak wood furniture, kept in very good condition. The internal walls are lime washed. The finishes and materials are original like the timber boarding on the floor of the first level and lend the spaces a distinctive character. All doors and windows have thin printed curtains and the lighting is done in low voltage bulbs imparting it an old world charm.
7.10	Compound/Fence/Gate	Originally, the front porch of the building directly opens onto the street. There is an angular Mild steel gate, 5 feet high from the front porch on the ground floor to the front façade of the building
7.11	Curtilege/ Unbuilt space/out buildings/landscape	Since the building has no compound, the plot has no unbuilt space and outbuildings on it. The space between the building and its neighbouring structures on either side have narrow lane – like spaces, onto which the windows on the side elevation open.
8.0		<b>SERVICES &amp; UTILITIES</b>
8.1	Lighting	Low voltage bulbs and Lights fixtures like a cut glass chandelier are seen. Tube lights are also used.
8.2	Ventilation	Ceiling fans have been introduced in all rooms, suspended from the trusses and timber joists.
8.3	Electricity	BEST is the primary electricity supplier.
8.4	Water Supply	Municipal water supply is the main source of water. However, the use of bore wells is seen for washing purposes.
8.5	Drainage (Plumbing and sanitation)	Toilets are situated at the back of the building, rain water down takes are placed at regular intervals along the side facades, all sanitation pipes are confined to the rear side. No down take or sanitation pipes are visible on the front façade of the building.
8.6	Fire Precaution	No fire precaution system has been installed within the building.
8.7	Other (HVAC/BMS/Security Systems)	The building has no special Maintenance agency or other special security system installed within the building.
9.0		<b>CONDITION</b>
9.1	Plinth	Rising damp observed in front verandah and at regular intervals along the side elevations. Plinth is otherwise regularly lime washed.
9.2	Walls	Seepage from roof on all gable walls and in verandahs on the first floor. There are medium sized cracks seen on the side walls originating from the window openings and one from the timber beam of the roof.
9.3	Floor	Floor timber members are free from warping and the boards inside the

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		house appear to be in sound condition. The timber boarding in the rear narrow balcony shows gaps and is sagging at the center. An attempt has been made to support the boarding with the help of side iron clips at regular intervals.
9.4	Stairs	External timber staircase members do not show any signs structural problems.
9.5	Openings	Openings have been transformed and Mild steel jaalis are added. Some amount of repair work has also been undertaken in cement. The shutters and glass panes are broken and missing at various places.
9.6	Roofing	The end condition of the roof timber members is in a state of rot. Places where the fascia boards are missing, the timber members have deteriorated. The ridge tile pieces are missing and have been replaced by patchwork in tar sheeting.
9.7	Articulation & Finishes	Articulation materials have been altered and new articulation also introduced. The finish on the walls is still lime plaster.
9.8	Services	The rain water down take pipes and sanitation pipes are in a rusted state and broken along their length. Also, some gutters are missing causing water to drip along the side facades.
9.9	Outbuildings	No outbuildings present.
9.10	Overall Condition	Fair Maintenance level Regular with conservation sensitivity.
10.0	<b>TRANSFORMATION</b>	
10.1	Form	There has been no transformation in the form of the building. Verandahs on both ground and first floor have not been enclosed or encroached upon, thus the transparency of the building is maintained.
10.2	Structure	Some structural repair work has been done over regular intervals. This is carried out in cement and cement concrete. The corner column has been consolidated in cement and the lintels of the openings have also been patched up using cement.
10.3	Articulation & Finishes	Plain timber boards have replaced ornate Fascia boards. Square cross section steel members have replaced some of the timber railings. Windows have been covered by Mild steel jaalis of contemporary design, which detracts from the architectural integrity of the building.
11.0	<b>DP REMARKS/PERCEIVED THREATS</b>	
	None	
12.0	<b>ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS &amp; SUGGESTIONS FOR IMPLEMENTATION</b>	



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520		BUILDING NO. 42	
	Common Ref no: 2005/GII/520		
	Card No.: 204		
	Ward(Part): D Ward(Part 4)		
	CS No. 568		
	Plot Area 309.370 sq m		
	B U Area NA		
	Date: 1 <sup>st</sup> January 05		
	Record by: Sheetal Gandhi		
	Review by: Aishwarya Tipnis		
	Int: SG Ext: SG		
Photo Ref: 520a -520o			
1.0	<b>DENOMINATION</b>		
1.1	Name of Premises	Building No. 42	
1.2	Earlier Name	Building No. 42	
1.3	Built In	19 <sup>th</sup> Century	Extension Date (if any): None
2.0	<b>ACCESS ROADS</b>		
2.1	Main	Khotachiwadi Lane	
2.2	Subsidiary	None	
3.0	<b>OWNERSHIP PATTERN</b>		
3.1	Present	Private	
3.2	Past	Private	
3.3	Status	Owner	
4.0	<b>USE</b>		
4.1	Present	Residential	
4.2	Past	Residential	
4.3	Usage	Daily	
5.0	<b>SIGNIFICANCE &amp; VALUE CLASSIFICATION</b>		
5.1	Townscape (Natural / Manmade)	<p>Mesquita House is situated in the heart of Khotachiwadi heritage Precinct. The development in Khotachiwadi was the outcome of organic growth following a self-evolved and response generated settlement pattern, rather than any scheme. Comprising of a charming neighbourhood of gracious old houses and quaint bungalows, the precinct is nestled amidst a fast paced part of the city with its flashy shopping areas, restaurants etc. It has a collection of architectural heritage in the form of unique collection of 19<sup>th</sup> century domestic buildings with a strong Portuguese influence. The old homes have tiled roofs, wooden staircases, wooden fretwork balustrades, doors which almost open out onto the street. In close proximity to the Charni Road Railway station, it is easily accessible by public transportation.</p>	
5.2	Architectural Description	<p><b>Planning</b>                      The house has an external staircase, accessed from the porch on the ground floor. A porch on both the ground and first floor emphasizes the entrance. They are twin colour in green and white and rich in ornamentation including carved balustrades, wooden fretwork panels, and fascia boards.                      The Shape or the Footprint: The dense close-knit built fabric of the Precinct results</p>	

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		<p>in structures that cover a relatively small plinth area. The narrow frontage accentuates the shape of the built-form.</p> <p><b>Play of Levels</b> - The dense built fabric results in hardly any open space between adjacent buildings. Consequently the external window openings on the sidewalls of the buildings are designed to be staggered in relation to the opening of the walls of the adjacent ones. Thus serving not only the purpose of privacy, but also allowing for sufficient entry of light and ventilation.</p> <p><b>Shading of Streets</b> - The houses are positioned in such a way that the streets remain shaded through most of the day.</p> <p><b>Stylistic Classification</b>                      Typical 19<sup>th</sup> century residential structure with a strong Portuguese influence.</p>
5.3	Intrinsic	<p><b>Character Defining Elements</b></p> <p><b>External</b>                      External narrow timber staircase leading from the porch on the ground floor to the upper floor, Mangalore tiled pitched roof, timber balconies (porch) on the upper level, timber shutters in windows and doors, Load bearing walls. The ornamentation includes fascia boards, balustrades, wooden fretwork panels.</p> <p><b>Internal</b>                      Old teak wood furniture, exposed timber joists on ground floor, Minton tile flooring on first floor porch. Timber boarding for flooring inside the house on first floor.</p>
5.4	Value Classification	<p><b>Existing Grade:</b> Grade III                      <b>Recommended Grade:</b> Grade III  <b>A(arc),B(per), G(grp), C(seh)</b></p>
6.0		<b>TOPOGRAPHY</b>
6.1	Floors	Ground+ one upper + attic
7.0		<b>CONSTRUCTION</b>
7.1	Plinth	Dressed stone masonry in Kurla basalt.
7.2	Walls	G+1 storey structure, timber framed and walls in random rubble masonry with lime plaster. Internal walls are in brick between the timber frames. Timber partition walls are also used inside the house.
7.3	Floor	6" wide timber boarding placed on 4" deep timber rafters
7.4	Stairs	Timber framed staircase with timber treads and risers. The staircase is 3 feet wide, supported on timber binders. All elements, structural as well as non-structural are in timber, eg. Timber post, handrail and railing.
7.5	Openings	Openings are in the form of timber porches on both ground and first floor and doors and windows. These Doors and Windows of optimum shapes and simply carved woodwork made using local wood. As the walls were load bearing, the windows are of an optimum shape. The double window is suitable for Indian climate. Since the houses are closely situated, it also facilitates efficient ventilation. The shutters are wooden shutters below and glass above. Windows have segmental arched ventilators with glass panes.
7.6	Roofing	Roof is a double-pitched timber-hipped roof, covered with Mangalore tiles. The roof of the first floor shows exposed timber truss. The floor in the ground + 1 structures made up of joists and binders, and covered with wooden boards.
7.7	Articulation	All articulation on the building is seen in timber. These are fascia boards, balustrades, wooden fretwork panels and face boards. The balusters for the porch on both the ground and first floor are more ornate than the ones seen on the staircase. The newel post is ornate and as a design element intermediate to the

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		balusters. Carved timber brackets, in design as an extension of the corner baluster, support the roof of the porch on the first floor.
7.8	Finishes	<p><b>Walls</b> Lime wash in light green colour on the outside and crème colour on the inside.</p> <p><b>Flooring</b> The flooring in the entrance porch is in ceramic tile chips (resembling china mosaic) in black and white design with black granite border. The flooring of the porch on the first floor is Minton Tiles. The interiors on the ground floor have polished Shahbad tiles and toilets have white and peach ceramic tiles, whereas on the first floor, it is timber boarding.</p> <p><b>Staircases</b> The treads and risers of the staircase are in timber. The posts, handrails and balusters are painted in green and white oil paint.</p>
7.9	Interiors (Movable & Immovable)	The interiors of the house are as sensitively done and contribute to the architectural character of the house. They have old teak wood furniture, kept in very good condition. The internal walls are lime washed. The finishes and materials are original like the timber boarding on the floor of the first level and lend the spaces a distinctive character. All doors and windows have thin printed curtains and the lighting is done in low voltage bulbs imparting it an old world charm.
7.10	Compound/Fence/Gate	There is a compound wall along the south elevation of the building – 3 feet high. The remaining building opens onto the street and does not have a fence or gate.
7.11	Curtilege/ Unbuilt space/out buildings/landscape	There are no curtilege space or outbuildings, as the building footprint occupies the entire plot. The space between this building and its surrounding buildings is very narrow.
8.0		<b>SERVICES &amp; UTILITIES</b>
8.1	Lighting	Due to the presence of porches on both the ground and first floor and double shutter windows, the house is naturally well lit. Low voltage bulbs and other light fixtures like small chandeliers can be seen in all rooms.
8.2	Ventilation	Ceiling fans have been introduced in all rooms, suspended from the trusses on the first floor. Also, the double shutter windows facilitate cross ventilation.
8.3	Electricity	BEST is the primary electricity supplier.
8.4	Water Supply	Municipal water supply is the main source of water. There is no evident shortage of water.
8.5	Drainage (Plumbing and sanitation)	Toilet block situated at the back of the building, all sanitation pipes are confined to the rear side. No down take or sanitation pipes are visible on the front façade of the building.
8.6	Fire Precaution	No fire precaution system has been installed within the building.
8.7	Other (HVAC/BMS/Security Systems)	The building has no special maintenance agency.
9.0		<b>CONDITION</b>
9.1	Plinth	Rising damp observed in front verandah and at various places on the external wall.
9.2	Walls	Seepage from roof on all gable walls and in verandahs on the first floor. Walls show watermarks due to constant seepage from roof. The wall otherwise does not show any structural cracks.
9.3	Floor	The floor shows sagging of timber members on the rear of the building on the first



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		floor. There is also some amount of settlement of the foundation seen on the ground floor. The timber beams and joists show rot and cracks on the ceiling of the ground floor.
9.4	Stairs	The timber members of the staircase appear to be in sound structural condition, free from any visual threat. The other non-structural members like balusters and newel post are intact and well maintained.
9.5	Openings	The porches and verandahs are not blocked or encroached upon. The doors and windows are of the original size with original window shutters and glass panes.
9.6	Roofing	The end conditions of the roof members are in structural distress. This is due to absence of gutters and misplaced fascia boards. Tin sheets have replaced the Mangalore tiled roof over the verandah on the first floor over wooden members. Small amount of tar work has been done as water proofing in place of the Mangalore tiles.
9.7	Articulation & Finishes	Articulation and finishes are intact. Minor changes in the articulation are done with conservation sensitivity and the finishes are intact free from structural and aesthetic problems.
9.8	Services	The roof gutters are absent in many places with incorrect slopes. The down take pipes and sanitation pipes along the side and rear façade of the building display cracks and rusting. Due to improper drainage and downtake, watermarks are seen on the walls and gables.
9.9	Outbuildings	No outbuilding present
9.10	Overall Condition	Good Maintenance level Regular with conservation sensitivity.
10.0		<b>TRANSFORMATION</b>
10.1	Form	The original form of the building has not undergone any transformation. A brick wall has been built behind one railing on the entrance porch on the ground floor. However, this does not affect the transparency or character of the building.
10.2	Structure	No major structural transformations are seen in the building.
10.3	Articulation & Finishes	Some floor finishes have changed from the original and only minor transformations are seen in the finishes and detailing. The original architectural character of the building is intact.
11.0		<b>DP REMARKS/PERCEIVED THREATS</b>
		None
12.0		<b>ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS &amp; SUGGESTIONS FOR IMPLEMENTATION</b>

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