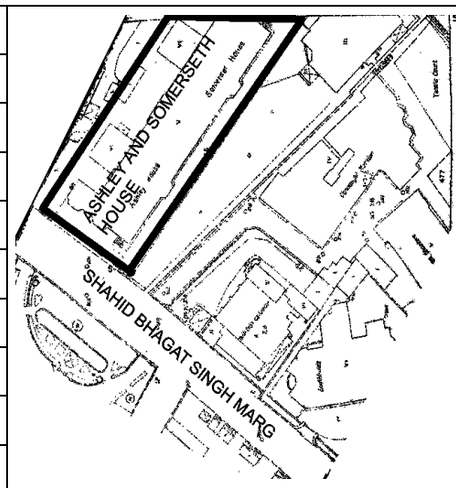
Common Ref. No.:	
Card No.:	A-1
Ward (Part):	A-IV
CS No.:	1 / 402
Plot Area:	761.34 sq.m.
B U Area:	2855.02 sq.m.
Date:	August, 2005
Record by:	Gauri J, Ambika K
Review by:	Arun Kale
Internal:	As above
External:	As above
Photo Ref.:	T-III-A:\Ward A\Ashley House / Somerseth House



1.0	**Denomination**			
1.1	Name of Premises	Ashley House / Sommerset House		
1.2	Earlier Name	Not applicable		
1.3	Built in	Mid 20th century	Extension Date (if any)	Not applicable
2.0	**Access**			
2.1	Main	Dr. Nanabhai Moos Marg (Upper Colaba Road)		
2.2	Subsidiary	Not applicable		
3.0	**Ownership Pattern**			
3.1	Present	Trustees of the Port of Bombay		
3.2	Past	Trustees of the Port of Bombay		
3.3	Status	Ownership		
4.0	**Use**			
4.1	Present	Residential		
4.2	Past	Residential		
4.3	Usage	Regular residential use		
5.0	**Significance & Value Classification**			
5.1	Townscape (Natural / Manmade)	Located on a small plot facing sea on Dr. Nanabhai Moos Marg, which is one of the major North-South arterial roads and a continuation of Shahid Bhagatsing Marg in the south.		
5.2	Architectural Description	In proximity to the Army land at the southern end of the city, this imposing building gains its architectural character by the sloping roof with Mangalore tiles supported by a series of decorative wooden brackets and by the sloping chajjas in Vernacular vocabulary. The cornice bands at floor levels and simple rectangular architraves contribute to the modest ornamentation on the the Ashlar masonry facade.The rear façade faces the Sassoon Dock in the east.		
5.3	Intrinsic	Building located in an elite area occupying one of the prestigious plots of Bombay.		
5.4	Value Classification	A(arc), B(des)	Recommended Grade	**III**
6.0	**Topography**			
6.1	Floors	G + 4		
7.0	**Construction**			
7.1	Plinth	Black Basalt stone plinth in coursed ashlar masonry		
7.2	Walls	Brick masonry walls		
7.3	Floor	RCC floor slab		
7.4	Stairs	Open well RCC staircase with cast iron railing and wooden handrail		

7.5	Openings	Rectangular openings with wooden frames and glazed shutters		
7.6	Roofing	Sloping roof with Mangalore tiles and wooden trusses		
7.7	Articulation	Cornice bands are seen at all floor levels and there are simple rectangular architraves around windows. The plinth has Black Basalt stone in coursed ashlar masonry. The sloping roof is supported by wooden brackets.		
7.8	Finishes	Malad stone cladded externally and internally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	3 meter high plastered brick wall		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Paved side open spaces		
8.0	**Services & Utilities**			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Window air-conditioning units at some places		
9.0	**Condition**			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good (No sagging observed)		
9.4	Stairs	Good		
9.5	Openings	Good		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Good		
9.8	Services	Good (Drainage pipes need no replacement)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	**Transformation**			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	**DP Remarks / Perceived Threats**	Plot affected by shopline on proposed Development Plan. (D.P.)		
12.0	**Additional Notes / References / Documents Available**	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

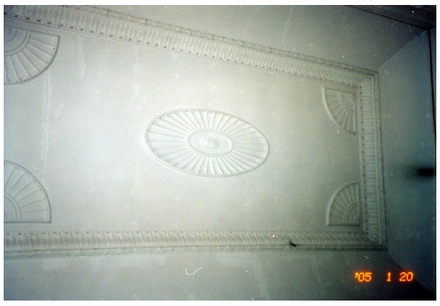
Rear view

Entrance arch

Sloping roof chajjas for all the floors

Marble cladded R.C.C. open well staircase

Side view from the premise

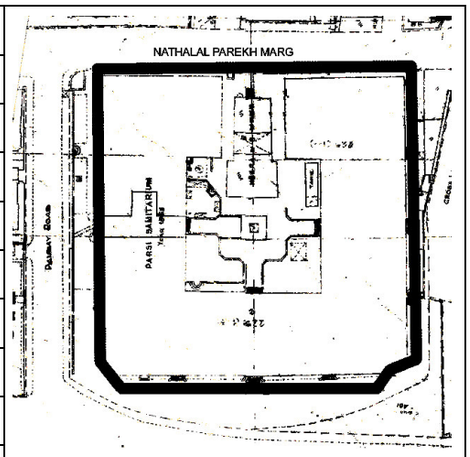


False ceiling at the ground floor landing level

Sloping roof supported by wooden brackets

Staircase block terminating at the 4th floor level

Common Ref. No.:	
Card No.:	A-2
Ward (Part):	A-IV
CS No.:	481
Plot Area:	514.22 sq.m.
B U Area:	305.66 sq.m.
Date:	April, 2005
Record by:	Gauri J, Uma P
Review by:	Arun Kale
Internal:	As Above
External:	As Above
Photo Ref.:	T-III-A:\Ward A\ Seth Merwanjee Framji Panday Dadgah



1.0	**Denomination**			
1.1	Name of Premises	Seth Merwanjee Framji Panday Dadgah		
1.2	Earlier Name	Not applicable		
1.3	Built in	1865	Extension Date (if any)	Not applicable
2.0	**Access**			
2.1	Main	Nathalal Parekh Marg (Wodehouse Road)		
2.2	Subsidiary	Pande Road		
3.0	**Ownership Pattern**			
3.1	Present	Seth Merwanjee Framji Panday Charitable Trust		
3.2	Past	Seth Merwanjee Framji Panday Charitable Trust		
3.3	Status	Trust		
4.0	**Use**			
4.1	Present	Dharamshala		
4.2	Past	Dharamshala		
4.3	Usage	Regular residential use		
5.0	**Significance & Value Classification**			
5.1	Townscape (Natural / Manmade)	Located on a large rectangular plot with lot of open space facing the sea front now reclaimed and known as Cuffe Parade in southern tip of the island city.		
5.2	Architectural Description	Ground storey sanatorium structure, has a 19th century dadgah which houses a consecrated fire. A long verandah supported on closely spaced cast iron columns and the Mangalore tile pitched roof contributes to its Vernacular character. Arched windows with plain keystone, timber staircase the steps leading to the plinth are some of the interesting features. An ornamental Neo-classical style small pavilion stands independently.		
5.3	Intrinsic	In the typology of Parsi Sanatoria built at many locations in the city, used by the octogenarians from the Parsi Community that is facing a sharp demographic decline.		
5.4	Value Classification	A(arc), A(cul), B(per), B(uu), D(bio), F	Recommended Grade	**III**
6.0	**Topography**			
6.1	Floors	Ground floor (Middle block G + 2)		
7.0	**Construction**			
7.1	Plinth	1 meter high Black Basalt stone plinth in coursed ashlar masonry		
7.2	Walls	Brick masonry walls		
7.3	Floor	Shahabad tiles on plinth		

7.4	Stairs	Access denied		
7.5	Openings	Rectangular double shutter wooden windows with semicircular arch above it		
7.6	Roofing	Sloping roof with Mangalore tiles supported by wooden trusses		
7.7	Articulation	Cast iron ionic columns in verandah on ground floor. The façade is relatively plain and has minimal articulation.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Plastered brick compound wall		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Has a water well and a small square Neo-classical style pavilion in the compound		
8.0	**Services & Utilities**			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	**Condition**			
9.1	Plinth	Fair (No settlement or cracks observed but needs maintenance)		
9.2	Walls	Fair (Dampness observed at some places)		
9.3	Floor	Fair		
9.4	Stairs	Access denied		
9.5	Openings	Fair		
9.6	Roofing	Fair (Leakage observed at few places)		
9.7	Articulation & Finishes	Fair		
9.8	Services	Fair (Drainage pipes need maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	**Transformation**			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	**DP Remarks / Perceived Threats**	None		
12.0	**Additional Notes / References / Documents Available**	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai.		

Seth Merwanjee Framji Panday Dadgah

View from Nathalal Parekh Marg

Verandah with parapet wall

Pavilion in the court

Sloping roof with wooden trusses

Decorative pilasters

Well located in the central court

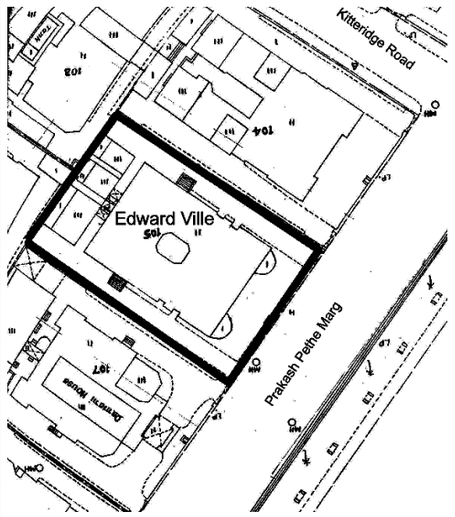
Black Basalt stone in coursed ashlar masonry

Name of the sanatorium encrypted on a wooden plate

Columns with decorative capitals

Right side elevation and Left side elevation not seen due to proximity of adjoining buildings

Common Ref. No.:	
Card No.:	A-3
Ward (Part):	A-IV
CS No.:	105
Plot Area:	1168.90 sq.m.
B U Area:	1433.52 sq.m.
Date:	August, 2005
Record by:	Gauri J, Uma P
Review by:	Arun Kale
Internal:	As above
External:	As above
Photo Ref.:	T-III-A:\Ward A\Edward Ville



1.0	**Denomination**			
1.1	Name of Premises	Edward Ville		
1.2	Earlier Name	Not applicable		
1.3	Built in	1909	Extension Date (if any)	Not applicable
2.0	**Access**			
2.1	Main	Prakash Pethe Marg (Cuffe Parade)		
2.2	Subsidiary	Not applicable		
3.0	**Ownership Pattern**			
3.1	Present	The Governor of state of Madhya Pradesh		
3.2	Past	The Governor of state of Madhya Pradesh		
3.3	Status	Government Owned		
4.0	**Use**			
4.1	Present	Residential		
4.2	Past	Residential		
4.3	Usage	Regular residential use		
5.0	**Significance & Value Classification**			
5.1	Townscape (Natural / Manmade)	Located on a small rectangular plot facing Prakash Pethe Marg, which is one of the major North-South arterial roads.		
5.2	Architectural Description	A large residential bungalow in black Basalt stone is located in proximity of the cantonment area of South Mumbai. The facade is adorned with semicircular arches with simple keystones around openings on the ground floor. It has a highly decorative parapet wall and projecting bands at sill level of the first floor. Wooden brackets support wooden chajjas on ground floor. Date is encrypted on the floor band level of the first floor.		
5.3	Intrinsic	The British had followed the upper class housing layout at Cuffe Parade similar to that of the housing in Apollo Reclamation.		
5.4	Value Classification	A(arc), B(des), E	Recommended Grade	**III**
6.0	**Topography**			
6.1	Floors	G + 1		
7.0	**Construction**			
7.1	Plinth	Black Basalt stone plinth in coursed ashlar masonry		
7.2	Walls	Load bearing brick walls		
7.3	Floor	Wooden joist flooring		
7.4	Stairs	Open well wooden staircase with decorative wooden balustrade and newel post		

7.5	Openings	Rectangular openings with wooden frames and glazed shutters		
7.6	Roofing	Flat roof with terrace		
7.7	Articulation	Semicircular arches around openings on ground floor with plain keystone. It has highly decorative parapet wall, wooden brackets to support wooden chajjas on ground floor. Date is encrypted on floor band level of first floor.		
7.8	Finishes	Black basalt stone externally and internally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Black Basalt stone compound wall, with mild steel railing		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Ample amount of front and side open spaces		
8.0	**Services & Utilities**			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Window air-conditioning units at some places		
9.0	**Condition**			
9.1	Plinth	Fair (To be check for settlements)		
9.2	Walls	Fair (No dampness or cracks observed)		
9.3	Floor	Fair (No sagging observed)		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Fair		
9.6	Roofing	Fair (Leakages observed at few places)		
9.7	Articulation & Finishes	Fair		
9.8	Services	Fair (Drainage pipes need maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	**Transformation**			
10.1	Form	Hoardings and chajjas added later.		
10.2	Structure	Wooden chajjas replaced with aluminum chajjas.		
10.3	Articulation & Finishes	No transformation		
11.0	**DP Remarks / Perceived Threats**	None		
12.0	**Additional Notes / References / Documents Available**	History: Outside the cantonment limits, there were evident changes in the adjoining Cuffe Parade where an extension was laid out in residential plot south of Panday Sanitarium. Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai, **Dwivedi, Mehrotra** Bombay, The Cities Within Bombay 1995		

View from Nathalal Parekh Marg

Date encrypted on the front façade

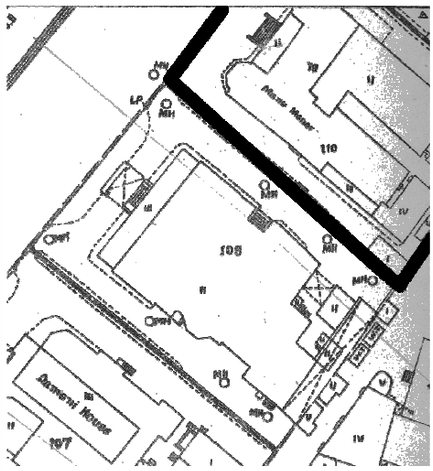
Sloping roof chajjas supported by decorative wooden brackets in poor condition

Semicircular arches with a key stone

Decorative wall of the staircase bay is projecting above the roof level

Right side elevation and Left side elevation not seen due to proximity of adjoining buildings

Common Ref. No.:	
Card No.:	A-4
Ward (Part):	A-III
CS No.:	110
Plot Area:	Not available
B U Area:	Not available
Date:	August, 2005
Record by:	Gauri J, Ambika K
Review by:	Arun Kale
Internal:	As above
External:	As above
Photo Ref.:	T-III-A:\Ward A\Pantaki House



1.0	**Denomination**			
1.1	Name of Premises	Panthaki House		
1.2	Earlier Name	Not applicable		
1.3	Built in	1930s	Extension Date (if any)	Not applicable
2.0	**Access**			
2.1	Main	Prakash Pethe Marg (Cuffe Parade)		
2.2	Subsidiary	Nathalal Parekh Marg (Wodehouse Road)		
3.0	**Ownership Pattern**			
3.1	Present	Not available		
3.2	Past	Not available		
3.3	Status	Tenanted		
4.0	**Use**			
4.1	Present	Residential		
4.2	Past	Residential		
4.3	Usage	Regular residential use		
5.0	**Significance & Value Classification**			
5.1	Townscape (Natural / Manmade)	Located on a small rectangular plot facing Prakash Pethe Road, which is one of the major North-South arterial roads.		
5.2	Architectural Description	A residential building in the typology of apartment building of the colonial period with Neo-classical elements on the façade. The decorative wooden chajjas on all floors (except first floor, which has R.C.C. chajjas with decorative reinforced concrete brackets), decorative floral motifs on front facade, balconies supported by decorative wooden brackets with intricate wooden railing and cornice bands on topmost floor with dentils and parapet walls with decorative concrete jali, projecting bands at sill levels all together enhance its architectural value..		
5.3	Intrinsic	Structure of the 1930s inspired by Neo-classical architecture and a typical British housing layout.		
5.4	Value Classification	A(arc), B(des), E	Recommended Grade	**III**
6.0	**Topography**			
6.1	Floors	G + 2		
7.0	**Construction**			
7.1	Plinth	Black Basalt stone plinth in coursed ashlar masonry		
7.2	Walls	Load bearing brick walls		
7.3	Floor	Wooden joist flooring		
7.4	Stairs	Open well wooden staircase with decorative wooden balustrade		

		and a newel post		
7.5	Openings	Rectangular openings with wooden frames and glazed shutters		
7.6	Roofing	Flat roof with terrace		
7.7	Articulation	Decorative wooden chajjas on all floors except first floor, which has R.C.C. chajjas with decorative reinforced concrete brackets .It, also has decorative floral motifs on front facade. Balconies supported by decorative wooden brackets have highly decorative wooden railing.		
7.8	Finishes	Black Basalt stone externally and internally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Black Basalt stone compound wall with cast iron railing		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Ample side and front open spaces		
8.0	**Services & Utilities**			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Window air-conditioning units at some places		
9.0	**Condition**			
9.1	Plinth	Fair (No settlement or cracks observed but needs maintenance)		
9.2	Walls	Fair (No dampness or cracks observed)		
9.3	Floor	Fair		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Fair		
9.6	Roofing	Fair (To be checked for leakages)		
9.7	Articulation & Finishes	Fair		
9.8	Services	Fair (Drainage pipes need maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	**Transformation**			
10.1	Form	Sliding windows and ventilators removed from all floors.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	**DP Remarks / Perceived Threats**	None		
12.0	**Additional Notes / References / Documents Available**	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

Pantaki House

View from Prakash Pethe Marg

Black basalt stone façade with flushed pointing

Black Basalt stone plinth in coursed ashlar masonry

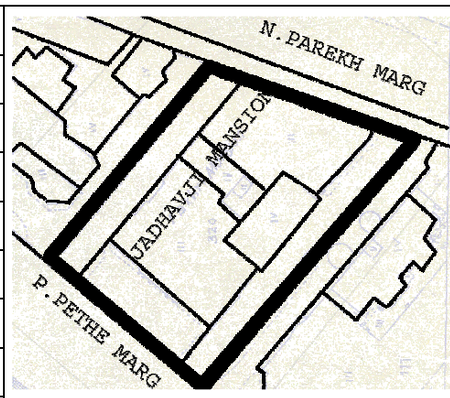
Floral motifs encrypted on the façade

Decorative arches at the ground floor level

Decorative motifs above the sloping roof chajjas

Right side elevation and Left side elevation not seen due to proximity of adjoining buildings

Common Ref. No.:	
Card No.:	A-5
Ward (Part):	A-III
CS No.:	320
Plot Area:	1125.42 sq.m.
B U Area:	3601.34 sq.m.
Date:	August, 2005
Record by:	Gauri J, Swapnil B
Review by:	Arun Kale
Internal:	As above
External:	As above
Photo Ref.:	T-III-A:\Ward A\Jadhavji Building



1.0	**Denomination**			
1.1	Name of Premises	Jadhavji Building		
1.2	Earlier Name	Not applicable		
1.3	Built in	1930s	Extension Date (if any)	Not applicable
2.0	**Access**			
2.1	Main	Prakash Pethe Marg (Cuff Parade)		
2.2	Subsidiary	Nathalal Parekh Marg (Wodehouse Road)		
3.0	**Ownership Pattern**			
3.1	Present	Hemant Kumar Jadhavji Vaidya and others		
3.2	Past	Hemant Kumar Jadhavji Vaidya and others		
3.3	Status	Tenanted		
4.0	**Use**			
4.1	Present	Residential		
4.2	Past	Residential		
4.3	Usage	Regular residential use		
5.0	**Significance & Value Classification**			
5.1	Townscape (Natural / Manmade)	Located on a rectangular plot facing Prakash Pethe Road, which is one of the major North-South arterial roads.		
5.2	Architectural Description	A residential building in the typology of apartment building of the colonial period. The striking feature of the building is its projecting balcony on the first floor supported by slender columns. Building also has features like floor bands, C-shaped rusticated pilaster on ground floor and plain pilasters with floral motifs on all other floors. Highly decorative reinforced concrete brackets support balconies. Decorative geometric motifs are seen at lintel level of windows on each floor.		
5.3	Intrinsic	Buildings in the elite area of Cuffe Parade usually follow British housing layouts.		
5.4	Value Classification	A(arc), B(des), E	Recommended Grade	**III**
6.0	**Topography**			
6.1	Floors	G + 3		
7.0	**Construction**			
7.1	Plinth	Black Basalt stone plinth in coursed ashlar masonry		
7.2	Walls	Brick masonry walls		
7.3	Floor	R.C.C. floor slab		
7.4	Stairs	Open well wooden staircase with decorative wooden balustrade		

7.5	Openings	Rectangular openings with wooden frames and glazed shutters		
7.6	Roofing	Flat roof with terrace		
7.7	Articulation	C-shaped rustic pilaster on ground floor and plain pilasters with floral motifs on all other floors. Highly decorative reinforced concrete brackets support the balconies. Decorative geometric motifs are seen at lintel level of windows on each floor.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Plastered brick compound wall		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Ample amount of open space around		
8.0	**Services & Utilities**			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Window air-conditioning units on external facade		
9.0	**Condition**			
9.1	Plinth	Fair (No settlement or cracks observed but needs maintenance)		
9.2	Walls	Fair (Dampness observed at few places)		
9.3	Floor	Fair		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Fair		
9.6	Roofing	Fair (Leakages observed at few places)		
9.7	Articulation & Finishes	Fair		
9.8	Services	Fair (Drainage pipes need maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	**Transformation**			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	Recently plastered and painted.		
11.0	**DP Remarks / Perceived Threats**	None		
12.0	**Additional Notes / References / Documents Available**	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

View from Prakash Pethe Marg

Cornice detail

View of the front façade

Projecting balcony on the first floor

Decorative brackets supporting the balcony

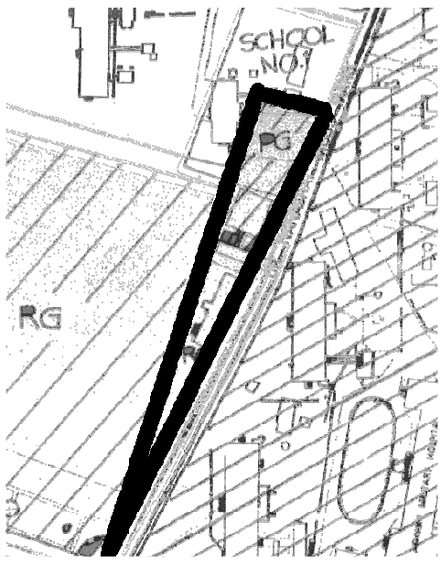
Decorative motifs on the façade

Sloping roof of the balcony supported by the columns

Decorative brackets

Left side elevation not seen due to proximity of adjoining buildings

Common Ref. No.:	
Card No.:	A-6
Ward (Part):	A-V
CS No.:	Not available
Plot Area:	Not available
B U Area:	Not available
Date:	August, 2005
Record by:	Gauri J, Ambika K
Review by:	Arun Kale
Internal:	As above
External:	As above
Photo Ref.:	T-III-A:\Ward A\Colaba Vanashree

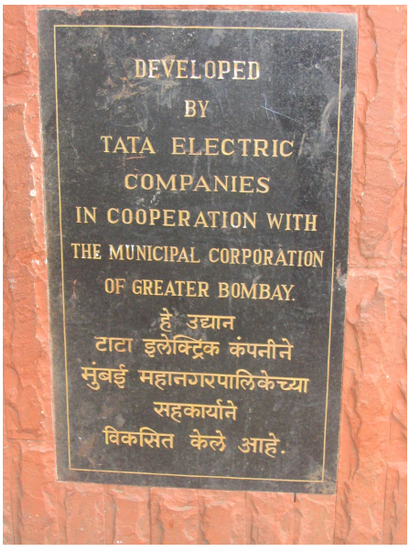


1.0	**Denomination**			
1.1	Name of Premises	Colaba Vanashree		
1.2	Earlier Name	Not applicable		
1.3	Built in	Early 20th century	Extension Date (if any)	Not applicable
2.0	**Access**			
2.1	Main	Dr. Nanabhai Moos Marg (Upper Colaba Road)		
2.2	Subsidiary	Not applicable		
3.0	**Ownership Pattern**			
3.1	Present	MCGM		
3.2	Past	MCGM		
3.3	Status	MCGM		
4.0	**Use**			
4.1	Present	Children's Playground		
4.2	Past	Playground		
4.3	Usage	Regular playground use		
5.0	**Significance & Value Classification**			
5.1	Townscape (Natural / Manmade)	Located on a long stretch of land on Prakash Pethe Marg, which is one of the major North-South arterial roads.		
5.2	Architectural Description	A long stretch of public open space with neatly landscaped areas like lawns, pathways and a segregated play area. There is a separate Basket Ball court.		
5.3	Intrinsic	Open space provided as a breather in Cuffe Parade area. This land is developed by Tata Electric Companies in cooperation with MCGM.		
5.4	Value Classification	J, I(sce)	Recommended Grade	**II B**
6.0	**Topography**			
6.1	Floors	Not applicable		
7.0	**Construction**			
7.1	Plinth	Not applicable		
7.2	Walls	Not applicable		
7.3	Floor	Not applicable		
7.4	Stairs	Not applicable		
7.5	Openings	Not applicable		
7.6	Roofing	Not applicable		
7.7	Articulation	Not applicable		

7.8	Finishes	Not applicable		
7.9	Interiors (Movable & Immovable)	Not applicable		
7.10	Compound / Fence / Gate	Brick compound wall M.S. fencing		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Huge open landscaped space with lawns		
8.0	**Services & Utilities**			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not applicable		
8.7	Other (HVAC / BMS / Security Systems)	Not applicable		
9.0	**Condition**			
9.1	Plinth	Not applicable		
9.2	Walls	Not applicable		
9.3	Floor	Not applicable		
9.4	Stairs	Not applicable		
9.5	Openings	Not applicable		
9.6	Roofing	Not applicable		
9.7	Articulation & Finishes	Not applicable		
9.8	Services	Good		
9.9	Outbuildings	Not applicable		
9.10	Overall condition	Good	Maintenance level	Good
10.0	**Transformation**			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	**DP Remarks / Perceived Threats**	Plot reserved for Playground and Recreational ground on proposed Development Plan. (D.P.)		
12.0	**Additional Notes / References / Documents Available**	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

Use of hedges in landscaping

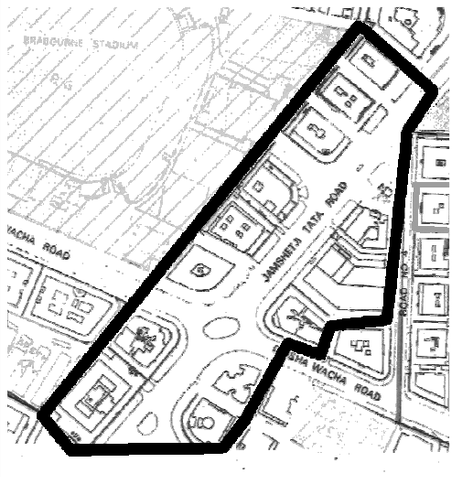
View of the basket ball court



Plaque on the garden gate

Compound wall

Common Ref. No.:	
Card No.:	A-7
Ward (Part):	A-II
CS No.:	Not applicable
Plot Area:	Not applicable
B U Area:	Not applicable
Date:	January, 2005
Record by:	Gauri J, Keshav S
Review by:	Arun Kale
Internal:	As above
External:	As above
Photo Ref.:	T-III-A:\Ward A\ Jamshetji Tata Road front



1.0	**Denomination**			
1.1	Name of Premises	Jamshetji Tata Road front		
1.2	Earlier Name	Not applicable		
1.3	Built in	1930-1950	Extension Date (if any)	Not applicable
2.0	**Access**			
2.1	Main	Jamshetji Tata Road		
2.2	Subsidiary	Not applicable		
3.0	**Ownership Pattern**			
3.1	Present	Not applicable		
3.2	Past	Not applicable		
3.3	Status	Not applicable		
4.0	**Use**			
4.1	Present	Not applicable		
4.2	Past	Not applicable		
4.3	Usage	Not applicable		
5.0	**Significance & Value Classification**			
5.1	Townscape (Natural / Manmade)	Buildings located on either sides of Jamshetji Tata Road, which is one of the major North-South arterial roads thus creating an avenue.		
5.2	Architectural Description	Part of Back Bay Reclamation scheme, completed in 1929 this road front of uniform skyline and similar footprints exibit an Art Deco character as seen in the prominent linear chajjas and balconies with metal or wooden railing set in masonry plastered parapet walls, regularly placed wooden windows with uniform sash bars and rectangular mullion grids in painted white. Earlier strict guidelines were laid down regarding the construction. A clear space of twenty feet all around the building and a space of forty feet between any two buildings was mandatory.		
5.3	Intrinsic	In Back Bay Reclamation scheme, an important rule related to design and architectural features stated that a general uniformity and harmony of design was to be maintained in all buildings. Like the Gothic buildings in their time represented the new face of the city and an expression of power, so too the Art Deco buildings and precincts symbolized the shift in expression to represent contemporary aspirations.		
5.4	Value Classification	A(arc), E, I(sce)	Recommended Grade	**III**
6.0	**Topography**			
6.1	Floors	Not applicable		
7.0	**Construction**			

7.1	Plinth	Not applicable		
7.2	Walls	Not applicable		
7.3	Floor	Not applicable		
7.4	Stairs	Not applicable		
7.5	Openings	Not applicable		
7.6	Roofing	Not applicable		
7.7	Articulation	Not applicable		
7.8	Finishes	Not applicable		
7.9	Interiors (Movable & Immovable)	Not applicable		
7.10	Compound / Fence / Gate	Not applicable		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Not applicable		
8.0	**Services & Utilities**			
8.1	Lighting	Not applicable		
8.2	Ventilation	Not applicable		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not applicable		
8.7	Other (HVAC / BMS / Security Systems)	Not applicable		
9.0	**Condition**			
9.1	Plinth	Not applicable		
9.2	Walls	Not applicable		
9.3	Floor	Not applicable		
9.4	Stairs	Not applicable		
9.5	Openings	Not applicable		
9.6	Roofing	Not applicable		
9.7	Articulation & Finishes	Not applicable		
9.8	Services	Good		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Not applicable
10.0	**Transformation**			
10.1	Form	Not applicable		
10.2	Structure	Not applicable		
10.3	Articulation & Finishes	Not applicable		
11.0	**DP Remarks** / **Perceived Threats**	Located in Commercial Zone on proposed Development Plan. (D.P.)		
12.0	**Additional Notes** / **References** / **Documents Available**	History: In Back Bay reclamation layout, strict guidelines were laid down regarding the construction. Buildings were to be constructed of stone, brick, concrete or steel framed but Porebunder stone was forbidden for the construction of parapets, corbels, brackets and similar parts of buildings except for some commercial buildings and hotels. This was due to the architectural vocabulary of the Art Deco style which employed surfaces constructed in R.C.C. and plastered bricks which was a cheaper alternative. No construction work could commence unless the plans, elevations and sections had been approved by Chief Engineer to the Government. Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai, **Dwivedi, Mehrotra** Bombay, The Cities Within Bombay 1995		

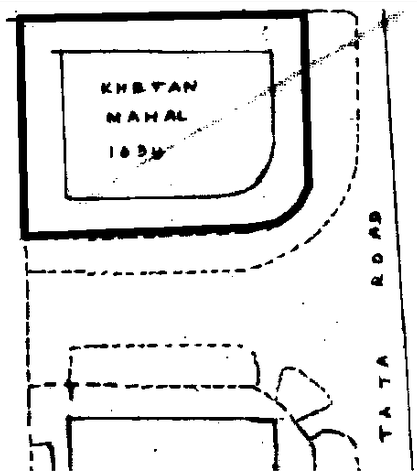
Jamshetji Tata Road front

View of Jamshetji Tata Road front

Road front has buildings in Art Deco style

View of Jamshetji Tata Road

Common Ref. No.:	
Card No.:	A-7b
Ward (Part):	A-II
CS No.:	1634
Plot Area:	1678.10 sq.m.
B U Area:	6292.87 sq.m.
Date:	April, 2005
Record by:	Gauri J, Ojas P
Review by:	Arun Kale
Internal:	As above
External:	As above
Photo Ref.:	T-III-A:\Ward A\Khetan Bhavan



1.0	**Denomination**			
1.1	Name of Premises	Khetan Bhavan		
1.2	Earlier Name	Not applicable		
1.3	Built in	1930s	Extension Date (if any)	Not applicable
2.0	**Access**			
2.1	Main	Jamshetji Tata Road		
2.2	Subsidiary	Jamshetji Tata Cross Road		
3.0	**Ownership Pattern**			
3.1	Present	Ek Omkar Co-op Society Ltd		
3.2	Past	Ek Omkar Co-op Society Ltd		
3.3	Status	Tenanted		
4.0	**Use**			
4.1	Present	Residential, Commercial		
4.2	Past	Residential, Commercial		
4.3	Usage	Regular residential and commercial use		
5.0	**Significance & Value Classification**			
5.1	Townscape (Natural / Manmade)	Located on a corner plot facing Jamshetji Tata Road, which is one of the major North-South arterial roads.		
5.2	Architectural Description	A typical Art Deco corner building having projecting vertical bands on the corner facade, from first to fourth floor running continuously on façade forming floor bands. The series of balconies on the side facades though not structurally continuous, give a lenear character. These Art Deco buildings in 1930s brought in the international trends, thus making Bombay, India's connection to the West.		
5.3	Intrinsic	The various Art Deco style buildings on the newly reclaimed lands created a cohesive image. Like the Gothic buildings in their time represented the new face of the city and an expression of power, so too the Art Deco buildings and precincts symbolized the shift in expression to represent contemporary aspirations.		
5.4	Value Classification	A(arc), B(des), G(grp), E	Recommended Grade	**III**
6.0	**Topography**			
6.1	Floors	G + 4		
7.0	**Construction**			
7.1	Plinth	Plastered masonry plinth		
7.2	Walls	Brick masonry walls		
7.3	Floor	R.C.C. floor slab		
7.4	Stairs	R.C.C. dog legged staircase		

7.5	Openings	Rectangular openings with wooden frames and glazed shutters		
7.6	Roofing	Flat roof with terrace		
7.7	Articulation	Projecting vertical bands from first to fourth floor on façade, Chajjas on fourth floor runs continuously on façade forming floor bands.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Entrance foyer		
7.10	Compound / Fence / Gate	Brick wall and M.S. fencing		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Marginal side open space		
8.0	**Services & Utilities**			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Window air-conditioning units at some places		
9.0	**Condition**			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good		
9.4	Stairs	Good		
9.5	Openings	Good		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Good		
9.8	Services	Good (Drainage pipes need no replacement)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	**Transformation**			
10.1	Form	Marble cladding near entrance, hoardings and sliding windows added later.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	**DP Remarks / Perceived Threats**	West boundary touches the Recreational Ground on proposed Development Plan. (D.P.)		
12.0	**Additional Notes / References / Documents Available**	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai, **Dwivedi, Mehrotra** Bombay, The Cities Within Bombay 1995		

Khetan Bhavan

View from Jamshetji Tata Road

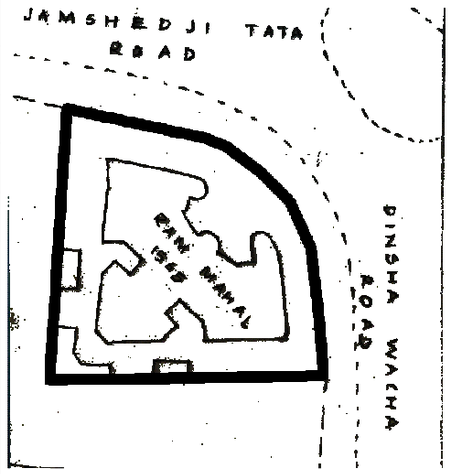
Rectangular opening with vertical bands

Window air conditioning unit

Typical Art Deco vertical bands on the façade

Side view of the building

Common Ref. No.:	
Card No.:	A-7a
Ward (Part):	A-II
CS No.:	1565
Plot Area:	1903.86 sq.m.
B U Area:	9995.26 sq.m.
Date:	April, 2005
Record by:	Gauri J, Anup S
Review by:	Arun Kale
Internal:	As above
External:	As above
Photo Ref.:	T-III-A:\Ward A\Ram Mahal



1.0	**Denomination**			
1.1	Name of Premises	Ram Mahal		
1.2	Earlier Name	Not applicable		
1.3	Built in	1946	Extension Date (if any)	Not applicable
2.0	**Access**			
2.1	Main	Jamshetji Tata Road		
2.2	Subsidiary	Dinsha Wacha Road		
3.0	**Ownership Pattern**			
3.1	Present	Ramchand Vaswani		
3.2	Past	Governor of Bombay (Lessor), Lessee – Ramchand K. Vaswani, Rupchand K. Vaswani, Sunita Rupchand Vaswani, Sheela Ramchand Vasvani, Mukesh Ramcahand Vaswani, Vijaya Ramchand Vaswani		
3.3	Status	Tenanted		
4.0	**Use**			
4.1	Present	Residential		
4.2	Past	Residential		
4.3	Usage	Regular residential use		
5.0	**Significance & Value Classification**			
5.1	Townscape (Natural / Manmade)	Located on a rectangular corner plot at junction of Jamshetji Tata Road, which is one of the major North-South arterial roads and Dinsha Wacha Road.		
5.2	Architectural Description	One of the fine examples of Art Deco corner building having a circular central staircase block and rounded corners acentuated with linear curved chajjas on the facade. Unlike the other Art Deco buildings its corner has a visually interesting concave form, a feature which sets it apart from the other Art deco buildings in its vicinity.		
5.3	Intrinsic	The various Art Deco style buildings on the newly reclaimed lands created a cohesive image. Like the Gothic buildings in their time represented the new face of the city and an expression of power, so too the Art Deco buildings and precincts symbolized the shift in expression to represent contemporary aspirations.		
5.4	Value Classification	A(arc), B(des), G(grp), E, I(sce)	Recommended Grade	**III**
6.0	**Topography**			
6.1	Floors	G + 6		
7.0	**Construction**			
7.1	Plinth	Plastered masonry plinth		
7.2	Walls	Brick masonry walls		

7.3	Floor	R.C.C. floor slab		
7.4	Stairs	R.C.C. winding staircase		
7.5	Openings	Rectangular openings with wooden frames and glazed shutters		
7.6	Roofing	Flat roof with terrace		
7.7	Articulation	Circular central staircase, having glazing throughout chajjas act as continuous floor bands around the building.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Decorative entrance foyer		
7.10	Compound / Fence / Gate	Brick wall and M.S. fencing		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Paved marginal side open space		
8.0	**Services & Utilities**			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Window air-conditioning units at some places		
9.0	**Condition**			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good		
9.4	Stairs	Good (Wooden members in good condition)		
9.5	Openings	Good		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Good		
9.8	Services	Good (Drainage pipes need no replacement)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	**Transformation**			
10.1	Form	Sliding windows and grills added later.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	**DP Remarks** / **Perceived Threats**	Plot falls under Commercial Zone on proposed Development Plan. (D.P.)		
12.0	**Additional Notes** / **References** / **Documents Available**	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai, **Dwivedi, Mehrotra** Bombay, The Cities Within Bombay 1995		

Ram Mahal

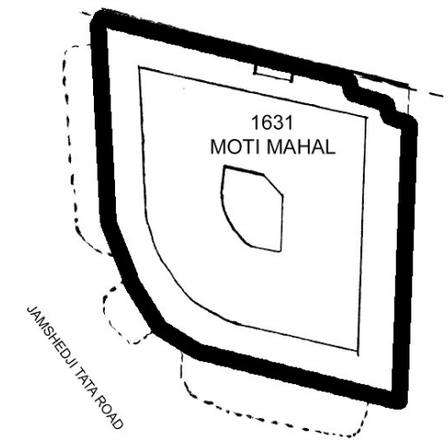
View from Jamshetji Tata Road

R.C.C. winding staircase

Rounded balconies in Art Deco style

Right side elevation and Left side elevation not seen due to proximity of adjoining buildings

Common Ref. No.:	
Card No.:	A-7c
Ward (Part):	A-II
CS No.:	1631
Plot Area:	2136.3 sq.m.
B U Area:	1424.2 sq.m.
Date:	April, 2005
Record by:	Gauri J, Anup S
Review by:	Arun Kale
Internal:	As above
External:	As above
Photo Ref.:	T-III-A:\Ward A\Moti Mahal



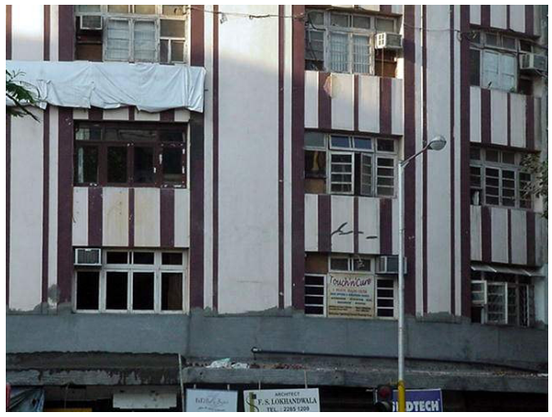
1.0	**Denomination**			
1.1	Name of Premises	Moti Mahal		
1.2	Earlier Name	Not applicable		
1.3	Built in	1940-1949	Extension Date (if any)	Not available
2.0	**Access**			
2.1	Main	Jamshetji Tata Road		
2.2	Subsidiary	Dinsha Wacha Road		
3.0	**Ownership Pattern**			
3.1	Present	Bombay Fire & General Insurance Company		
3.2	Past	Gopalbhai Bhairuratan Damani, Bhimaldevi Premratan Damani, Sarladevi Navratan Damani, South India Insurance Company		
3.3	Status	Tenanted		
4.0	**Use**			
4.1	Present	Residential, Commercial		
4.2	Past	Residential		
4.3	Usage	Regular residential and commercial use		
5.0	**Significance & Value Classification**			
5.1	Townscape (Natural / Manmade)	Located on important junction facing the round island at Jamshetji Tata Road, which is one of the major North-South arterial roads and Dinsha Wacha Road in Back Bay Reclamation.		
5.2	Architectural Description	Importance of this architecually no so valuable Art Deco building is its strategic location occupying one of the corners facing the traffic island. Features like vertical bands spanning from first floor to fourth floor and the projecting curved balconies are its claim to Art Deco.		
5.3	Intrinsic	The various Art Deco style buildings on the newly reclaimed lands created a cohesive image. Like the Gothic buildings in their time represented the new face of the city and an expression of power, so too the Art Deco buildings and precincts symbolized the shift in expression to represent contemporary aspirations.		
5.4	Value Classification	A(arc), B(des), G(grp), E	Recommended Grade	**III**
6.0	**Topography**			
6.1	Floors	G + 7		
7.0	**Construction**			
7.1	Plinth	0.3 meters plastered masonry plinth		
7.2	Walls	Brick masonry wall		
7.3	Floor	R.C.C. floor slab		

7.4	Stairs	R.C.C. staircase around lift well		
7.5	Openings	Rectangular openings with wooden frames and glazed shutters		
7.6	Roofing	Flat roof with terrace		
7.7	Articulation	Small rectangular balconies rounded at ends, vertical projecting bands on façade		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Entrance foyer		
7.10	Compound / Fence / Gate	Brick piers, with M.S fencing		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Front open space moderately landscaped with lowers and plasters		
8.0	**Services & Utilities**			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	**Condition**			
9.1	Plinth	Fair (No settlement or cracks observed but needs maintenance)		
9.2	Walls	Fair		
9.3	Floor	Fair		
9.4	Stairs	Fair (Needs maintenance)		
9.5	Openings	Fair		
9.6	Roofing	Fair (No leakage observed)		
9.7	Articulation & Finishes	Fair		
9.8	Services	Fair (Drainage pipes need maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	**Transformation**			
10.1	Form	No transformation		
10.2	Structure	Top two floors added later.		
10.3	Articulation & Finishes	No transformation		
11.0	**DP Remarks / Perceived Threats**	West boundary touches the Recreational Ground on proposed Development Plan. (D.P.)		
12.0	**Additional Notes / References / Documents Available**	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai, **Dwivedi, Mehrotra** Bombay, The Cities Within Bombay 1995		

View from the junction of Jamshetji Tata Road and Dinsha Wacha Road

View after the renovation

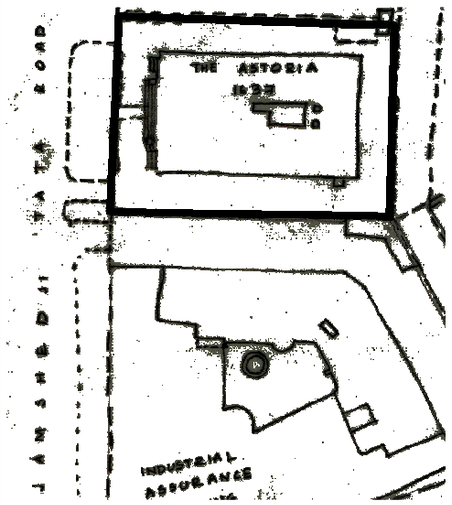
Top floors added later



Vertical bands on the facade

Projecting balconies on the facade

Common Ref. No.:	
Card No.:	A-7d
Ward (Part):	A-II
CS No.:	1637
Plot Area:	2992.50 sq.m.
B U Area:	13466.25 sq.m.
Date:	April, 2005
Record by:	Gauri J, Ojas P
Review by:	Arun Kale
Internal:	As above
External:	As above
Photo Ref.:	T-III-A:\Ward A\Astoria Hotel



1.0	**Denomination**			
1.1	Name of Premises	Astoria Hotel		
1.2	Earlier Name	Not applicable		
1.3	Built in	1950-1959	Extension Date (if any)	Not applicable
2.0	**Access**			
2.1	Main	Jamshetji Tata Road		
2.2	Subsidiary	Not applicable		
3.0	**Ownership Pattern**			
3.1	Present	Khupchand Daulatram, Parasram Daulatram		
3.2	Past	Governor of Bombay, Kishanchand Gulabram, Lacchmibai Shevakram, Lokumal Kishanchand, Murli Tehliram Chellaram, Pishutehliram Chellaram, Wasiamull Bhagumal, Lachmandas Shevakram, Hotchand Advani, Navindhibhai Advani, Shobhraj Jhumatmal, Valiram Gheruma, Kakibai Dwarkadas.		
3.3	Status	Ownership		
4.0	**Use**			
4.1	Present	Hotel (Public)		
4.2	Past	Hotel (Public)		
4.3	Usage	Hotel (Regular public use)		
5.0	**Significance & Value Classification**			
5.1	Townscape (Natural / Manmade)	Located on Jamshetji Tata Road, which is one of the major North-South arterial roads. This area falls under Back Bay Reclamation which was completed in 1929.		
5.2	Architectural Description	This well proportioned symmetrical building on the Jamshetji Tata road is part of the Back Bay Reclaimation area. In simple Art deco style cladded in Porebunder stone with minimum articulation on the facade enhances its public character. The facade has verticality with recessed openings.The only projecting balcony on the top floor creates interest on the otherwise stark facade.		
5.3	Intrinsic	The various Art Deco style buildings on the newly reclaimed lands created a cohesive image. Like the Gothic buildings in their time represented the new face of the city and an expression of power, so too the Art Deco buildings and precincts symbolized the shift in expression to represent contemporary aspirations.		
5.4	Value Classification	A(arc), B(des), G(grp), E	Recommended Grade	**II A**
6.0	**Topography**			
6.1	Floors	G + 5		
7.0	**Construction**			
7.1	Plinth	Plastered masonry plinth		

7.2	Walls	0.15 meter thick brick wall		
7.3	Floor	R.C.C. floor slab		
7.4	Stairs	Dog legged, R.C.C. staircase with wooden railing		
7.5	Openings	Rectangular openings with wooden frames and glazed shutters		
7.6	Roofing	Flat roof with terrace		
7.7	Articulation	Stone pilasters projecting on the façade		
7.8	Finishes	Malad stone cladding. Internally cement plastered and painted.		
7.9	Interiors (Movable & Immovable)	Decorative entrance foyer		
7.10	Compound / Fence / Gate	Brick piers at intervals		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Marginal side open space		
8.0	**Services & Utilities**			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Window air-conditioning units at some places		
9.0	**Condition**			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good		
9.4	Stairs	Good		
9.5	Openings	Good		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Good		
9.8	Services	Good (Drainage pipes need no replacement)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	**Transformation**			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	**DP Remarks** / **Perceived Threats**	West boundary touches the Recreational Ground on proposed Development Plan. (D.P.)		
12.0	**Additional Notes** / **References** / **Documents Available**	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai, **Dwivedi, Mehrotra** Bombay, The Cities Within Bombay 1995		

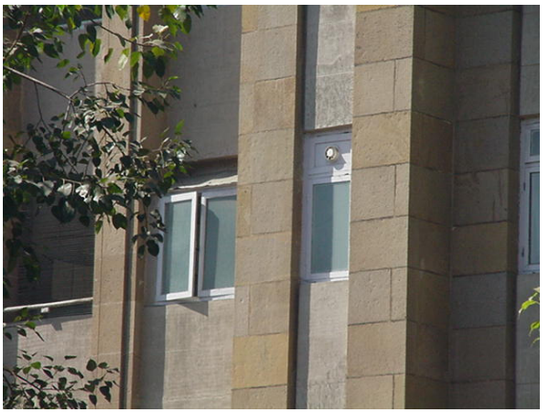
Astoria Hotel

Front elevation

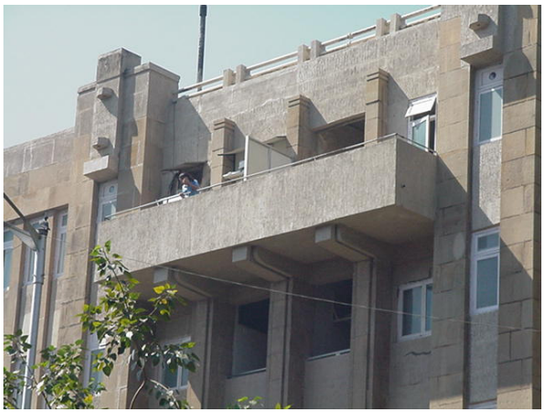
View from Jamshetji Tata Marg

Windows covered polythene sheets

Typical Art Deco massing



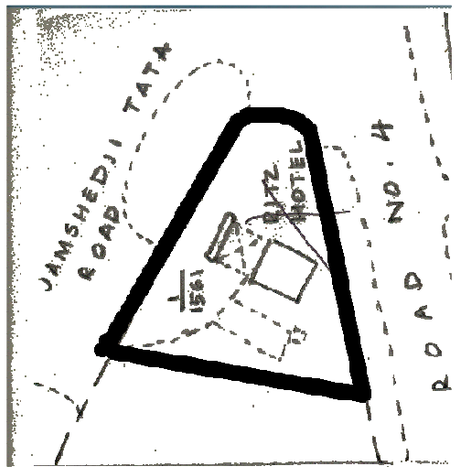
Malad stone cladding with flush pointing



Vertical bands on the façade

Right side elevation and Left side elevation not seen due to proximity of adjoining buildings

Common Ref. No.:	
Card No.:	A-7e
Ward (Part):	A-II
CS No.:	1 / 1561
Plot Area:	500 sq.m.
B U Area:	1980 sq.m.
Date:	April, 2005
Record by:	Gauri J, Anup S
Review by:	Arun Kale
Internal:	As above
External:	As above
Photo Ref.:	T-III-A:\Ward A\Ritz Hotel



1.0	**Denomination**			
1.1	Name of Premises	Ritz Hotel		
1.2	Earlier Name	Not applicable		
1.3	Built in	1930s	Extension Date (if any)	Not applicable
2.0	**Access**			
2.1	Main	Jamshetji Tata Road		
2.2	Subsidiary	J. T. S. Malani Road (Road No. 4)		
3.0	**Ownership Pattern**			
3.1	Present	Governor of Maharashtra (Lessor), Lessee – Esso Standard Eastern Inc.		
3.2	Past	Governor of Maharashtra (Lessor), Lessee – Esso Standard Eastern Inc.		
3.3	Status	Private (Ownership)		
4.0	**Use**			
4.1	Present	Commercial		
4.2	Past	Commercial		
4.3	Usage	Regular commercial use		
5.0	**Significance & Value Classification**			
5.1	Townscape (Natural / Manmade)	Part of Jamshetji Tata Road front at the sharp corner of Road No. 4 with a Petrol station, in Back Bay area.		
5.2	Architectural Description	The buildings on the Jamshetji Tata Road fall in the Back Bay Reclamation area. Earlier strict guidelines were laid down regarding the construction. A clear space of twenty feet all around the building and a space of forty feet between any two buildings was mandatory. This has often resulted in some monotony. This Art deco building has prominent chajjas projecting on each floor on the entire length of the facade highlighted in dark green.		
5.3	Intrinsic	The various Art Deco style buildings on the newly reclaimed lands created a cohesive image. Like the Gothic buildings in their time represented the new face of the city and an expression of power, so too the Art Deco buildings and precincts symbolized the shift in expression to represent contemporary aspirations.		
5.4	Value Classification	A(arc), B(des), G(grp), E	Recommended Grade	**II A**
6.0	**Topography**			
6.1	Floors	G + 6		
7.0	**Construction**			
7.1	Plinth	0.6 meter high plastered masonry plinth		
7.2	Walls	0.15 meter thick brick masonry wall		

7.3	Floor	R.C.C. floor slab		
7.4	Stairs	R.C.C. marble cladded staircase		
7.5	Openings	Rectangular openings with wooden frames and glazed shutters		
7.6	Roofing	Asbestos sheet roofing		
7.7	Articulation	Horizontal band at every floor and sill level		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Access denied		
7.10	Compound / Fence / Gate	Plastered Brick 1.5 meter high compound wall		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Front open space moderately landscaped corner of the plot occupied by a Petrol station.		
8.0	**Services & Utilities**			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Fire fighting system includes Hydrates, Sprinklers		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	**Condition**			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good		
9.4	Stairs	Good		
9.5	Openings	Good		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Fair		
9.8	Services	Good (Drainage pipes need no replacement)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	**Transformation**			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	**DP Remarks / Perceived Threats**	Plot falls under Commercial Zone on proposed Development Plan. (D.P.)		
12.0	**Additional Notes / References / Documents Available**	History: Ritz Hotel and was designed by Gregson, Batley and King. Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai, **Dwivedi, Mehrotra** Bombay, The Cities Within Bombay 1995		

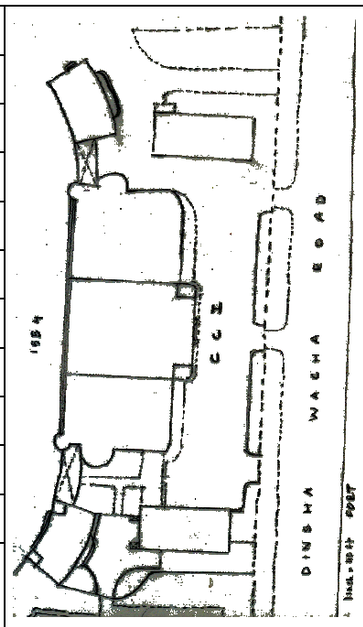
View from Jamshetji Tata Marg

Side elevation

View of the adjoining foot path

Left side elevation not seen due to proximity of adjoining buildings

Common Ref. No.:	
Card No.:	A-8
Ward (Part):	A-II
CS No.:	1554
Plot Area:	61190.84 sq.m.
B U Area:	80771.90 sq.m.
Date:	April, 2005
Record by:	Gauri J, Anup S
Review by:	Arun Kale
Internal:	As above
External:	As above
Photo Ref.:	T-III-A:\Ward A\Cricket Club Pavilion, Cricket Club of India



1.0	**Denomination**			
1.1	Name of Premises	Cricket Club Pavilion, Cricket Club of India		
1.2	Earlier Name	Not applicable		
1.3	Built in	1937	Extension Date (if any)	Not applicable
2.0	**Access**			
2.1	Main	Dinsha Wacha Road		
2.2	Subsidiary	Not applicable		
3.0	**Ownership Pattern**			
3.1	Present	Governor of Bombay (Lessor), Cricket Club of India (lesses)		
3.2	Past	Governor of Bombay (Lessor), Cricket Club of India (lesses)		
3.3	Status	Government		
4.0	**Use**			
4.1	Present	Now the stadium hosts school sport meets & variety entertainment programs since the construction of Wankhede Stadium		
4.2	Past	Public		
4.3	Usage	Regular public use		
5.0	**Significance & Value Classification**			
5.1	Townscape (Natural / Manmade)	Located east of the Marine Drive in Back Bay area facing Dinsha Wacha Road, adjoining Brabourne stadium.		
5.2	Architectural Description	Low rise building in moderate Art Deco character. Rounded balconies and curved corners, simple rectangular windows with chhajjas compound wall and gate with Art Déco elements all painted in pastel shades of grey and white, its modest interior attribute on sophisticated class identity of 1940s.		
5.3	Intrinsic	Designed by architects Gregson, Batley and King, the CCI Complex including the 40,000 capacity, Brabourne stadium was inaugurated by the Governor Lord Brabourne. This was the prime Cricket Stadium till it lost its importance to Wankhede Stadium, built in the close vicinity in 1970s. The CCI Club is still one of the elite clubs of the city. The various Art Deco style buildings on the newly reclaimed lands created a cohesive image. Like the Gothic buildings in their time represented the new face of the city and an expression of power, so too the Art Deco buildings and precincts symbolized the shift in expression to represent contemporary aspirations.		
5.4	Value Classification	A(arc), A(cul), B(des), E	Recommended Grade	**II B**
6.0	**Topography**			
6.1	Floors	G + 1		

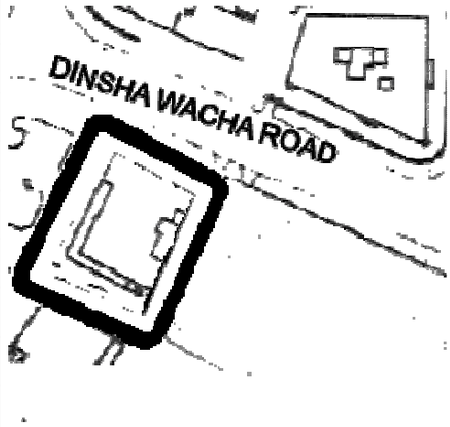
7.0	**Construction**			
7.1	Plinth	Plastered masonry plinth		
7.2	Walls	Brick masonry walls		
7.3	Floor	R.C.C. floor slab		
7.4	Stairs	Access denied		
7.5	Openings	Rectangular openings with wooden frames and glazed shutters		
7.6	Roofing	Flat roof with terrace		
7.7	Articulation	It has minimal articulation on the façade except for the rounded edges of the building and the facades painted in pastel shades.		
7.8	Finishes	Sand faced externally and internally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Entrance foyer		
7.10	Compound / Fence / Gate	Plastered brick wall with M.S. fencing		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Open space for stadium in the center		
8.0	**Services & Utilities**			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Fire hydrants at 30 meters		
8.7	Other (HVAC / BMS / Security Systems)	Window air-conditioning units at some places		
9.0	**Condition**			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good		
9.4	Stairs	Access denied		
9.5	Openings	Good		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Good		
9.8	Services	Good (Drainage pipes need no replacement)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	**Transformation**			
10.1	Form	Sliding window and grills added later.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	**DP Remarks** / **Perceived Threats**	Plot reserved for Recreational Ground on proposed Development Plan. (D.P.)		
12.0	**Additional Notes** / **References** / **Documents Available**	History: Gregson, Batley and King, who also drew the plans for the Cricket Club of India and the Brabourne Stadium. The magnificent cricket stadium, inaugurated in December, 1937 by the Governor Lord Brabourne, could accommodate 40000 people, and was in the coming decade, to become synonymous with the game of cricket in the city. Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai, **Dwivedi, Mehrotra** Bombay, The Cities Within Bombay 1995		

Cricket Club Pavilion, Cricket Club of India

View from Dinsha Wacha Road

View obstructed by vegetation

Common Ref. No.:	
Card No.:	A-9
Ward (Part):	A-II
CS No.:	Not available
Plot Area:	Not available
B U Area:	Not available
Date:	April, 2005
Record by:	Gauri J, Anup S
Review by:	Arun Kale
Internal:	As above
External:	As above
Photo Ref.:	T-III-A:\Ward A\ Mistry Bhavan



1.0	**Denomination**			
1.1	Name of Premises	Mistry Bhavan		
1.2	Earlier Name	Not applicable		
1.3	Built in	1950	Extension Date (if any)	Not applicable
2.0	**Access**			
2.1	Main	Dinsha Wacha Road		
2.2	Subsidiary	Not applicable		
3.0	**Ownership Pattern**			
3.1	Present	Not available		
3.2	Past	Not available		
3.3	Status	Tenanted		
4.0	**Use**			
4.1	Present	Commercial		
4.2	Past	Commercial		
4.3	Usage	Regular commercial use		
5.0	**Significance & Value Classification**			
5.1	Townscape (Natural / Manmade)	Part of the Vista created by imposing buildings on Dinsha Wacha Road.		
5.2	Architectural Description	A stark building with an imposing character attributed by bold vertical fins running through first to fifth floor. Length of the projecting chajja on fifth floor matched the bay of the fins and has rectangular projections with plaster motifs. The clean Malad stone ashlar masonry creates an interesting box like effect within which the fins and slender windows are set.		
5.3	Intrinsic	The various Art Deco style buildings on the newly reclaimed lands created a cohesive image. Like the Gothic buildings in their time represented the new face of the city and an expression of power, so too the Art Deco buildings and precincts symbolized the shift in expression to represent contemporary aspirations.		
5.4	Value Classification	A(arc), B(des), G(grp)	Recommended Grade	**III**
6.0	**Topography**			
6.1	Floors	G + 6		
7.0	**Construction**			
7.1	Plinth	Plastered masonry plinth		
7.2	Walls	Brick masonry walls		
7.3	Floor	R.C.C. floor slab		
7.4	Stairs	Access denied		

7.5	Openings	Rectangular openings with aluminium framed shutters		
7.6	Roofing	Flat roof with terrace		
7.7	Articulation	Chajjas projecting above fifth floor have extruding and recessed motifs on its soffit		
7.8	Finishes	Malad stone cladding externally and internally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Marginal side open space		
8.0	**Services & Utilities**			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Window air-conditioning units at some places		
9.0	**Condition**			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good		
9.4	Stairs	Good		
9.5	Openings	Good		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Good		
9.8	Services	Good		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	**Transformation**			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	**DP Remarks / Perceived Threats**	Building adjacent to College plot on proposed Development Plan. (D.P.)		
12.0	**Additional Notes / References / Documents Available**	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai, **Dwivedi, Mehrotra** Bombay, The Cities Within Bombay 1995		

View from Dinsha Wacha Road

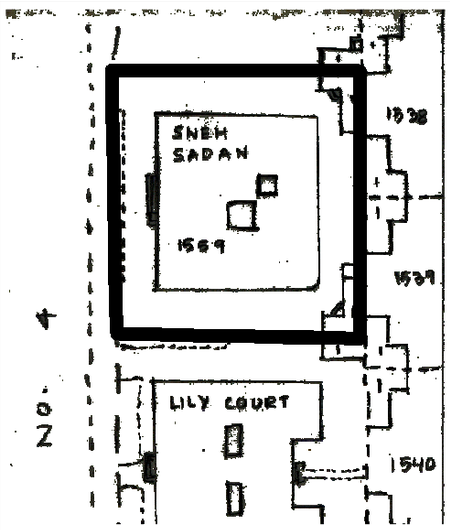
Prominent vertical slits seen on the façade

Decorative mouldings at the soffit of the chajjas

Geometrical cut outs on the facade

Right side elevation and Left side elevation not seen due to proximity of adjoining buildings

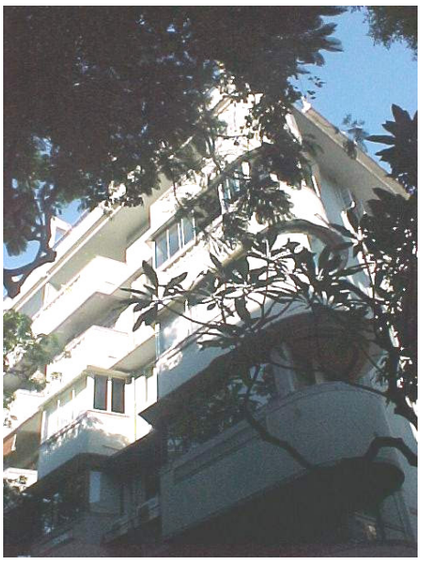
Common Ref. No.:	
Card No.:	A-10
Ward (Part):	A-II
CS No.:	1559
Plot Area:	1201.5 sq.m.
B U Area:	4757.94 sq.m.
Date:	April, 2005
Record by:	Gauri J, Keshav S
Review by:	Arun Kale
Internal:	As above
External:	As above
Photo Ref.:	T-III-A:\Ward A\Sneh Sadan



1.0	**Denomination**			
1.1	Name of Premises	Sneh Sadan		
1.2	Earlier Name	Not applicable		
1.3	Built in	Late 1950-59	Extension Date (if any)	Not applicable
2.0	**Access**			
2.1	Main	J.T.S. Malani Road		
2.2	Subsidiary	Not applicable		
3.0	**Ownership Pattern**			
3.1	Present	Sneh Sadan Churchgate Co-Op Housing Society		
3.2	Past	Governor of Bombay (Lesser)		
3.3	Status	Ownership		
4.0	**Use**			
4.1	Present	Residential		
4.2	Past	Residential		
4.3	Usage	Regular residential use		
5.0	**Significance & Value Classification**			
5.1	Townscape (Natural / Manmade)	Part of the road front of J.T.S. Malani Road in the Back Bay Reclamation area.		
5.2	Architectural Description	A modest Art Deco building with no articulation but, except the balconies with a small band of intricate concrete railings. Represents the streetscape. The projecting balconies are curved at all the corners of the building. One of the few simple Art Deco buildings where only couple of balconies is enclosed with aluminium sliding windows that destroy the Art Deco character.		
5.3	Intrinsic	The Back Bay Reclamation was complete in 1929, after which tenanted residential buildings mostly in Art Deco style with a large foot print and G + 5 height were constructed on the organized plots. The various Art Deco style buildings on the newly reclaimed lands created a cohesive image. Like the Gothic buildings in their time represented the new face of the city and an expression of power, so too the Art Deco buildings and precincts symbolized the shift in expression to represent contemporary aspirations.		
5.4	Value Classification	A(arc), B(des), G(grp), E	Recommended Grade	**III**
6.0	**Topography**			
6.1	Floors	G + 5		
7.0	**Construction**			
7.1	Plinth	Plastered masonry plinth		
7.2	Walls	Brick masonry wall		

7.3	Floor	R.C.C. floor slab		
7.4	Stairs	R.C.C. dog legged staircase		
7.5	Openings	Rectangular openings with wooden frames and glazed shutters		
7.6	Roofing	Flat roof with terrace		
7.7	Articulation	No articulation except curved balconies		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Entrance foyer		
7.10	Compound / Fence / Gate	Plastered brick walls		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Marginal side open space		
8.0	**Services & Utilities**			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Window air-conditioning units at some places		
9.0	**Condition**			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good		
9.4	Stairs	Good		
9.5	Openings	Good		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Good		
9.8	Services	Good (Drainage pipes need no replacement)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	**Transformation**			
10.1	Form	Sliding windows added later.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	**DP Remarks / Perceived Threats**	None		
12.0	**Additional Notes / References / Documents Available**	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai, **Dwivedi, Mehrotra** Bombay, The Cities Within Bombay 1995		

View from J.T.S Malani Marg

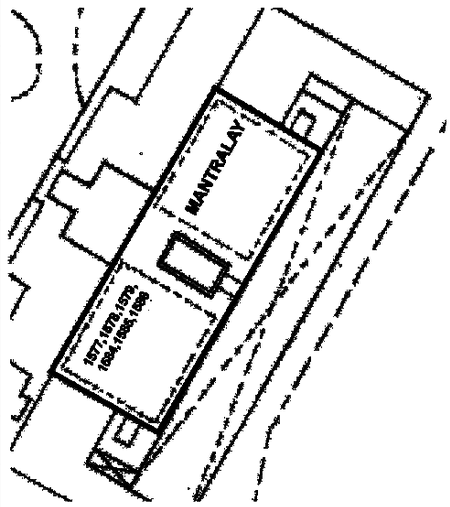


Rounded balconies

View obstructed by vegetation

Right side elevation and Left side elevation not seen due to proximity of adjoining buildings

Common Ref. No.:	
Card No.:	A-11
Ward (Part):	A-III
CS No.:	1577, 1578, 1579, 1584, 1585, 1586
Plot Area:	Not available
B U Area:	Not available
Date:	April, 2005
Record by:	Gauri J, Keshav S
Review by:	Arun Kale
Internal:	As above
External:	As above
Photo Ref.:	T-III-A:\Ward A\ Mantralaya

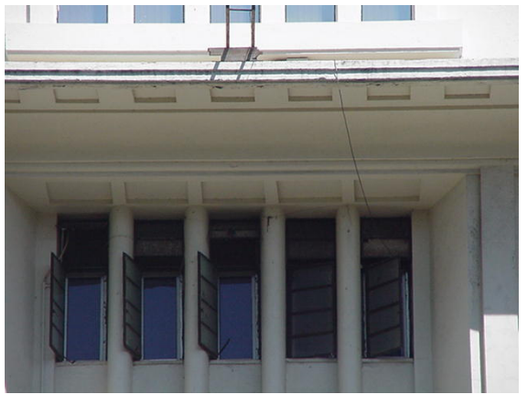


1.0	**Denomination**			
1.1	Name of Premises	Mantralaya		
1.2	Earlier Name	Not applicable		
1.3	Built in	1955	Extension Date (if any)	Not applicable
2.0	**Access**			
2.1	Main	Madam Kama Marg		
2.2	Subsidiary	Maharshi Karve Marg (Queen's Road)		
3.0	**Ownership Pattern**			
3.1	Present	Not available		
3.2	Past	Not available		
3.3	Status	Government owned		
4.0	**Use**			
4.1	Present	Administrative Building		
4.2	Past	Administrative Building		
4.3	Usage	Regular administrative building use		
5.0	**Significance & Value Classification**			
5.1	Townscape (Natural / Manmade)	An imposing and sprawling building on Madam Kama Marg, which is one of the major East-West arterial roads, is a prominent landmark.		
5.2	Architectural Description	A symmetrical imposing façade in stepped profile culminating at the central highest platform with a flag post. Below that is the Ashok Chakra in bas-relief which marks the central portion with vertical fins. On either side of the central bay vertical fins in box pattern enclose the window and accentuate the symmetry on the façade. The design of the two wings incorporated precast vertical fins or sun breakups, interlaced with chajjas crossing then at each floor level as protective device against glare, heat and heavy monsoon rain.		
5.3	Intrinsic	Earlier known as Sachivalaya (Office of the Secretaries) Its name was changed to Mantralaya (Office of the Ministers) to signing the importance of the democratically elected executive body.		
5.4	Value Classification	A(arc), B(des), B(uu), E, I(sce), C(seh)	Recommended Grade	**II B**
6.0	**Topography**			
6.1	Floors	G + 6		
7.0	**Construction**			
7.1	Plinth	Plastered masonry plinth		
7.2	Walls	Brick masonry wall		

7.3	Floor	R.C.C. floor slab		
7.4	Stairs	Access denied		
7.5	Openings	Rectangular openings with wooden frames and glazed shutters		
7.6	Roofing	Flat roof with terrace		
7.7	Articulation	Has some fins on the facade; the facade also bears Sinha Stambha Symbol on the top.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	M.S. fencing		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Marginal side open space		
8.0	**Services & Utilities**			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Window air-conditioning units at some places		
9.0	**Condition**			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good		
9.4	Stairs	Access denied		
9.5	Openings	Good		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Good		
9.8	Services	Good (Drainage pipes need maintenance)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	**Transformation**			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	**DP Remarks** / **Perceived Threats**	Plot reserved for Government Office on proposed Development Plan. (D.P.)		
12.0	**Additional Notes** / **References** / **Documents Available**	History: The Mantralaya was completed in 1955 at the cost of Rs. 65.5 lacs. Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai, **Dwivedi, Mehrotra** Bombay, The Cities Within Bombay 1995		

View from Madam Kama Marg

Flag hoisted on the terrace



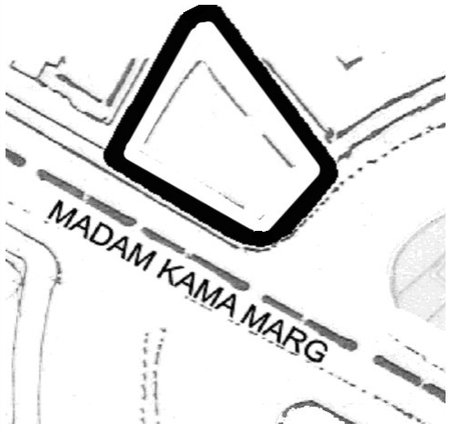
Detail of the windows

Indian National Symbol "*Sinha Stambha*"

Malad stone cladding on the ground floor

Fins observed on the facade

Common Ref. No.:	
Card No.:	A-12
Ward (Part):	A-III
CS No.:	Not available
Plot Area:	Not available
B U Area:	Not available
Date:	April, 2005
Record by:	Gauri J, Keshav S
Review by:	Arun Kale
Internal:	As Above
External:	As Above
Photo Ref.:	T-III-A:\Ward A\ Common Wealth Building



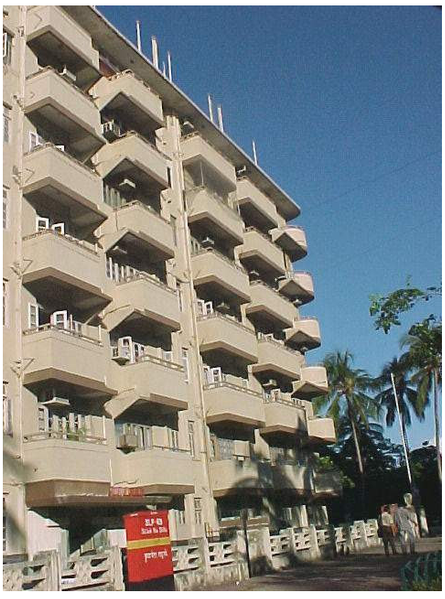
1.0	**Denomination**				
1.1	Name of Premises	Common Wealth Building			
1.2	Earlier Name	Not applicable			
1.3	Built in	1930 to 1940	Extension Date (if any)	Not applicable	
2.0	**Access**				
2.1	Main	Madam Kama Marg			
2.2	Subsidiary	Jeevan Bima Marg			
3.0	**Ownership Pattern**				
3.1	Present	Not available			
3.2	Past	Not available			
3.3	Status	Ownership			
4.0	**Use**				
4.1	Present	Residential			
4.2	Past	Residential			
4.3	Usage	Regular residential use			
5.0	**Significance & Value Classification**				
5.1	Townscape (Natural / Manmade)	Very strategic node on Madam Kama Marg, which is one of the major East-West arterial roads, in the Marine Southern extreme of Marine Drive, adjacent to L.I.C. Building.			
5.2	Architectural Description	Respecting the built forms and the skyline of Marine Drive, its Art Deco character is attributed by a uniform pattern of balconies on the entire façade highlighted with delicate handrail and a band of wide groove in plaster immediately below it. All the doors and windows on the façade have an absolute uniform character due to identical divisions of shutter into square glass panels. The boundary wall has geometrical pattern in Art Deco style.			
5.3	Intrinsic	The various Art Deco style buildings on the newly reclaimed lands created a cohesive image. Like the Gothic buildings in their time represented the new face of the city and an expression of power, so too the Art Deco buildings and precincts symbolized the shift in expression to represent contemporary aspirations.			
5.4	Value Classification	A(arc), B(des), G(grp), I(sce), E	Recommended Grade	**III**	
6.0	**Topography**				
6.1	Floors	G+ 6			
7.0	**Construction**				
7.1	Plinth	Plastered masonry plinth			
7.2	Walls	Brick masonry wall			

7.3	Floor	R.C.C. floor slab		
7.4	Stairs	R.C.C. dog legged staircase		
7.5	Openings	Rectangular openings with wooden frames and glazed shutters		
7.6	Roofing	Flat roof with terrace		
7.7	Articulation	Projecting balconies and floor bands on the façade		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Entrance foyer		
7.10	Compound / Fence / Gate	Plastered brick wall		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Marginal side open space		
8.0	**Services & Utilities**			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Window air-conditioning units at some places		
9.0	**Condition**			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good		
9.4	Stairs	Good (Well maintained)		
9.5	Openings	Good		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Good		
9.8	Services	Good (Drainage pipes need no replacement)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	**Transformation**			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	**DP Remarks / Perceived Threats**	None		
12.0	**Additional Notes / References / Documents Available**	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai, **Dwivedi, Mehrotra** Bombay, The Cities Within Bombay 1995		

Common Wealth Building

View from Netaji Subhash Chandra Road

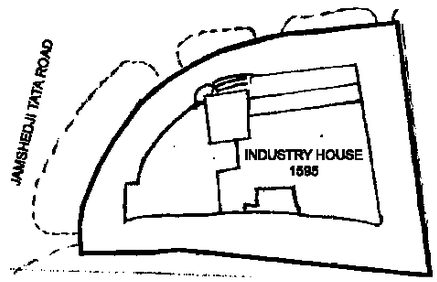
View of the balconies facing the sea



View from Madam Kama Marg

Typical Art Deco rounded balconies

Common Ref. No.:	
Card No.:	A-13
Ward (Part):	A-III
CS No.:	1595
Plot Area:	Not available
B U Area:	Not available
Date:	April, 2005
Record by:	Gauri J, Anup S
Review by:	Arun Kale
Internal:	As above
External:	As above
Photo Ref.:	T-III-A:\Ward A\Industry House



1.0	**Denomination**			
1.1	Name of Premises	Industry House		
1.2	Earlier Name	Not applicable		
1.3	Built in	1930s	Extension Date (if any)	Not applicable
2.0	**Access**			
2.1	Main	Jamshetji Tata Road		
2.2	Subsidiary	Road No. 3		
3.0	**Ownership Pattern**			
3.1	Present	Not available		
3.2	Past	Not available		
3.3	Status	Tenanted		
4.0	**Use**			
4.1	Present	Public		
4.2	Past	Public		
4.3	Usage	Regular public use		
5.0	**Significance & Value Classification**			
5.1	Townscape (Natural / Manmade)	Located in a rectangular corner plot at the junction of Jamshetji Tata Road, which is one of the major North-South arterial roads and Road No. 3.		
5.2	Architectural Description	Art Deco corner building with Porebunder stone cladding and projecting bands above the entrance. One of the buildings in the Back Bay Reclamation built under the strict regulations in relation to the height and proportions. This building was allowed to be cladded in Porebunder buff stone since it was amongst the commercial buildings of the Back Bay scheme.		
5.3	Intrinsic	The various Art Deco style buildings on the newly reclaimed lands created a cohesive image. Like the Gothic buildings in their time represented the new face of the city and an expression of power, so too the Art Deco buildings and precincts symbolized the shift in expression to represent contemporary aspirations.		
5.4	Value Classification	A(arc), B(des), G(grp), E, I(sce)	Recommended Grade	**III**
6.0	**Topography**			
6.1	Floors	G + 5		
7.0	**Construction**			
7.1	Plinth	Plastered masonry plinth		
7.2	Walls	Brick masonry walls		
7.3	Floor	R.C.C. floor slab		

7.4	Stairs	Access denied		
7.5	Openings	Rectangular openings with wooden frames and fully glazed shutters		
7.6	Roofing	Flat roof with terrace		
7.7	Articulation	Vertical bands on façade. Projecting horizontal bands above entrance. The façade is cladded in Porebunder stone.		
7.8	Finishes	Externally sand faced finished and internally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Entrance foyer		
7.10	Compound / Fence / Gate	Brick compound wall with M.S fencing		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Marginal side open space		
8.0	**Services & Utilities**			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Window air-conditioning units at some places		
9.0	**Condition**			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good		
9.4	Stairs	Access denied		
9.5	Openings	Good		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Good		
9.8	Services	Good (Drainage pipes need no replacement)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	**Transformation**			
10.1	Form	Sliding windows and grills added later.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	Marble cladding at the entrance.		
11.0	**DP Remarks / Perceived Threats**	None		
12.0	**Additional Notes / References / Documents Available**	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai, **Dwivedi, Mehrotra** Bombay, The Cities Within Bombay 1995		

View from Road No. 3

Malad stone cladded façade

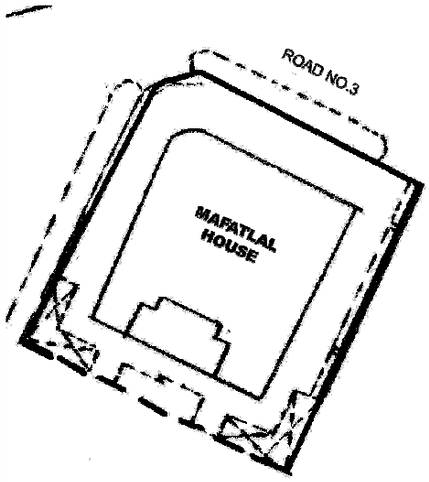
Rectangular openings with fully glazed shutters

Circular columns seen on the either sides of the windows

Entrance porch

Right side elevation and Left side elevation not seen due to proximity of adjoining buildings

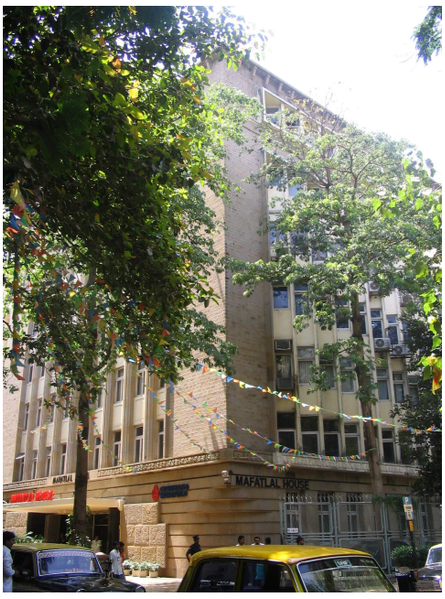
Common Ref. No.:	
Card No.:	A-14
Ward (Part):	A-III
CS No.:	Not available
Plot Area:	Not available
B U Area:	Not available
Date:	April, 2005
Record by:	Gauri J, Anup S
Review by:	Arun Kale
Internal:	As above
External:	As above
Photo Ref.:	T-III-A:\Ward A\Mafatlal House



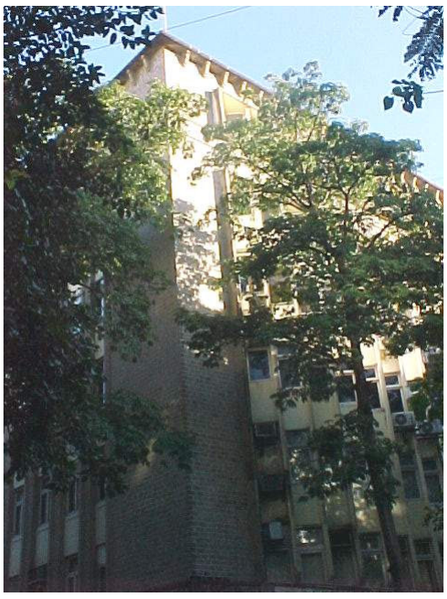
1.0	**Denomination**			
1.1	Name of Premises	Mafatlal House		
1.2	Earlier Name	Not applicable		
1.3	Built in	1935-1940	Extension Date (if any)	Not applicable
2.0	**Access**			
2.1	Main	Road No. 3		
2.2	Subsidiary	B. Shankar Yagnik Marg		
3.0	**Ownership Pattern**			
3.1	Present	Not available		
3.2	Past	Not available		
3.3	Status	Private		
4.0	**Use**			
4.1	Present	Commercial		
4.2	Past	Commercial		
4.3	Usage	Regular commercial use		
5.0	**Significance & Value Classification**			
5.1	Townscape (Natural / Manmade)	A prominent corner plot at the junction of Road No. 3 and B. Shankar Yagnik Marg in Back Bay Reclamation near Churchgate station.		
5.2	Architectural Description	A blend of elements from Art Deco, modernist style. Two wide surfaces cladded in Malad stone on earlier side of the front façade give solidity to the building. Prominent vertical bands on either side of the windows highlight the central part. The floor bands above the entrance porch has floral motifs all around the building. Ground floor has uniform pattern of grooves.		
5.3	Intrinsic	Mafatlal House belongs to the prominent industrial and business group owned by Mafatlals. The various Art Deco style buildings on the newly reclaimed lands created a cohesive image. Like the Gothic buildings in their time represented the new face of the city and an expression of power, so too the Art Deco buildings and precincts symbolized the shift in expression to represent contemporary aspirations.		
5.4	Value Classification	A(arc), B(des), G(grp), E, I(sce)	Recommended Grade	**II A**
6.0	**Topography**			
6.1	Floors	G + 6		
7.0	**Construction**			
7.1	Plinth	Plastered masonry plinth		
7.2	Walls	Brick masonry walls		

7.3	Floor	R.C.C. floor slab		
7.4	Stairs	R.C.C. dog legged staircase		
7.5	Openings	Rectangular openings with wooden frames and glazed shutters		
7.6	Roofing	Flat roof with terrace		
7.7	Articulation	Malad stone cladding and vertical projecting bands on façade		
7.8	Finishes	Malad stone cladding and internally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Entrance foyer		
7.10	Compound / Fence / Gate	M.S. fencing		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Marginal side open space		
8.0	**Services & Utilities**			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Window air-conditioning units at some places		
9.0	**Condition**			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good		
9.4	Stairs	Good (Well maintained)		
9.5	Openings	Good		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Good		
9.8	Services	Good (Drainage pipes need no replacement)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	**Transformation**			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	**DP Remarks / Perceived Threats**	None		
12.0	**Additional Notes / References / Documents Available**	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai, **Dwivedi, Mehrotra** Bombay, The Cities Within Bombay 1995		

Mafatlal House



View from Road No. 3



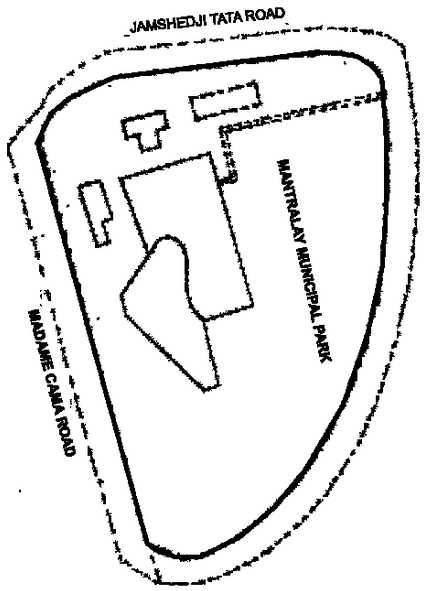
View obstructed due to the vegetation

Entrance porch

Fins seen on the facade

Right side elevation and Left side elevation not seen due to proximity of adjoining buildings

Common Ref. No.:	
Card No.:	A-15
Ward (Part):	A-III
CS No.:	Not available
Plot Area:	Not available
B U Area:	Not available
Date:	August, 2005
Record by:	Gauri J, Swati S
Review by:	Arun Kale
Internal:	As above
External:	As above
Photo Ref.:	T-III-A:\Ward A\ Mantralaya Municipal Park



1.0	**Denomination**			
1.1	Name of Premises	Mantralaya Municipal Park		
1.2	Earlier Name	Not applicable		
1.3	Built in	Mid 20th century	Extension Date (if any)	Not applicable
2.0	**Access**			
2.1	Main	Madam Kama Marg		
2.2	Subsidiary	Jivan Bima Marg		
3.0	**Ownership Pattern**			
3.1	Present	Not available		
3.2	Past	Not available		
3.3	Status	MCGM		
4.0	**Use**			
4.1	Present	Municipal Garden		
4.2	Past	Municipal Garden		
4.3	Usage	Municipal Garden (Regular public use)		
5.0	**Significance & Value Classification**			
5.1	Townscape (Natural / Manmade)	Located on Madam Kama Marg which is one of the major East-West arterial roads on a large piece of land near Mantralaya.		
5.2	Architectural Description	This semicircular garden fronting the LIC building and the Mantralaya could be mirrored to complete a generous urban gesture for the city. However, this proposal did not seem to be worked out. Hence, only the semicircular garden exists. Huge piece of land located near Mantralaya. It is properly landscaped and well maintained. The ground is covered with lawns.		
5.3	Intrinsic	Mantralaya together with the Life Insurance Corporation building and this garden between the two, creates a mini-commercial zone.		
5.4	Value Classification	J, I(sce)	Recommended Grade	**II B**
6.0	**Topography**			
6.1	Floors	Not applicable		
7.0	**Construction**			
7.1	Plinth	Not applicable		
7.2	Walls	Not applicable		
7.3	Floor	Not applicable		
7.4	Stairs	Not applicable		
7.5	Openings	Not applicable		

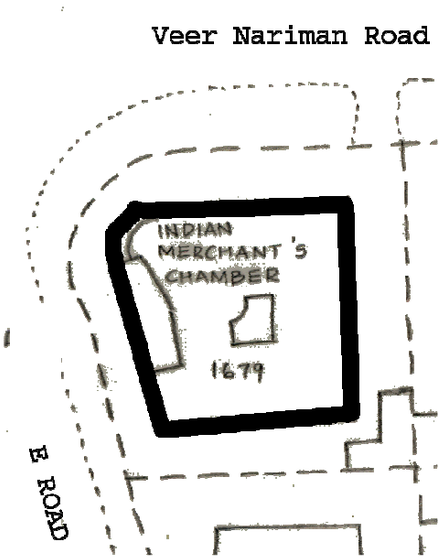
7.6	Roofing	Not applicable		
7.7	Articulation	Not applicable		
7.8	Finishes	Not applicable		
7.9	Interiors (Movable & Immovable)	Not applicable		
7.10	Compound / Fence / Gate	Low brick compound wall		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Huge landscaped space		
8.0	**Services & Utilities**			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	**Condition**			
9.1	Plinth	Not applicable		
9.2	Walls	Not applicable		
9.3	Floor	Not applicable		
9.4	Stairs	Not applicable		
9.5	Openings	Not applicable		
9.6	Roofing	Not applicable		
9.7	Articulation & Finishes	Not applicable		
9.8	Services	Good		
9.9	Outbuildings	Not applicable		
9.10	Overall condition	Good	Maintenance level	Good
10.0	**Transformation**			
10.1	Form	Not applicable		
10.2	Structure	Not applicable		
10.3	Articulation & Finishes	Not applicable		
11.0	**DP Remarks** / **Perceived Threats**	Plot reserved as a Recreational Ground on proposed Development Plan. (D.P.)		
12.0	**Additional Notes** / **References** / **Documents Available**	History: This semicircular garden fronting the LIC building and the Mantralaya could be mirrored to complete a generous urban gesture for the city. However, given the track record of the State Government, it seems unlike that the area earmarked on either sides of Madam Kama Marg for a circular garden will ever seen fruition, especially in view of the 'temporary' structures housing ministers and offices of political parties that have occupied ¾ of the designated garden area for almost half a century. Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai, **Dwivedi, Mehrotra** Bombay, The Cities Within Bombay 1995		

View from Madam Kama Marg

Mahatma Gandhi's Memorial in the garden

Statue of Sir Jamshetji Jeejeebhoy located at the west corner of the garden

Common Ref. No.:	
Card No.:	A-16
Ward (Part):	A-II
CS No.:	1679
Plot Area:	1398 sq.m.
B U Area:	6291 sq.m.
Date:	April, 2005
Record by:	Gauri J, Anup S
Review by:	Arun Kale
Internal:	As above
External:	As above
Photo Ref.:	T-III-A:\Ward A\Indian Merchant Chamber



1.0	**Denomination**			
1.1	Name of Premises	Indian Merchant Chamber		
1.2	Earlier Name	Not applicable		
1.3	Built in	1939	Extension Date (if any)	Not applicable
2.0	**Access**			
2.1	Main	Veer Nariman Road (Churchgate Street)		
2.2	Subsidiary	E Road, Churchgate		
3.0	**Ownership Pattern**			
3.1	Present	Dhirajlal Maganlal		
3.2	Past	Bhawanji Arjan Khimji, Ratilal Mulji Gandhi, Babulal Maneklal Chinai, Pravinchandra Varjeevandas Gandhi		
3.3	Status	Government		
4.0	**Use**			
4.1	Present	Public		
4.2	Past	Public		
4.3	Usage	Regular public use		
5.0	**Significance & Value Classification**			
5.1	Townscape (Natural / Manmade)	Located on a prominent node opposite Churchgate railway station. Follows skyline of Veer Nariman Road, which is one of the major East-West arterial roads.		
5.2	Architectural Description	A typical Art Deco structure having linear chhajjas over windows running all over façade, windows have projecting bands at sill level running all over the façade. The lower surfaces of balcony on second and third floor have decorative bands. The circular staircase block at the corner is the skirting part with vertical grooved bands and projecting pilasters with decorative capitals. The corner portion has a circular flat roof raised by and projected over a glazed band. The entrance porch slab has horizontal grooved bands.		
5.3	Intrinsic	The Indian Merchant Chamber (Seth Lalji Naranji Memorial Building) was designed by Master, Sathe and Bhuta, was built on Churchgate Street Extension, with shops on the ground floor and offices on the other floors. It was established in 1907 by prominent businessmen like Dinshaw Wacha.		
5.4	Value Classification	G(grp), A(arc), B(des), I	Recommended Grade	**III**
6.0	**Topography**			
6.1	Floors	G + 5		
7.0	**Construction**			
7.1	Plinth	Plastered masonry plinth		

7.2	Walls	Brick masonry walls		
7.3	Floor	R.C.C. floor slab		
7.4	Stairs	Wooden open well staircase with highly ornamental balustrades and newel post		
7.5	Openings	Rectangular openings with wooden frames and glazed shutters		
7.6	Roofing	Flat roof with terrace		
7.7	Articulation	Grooved vertical bands over circular staircase block. The lower surfaces of balcony on second and third floor have decorative bands. The entrance porch slab has horizontal grooved bands.		
7.8	Finishes	Internally and externally cement plaster and painted		
7.9	Interiors (Movable & Immovable)	Staircase and entrance hall finished with marble with Art Deco motifs. Entrance foyer.		
7.10	Compound / Fence / Gate	Art Deco style brick compound wall with MS railing		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Marginal side open spaces. Side open space encroached by ground floor shop structure in north west corner of the plot.		
8.0	**Services & Utilities**			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Provision of fire escape system with sprinklers		
8.7	Other (HVAC / BMS / Security Systems)	Window air-conditioning units at some places and split air-conditioning condensers added at some places.		
9.0	**Condition**			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good		
9.4	Stairs	Good		
9.5	Openings	Good		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Good		
9.8	Services	Good (Drainage pipes need maintenance)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Fair
10.0	**Transformation**			
10.1	Form	Hoardings and sliding windows added later.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	**DP Remarks** / **Perceived Threats**	Plot falls under Commercial Zone on proposed Development Plan. (D.P.)		
12.0	**Additional Notes** / **References** / **Documents Available**	History: The Indian Merchant Chamber was established in 1907 by prominent businessmen like Manmohandas Ramji, Purushottamdas Thakoredas and Dinshaw Wacha. Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai, **Dwivedi, Mehrotra** Bombay, The Cities Within Bombay 1995		

Indian Merchant Chamber

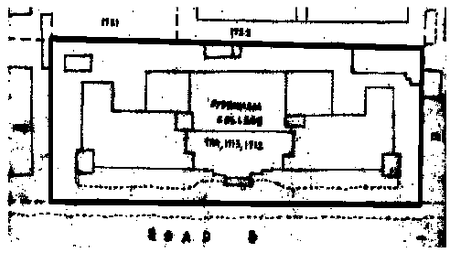
View from Veer Nariman Road

Side elevation

Entrance has signages and banners

Window air conditioning units installed

Common Ref. No.:	
Card No.:	A-17
Ward (Part):	A-II
CS No.:	1714, 1713, 1712
Plot Area:	Not available
B U Area:	Not available
Date:	April, 2005
Record by:	Gauri J, Anup S
Review by:	Arun Kale
Internal:	As above
External:	As above
Photo Ref.:	T-III-A:\Ward A\ Sydneham College



1.0	**Denomination**			
1.1	Name of Premises	Sydneham College		
1.2	Earlier Name	Not applicable		
1.3	Built in	1920's	Extension Date (if any)	Not applicable
2.0	**Access**			
2.1	Main	B. Road, Churchgate		
2.2	Subsidiary	Not applicable		
3.0	**Ownership Pattern**			
3.1	Present	Not available		
3.2	Past	Not available		
3.3	Status	State Government		
4.0	**Use**			
4.1	Present	Institutional		
4.2	Past	Institutional		
4.3	Usage	Regular educational use		
5.0	**Significance & Value Classification**			
5.1	Townscape (Natural / Manmade)	Facing B Road follows the skyline camouflaged behind large trees.		
5.2	Architectural Description	A plain building having common corridor on all floors, seen on facade. Façade has vertical projections and rectangular (geometric) motifs on parapet of every floor. Decorative concrete jali on first floor. Horizontal grooved bands on façade on ground floor.		
5.3	Intrinsic	Has a social value, one of the prime well known colleges of education in the field of commerce.		
5.4	Value Classification	G(grp), C(seh)	Recommended Grade	**II B**
6.0	**Topography**			
6.1	Floors	G + 3		
7.0	**Construction**			
7.1	Plinth	Plastered masonry plinth		
7.2	Walls	Brick masonry walls		
7.3	Floor	R.C.C. floor slab		
7.4	Stairs	R.C.C. open well staircase		
7.5	Openings	Rectangular openings with wooden frames and glazed shutters		
7.6	Roofing	Flat roof with terrace		

7.7	Articulation	Vertical projection with rectangular (geometric) motifs on parapet wall on façade. Decorative concrete jali on first floor. Horizontal grooved bands on façade on ground floor.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Brick wall with M.S. fencing		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Marginal side open space		
8.0	**Services & Utilities**			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Window air-conditioning units at some places		
9.0	**Condition**			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good		
9.4	Stairs	Good		
9.5	Openings	Good		
9.6	Roofing	Good		
9.7	Articulation & Finishes	Good		
9.8	Services	Good (Drainage pipes need no replacement)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	**Transformation**			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	**DP Remarks / Perceived Threats**	Plot reserved for College on proposed Development Plan. (D.P.)		
12.0	**Additional Notes / References / Documents Available**	History: The Secondary Teachers' training college, the Sydneham College of Commerce was opened in 1920s, adding prestigious institutes and new faculties to the educational facilities already established. Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai, **Dwivedi, Mehrotra** Bombay, The Cities Within Bombay 1995		

View from B Road, Churchgate

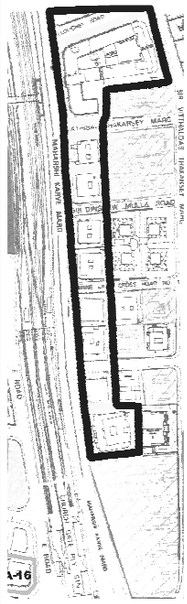
Entrance porch

Rectangular openings of the common corridors

Decorative concrete for one of the openings on the ground floor

Right side elevation and Left side elevation not seen due to proximity of adjoining buildings

Common Ref. No.:	
Card No.:	A-18
Ward (Part):	A-I & II
CS No.:	Not applicable
Plot Area:	Not applicable
B U Area:	Not applicable
Date:	January, 2005
Record by:	Gauri J, Keshav S
Review by:	Arun Kale
Internal:	As above
External:	As above
Photo Ref.:	T-III-A:\Ward A\ Maharshi Karve Road front (Queen's Road front)

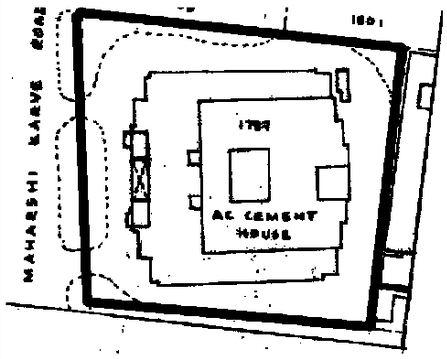


1.0	**Denomination**			
1.1	Name of Premises	Maharshi Karve Road front (Queen's Road front)		
1.2	Earlier Name	Queen's Road		
1.3	Built in	1930s	Extension Date (if any)	Not applicable
2.0	**Access**			
2.1	Main	Maharshi Karve Road (Queen's Road)		
2.2	Subsidiary	Not applicable		
3.0	**Ownership Pattern**			
3.1	Present	Not applicable		
3.2	Past	Not applicable		
3.3	Status	Not applicable		
4.0	**Use**			
4.1	Present	Not applicable		
4.2	Past	Not applicable		
4.3	Usage	Not applicable		
5.0	**Significance & Value Classification**			
5.1	Townscape (Natural / Manmade)	Buildings occupying the entire stretch the east of local railway line along the Maharshi Karve Road, an important North-South road in South Bombay, earlier known as Queen's Road between Churchgate station and Dhobi Talao junction.		
5.2	Architectural Description	The buildings along Maharshi Karve Road in Art Deco typology are constructed using a stipulated height control and uniform footprint which gives a sense of cohesiveness. The corner buildings have special accents in the form of curved balconies and rounded corner pavilions on the terrace.		
5.3	Intrinsic	This stretch shorter than the Marine drive stretch was built in the late 1930s before the Marine Drive Art Deco buildings were built. Divided by the sprawling Accountant General and Aayakar Bhawan (Income Tax) building northern stretch of 6-7 buildings have been commercially used where as 3-4 buildings on the southern side were totally residential. The buildings adjoining are the commercial.		
5.4	Value Classification	A(arc), I(sce)	Recommended Grade	**III**
6.0	**Topography**			
6.1	Floors	Not applicable		
7.0	**Construction**			
7.1	Plinth	Not applicable		
7.2	Walls	Not applicable		

7.3	Floor	Not applicable		
7.4	Stairs	Not applicable		
7.5	Openings	Not applicable		
7.6	Roofing	Not applicable		
7.7	Articulation	Not applicable		
7.8	Finishes	Not applicable		
7.9	Interiors (Movable & Immovable)	Not applicable		
7.10	Compound / Fence / Gate	Not applicable		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Not applicable		
8.0	**Services & Utilities**			
8.1	Lighting	Not applicable		
8.2	Ventilation	Not applicable		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not applicable		
8.7	Other (HVAC / BMS / Security Systems)	Not applicable		
9.0	**Condition**			
9.1	Plinth	Not applicable		
9.2	Walls	Not applicable		
9.3	Floor	Not applicable		
9.4	Stairs	Not applicable		
9.5	Openings	Not applicable		
9.6	Roofing	Not applicable		
9.7	Articulation & Finishes	Not applicable		
9.8	Services	Fair		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Not applicable
10.0	**Transformation**			
10.1	Form	Not applicable		
10.2	Structure	Not applicable		
10.3	Articulation & Finishes	Not applicable		
11.0	**DP Remarks / Perceived Threats**	Located in Commercial Zone on proposed Development Plan. (D.P.)		
12.0	**Additional Notes / References / Documents Available**	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai		

Maharshi Karve Road front (Queen's Road front)

Common Ref. No.:	
Card No.:	A-18a
Ward (Part):	A-II
CS No.:	1787
Plot Area:	3294.24 sq.m.
B U Area:	14824.08 sq.m.
Date:	April, 2005
Record by:	Gauri J, Keshav S
Review by:	Arun Kale
Internal:	As above
External:	As above
Photo Ref.:	T-III-A:\Ward A\ AC Cement Building



1.0	**Denomination**			
1.1	Name of Premises	AC Cement Building		
1.2	Earlier Name	Not applicable		
1.3	Built in	1940-1949	Extension Date (if any)	Not applicable
2.0	**Access**			
2.1	Main	Maharshi Karve Road (Queen's Road)		
2.2	Subsidiary	Not applicable		
3.0	**Ownership Pattern**			
3.1	Present	Associated Cement Company Limited		
3.2	Past	Dhararusey Mulraj Khatau, Pallonji Shahpurji Mistry, Pratpsingh Mathuradas, IDBI, LIC, IFC, ICICI		
3.3	Status	Ownership		
4.0	**Use**			
4.1	Present	Commercial		
4.2	Past	Commercial		
4.3	Usage	Regular commercial use		
5.0	**Significance & Value Classification**			
5.1	Townscape (Natural / Manmade)	It is a commercial building on the south of Maharshi Karve Road front, which is one of the major North-South arterial roads. It is 50 meters away from the Western Railway office and is a monumental heritage structure.		
5.2	Architectural Description	Belongs to the typology of commercial buildings in Art Deco style in the Fort area. The public character is attributed by vertical semicircular columns through four floors projecting out from the façade supported by vertical fins. The other facades also have close spaced vertical column like square projections to accentuate the height. The entrance canopy forming a porch functioning as an arcade on the footpath also adds to its public image.		
5.3	Intrinsic	Associated cement company is one of the prime cement companies in India. This building constructed in R.C.C. was soon after introduction of R.C.C. as a popular building material in Bombay for Art Deco style buildings. The various Art Deco style buildings on the newly reclaimed lands created a cohesive image. Like the Gothic buildings in their time represented the new face of the city and an expression of power, so too the Art Deco buildings and precincts symbolized the shift in expression to represent contemporary aspirations.		
5.4	Value Classification	A(arc), B(des), G(grp), E	Recommended Grade	**II A**
6.0	**Topography**			
6.1	Floors	G + 5		

7.0	**Construction**			
7.1	Plinth	Plastered masonry plinth		
7.2	Walls	Brick masonry walls		
7.3	Floor	R.C.C. floor slab		
7.4	Stairs	R.C.C. open well staircase		
7.5	Openings	Rectangular opening with wooden frames and glazed shutters		
7.6	Roofing	Flat roof with terrace		
7.7	Articulation	Grooved bands at ground floor painted black, mosaic columns on façade from first floor to fifth floor forms magnificent entrance porch.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Entrance foyer		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Not provided		
8.0	**Services & Utilities**			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	**Condition**			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good		
9.4	Stairs	Good		
9.5	Openings	Good		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Good		
9.8	Services	Good (Drainage pipes need no replacement)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	**Transformation**			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	**DP Remarks / Perceived Threats**	Plot falls under Commercial Zone on proposed Development Plan. (D.P.)		
12.0	**Additional Notes / References / Documents Available**	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai, **Dwivedi, Mehrotra** Bombay, The Cities Within Bombay 1995		

AC Cement Building

Side view from Maharshi Karve Road

View of the front façade blocked by the trees

View from Maharshi Karve Road

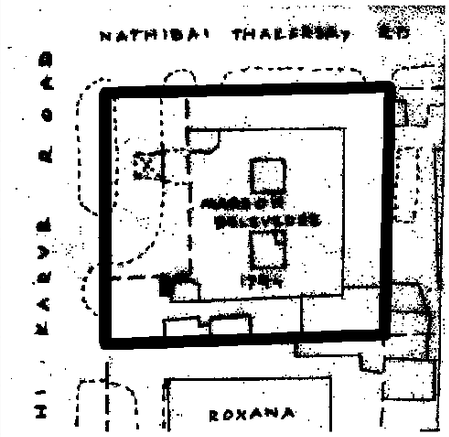
Detail of the huge columns on the facade

Front façade

Entrance porch

Left side elevation not seen due to proximity of adjoining buildings

Common Ref. No.:	
Card No.:	A-18b
Ward (Part):	A-II
CS No.:	1794
Plot Area:	1216.65 sq.m.
B U Area:	3649.95 sq.m.
Date:	April, 2005
Record by:	Gauri J, Keshav S
Review by:	Arun Kale
Internal:	As above
External:	As above
Photo Ref.:	T-III-A:\Ward A\ Marson Belvedere



1.0	**Denomination**			
1.1	Name of Premises	Marson Belvedere		
1.2	Earlier Name	Not applicable		
1.3	Built in	1940	Extension Date (if any)	Not applicable
2.0	**Access**			
2.1	Main	Maharshi Karve Road (Queen's Road)		
2.2	Subsidiary	Nathibai Thakersay Road		
3.0	**Ownership Pattern**			
3.1	Present	Mansion Belvedere co-op. Hsg. Society Ltd.		
3.2	Past	Governor General of India and Council		
3.3	Status	Co-operative Society		
4.0	**Use**			
4.1	Present	Residential		
4.2	Past	Residential		
4.3	Usage	Regular residential use		
5.0	**Significance & Value Classification**			
5.1	Townscape (Natural / Manmade)	Part of Maharshi Karve Road front, which is one of the major North-South arterial roads, situated at the junction of Nathibai Thakersay Road.		
5.2	Architectural Description	A large building at the corner in modest Art Deco style. The corners are accentuated by small square rooms above the terrace. The balconies have different characters. Road facing balconies have very narrow projection where as the corner balconies are rounded and flat. The band of metal railings set in the parapet are in typical Z shaped Art Deco design.		
5.3	Intrinsic	Art Deco building representing its era. The various Art Deco style buildings on the newly reclaimed lands created a cohesive image. Like the Gothic buildings in their time represented the new face of the city and an expression of power, so too the Art Deco buildings and precincts symbolized the shift in expression to represent contemporary aspirations.		
5.4	Value Classification	A(arc), B(des), G(grp), E, I(sce)	Recommended Grade	**III**
6.0	**Topography**			
6.1	Floors	G + 3		
7.0	**Construction**			
7.1	Plinth	Plastered masonry plinth		
7.2	Walls	Brick masonry wall		
7.3	Floor	R.C.C. floor slab		

7.4	Stairs	R.C.C. open well staircase with wooden cladding		
7.5	Openings	Rectangular openings with wooden frames and glazed shutters		
7.6	Roofing	Flat roof terrace and partly sloping with Mangalore tiles		
7.7	Articulation	Sloping chajjas, circular balconies projecting at corner		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Entrance foyer		
7.10	Compound / Fence / Gate	Plastered brick wall		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Petrol station occupying the open spaces facing the road		
8.0	**Services & Utilities**			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	**Condition**			
9.1	Plinth	Good (No settlement or cracks observed but needs maintenance)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good		
9.4	Stairs	Good		
9.5	Openings	Good		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Good		
9.8	Services	Good (Drainage pipes need no replacement)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	**Transformation**			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	**DP Remarks** / **Perceived Threats**	Plot falls under Commercial Zone on proposed Development Plan. (D.P.)		
12.0	**Additional Notes** / **References** / **Documents Available**	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai, **Dwivedi, Mehrotra** Bombay, The Cities Within Bombay 1995		

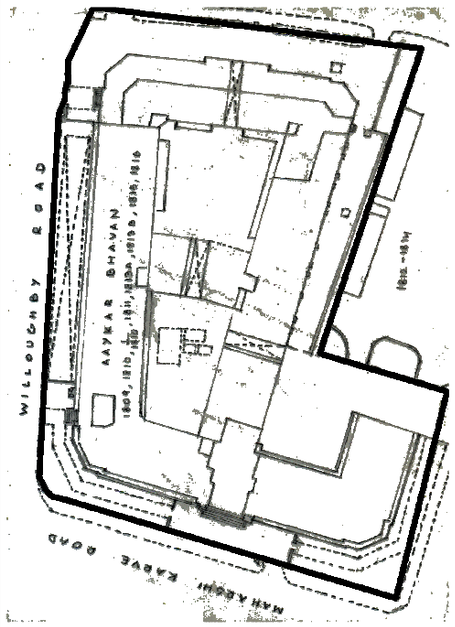
Marson Belvedere

View from Maharshi Karve Road

Rounded corner of the balcony

Right side elevation and Left side elevation not seen due to proximity of adjoining buildings

Common Ref. No.:	
Card No.:	A-18c
Ward (Part):	A-II
CS No.:	1809,1810, 1/1810, 1811,1813A, 1813B, 1815, 1816
Plot Area:	Not available
B U Area:	Not available
Date:	April, 2005
Record by:	Gauri J, Keshav S
Review by:	Arun Kale
Internal:	As above
External:	As above
Photo Ref.:	T-III-A:\Ward A\Aaykar Bhavan



1.0	**Denomination**			
1.1	Name of Premises	Aaykar Bhavan		
1.2	Earlier Name	Not applicable		
1.3	Built in	1940s	Extension Date (if any)	Not applicable
2.0	**Access**			
2.1	Main	Maharshi Karve Road (Queen's Road)		
2.2	Subsidiary	Willoughby Road		
3.0	**Ownership Pattern**			
3.1	Present	Central Government		
3.2	Past	Governor General of India in Council		
3.3	Status	Central Government		
4.0	**Use**			
4.1	Present	Public		
4.2	Past	Public		
4.3	Usage	Regular public use as Income Tax Office		
5.0	**Significance & Value Classification**			
5.1	Townscape (Natural / Manmade)	Adjacent to the sprawling Accountant General Building on Maharshi Karve Road, which is one of the major North-South arterial roads.		
5.2	Architectural Description	In the same typology of government owner buildings symmetrical, imposing and stark. High plinth and an R.C.C. porch supported by marble cladded circular columns with decoration near the capital portion. The central portion rising above the terrace is plain with square windows. On either side the façade has linear chajjas and bands at sill level giving a horizontal appearance.		
5.3	Intrinsic	A State Administrative building located in Back Bay Reclamation area gains importance due to its economic activity.		
5.4	Value Classification	A(arc), C(seh), I(sce)	Recommended Grade	**II B**
6.0	**Topography**			
6.1	Floors	G + 6		
7.0	**Construction**			
7.1	Plinth	Plastered masonry plinth		
7.2	Walls	Brick masonry wall		
7.3	Floor	R.C.C. floor slab		
7.4	Stairs	Access denied		

7.5	Openings	Rectangular openings with aluminium frames and glazed shutters		
7.6	Roofing	Flat roof with terrace		
7.7	Articulation	Marble cladding decorative circular columns supporting entrance porch. Decorative flag post above the entrance porch.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Access denied		
7.10	Compound / Fence / Gate	Plastered wall with MS fencing		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Marginal side open space and landscaped areas		
8.0	**Services & Utilities**			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Fire fighting system with sprinklers and hydrants		
8.7	Other (HVAC / BMS / Security Systems)	Window air-conditioning units at some places		
9.0	**Condition**			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good		
9.4	Stairs	Access denied		
9.5	Openings	Good		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Good		
9.8	Services	Good (Drainage pipes need no replacement)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	**Transformation**			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	**DP Remarks / Perceived Threats**	Plot falls under Commercial Zone on proposed Development Plan. (D.P.)		
12.0	**Additional Notes / References / Documents Available**	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai		

Aaykar Bhavan

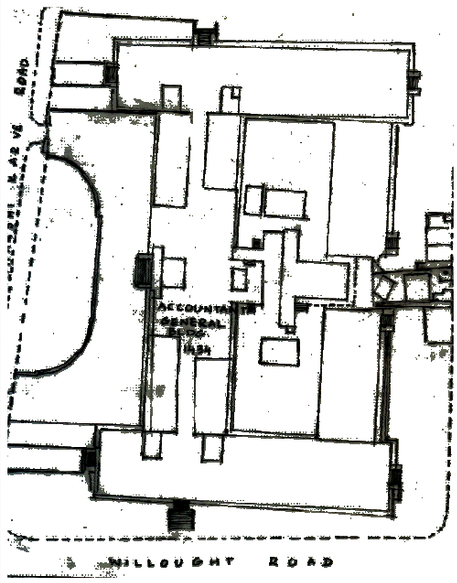
Front façade

The façade has rectangular windows with glazed shutters

Staircase block

Right side elevation and Left side elevation not seen due to proximity of adjoining buildings

Common Ref. No.:	
Card No.:	A-18d
Ward (Part):	A-I
CS No.:	1434
Plot Area:	12406.45 sq.m.
B U Area:	55829.02 sq.m.
Date:	April, 2005
Record by:	Gauri J, Keshav S
Review by:	Arun Kale
Internal:	As above
External:	As above
Photo Ref.:	T-III-A:\Ward A\ Accountant General Office Building



1.0	**Denomination**			
1.1	Name of Premises	Accountant General Office Building		
1.2	Earlier Name	Not applicable		
1.3	Built in	Late 1937	Extension Date (if any)	Not applicable
2.0	**Access**			
2.1	Main	Maharshi Karve Road (Queen's Road)		
2.2	Subsidiary	Willoughby Road		
3.0	**Ownership Pattern**			
3.1	Present	Secretary of State of India in Council		
3.2	Past	Secretary of State of India in Council		
3.3	Status	Central Government		
4.0	**Use**			
4.1	Present	Administration		
4.2	Past	Administration		
4.3	Usage	Regular administrative office use		
5.0	**Significance & Value Classification**			
5.1	Townscape (Natural / Manmade)	A sprawling public building facing Maharshi Karve Road, which is one of the major North-South arterial roads, running parallel to the local railway line.		
5.2	Architectural Description	A stark building in E shape with a strong horizontal character accentuated with chajjas running all over the building forming projecting bands. Decorative motifs on the lower surface of ground floor chajjas all over the balconies. Entrance porch has heavy round marble cladded columns with Art Deco elements.		
5.3	Intrinsic	An important central government office building dealing with the Government audits and accounts. This was one of the first buildings built on the stretch of Queen's Road. (now Maharshi Karve Road)		
5.4	Value Classification	A(arc), B(uu), C(seh)	Recommended Grade	**III**
6.0	**Topography**			
6.1	Floors	G + 4		
7.0	**Construction**			
7.1	Plinth	Plastered masonry plinth		
7.2	Walls	Brick masonry walls		
7.3	Floor	R.C.C. floor slab		
7.4	Stairs	R.C.C. dog legged staircase		

7.5	Openings	Rectangular openings with wooden frames and glazed shutters		
7.6	Roofing	Flat roof with terrace		
7.7	Articulation	Decorative compound wall. Decorative motifs on lower surface of chajja on ground floor.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Decorative brick compound wall with C.I railing		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Front open space		
8.0	**Services & Utilities**			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Window air-conditioning units at some places		
9.0	**Condition**			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good (Well maintained)		
9.4	Stairs	Good		
9.5	Openings	Good		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Good		
9.8	Services	Good (Drainage pipes need no replacement)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	**Transformation**			
10.1	Form	Sliding windows and grill added later.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	**DP Remarks / Perceived Threats**	Plot falls under Commercial Zone on proposed Development Plan. (D.P.)		
12.0	**Additional Notes / References / Documents Available**	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

Front facade

View from Maharshi Karve Road

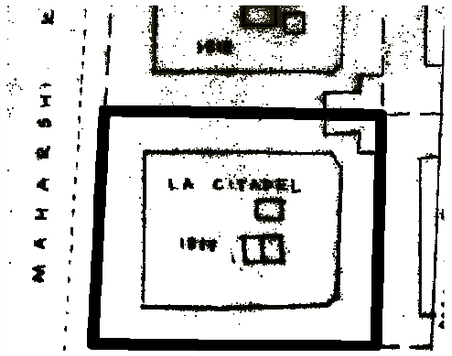
View of the entrance gate

Window detail

Entrance canopy supported by bulky columns

Right side elevation and Left side elevation not seen due to proximity of adjoining buildings

Common Ref. No.:	
Card No.:	A-18e
Ward (Part):	A-I
CS No.:	1817
Plot Area:	1656.45 sq.m.
B U Area:	7454.02 sq.m.
Date:	April, 2005
Record by:	Gauri J, Keshav S
Review by:	Arun Kale
Internal:	As above
External:	As above
Photo Ref.:	T-III-A:\Ward A\La Citadel



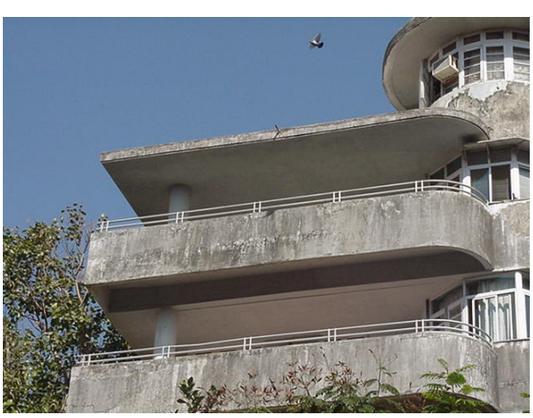
1.0	**Denomination**			
1.1	Name of Premises	La Citadelle		
1.2	Earlier Name	Not applicable		
1.3	Built in	1939	Extension Date (if any)	Not applicable
2.0	**Access**			
2.1	Main	Maharshi Karve Road (Queen's Road)		
2.2	Subsidiary	Not applicable		
3.0	**Ownership Pattern**			
3.1	Present	Darius Ardeshir Bacha, Ratanshah Ardeshir Bacha		
3.2	Past	Darius Ardeshir Bacha, Ratanshah Ardeshir Bacha		
3.3	Status	Tenanted		
4.0	**Use**			
4.1	Present	Residential, Nursing Home		
4.2	Past	Residential, Nursing Home		
4.3	Usage	Regular residential and commercial use and Nursing Home		
5.0	**Significance & Value Classification**			
5.1	Townscape (Natural / Manmade)	Located on a rectangular plot facing Maharshi Karve Road, which is one of the major North-South arterial roads, running parallel to the local railway line.		
5.2	Architectural Description	A good example of Art Deco typology having balconies curved at the corner. Two circular rooms with projecting roof rising over the terrace level. Balconies are supported by plain circular column at the corner and light metal railing on top of the parapet wall. First floor parapet has band of 'folded plane' motifs. Slab level has grooved bands all over on façade.		
5.3	Intrinsic	One of the first residential buildings on this stretch of the street front. Owned by Dr. Bacha. The various Art Deco style buildings on the newly reclaimed lands created a cohesive image. Like the Gothic buildings in their time represented the new face of the city and an expression of power, so too the Art Deco buildings and precincts symbolized the shift in expression to represent contemporary aspirations.		
5.4	Value Classification	A(arc), B(des), G(grp), E	Recommended Grade	**III**
6.0	**Topography**			
6.1	Floors	G + 5		
7.0	**Construction**			
7.1	Plinth	Plastered masonry plinth		
7.2	Walls	Brick masonry wall		

7.3	Floor	R.C.C. floor slab		
7.4	Stairs	R.C.C. open well staircase		
7.5	Openings	Rectangular openings with wooden frames and glazed shutters		
7.6	Roofing	Flat roof with terrace		
7.7	Articulation	Curved balconies supported by circular columns. Horizontal grooved bands at first floor level.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Circular entrance hall, with matches ceiling in concentric bands also reflected on the floor in blade marble. The exquisitely detailed lift interior with lacquered panel finish complete with Art Deco light fittings on the highlight of the building. Entrance foyer.		
7.10	Compound / Fence / Gate	Plastered brick wall		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Marginal side open space		
8.0	**Services & Utilities**			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Window air-conditioning units at some places		
9.0	**Condition**			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good		
9.4	Stairs	Good		
9.5	Openings	Fair		
9.6	Roofing	Fair (No leakage observed)		
9.7	Articulation & Finishes	Fair		
9.8	Services	Fair (Drainage pipes need maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	**Transformation**			
10.1	Form	Hoardings and sliding windows added later.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	Marble cladding on ground floor façade.		
11.0	**DP Remarks / Perceived Threats**	None		
12.0	**Additional Notes / References / Documents Available**	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai, **Dwivedi, Mehrotra** Bombay, The Cities Within Bombay 1995		

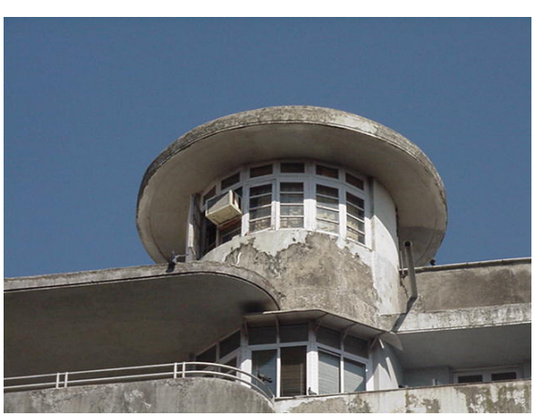
View of the front façade

Side view obstructed by the vegetation

Balcony detail



Long rounded balconies



Circular block elevated above the terrace level

Right side elevation and Left side elevation not seen due to proximity of adjoining buildings

Common Ref. No.:	
Card No.:	A-19
Ward (Part):	A-I, II & III
CS No.:	Not applicable
Plot Area:	Not applicable
B U Area:	Not applicable
Date:	January 2005
Record by:	Gauri J, Uma P
Review by:	Arun Kale
Internal:	As above
External:	As above
Photo Ref.:	T-III-A:\Ward A\Netaji Subhash Chandra Road front (Marine Drive Road front)

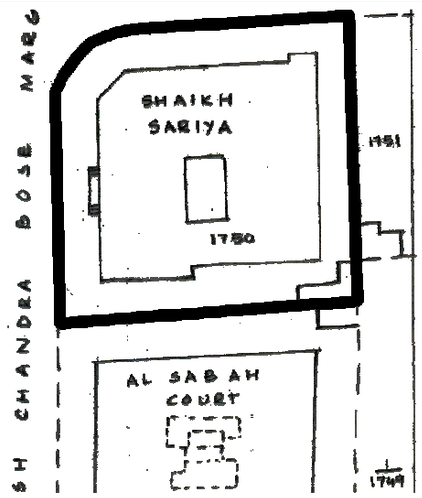
Not available

1.0	**Denomination**				
1.1	Name of Premises	Netaji Subhash Chandra Road front (Marine Drive Road front)			
1.2	Earlier Name	Marine Drive			
1.3	Built in	Late 1930s and early 1940s	Extension Date (if any)	Not applicable	
2.0	**Access**				
2.1	Main	Netaji Subhash Chandra Road (Marine Drive)			
2.2	Subsidiary	Not applicable			
3.0	**Ownership Pattern**				
3.1	Present	Not applicable			
3.2	Past	Not applicable			
3.3	Status	Not applicable			
4.0	**Use**				
4.1	Present	Not applicable			
4.2	Past	Not applicable			
4.3	Usage	Not applicable			
5.0	**Significance & Value Classification**				
5.1	Townscape (Natural / Manmade)	Buildings occupying the entire stretch facing the Marine Drive waterfront, which is one of the major North-South arterial roads.			
5.2	Architectural Description	The buildings along Marine Drive are constructed using a stipulated height control which explains its cohesiveness. The corner buildings have special accents in the form of curved balconies and rounded corner pavilions on the terrace and are embellished using Art Deco motifs.			
5.3	Intrinsic	Typical Art Deco buildings stretch maintaining same height and proportions. The various Art Deco style buildings on the newly reclaimed lands created a cohesive image. Like the Gothic buildings in their time represented the new face of the city and an expression of power, so too the Art Deco buildings and precincts symbolized the shift in expression to represent contemporary aspirations.			
5.4	Value Classification	A(arc), E, I(sce), G(grp)	Recommended Grade	**III**	
6.0	**Topography**				
6.1	Floors	Not applicable			
7.0	**Construction**				
7.1	Plinth	Not applicable			
7.2	Walls	Not applicable			

7.3	Floor	Not applicable		
7.4	Stairs	Not applicable		
7.5	Openings	Not applicable		
7.6	Roofing	Not applicable		
7.7	Articulation	Not applicable		
7.8	Finishes	Not applicable		
7.9	Interiors (Movable & Immovable)	Not applicable		
7.10	Compound / Fence / Gate	Not applicable		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Not applicable		
8.0	**Services & Utilities**			
8.1	Lighting	Not applicable		
8.2	Ventilation	Not applicable		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not applicable		
8.7	Other (HVAC / BMS / Security Systems)	Not applicable		
9.0	**Condition**			
9.1	Plinth	Not applicable		
9.2	Walls	Not applicable		
9.3	Floor	Not applicable		
9.4	Stairs	Not applicable		
9.5	Openings	Not applicable		
9.6	Roofing	Not applicable		
9.7	Articulation & Finishes	Not applicable		
9.8	Services	Fair		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Not applicable
10.0	**Transformation**			
10.1	Form	Not applicable		
10.2	Structure	Not applicable		
10.3	Articulation & Finishes	Not applicable		
11.0	**DP Remarks** / **Perceived Threats**	None		
12.0	**Additional Notes** / **References** / **Documents Available**	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai, **Dwivedi, Mehrotra** Bombay, The Cities Within Bombay 1995		

Netaji Subhash Chandra Road front (Marine Drive Road front)

Common Ref. No.:	
Card No.:	A-19a
Ward (Part):	A-I
CS No.:	1750
Plot Area:	1919.74 sq.m.
B U Area:	8869.19 sq.m.
Date:	April, 2005
Record by:	Gauri J, Anup S
Review by:	Arun Kale
Internal:	As above
External:	As above
Photo Ref.:	T-III-A:\Ward A\ Sekseria



1.0	**Denomination**			
1.1	Name of Premises	Sekseria		
1.2	Earlier Name	Not applicable		
1.3	Built in	Late 1930s to 40s	Extension Date (if any)	Not applicable
2.0	**Access**			
2.1	Main	Netaji Subhash Chandra Road (Marine Drive)		
2.2	Subsidiary	Not applicable		
3.0	**Ownership Pattern**			
3.1	Present	Bai Bhagwantibai Shivprasad Vaid		
3.2	Past	Basantbhai Govindram, Kudilal Govindram, Shaikh Sariyabai Anaribai, Sitaram Podar		
3.3	Status	Tenanted		
4.0	**Use**			
4.1	Present	Residential		
4.2	Past	Residential		
4.3	Usage	Regular residential use		
5.0	**Significance & Value Classification**			
5.1	Townscape (Natural / Manmade)	Located on a corner plot facing Netaji Subhash Chandra Road, which is one of the major North-South arterial roads.		
5.2	Architectural Description	Follows the typology of Art Deco corner building. The Chamfered corner façade enclosing the staircase block with glass windows is highlighted by vertical plaster bands rising through first to fifth floor. The balconies with rounded corners emerge from the Chamfered façade and continue on both the sides façade. The parapet walls of balconies have their plaster bands and light wooden / metal railing. However the balconies which are enclosed destroy the Art Deco character.		
5.3	Intrinsic	Owned by Marwaris, a wealthy business community. The various Art Deco style buildings on the newly reclaimed lands created a cohesive image. Like the Gothic buildings in their time represented the new face of the city and an expression of power, so too the Art Deco buildings and precincts symbolized the shift in expression to represent contemporary aspirations.		
5.4	Value Classification	A(arc), B(des), G(grp), E	Recommended Grade	**III**
6.0	**Topography**			
6.1	Floors	G + 6		
7.0	**Construction**			
7.1	Plinth	Plastered masonry plinth		
7.2	Walls	Brick masonry walls		

7.3	Floor	R.C.C. floor slab		
7.4	Stairs	Openwell R.C.C. marble cladded staircase		
7.5	Openings	Rectangular openings with wooden frames and glazed shutters		
7.6	Roofing	Flat roof with terrace		
7.7	Articulation	The Chamfered corner façade enclosing the staircase block with glass windows is highlighted by vertical plaster bands rising through first to fifth floor. The balconies with rounded corners emerge from the Chamfered façade and continue on both the sides façade.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Entrance foyer		
7.10	Compound / Fence / Gate	Plastered brick wall		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Marginal side open space		
8.0	**Services & Utilities**			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	**Condition**			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good		
9.4	Stairs	Good		
9.5	Openings	Good		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Good		
9.8	Services	Good (Drainage pipes need no replacement)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	**Transformation**			
10.1	Form	Balconies enclosed on many floors.		
10.2	Structure	Sliding windows, aluminium chajjas added.		
10.3	Articulation & Finishes	Railings changed or / and filled up with masonry.		
11.0	**DP Remarks / Perceived Threats**	Plot located on the ward boundary on proposed Development Plan. (D.P.)		
12.0	**Additional Notes / References / Documents Available**	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai, **Dwivedi, Mehrotra** Bombay, The Cities Within Bombay 1995		

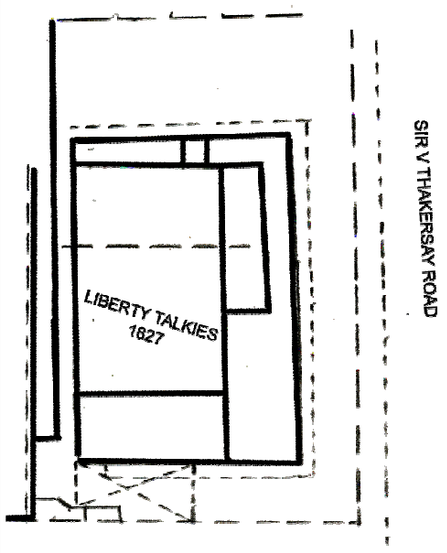
View of the corner façade

Vertical fins on the staircase block

Rounded corner balconies

View of the side façade

Common Ref. No.:	
Card No.:	A-20
Ward (Part):	A-I
CS No.:	1827
Plot Area:	1549.33 sq.m.
B U Area:	6135.34 sq.m.
Date:	April, 2005
Record by:	Gauri J, Keshav S
Review by:	Arun Kale
Internal:	As above
External:	As above
Photo Ref.:	T-III-A:\Ward A\Liberty Cinema



1.0	**Denomination**			
1.1	Name of Premises	Liberty Cinema		
1.2	Earlier Name	Not applicable		
1.3	Built in	1949	Extension Date (if any)	Not applicable
2.0	**Access**			
2.1	Main	Sir Thakersay Road		
2.2	Subsidiary	Not applicable		
3.0	**Ownership Pattern**			
3.1	Present	Governor General of India & Council, Manu Subedar, Habib Hussein		
3.2	Past	Governor General of India & Council, Manu Subedar, Habib Hussein		
3.3	Status	Private		
4.0	**Use**			
4.1	Present	Cinema Theater		
4.2	Past	Cinema Theater		
4.3	Usage	Regular public use		
5.0	**Significance & Value Classification**			
5.1	Townscape (Natural / Manmade)	Forms a landmark on V Thakersay Road.		
5.2	Architectural Description	An important link in the typology of Art Deco Cinema theatre. The highlight of the theatre is its corner with the interlocking curved forms meeting at a junction in space at the topmost point. The curved corner façade with a sharp vertical character is embellished with patterns of glass openings and curved plaster bands. The letters Liberty written vertically is in the style of other Art Deco theatres. The side facades are plain with horizontal chajjas running on the length.		
5.3	Intrinsic	Architecturally prominent and important public building. Cinema houses like Regal, Eros, Liberty were the symbols of the Art Deco movement and a modernized westernized living style of the upper class in the city of Bombay. The various Art Deco style buildings on the newly reclaimed lands created a cohesive image. Like the Gothic buildings in their time represented the new face of the city and an expression of power, so too the Art Deco buildings and precincts symbolized the shift in expression to represent contemporary aspirations.		
5.4	Value Classification	A(arc), B(des), F	Recommended Grade	**II A**
6.0	**Topography**			
6.1	Floors	G + 5		

7.0	**Construction**			
7.1	Plinth	Plastered masonry plinth		
7.2	Walls	0.15 meters brick masonry wall		
7.3	Floor	R.C.C. floor slab		
7.4	Stairs	Wooden open well staircase		
7.5	Openings	Rectangular recessed opening with glazed shutters		
7.6	Roofing	Flat roof with terrace		
7.7	Articulation	Horizontal semicircular projections at the corner end and vertical bands on the façade. The corner, rounded block has decorative mouldings. Ground floor façade has horizontal grooved bands		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Very well refurbished in the Art Deco style. Entrance foyer.		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Marginal side open space		
8.0	**Services & Utilities**			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	**Condition**			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good		
9.4	Stairs	Good		
9.5	Openings	Good		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Good		
9.8	Services	Good (Drainage pipes need no replacement)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	**Transformation**			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	Entrance is renovated and cladded with granite.		
11.0	**DP Remarks / Perceived Threats**	Plot reserved as Cinema Theatre on proposed Development Plan. (D.P.)		
12.0	**Additional Notes / References / Documents Available**	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai, **Dwivedi, Mehrotra** Bombay, The Cities Within Bombay 1995		

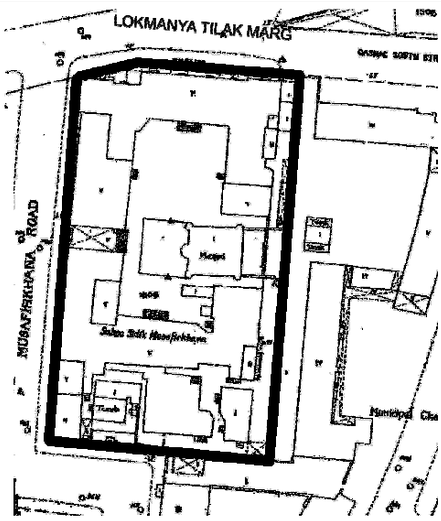
Liberty Cinema

View from Sir Thakersay Road

Typical Art Deco corner detail of the building

Top corner detail of the building

Common Ref. No.:	
Card No.:	A-21
Ward (Part):	A-I
CS No.:	1505
Plot Area:	Not available
B U Area:	Not available
Date:	April, 2005
Record by:	Gauri J, Uma P
Review by:	Arun Kale
Internal:	As above
External:	As above
Photo Ref.:	T-III-A:\Ward A\ Musafir Khana



1.0	**Denomination**			
1.1	Name of Premises	Musafir Khana		
1.2	Earlier Name	Not applicable		
1.3	Built in	11th November 1909	Extension Date (if any)	Not applicable
2.0	**Access**			
2.1	Main	Musafir Khana Road		
2.2	Subsidiary	Not applicable		
3.0	**Ownership Pattern**			
3.1	Present	Mohamed Haji Saboo Siddique Musafir Khana		
3.2	Past	Mohamed Haji Saboo Siddique Musafir Khana		
3.3	Status	Trust		
4.0	**Use**			
4.1	Present	Residential, Commercial		
4.2	Past	Residential, Commercial		
4.3	Usage	Regular residential and commercial use		
5.0	**Significance & Value Classification**			
5.1	Townscape (Natural / Manmade)	A local landmark near Crawford Market on Musafir Khana Road, close to the Haj House and Sir J. J. School of Arts Campus which is in the similar typology.		
5.2	Architectural Description	An imposing building in Black Basalt ashlar masonry with Indo-Sarasanic elements like decorating the symmetrical façade. Centrally placed ornamental Chhatri (around dome octagonal pavilion above colonnade) in North Indian style. A large dome and a set of four similar smaller Chhatris at the corners attribute the Indo-Sarasanic character. Similarly pointed arched windows with bas-relief floral motifs supported on well detailed columns. The ornamental cornice bands, balconies with intricate C.I. as well as concrete railings, running bands in plaster contrasting with the black masonry, all together contribute to its high architectural value.		
5.3	Intrinsic	Musafir Khana is a temporary lodging boarding place with a large prayer hall. Being in the vicinity of the Haj House, the pilgrims avail the facilities. Foundation stone was laid in 1909 by Sir Sydenham Clerk who was the Governor of Bombay Province. M/s Chambers and Fritchley were the architects.		
5.4	Value Classification	A(arc), I(sce), A(his), E, B(uu)	Recommended Grade	**II A**
6.0	**Topography**			
6.1	Floors	G + 4		

7.0	**Construction**			
7.1	Plinth	Black Basalt stone plinth in coursed ashlar masonry		
7.2	Walls	External wall has Basalt stone cladding in coursed ashlar masonry		
7.3	Floor	R.C.C. floor slab		
7.4	Stairs	Dog legged wooden staircase with decorative newel post and balusters		
7.5	Openings	Double arched windows with wooden frames and glazed shutters		
7.6	Roofing	Flat roof with terrace		
7.7	Articulation	Decorative motifs on keystone of arches, cornice bands at third floor level, floor bands with dentils at first and second floor levels, chhatris on terrace level, decorative Cast Iron railings for balcony.		
7.8	Finishes	Black Basalt stone cladding on the façade and internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Internal worship place		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	No open spaces at the sides but has a small central courtyard		
8.0	**Services & Utilities**			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	**Condition**			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good		
9.4	Stairs	Good		
9.5	Openings	Good		
9.6	Roofing	Fair (No leakage observed but needs maintenance)		
9.7	Articulation & Finishes	Good		
9.8	Services	Good (Drainage pipes need no replacement)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	**Transformation**			
10.1	Form	Many shops and restaurants opened on lower floor have hoardings.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	**DP Remarks / Perceived Threats**	Plot falls under Commercial Zone on proposed Development Plan. (D.P.)		
12.0	**Additional Notes / References / Documents Available**	Notes: Foundation stone of Musafir Khana was laid on Thursday 27th Hawal in the Hirji Year 1327. (11th November 1909 Christian year). By his excellency, Sir Sydneham Clarke. (Governor of Bombay) Chambers and Fritchley. Architects and Co. Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

Musafir Khana

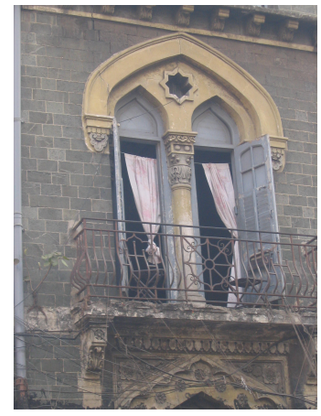
View from Musafir Khana Road

Corner of building having a set of four chattris

Mughal arches on the façade

Decorative brackets

Neo Gothic arch with spandrels

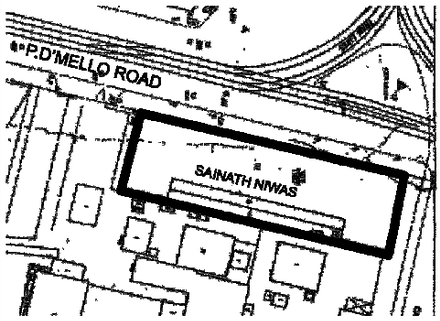


Neo Gothic arch

Chattri at the terrace floor level

Left side elevation not seen due to proximity of adjoining buildings

Common Ref. No.:	
Card No.:	A-22
Ward (Part):	A-I
CS No.:	107 / 1187
Plot Area:	1115.01 sq.m.
B U Area:	1784 sq.m.
Date:	April, 2005
Record by:	Gauri J, Keshav S
Review by:	Arun Kale
Internal:	As above
External:	As above
Photo Ref.:	T-III-A:\Ward A\ Sainath Niwas



1.0	**Denomination**			
1.1	Name of Premises	Sainath Niwas		
1.2	Earlier Name	Not applicable		
1.3	Built in	Early 20th century	Extension Date (if any)	Not available
2.0	**Access**			
2.1	Main	P. D' Mello Road		
2.2	Subsidiary	Not applicable		
3.0	**Ownership Pattern**			
3.1	Present	Trustees of Port of Mumbai and others		
3.2	Past	Trustees of Port of Mumbai and others		
3.3	Status	Tenanted		
4.0	**Use**			
4.1	Present	Residential, Commercial		
4.2	Past	Residential, Commercial		
4.3	Usage	Regular residential and commercial use		
5.0	**Significance & Value Classification**			
5.1	Townscape (Natural / Manmade)	Located on an important node facing the P D'mello Road, which is one of the major North-South arterial roads on the eastern harbour line. Rests on the axis of the Carnac bridge.		
5.2	Architectural Description	A prominent building with well detailed Ionic colonnade on the façade, a sprawling country tiled roof, arched windows supported by bold colonnades, Ionic order columns vertically across first and second floors. Simple motifs below windows, plain eaves board.		
5.3	Intrinsic	The building lies on the ward boundary prior to the eastern docks.		
5.4	Value Classification	A(arc), I(sce), F	Recommended Grade	**III**
6.0	**Topography**			
6.1	Floors	G + 2		
7.0	**Construction**			
7.1	Plinth	Plastered stone plinth in coursed ashlar masonry		
7.2	Walls	Brick masonry walls		
7.3	Floor	R.C.C. floor slab		
7.4	Stairs	Wooden open well staircase now cladded with mosaic tiles has decorative wooden newel post		
7.5	Openings	Rectangular openings with wooden frames and glazed shutters		
7.6	Roofing	Sloping roof with Mangalore tiles and wooden trusses with purlins		

7.7	Articulation	Decorative ionic columns on façade. Decorative brackets supporting a balcony projecting on first floor, entrance keystone has decorative motifs. First floor has arched verandah. Cornice bands with dentils on roof level.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Marginal side open space, but due to the node, the building has a good set back		
8.0	**Services & Utilities**			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	**Condition**			
9.1	Plinth	Fair (No settlement or cracks observed but needs maintenance)		
9.2	Walls	Fair (Needs plastering and painting)		
9.3	Floor	Fair		
9.4	Stairs	Fair		
9.5	Openings	Fair		
9.6	Roofing	Fair (Leakage observed at few places)		
9.7	Articulation & Finishes	Fair		
9.8	Services	Fair (Drainage pipes need maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	**Transformation**			
10.1	Form	Many hoardings, staircase redone in R.C.C. and mosaic tiles.		
10.2	Structure	Top floor has enclosed verandah.		
10.3	Articulation & Finishes	No transformation		
11.0	**DP Remarks / Perceived Threats**	Plot falls under Commercial Zone on proposed Development Plan. (D.P.)		
12.0	**Additional Notes / References / Documents Available**	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

Sainath Niwas

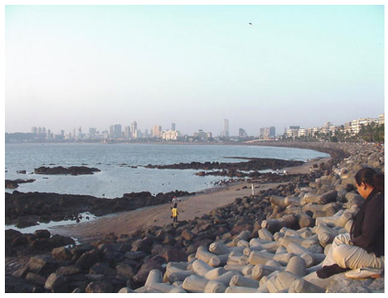
View of the front façade

Front elevation

Ionic columns flanking from 1st to 2nd floor

Detail of the Ionic capital

Right side elevation and Left side elevation not seen due to proximity of adjoining buildings



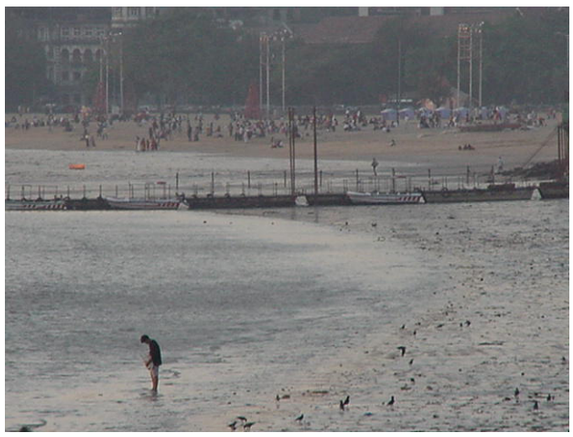
Common Ref. No.:	
Card No.:	A-23
Ward (Part):	A-I, II, III
CS No.:	Not available
Plot Area:	Not available
B U Area:	Not available
Date:	August, 2005
Record by:	Gauri J, Anup S
Review by:	Arun Kale
Internal:	As Above
External:	As Above
Photo Ref.:	T-III-A:\Ward A\Marine Drive Water front

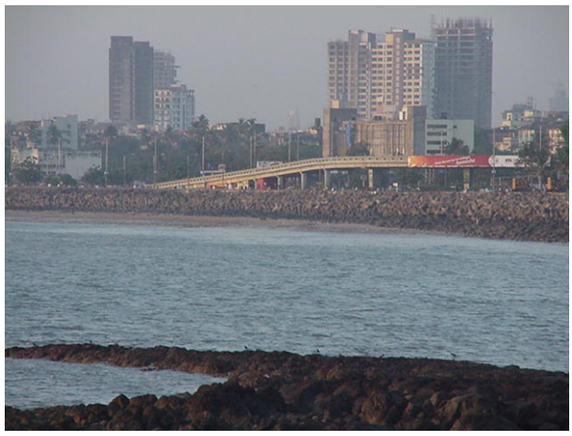
Not available

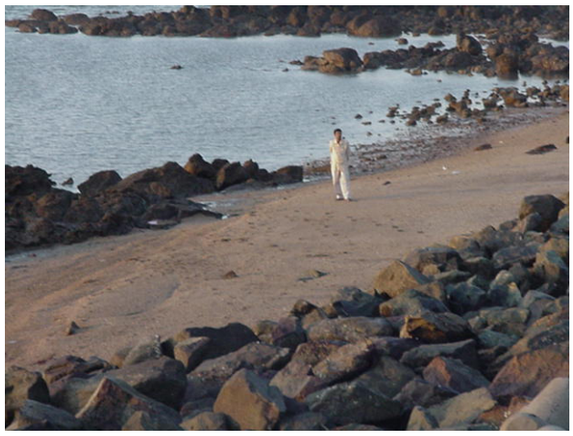
1.0	**Denomination**			
1.1	Name of Premises	Marine Drive Water front		
1.2	Earlier Name	Not applicable		
1.3	Built in	Not applicable	Extension Date (if any)	Not applicable
2.0	**Access**			
2.1	Main	Netaji Subhash Chandra Road (Marine Drive)		
2.2	Subsidiary	Not applicable		
3.0	**Ownership Pattern**			
3.1	Present	Not applicable		
3.2	Past	Not applicable		
3.3	Status	Not applicable		
4.0	**Use**			
4.1	Present	Public		
4.2	Past	Public		
4.3	Usage	Regular public use		
5.0	**Significance & Value Classification**			
5.1	Townscape (Natural / Manmade)	This waterfront borders Netaji Subhash Chandra Road, which is one of the major North-South arterial roads.		
5.2	Architectural Description	This waterfront with four legged tetrapods were put in place in 1960s and 1970s, the promenade wall was reinforced-signaling the outer limit that the land could stretch along this bay on the western shore.		
5.3	Intrinsic	This Marine Drive promenade represents an urban pattern contemporary in its style.		
5.4	Value Classification	I(sce), J	Recommended Grade	**II B**
6.0	**Topography**			
6.1	Floors	Not applicable		
7.0	**Construction**			
7.1	Plinth	Not applicable		
7.2	Walls	Not applicable		
7.3	Floor	Not applicable		
7.4	Stairs	Not applicable		
7.5	Openings	Not applicable		
7.6	Roofing	Not applicable		
7.7	Articulation	Not applicable		

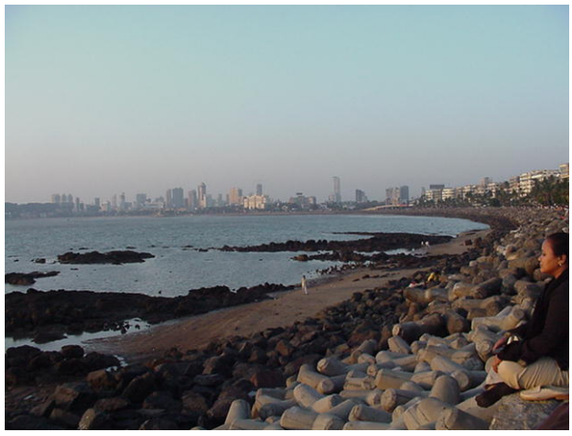
7.8	Finishes	Not applicable		
7.9	Interiors (Movable & Immovable)	Not applicable		
7.10	Compound / Fence / Gate	Not applicable		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Long stretch of open space along Netaji Subhash Chandra Road		
8.0	**Services & Utilities**			
8.1	Lighting	Not applicable		
8.2	Ventilation	Not applicable		
8.3	Electricity	BEST		
8.4	Water Supply	Not applicable		
8.5	Drainage (Plumbing and Sanitation)	Not applicable		
8.6	Fire precaution	Not applicable		
8.7	Other (HVAC / BMS / Security Systems)	Not applicable		
9.0	**Condition**			
9.1	Plinth	Not applicable		
9.2	Walls	Not applicable		
9.3	Floor	Not applicable		
9.4	Stairs	Not applicable		
9.5	Openings	Not applicable		
9.6	Roofing	Not applicable		
9.7	Articulation & Finishes	Not applicable		
9.8	Services	Not applicable		
9.9	Outbuildings	Not applicable		
9.10	Overall condition	Not applicable	Maintenance level	Not applicable
10.0	**Transformation**			
10.1	Form	Not applicable		
10.2	Structure	Not applicable		
10.3	Articulation & Finishes	Not applicable		
11.0	**DP Remarks / Perceived Threats**	None		
12.0	**Additional Notes / References / Documents Available**	History: For, except for the addition of a single floor on many of the buildings, no transformations took place in Marine Drive and with the four-legged tetrapods put in place in the 1960s and 70s, the promenade wall was reinforced-signaling the outer limit that the land could stretch along this bay on the western shore. Growth and development did occur, but along the northern ends of Marine Drive and Chowpatty. Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai, **Dwivedi, Mehrotra** Bombay, The Cities Within Bombay 1995		

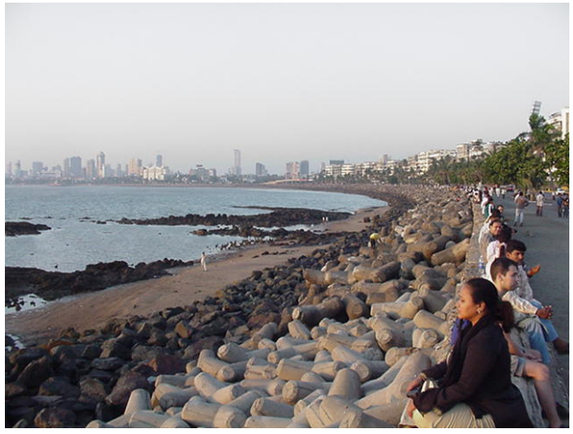
Marine Drive Waterfront





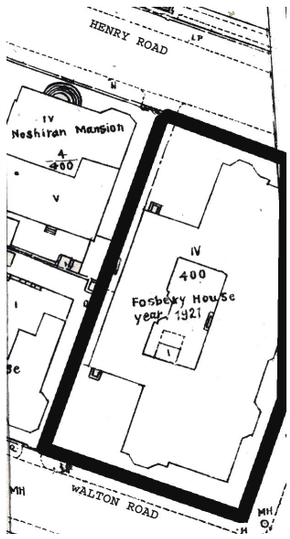






Four legged tetrapods placed at the water age ensure the outer limit that land could be stretch along this bay.

Common Ref. No.:	
Card No.:	A-24
Ward (Part):	A-III
CS No.:	400
Plot Area:	38.55 sq.m.
B U Area:	11115.65 sq.m.
Date:	August, 2005
Record by:	Gauri J, Swapnil B
Review by:	Neera Adarkar
Internal:	As above
External:	As above
Photo Ref.:	T-III-A:\Ward A\ Fosbery House

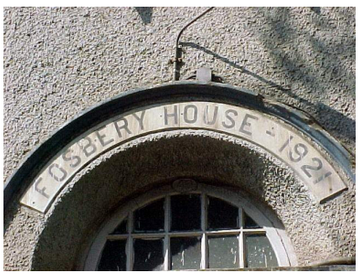


1.0	**Denomination**			
1.1	Name of Premises	Fosbery House		
1.2	Earlier Name	Not applicable		
1.3	Built in	1921	Extension Date (if any)	Not applicable
2.0	**Access**			
2.1	Main	Marry Weather Road		
2.2	Subsidiary	Henry Road		
3.0	**Ownership Pattern**			
3.1	Present	Bombay Port Trust		
3.2	Past	Municipal Commissioner for the Greater Mumbai		
3.3	Status	Ownership		
4.0	**Use**			
4.1	Present	Residential		
4.2	Past	Residential		
4.3	Usage	Regular residential use		
5.0	**Significance & Value Classification**			
5.1	Townscape (Natural / Manmade)	Forms part of Fort Precinct. Located on the junction of Marry Weather Road and Henry Road off Colaba Causeway.		
5.2	Architectural Description	In Vernacular style the building follows the typology of large residential quarters belonging to Port Trust Authorities, characterized with bay windows and balconies with continuous sloping chajjas and wooden railings. The vertical central staircase bay is highlighted by the channel rustication at the corner edges. A symmetrical facade.		
5.3	Intrinsic	This building was constructed by the Bombay Port Trust for residential facilities of the staff. The typology is similar to quarters seen at Mazagaon and Colaba cantonment area.		
5.4	Value Classification	A(arc), B(des), I(sce)	Recommended Grade	**III**
6.0	**Topography**			
6.1	Floors	G + 3		
7.0	**Construction**			
7.1	Plinth	Black Basalt stone plinth in coursed ashlar masonry		
7.2	Walls	Brick masonry walls		
7.3	Floor	R.C.C. floor slab		
7.4	Stairs	Wooden open well staircase with decorative wooden newel post and balusters		

7.5	Openings	Rectangular double height openings with wooden frames and glazed shutters		
7.6	Roofing	Partly sloping roof with Mangalore tiles and partly flat roof		
7.7	Articulation	Highly decorative wooden railings all over the façade. It has semicircular arched entrance with plain architraves. The staircase bay has channel rustication at the corner edges.		
7.8	Finishes	Externally sand faced finished plaster and internally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Black Basalt stone wall in coursed ashlar masonry and MS fencing above		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Marginal paved side open spaces		
8.0	**Services & Utilities**			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	**Condition**			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good		
9.4	Stairs	Good (Wooden members in good condition)		
9.5	Openings	Good		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Good		
9.8	Services	Good (Drainage pipes need no replacement)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	**Transformation**			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	Recently plastered.		
11.0	**DP Remarks / Perceived Threats**	Plot falls under Residential Zone on proposed Development Plan. (D.P.)		
12.0	**Additional Notes / References / Documents Available**	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

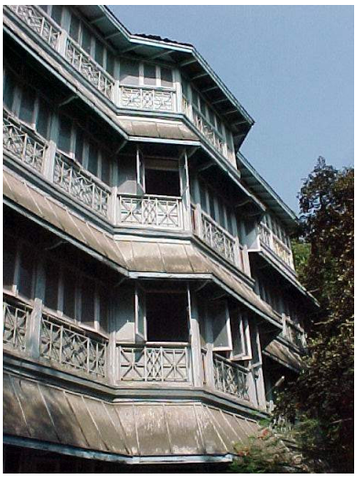
Fosbery House

View from Marry Weather Road



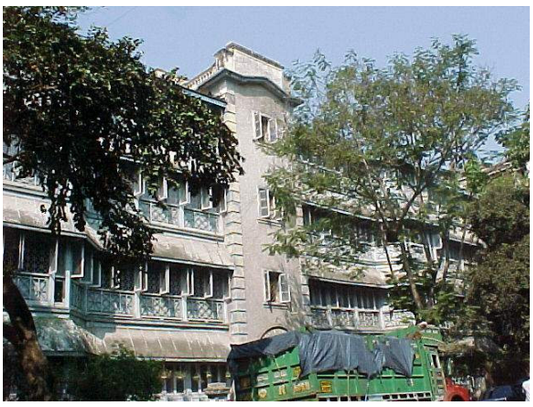
Name and date of the building on the entrance arch

Central staircase bay



Sloping roof chajjas for the balconies

Plain eaves board for the roof



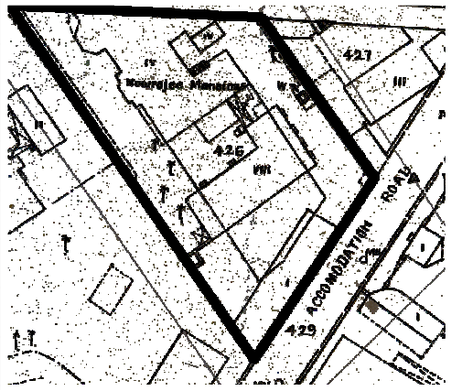
View of the front façade

Stone compound wall

Rustic entrance wall

Right side elevation and Left side elevation not seen due to proximity of adjoining buildings

Common Ref. No.:	
Card No.:	A-25
Ward (Part):	A-III
CS No.:	426
Plot Area:	1570.24 sq.m.
B U Area:	4145.43 sq.m.
Date:	August, 2005
Record by:	Gauri J, Swapnil B
Review by:	Neera Adarkar
Internal:	As above
External:	As above
Photo Ref.:	T-III-A:\Ward A\ Nowroji Mansion

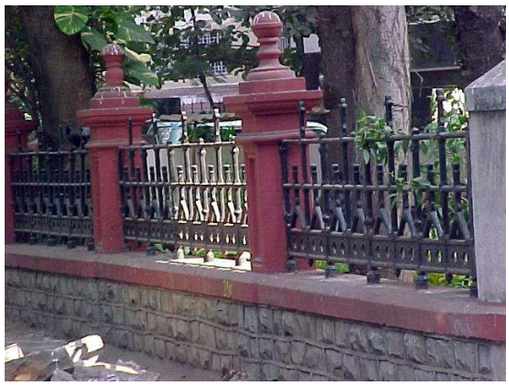


1.0	**Denomination**			
1.1	Name of Premises	Nowroji Mansion		
1.2	Earlier Name	Not applicable		
1.3	Built in	1921	Extension Date (if any)	Not applicable
2.0	**Access**			
2.1	Main	Nathalal Parekh Marg (Wodehouse Road)		
2.2	Subsidiary	Accommodation Road		
3.0	**Ownership Pattern**			
3.1	Present	The Nowroji Mansion Co-op. Hsg. Society Limited		
3.2	Past	The Nowroji Mansion Co-op. Hsg. Society Limited		
3.3	Status	Tenanted		
4.0	**Use**			
4.1	Present	Residential		
4.2	Past	Residential		
4.3	Usage	Regular residential use		
5.0	**Significance & Value Classification**			
5.1	Townscape (Natural / Manmade)	Located on Nathalal Parekh Marg, which is one of the major North-South arterial roads in south Bombay. Located in the upper class mid western part of the Fort Precinct.		
5.2	Architectural Description	This load bearing structure is highlighted with restrained ornamentation. Small but prominent balconies with intricate cast iron railing are supported by decorative R.C.C. brackets. The horizontal cornices at all floors, green coloured glass ventilators and plaster motifs adorn the façade.		
5.3	Intrinsic	This typology of buildings is seen generally in southern parts of Wodehouse Road and Cuffe Parade areas.		
5.4	Value Classification	A(arc), B(des)	Recommended Grade	**III**
6.0	**Topography**			
6.1	Floors	G + 3		
7.0	**Construction**			
7.1	Plinth	Plastered masonry plinth		
7.2	Walls	Brick masonry walls		
7.3	Floor	R.C.C. floor slab		
7.4	Stairs	Open well R.C.C. staircase with wooden handrail		
7.5	Openings	Rectangular openings with wooden frames and glazed shutters		
7.6	Roofing	Flat roof with terrace		

7.7	Articulation	Decorative façade has prominent balconies on either sides. Decorative reinforced concrete brackets support cantilevered balconies. Facade looks highly ornamental with green stained glass ventilators and decorative cast iron railing at balconies		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Kurla basalt stone up to 1.5 meters and decorative cast and railing above it		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Ample front and side open paved spaces		
8.0	**Services & Utilities**			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Window air-conditioning units		
9.0	**Condition**			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good		
9.4	Stairs	Good		
9.5	Openings	Good		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Good		
9.8	Services	Good (Drainage pipes need no replacement)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	**Transformation**			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	Re-plastered and painted internally and externally.		
11.0	**DP Remarks / Perceived Threats**	Plot falls under Residential Zone on proposed Development Plan. (D.P.)		
12.0	**Additional Notes / References / Documents Available**	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

View from Nathalal Parekh Marg

Projecting balcony on the 1st floor

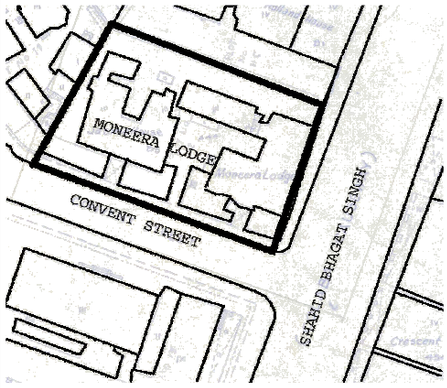


Black Basalt stone in coursed ashlar masonry

Simple motifs on the façade

Right side elevation and Left side elevation not seen due to proximity of adjoining buildings

Common Ref. No.:	
Card No.:	A-26
Ward (Part):	A-III
CS No.:	444
Plot Area:	1270.91 sq.m.
B U Area:	2859.54 sq.m.
Date:	November, 2005
Record by:	Gauri P, Uma P
Review by:	Neera Adarkar
Internal:	As above
External:	As above
Photo Ref.:	T-III-A:\Ward A\ Moneera Lodge



1.0	**Denomination**			
1.1	Name of Premises	Moneera Lodge		
1.2	Earlier Name	Not applicable		
1.3	Built in	1890s	Extension Date (if any)	Not applicable
2.0	**Access**			
2.1	Main	Shahid Bhagatsing Marg (Colaba Causeway)		
2.2	Subsidiary	Convent Street		
3.0	**Ownership Pattern**			
3.1	Present	Not available		
3.2	Past	Not available		
3.3	Status	Tenanted		
4.0	**Use**			
4.1	Present	Residential, Commercial		
4.2	Past	Residential, Commercial		
4.3	Usage	Regular residential and commercial use		
5.0	**Significance & Value Classification**			
5.1	Townscape (Natural / Manmade)	Located at the junction of Convent Street and Shahid Bhagatsing Marg, which is one of the major North-South arterial roads in south Bombay. Forms part of Fort Precinct.		
5.2	Architectural Description	It is a blend of Vernacular as well as Neo-classical style. The sloping roofs have interesting profile with decorative wooden eaves fascia, louvered windows and projecting balcony influenced by traditional Haveli style. The architraves, keystones and ornamental motifs, balustrade exhibit a Neo-classical character. The building Façade is of exposed Black Basalt stone. Special Burma Wood used for internal staircase including railings with well designed carvings. Side walls are covered with Italian tiles with images of Jockey riding the horse.		
5.3	Intrinsic	This structure is above 120 years old, earlier used as a lodge is now a tenanted residential property. The tenants display a rare pride in the heritage value of their building. Characterizes the advent of Neo-classicism in India during the Colonial Rule.		
5.4	Value Classification	A(arc), I(sce), B(per)	Recommended Grade	**III**
6.0	**Topography**			
6.1	Floors	G + 2		
7.0	**Construction**			
7.1	Plinth	Black Basalt stone plinth in coursed ashlar masonry		
7.2	Walls	Load bearing brick walls		

7.3	Floor	Wooden joist flooring		
7.4	Stairs	Openwell Burma teak wooden staircase with balusters		
7.5	Openings	Rectangular openings with wooden frames and glazed shutters		
7.6	Roofing	Sloping roof with Mangalore tiles and wooden trusses		
7.7	Articulation	The sloping roof profile with decorative wooden eaves fascia, louvered windows and projecting balcony looks of Indian origin where as the architraves, keystones and some ornamental motifs exhibit a Neo-classical character.		
7.8	Finishes	Externally Black Basalt stone cladded and internally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Marginal paved side open spaces		
8.0	**Services & Utilities**			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	**Condition**			
9.1	Plinth	Fair (No settlement or cracks observed but needs maintenance)		
9.2	Walls	Fair (Dampness observed at few places)		
9.3	Floor	Fair		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Fair		
9.6	Roofing	Fair (Leakage observed at few places)		
9.7	Articulation & Finishes	Fair (Needs maintenance)		
9.8	Services	Fair (Drainage pipes need maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	**Transformation**			
10.1	Form	Commercial signages added later.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	**DP Remarks / Perceived Threats**	Plot affected by shopline on proposed Development Plan. (D.P.)		
12.0	**Additional Notes / References / Documents Available**	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

View from Convent Street

Front elevation

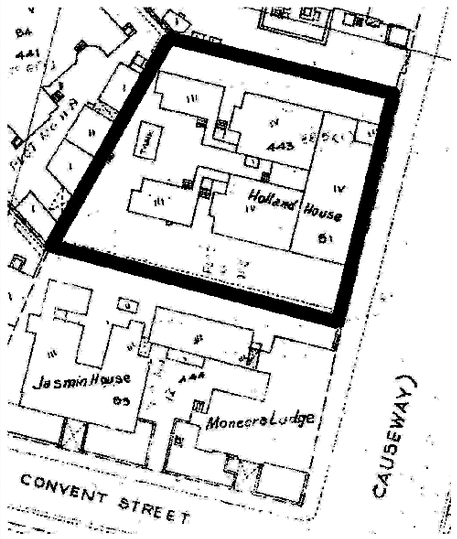
Projecting wooden balcony in Burma teak

Decorative archivolts around the semicircular windows

Circular ventilator with key stone mouldings around

Decorative brackets in reinforced concrete

Common Ref. No.:	
Card No.:	A-27
Ward (Part):	A III
CS No.:	443
Plot Area:	1299.94 sq.m.
B U Area:	3431.84 sq.m.
Date:	August, 2005
Record by:	Gauri J, Swapnil B
Review by:	Neera Adarkar
Internal:	As above
External:	As above
Photo Ref.:	T-III-A:\Ward A\ Holland House



1.0	**Denomination**			
1.1	Name of Premises	Holland House		
1.2	Earlier Name	Not applicable		
1.3	Built in	Early 20th century	Extension Date (if any)	Not available
2.0	**Access**			
2.1	Main	Shahid Bhagatsing Marg (Colaba Causeway)		
2.2	Subsidiary	Not applicable		
3.0	**Ownership Pattern**			
3.1	Present	Mullaji Saheb Syedine, Taher Saiffudin Saheb. The lender of the Davat E Hdiah.		
3.2	Past	Mullaji Saheb Syedine, Taher Saiffudin Saheb. The lender of the Davat E Hdiah.		
3.3	Status	Tenanted		
4.0	**Use**			
4.1	Present	Residential and Commercial		
4.2	Past	Residential and Commercial		
4.3	Usage	Regular residential and commercial use		
5.0	**Significance & Value Classification**			
5.1	Townscape (Natural / Manmade)	Facing Shahid Bhagatsing Marg, which is one of the major North-South roads in south Bombay. Forms part of Fort Precinct.		
5.2	Architectural Description	Carefully detailed ornamentation, with features like cornice band with dentils on first floor, vertically grooved pilasters from second and third floor have decorative acanthus leaves on its capital add to the architectural value. It has highly decorative segmental arched entrance with decorative keystone and decorative emblems on front façade. The facade also carries decorative architraves over windows and balusters on sill level at each floor.		
5.3	Intrinsic	This stretch of road has buildings with facades which display a blend of Neo-classical and Gothic styles.		
5.4	Value Classification	A(arc), B(des), F	Recommended Grade	**III**
6.0	**Topography**			
6.1	Floors	G + 3		
7.0	**Construction**			
7.1	Plinth	Black Basalt stone plinth in coursed ashlar masonry		
7.2	Walls	Load bearing brick walls		
7.3	Floor	Wooden joist flooring		
7.4	Stairs	Dog-legged wooden staircase with decorative wooden		

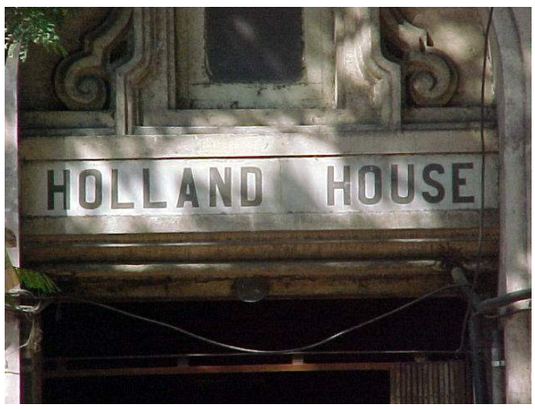
		balustrade and a newel post		
7.5	Openings	Segmental arched windows on ground floor and rectangular openings with wooden frames and glazed shutters on second and third floor		
7.6	Roofing	Flat roof with terrace		
7.7	Articulation	Cornice band with dentils on first floor, vertically grooved pilasters from second and third floor having decorative acanthus leaves on capital. It has highly decorative segmental arched entrance with decorative keystone and decorative emblems on front façade.		
7.8	Finishes	Stone façade and Internally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	None		
8.0	**Services & Utilities**			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Window air-conditioning units		
9.0	**Condition**			
9.1	Plinth	Fair (No settlement or cracks observed)		
9.2	Walls	Fair (Dampness observed at few places)		
9.3	Floor	Fair		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Fair		
9.6	Roofing	Fair (Leakages observed at few places)		
9.7	Articulation & Finishes	Fair		
9.8	Services	Fair (Drainage pipes need maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	**Transformation**			
10.1	Form	Hoardings added later and windows transformed to sliding windows.		
10.2	Structure	Mild steel brackets at certain places support balconies.		
10.3	Articulation & Finishes	No transformation		
11.0	**DP Remarks / Perceived Threats**	Plot affected by shopline on proposed Development Plan. (D.P.)		
12.0	**Additional Notes / References / Documents Available**	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

Holland House

View from Shahid Bhagat Singh Road

Decorative key stone on the segmental arch for the showroom below

Decorative segmental arch with a human face in stuccowork on the façade



Decorative mouldings on the facade

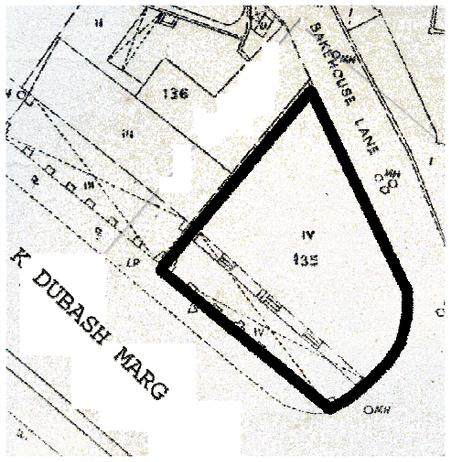
Fluted Corinthian pilasters

Decorative concrete balustrade

Façade divided in to bays by the Corinthian pilasters

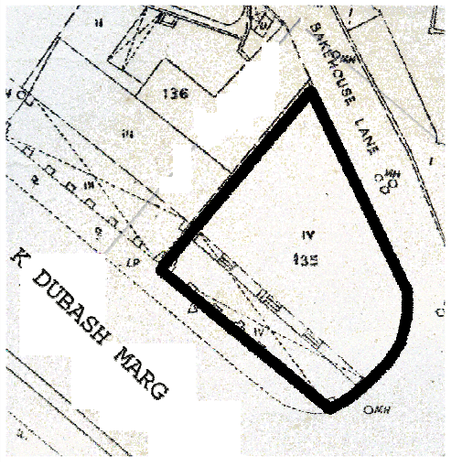
Right side elevation not seen due to proximity of adjoining buildings

Common Ref. No.:	
Card No.:	A-28
Ward (Part):	A-III
CS No.:	135
Plot Area:	467.77 sq.m.
B U Area:	1852.36 sq.m.
Date:	August, 2005
Record by:	Gauri J, Swapnil B
Review by:	Neera Adarkar
Internal:	As above
External:	As above
Photo Ref.:	T-III-A:\Ward A\ Ador House



1.0	**Denomination**			
1.1	Name of Premises	Ador House		
1.2	Earlier Name	Not applicable		
1.3	Built in	Late 19th century	Extension Date (if any)	Not available
2.0	**Access**			
2.1	Main	Kaikashru Dubash Marg (Rampart Road)		
2.2	Subsidiary	Chamber of Commerce Lane		
3.0	**Ownership Pattern**			
3.1	Present	Bhalchandra Digambar Garware		
3.2	Past	Mahadev Laxman Dahanukar, Dattatraya Ramchandra Naik, Gangadhar Vishnu Puranik, Dattatraya Ramchandra Gharpure		
3.3	Status	Tenanted		
4.0	**Use**			
4.1	Present	Commercial		
4.2	Past	Commercial		
4.3	Usage	Regular commercial use		
5.0	**Significance & Value Classification**			
5.1	Townscape (Natural / Manmade)	A triangular junction plot facing the historical Rampart Road, now Kaikashru Dubash Marg. Forms part of Fort Precinct.		
5.2	Architectural Description	A Malad stone cladded building with a colonnade on ground floor, semicircular window openings have decorative architraves around and have bay leaf motifs around windows at lintel level. The facade is characterised with decorative mild steel railing for the foot as well as projecting balconies and modestly decorative arched pediment on parapet wall having decorative emblems.		
5.3	Intrinsic	Ador House is located on the historical street called Kaikashru Dubash Marg (Rampart Road) which once lay on the original line of the Fort ramparts and was formerly known as the Ropewalk, a long stretch of land which was ideal for making and twisting rope for the Royal Navy.		
5.4	Value Classification	A(arc), B(des), I(sce)	Recommended Grade	**III**
6.0	**Topography**			
6.1	Floors	G + 5		
7.0	**Construction**			
7.1	Plinth	Plastered masonry plinth		
7.2	Walls	Brick masonry walls		
7.3	Floor	Access denied		

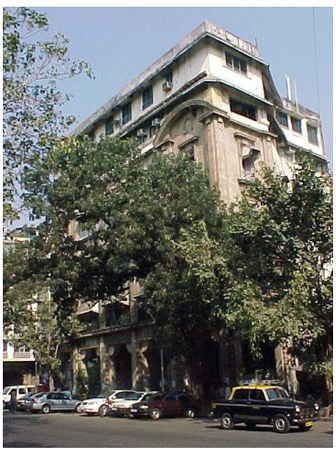
Common Ref. No.:	
Card No.:	A-28
Ward (Part):	A-III
CS No.:	135
Plot Area:	467.77 sq.m.
B U Area:	1852.36 sq.m.
Date:	August, 2005
Record by:	Gauri J, Swapnil B
Review by:	Neera Adarkar
Internal:	As above
External:	As above
Photo Ref.:	T-III-A:\Ward A\ Ador House



1.0	**Denomination**			
1.1	Name of Premises	Ador House		
1.2	Earlier Name	Not applicable		
1.3	Built in	Late 19th century	Extension Date (if any)	Not available
2.0	**Access**			
2.1	Main	Kaikashru Dubash Marg (Rampart Road)		
2.2	Subsidiary	Chamber of Commerce Lane		
3.0	**Ownership Pattern**			
3.1	Present	Bhalchandra Digambar Garware		
3.2	Past	Mahadev Laxman Dahanukar, Dattatraya Ramchandra Naik, Gangadhar Vishnu Puranik, Dattatraya Ramchandra Gharpure		
3.3	Status	Tenanted		
4.0	**Use**			
4.1	Present	Commercial		
4.2	Past	Commercial		
4.3	Usage	Regular commercial use		
5.0	**Significance & Value Classification**			
5.1	Townscape (Natural / Manmade)	A triangular junction plot facing the historical Rampart Road, now Kaikashru Dubash Marg. Forms part of Fort Precinct.		
5.2	Architectural Description	A Malad stone cladded building with a colonnade on ground floor, semicircular window openings have decorative architraves around and have bay leaf motifs around windows at lintel level. The facade is characterised with decorative mild steel railing for the foot as well as projecting balconies and modestly decorative arched pediment on parapet wall having decorative emblems.		
5.3	Intrinsic	Ador House is located on the historical street called Kaikashru Dubash Marg (Rampart Road) which once lay on the original line of the Fort ramparts and was formerly known as the Ropewalk, a long stretch of land which was ideal for making and twisting rope for the Royal Navy.		
5.4	Value Classification	A(arc), B(des), I(sce)	Recommended Grade	**III**
6.0	**Topography**			
6.1	Floors	G + 5		
7.0	**Construction**			
7.1	Plinth	Plastered masonry plinth		
7.2	Walls	Brick masonry walls		
7.3	Floor	Access denied		

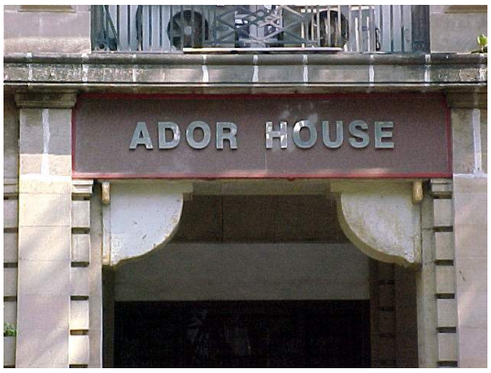
7.4	Stairs	Access denied		
7.5	Openings	Rectangular openings with wooden frames and glazed shutters		
7.6	Roofing	Flat roof with terrace		
7.7	Articulation	Semicircular window openings have decorative architraves around and has bay leaf motifs around windows at lintel level. Facade is characterised with decorative mild steel railing for the foot as well as projecting balconies and semi-decorative arched pediment on parapet wall having decorative emblems.		
7.8	Finishes	Malad stone cladding on external facade and internally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Entrance foyer		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	None		
8.0	**Services & Utilities**			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Window air-conditioning units		
9.0	**Condition**			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Access denied		
9.4	Stairs	Access denied		
9.5	Openings	Good		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Good		
9.8	Services	Good (Drainage pipes need no replacement)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	**Transformation**			
10.1	Form	Hoardings and chajjas added later. Sliding windows and grills added later.		
10.2	Structure	Top two floors added.		
10.3	Articulation & Finishes	No transformation		
11.0	**DP Remarks / Perceived Threats**	Plot falls under Commercial Zone on proposed Development Plan. (D.P.)		
12.0	**Additional Notes / References / Documents Available**	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

Ador House



View from Kaikashru Dubash Marg

Segmental arched pediment on the façade



The entrance has huge concrete brackets

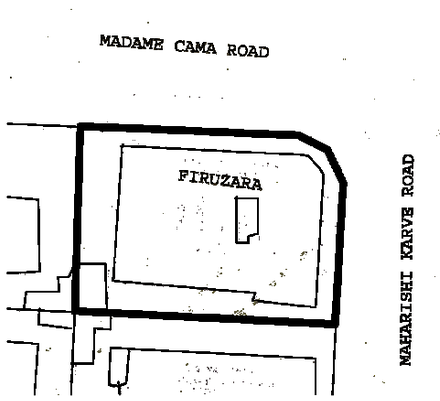
Façade divded in to bays and each bay has a semicircular opening

Broken bed segmental arched pediment with decorative motifs on the façade

Huge brackets on the ground floor

Left side elevation not seen due to proximity of adjoining buildings

Common Ref. No.:	
Card No.:	A-29
Ward (Part):	A-III
CS No.:	1571
Plot Area:	1469.9 sq.m.
B U Area:	6614.55 sq.m.
Date:	April, 2005
Record by:	Gauri J, Anup S
Review by:	Neera Adarkar
Internal:	As above
External:	As above
Photo Ref.:	T-III-A:\Ward A\ Firuzara



1.0	**Denomination**			
1.1	Name of Premises	Firuzara		
1.2	Earlier Name	Not applicable		
1.3	Built in	1930s	Extension Date (if any)	Not applicable
2.0	**Access**			
2.1	Main	Maharshi Karve Road (Queen's Road)		
2.2	Subsidiary	Madam Kama Marg		
3.0	**Ownership Pattern**			
3.1	Present	Governor of Bombay (Lessor)		
3.2	Past	Lessee – Geeta Wife of Digambar, Pundalic Patkar and Digambar Pundalic Patkar		
3.3	Status	Ownership		
4.0	**Use**			
4.1	Present	Residential, Commercial		
4.2	Past	Residential, Commercial		
4.3	Usage	Regular residential and commercial use		
5.0	**Significance & Value Classification**			
5.1	Townscape (Natural / Manmade)	Located on corner plot at a junction of Maharshi Karve Marg, which is one of the major North-South arterial roads and Madam Kama Marg, which is one of the major East-West roads. It is a Corner Building facing the Oval Maidan diagonally. Forms a part of Fort Precinct.		
5.2	Architectural Description	An Art Deco building with minimal articulation except a series of balconies and linear chajjas, which are enhanced by use of dark colours. Typical rounded balconies are seen at the corner edge. The M.S. railing in typical Art Deco design set in the masonry parapet of the balconies is a special feature of this building.		
5.3	Intrinsic	Many Art Deco style buildings of similar foot prints and skyline on the newly reclaimed lands created a cohesive image in the early decades of the 21st century. Like the Gothic buildings in their time represented the new face of the city and an expression of power, so too the Art Deco buildings and precincts symbolized the shift in expression to represent contemporary modern life styles.		
5.4	Value Classification	A(arc), B(des), I(sce)	Recommended Grade	**III**
6.0	**Topography**			
6.1	Floors	G + 5		
7.0	**Construction**			
7.1	Plinth	Plastered masonry plinth		
7.2	Walls	Brick masonry wall		

7.3	Floor	R.C.C. floor slab		
7.4	Stairs	Dog legged R.C.C. staircase		
7.5	Openings	Rectangular openings with wooden frames and glazed shutters		
7.6	Roofing	Flat roof with terrace		
7.7	Articulation	Projecting balconies curved at the corner edges. The projecting balconies and the chajjas are enhanced by use of dark colours.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Entrance foyer		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Marginal side open space		
8.0	**Services & Utilities**			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Window air-conditioning units		
9.0	**Condition**			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good		
9.4	Stairs	Good		
9.5	Openings	Good		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Good		
9.8	Services	Good (Drainage pipes need no replacement)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	**Transformation**			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	**DP Remarks / Perceived Threats**	None		
12.0	**Additional Notes / References / Documents Available**	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

Firuzara

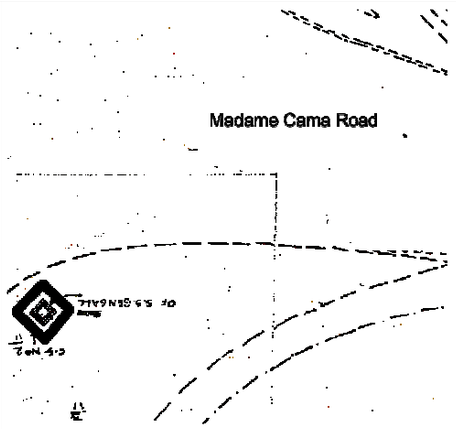
Front elevation

View from Maharshi Karve Road

Dog legged R.C.C. staircase

Rounded balconies with typical Art Deco railing

Common Ref. No.:	
Card No.:	A-30
Ward (Part):	A-III
CS No.:	Not applicable
Plot Area:	Not applicable
B U Area:	Not applicable
Date:	August, 2005
Record by:	Gauri J, Ambika K
Review by:	Neera Adarkar
Internal:	As above
External:	As above
Photo Ref.:	T-III-A:\Ward A\ Sorabjee Shapurjee Bengalee (CIE)



1.0	**Denomination**			
1.1	Name of Premises	Sorabjee Shapurjee Bengalee (CIE)		
1.2	Earlier Name	Not applicable		
1.3	Built in	Early 20th century	Extension Date (if any)	Not applicable
2.0	**Access**			
2.1	Main	Karmaveer Bhaurao Patil Marg (Mayo Road)		
2.2	Subsidiary	Madam Kama Marg		
3.0	**Ownership Pattern**			
3.1	Present	Not available		
3.2	Past	Not available		
3.3	Status	MCGM		
4.0	**Use**			
4.1	Present	Memorial (Statue)		
4.2	Past	Memorial (Statue)		
4.3	Usage	Memorial (Statue)		
5.0	**Significance & Value Classification**			
5.1	Townscape (Natural / Manmade)	Located at the prominent junction of Karmaveer Bhaurao Patil Marg, which is one of the major North-South roads and Madam Kama Marg, which is one of the major East-West roads. On the south end of the Oval Maidan near the Cooperage, in the centre of the public road where earlier a band stand was placed encircled by promenade. Forms part of Fort Precinct.		
5.2	Architectural Description	Marble carved statue on a Malad stone cladded base located at the junction of Karmaveer Bhaurao Patil Marg and Madam Kama Marg. The statue is beautifully carved with minimal ornamentation.		
5.3	Intrinsic	Statues of Bombay's luminaries once lined the edges of Oval Maidan making the grandeur of the town humane at the street level. This is the statue of Sorabjee Shapurjee Bengalee (15 Feb 1831-3 April 1893) a philanthropist.		
5.4	Value Classification	D(bio), C(seh), A(his)	Recommended Grade	**II B**
6.0	**Topography**			
6.1	Floors	Not applicable		
7.0	**Construction**			
7.1	Plinth	Basalt stone plinth in coursed ashlar masonry		
7.2	Walls	Not applicable		
7.3	Floor	Not applicable		

7.4	Stairs	Not applicable		
7.5	Openings	Not applicable		
7.6	Roofing	Not applicable		
7.7	Articulation	Minimal ornamentation seen on the statue		
7.8	Finishes	Not applicable		
7.9	Interiors (Movable & Immovable)	Not applicable		
7.10	Compound / Fence / Gate	Cast iron fencing		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Side open space has lawn		
8.0	**Services & Utilities**			
8.1	Lighting	Not applicable		
8.2	Ventilation	Not applicable		
8.3	Electricity	Not applicable		
8.4	Water Supply	Not applicable		
8.5	Drainage (Plumbing and Sanitation)	Not applicable		
8.6	Fire precaution	Not applicable		
8.7	Other (HVAC / BMS / Security Systems)	Not applicable		
9.0	**Condition**			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Not applicable		
9.3	Floor	Not applicable		
9.4	Stairs	Not applicable		
9.5	Openings	Not applicable		
9.6	Roofing	Not applicable		
9.7	Articulation & Finishes	Good		
9.8	Services	Not applicable		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	**Transformation**			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	**DP Remarks / Perceived Threats**	None		
12.0	**Additional Notes / References / Documents Available**	History: Sorabjee Shapurjee Bengalee (CIE) (15 FEB 1831-3 APRIL 1893) was a man distinguished by his public and private virtues .By his unostentatious and universal philanthropy. By his fellows independence and uprightness. By his love of liberty and reform. By his zeal for popular progress. Universally esteemed by all classes and creeds Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai, **Dwivedi, Mehrotra** Bombay, The Cities Within Bombay 1995		

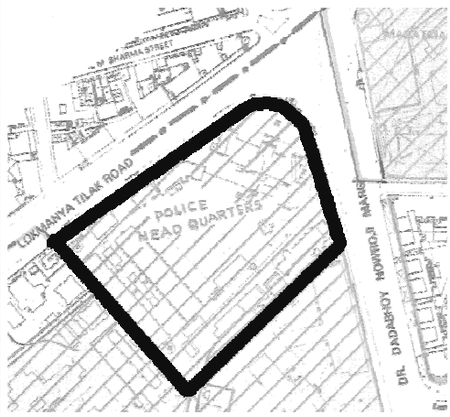
Sorabjee Shapurjee Bengalee (CIE)

Marble carved statue

Inscriptions on the marble plaque below the statue

Decorative fencing around he statue

Common Ref. No.:	
Card No.:	A-31
Ward (Part):	A-I
CS No.:	Not available
Plot Area:	Not available
B U Area:	Not available
Date:	March, 2005
Record by:	Gauri J, Deepti S
Review by:	Neera Adarkar
Internal:	As above
External:	As above
Photo Ref.:	T-III-A:\Ward A\ Police Head Quarters

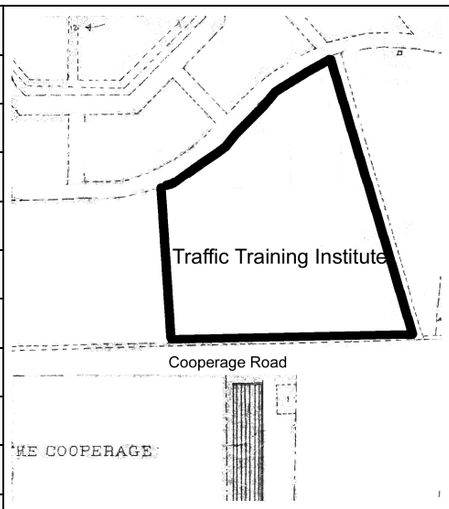


1.0	**Denomination**			
1.1	Name of Premises	Police Head Quarters		
1.2	Earlier Name	Not applicable		
1.3	Built in	1900s	Extension Date (if any)	Not applicable
2.0	**Access**			
2.1	Main	Lokmanya Tilak Road (Carnac Road)		
2.2	Subsidiary	Dr. Dadabhoy Nowroji Marg (Hornby Road)		
3.0	**Ownership Pattern**			
3.1	Present	Government		
3.2	Past	Police Department of Mumbai		
3.3	Status	Government owned		
4.0	**Use**			
4.1	Present	Police Head Quarters		
4.2	Past	Police Head Quarters		
4.3	Usage	Regular public use		
5.0	**Significance & Value Classification**			
5.1	Townscape (Natural / Manmade)	A commanding junction of Lokmanya Tilak Road, which is one of the major East-West roads and Dr. Dadabhoy Nowroji Marg, which is one of the major North-South roads, adjoining the J.J. school of Arts campus reflecting the same visual character. Forms a part of Fort Precinct.		
5.2	Architectural Description	An imposing and sprawling building in Neo Gothic style displays a strong public character prominently seen in the Fort area. Its architectural highlights are the central Tudor style towering pitched roof. The façade is articulated with equilateral point arched with white painted bands around them. The entrance porch is magnificent with two simple semicircular arches supported by columns. The structure has on interesting roof profile with decorative carved pinnacles on the pitched roof.		
5.3	Intrinsic	In 1881 the Bazaar Gate Police Station was built and due to the increase in the population and the number of designations of police, a new Police Head Quarters needed to be built in front of Crawford Market on a special request to the Government. Earlier this open space was used for theatre and Tamasha performances for the migrant Marathi population from Ghats.		
5.4	Value Classification	A(arc), B(per), I(sce), C(seh)	Recommended Grade	**II A**
6.0	**Topography**			
6.1	Floors	G + 4		
7.0	**Construction**			

7.1	Plinth	Black Basalt stone plinth in coursed ashlar masonry		
7.2	Walls	Load bearing Black Basalt stone walls		
7.3	Floor	Wooden joist flooring		
7.4	Stairs	Open well wooden staircase		
7.5	Openings	Equilateral point arched and semicircular arched windows with wooden frames and glazed shutters		
7.6	Roofing	Sloping roof with Mangalore tiles and wooden trusses		
7.7	Articulation	The arched façade has decorative projecting balconies. The entrance porch has semicircular arches supported by columns. The sloping profiles of the roof have decorative pinnacles.		
7.8	Finishes	Black Basalt stone façade and internally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Entrance porch and foyer		
7.10	Compound / Fence / Gate	Black Basalt stone in random rubble masonry high compound wall		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Small central open space		
8.0	**Services & Utilities**			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Fire extinguishers provided		
8.7	Other (HVAC / BMS / Security Systems)	Windows air-conditioning units		
9.0	**Condition**			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good (No sagging observed)		
9.4	Stairs	Good (Wooden members need maintenance)		
9.5	Openings	Good		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Good (Well maintained)		
9.8	Services	Good (Drainage pipes need maintenance)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	**Transformation**			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	**DP Remarks / Perceived Threats**	Plot reserved for Government Office on proposed Development Plan. (D.P.)		
12.0	**Additional Notes / References / Documents Available**	Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.		

Police Head Quarters

Common Ref. No.:	
Card No.:	A-32
Ward (Part):	A-III
CS No.:	3 / 4
Plot Area:	153.85 sq.m.
B U Area:	Not applicable
Date:	August, 2005
Record by:	Gauri J, Ambika K
Review by:	Neera Adarkar
Internal:	As above
External:	As above
Photo Ref.:	T-III-A:\Ward A\ Children's Traffic Training Park



1.0	**Denomination**			
1.1	Name of Premises	Children's Traffic Training Park		
1.2	Earlier Name	Not applicable		
1.3	Built in	1960s	Extension Date (if any)	Not applicable
2.0	**Access**			
2.1	Main	Cooperage Road		
2.2	Subsidiary	Madam Kama Marg		
3.0	**Ownership Pattern**			
3.1	Present	Municipal Corporation of Greater Mumbai and Others		
3.2	Past	Municipal Corporation of Greater Mumbai and Others		
3.3	Status	Government owned		
4.0	**Use**			
4.1	Present	Children's Traffic Training Park		
4.2	Past	Children's Park		
4.3	Usage	Children's Park (Weekly public use)		
5.0	**Significance & Value Classification**			
5.1	Townscape (Natural / Manmade)	Located in Cooperage Premises in front of Oval Maidan. Forms part of Fort Precinct.		
5.2	Architectural Description	This park is designed with an intension to train the children for traffic rules. Miniature equipments well laid out pathways, posts, lawns, all add to this valuable open space located very prominently. The premises have MS jali fencing.		
5.3	Intrinsic	Children's Traffic Training Park was presented by Burma Shell and was inaugurated by Smt. Vijaya Laxmi Pandit, Governor of Maharashtra on 4th May, 1964.		
5.4	Value Classification	J, C(seh)	Recommended Grade	**II B**
6.0	**Topography**			
6.1	Floors	Not applicable		
7.0	**Construction**			
7.1	Plinth	Not applicable		
7.2	Walls	Not applicable		
7.3	Floor	Not applicable		
7.4	Stairs	Not applicable		
7.5	Openings	Not applicable		
7.6	Roofing	Not applicable		

7.7	Articulation	Not applicable		
7.8	Finishes	Not applicable		
7.9	Interiors (Movable & Immovable)	Not applicable		
7.10	Compound / Fence / Gate	Not applicable		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Well landscaped area		
8.0	**Services & Utilities**			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not applicable		
9.0	**Condition**			
9.1	Plinth	Not applicable		
9.2	Walls	Not applicable		
9.3	Floor	Not applicable		
9.4	Stairs	Not applicable		
9.5	Openings	Not applicable		
9.6	Roofing	Not applicable		
9.7	Articulation & Finishes	Not applicable		
9.8	Services	Not applicable		
9.9	Outbuildings	Not applicable		
9.10	Overall condition	Good	Maintenance level	Good
10.0	**Transformation**			
10.1	Form	Not applicable		
10.2	Structure	Not applicable		
10.3	Articulation & Finishes	Not applicable		
11.0	**DP Remarks / Perceived Threats**	Plot reserved as a Recreational Ground on proposed Development Plan. (D.P.)		
12.0	**Additional Notes / References / Documents Available**	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

Children's Traffic Training Park

Small traffic signals planned specifically for the children

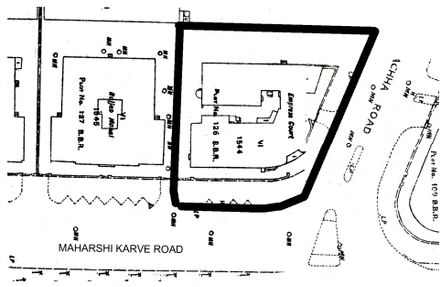
Traffic island

Lawned areas

A small scale model of a petrol pump

Roadway along the lush green lawns

Common Ref. No.:	
Card No.:	A-33
Ward (Part):	A-III
CS No.:	1544
Plot Area:	1644.65 sq.m.
B U Area:	8634.41 sq.m.
Date:	September, 2005
Record by:	Gauri J, Ambika K
Review by:	Neera Adarkar
Internal:	As above
External:	As above
Photo Ref.:	T-III-A:\Ward A\ Empress Court



1.0	**Denomination**			
1.1	Name of Premises	Empress Court		
1.2	Earlier Name	Not applicable		
1.3	Built in	1930s	Extension Date (if any)	Not applicable
2.0	**Access**			
2.1	Main	Maharshi Karve Marg (Queen's Road)		
2.2	Subsidiary	Dinsha Wacha Road		
3.0	**Ownership Pattern**			
3.1	Present	Governor of Bombay (Lessor)		
3.2	Past	Ramesh Dhirajlal Mehta, Firedoon Ardeshir Mehta. Trustees under a Deed of trust Hector Hoshang Mehta dated 1964		
3.3	Status	Tenanted		
4.0	**Use**			
4.1	Present	Residential		
4.2	Past	Residential		
4.3	Usage	Regular residential use		
5.0	**Significance & Value Classification**			
5.1	Townscape (Natural / Manmade)	Responds to the junction of north south Maharshi Karve road and east west Dinshaw Watchha Road. Facing Oval Maidan this precinct has buildings of same scale and foot prints. Part of Fort Precinct.		
5.2	Architectural Description	Typical corner building in Art Deco style having a splayed staircase bay accentuated with a pavilion type room on the terrace and with curved balconies as if emerging out of the corner splayed façade. The projecting bands especially at all the top floors highlight the otherwise plain character. The façade also bears typical Art Deco motifs like grooved floor bands.		
5.3	Intrinsic	The various Art Deco style buildings on the newly reclaimed lands created a cohesive image. Like the Gothic buildings in their time represented the new face of the city and an expression of power, so too the Art Deco buildings and precincts symbolized the shift in expression to represent contemporary life style of the elite class.		
5.4	Value Classification	A(arc), G(grp), I(sce)	Recommended Grade	**III**
6.0	**Topography**			
6.1	Floors	G + 6		
7.0	**Construction**			
7.1	Plinth	Plastered masonry plinth		
7.2	Walls	Brick masonry walls		

7.3	Floor	R.C.C. floor slab		
7.4	Stairs	Open well wooden staircase with decorative wooden balustrade		
7.5	Openings	Rectangular openings with wooden frames and glazed shutters		
7.6	Roofing	Flat roof with terrace		
7.7	Articulation	Minimal articulation on the façade except for projecting bands on all the floors and rounded balconies at the corners.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Entrance foyer		
7.10	Compound / Fence / Gate	Plastered brick wall		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Marginal paved side open spaces		
8.0	**Services & Utilities**			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Window air-conditioning units		
9.0	**Condition**			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good		
9.4	Stairs	Good (Wooden members in good condition)		
9.5	Openings	Good		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Good		
9.8	Services	Good (Drainage pipes need no replacement)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	**Transformation**			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	**DP Remarks / Perceived Threats**	None		
12.0	**Additional Notes / References / Documents Available**	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai, **Dwivedi, Mehrotra** Bombay, The Cities Within Bombay 1995		

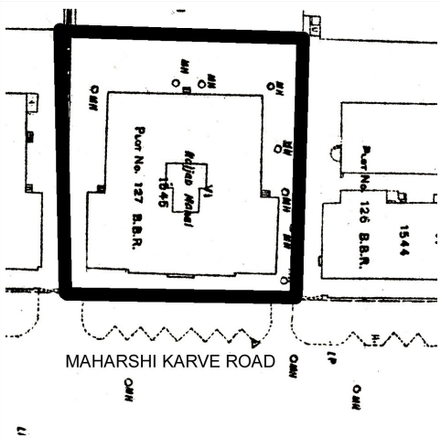
View from the junction

View of the rounded balconies on either sides of the staircase block

Front elevation

Entrance of the building

Common Ref. No.:	
Card No.:	A-34
Ward (Part):	A-III
CS No.:	1545
Plot Area:	1365.39 sq.m.
B U Area:	7168.29 sq.m.
Date:	September, 2005
Record by:	Gauri J, Ambika K
Review by:	Neera Adarkar
Internal:	As above
External:	As above
Photo Ref.:	T-III-A:\Ward A\ Rajjab Mahal



1.0	**Denomination**			
1.1	Name of Premises	Rajjab Mahal		
1.2	Earlier Name	Not applicable		
1.3	Built in	1930s	Extension Date (if any)	Not applicable
2.0	**Access**			
2.1	Main	Maharshi Karve Marg (Queen's Road)		
2.2	Subsidiary	Not applicable		
3.0	**Ownership Pattern**			
3.1	Present	Rajjab Mahal Co-operative Housing Society		
3.2	Past	Governor of Bombay (Lessor)		
3.3	Status	Tenanted		
4.0	**Use**			
4.1	Present	Residential		
4.2	Past	Residential		
4.3	Usage	Regular residential use		
5.0	**Significance & Value Classification**			
5.1	Townscape (Natural / Manmade)	Facing Oval Maidan, this precinct has buildings of same scale and foot prints. Forms part of Fort Precinct.		
5.2	Architectural Description	An Art Deco building having features like curved balconies at the corners, projecting bands at all floor levels and central bay accentuated with symmetrical stepped profile adds to the granduer. The M.S. railing symmetrically set between the masonry parapets of the balconies and window mullion pattern are typical Art Deco features. The façade bears motifs like grooved floor bands.		
5.3	Intrinsic	The various Art Deco style buildings on the newly reclaimed lands created a cohesive image. Like the Gothic buildings in their time represented the new face of the city and an expression of power, so too the Art Deco buildings and precincts symbolized the shift in expression to represent contemporary life style.		
5.4	Value Classification	A(arc), G(grp), I(sce)	Recommended Grade	**III**
6.0	**Topography**			
6.1	Floors	G + 6		
7.0	**Construction**			
7.1	Plinth	Plastered masonry plinth		
7.2	Walls	Brick masonry walls		
7.3	Floor	R.C.C. floor slab		
7.4	Stairs	Open well wooden staircase with decorative wooden balustrade		

7.5	Openings	Rectangular openings with wooden frames and glazed shutters		
7.6	Roofing	Flat roof with terrace		
7.7	Articulation	Minimal articulation on the façade except for projecting bands on all the floors and rounded balconies at the corners.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Entrance foyer		
7.10	Compound / Fence / Gate	Plastered brick wall		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Marginal paved side open spaces		
8.0	**Services & Utilities**			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Window air-conditioning units		
9.0	**Condition**			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good		
9.4	Stairs	Good (Wooden members in good condition)		
9.5	Openings	Good		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Good		
9.8	Services	Good (Drainage pipes need no replacement)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	**Transformation**			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	**DP Remarks** / **Perceived Threats**	None		
12.0	**Additional Notes** / **References** / **Documents Available**	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai, **Dwivedi, Mehrotra** Bombay, The Cities Within Bombay 1995		

Rajjab Mahal

View from Maharshi Karve Road

Decorative grooved bands on the façade

Decorative band at top floor level

Balconies high lighted with a different colour

Right side elevation and Left side elevation not seen due to proximity of adjoining buildings

Rajjab Mahal

View from Maharshi Karve Road

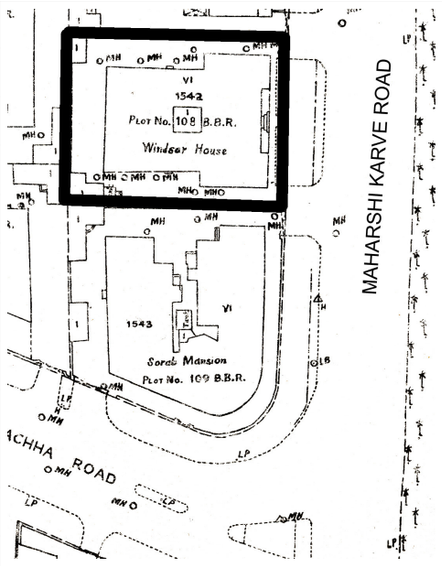
Decorative grooved bands on the façade

Decorative band at top floor level

Balconies high lighted with a different colour

Right side elevation and Left side elevation not seen due to proximity of adjoining buildings

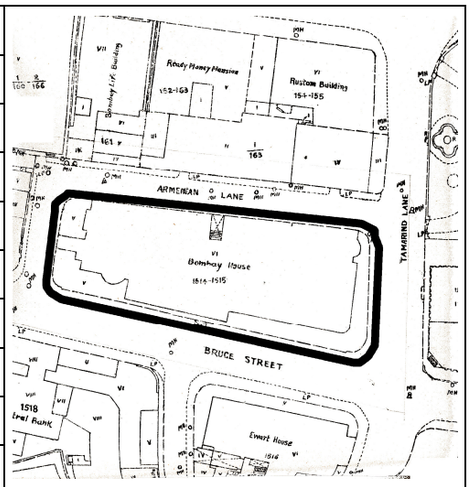
Common Ref. No.:	
Card No.:	A-35
Ward (Part):	A-II
CS No.:	1542
Plot Area:	988.29 sq.m.
B U Area:	3913.62 sq.m.
Date:	September, 2005
Record by:	Gauri J, Ambika K
Review by:	Neera Adarkar
Internal:	As above
External:	As above
Photo Ref.:	T-III-A:\Ward A\ Windsor House



1.0	**Denomination**			
1.1	Name of Premises	Windsor House		
1.2	Earlier Name	Not applicable		
1.3	Built in	1930s	Extension Date (if any)	Not applicable
2.0	**Access**			
2.1	Main	Maharshi Karve Marg (Queen's Road)		
2.2	Subsidiary	Not applicable		
3.0	**Ownership Pattern**			
3.1	Present	Windsor House Co-operative Housing Society		
3.2	Past	The Governor of Maharashtra (lessor)		
3.3	Status	Tenanted		
4.0	**Use**			
4.1	Present	Residential		
4.2	Past	Residential		
4.3	Usage	Regular residential use		
5.0	**Significance & Value Classification**			
5.1	Townscape (Natural / Manmade)	Facing Oval Maidan, this precinct has buildings of same scale and foot prints. Forms part of Fort Precinct.		
5.2	Architectural Description	Belongs to the typology of Art deco building with plain facades highlighted only by a series of balconies, curved on the corners of the building, and with projecting bands/chajjas at all floor levels.		
5.3	Intrinsic	The various Art Deco style buildings on the newly reclaimed lands created a cohesive image. Like the Gothic buildings in their time represented the new face of the city and an expression of power, so too the Art Deco buildings and precincts symbolized the shift in expression to represent contemporary aspirations.		
5.4	Value Classification	A(arc), G(grp), I(sce)	Recommended Grade	**III**
6.0	**Topography**			
6.1	Floors	G + 5		
7.0	**Construction**			
7.1	Plinth	Plastered masonry plinth		
7.2	Walls	Brick masonry walls		
7.3	Floor	R.C.C. floor slab		
7.4	Stairs	Open well wooden staircase with decorative wooden balustrade		
7.5	Openings	Rectangular openings with wooden frames and glazed shutters		
7.6	Roofing	Flat roof with terrace		

7.7	Articulation	Minimal articulation on the façade except for projecting bands on all the floors and rounded balconies at the corners.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Entrance foyer		
7.10	Compound / Fence / Gate	Plastered brick wall		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Marginal paved side open spaces		
8.0	**Services & Utilities**			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Window air-conditioning units		
9.0	**Condition**			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good		
9.4	Stairs	Good (Wooden members need maintenance)		
9.5	Openings	Good		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Good		
9.8	Services	Good (Drainage pipes need no replacement)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	**Transformation**			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	**DP Remarks / Perceived Threats**	None		
12.0	**Additional Notes / References / Documents Available**	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai, **Dwivedi, Mehrotra** Bombay, The Cities Within Bombay 1995		

Common Ref. No.:	
Card No.:	A-36
Ward (Part):	A-II
CS No.:	1514, 1515
Plot Area:	Not available
B U Area:	Not available
Date:	November, 2005
Record by:	Gauri P, Uma P
Review by:	Neera Adarkar
Internal:	As above
External:	As above
Photo Ref.:	T-III-A:\Ward A\ Bombay House



1.0	**Denomination**			
1.1	Name of Premises	Bombay House		
1.2	Earlier Name	Not applicable		
1.3	Built in	Early 20th century	Extension Date (if any)	Not applicable
2.0	**Access**			
2.1	Main	Homi Mody Street (Bruce Street)		
2.2	Subsidiary	Tamarind Street		
3.0	**Ownership Pattern**			
3.1	Present	Not available		
3.2	Past	Not available		
3.3	Status	Private		
4.0	**Use**			
4.1	Present	Commercial		
4.2	Past	Commercial		
4.3	Usage	Regular commercial use		
5.0	**Significance & Value Classification**			
5.1	Townscape (Natural / Manmade)	In the close proximity of Hutatma Chowk, (earlier Flora Fountain) the building is located on Homi Mody Street off Mahatma Gandhi Marg, which is one of the important North-South roads. Forms part of Fort Precinct.		
5.2	Architectural Description	This impressive Malad stone cladded building is located in the core of the Fort Precinct. It exhibits a typical Neo-classical style in terms of its form, articulation and grandeur. It occupies the whole plot bounded by streets on all sides and thus creates internal avenues. The façade exhibits features like decorative consoles below the projecting balcony of above the entrance. Channeled rustication is seen all over the façade. The windows also bear decorative keystones with floral motifs. The corner windows are highly decorative due to the architraves around. The top floor soffit has dentils below which indicate the gross height of the building from a distance.		
5.3	Intrinsic	Building located in a highly commercial area in the Fort and is a typology of Neo-classical buildings of the area.		
5.4	Value Classification	A(arc), B(des), F	Recommended Grade	**II A**
6.0	**Topography**			
6.1	Floors	G + 3		
7.0	**Construction**			
7.1	Plinth	Malad stone cladded plinth in coursed ashlar masonry		
7.2	Walls	Brick masonry walls		

7.3	Floor	R.C.C. floor slab		
7.4	Stairs	Access denied		
7.5	Openings	Rectangular and arched openings with wooden frames and glazed shutters		
7.6	Roofing	Flat roof terrace		
7.7	Articulation	The façade exhibits features like decorative consoles below the projecting balcony of above the entrance. Channeled rustication is seen all over the façade. The windows also bear decorative keystones with floral motifs. The corner windows are highly decorative due to the architraves around. The top floor soffit has dentils below which indicate the gross height of the building from a distance.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Entrance foyer		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	None		
8.0	**Services & Utilities**			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Windows air-conditioning units		
9.0	**Condition**			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good (No sagging observed)		
9.4	Stairs	Access denied		
9.5	Openings	Good		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Good (Well maintained)		
9.8	Services	Good (Drainage pipes need no replacement)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	**Transformation**			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	**DP Remarks / Perceived Threats**	Plot falls under Commercial Zone on proposed Development Plan. (D.P.)		
12.0	**Additional Notes / References / Documents Available**	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

Bombay House

View from Homi Mody Street

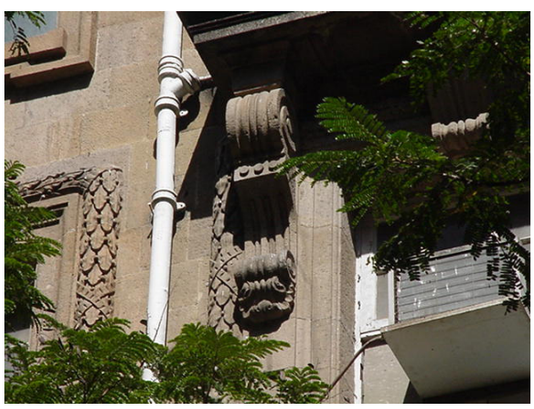
Decorative consoles below the projecting balcony

Rounded corner of the building

Decorative architrave around the window

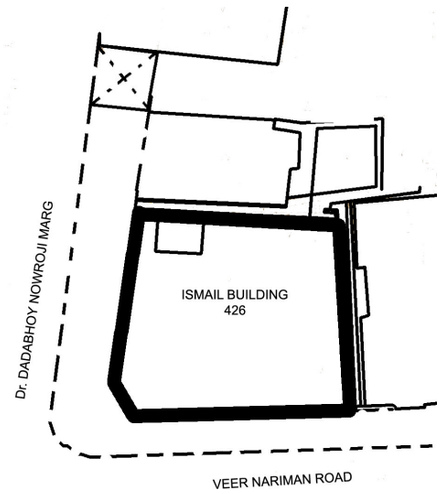
Decorative key stone above the window

Decorative rosette at intervals



Down take water pipe seen on the façade

Common Ref. No.:	
Card No.:	A-37
Ward (Part):	A-II
CS No.:	426
Plot Area:	Not available
B U Area:	Not available
Date:	August, 2005
Record by:	Gauri J, Ambika K
Review by:	Neera Adarkar
Internal:	As above
External:	As above
Photo Ref.:	T-III-A:\Ward A\ Ismail Building



1.0	**Denomination**			
1.1	Name of Premises	Ismail Building		
1.2	Earlier Name	Not applicable		
1.3	Built in	Early 20th century	Extension Date (if any)	Not applicable
2.0	**Access**			
2.1	Main	Dr. Dadabhoy Nowroji Marg (Hornby Road)		
2.2	Subsidiary	Veer Nariman Road (Churchgate Street)		
3.0	**Ownership Pattern**			
3.1	Present	Not available		
3.2	Past	Not available		
3.3	Status	Tenanted		
4.0	**Use**			
4.1	Present	Residential and Commercial		
4.2	Past	Residential and Commercial		
4.3	Usage	Regular residential and commercial use		
5.0	**Significance & Value Classification**			
5.1	Townscape (Natural / Manmade)	On the avenue of Hutatma Chowk in the heart of the old Fort, and at the junction of Veer Nariman Road and Dr. Dadabhoy Nowroji Marg, on the avenue leading towards the Town Hall. Forms part of Fort Precinct		
5.2	Architectural Description	This is a typical Neo-classical style building on D.N. road. This building has features like segmental arches on ground floor and four-centered arch above the entrance. Projecting balconies have decorative cast iron railings and are supported by decorative brackets. Cornice bands run at all floors except third floor. Huge ionic columns flank from second to third floor. Cornice band at fourth floor level has dentils below and some windows have triangular open bed pediments.		
5.3	Intrinsic	This building along with the other buildings on eastern front of Dr. Dadabhoy Nowroji Marg creates a prestigious heritage streetscape in the island city. This road was developed under public design controls by City Improvement Trust. There were no restrictions on the designs of the facades which were conceived and built by different architects, but each building was required to have an arcade, which acted as the physical and visual element that tied together varying architectural styles. This enhanced the legibility of Hornby Road as an urban streetscape.		
5.4	Value Classification	A(arc), B(des), I(sce), G(grp)	Recommended Grade	**III**
6.0	**Topography**			
6.1	Floors	G + 4		

7.0	**Construction**			
7.1	Plinth	Black Basalt stone plinth		
7.2	Walls	Brick walls		
7.3	Floor	Wooden joist flooring		
7.4	Stairs	Dog legged wooden staircase with decorative wooden balustrade		
7.5	Openings	Rectangular openings with wooden frames and glazed shutters and four-centered arch on the stairway		
7.6	Roofing	Flat roof with terrace		
7.7	Articulation	Building has features like segmental arches on ground floor and four-centered arch above the entrance. Projecting balconies have decorative cast iron railings and are supported by decorative brackets. Huge ionic columns flank from second to third floor. Cornice band at fourth floor level has dentils below.		
7.8	Finishes	Externally coursed ashlar masonry and Internally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	None		
8.0	**Services & Utilities**			
8.1	Lighting	Natural and artificial, poor natural lighting		
8.2	Ventilation	Natural and artificial, poor natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Window air-conditioning units		
9.0	**Condition**			
9.1	Plinth	Fair		
9.2	Walls	Fair (Dampness observed at few places)		
9.3	Floor	Fair		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Fair		
9.6	Roofing	Fair (Leakages observed at few places)		
9.7	Articulation & Finishes	Fair		
9.8	Services	Fair (Drainage pipes need maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	**Transformation**			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	**DP Remarks / Perceived Threats**	Plot falls under Commercial Zone on proposed Development Plan. (D.P.)		
12.0	**Additional Notes / References / Documents Available**	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai, **Dwivedi, Mehrotra** Bombay, The Cities Within Bombay 1995		

Front elevation blocked by the vegetation

Channeled rustication till the first floor

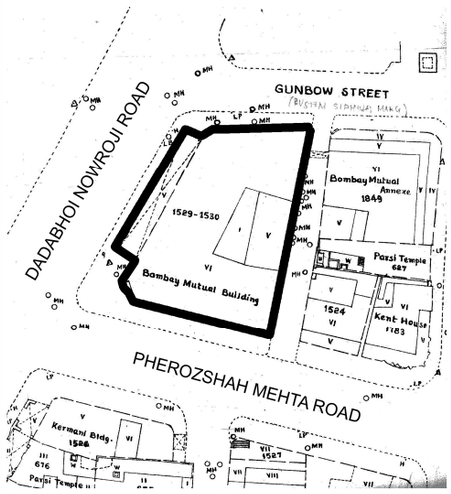
Segmental arched with a key stone

Dentils below the cornice band of the 3rd floor level

Florentine arch at the ground floor level

Right side elevation and Left side elevation not seen due to proximity of adjoining buildings

Common Ref. No.:	
Card No.:	A-38
Ward (Part):	A-II
CS No.:	1529, 1530
Plot Area:	1282.71 sq.m.
B U Area:	5772.19 sq.m.
Date:	August, 2005
Record by:	Gauri J, Ambika K
Review by:	Neera Adarkar
Internal:	As above
External:	As above
Photo Ref.:	T-III-A:\Ward A\ Bombay Mutual Building



1.0	**Denomination**			
1.1	Name of Premises	Bombay Mutual Building		
1.2	Earlier Name	Not applicable		
1.3	Built in	1935	Extension Date (if any)	Not available
2.0	**Access**			
2.1	Main	Dr. Dadabhoy Nowroji Marg (Hornby Road)		
2.2	Subsidiary	Sir Pherozshah Mehta Marg		
3.0	**Ownership Pattern**			
3.1	Present	The Bombay Mutual Life Assurance Society Limited		
3.2	Past	The Bombay Mutual Life Assurance Society Limited		
3.3	Status	The Bombay Mutual Life Assurance Society Limited		
4.0	**Use**			
4.1	Present	Commercial		
4.2	Past	Commercial		
4.3	Usage	Regular public use		
5.0	**Significance & Value Classification**			
5.1	Townscape (Natural / Manmade)	At the prime junction of on Dr. Dadabhoy Nowroji Road and Sir Pherozshah Mehta Marg which form an important arterial linkage in the Fort Area. Forms part of Fort Precinct.		
5.2	Architectural Description	Mainly in Art Deco style its importance lies in its townscape value and historical value. Malad stone cladded façade with coursed ashlar has features like horizontal bands of red Agra stone with horizontal grooves at intervals. The band below the fourth floor level has simple but curved grooves in red stone with bass relief motifs. Windows on the fourth floor are semicircular arches accentuated with circular motifs a Neo classical influence, while rest of the windows are rectangular and recessed. The imposing pavilion with a dome on the corner at terrace level is a typical Art Deco feature.		
5.3	Intrinsic	The prime site was leased in 1933 and the building was completed in 1935. The ground floor was leased to the Bombay branch of the National City Bank of New York who continues to occupy it to this day. The architects, Master, Sathe and Bhuta, in order to exploit the prime location, positioned the main entrance at the corner of the building. This building introduced Art Deco style on D.N. road. But actually along with the other buildings creates a streetscape on Sir P.M. road.		
5.4	Value Classification	I(sce), C(seh) B (per)	Recommended Grade	**II A**
6.0	**Topography**			
6.1	Floors	G + 5		

7.0	**Construction**			
7.1	Plinth	Malad stone cladded plinth		
7.2	Walls	Brick walls		
7.3	Floor	R.C.C. floor slab		
7.4	Stairs	Open well R.C.C. staircase		
7.5	Openings	Rectangular openings with wooden frames and glazed shutter and fourth floor has semicircular windows		
7.6	Roofing	Flat roof with terrace		
7.7	Articulation	The façade has coursed ashlar masonry in Malad stone. The red bands of Agra stone show grooves at intervals. The band below the fourth floor level has simple but curved grooves in red stone. Windows on the fourth floor are semicircular and rests of the windows are rectangular and recessed.		
7.8	Finishes	Externally Malad Stone cladded and Internally cement plastered and painted.		
7.9	Interiors (Movable & Immovable)	Entrance foyer		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	None		
8.0	**Services & Utilities**			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Fire extinguishers provided at all floor levels		
8.7	Other (HVAC / BMS / Security Systems)	Window air-conditioning units		
9.0	**Condition**			
9.1	Plinth	Good (Well Maintained)		
9.2	Walls	Good		
9.3	Floor	Fair (Needs maintenance)		
9.4	Stairs	Fair		
9.5	Openings	Good (Well Maintained)		
9.6	Roofing	Good		
9.7	Articulation & Finishes	Good (Well Maintained)		
9.8	Services	Good		
9.9	Outbuildings	Fair		
9.10	Overall condition	Good	Maintenance level	Good
10.0	**Transformation**			
10.1	Form	Top floor added later.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	**DP Remarks / Perceived Threats**	Plot falls under Commercial Zone on proposed Development Plan. (D.P.)		

12.0	**Additional Notes** / **References** / **Documents Available**	History: The prime site at the junction of Hornby and Pherozshah Mehta Roads was leased in 1933 and the building was completed in 1935. The ground floor was leased to the Bombay branch of the National City Bank of New York who continues to occupy it to this day. The architects, Master, Sathe and Bhuta, took full benefit of the vantage site and positioned the main entrance at the corner of the building, with an imposing 100 feet high dome. The building not only changed the aspect of this corner but also served as an attractive point of entry to the central avenue leading to Ballard Estate. The impressive building stimulated demand for plots and set a precedent for the type of buildings that were subsequently constructed on the new avenue. Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai, **Dwivedi, Mehrotra** Bombay, The Cities Within Bombay 1995

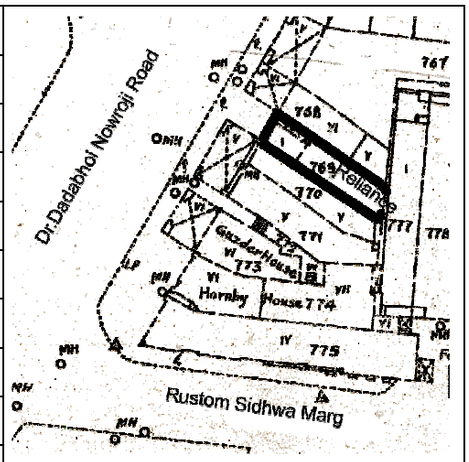
View from Dadabhai Nowroji Road

Corner building with a dome on the top

Horizontal bands in red Agra stone

View from Pherozshah Mehta Road

Common Ref. No.:	
Card No.:	A-39
Ward (Part):	A-II
CS No.:	769
Plot Area:	56.86 sq.m.
B U Area:	296.12 sq.m.
Date:	August, 2005
Record by:	Gauri J, Ambika K
Review by:	Neera Adarkar
Internal:	As above
External:	As above
Photo Ref.:	T-III-A:\Ward A\ Reliance Building



1.0	**Denomination**			
1.1	Name of Premises	Reliance Building		
1.2	Earlier Name	Not applicable		
1.3	Built in	Early 20th century	Extension Date (if any)	Not applicable
2.0	**Access**			
2.1	Main	Dr. Dadabhoy Nowroji Marg (Hornby Road)		
2.2	Subsidiary	Not applicable		
3.0	**Ownership Pattern**			
3.1	Present	Bai Putlibai Cursetji Cama		
3.2	Past	Bai Putlibai Cursetji Cama		
3.3	Status	Tenanted		
4.0	**Use**			
4.1	Present	Commercial		
4.2	Past	Commercial		
4.3	Usage	Regular public use		
5.0	**Significance & Value Classification**			
5.1	Townscape (Natural / Manmade)	Located on a narrow plot with a small frontage, set back from eastern front of Dr. Dadabhoy Nowroji Marg.		
5.2	Architectural Description	A moderate scale intricately ornate Neo-classical style building on the eastern front of D. N. Road, although without a connecting arcade, probably because it is set back from the road. Architecturally the most prominent feature is the triangular pediments above 5th floor with decorative motifs in tympanum. Other features like decorative pilasters at all floor levels having Corinthian capitals, Channeled rustication at the corner of the façade, decorative balustrades on the fifth floor and the cornice band above 5th floor level with corbels below, all add to the its architectural value.		
5.3	Intrinsic	This building along with the other buildings on eastern front of Dr. Dadabhoy Nowroji Marg creates a heritage streetscape although not as imposing as the western front of D.N. Road. This road was developed under public design controls by City Improvement Trust. There were no restrictions on the designs of the facades which were conceived and built by different architects, but each building was required to have an arcade, which acted as the physical and visual element that tied together varying architectural styles. This enhanced the legibility of Hornby Road as an urban streetscape.		
5.4	Value Classification	A(arc), B(des), G(grp)	Recommended Grade	**III**
6.0	**Topography**			
6.1	Floors	G + 5		

7.0	**Construction**			
7.1	Plinth	Black Basalt stone plinth in coursed ashlar masonry		
7.2	Walls	Brick masonry walls		
7.3	Floor	R.C.C. floor slab		
7.4	Stairs	Open well wooden staircase with decorative wooden balustrade		
7.5	Openings	Rectangular openings with wooden frames and glazed shutters		
7.6	Roofing	Flat roof terrace		
7.7	Articulation	Channeled rustication seen at the corners. Decorative pilasters at all floor levels. Triangular pediment above the fifth floor level has decorative motif in its tympanum.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Not provide		
8.0	**Services & Utilities**			
8.1	Lighting	Natural and artificial, poor natural lighting		
8.2	Ventilation	Natural and artificial, poor natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Window air-conditioning units provided		
9.0	**Condition**			
9.1	Plinth	Fair (No settlement or cracks observed but needs maintenance)		
9.2	Walls	Fair (Needs Plastering and Painting)		
9.3	Floor	Fair		
9.4	Stairs	Fair (Needs maintenance)		
9.5	Openings	Fair		
9.6	Roofing	Fair (leakage observed at a few places)		
9.7	Articulation & Finishes	Fair (Needs maintenance)		
9.8	Services	Fair (Drainage pipes need maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	**Transformation**			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	**DP Remarks / Perceived Threats**	Plot falls under Commercial Zone on proposed Development Plan. (D.P.)		
12.0	**Additional Notes / References / Documents Available**	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai, **Dwivedi, Mehrotra Bombay, The Cities Within Bombay 1995**		

Reliance Building

Front elevation

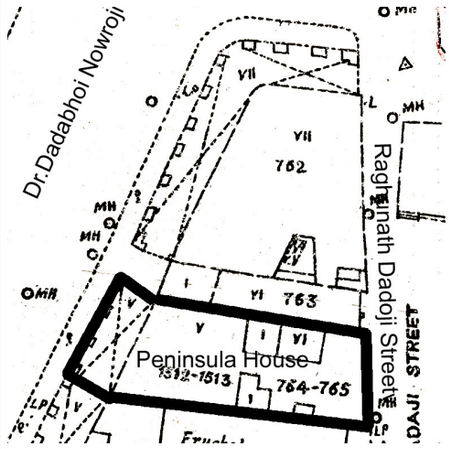
A large pediment at the terrace level

The pediment has decorative floral motifs in its tympanum

Decorative concrete balustrade

Right side elevation and Left side elevation not seen due to proximity of adjoining buildings

Common Ref. No.:	
Card No.:	A-40
Ward (Part):	A-II
CS No.:	765
Plot Area:	193.98 sq.m.
B U Area:	989.92 sq.m.
Date:	August, 2005
Record by:	Gauri J, Ambika K
Review by:	Neera Adarkar
Internal:	As above
External:	As above
Photo Ref.:	T-III-A:\Ward A\ Peninsula House



1.0	**Denomination**			
1.1	Name of Premises	Peninsula House		
1.2	Earlier Name	Not applicable		
1.3	Built in	Early 20th century	Extension Date (if any)	Not applicable
2.0	**Access**			
2.1	Main	Dr. Dadabhoy Nowroji Marg (Hornby Road)		
2.2	Subsidiary	R. Dadaji Street		
3.0	**Ownership Pattern**			
3.1	Present	M/s. Good Deal Properties Pvt. Ltd.		
3.2	Past	M/s. Good Deal Properties Pvt. Ltd.		
3.3	Status	Private		
4.0	**Use**			
4.1	Present	Commercial		
4.2	Past	Commercial		
4.3	Usage	Regular public use		
5.0	**Significance & Value Classification**			
5.1	Townscape (Natural / Manmade)	Located on a small plot on Dr. Dadabhoy Nowroji Marg, which is one of the major North-South arterial roads. Forms a part of Fort Precinct.		
5.2	Architectural Description	This building on the eastern front of Dr. Dadabhoy Nowroji Marg displays an ornate Neo-Classical appearance. The building has decorative colonnade on the ground floor. A band below the first floor level has decorative consoles and its projecting balcony has typical decorative balustrades. The second floor level balcony with balustrade is a prominent feature of this building is supported by decorative brackets and there are decorative husk motifs above the windows. A huge semicircular arch has continuous twining running around the arch.		
5.3	Intrinsic	This building along with the other buildings on eastern front of Dr. Dadabhoy Nowroji Marg creates a heritage streetscape although not as imposing as the western front of D.N. road. This road was developed under public design controls by City Improvement Trust. There were no restrictions on the designs of the facades which were conceived and built by different architects, but each building was required to have an arcade, which acted as the physical and visual element that tied together varying architectural styles. This enhanced the legibility of Hornby Road as an urban streetscape.		
5.4	Value Classification	A(arc), B(des), G(grp)	Recommended Grade	**III**
6.0	**Topography**			
6.1	Floors	G + 5		

7.0	**Construction**			
7.1	Plinth	Plastered stone plinth in coursed ashlar masonry		
7.2	Walls	Brick masonry walls		
7.3	Floor	Wooden joist flooring		
7.4	Stairs	Access denied		
7.5	Openings	Rectangular openings with wooden frames and glazed shutters on all floors except third floor which has semi-circular arched window.		
7.6	Roofing	Flat roof with terrace		
7.7	Articulation	Decorative brackets support the balcony on the second floor. A decorative colonnade is seen on the ground floor with decorative console at the capital level in between the columns. The projecting balconies have decorative balustrades.		
7.8	Finishes	Plastered stone façade and internally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	None		
8.0	**Services & Utilities**			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Split air-conditioning units		
9.0	**Condition**			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good		
9.4	Stairs	Access denied		
9.5	Openings	Good		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Good		
9.8	Services	Good (Drainage pipes need no replacement)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	**Transformation**			
10.1	Form	Recently renovated.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	**DP Remarks** / **Perceived Threats**	Plot falls under Commercial Zone on proposed Development Plan. (D.P.)		
12.0	**Additional Notes** / **References** / **Documents Available**	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai, **Dwivedi, Mehrotra** Bombay, The Cities Within Bombay 1995		

View from Dr. Dadabhai Nowroji Road

The façade has three prominent arches above the 1st floor

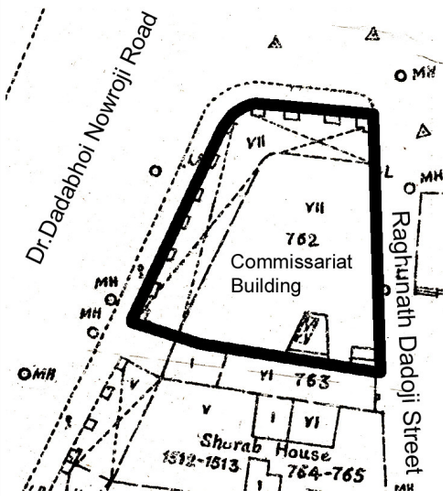
Projecting balconies with decorative balustrade

Huge columns at the ground floor

Long stretch of projecting balcony on the 2nd floor

Right side elevation and Left side elevation not seen due to proximity of adjoining buildings

Common Ref. No.:	
Card No.:	A-41
Ward (Part):	A-II
CS No.:	762
Plot Area:	340.58 sq.m.
B U Area:	1787.92 sq.m.
Date:	November, 2005
Record by:	Gauri P, Uma P
Review by:	Neera Adarkar
Internal:	As above
External:	As above
Photo Ref.:	T-III-A:\Ward A\ Commissariat Building

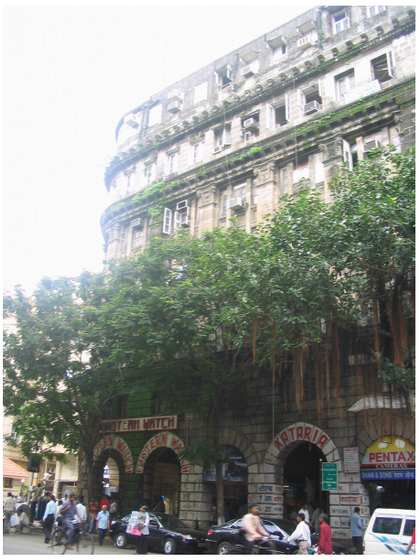


1.0	**Denomination**			
1.1	Name of Premises	Commissariat Building		
1.2	Earlier Name	Not applicable		
1.3	Built in	Late 19th century	Extension Date (if any)	Not available
2.0	**Access**			
2.1	Main	Dr. Dadabhoy Nowroji Road		
2.2	Subsidiary	R. Dadaji Street		
3.0	**Ownership Pattern**			
3.1	Present	Not available		
3.2	Past	Not available		
3.3	Status	Private		
4.0	**Use**			
4.1	Present	Commercial		
4.2	Past	Commercial		
4.3	Usage	Regular commercial use		
5.0	**Significance & Value Classification**			
5.1	Townscape (Natural / Manmade)	Located at the junction of Dr. Dadabhoy Nowroji Road, which is one of the major North-South roads and R. Dadaji Street. Forms part of Fort Precinct.		
5.2	Architectural Description	Displays a high architectural value because of its scale appropriate to its location and public character. This building is characterized by the semicircular arcade on the ground floor and typical Neo-classical decorative pilaster rising from 2nd, 5th and 6th floor levels. Typical scrolled pediments are seen above the windows of 2nd floor. This corner structure creates an avenue on the Dr. Dadabhoy Nowroji Road on which stand the important commercial buildings of the Fort area.		
5.3	Intrinsic	This building along with the other buildings on eastern front of Dr. Dadabhoy Nowroji Marg creates a heritage streetscape although not as imposing as the western front of D.N. road. This road was developed under public design controls by City Improvement Trust. There were no restrictions on the designs of the facades which were conceived and built by different architects, but each building was required to have an arcade, which acted as the physical and visual element that tied together varying architectural styles. This enhanced the legibility of Hornby Road as an urban streetscape.		
5.4	Value Classification	A(arc), B(des), I(sce), G(grp)	Recommended Grade	**II A**
6.0	**Topography**			
6.1	Floors	G + 6		

7.0	**Construction**			
7.1	Plinth	Black Basalt stone in coursed ashlar masonry		
7.2	Walls	Brick masonry walls		
7.3	Floor	R.C.C. floor slab		
7.4	Stairs	Openwell wooden staircase with wooden frames and glazed shutters		
7.5	Openings	Rectangular openings with wooden frames and glazed shutters		
7.6	Roofing	Flat roof terrace		
7.7	Articulation	It has features like decorative pilaster flanking from 2nd, 5th and 6th floor levels. Typical scrolled pediments are seen above the windows of 2nd floor.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	None		
8.0	**Services & Utilities**			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Windows air-conditioning units		
9.0	**Condition**			
9.1	Plinth	Fair (No settlement or cracks observed but needs maintenance)		
9.2	Walls	Fair (Dampness observed at few places)		
9.3	Floor	Fair		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Fair		
9.6	Roofing	Fair (Leakage observed at few places)		
9.7	Articulation & Finishes	Fair		
9.8	Services	Fair (Drainage pipes need maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	**Transformation**			
10.1	Form	Hoardings added on the ground floor.		
10.2	Structure	Upper floor added later.		
10.3	Articulation & Finishes	No transformation		
11.0	**DP Remarks / Perceived Threats**	Plot falls under Commercial Zone on proposed Development Plan. (D.P.)		
12.0	**Additional Notes / References / Documents Available**	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai, **Dwivedi, Mehrotra** Bombay, The Cities Within Bombay 1995		

Commissariat Building

View from Dr. Dadabhoy Nowroji Marg



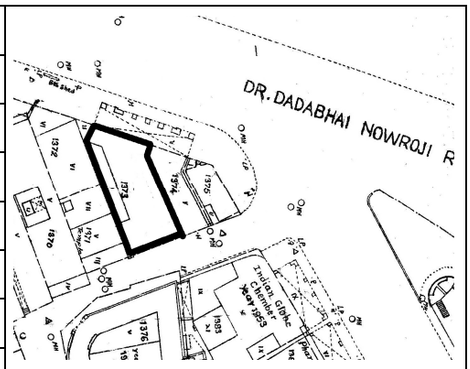
View hidden due to the vegetation

Window air-conditioning units added on the façade

Cornice band at 2nd and 5th floor

Plant growth on the façade

Common Ref. No.:	
Card No.:	A-42
Ward (Part):	A-II
CS No.:	1373
Plot Area:	268.39 sq.m.
B U Area:	1288.27 sq.m.
Date:	August, 2005
Record by:	Gauri J, Ambika K
Review by:	Neera Adarkar
Internal:	As above
External:	As above
Photo Ref.:	T-III-A:\Ward A\ Mumbai Bank Bhawan



1.0	**Denomination**			
1.1	Name of Premises	Mumbai Bank Bhawan		
1.2	Earlier Name	Not applicable		
1.3	Built in	Early 20th century	Extension Date (if any)	Not applicable
2.0	**Access**			
2.1	Main	Dr. Dadabhoy Nowroji Marg (Hornby Road)		
2.2	Subsidiary	Mangesh Shenoy Street		
3.0	**Ownership Pattern**			
3.1	Present	Vallabhdas Curondas Natha		
3.2	Past	Kanji Mulji, Charandas Meghji Mathradas Devidas Madhavji, Bhagwandas Vasanji		
3.3	Status	Tenanted		
4.0	**Use**			
4.1	Present	Commercial		
4.2	Past	Commercial		
4.3	Usage	Regular public use		
5.0	**Significance & Value Classification**			
5.1	Townscape (Natural / Manmade)	Located on a small plot on Dr. Dadabhoy Nowroji Marg, which is one of the major North-South arterial roads. Forms a part of Fort Precinct.		
5.2	Architectural Description	This is amongst the first few Neo-Classical buildings geographically to be located near the Bazaar Gate. (Teen Darwaza) This is a Malad stone cladded building with semicircular arches on the ground floor having architraves around. First floor has decorative cast iron railings for the projecting balconies. Cornice band at first floor level has egg and dart motif running below it. The terrace parapet level has a cornice band with dentils below and a rosette in the center of the façade.		
5.3	Intrinsic	This building along with the other buildings on eastern front of Dr. Dadabhoy Nowroji Marg creates a heritage streetscape although not as imposing as the western front of D.N. road. This road was developed under public design controls by City Improvement Trust. There were no restrictions on the designs of the facades which were conceived and built by different architects, but each building was required to have an arcade, which acted as the physical and visual element that tied together varying architectural styles. This enhanced the legibility of Hornby Road as an urban streetscape.		
5.4	Value Classification	A(arc), G(grp), B(per)	Recommended Grade	**III**
6.0	**Topography**			
6.1	Floors	G + 3		

7.0	**Construction**			
7.1	Plinth	Black Basalt stone plinth in coursed ashlar masonry		
7.2	Walls	Brick masonry walls		
7.3	Floor	Access denied		
7.4	Stairs	Access denied		
7.5	Openings	Rectangular openings with wooden frames and glazed shutters on all floors		
7.6	Roofing	Flat roof with terrace		
7.7	Articulation	Cornice band seen at first and terrace parapet level. A decorative rosette is seen at the center of ashlar masonry of the façade. Decorative cast iron railings for projecting balconies.		
7.8	Finishes	Malad stone façade and internally and plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	None		
8.0	**Services & Utilities**			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Split air-conditioning units		
9.0	**Condition**			
9.1	Plinth	Fair (No settlement or cracks observed but needs maintenance)		
9.2	Walls	Fair (Dampness observed at few places)		
9.3	Floor	Access denied		
9.4	Stairs	Access denied		
9.5	Openings	Fair		
9.6	Roofing	Fair (Leakages observed at few places)		
9.7	Articulation & Finishes	Fair		
9.8	Services	Fair (Drainage pipes need maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	**Transformation**			
10.1	Form	Commercial signage on ground floor.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	**DP Remarks / Perceived Threats**	Plot falls under Commercial Zone on proposed Development Plan. (D.P.)		
12.0	**Additional Notes / References / Documents Available**	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai, **Dwivedi, Mehrotra** Bombay, The Cities Within Bombay 1995		

Mumbai Bank Bhawan

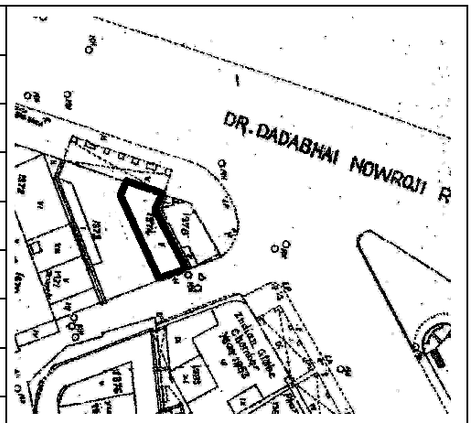
Front elevation

View from Dadabhai Nowroji Road

Windows have false balconies with cast iron grills

Right side elevation and Left side elevation not seen due to proximity of adjoining buildings

Common Ref. No.:	
Card No.:	A-43
Ward (Part):	A-II
CS No.:	1374
Plot Area:	101.17 sq.m.
B U Area:	453.56 sq.m.
Date:	August, 2005
Record by:	Gauri J, Ambika K
Review by:	Neera Adarkar
Internal:	As above
External:	As above
Photo Ref.:	T-III-A:\Ward A\ Assur Virjee



1.0	**Denomination**			
1.1	Name of Premises	Assur Virjee		
1.2	Earlier Name	Not applicable		
1.3	Built in	Early 20th century	Extension Date (if any)	Not applicable
2.0	**Access**			
2.1	Main	Dr. Dadabhoy Nowroji Marg (Hornby Road)		
2.2	Subsidiary	Mangesh Shenoy Street		
3.0	**Ownership Pattern**			
3.1	Present	Vallabhdas Cursondas Natha		
3.2	Past	Kanji Mulji, Charandas Meghji Mathradas and Vijaysingh Laxmidas, Devidas Madhavji, Bhagwandas Vasanji		
3.3	Status	Tenanted		
4.0	**Use**			
4.1	Present	Residential, Commercial		
4.2	Past	Residential, Commercial		
4.3	Usage	Regular residential and commercial use		
5.0	**Significance & Value Classification**			
5.1	Townscape (Natural / Manmade)	Located prominently on Dr. Dadabhoy Nowroji Marg, which is one of the major North-South arterial roads. Forms part of Fort Precinct.		
5.2	Architectural Description	This is a typical Neo-classical building located on Dr. Dadabhoy Nowroji Marg which was a route earlier a connection between the Bazaar Gate and Churchgate. Malad stone building having features like cornice band at first, third and fifth floor level. The façade has channeled rustication at the corners. The windows have architraves with keystones and false ionic columns are seen at either side. Windows facing the Dr. Dadabhoy Nowroji Marg have decorative consoles at second floor.		
5.3	Intrinsic	This building along with the other buildings on eastern front of Dr. Dadabhoy Nowroji Marg creates a heritage streetscape although not as imposing as the western front of D.N. road. This road was developed under public design controls by City Improvement Trust. There were no restrictions on the designs of the facades which were conceived and built by different architects, but each building was required to have an arcade, which acted as the physical and visual element that tied together varying architectural styles. This enhanced the legibility of Hornby Road as an urban streetscape.		
5.4	Value Classification	A(arc), G(grp), B(per)	Recommended Grade	**III**
6.0	**Topography**			
6.1	Floors	G + 4		

7.0	**Construction**			
7.1	Plinth	Black Basalt stone low plinth in coursed ashlar masonry		
7.2	Walls	Brick masonry walls		
7.3	Floor	Wooden joist flooring		
7.4	Stairs	Open well wooden staircase with decorative wooden balustrade		
7.5	Openings	Rectangular openings with wooden frames and glazed shutters		
7.6	Roofing	Flat roof with terrace		
7.7	Articulation	Cornice band is present at first, third and fifth floor levels. The façade has channeled rustication at the corners. The windows have architraves with keystones and false ionic columns are seen on the either side. Windows facing the Dr. Dadabhoy Nowroji Marg have decorative consoles at second floor.		
7.8	Finishes	Malad stone cladded external façade and internally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	None		
8.0	**Services & Utilities**			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Windows air-conditioning units		
9.0	**Condition**			
9.1	Plinth	Fair (No settlement or cracks observed but needs maintenance)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Fair		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Good		
9.6	Roofing	Fair (Leakages observed at few places)		
9.7	Articulation & Finishes	Good		
9.8	Services	Fair (Drainage pipes need maintenance)		
9.9	Outbuildings	Good		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	**Transformation**			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	**DP Remarks / Perceived Threats**	Plot falls under Commercial Zone on proposed Development Plan. (D.P.)		
12.0	**Additional Notes / References / Documents Available**	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai, **Dwivedi, Mehrotra** Bombay, The Cities Within Bombay 1995		

View from Dr. Dadabhai Nowroji Road

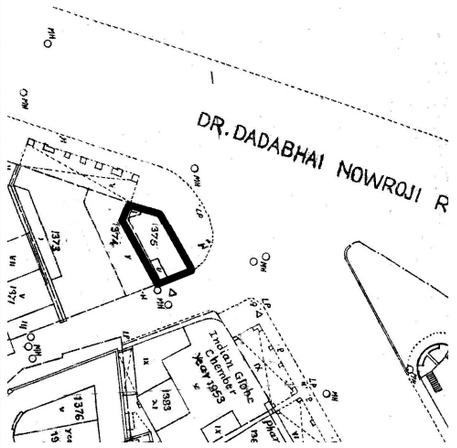
View of the front façade

Malad stone cladded façade

Simple architraves for the windows with a key stone

Right side elevation and Left side elevation not seen due to proximity of adjoining buildings

Common Ref. No.:	
Card No.:	A-44
Ward (Part):	A-II
CS No.:	1375
Plot Area:	77.76 sq.m.
B U Area:	256.34 sq.m.
Date:	August, 2005
Record by:	Gauri J, Ambika K
Review by:	Neera Adarkar
Internal:	As above
External:	As above
Photo Ref.:	T-III-A:\Ward A\ Terminus View



1.0	**Denomination**			
1.1	Name of Premises	Terminus View		
1.2	Earlier Name	Not applicable		
1.3	Built in	Early 20th century	Extension Date (if any)	Not applicable
2.0	**Access**			
2.1	Main	Dr. Dadabhoy Nowroji Marg (Hornby Road)		
2.2	Subsidiary	Mangesh Shenoy Street		
3.0	**Ownership Pattern**			
3.1	Present	Trustees of Thakar Vasanjee Gangadhar Charities		
3.2	Past	Trustees of Thakar Vasanjee Gangadhar Charities		
3.3	Status	Tenanted		
4.0	**Use**			
4.1	Present	Commercial		
4.2	Past	Commercial		
4.3	Usage	Regular public use		
5.0	**Significance & Value Classification**			
5.1	Townscape (Natural / Manmade)	Located prominently on Dr. Dadabhoy Nowroji Marg, which is one of the major North-South arterial roads. Forms a part of Fort Precinct.		
5.2	Architectural Description	This building on Dr. Dadabhoy Nowroji Marg was earlier in close proximity to the Bazaar Gate near G.P.O. This building with Neo-Classical features like semicircular Florentine arcade on the ground floor with columns of Doric order flanking from ground to first floor. Cornice band are seen at all levels except fourth floor, where cornice band of first floor bears a band of vitruvian scroll with dentils below and fifth floor just have dentils below the cornice band. Ionic columns are seen flanking from third floor to fifth floor.		
5.3	Intrinsic	This building along with the other buildings on eastern front of Dr. Dadabhoy Nowroji Marg creates a heritage streetscape although not as imposing as the western front of Dr. D. N. Road. This road was developed under public design controls by City Improvement Trust. There were no restrictions on the designs of the facades which were conceived and built by different architects, but each building was required to have an arcade, which acted as the physical and visual element that tied together varying architectural styles. This enhanced the legibility of Hornby Road as an urban streetscape.		
5.4	Value Classification	A(arc), G(grp), B(per), I(sce)	Recommended Grade	**II A**
6.0	**Topography**			
6.1	Floors	G + 5		

7.0	**Construction**			
7.1	Plinth	Black Basalt stone low plinth in coursed ashlar masonry		
7.2	Walls	Brick masonry walls		
7.3	Floor	R.C.C. floor slab		
7.4	Stairs	Open well R.C.C. staircase		
7.5	Openings	Rectangular openings with wooden frames and glazed shutters on all floors except on third floor level, which has semicircular windows.		
7.6	Roofing	Flat roof with terrace		
7.7	Articulation	Channeled rustication seen for ground and first floor. The windows have architraves with keystones. Cornice bands are seen at all levels except fourth floor, where as cornice band of 1st floor bears a band of vitruvian scroll with dentils below it.		
7.8	Finishes	Malad stone cladded façade and internally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	None		
8.0	**Services & Utilities**			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	**Condition**			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good		
9.4	Stairs	Fair		
9.5	Openings	Good		
9.6	Roofing	Fair (Leakages observed at few places)		
9.7	Articulation & Finishes	Good		
9.8	Services	Good (Drainage pipes need no replacement)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	**Transformation**			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	**DP Remarks / Perceived Threats**	Plot falls under Commercial Zone on proposed Development Plan. (D.P.)		
12.0	**Additional Notes / References / Documents Available**	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai, **Dwivedi, Mehrotra** Bombay, The Cities Within Bombay 1995		

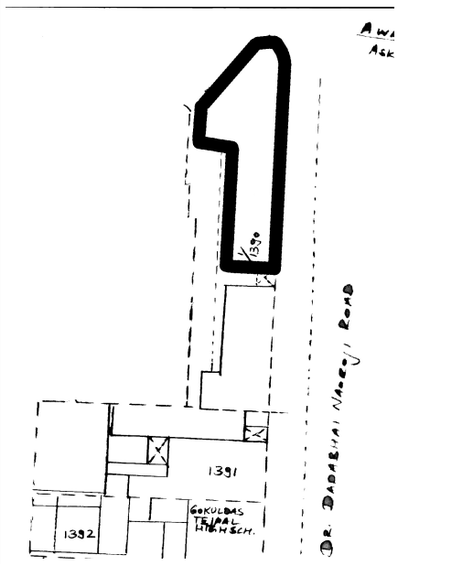
View from Dadabhai Nowroji Road

Façade divided in to four bays by the ionic pilasters

View of the entrance

Windows have decorative motifs at the parapet level

Common Ref. No.:	
Card No.:	A-45
Ward (Part):	A-II
CS No.:	1 / 1390
Plot Area:	Not available
B U Area:	Not available
Date:	April, 2005
Record by:	Gauri J, Anup S
Review by:	Neera Adarkar
Internal:	As above
External:	As above
Photo Ref.:	T-III-A:\Ward A\ 146, Mahendra Chamber



1.0	**Denomination**			
1.1	Name of Premises	146, Mahendra Chamber		
1.2	Earlier Name	Not applicable		
1.3	Built in	Early 20th century	Extension Date (if any)	Not applicable
2.0	**Access**			
2.1	Main	Dr. Dadabhoy Nowroji Marg (Hornby Road)		
2.2	Subsidiary	Marzaban Road		
3.0	**Ownership Pattern**			
3.1	Present	Not available		
3.2	Past	Not available		
3.3	Status	Tenanted		
4.0	**Use**			
4.1	Present	Residential, Commercial		
4.2	Past	Residential, Commercial		
4.3	Usage	Regular residential and commercial use		
5.0	**Significance & Value Classification**			
5.1	Townscape (Natural / Manmade)	Corner building at junction of Dr. Dadabhoy Nowroji Marg, which is one of the major North-South arterial roads and Marzaban Road. Forms part of Fort Precinct.		
5.2	Architectural Description	This is a typical Neo-classical building fronting the Dr. Dadabhoy Nowroji Marg which forms an important linkage in Fort area. This corner building with its corner enhanced by a circular tower with a dome on the top. It has rectangular window openings with concrete jali used as a railing. The structure has cornice bands at all floor levels. The windows have simple architraves around them.		
5.3	Intrinsic	This building along with the other buildings on western front of Dr. Dadabhoy Nowroji Marg creates a prestigious heritage streetscape in the island city. This road was developed under public design controls by City Improvement Trust. There were no restrictions on the designs of the facades which were conceived and built by different architects, but each building was required to have an arcade, which acted as the physical and visual element that tied together varying architectural styles. This enhanced the legibility of Hornby Road as an urban streetscape.		
5.4	Value Classification	A(arc), G(grp), B(per), I(sce)	Recommended Grade	**II A**
6.0	**Topography**			
6.1	Floors	G + 3		
7.0	**Construction**			
7.1	Plinth	Black Basalt stone plinth in coursed ashlar masonry		

7.2	Walls	Brick masonry walls		
7.3	Floor	Access denied		
7.4	Stairs	Access denied		
7.5	Openings	Rectangular and arched openings with wooden frames and glazed shutters		
7.6	Roofing	Flat roof terrace and part dome		
7.7	Articulation	Corner enhanced with a circular tower with dome on top. Rectangular window openings with concrete jali. The corner is accentuated with decorative husks, concrete balustrade and pediments.		
7.8	Finishes	Externally exposed stone and internally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	None		
8.0	**Services & Utilities**			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Window air-conditioning units		
9.0	**Condition**			
9.1	Plinth	Fair (No settlement or cracks observed but needs maintenance)		
9.2	Walls	Fair (Dampness observed at few places)		
9.3	Floor	Access denied		
9.4	Stairs	Access denied		
9.5	Openings	Fair		
9.6	Roofing	Fair (Leakages observed at few places)		
9.7	Articulation & Finishes	Fair		
9.8	Services	Fair (Drainage pipes need maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	**Transformation**			
10.1	Form	Under renovation.		
10.2	Structure	Under renovation.		
10.3	Articulation & Finishes	Under renovation.		
11.0	**DP Remarks** / **Perceived Threats**	Plot falls under Commercial Zone on proposed Development Plan. (D.P.)		
12.0	**Additional Notes** / **References** / **Documents Available**	Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai, **Dwivedi, Mehrotra** Bombay, The Cities Within Bombay 1995		

146, Mahendra Chamber

View from Dr. Dadabhai Nowroji Road

Dome at the top of the corner

Decorative pediment at the terrace parapet level

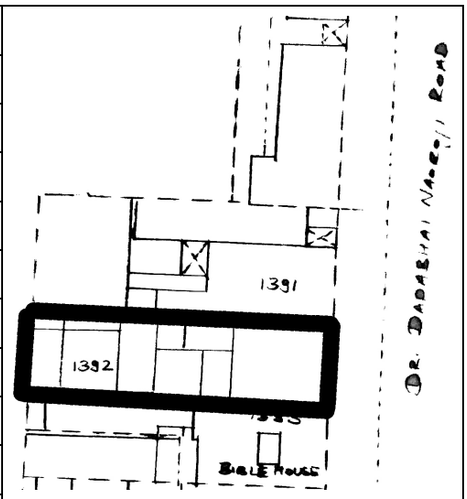
Fluted pilasters with decorative balustrade

Dome with a pinnacle

Decorative husk on the façade

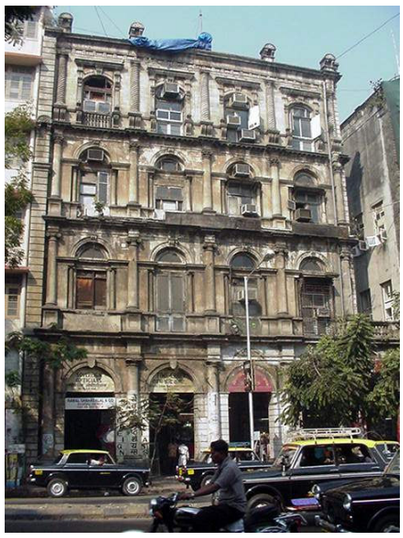
Right side elevation and Left side elevation not seen due to proximity of adjoining buildings

Common Ref. No.:	
Card No.:	A-46
Ward (Part):	A-II
CS No.:	1392
Plot Area:	Not available
B U Area:	Not available
Date:	April, 2005
Record by:	Gauri J, Keshav S
Review by:	Neera Adarkar
Internal:	As above
External:	As above
Photo Ref.:	T-III-A:\Ward A\ 160, Esplanade School Building



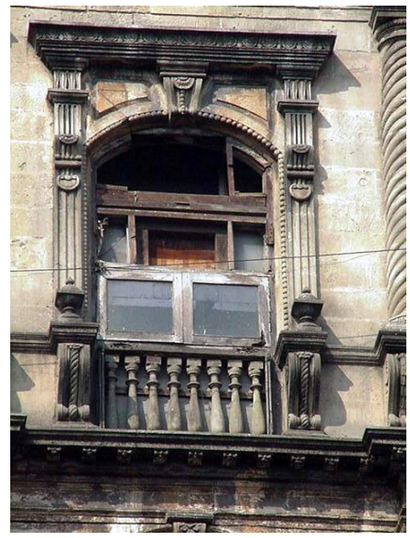
1.0	**Denomination**			
1.1	Name of Premises	160, Esplanade School Building		
1.2	Earlier Name	Not applicable		
1.3	Built in	Early 20th century	Extension Date (if any)	Not applicable
2.0	**Access**			
2.1	Main	Dr. Dadabhoy Nowroji Marg (Hornby Road)		
2.2	Subsidiary	Amrit Keshav Nayak Path (Bastion Road)		
3.0	**Ownership Pattern**			
3.1	Present	Not available		
3.2	Past	Not available		
3.3	Status	Tenanted		
4.0	**Use**			
4.1	Present	Residential, Commercial		
4.2	Past	Residential, Commercial		
4.3	Usage	Regular residential and commercial use		
5.0	**Significance & Value Classification**			
5.1	Townscape (Natural / Manmade)	Facing the west front of Dr. Dadabhoy Nowroji Marg, which is one of the major North-South arterial roads. Forms a part of Fort Precinct.		
5.2	Architectural Description	The façade has exuberant surface decoration which is inherent in Neo Gothic and Neo-classical architecture. Regular bays defined by pilasters flanking the semi circular window openings with prominent key stones and with concrete jali work or well detailed balustrades as railings characterize the façade. It has semi circular arcade with decorative pilasters at ground floor. Third floor has fluted pilaster columns. The ornate smoke outlet on the terrace is a special feature of this building.		
5.3	Intrinsic	This building along with the other buildings on western front of Dr. Dadabhoy Nowroji Marg creates a prestigious heritage streetscape in the island city. This road was developed under public design controls by City Improvement Trust. There were no restrictions on the designs of the facades which were conceived and built by different architects, but each building was required to have an arcade, which acted as the physical and visual element that tied together varying architectural styles. This enhanced the legibility of Hornby Road as an urban streetscape.		
5.4	Value Classification	A(arc), G(grp), B(per)	Recommended Grade	**II A**
6.0	**Topography**			
6.1	Floors	G + 3		

7.0	**Construction**			
7.1	Plinth	Black Basalt stone plinth in coursed ashlar masonry		
7.2	Walls	Brick masonry walls		
7.3	Floor	Wooden joist flooring		
7.4	Stairs	Wooden doglegged staircase with decorative wooden balustrade		
7.5	Openings	Rectangular and arched opening with wooden frames and glazed shutters		
7.6	Roofing	Flat roof terrace		
7.7	Articulation	Semi circular arcade with decorative pilasters at ground floor. Third floor has fluted pilaster columns. Semi circular window openings and windows have concrete jali work as a railing.		
7.8	Finishes	Externally stone cladded and internally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	None		
8.0	**Services & Utilities**			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Window air-conditioning units		
9.0	**Condition**			
9.1	Plinth	Fair (No settlement or cracks observed but needs maintenance)		
9.2	Walls	Fair (Dampness observed at few places)		
9.3	Floor	Fair		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Fair		
9.6	Roofing	Fair (Leakages observed at few places)		
9.7	Articulation & Finishes	Fair		
9.8	Services	Fair (Drainage pipes need maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	**Transformation**			
10.1	Form	Aluminium windows added later.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	Removal of concrete jali.		
11.0	**DP Remarks** / **Perceived Threats**	Plot demarcated as a Secondary School and falls under Commercial Zone on proposed Development Plan. (D.P.)		
12.0	**Additional Notes** / **References** / **Documents Available**	Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai, **Dwivedi, Mehrotra** Bombay, The Cities Within Bombay 1995		



Front elevation

Column with a twisted texture



Decorative architrave around the window

Outlet for smoke with decorative motifs

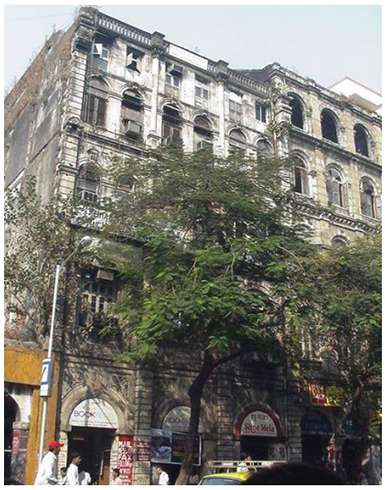
Ionic capital

Decorative consoles below the column

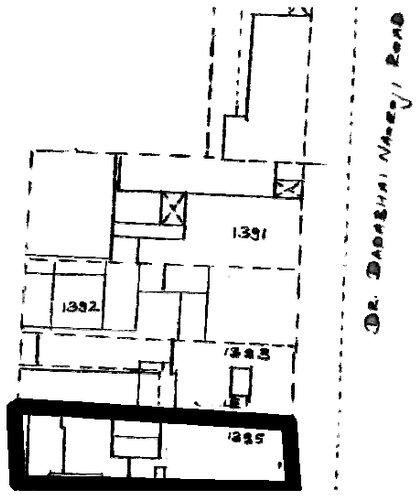
Decorative archivolt

Corinthian capital

Right side elevation and Left side elevation not seen due to proximity of adjoining buildings



Common Ref. No.:	
Card No.:	A-47
Ward (Part):	A-II
CS No.:	1385
Plot Area:	Not available
B U Area:	Not available
Date:	April, 2005
Record by:	Gauri J, Anup S
Review by:	Neera Adarkar
Internal:	As above
External:	As above
Photo Ref.:	T-III-A:\Ward A\ 174, Hornby Building



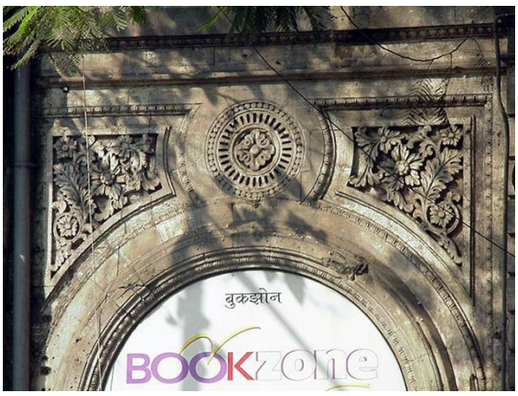
1.0	**Denomination**			
1.1	Name of Premises	174, Hornby Building		
1.2	Earlier Name	Not applicable		
1.3	Built in	1890s	Extension Date (if any)	Not applicable
2.0	**Access**			
2.1	Main	Dr. Dadabhoy Nowroji Marg (Hornby Road)		
2.2	Subsidiary	Amrit Keshav Nayak Path (Bastion Road)		
3.0	**Ownership Pattern**			
3.1	Present	Kashinath Trust		
3.2	Past	Kashinath Trust		
3.3	Status	Trust		
4.0	**Use**			
4.1	Present	Residential, Commercial		
4.2	Past	Residential, Commercial		
4.3	Usage	Regular residential and commercial use		
5.0	**Significance & Value Classification**			
5.1	Townscape (Natural / Manmade)	Facing the west front of Dr. Dadabhoy Nowroji Marg, this is one of the major North-South arterial roads. Forms a part of Fort Precinct.		
5.2	Architectural Description	The façade of the structure bears a lot of embellishments thus creating a typology of Neo Gothic and Neo-classical facades on the western fronts of Dr. Dadabhoy Nowroji Marg. This structure has symmetrical decorative front façade. Semi circular arcade is seen at ground floor. There are Rectangular pilasters at ground floor, Corinthian columns at first floor. Cornice bands are seen at all floor levels, semi circular window opening have architraves. Parapet wall has a Concrete jali.		
5.3	Intrinsic	This building along with the other buildings on western front of Dr. Dadabhoy Nowroji Marg creates a prestigious heritage streetscape in the island city. This road was developed under public design controls by City Improvement Trust. There were no restrictions on the designs of the facades which were conceived and built by different architects, but each building was required to have an arcade, which acted as the physical and visual element that tied together varying architectural styles. This enhanced the legibility of Hornby Road as an urban streetscape.		
5.4	Value Classification	A(arc), G(grp), B(per)	Recommended Grade	**II A**
6.0	**Topography**			
6.1	Floors	G + 4		
7.0	**Construction**			

7.1	Plinth	Black Basalt stone plinth in coursed ashlar masonry		
7.2	Walls	Load bearing brick masonry walls		
7.3	Floor	Wooden joist flooring		
7.4	Stairs	Wooden single flight staircase		
7.5	Openings	Rectangular openings with wooden frame and glazed shutters		
7.6	Roofing	Flat roof terrace		
7.7	Articulation	Semi circular arcade is seen at ground floor. There are Rectangular pilasters at ground floor, Corinthian columns at first floor. Cornice bands are seen at all floor levels, semi circular window opening have architraves. Parapet wall has a concrete jali.		
7.8	Finishes	Internally and externally lime plastered and painted		
7.9	Interiors (Movable & Immovable)	Access denied		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	None		
8.0	**Services & Utilities**			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Window air-conditioning units		
9.0	**Condition**			
9.1	Plinth	Fair (No settlement or cracks observed but needs maintenance)		
9.2	Walls	Fair (Needs plastering and painting)		
9.3	Floor	Fair		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Fair		
9.6	Roofing	Fair (Leakages observed at few places)		
9.7	Articulation & Finishes	Fair		
9.8	Services	Fair (Drainage pipes need maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	**Transformation**			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	**DP Remarks / Perceived Threats**	Plot falls under Commercial Zone on proposed Development Plan. (D.P.)		
12.0	**Additional Notes / References / Documents Available**	Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai, **Dwivedi, Mehrotra** Bombay, The Cities Within Bombay 1995		

174, Hornby Building

View from Dr. Dadabhai Nowroji Road

Semicircular double height windows



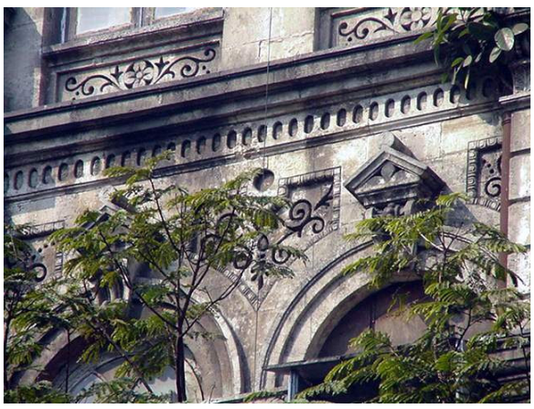
Decorative motifs at the spandrels

Bead and reel moulding for the arch and a decorative notch stop

Decorative archivolt

Semicircular arcade on the ground floor

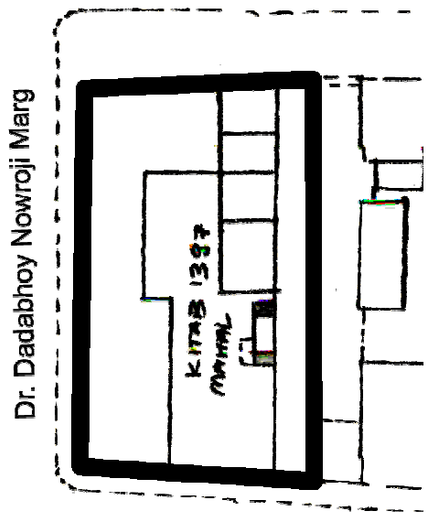
Decorative carved motifs at the parapet level



Decorative mouldings on the façade

Right side elevation and Left side elevation not seen due to proximity of adjoining buildings

Common Ref. No.:	
Card No.:	A-48
Ward (Part):	A-II
CS No.:	1397
Plot Area:	Not available
B U Area:	Not available
Date:	April, 2005
Record by:	Gauri J, Anup S
Review by:	Neera Adarkar
Internal:	As above
External:	As above
Photo Ref.:	T-III-A:\Ward A\ 198, Kitab Mahal



1.0	**Denomination**			
1.1	Name of Premises	198, Kitab Mahal		
1.2	Earlier Name	Not applicable		
1.3	Built in	Early 20th century	Extension Date (if any)	Not available
2.0	**Access**			
2.1	Main	Dr. Dadabhoy Nowroji Road (Hornby Road)		
2.2	Subsidiary	Damodardas Sukhadwala Marg (Ravelin Street)		
3.0	**Ownership Pattern**			
3.1	Present	Not available		
3.2	Past	Not available		
3.3	Status	Tenanted		
4.0	**Use**			
4.1	Present	Residential, Commercial		
4.2	Past	Residential, Commercial		
4.3	Usage	Regular residential and commercial use		
5.0	**Significance & Value Classification**			
5.1	Townscape (Natural / Manmade)	Facing the west front of Dr. Dadabhoy Nowroji Marg, this is one of the major North-South arterial roads. Forms a part of Fort Precinct.		
5.2	Architectural Description	The structure displays unbalanced a mix of Neo classical features The structure has exposed brick surface. It has a symmetrical front façade. Ground floor has arched colonnade with semi circular arches. Central portion protruding out with pilastered columns. Cornice band is seen at floor level and pediments to windows.		
5.3	Intrinsic	This building along with the other buildings on western front of Dr. Dadabhoy Nowroji Marg creates a prestigious heritage streetscape in the island city. This road was developed under public design controls by City Improvement Trust. There were no restrictions on the designs of the facades which were conceived and built by different architects, but each building was required to have an arcade, which acted as the physical and visual element that tied together varying architectural styles. This enhanced the legibility of Hornby Road as an urban streetscape.		
5.4	Value Classification	A(arc), G(grp), B(per), I(sce)	Recommended Grade	**III**
6.0	**Topography**			
6.1	Floors	G + 4		
7.0	**Construction**			
7.1	Plinth	Black Basalt stone plinth in coursed ashlar masonry		
7.2	Walls	Brick masonry walls		

7.3	Floor	R.C.C. floor slab		
7.4	Stairs	Open well wooden staircase with decorative newel post		
7.5	Openings	Rectangular openings with wooden frames and glazed shutters		
7.6	Roofing	Flat roof terrace		
7.7	Articulation	Plastered columns, architraves, pediments, cornice band seen on the façade. Concrete railings to windows. Corinthian columns at ground floor with semi circular arches having keystone.		
7.8	Finishes	Externally exposed brick and internally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Access denied		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	None		
8.0	**Services & Utilities**			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Window air-conditioning units		
9.0	**Condition**			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good		
9.4	Stairs	Good (Wooden members in good condition)		
9.5	Openings	Good		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Good		
9.8	Services	Fair (Drainage pipes need maintenance)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	**Transformation**			
10.1	Form	No transformation		
10.2	Structure	Top floor added later.		
10.3	Articulation & Finishes	No transformation		
11.0	**DP Remarks / Perceived Threats**	Plot falls under Commercial Zone on proposed Development Plan. (D.P.)		
12.0	**Additional Notes / References / Documents Available**	Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai, **Dwivedi, Mehrotra** Bombay, The Cities Within Bombay 1995		

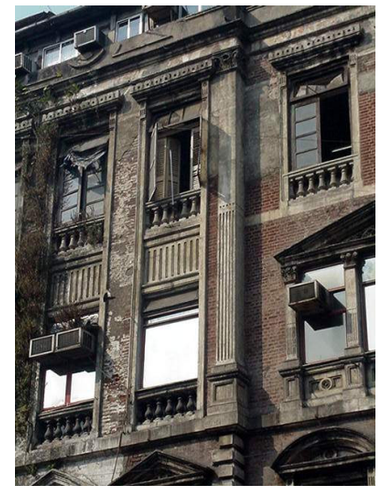
198, Kitab Mahal

View from Dadabhai Nowroji Road

Side view from Dadabhai Nowroji Road

View of the front façade

Long and short work at the corner edges of the building



Bays created due to the pilasters

Exposed brick masonry in some parts of the facade

Triangular and segmental arched pediments

Decorative concrete balustrade

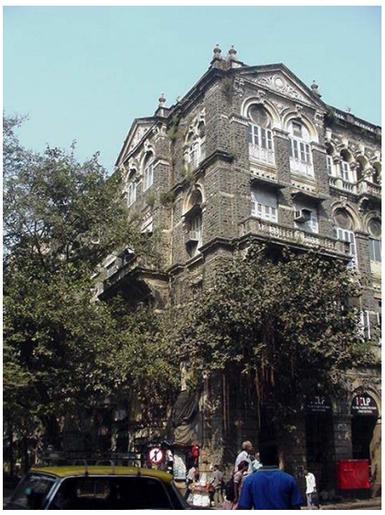
Right side elevation and Left side elevation not seen due to proximity of adjoining buildings

Common Ref. No.:	
Card No.:	A-49
Ward (Part):	A-II
CS No.:	1398
Plot Area:	Not available
B U Area:	Not available
Date:	April, 2005
Record by:	Gauri J, Keshav S
Review by:	Neera Adarkar
Internal:	As above
External:	As above
Photo Ref.:	T-III-A:\Ward A\ National Insurance Building

1.0	**Denomination**			
1.1	Name of Premises	National Insurance Building		
1.2	Earlier Name	Not applicable		
1.3	Built in	Early 20th century	Extension Date (if any)	Not applicable
2.0	**Access**			
2.1	Main	Dr. Dadabhoy Nowroji Road (Hornby Road)		
2.2	Subsidiary	Wallace Street		
3.0	**Ownership Pattern**			
3.1	Present	Not available		
3.2	Past	Not available		
3.3	Status	Tenanted		
4.0	**Use**			
4.1	Present	Residential, Commercial		
4.2	Past	Residential, Commercial		
4.3	Usage	Regular residential and commercial use		
5.0	**Significance & Value Classification**			
5.1	Townscape (Natural / Manmade)	A striking building on the west front junction of Dr. Dadabhoy Nowroji Marg, which is one of the major North-South arterial roads and Wallace street. Forms a part of Fort Precinct.		
5.2	Architectural Description	The Victorian Gothic and Neo classical blend in this imposing and architecturally articulate building contributes to the imposing character of the road front of this important arterial road in the Fort area. The two ornate pediments on the striking texture of exposed Black Basalt stone cladding characterize the building. The decorative elements are in sandstone. Symmetrical front façade is highlighted with balconies with balustrades. The third floor has a projecting balcony at the centre of the facade. Overall an ornate facade with cornice bands, pediments, architraves on the facade. Parapet wall has a concrete jali with decorative sandstone post.		
5.3	Intrinsic	This building along with the other buildings on western front of Dr. Dadabhoy Nowroji Marg creates a prestigious heritage streetscape in the island city. This road was developed under public design controls by City Improvement Trust. There were no restrictions on the designs of the facades which were conceived and built by different architects, but each building was required to have an arcade, which acted as the physical and visual element that tied together varying architectural styles. This enhanced the legibility of Hornby Road as an urban streetscape.		
5.4	Value Classification	A(arc), G(grp), B(per), I(sce)	Recommended Grade	**II A**
6.0	**Topography**			
6.1	Floors	G + 3		

7.0	**Construction**			
7.1	Plinth	Black Basalt stone plinth in coursed ashlar masonry		
7.2	Walls	Brick masonry walls		
7.3	Floor	Wooden joist flooring		
7.4	Stairs	Wooden single flight staircase with decorative newel post		
7.5	Openings	Rectangular and semicircular arched windows with wooden frames and glazed shutters		
7.6	Roofing	Flat roof terrace		
7.7	Articulation	All decorative elements are seen in sandstone. Symmetrical front façade with balconies on second floor with concrete jali. The third floor has a projecting balcony at the centre of the facade. Highly decorative building with cornice bands, pediments, architraves on the facade.		
7.8	Finishes	Externally exposed stone and internally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	None		
8.0	**Services & Utilities**			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Window air-conditioning units		
9.0	**Condition**			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good		
9.4	Stairs	Good (Wooden members in good condition)		
9.5	Openings	Good		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Good		
9.8	Services	Fair (Drainage pipes need maintenance)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	**Transformation**			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	**DP Remarks / Perceived Threats**	Plot falls under Commercial Zone on proposed Development Plan. (D.P.)		
12.0	**Additional Notes / References / Documents Available**	Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai, **Dwivedi, Mehrotra** Bombay, The Cities Within Bombay 1995		

National Insurance Building



View from Dadabhai Nowroji Road

Decorative motifs at the parapet level

Decorative archivolt

Floral motifs above 1st floor

Decorative motifs in the tympanum of the pediment

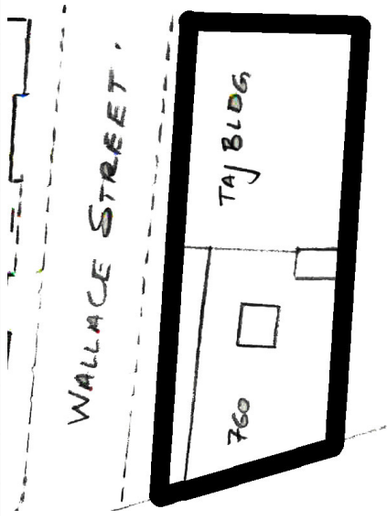
Semicircular arches below the pediment

Decorative motifs on the façade

Projecting balcony with decorative concrete balustrade

Right side elevation and Left side elevation not seen due to proximity of adjoining buildings

Common Ref. No.:	
Card No.:	A-50
Ward (Part):	A-II
CS No.:	760
Plot Area:	Not available
B U Area:	Not available
Date:	April, 2005
Record by:	Gauri J, Anup S
Review by:	Neera Adarkar
Internal:	As above
External:	As above
Photo Ref.:	T-III-A:\Ward A\ 210, Taj Building

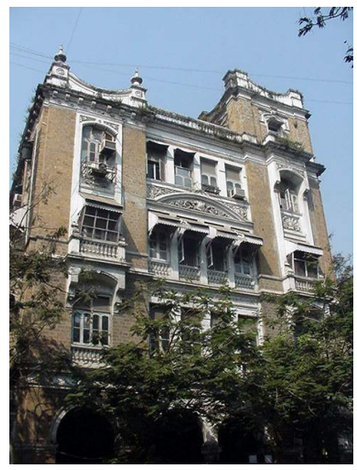


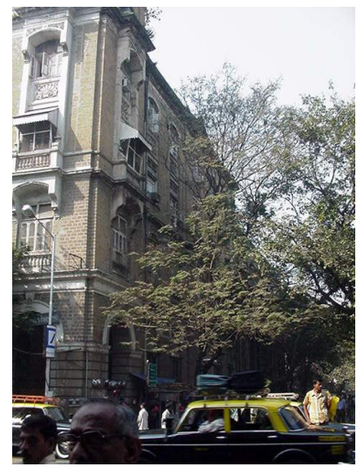
1.0	**Denomination**			
1.1	Name of Premises	210, Taj Building		
1.2	Earlier Name	Not applicable		
1.3	Built in	Early 20th century	Extension Date (if any)	Not applicable
2.0	**Access**			
2.1	Main	Dr. Dadabhoy Nowroji Marg (Hornby Road)		
2.2	Subsidiary	Wallace street		
3.0	**Ownership Pattern**			
3.1	Present	Not available		
3.2	Past	Not available		
3.3	Status	Tenanted		
4.0	**Use**			
4.1	Present	Commercial		
4.2	Past	Commercial		
4.3	Usage	Regular commercial use		
5.0	**Significance & Value Classification**			
5.1	Townscape (Natural / Manmade)	Located at the junction of Dr. Dadabhoy Nowroji Marg, which is one of the major North-South arterial roads and Wallace Street. Forms a part of Fort Precinct.		
5.2	Architectural Description	A typical Neo-classical ornate building, displays high architectural value due to a judicial blend of textures and ornamental features. This structure has Malad stone external cladding. Ground floor has semi circular arcade which rests on circular Corinthian columns. Cornice band in white is at all floor levels. All ornamentation plastered and painted in white.		
5.3	Intrinsic	This building along with the other buildings on western front of Dr. Dadabhoy Nowroji Marg creates a prestigious heritage streetscape in the island city. This road was developed under public design controls by City Improvement Trust. There were no restrictions on the designs of the facades which were conceived and built by different architects, but each building was required to have an arcade, which acted as the physical and visual element that tied together varying architectural styles. This enhanced the legibility of Hornby Road as an urban streetscape.		
5.4	Value Classification	A(arc), G(grp), B(per), I(sce)	Recommended Grade	**II A**
6.0	**Topography**			
6.1	Floors	G + 3		
7.0	**Construction**			
7.1	Plinth	Black Basalt stone in coursed ashlar masonry		

7.2	Walls	Brick masonry walls		
7.3	Floor	Jack arched floor		
7.4	Stairs	Wooden joist single flight staircase with decorative newel post		
7.5	Openings	Rectangular and semicircular arched openings with wooden frames and glazed shutters		
7.6	Roofing	Flat roof terrace		
7.7	Articulation	Ground floor has semi circular arcade which rests on circular Corinthian columns. Cornice band in white is at all floor levels. All ornamentation plastered and painted in white.		
7.8	Finishes	Externally exposed stone and internally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	None		
8.0	**Services & Utilities**			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Window air-conditioning units		
9.0	**Condition**			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good		
9.4	Stairs	Good (Wooden members need maintenance)		
9.5	Openings	Good		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Good		
9.8	Services	Fair (Drainage pipes need maintenance)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	**Transformation**			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	**DP Remarks / Perceived Threats**	Plot falls under Commercial Zone on proposed Development Plan. (D.P.)		
12.0	**Additional Notes / References / Documents Available**	Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai, **Dwivedi, Mehrotra** Bombay, The Cities Within Bombay 1995		

210, Taj Building

View from Dadabhai Nowroji Road





Side view

Decorative concrete balustrades

Segmental arched boxing for the windows

Decorative floral motifs on the façade

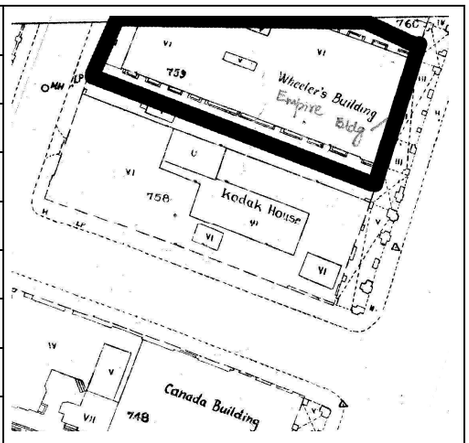
Decorative parapet wall at the terrace parapet level

Malad stone cladded façade

Decorative inverted console like feature on the façade

Right side elevation and Left side elevation not seen due to proximity of adjoining buildings

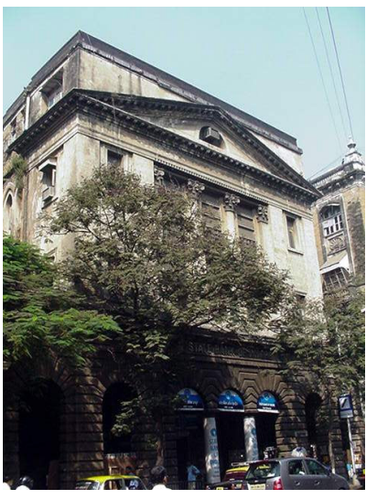
Common Ref. No.:	
Card No.:	A-51
Ward (Part):	A-II
CS No.:	759
Plot Area:	1178.93 sq.m.
B U Area:	4420.99 sq.m.
Date:	April, 2005
Record by:	Gauri J, Keshav S
Review by:	Neera Adarkar
Internal:	As above
External:	As above
Photo Ref.:	T-III-A:\Ward A\ Empire House



1.0	**Denomination**			
1.1	Name of Premises	Empire House		
1.2	Earlier Name	Wheeler's Building		
1.3	Built in	Early 20th century	Extension Date (if any)	Not applicable
2.0	**Access**			
2.1	Main	Dr. Dadabhoy Nowroji Marg (Hornby Road)		
2.2	Subsidiary	Amrit Keshav Nayak Path (Bastion Road)		
3.0	**Ownership Pattern**			
3.1	Present	Life Insurance Corporation of India (Lessees)		
3.2	Past	Life Insurance Corporation of India (Lessees)		
3.3	Status	Tenanted		
4.0	**Use**			
4.1	Present	Commercial		
4.2	Past	Commercial		
4.3	Usage	Regular commercial use		
5.0	**Significance & Value Classification**			
5.1	Townscape (Natural / Manmade)	On the western Dr. Dadabhoy Nowroji Marg, which is one of the major North-South arterial roads. Forms a part of Fort Precinct.		
5.2	Architectural Description	This building like many other Neo classical buildings in the city is strongly influenced by the 19th century eclecticism in Europe, also contributes to its cohesiveness and arcade below caters to the pedestrians . Ground floor has semi circular arcade with circular columns. Front façade is in Greek style, Four Corinthian columns flank from second floor to third floor. Similarly the windows stretch up to the third floor. A huge pediment on the front façade is very prominent.		
5.3	Intrinsic	This building along with the other buildings on western front of Dr. Dadabhoy Nowroji Marg creates a prestigious heritage streetscape in the island city. This road was developed under public design controls by City Improvement Trust. There were no restrictions on the designs of the facades which were conceived and built by different architects, but each building was required to have an arcade, which acted as the physical and visual element that tied together varying architectural styles. This enhanced the legibility of Hornby Road as an urban streetscape.		
5.4	Value Classification	A(arc), G(grp), B(per)	Recommended Grade	**II A**
6.0	**Topography**			
6.1	Floors	G + 3		
7.0	**Construction**			

7.1	Plinth	Black Basalt stone plinth in coursed ashlar masonry		
7.2	Walls	Brick masonry walls		
7.3	Floor	Access denied		
7.4	Stairs	Access denied		
7.5	Openings	Rectangular and semicircular arched windows with wooden frames and glazed shutters		
7.6	Roofing	Flat roof terrace		
7.7	Articulation	Ground floor has semi circular arcade with circular columns. Front façade is in Greek style. Four Corinthian columns flank from second floor to third floor. Similarly the windows stretch up to the third floor. A huge pediment on the front façade is very prominent.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	None		
8.0	**Services & Utilities**			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Window air-conditioning units		
9.0	**Condition**			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Access denied		
9.4	Stairs	Access denied		
9.5	Openings	Good		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Good		
9.8	Services	Good (Drainage pipes need no replacement)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	**Transformation**			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	**DP Remarks / Perceived Threats**	Plot falls under Commercial Zone on proposed Development Plan. (D.P.)		
12.0	**Additional Notes / References / Documents Available**	Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai, **Dwivedi, Mehrotra** Bombay, The Cities Within Bombay 1995		

Empire House



View from Dadabhai Nowroji Road

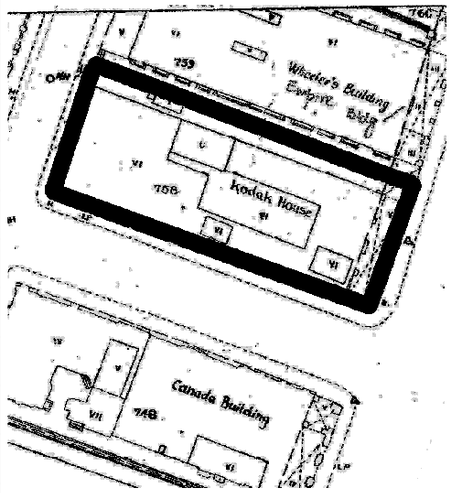
Florentine arch on the ground floor

Corinthian columns divide the central façade in to three bays

Wooden jali work

Right side elevation and Left side elevation not seen due to proximity of adjoining buildings

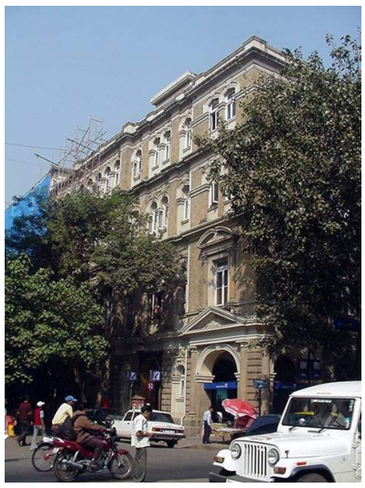
Common Ref. No.:	
Card No.:	A-52
Ward (Part):	A-II
CS No.:	758
Plot Area:	1018.39 sq.m.
B U Area:	3055.17 sq.m.
Date:	April, 2005
Record by:	Gauri J, Anup S
Review by:	Neera Adarkar
Internal:	As above
External:	As above
Photo Ref.:	T-III-A:\Ward A\ 222, Kodak House



1.0	**Denomination**			
1.1	Name of Premises	222, Kodak House		
1.2	Earlier Name	Not applicable		
1.3	Built in	Early 20th century	Extension Date (if any)	Not applicable
2.0	**Access**			
2.1	Main	Dr. Dadabhoy Nowroji Marg (Hornby Road)		
2.2	Subsidiary	Charanjit Rai Marg (Home Street)		
3.0	**Ownership Pattern**			
3.1	Present	Deutsche Bank AG (Lessees)		
3.2	Past	Deutsche Bank AG (Lessees)		
3.3	Status	Private		
4.0	**Use**			
4.1	Present	Commercial (Bank)		
4.2	Past	Commercial (Bank)		
4.3	Usage	Regular commercial use (Bank)		
5.0	**Significance & Value Classification**			
5.1	Townscape (Natural / Manmade)	At the junction of Dr. Dadabhoy Nowroji Marg, which is one of the major North-South arterial roads and Charanjit Rai Marg. Forms a part of Fort Precinct and creates a cohesive character with the other buildings.		
5.2	Architectural Description	This building in Malad stone external cladding like many other Neo classical buildings in the Fort Precinct is influenced by the 19th century eclecticism in Europe. The façade presents a range of elements like decorative friezes, Corinthian and Doric column capitals. Ground floor has rusticated stone bands along the arcade levels. This building Ground floor with semi circular arches & pediments at both ends. Rectangular Pilaster columns have flutings on all the floors. The semicircular openings have decorative architraves around them with a keystone.		
5.3	Intrinsic	This building along with the other buildings on western front of Dr. Dadabhoy Nowroji Marg creates a prestigious heritage streetscape in the island city. This road was developed under public design controls by City Improvement Trust. There were no restrictions on the designs of the facades which were conceived and built by different architects, but each building was required to have an arcade, which acted as the physical and visual element that tied together varying architectural styles. This enhanced the legibility of Hornby Road as an urban streetscape.		
5.4	Value Classification	A(arc), G(grp), B(per), I(sce)	Recommended Grade	**II A**
6.0	**Topography**			
6.1	Floors	G + 3		

7.0	**Construction**			
7.1	Plinth	Black Basalt stone plinth in coursed ashlar masonry		
7.2	Walls	Brick masonry walls		
7.3	Floor	R.C.C. floor slab		
7.4	Stairs	Wooden open well staircase with decorative wooden balustrade		
7.5	Openings	Rectangular and semicircular arched windows with wooden frames and glazed shutters		
7.6	Roofing	Flat roof terrace		
7.7	Articulation	Rectangular pilaster columns have flutings on all the floors. Cornice bands are seen at all floor levels. The semicircular openings have decorative architraves around them with a keystone. Dentils are seen below the cornice band of the last floor level.		
7.8	Finishes	Externally Malad stone cladding, internally plastered		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Not provided		
8.0	**Services & Utilities**			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Window air-conditioning units		
9.0	**Condition**			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good		
9.4	Stairs	Good (Wooden members in good condition)		
9.5	Openings	Good		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Good		
9.8	Services	Fair (Drainage pipes need no replacement)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	**Transformation**			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	**DP Remarks** / **Perceived Threats**	Plot falls under Commercial Zone on proposed Development Plan. (D.P.)		
12.0	**Additional Notes** / **References** / **Documents Available**	Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai, **Dwivedi, Mehrotra** Bombay, The Cities Within Bombay 1995		

222, Kodak House



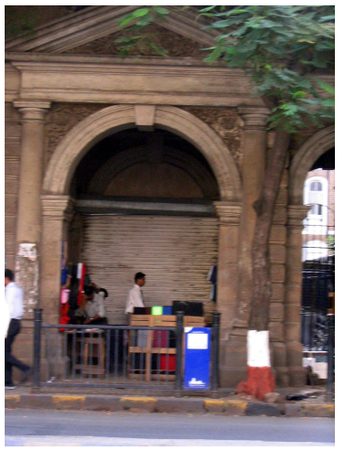
View from Dr. Dadabhai Nowroji Road

Decorative around the windows

Semicircular arcade on the ground floor

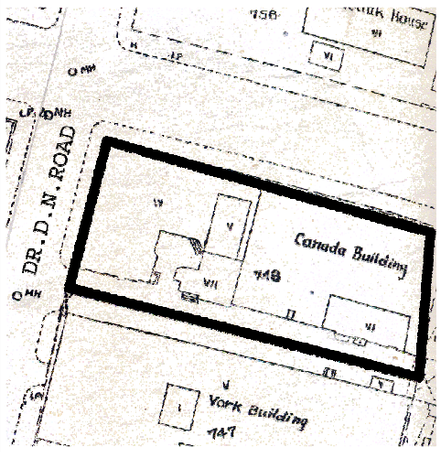
Semicircular arches with key stone

Cornice band



Right side elevation and Left side elevation not seen due to proximity of adjoining buildings

Common Ref. No.:	
Card No.:	A-53
Ward (Part):	A II
CS No.:	748
Plot Area:	1033.45 sq.m.
B U Area:	3100.35 sq.m.
Date:	April, 2005
Record by:	Gauri J, Anup S
Review by:	Neera Adarkar
Internal:	As above
External:	As above
Photo Ref.:	T-III-A:\Ward A\ 224/26, Canada Building

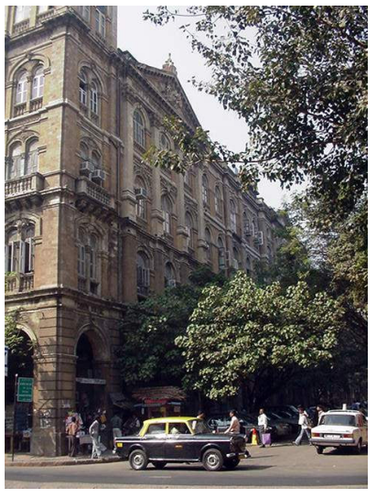


1.0	**Denomination**			
1.1	Name of Premises	224/26, Canada Building		
1.2	Earlier Name	Sun Rise Company of Canada		
1.3	Built in	Early 20th century	Extension Date (if any)	Not applicable
2.0	**Access**			
2.1	Main	Dr. Dadabhoy Nowroji Marg (Hornby Road)		
2.2	Subsidiary	Charanjit Rai Road (Home Street)		
3.0	**Ownership Pattern**			
3.1	Present	The Sun Life Assurance Company of Canada.		
3.2	Past	The Sun Life Assurance Company of Canada.		
3.3	Status	Private		
4.0	**Use**			
4.1	Present	Commercial		
4.2	Past	Commercial		
4.3	Usage	Regular commercial use		
5.0	**Significance & Value Classification**			
5.1	Townscape (Natural / Manmade)	Rectangular plot at junction of Dr. Dadabhoy Nowroji Marg, which is one of the major North-South arterial roads and Charanjit Rai Marg. Forms a part of Fort Precinct.		
5.2	Architectural Description	This typical Neo-classical style structure displays with tall Corinthian pilasters along with a huge pediment on the top floor with bas relief (Mezzo Relievo) sculpted horse motif give an imposing character to the façade. The remaining part of the façade has a pavilion, higher than the pediment reducing its importance Ground floor has semi circular arches and pediments at both ends. Semi circular arched and segmental arched openings have concrete jali. Second floor has a projecting balcony.		
5.3	Intrinsic	This building along with the other buildings on western front of Dr. Dadabhoy Nowroji Marg creates a prestigious heritage streetscape in the island city. This road was developed under public design controls by City Improvement Trust. There were no restrictions on the designs of the facades which were conceived and built by different architects, but each building was required to have an arcade, which acted as the physical and visual element that tied together varying architectural styles. This enhanced the legibility of Hornby Road as an urban streetscape.		
5.4	Value Classification	A(arc), G(grp), B(per), I(sce)	Recommended Grade	**II A**
6.0	**Topography**			
6.1	Floors	G + 3		

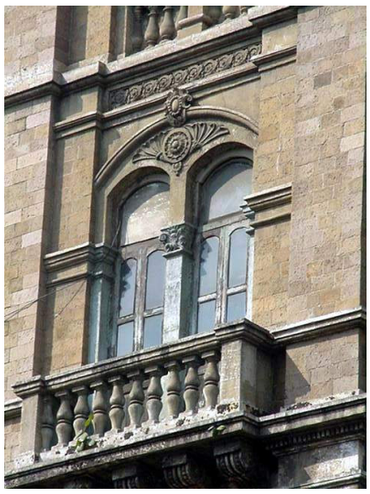
7.0	**Construction**			
7.1	Plinth	Black Basalt stone plinth in coursed ashlar masonry		
7.2	Walls	Brick masonry walls		
7.3	Floor	R.C.C. and jack arched floor		
7.4	Stairs	Wooden dog legged staircase, with decorative newel posts		
7.5	Openings	Rectangular and semicircular arched windows with wooden frames and glazed shutters		
7.6	Roofing	Flat roof terrace		
7.7	Articulation	Ground floor with semi circular arches and pediments at both ends. Semi circular arched and segmental arched openings with concrete jali. Second floor has a projecting balcony with Corinthian pilaster in front façade. The top floor has a huge pediment with a sculpted horse motif.		
7.8	Finishes	Externally Malad stone cladding, internally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	None		
8.0	**Services & Utilities**			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Window air-conditioning units		
9.0	**Condition**			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good		
9.4	Stairs	Good		
9.5	Openings	Good		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Good		
9.8	Services	Fair (Drainage pipes need maintenance)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	**Transformation**			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	**DP Remarks / Perceived Threats**	Plot falls under Commercial Zone on proposed Development Plan. (D.P.)		
12.0	**Additional Notes / References / Documents Available**	Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai. **Dwivedi, Mehrotra** Bombay, The Cities Within Bombay 1995		

224/26, Canada Building

View from Dadabhai Nowroji Road



Side view



Decorative fenestrations

Decorative architraves on the top floor with a huge pediment above

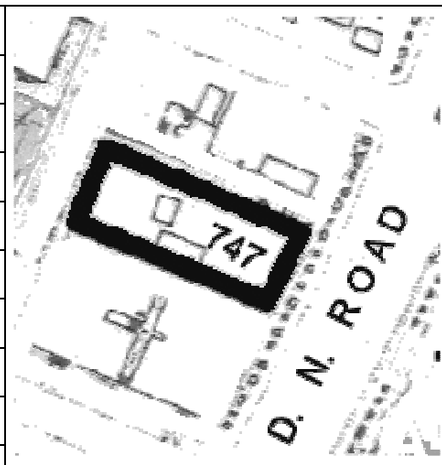
The pediment has huge animal (horse) motif in bas relief (mezzo-relievo)

Decorative archivolt with floral motifs around

Name encrypted on the building

Left side elevation not seen due to proximity of adjoining buildings

Common Ref. No.:	
Card No.:	A-54
Ward (Part):	All
CS No.:	747
Plot Area:	1173.91 sq.m.
B U Area:	3756.51 sq.m.
Date:	April, 2005
Record by:	Gauri J, Anup S
Review by:	Neera Adarkar
Internal:	As above
External:	As above
Photo Ref.:	T-III-A:\Ward A\ 230, General Assurance Building



1.0	**Denomination**			
1.1	Name of Premises	230, General Assurance Building		
1.2	Earlier Name	Not applicable		
1.3	Built in	1908	Extension Date (if any)	Not applicable
2.0	**Access**			
2.1	Main	Dr. Dadabhoy Nowroji Marg (Hornby Road)		
2.2	Subsidiary	Amrit Keshav Nayak Path (Bastion Road)		
3.0	**Ownership Pattern**			
3.1	Present	Trustees for the Improvement of the City of Mumbai.		
3.2	Past	Trustees for the Improvement of the City of Mumbai.		
3.3	Status	Private		
4.0	**Use**			
4.1	Present	Commercial		
4.2	Past	Commercial		
4.3	Usage	Regular commercial use		
5.0	**Significance & Value Classification**			
5.1	Townscape (Natural / Manmade)	A narrow rectangular plot on the west front of Dr. Dadabhoy Nowroji Marg, which is one of the major North-South arterial roads. Unlike most other buildings on this road which have a larger foot prints. Forms a part of Fort Precinct.		
5.2	Architectural Description	This building exhibits a combination of Neo Gothic and Neo-classical style. The pedestrian arcade below has elegant Neo-classical style. Ground floor with semi circular arches and pediments at both ends. Segmental arched openings with concrete jali. Corinthian pilasters seen on the front façade of the structure. A semi circular balcony with balustrade add an interesting element.		
5.3	Intrinsic	This building along with the other buildings on western front of Dr. Dadabhoy Nowroji Marg creates a prestigious heritage streetscape in the island city. This road was developed under public design controls by City Improvement Trust. There were no restrictions on the designs of the facades which were conceived and built by different architects, but each building was required to have an arcade, which acted as the physical and visual element that tied together varying architectural styles. This enhanced the legibility of Hornby Road as an urban streetscape.		
5.4	Value Classification	A(arc), G(grp), B(per)	Recommended Grade	**II A**
6.0	**Topography**			
6.1	Floors	G + 3		
7.0	**Construction**			

7.1	Plinth	Black Basalt stone plinth in coursed ashlar masonry		
7.2	Walls	Brick masonry walls		
7.3	Floor	Jack arched floor		
7.4	Stairs	Wooden doglegged staircase with decorative newel posts		
7.5	Openings	Rectangular, semicircular, segmental arched openings with wooden frames and glazed shutters		
7.6	Roofing	Flat roof terrace		
7.7	Articulation	Ground floor with semi circular arches and pediments at both ends. Segmental arched openings with concrete jali. Corinthian pilasters seen on the front façade of the structure.		
7.8	Finishes	Externally Malad stone cladding and internally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	None		
8.0	**Services & Utilities**			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Window air-conditioning units		
9.0	**Condition**			
9.1	Plinth	Fair (No settlement or cracks observed but needs maintenance)		
9.2	Walls	Fair (Needs plastering and painting)		
9.3	Floor	Fair		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Fair		
9.6	Roofing	Fair (Leakages observed at few places)		
9.7	Articulation & Finishes	Fair		
9.8	Services	Fair (Drainage pipes need maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	**Transformation**			
10.1	Form	Parapet added later.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	**DP Remarks / Perceived Threats**	Plot falls under Commercial Zone on proposed Development Plan. (D.P.)		
12.0	**Additional Notes / References / Documents Available**	Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai, **Dwivedi, Mehrotra** Bombay, The Cities Within Bombay 1995		

Front façade

Façade is recently renovated

Plain Corinthian pilasters on the façade

Decorative concrete balustrade

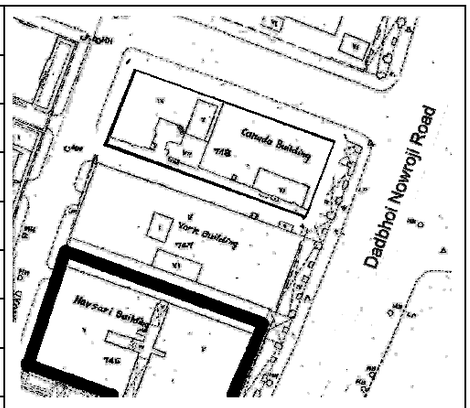
Decorative bas relief floral motif on the façade

Maintenance of the façade

Decorative segmental boxing above the openings

Right side elevation and Left side elevation not seen due to proximity of adjoining buildings

Common Ref. No.:	
Card No.:	A-55
Ward (Part):	A-II
CS No.:	746
Plot Area:	1505.02 sq.m.
B U Area:	6020.08 sq.m.
Date:	August, April 2005
Record by:	Gauri J, Keshav S
Review by:	Neera Adarkar
Internal:	As above
External:	As above
Photo Ref.:	T-III-A:\Ward A\ 240, Navsari Building



1.0	**Denomination**			
1.1	Name of Premises	240, Navsari Building		
1.2	Earlier Name	Not applicable		
1.3	Built in	Early 20th century	Extension Date (if any)	Not applicable
2.0	**Access**			
2.1	Main	Dr. Dadabhoy Nowroji Marg (Hornby Road)		
2.2	Subsidiary	Purshottamdas Thakurdas Marg (Outram Road)		
3.0	**Ownership Pattern**			
3.1	Present	Jalei Sens Limited		
3.2	Past	Jalei Sens Limited		
3.3	Status	Private		
4.0	**Use**			
4.1	Present	Commercial		
4.2	Past	Commercial		
4.3	Usage	Regular commercial use		
5.0	**Significance & Value Classification**			
5.1	Townscape (Natural / Manmade)	Located at junction of Dr. Dadabhoy Nowroji Marg, which is one of the major North-South arterial roads and Purshottamdas Thakurdas Marg. Forms a part of Fort Precinct.		
5.2	Architectural Description	An exposed red bricks painted building with Neo-Classical character. Series of openings which are a combination of semicircular, pointed and segmental arches highlighted with plaster bands are prominently seen . Another highlight is the stepped Mangalore tiled steep sloping roof built in Pagoda style.		
5.3	Intrinsic	The building was the first one of its kind to be provided with an elevator in India. This building along with the other buildings on western front of Dr. Dadabhoy Nowroji Marg creates a prestigious heritage streetscape in the island city. This road was developed under public design controls by City Improvement Trust. There were no restrictions on the designs of the facades which were conceived and built by different architects, but each building was required to have an arcade, which acted as the physical and visual element that tied together varying architectural styles. This enhanced the legibility of Hornby Road as an urban streetscape.		
5.4	Value Classification	A(arc), G(grp), B(per), I(sce)	Recommended Grade	**II A**
6.0	**Topography**			
6.1	Floors	G + 4		
7.0	**Construction**			
7.1	Plinth	Black Basalt stone plinth in coursed ashlar masonry		

7.2	Walls	Load bearing brick masonry walls		
7.3	Floor	R.C.C. floor slab		
7.4	Stairs	Wooden single flight staircase, with decorative newel posts		
7.5	Openings	Rectangular and segmental arched windows with wooden frames and glazed shutters		
7.6	Roofing	Part pagoda and flat roof terrace		
7.7	Articulation	Ground floor has semicircular and segmental arches. Semi circular arched window openings have concrete jalis. Mangalore tiled sloping roof built in Pagoda style.		
7.8	Finishes	Externally Malad stone cladding, internally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	None		
8.0	**Services & Utilities**			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Window air-conditioning units		
9.0	**Condition**			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good		
9.4	Stairs	Good (Wooden members in good condition)		
9.5	Openings	Good		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Good		
9.8	Services	Good (Drainage pipes need no replacement)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	**Transformation**			
10.1	Form	Parapet added later.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	**DP Remarks** / **Perceived Threats**	Plot falls under Commercial Zone on proposed Development Plan. (D.P.)		
12.0	**Additional Notes** / **References** / **Documents Available**	Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai, **Dwivedi, Mehrotra** Bombay, The Cities Within Bombay 1995		

240, Navsari Building

View from Dadabhai Nowroji Road

Part sloping roof with a pinnacle

Front façade

Decorative concrete balustrade on the facade

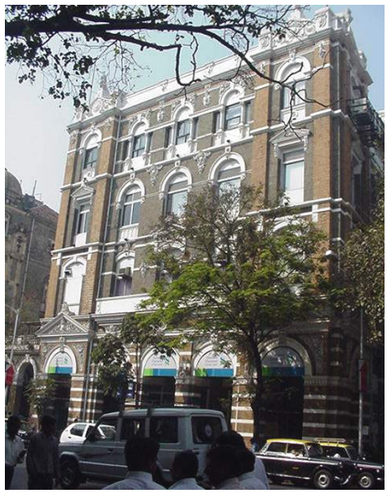
Decorative wall at the terrace parapet wall

Exposed brick façade

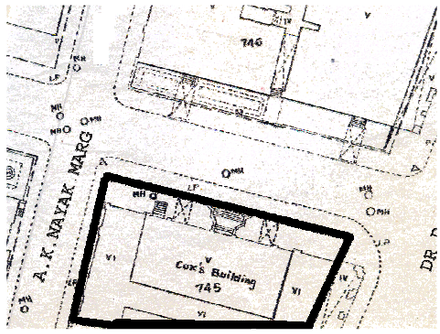
Segmental arcade on the ground floor

Decorative wooden brackets with floral motifs at intervals

Right side elevation and Left side elevation not seen due to proximity of adjoining buildings



Common Ref. No.:	
Card No.:	A-56
Ward (Part):	A-II
CS No.:	745
Plot Area:	Not available
B U Area:	Not available
Date:	April, 2005
Record by:	Gauri J, Anup S
Review by:	Neera Adarkar
Internal:	As above
External:	As above
Photo Ref.:	T-III-A:\Ward A\ Cox Building

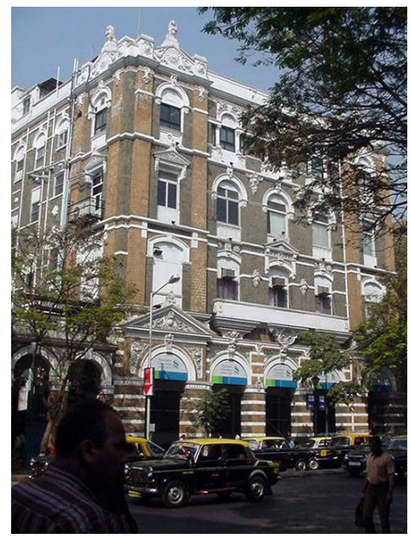


1.0	**Denomination**			
1.1	Name of Premises	Cox Building		
1.2	Earlier Name	Not applicable		
1.3	Built in	Early 20th century	Extension Date (if any)	Not applicable
2.0	**Access**			
2.1	Main	Dr. Dadabhoy Nowroji Marg (Hornby Road)		
2.2	Subsidiary	Purshottamdas Thakurdas Marg (Outram Road)		
3.0	**Ownership Pattern**			
3.1	Present	Not available		
3.2	Past	Not available		
3.3	Status	Private		
4.0	**Use**			
4.1	Present	Commercial		
4.2	Past	Commercial		
4.3	Usage	Regular commercial use		
5.0	**Significance & Value Classification**			
5.1	Townscape (Natural / Manmade)	Located at junction of Dr. Dadabhoy Nowroji Marg, which is one of the major North-South arterial roads and Purshottamdas Thakurdas Marg. Forms a part of Fort Precinct.		
5.2	Architectural Description	Neo classical building with external facade in an interesting combination of Black Basalt stone, Malad stone and white plastered bands around the openings and as horizontal bands . Both ends of the façade are highlighted with Malad stone as separate bays with top pediments where as the central part is in Basalt stone with rectangular and semicircular arched window openings. Ground floor has semicircular arcade and pediments. The façade shows use of polychromatic stones.		
5.3	Intrinsic	The building is designed by Architect Gostling and Morris. Along with the other buildings on western front of Dr. Dadabhoy Nowroji Marg it creates a prestigious heritage streetscape in the island city. This road was developed under public design controls by City Improvement Trust. There were no restrictions on the designs of the facades which were conceived and built by different architects, but each building was required to have an arcade, which acted as the physical and visual element that tied together varying architectural styles. This enhanced the legibility of Hornby Road as an urban streetscape.		
5.4	Value Classification	A(arc), G(grp), B(per), I(sce)	Recommended Grade	**II A**
6.0	**Topography**			
6.1	Floors	G + 4		

7.0	**Construction**			
7.1	Plinth	Black Basalt stone plinth in coursed ashlar masonry		
7.2	Walls	Brick masonry walls		
7.3	Floor	R.C.C. floor slab		
7.4	Stairs	Wooden single flight staircase with decorative wooden balustrade		
7.5	Openings	Rectangular segmental arched and semicircular arched openings with wooden frames and glazed shutters		
7.6	Roofing	Flat roof terrace		
7.7	Articulation	External facade is in Black Basalt stone and Malad stone. Both corners of front façade are treated as separate strips with pediments on top. Ground floor has semicircular arcade and pediments.		
7.8	Finishes	Externally Malad stone cladded and internally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	None		
8.0	**Services & Utilities**			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Window air-conditioning units		
9.0	**Condition**			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good		
9.4	Stairs	Good (Wooden members in good condition)		
9.5	Openings	Good		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Good		
9.8	Services	Fair (Drainage pipes need maintenance)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	**Transformation**			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	**DP Remarks** / **Perceived Threats**	Plot falls under Commercial Zone on proposed Development Plan. (D.P.)		
12.0	**Additional Notes** / **References** / **Documents Available**	Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai, **Dwivedi, Mehrotra** Bombay, The Cities Within Bombay 1995		

Cox Building

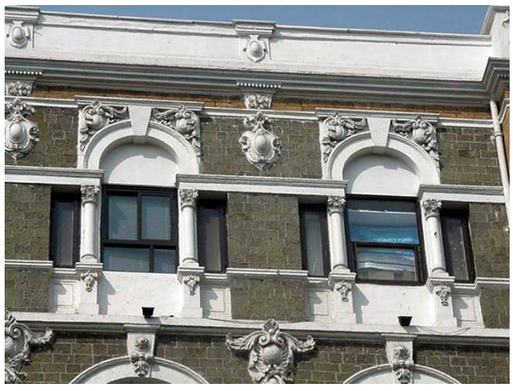
Front façade



View from Dr. Dadabhai Nowroji Road

Use of polychromatic stones on the façade

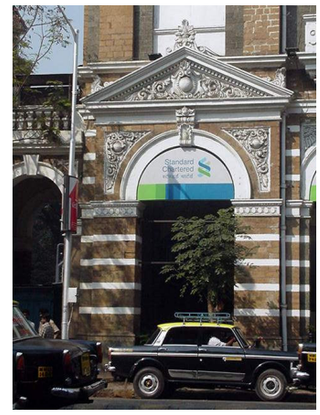
The arcade houses a shop line below



Bas relief motifs on the façade

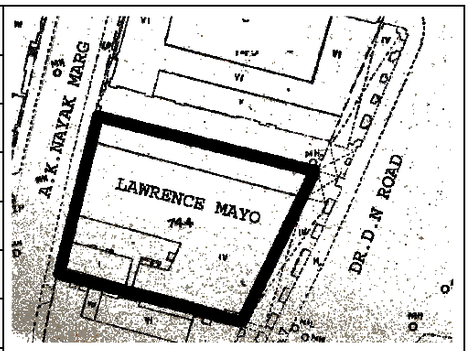
Decorative pediment with decorative motifs in the tympanum

Decorative gable at the terrace parapet level



Right side elevation and Left side elevation not seen due to proximity of adjoining buildings

Common Ref. No.:	
Card No.:	A-57
Ward (Part):	A-II
CS No.:	744
Plot Area:	Not available
B U Area:	Not available
Date:	April 2005
Record by:	Gauri J, Anup S
Review by:	Neera Adarkar
Internal:	As above
External:	As above
Photo Ref.:	T-III-A:\Ward A\ 276, Lawrence and Mayo Building



1.0	**Denomination**			
1.1	Name of Premises	276, Lawrence and Mayo Building		
1.2	Earlier Name	Not applicable		
1.3	Built in	Early 20th century	Extension Date (if any)	Not applicable
2.0	**Access**			
2.1	Main	Dr. Dadabhoy Nowroji Marg (Hornby Road)		
2.2	Subsidiary	Amrit Keshav Nayak Path (Bastion Road)		
3.0	**Ownership Pattern**			
3.1	Present	Not available		
3.2	Past	Not available		
3.3	Status	Private		
4.0	**Use**			
4.1	Present	Commercial		
4.2	Past	Commercial (Publishing house)		
4.3	Usage	Regular commercial use		
5.0	**Significance & Value Classification**			
5.1	Townscape (Natural / Manmade)	On the west road front Dr. Dadabhoy Nowroji Marg, this is one of the major North-South arterial roads. Forms a part of Fort Precinct.		
5.2	Architectural Description	This imposing Neo-Classical building is of high architectural value. The external façade is in a combination of Black Basalt stone and Malad stone, ornamentation is in sandstone (polychromatic stones) and in plaster. The architectural highlights are the two large domes on the two corners of the façade. It has segmental and semi circular arched window openings. Ground floor with semi circular arch arcade and pediments.		
5.3	Intrinsic	This building was earlier used as Publishing house of Prime Minister McMillan. Along with the other buildings on western front of Dr. Dadabhoy Nowroji Marg this creates a prestigious heritage streetscape in the island city. This road was developed under public design controls by City Improvement Trust. There were no restrictions on the designs of the facades which were conceived and built by different architects, but each building was required to have an arcade, which acted as the physical and visual element that tied together varying architectural styles. This enhanced the legibility of Hornby Road as an urban streetscape.		
5.4	Value Classification	A(arc), G(grp), B(per)	Recommended Grade	**II A**
6.0	**Topography**			
6.1	Floors	G + 3		
7.0	**Construction**			

7.1	Plinth	Black Basalt stone plinth in coursed ashlar masonry		
7.2	Walls	Brick masonry walls		
7.3	Floor	R.C.C. floor slab		
7.4	Stairs	Wooden single flight staircase with decorative newel posts		
7.5	Openings	Rectangular and semicircular arched windows with wooden frames and glazed shutters		
7.6	Roofing	Flat roof terrace and partly dome roof		
7.7	Articulation	External façade in a combination of Black Basalt stone and Malad stone and ornamentation is in sandstone. Both corners of front façade treated differently topped with a dome. It has segmental and semi circular arched window openings. Ground floor with semi circular arch arcade and pediments.		
7.8	Finishes	Externally Black Basalt stone, internally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	None		
8.0	**Services & Utilities**			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	**Condition**			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good		
9.4	Stairs	Good (Wooden members in good condition)		
9.5	Openings	Good		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Good		
9.8	Services	Fair (Drainage pipes need no replacement)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	**Transformation**			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	**DP Remarks / Perceived Threats**	Plot falls under Commercial Zone on proposed Development Plan. (D.P.)		
12.0	**Additional Notes / References / Documents Available**	Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai, **Dwivedi, Mehrotra** Bombay, The Cities Within Bombay 1995		

276, Lawrence and Mayo Building

Front elevation

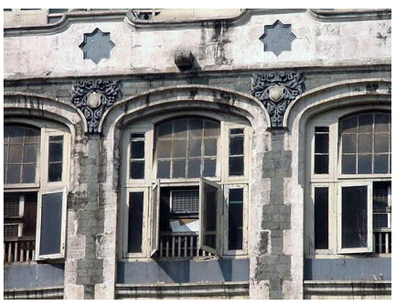
Dome with decorative motifs and a pinnacle on the top

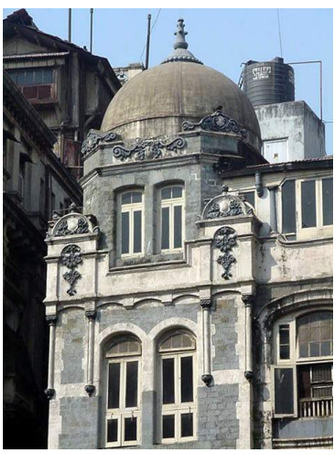
Four point arches on the façade

Folding windows on the top floor

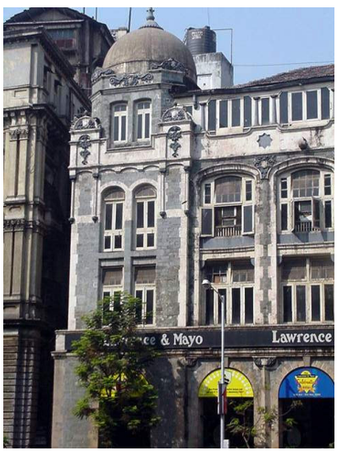
Shop line on the ground floor

Commercial sinages on the ground floor

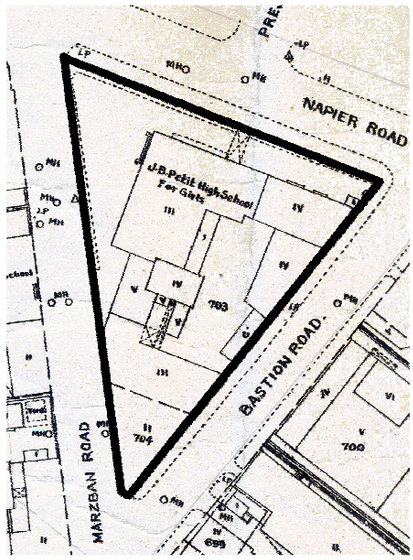




Floral motifs on the facade



Common Ref. No.:	
Card No.:	A-58
Ward (Part):	A-II
CS No.:	704
Plot Area:	135.45 sq.m.
B U Area:	406.35 sq.m.
Date:	August, 2005
Record by:	Gauri J, Ambika K
Review by:	Neera Adarkar
Internal:	As above
External:	As above
Photo Ref.:	T-III-A:\Ward A\ J.B. Petit School for Girls



1.0	**Denomination**			
1.1	Name of Premises	J.B. Petit School for Girls		
1.2	Earlier Name	Frere Fletcher School		
1.3	Built in	Early 20th century	Extension Date (if any)	Not applicable
2.0	**Access**			
2.1	Main	Maharshi Dadhichi Marg (Napier Road)		
2.2	Subsidiary	Marzaban Road		
3.0	**Ownership Pattern**			
3.1	Present	The Municipal Corporation of the city of Mumbai		
3.2	Past	The Municipal Corporation of the city of Mumbai		
3.3	Status	Government owned		
4.0	**Use**			
4.1	Present	School		
4.2	Past	School		
4.3	Usage	Regular educational use		
5.0	**Significance & Value Classification**			
5.1	Townscape (Natural / Manmade)	Located on a sharp triangular plot with roads on all three sides. Entry from Maharshi Dadhichi Marg near Municipal ENT Hospital, a heritage building. Forms a part of Fort Precinct.		
5.2	Architectural Description	Adorned with Neo Gothic elements, this school has exposed stone façade and features like equilateral point arches and lancets with architraves around. The ventilators of lancet have a decoratively carved jali work. The projecting balcony on the façade has corbelled brackets and cylindrical Corinthian pilasters. The façade in random rubble masonry in black basalt stone contrasts with the arches painted white. The arches on the ground floor have rounded bar tracery.		
5.3	Intrinsic	The building influenced by in Italian Gothic style is designed by architects George Twigge Molecey.		
5.4	Value Classification	A(arc), C(seh), I(sce)	Recommended Grade	**II B**
6.0	**Topography**			
6.1	Floors	G + 3		
7.0	**Construction**			
7.1	Plinth	Black Basalt stone low plinth in coursed ashlar masonry		
7.2	Walls	Black Basalt stone random rubble masonry walls		
7.3	Floor	Wooden joist flooring		
7.4	Stairs	Open well R.C.C. staircase with a parapet wall		

7.5	Openings	Equilateral point arches with wooden frames and glazed shutters and wooden jali ventilators		
7.6	Roofing	Partly flat roof with terrace and partly sloping roof with Mangalore tiles and wooden trusses		
7.7	Articulation	Cornice band is seen at first floor level. The ventilators of lancet have a decoratively carved jali work. The projecting balcony on the façade has corbelling below with coupled cylindrical Corinthian pilasters. The façade has random rubble masonry in black basalt stone and the arches are painted white.		
7.8	Finishes	Externally random rubble masonry in black basalt stone and internally plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Plastered brick compound wall		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	The building encloses a small unpaved open space and side open spaces		
8.0	**Services & Utilities**			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	**Condition**			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good (No sagging observed)		
9.4	Stairs	Good (Wooden members in good condition)		
9.5	Openings	Good		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Good		
9.8	Services	Good (Drainage pipes need no replacement)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	**Transformation**			
10.1	Form	Plumbing ducts observed on the façade.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	**DP Remarks / Perceived Threats**	Plot demarcated as a Secondary School and falls under Commercial Zone on proposed Development Plan. (D.P.)		
12.0	**Additional Notes / References / Documents Available**	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai, **Dwivedi, Mehrotra** Bombay, The Cities Within Bombay 1995		

Front façade hidden by the vegetation

Decorative jali work inside the lancet

Decorative arcade on the 1st floor

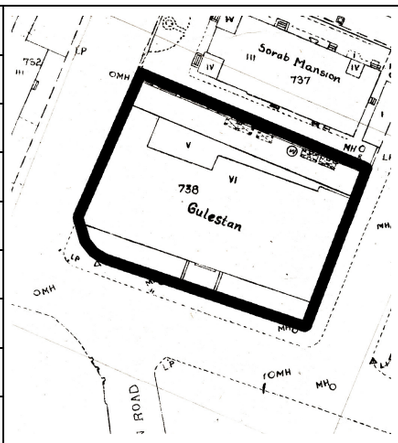
Decorative brackets supporting the balcony

Coupled Corinthian pilasters

Equilateral point arches on the ground floor

Right side elevation and Left side elevation not seen due to proximity of adjoining buildings

Common Ref. No.:	
Card No.:	A-59
Ward (Part):	A-II
CS No.:	738
Plot Area:	1255.86 sq.m.
B U Area:	4144.33 sq.m.
Date:	August, 2005
Record by:	Gauri J, Ambika K
Review by:	Neera Adarkar
Internal:	As above
External:	As above
Photo Ref.:	T-III-A:\Ward A\ Gulestan



1.0	**Denomination**			
1.1	Name of Premises	Gulestan		
1.2	Earlier Name	Not applicable		
1.3	Built in	Early 20th century	Extension Date (if any)	Not available
2.0	**Access**			
2.1	Main	Maharshi Dadhichi Marg (Napier Road)		
2.2	Subsidiary	Prescott Road		
3.0	**Ownership Pattern**			
3.1	Present	Life Insurance Corporation of India		
3.2	Past	Life Insurance Corporation of India		
3.3	Status	Life Insurance Corporation of India		
4.0	**Use**			
4.1	Present	Commercial		
4.2	Past	Commercial		
4.3	Usage	Regular public use		
5.0	**Significance & Value Classification**			
5.1	Townscape (Natural / Manmade)	Located on an important at junction of Maharshi Dadhichi Marg and Prescott Road. Forms a part of Fort Precinct.		
5.2	Architectural Description	This Neo-classical style building in exposed Malad stone building with coursed ashlar masonry of dressed stones and windows have long and short work with channeled rustication. The projecting band at first floor level has vertical grooves .The windows above ground floor have simple architraves around and a rectangular pediment above. Striking feature is a projecting cornice band. Fifth floor with a series of brackets that form an attractive pattern.		
5.3	Intrinsic	This Neo-classical style building is inspired by the architectural style exhibited in the whole of the Fort area.		
5.4	Value Classification	A(arc), B(des), I(sce)	Recommended Grade	**II A**
6.0	**Topography**			
6.1	Floors	G + 5		
7.0	**Construction**			
7.1	Plinth	Black Basalt stone low plinth in coursed ashlar masonry		
7.2	Walls	Brick masonry walls		
7.3	Floor	R.C.C. floor slab		
7.4	Stairs	Access denied		
7.5	Openings	Rectangular openings with wooden frames and glazed shutters		

7.6	Roofing	Flat roof with terrace		
7.7	Articulation	Ground floor windows have long and short work with coarsely dressed stone and the windows above it have simple architraves with a rectangular pediment on top. A decorative projecting band is seen at first and fifth floor level, with decorative brackets.		
7.8	Finishes	Malad stone cladded external façade and internally plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	1.2 meters high decorative stone compound wall		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Marginal side open spaces		
8.0	**Services & Utilities**			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Window air-conditioning units		
9.0	**Condition**			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good (No sagging observed)		
9.4	Stairs	Access denied		
9.5	Openings	Good		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Good		
9.8	Services	Good (Drainage pipes need no replacement)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	**Transformation**			
10.1	Form	Window air-conditioning units added on fifth floor.		
10.2	Structure	Fifth floor added later.		
10.3	Articulation & Finishes	No transformation		
11.0	**DP Remarks** / **Perceived Threats**	Plot falls under Commercial Zone on proposed Development Plan. (D.P.)		
12.0	**Additional Notes** / **References** / **Documents Available**	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai		

Gulestan

View from Maharshi Dadhichi Marg

Decorative concrete brackets

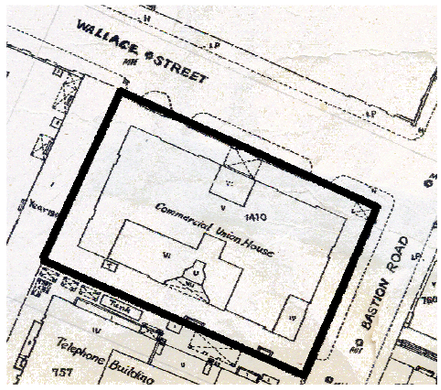
Under ground services of the building

Parapet wall above the sunken level

Malad stone cladded façade in coursed ashlar masonry

Right side elevation not seen due to proximity of adjoining buildings

Common Ref. No.:	
Card No.:	A-60
Ward (Part):	A-II
CS No.:	1410
Plot Area:	1634.62 sq.m.
B U Area:	4315.39 sq.m.
Date:	August, 2005
Record by:	Gauri J, Ambika K
Review by:	Neera Adarkar
Internal:	As above
External:	As above
Photo Ref.:	T-III-A:\Ward A\ 9, Wallace Street / Commercial Union House



1.0	**Denomination**			
1.1	Name of Premises	9, Wallace Street / Commercial Union House		
1.2	Earlier Name	Not applicable		
1.3	Built in	1909	Extension Date (if any)	Not applicable
2.0	**Access**			
2.1	Main	Wallace Street		
2.2	Subsidiary	Amrit Keshav Nayak Path (Bastion Road)		
3.0	**Ownership Pattern**			
3.1	Present	The Mumbai Telephone Co-operative Limited		
3.2	Past	The Mumbai Telephone Co-operative Limited		
3.3	Status	The Mumbai Telephone Co-operative Limited		
4.0	**Use**			
4.1	Present	Commercial		
4.2	Past	Commercial		
4.3	Usage	Regular public use		
5.0	**Significance & Value Classification**			
5.1	Townscape (Natural / Manmade)	Built on a large footprint, abutting a tree lined, shaded Wallace street. This building is located off Dr. Dadabhoy Nowroji Marg on the west side.		
5.2	Architectural Description	A carefully decorated Neo-classical building with coursed ashlar Malad stone masonry on the façade and a decorative entrance porch with Corinthian pilasters and cornice band above. Windows on first floor level on the either sides of entrance porch have triangular pediments above. The tympanum of these pediments and parapet level of first floor has decorative floral motifs. Cornice band is seen at second floor level and windows have typical decorative balustrade.		
5.3	Intrinsic	This commercial building has been inspired by the Neo-classical architecture from the vicinity of Dr. Dadabhoy Nowroji Marg buildings.		
5.4	Value Classification	A(arc), I(sce)	Recommended Grade	**II A**
6.0	**Topography**			
6.1	Floors	G + 3		
7.0	**Construction**			
7.1	Plinth	Exposed rough (hammer dressed) Black Basalt stone plinth in coursed ashlar masonry		
7.2	Walls	Stone masonry walls		

7.3	Floor	Mild steel flooring		
7.4	Stairs	Access denied		
7.5	Openings	Ground floor has rectangular openings with wooden frames and glazed shutters and first floor has semicircular opening and segmental arched opening above for the rest of the floors.		
7.6	Roofing	Flat roof with terrace		
7.7	Articulation	Decorative entrance porch has Corinthian pilasters and segmental arch with a keystone. This entrance Arch has two rosettes on its either sides. The Cornice band is above Corinthian pilaster. Triangular pediments with floral motifs on their tympanum are seen on either sides of the entrance porch at second floor level. Projecting balcony on third floor level is supported by decorative R.C.C. brackets. Typical decorative balustrades are seen below the window of ground floor level.		
7.8	Finishes	Malad stone cladding in coursed ashlar masonry and Internally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Low brick compound wall		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Marginal paved side open spaces		
8.0	**Services & Utilities**			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Window air-conditioning units		
9.0	**Condition**			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good (No sagging observed)		
9.4	Stairs	Access denied		
9.5	Openings	Good		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Good		
9.8	Services	Good (Drainage pipes need no replacement)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	**Transformation**			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	**DP Remarks / Perceived Threats**	Plot falls under Commercial Zone on proposed Development Plan. (D.P.)		
12.0	**Additional Notes / References / Documents Available**	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

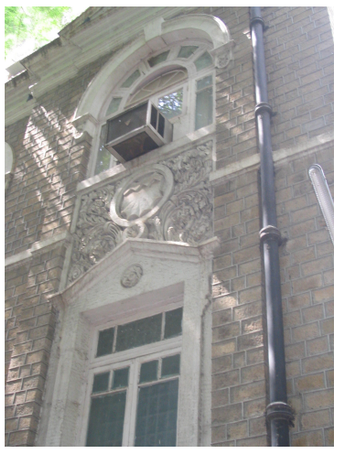
View from Wallace street

Marginal side open space

Rough Black Basalt stone plinth in coursed ashlar masonry

Decorative concrete balustrade

View of the side façade

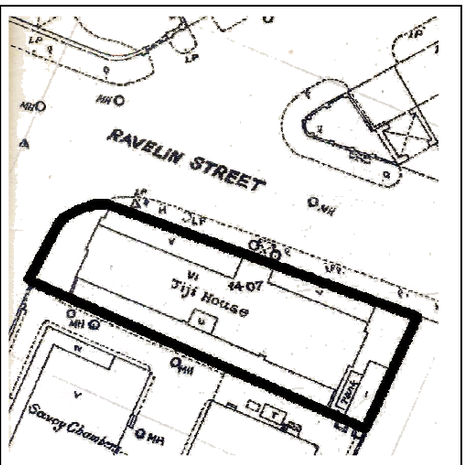


Drainage pipes on the façade

Malad stone cladded façade in coursed ashlar masonry

Right side elevation and Left side elevation not seen due to proximity of adjoining buildings

Common Ref. No.:	
Card No.:	A-61
Ward (Part):	A-II
CS No.:	1407
Plot Area:	730.77 sq.m.
B U Area:	2740.38 sq.m.
Date:	August 2005
Record by:	Gauri J, Ambika K
Review by:	Neera Adarkar
Internal:	As above
External:	As above
Photo Ref.:	T-III-A:\Ward A\ Jiji House



1.0	**Denomination**			
1.1	Name of Premises	Jiji House		
1.2	Earlier Name	Not applicable		
1.3	Built in	Early 20th century	Extension Date (if any)	Not applicable
2.0	**Access**			
2.1	Main	Damodardas Sukhadwala Marg (Ravelin Street)		
2.2	Subsidiary	Marzaban Road		
3.0	**Ownership Pattern**			
3.1	Present	Harshadray Private Limited		
3.2	Past	Harshadray Private Limited		
3.3	Status	Harshadray Private Limited		
4.0	**Use**			
4.1	Present	Residential, Commercial		
4.2	Past	Residential, Commercial		
4.3	Usage	Regular residential and commercial use		
5.0	**Significance & Value Classification**			
5.1	Townscape (Natural / Manmade)	On the Junction of on tree lined Damodardas Sukhadwala Marg earlier Ravelin Street with good frontage.diagonally opposite Sterling Cinema Hall and near Excelsior Theatre.		
5.2	Architectural Description	Mainly Neo-Classical but non symmetrical ornate building on an elongated footprint. The staircase block externally has semicircular pediments above the window of the ground floor. The upper part of the staircase block has triangular pediment. These pediments have decorative motifs on their tympanum. The windows having sloping chajjas have decorative consoles. The façade has coursed ashlar masonry. The windows have decorative architraves around and some motifs above the lintel level. Balustrade on terrace.		
5.3	Intrinsic	This structure is different in its proportions from the other symmetrical facades. Subsequent additions like the sloping chajjas added sensitively with considering the original visual character.		
5.4	Value Classification	A(arc), B(des), F	Recommended Grade	**II A**
6.0	**Topography**			
6.1	Floors	G + 4		
7.0	**Construction**			
7.1	Plinth	Black Basalt stone plinth in coursed ashlar masonry		
7.2	Walls	Brick masonry walls		
7.3	Floor	R.C.C. floor slab		

7.4	Stairs	Dog legged wooden staircase with wooden decorative balustrade		
7.5	Openings	Rectangular openings with wooden frames and glazed shutters		
7.6	Roofing	Flat roof with terrace		
7.7	Articulation	Cornice bands at all floor levels, the staircase block externally has semicircular pediments above the window of the ground floor, the upper floors of the staircase block have triangular pediments. These pediments have decorative motifs on their tympanum. The windows having sloping chajjas have decorative consoles. The façade has coursed ashlar masonry. The windows have decorative architraves around and some motifs above the lintel level.		
7.8	Finishes	Black Basalt stone cladding and internally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	None		
8.0	**Services & Utilities**			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	**Condition**			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good (No sagging observed)		
9.4	Stairs	Good		
9.5	Openings	Good		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Good		
9.8	Services	Good (Drainage pipes need no replacement)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	**Transformation**			
10.1	Form	Chajjas added subsequently.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	**DP Remarks / Perceived Threats**	Plot falls under Commercial Zone on proposed Development Plan. (D.P.)		
12.0	**Additional Notes / References / Documents Available**	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai		

Jiji House

View of the front façade

Cornice band at the 4th floor level

Projecting balcony on the 3rd floor

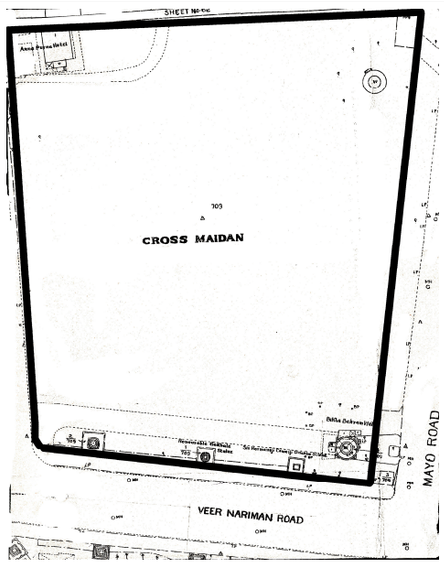
Small entrance porch

Decorative architraves for the window

Ground floor has mouldings for the arches with key stones

Right side elevation and Left side elevation not seen due to proximity of adjoining buildings

Common Ref. No.:	
Card No.:	A-62
Ward (Part):	A-II
CS No.:	703
Plot Area:	1630.44 sq.m.
B U Area:	Not applicable
Date:	August, 2005
Record by:	Gauri J, Ambika K
Review by:	Neera Adarkar
Internal:	As above
External:	As above
Photo Ref.:	T-III-A:\Ward A\ Cross Maidan

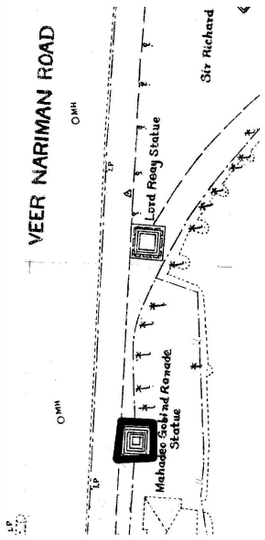


1.0	**Denomination**			
1.1	Name of Premises	Cross Maidan		
1.2	Earlier Name	Not applicable		
1.3	Built in	Not applicable	Extension Date (if any)	Not applicable
2.0	**Access**			
2.1	Main	Karmaveer Bhaurao Patil Marg (Mayo Road)		
2.2	Subsidiary	Veer Nariman Road (Churchgate Street)		
3.0	**Ownership Pattern**			
3.1	Present	Edulji Bhickaji,Ghawalla (New Trustees and Others)		
3.2	Past	Edulji Bhickaji,Ghawalla (New Trustees and Others)		
3.3	Status	Trust		
4.0	**Use**			
4.1	Present	Maidan		
4.2	Past	Maidan		
4.3	Usage	As a public play ground and as occasional commercial use		
5.0	**Significance & Value Classification**			
5.1	Townscape (Natural / Manmade)	An important landmark of the city, part of a set four major public open spaces planned as a breather namely Azad Maidan on the east and Oval and Cooperage Maidan in the South all divided by major roads .		
5.2	Architectural Description	This large land mass is covered with lawn. There is no segregation of play area. A pathway passes through the ground connecting Karmaveer Bhaurao Patil Marg and Maharshi Karve Road, to facilitate pedestrian connection between Churchgate and CST Railway Stations. The south end near the Churchgate railway station is leased to temporary commercial activities like Exhibitions and Circus shows.		
5.3	Intrinsic	After the demolition of the Fort walls in the mid 19th century the vast open space of Esplanade which was a single stretch of open space was subdivided into four different segments viz. Cross and Azad Maidan in the North and Oval and Cooperage Maidan in the South. The vast expanse on the Esplanade Road was planned by James Trubshawe who was an Architect to Rampart Removal Committee. The land leased on the Esplanade was judiciously laid out in wide roads and open spaces.		
5.4	Value Classification	J, I(sce), B(per)	Recommended Grade	**II B**
6.0	**Topography**			
6.1	Floors	Not applicable		
7.0	**Construction**			

7.1	Plinth	Not applicable		
7.2	Walls	Not applicable		
7.3	Floor	Not applicable		
7.4	Stairs	Not applicable		
7.5	Openings	Not applicable		
7.6	Roofing	Not applicable		
7.7	Articulation	Not applicable		
7.8	Finishes	Not applicable		
7.9	Interiors (Movable & Immovable)	Not applicable		
7.10	Compound / Fence / Gate	Low brick wall		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Huge open space		
8.0	**Services & Utilities**			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	**Condition**			
9.1	Plinth	Not applicable		
9.2	Walls	Not applicable		
9.3	Floor	Not applicable		
9.4	Stairs	Not applicable		
9.5	Openings	Not applicable		
9.6	Roofing	Not applicable		
9.7	Articulation & Finishes	Not applicable		
9.8	Services	Not applicable		
9.9	Outbuildings	Not applicable		
9.10	Overall condition	Good	Maintenance level	Good
10.0	**Transformation**			
10.1	Form	Not applicable		
10.2	Structure	Not applicable		
10.3	Articulation & Finishes	Not applicable		
11.0	**DP Remarks / Perceived Threats**	Plot reserved as a Recreational Ground on proposed Development Plan. (D.P.)		
12.0	**Additional Notes / References / Documents Available**	History: With the demolition of the Fort walls and lifting of the Military ban on building within a 1000 yards of the Fort, a vast expanse of open space on the Esplanade became available. A strategic plan for this area was prepared by James Trubshawe. A land leased on the Esplanade was laid out in wide roads and open spaces. Sir Bartle took up the project of allotting these new plots and the large sums received from the bidders helped finance. Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai, **Dwivedi, Mehrotra** Bombay, The Cities Within Bombay 1995		

Cross Maidan

Common Ref. No.:	
Card No.:	A-63
Ward (Part):	A-II
CS No.:	Not applicable
Plot Area:	Not applicable
B U Area:	Not applicable
Date:	August, 2005
Record by:	Gauri J, Ambika K
Review by:	Neera Adarkar
Internal:	As above
External:	As above
Photo Ref.:	T-III-A:\Ward A\ Statue of Mahadev Govind Ranade

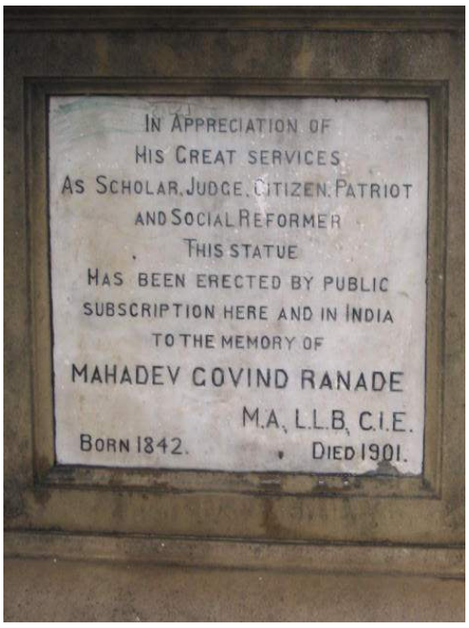


1.0	**Denomination**			
1.1	Name of Premises	Statue of Mahadev Govind Ranade		
1.2	Earlier Name	Not applicable		
1.3	Built in	1913	Extension Date (if any)	Not applicable
2.0	**Access**			
2.1	Main	Veer Nariman Road (Churchgate Street)		
2.2	Subsidiary	Not applicable		
3.0	**Ownership Pattern**			
3.1	Present	MCGM		
3.2	Past	MCGM		
3.3	Status	MCGM		
4.0	**Use**			
4.1	Present	Statue (Memorial)		
4.2	Past	Statue (Memorial)		
4.3	Usage	Statue (Memorial)		
5.0	**Significance & Value Classification**			
5.1	Townscape (Natural / Manmade)	Prominently located on Veer Nariman Road, which is one of the major East-West arterial roads in Oval premises creating an avenue although observed by surrounding trees.		
5.2	Architectural Description	4.5 meters high statue prominent due to the marble carvings. The statue base (1.5 meters high) is cladded in Malad stone and has cast iron fencing around it.		
5.3	Intrinsic	This statue has been erected by the public subscription here and in India to the memory of Mahadev Govind Ranade. Statues of Bombay's luminaries once lined the edges of Oval Maidan making the grandeur of the town humane at the street level.		
5.4	Value Classification	D(bio), C(seh)	Recommended Grade	**II B**
6.0	**Topography**			
6.1	Floors	Not applicable		
7.0	**Construction**			
7.1	Plinth	15 cms high Black Basalt stone		
7.2	Walls	Not applicable		
7.3	Floor	Not applicable		
7.4	Stairs	Not applicable		
7.5	Openings	Not applicable		

7.6	Roofing	Not applicable		
7.7	Articulation	Statue carved in marble standing on a 1.5 meters high Malad stone base		
7.8	Finishes	Marble statue with a Malad stone cladded base		
7.9	Interiors (Movable & Immovable)	Not applicable		
7.10	Compound / Fence / Gate	Cast iron fencing		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Side open space which is paved with Shahabad stone		
8.0	**Services & Utilities**			
8.1	Lighting	Not applicable		
8.2	Ventilation	Not applicable		
8.3	Electricity	Not applicable		
8.4	Water Supply	Not applicable		
8.5	Drainage (Plumbing and Sanitation)	Not applicable		
8.6	Fire precaution	Not applicable		
8.7	Other (HVAC / BMS / Security Systems)	Not applicable		
9.0	**Condition**			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Not applicable		
9.3	Floor	Not applicable		
9.4	Stairs	Not applicable		
9.5	Openings	Not applicable		
9.6	Roofing	Not applicable		
9.7	Articulation & Finishes	Good		
9.8	Services	Not applicable		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	**Transformation**			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	**DP Remarks / Perceived Threats**	Located on a plot demarcated as Recreational Ground on proposed Development Plan. (D.P.)		
12.0	**Additional Notes / References / Documents Available**	History: Justice Mahadev Govind Ranade was one of the earliest and greatest of those who founded the Prarthana Samaj in 1867. He was not only an eminent judge of the Bombay High Court, but also a historian, economist, educationist, social reformer and one of the founders of the Indian National Congress, whose sessions he insisted on attending even though he was a judge. Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai, **Dwivedi, Mehrotra** Bombay, The Cities Within Bombay 1995		

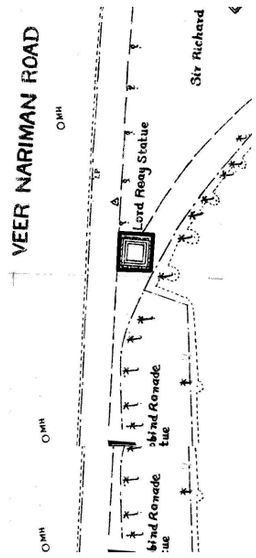
Statue of Mahadev Govind Ranade

Marble carved statue of Mahadev Govind Ranade



Plaque below the statue

Common Ref. No.:	
Card No.:	A-64
Ward (Part):	A-II
CS No.:	Not applicable
Plot Area:	Not applicable
B U Area:	Not applicable
Date:	August 2005
Record by:	Gauri J, Ambika K
Review by:	Neera Adarkar
Internal:	As above
External:	As above
Photo Ref.:	T-III-A:\Ward A\ Statue of Sir Jamshedji Jeejeebhoy (First Baronet)



1.0	**Denomination**			
1.1	Name of Premises	Statue of Sir Jamshedji Jeejeebhoy (First Baronet)		
1.2	Earlier Name	Not applicable		
1.3	Built in	Not available	Extension Date (if any)	Not applicable
2.0	**Access**			
2.1	Main	Veer Nariman Road (Churchgate Street)		
2.2	Subsidiary	Karmaveer Bhaurao Patil Road (Mayo Road)		
3.0	**Ownership Pattern**			
3.1	Present	MCGM		
3.2	Past	MCGM		
3.3	Status	MCGM		
4.0	**Use**			
4.1	Present	Statue (Memorial)		
4.2	Past	Statue (Memorial)		
4.3	Usage	Statue (Memorial)		
5.0	**Significance & Value Classification**			
5.1	Townscape (Natural / Manmade)	Prominently located on Veer Nariman Road, which is one of the major East-West arterial roads in Oval premises creating an avenue although observed by surrounding trees.		
5.2	Architectural Description	4.5 meters high statue with a decorative concrete base having cornice mouldings .The statue has been beautifully carved in Black Basalt stone and is finished with a green color dye.		
5.3	Intrinsic	Statues of Bombay's luminaries once lined the edges of Oval Maidan making the grandeur of the town humane at the street level.		
5.4	Value Classification	D(bio), C(seh)	Recommended Grade	**II B**
6.0	**Topography**			
6.1	Floors	Not applicable		
7.0	**Construction**			
7.1	Plinth	0.3 meters high Black Basalt stone plinth		
7.2	Walls	Not applicable		
7.3	Floor	Not applicable		
7.4	Stairs	Not applicable		
7.5	Openings	Not applicable		

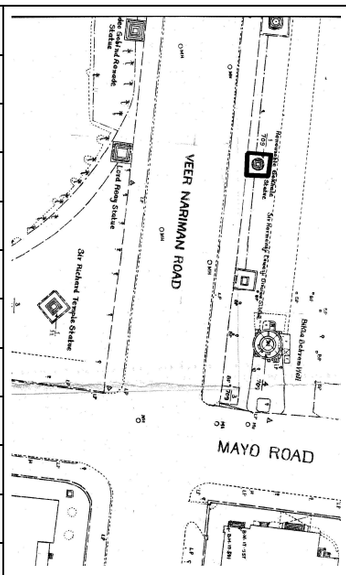
7.6	Roofing	Not applicable		
7.7	Articulation	The statue has been beautifully carved in Black Basalt stone and is finished with a green color dye.		
7.8	Finishes	The statue has a concrete finished base		
7.9	Interiors (Movable & Immovable)	Not applicable		
7.10	Compound / Fence / Gate	Cast iron fencing		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Side open space which is paved with Black Basalt stone		
8.0	**Services & Utilities**			
8.1	Lighting	Not applicable		
8.2	Ventilation	Not applicable		
8.3	Electricity	Not applicable		
8.4	Water Supply	Not applicable		
8.5	Drainage (Plumbing and Sanitation)	Not applicable		
8.6	Fire precaution	Not applicable		
8.7	Other (HVAC / BMS / Security Systems)	Not applicable		
9.0	**Condition**			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Not applicable		
9.3	Floor	Not applicable		
9.4	Stairs	Not applicable		
9.5	Openings	Not applicable		
9.6	Roofing	Not applicable		
9.7	Articulation & Finishes	Good		
9.8	Services	Not applicable		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	**Transformation**			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	**DP Remarks** / **Perceived Threats**	Located on a plot demarcated as Recreational Ground on proposed Development Plan. (D.P.)		
12.0	**Additional Notes** / **References** / **Documents Available**	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai, **Dwivedi, Mehrotra** Bombay, The Cities Within Bombay 1995		

Statue of Sir Jamshedji Jeejeebhoy (First Baronet)

Statue coloured with a green dye

Plaque below the statue

Common Ref. No.:	
Card No.:	A-65
Ward (Part):	A-II
CS No.:	1 / 709
Plot Area:	36.79 sq.m.
B U Area:	Not available
Date:	August, 2005
Record by:	Gauri J, Ambika K
Review by:	Neera Adarkar
Internal:	As above
External:	As above
Photo Ref.:	T-III-A:\Ward A\ Statue of Gopal Krishna Gokhale C.I.E.

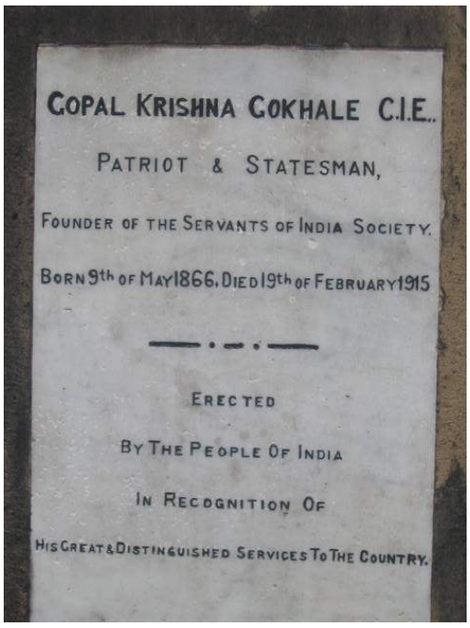


1.0	**Denomination**			
1.1	Name of Premises	Statue of Gopal Krishna Gokhale C.I.E.		
1.2	Earlier Name	Not applicable		
1.3	Built in	Not available	Extension Date (if any)	Not applicable
2.0	**Access**			
2.1	Main	Veer Nariman Road (Churchgate Street)		
2.2	Subsidiary	Not applicable		
3.0	**Ownership Pattern**			
3.1	Present	Site for statue of Late Gopal Krishna Gokhale		
3.2	Past	Site for statue of Late Gopal Krishna Gokhale		
3.3	Status	Trust		
4.0	**Use**			
4.1	Present	Memorial (Statue)		
4.2	Past	Memorial (Statue)		
4.3	Usage	Memorial (Statue)		
5.0	**Significance & Value Classification**			
5.1	Townscape (Natural / Manmade)	Prominently located on Veer Nariman Road, which is one of the major East-West arterial roads in Oval premises creating an avenue although observed by surrounding trees.		
5.2	Architectural Description	4.5 meters high statue with a decorative base. The statue is carved out intricately with marble symbolizing books used by Mr. Gokhale.		
5.3	Intrinsic	Erected by the people of India in recognition to his great and distinguished services to the country. Statues of Bombay's luminaries once lined the edges of Oval Maidan making the grandeur of the town humane at the street level.		
5.4	Value Classification	D(bio), C(seh)	Recommended Grade	**II B**
6.0	**Topography**			
6.1	Floors	Not applicable		
7.0	**Construction**			
7.1	Plinth	Black Basalt stone plinth		
7.2	Walls	Not applicable		
7.3	Floor	Not applicable		
7.4	Stairs	Not applicable		
7.5	Openings	Not applicable		
7.6	Roofing	Not applicable		

7.7	Articulation	The statue is carved out intricately with marble symbolizing books used by Mr. Gokhale		
7.8	Finishes	The statue has a Malad stone cladded base		
7.9	Interiors (Movable & Immovable)	Not applicable		
7.10	Compound / Fence / Gate	Cast iron fencing		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Paved side open space		
8.0	**Services & Utilities**			
8.1	Lighting	Not applicable		
8.2	Ventilation	Not applicable		
8.3	Electricity	Not applicable		
8.4	Water Supply	Not applicable		
8.5	Drainage (Plumbing and Sanitation)	Not applicable		
8.6	Fire precaution	Not applicable		
8.7	Other (HVAC / BMS / Security Systems)	Not applicable		
9.0	**Condition**			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Not applicable		
9.3	Floor	Not applicable		
9.4	Stairs	Not applicable		
9.5	Openings	Not applicable		
9.6	Roofing	Not applicable		
9.7	Articulation & Finishes	Good		
9.8	Services	Not applicable		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	**Transformation**			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	**DP Remarks / Perceived Threats**	Located on a plot demarcated as Recreational Ground on proposed Development Plan. (D.P.)		
12.0	**Additional Notes / References / Documents Available**	History: Patriot and statesman Mr. Gokhale (9 may 1866-19 feb.1950) was the founder of servants of India society. This statue is built in recognition of his great and distinguished service to the country. Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai, **Dwivedi, Mehrotra** Bombay, The Cities Within Bombay 1995		

Statue of Gopal Krishna Gokhale C.I.E.

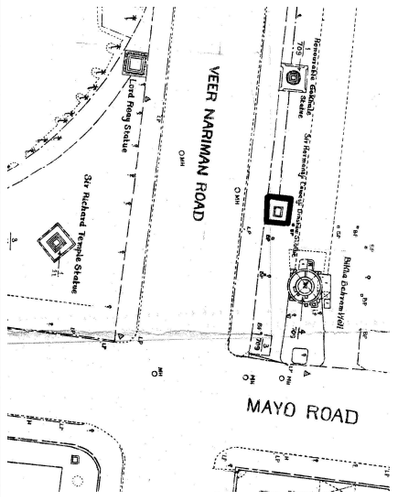
Marble carved statue



Plaque below the statue

Famous books referred by Gopal Krishna Gokhale

Common Ref. No.:	
Card No.:	A-66
Ward (Part):	A-II
CS No.:	Not applicable
Plot Area:	Not applicable
B U Area:	Not applicable
Date:	August 2005
Record by:	Gauri J, Swati S
Review by:	Neera Adarkar
Internal:	As above
External:	As above
Photo Ref.:	T-III-A:\Ward A\ Statue of Hormusjee Cawasjee Dinshaw of Aden

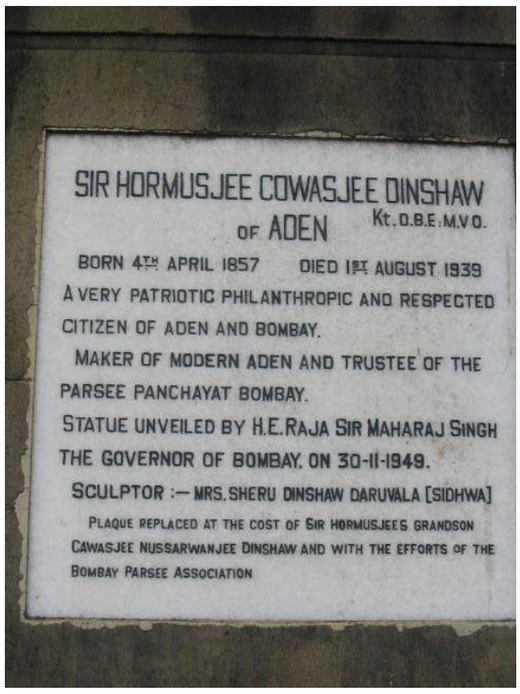


1.0	**Denomination**			
1.1	Name of Premises	Statue of Hormusjee Cawasjee Dinshaw of Aden		
1.2	Earlier Name	Not applicable		
1.3	Built in	Not available	Extension Date (if any)	Not applicable
2.0	**Access**			
2.1	Main	Veer Nariman Road (Churchgate Street)		
2.2	Subsidiary	Karmaveer Bhaurao Patil Marg (Mayo Road)		
3.0	**Ownership Pattern**			
3.1	Present	MCGM		
3.2	Past	MCGM		
3.3	Status	MCGM		
4.0	**Use**			
4.1	Present	Statue (Memorial)		
4.2	Past	Statue (Memorial)		
4.3	Usage	Statue (Memorial)		
5.0	**Significance & Value Classification**			
5.1	Townscape (Natural / Manmade)	Prominently located on Veer Nariman Road, which is one of the major East-West arterial roads in Oval premises creating an avenue although observed by surrounding trees.		
5.2	Architectural Description	4.5 meters high statue carved in black basalt stone and has a Malad stone cladded base. The statue bears minimal ornamentation and plaque carrying information.		
5.3	Intrinsic	A very patriotic, philanthropic and respected citizen of Aden and Bombay. Maker of modern Aden and the Trustee of Parsee Paanchayat. Statues of Bombay's luminaries once lined the edges of Oval Maidan making the grandeur of the town humane at the street level.		
5.4	Value Classification	D(bio), C(seh)	Recommended Grade	**II B**
6.0	**Topography**			
6.1	Floors	Not applicable		
7.0	**Construction**			
7.1	Plinth	0.3 meter high Black Basalt stone plinth		
7.2	Walls	Not applicable		
7.3	Floor	Not applicable		
7.4	Stairs	Not applicable		

7.5	Openings	Not applicable		
7.6	Roofing	Not applicable		
7.7	Articulation	The statue bears minimal ornamentation and plaque carrying information		
7.8	Finishes	Malad stone cladded base		
7.9	Interiors (Movable & Immovable)	Not applicable		
7.10	Compound / Fence / Gate	Cast iron fencing		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Side open space which is paved with Black Basalt stone		
8.0	**Services & Utilities**			
8.1	Lighting	Not applicable		
8.2	Ventilation	Not applicable		
8.3	Electricity	Not applicable		
8.4	Water Supply	Not applicable		
8.5	Drainage (Plumbing and Sanitation)	Not applicable		
8.6	Fire precaution	Not applicable		
8.7	Other (HVAC / BMS / Security Systems)	Not applicable		
9.0	**Condition**			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Not applicable		
9.3	Floor	Not applicable		
9.4	Stairs	Not applicable		
9.5	Openings	Not applicable		
9.6	Roofing	Not applicable		
9.7	Articulation & Finishes	Good		
9.8	Services	Not applicable		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	**Transformation**			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	**DP Remarks / Perceived Threats**	Located on a plot demarcated as Recreational Ground on proposed Development Plan. (D.P.)		
12.0	**Additional Notes / References / Documents Available**	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai, **Dwivedi, Mehrotra** Bombay, The Cities Within Bombay 1995		

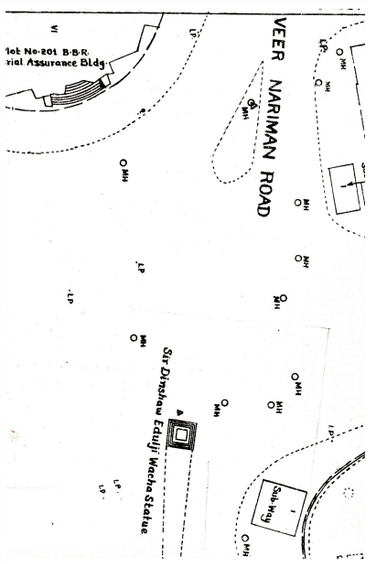
Statue of Hormusjee Cawasjee Dinshaw of Aden

Statue of Hormusjee Cawasjee Dinshaw of Aden



Plaque below the statue

Common Ref. No.:	
Card No.:	A-67
Ward (Part):	A-II
CS No.:	Not applicable
Plot Area:	Not applicable
B U Area:	Not applicable
Date:	August, 2005
Record by:	Gauri J, Swati S
Review by:	Neera Adarkar
Internal:	As above
External:	As above
Photo Ref.:	T-III-A:\Ward A\ Statue of Sir Dinsha Edulji Wacha



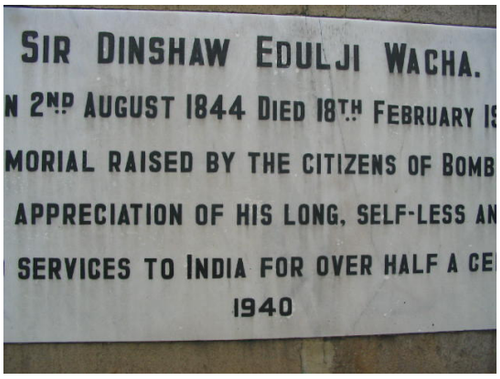
1.0	**Denomination**			
1.1	Name of Premises	Statue of Sir Dinsha Edulji Wacha		
1.2	Earlier Name	Not applicable		
1.3	Built in	1940	Extension Date (if any)	Not applicable
2.0	**Access**			
2.1	Main	Veer Nariman Road (Churchgate Street)		
2.2	Subsidiary	Maharshi Karve Marg (Queen's Road)		
3.0	**Ownership Pattern**			
3.1	Present	MCGM		
3.2	Past	MCGM		
3.3	Status	MCGM		
4.0	**Use**			
4.1	Present	Statue (Memorial)		
4.2	Past	Statue (Memorial)		
4.3	Usage	Statue (Memorial)		
5.0	**Significance & Value Classification**			
5.1	Townscape (Natural / Manmade)	Located on a very important node, a traffic island facing Churchgate Station, Eros Cinema and Oval Maidan.		
5.2	Architectural Description	Prominent statue due to its height of 6 meters with a high pedestal. The statue base is cladded in Malad stone and has cast iron fencing around it. The plaque gives relevant information.		
5.3	Intrinsic	Sir Dinshaw Edulji Wacha born on 2nd August 1844 is memorial raised by the Citizens of Bombay in appreciation of his long and self-less services to India for half a century. Statues of Bombay's luminaries once lined the edges of Oval Maidan making the grandeur of the town humane at the street level.		
5.4	Value Classification	D(bio), C(seh)	Recommended Grade	**II B**
6.0	**Topography**			
6.1	Floors	Not applicable		
7.0	**Construction**			
7.1	Plinth	Plastered masonry plinth		
7.2	Walls	Not applicable		
7.3	Floor	Not applicable		
7.4	Stairs	Not applicable		
7.5	Openings	Not applicable		

7.6	Roofing	Not applicable		
7.7	Articulation	Simple Malad stone cladded base with cast iron fencing		
7.8	Finishes	Malad stone cladding		
7.9	Interiors (Movable & Immovable)	Not applicable		
7.10	Compound / Fence / Gate	Cast iron fencing		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Not provided		
8.0	**Services & Utilities**			
8.1	Lighting	Not applicable		
8.2	Ventilation	Not applicable		
8.3	Electricity	Not applicable		
8.4	Water Supply	Not applicable		
8.5	Drainage (Plumbing and Sanitation)	Not applicable		
8.6	Fire precaution	Not applicable		
8.7	Other (HVAC / BMS / Security Systems)	Not applicable		
9.0	**Condition**			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Not applicable		
9.3	Floor	Not applicable		
9.4	Stairs	Not applicable		
9.5	Openings	Not applicable		
9.6	Roofing	Not applicable		
9.7	Articulation & Finishes	Good		
9.8	Services	Not applicable		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	**Transformation**			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	**DP Remarks / Perceived Threats**	None		
12.0	**Additional Notes / References / Documents Available**	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai, **Dwivedi, Mehrotra** Bombay, The Cities Within Bombay 1995		

Statue of Sir Dinsha Edulji Wacha

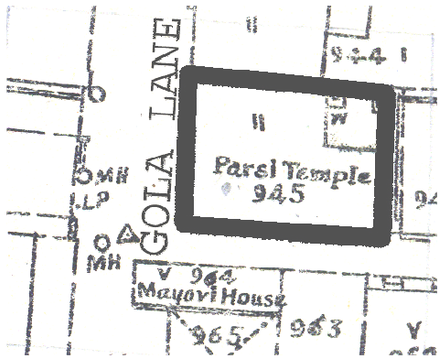
Prominently stands near Churchgate station

Height of the the statue above the plinth is approximately 5’ 7”



Plaque below the statue

Common Ref. No.:	
Card No.:	A-68
Ward (Part):	A-II
CS No.:	945
Plot Area:	159.70 sq.m.
B U Area:	598.875 sq.m.
Date:	April, 2005
Record by:	Gauri J, Keshav S
Review by:	Neera Adarkar
Internal:	As above
External:	As above
Photo Ref.:	T-III-A:\Ward A\ Seth Mancherji Khurshedji Langdana Agiary



1.0	**Denomination**			
1.1	Name of Premises	Seth Mancherji Khurshedji Langdana Agiary		
1.2	Earlier Name	Not applicable		
1.3	Built in	1847	Extension Date (if any)	Not applicable
2.0	**Access**			
2.1	Main	Gola Lane		
2.2	Subsidiary	Not applicable		
3.0	**Ownership Pattern**			
3.1	Present	Meherbai wife of Maneckji Katrat and others		
3.2	Past	Meherbai wife of Maneckji Katrat and others		
3.3	Status	Trust		
4.0	**Use**			
4.1	Present	Religious		
4.2	Past	Religious		
4.3	Usage	Regular religious use		
5.0	**Significance & Value Classification**			
5.1	Townscape (Natural / Manmade)	Located on a narrow street Gola Lane eastward of Dr. Dadabhoy Nowroji Marg, which is one of the major North-South arterial roads.		
5.2	Architectural Description	It is a composite load bearing, two-storied structure rebuilt in the late 19th century. It is a post-industrial structure, housing a fire consecrated in mid 19th century. The structure is covered by a pitch roof, which is hidden behind the impressive elaborate façade comprising of Classical elements such as semicircular arches, circular pillars, intricate projecting cornices and pilasters with pediments.		
5.3	Intrinsic	The Zoroastrian (Parsi) community of Bombay, mostly resided in colonies / precincts specially built for all the sections of the community, by the Parsi Trusts or Parsi Panchayat. They were located at various places in the island city. An Agiary (a Parsi Temple) is often located within the precinct. The 'Baugs' are sprawling colonies built around large open spaces mainly occupied by upper class. The middle and poorer precincts were often built in the high density localities on the main road extending inside along the narrow internal streets.		
5.4	Value Classification	A(arc), A(cul), C(seh)	Recommended Grade	**II A**
6.0	**Topography**			
6.1	Floors	G + 1		

7.0	**Construction**			
7.1	Plinth	Black Basalt plastered stone plinth		
7.2	Walls	Brick masonry wall		
7.3	Floor	R.C.C. floor slab		
7.4	Stairs	Access denied		
7.5	Openings	Semicircular arched windows with wooden frames and glazed shutters. Semicircular ventilators.		
7.6	Roofing	Sloping roof with Mangalore tiles and wooden trusses		
7.7	Articulation	Decorative pediment on terrace parapet, decorative cornice band along first floor level, Doric columns on façade with decorative capitals, base has decorative motifs, ground floor has arched ventilators with decorative keystones.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Access denied		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Marginal side open space		
8.0	**Services & Utilities**			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	**Condition**			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good		
9.4	Stairs	Access denied		
9.5	Openings	Good		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Good		
9.8	Services	Fair (Drainage pipes need maintenance)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	**Transformation**			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	**DP Remarks / Perceived Threats**	None		
12.0	**Additional Notes / References / Documents Available**	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

Decorative façade of the agiary

Front façade

Typical Fire temple motif at the terrace parapet level

View of floral motif obstructed by electric cables

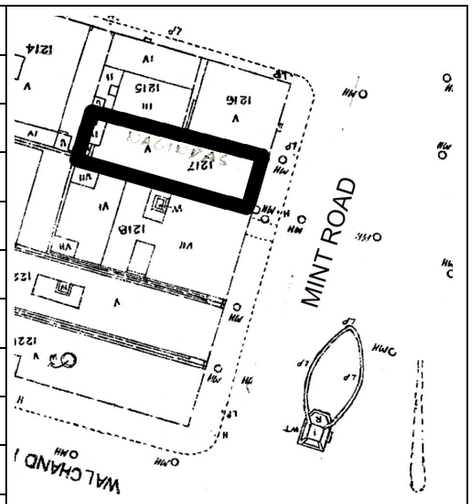
Decorative consoles below the cornice bands

Dentils seen below the cornice band

Huge Corinthian columns on the façade

Right side elevation and Left side elevation not seen due to proximity of adjoining buildings

Common Ref. No.:	
Card No.:	A-69
Ward (Part):	A-II
CS No.:	1217
Plot Area:	166.30 sq.m.
B U Area:	1164.1 sq.m.
Date:	April, 2005
Record by:	Gauri J, Anup S
Review by:	Neera Adarkar
Internal:	As above
External:	As above
Photo Ref.:	T-III-A:\Ward A\ Nagindas Narendra Bhuwan



1.0	**Denomination**			
1.1	Name of Premises	Nagindas Narendra Bhuwan		
1.2	Earlier Name	Not applicable		
1.3	Built in	1930s	Extension Date (if any)	Not available
2.0	**Access**			
2.1	Main	Mint Road		
2.2	Subsidiary	Not applicable		
3.0	**Ownership Pattern**			
3.1	Present	State Government		
3.2	Past	State Government		
3.3	Status	Tenanted		
4.0	**Use**			
4.1	Present	Residential, Commercial		
4.2	Past	Residential, Commercial		
4.3	Usage	Regular residential and commercial use		
5.0	**Significance & Value Classification**			
5.1	Townscape (Natural / Manmade)	On the junction near General Post Office, a prominent heritage building. Forms a part of Fort Precinct.		
5.2	Architectural Description	The façade is decorated with Neo-classical elements. The architectural highlight is the central part of the façade which is divided into three bays with rectangular pilasters on lower level and circular on the upper level. Cantilevered balconies with cast iron railings, rectangular window openings, and semi circular arches on the ground floor are some of the features.		
5.3	Intrinsic	This building is located in Fort area near General Post Office where the Bazaar Gate existed in 1860.		
5.4	Value Classification	A(arc)	Recommended Grade	**III**
6.0	**Topography**			
6.1	Floors	G + 6		
7.0	**Construction**			
7.1	Plinth	Malad stone plinth in coursed ashlar masonry		
7.2	Walls	Brick masonry wall		
7.3	Floor	R.C.C. floor slab		
7.4	Stairs	Dog legged R.C.C. staircase		
7.5	Openings	Rectangular openings with wooden frames and glazed shutters		

7.6	Roofing	Flat roof terrace		
7.7	Articulation	Cantilevered balconies with cast iron railing. Rectangular window openings. Semi circular arched at the ground floor. Front façade is symmetrical and cladded with Malad stone.		
7.8	Finishes	Externally Malad stone cladding and internally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	None		
8.0	**Services & Utilities**			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Window air-conditioning units		
9.0	**Condition**			
9.1	Plinth	Fair (No settlement or cracks observed but needs maintenance)		
9.2	Walls	Fair (Needs plastering and painting)		
9.3	Floor	Fair		
9.4	Stairs	Fair		
9.5	Openings	Fair		
9.6	Roofing	Fair (To be checked for leakage)		
9.7	Articulation & Finishes	Fair		
9.8	Services	Fair (Drainage pipes need maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	**Transformation**			
10.1	Form	No transformation		
10.2	Structure	Upper two floors seem to be added subsequent to the completion.		
10.3	Articulation & Finishes	No transformation		
11.0	**DP Remarks / Perceived Threats**	Plot affected by shopline on proposed Development Plan. (D.P.)		
12.0	**Additional Notes / References / Documents Available**	Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai, **Dwivedi, Mehrotra** Bombay, The Cities Within Bombay 1995		

Nagindas Narendra Bhuwan

Front elevation

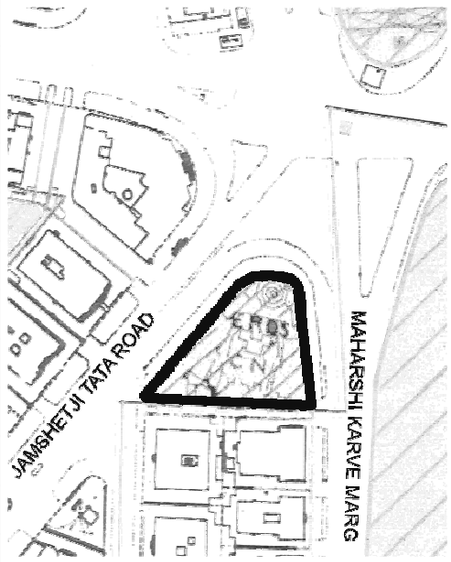
Decorative pilasters divide the façade in three bays

Malad stone cladded façade in coursed ashlar masonry

Projecting balcony with cast iron railing

Right side elevation and Left side elevation not seen due to proximity of adjoining buildings

Common Ref. No.:	
Card No.:	A-70
Ward (Part):	A-II
CS No.:	Not available
Plot Area:	Not available
B U Area:	Not available
Date:	January, 2006
Record by:	Gauri J, Deepti S
Review by:	Neera Adarkar
Internal:	As above
External:	As above
Photo Ref.:	T-III-A:\Ward A\ Eros Cinema



1.0	**Denomination**			
1.1	Name of Premises	Eros Cinema		
1.2	Earlier Name	Not applicable		
1.3	Built in	1938	Extension Date (if any)	Not applicable
2.0	**Access**			
2.1	Main	Veer Nariman Road (Churchgate Street)		
2.2	Subsidiary	Maharshi Karve Marg (Queen's Road)		
3.0	**Ownership Pattern**			
3.1	Present	Not available		
3.2	Past	Not available		
3.3	Status	Under Governor of Bombay		
4.0	**Use**			
4.1	Present	Entertainment and commercial		
4.2	Past	Entertainment and commercial		
4.3	Usage	Regular public use		
5.0	**Significance & Value Classification**			
5.1	Townscape (Natural / Manmade)	A landmark theatre building situated on the commanding junction of Maharshi Karve Marg, Jamshetji Tata Road and Veer Nariman Road opposite Churchgate Railway Terminal . Forms a part of Fort Precinct.		
5.2	Architectural Description	The V shaped Art Deco structure represents an excellent example of urban response to a prominent public square surrounded by the public amenities like the Oval ground, the Churchgate Railway station and the back bay Art Deco precinct. It incorporates the two wings which unite and round off at the main entrance to the theatre. The corner rising up in stepped circular profile gives the commanding character to the theatre. It is partially faced with Red Agra sandstone and the same shed of red colour is used for the finish of the mouldings and ornamental details while the rest of the structure was painted in light cream. The visual interlocking of these colours creates an illusion of height making the building seem larger.		
5.3	Intrinsic	This building was designed by Sohrabji Bhedwar and its foundations were laid in 1935.The Art Deco movement had reached its pinnacle in February, 1938 with the opening of a grand luxury cinema, the Eros is the only non-residential building to be constructed on the new plots fronting the Oval in the Back Bay Reclamation scheme.		
5.4	Value Classification	A(arc), B(des), I(sce), C(seh)	Recommended Grade	**II A**
6.0	**Topography**			
6.1	Floors	G + 4 (Tower goes up to 6th floor)		

7.0	**Construction**			
7.1	Plinth	Plastered masonry plinth		
7.2	Walls	Brick masonry walls		
7.3	Floor	R.C.C. floor slab		
7.4	Stairs	Three marble staircases with chromium handrails laid to the auditorium and balcony		
7.5	Openings	Rectangular openings with wooden frames and glazed shutters		
7.6	Roofing	Flat roof terrace		
7.7	Articulation	The building is partially faced with Red Agra sandstone and the same shed of red colour is used for the finish of the mouldings and ornamental details while the rest of the structure was painted in light cream. The visual interlocking of these colours creates an illusion of height making the building seem larger.		
7.8	Finishes	Internally and externally cement plastered and painted except for the few parts on the façade which partially faced Red Agra sandstone.		
7.9	Interiors (Movable & Immovable)	The interiors are imposing with a magnificent foyer of gleaming white and jet black marble, relieved with streak of gold. There are murals on the walls painted in soft tones symbolizing India with its tropical vegetation, the dim outline of Taj Mahal and temples of south.		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	None		
8.0	**Services & Utilities**			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Fire fighting sprinkler system		
8.7	Other (HVAC / BMS / Security Systems)	Central air-conditioning unit		
9.0	**Condition**			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good (No sagging observed)		
9.4	Stairs	Good		
9.5	Openings	Good		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Good		
9.8	Services	Good (Drainage pipes need no replacement)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	**Transformation**			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	**DP Remarks / Perceived Threats**	Plot demarcated as Cinema Theatre on proposed Development Plan. (D.P.)		
12.0	**Additional Notes / References / Documents Available**	Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai, **Dwivedi, Mehrotra** Bombay, The Cities Within Bombay 1995		

Eros Cinema

View from Churchgate Station

View towards Jamshetji Tata Road

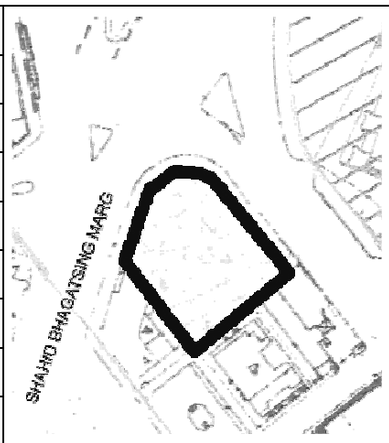
Front elevation

Entrance lobby

Side elevation

Perforated chajja

Common Ref. No.:	
Card No.:	A-71
Ward (Part):	A-III
CS No.:	Not available
Plot Area:	Not available
B U Area:	Not available
Date:	January, 2006
Record by:	Gauri J, Deepti S
Review by:	Neera Adarkar
Internal:	As above
External:	As above
Photo Ref.:	T-III-A:\Ward A\ Regal Cinema



1.0	**Denomination**			
1.1	Name of Premises	Regal Cinema		
1.2	Earlier Name	Not applicable		
1.3	Built in	1933	Extension Date (if any)	Not applicable
2.0	**Access**			
2.1	Main	Shahid Bhagatsing Marg (Colaba Causeway)		
2.2	Subsidiary	Chhatrapati Shivaji Maharaj Marg		
3.0	**Ownership Pattern**			
3.1	Present	Not available		
3.2	Past	Not available		
3.3	Status	Under Governor of Bombay		
4.0	**Use**			
4.1	Present	Entertainment and commercial		
4.2	Past	Entertainment and commercial		
4.3	Usage	Regular public use		
5.0	**Significance & Value Classification**			
5.1	Townscape (Natural / Manmade)	Prominent junction on way to the Gateway of India and facing a large public space enclosed by heritage public buildings like the Old Secretariat, the Museum and the Royal Institute of Science (now also housing National gallery of Modern Art). Forms a part of Fort Precinct.		
5.2	Architectural Description	Regal Cinema a Art Deco style building responds sensitively like Eros Cinema (which was built after Regal) to the open space surrounded by very imposing Neo classical and Neo Gothic buildings. Its outer façade occupies the entire site to create continuity of the street edge as the building turns at the corner. The façade has simple features like stepped planes highlighted by Bas - Relief work.		
5.3	Intrinsic	Regal Cinema was formerly inaugurated by Governor of Bombay in 1933. The site for the Regal Cinema was occupied by old saluting battery and lay vacant for many years after government abandoned George Wittet's plan to include the battery as a part of an imposing ceremonial avenue. The plot was finally leased to K. A. Kooka and F.H. Sidhwa. (who also owned the Capitol Cinema)		
5.4	Value Classification	A(arc), B(des), I(sce), C(seh)	Recommended Grade	**II A**
6.0	**Topography**			
6.1	Floors	G + 3		
7.0	**Construction**			
7.1	Plinth	Black Basalt stone plinth in coursed ashlar masonry		

7.2	Walls	Brick masonry walls		
7.3	Floor	R.C.C. floor slab		
7.4	Stairs	Openwell R.C.C. staircase		
7.5	Openings	Rectangular openings with wooden frames and glazed shutters		
7.6	Roofing	The auditorium has sloping roof and the rest of the structure has flat roof terrace		
7.7	Articulation	The corner façade has vertical projections which give an identity to the theatre. Its outer façade occupies the entire site to create a continuity if the street edge as the building turns at the corner.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	The interiors are designed to create an impression of airiness, coolness and sized in harmony with the modern simplicity of exteriors.		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	None		
8.0	**Services & Utilities**			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Fire fighting sprinkler system		
8.7	Other (HVAC / BMS / Security Systems)	Central air-conditioning unit		
9.0	**Condition**			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good (No sagging observed)		
9.4	Stairs	Good		
9.5	Openings	Good		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Good		
9.8	Services	Good (Drainage pipes need no replacement)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	**Transformation**			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	**DP Remarks** / **Perceived Threats**	Plot demarcated as Cinema Theatre on proposed Development Plan. (D.P.)		
12.0	**Additional Notes** / **References** / **Documents Available**	Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai, **Dwivedi, Mehrotra** Bombay, The Cities Within Bombay 1995		

Regal Cinema

View from Shahid Bhagatsing Marg

View of the main facade

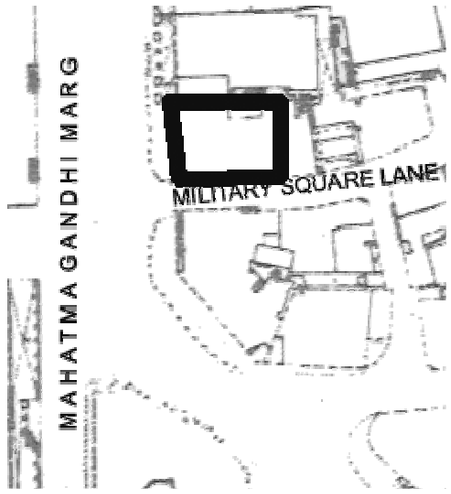
Entrance to the cinema theatre

Plumbing pipes on the rear facade

MS entrance gate

Side view of the facade

Common Ref. No.:	
Card No.:	A-72
Ward (Part):	A-III
CS No.:	Not available
Plot Area:	Not available
B U Area:	Not available
Date:	March, 2005
Record by:	Gauri J, Deepti S
Review by:	Neera Adarkar
Internal:	As above
External:	As above
Photo Ref.:	T-III-A:\Ward A\ Jehangir Building

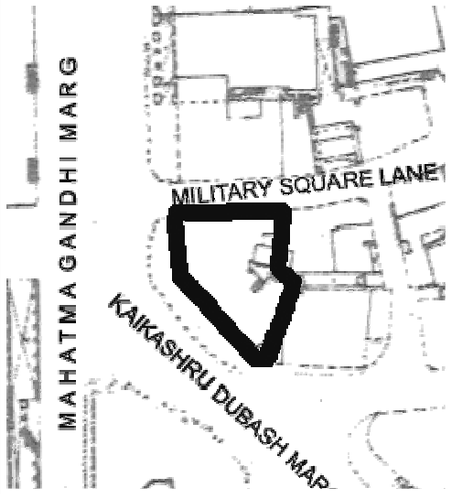


1.0	**Denomination**			
1.1	Name of Premises	Jehangir Building		
1.2	Earlier Name	Not applicable		
1.3	Built in	Early 20th century	Extension Date (if any)	Not applicable
2.0	**Access**			
2.1	Main	Mahatma Gandhi Marg (Esplanade Road)		
2.2	Subsidiary	Military Square Lane		
3.0	**Ownership Pattern**			
3.1	Present	Not available		
3.2	Past	Not available		
3.3	Status	Tenanted		
4.0	**Use**			
4.1	Present	Residential, Commercial		
4.2	Past	Residential, Commercial		
4.3	Usage	Regular residential and commercial use		
5.0	**Significance & Value Classification**			
5.1	Townscape (Natural / Manmade)	Located at the junction of Mahatma Gandhi Marg (Esplanade Road), which is one of the important North-South roads in Fort area, and Military Square Lane. Forms a part of Fort Precinct.		
5.2	Architectural Description	This is a Neo-classical style building with an arcade on the ground floor, planned on the lines of the D. N. Road scheme which serves as a pedestrian street. The projecting balconies with decorative balustrade and is supported by decorative brackets. The sloping arcade on the ground floor has corbelling done in rectangular arches which form its support system. One of the corners rises above the terrace in a square pavilion style structure complete with miniature domes.		
5.3	Intrinsic	This building of the early 20th century designed by George Witette exhibits a character similar to the buildings on the Dr. Dadabhoy Nowroji Marg.		
5.4	Value Classification	A(arc), D(bio)	Recommended Grade	**III**
6.0	**Topography**			
6.1	Floors	G + 3		
7.0	**Construction**			
7.1	Plinth	Malad stone cladded plinth in coursed ashlar masonry		
7.2	Walls	Brick masonry walls		
7.3	Floor	R.C.C. floor slab		

7.4	Stairs	Straight flight wooden staircase		
7.5	Openings	Rectangular openings with wooden frames and glazed shutters		
7.6	Roofing	Flat roof with terrace		
7.7	Articulation	This Malad stone cladded building has projecting balconies with decorative balustrade and brackets and the ground floor has semicircular florentine arches.		
7.8	Finishes	Externally Malad stone cladded and internally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	None		
8.0	**Services & Utilities**			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	**Condition**			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good (No sagging observed)		
9.4	Stairs	Good (Wooden members need maintenance)		
9.5	Openings	Good		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Good (Well maintained)		
9.8	Services	Good (Drainage pipes need maintenance)		
9.9	Outbuildings	Good		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	**Transformation**			
10.1	Form	Commercial sign boards seen on the ground floor.		
10.2	Structure	MS sections are added for support.		
10.3	Articulation & Finishes	No transformation		
11.0	**DP Remarks / Perceived Threats**	Plot falls under Commercial Zone on proposed Development Plan. (D.P.)		
12.0	**Additional Notes / References / Documents Available**	Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.		

Jehangir Building

Common Ref. No.:	
Card No.:	A-73
Ward (Part):	A-III
CS No.:	Not available
Plot Area:	Not available
B U Area:	Not available
Date:	March, 2005
Record by:	Gauri J, Deepti S
Review by:	Neera Adarkar
Internal:	As above
External:	As above
Photo Ref.:	T-III-A:\Ward A\ Jeru Mahal

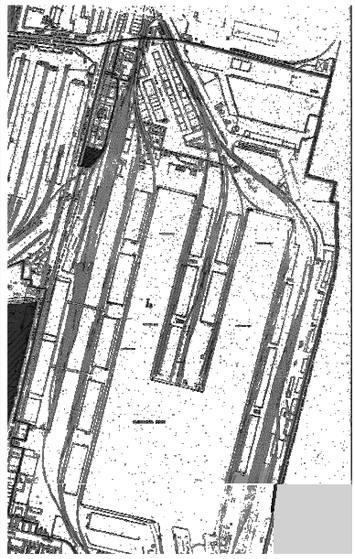


1.0	**Denomination**			
1.1	Name of Premises	Jeru Mahal		
1.2	Earlier Name	Not applicable		
1.3	Built in	Early 20th century	Extension Date (if any)	Not available
2.0	**Access**			
2.1	Main	Mahatma Gandhi Marg (Esplanade Road)		
2.2	Subsidiary	Kaikashru Dubash Marg		
3.0	**Ownership Pattern**			
3.1	Present	Not available		
3.2	Past	Not available		
3.3	Status	Tenanted		
4.0	**Use**			
4.1	Present	Residential, Commercial		
4.2	Past	Residential, Commercial		
4.3	Usage	Regular residential and commercial use		
5.0	**Significance & Value Classification**			
5.1	Townscape (Natural / Manmade)	Located on Mahatma Gandhi Marg, which is one of the important North-South roads in Fort area. Forms a part of Fort Precinct.		
5.2	Architectural Description	This building has a combination of Neo-classical and Vernacular features. It stands prominent due to its features like semicircular windows with long and short work around. Cornice bands are seen at all floor levels. A long stretch of projecting balconies covered by sloping chajjas is seen at third floor level supported by decorative brackets and balustrade. The other projecting balconies have cast iron railing. The cornice band at fifth floor level has dentils below.		
5.3	Intrinsic	This building designed by George Witette is now in a visually bad state because of alterations.		
5.4	Value Classification	A(arc), D(bio)	Recommended Grade	**III**
6.0	**Topography**			
6.1	Floors	G + 5		
7.0	**Construction**			
7.1	Plinth	Malad stone cladded plinth in coursed ashlar masonry		
7.2	Walls	Brick masonry walls		
7.3	Floor	R.C.C. floor slab		
7.4	Stairs	Open well wooden staircase		
7.5	Openings	Semicircular windows with wooden frames and glazed shutters		

7.6	Roofing	Flat roof with terrace		
7.7	Articulation	Cornice bands are seen at all floor levels, semicircular windows show long and short work, and projecting balconies have decorative cast iron railing and decorative concrete brackets.		
7.8	Finishes	Externally Malad stone cladded and internally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	None		
8.0	**Services & Utilities**			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	**Condition**			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good (No sagging observed)		
9.4	Stairs	Good (Wooden members need maintenance)		
9.5	Openings	Good		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Good (Well maintained)		
9.8	Services	Good (Drainage pipes need maintenance and electric cables seen on the façade)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	**Transformation**			
10.1	Form	The repairs done by shops and offices.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	**DP Remarks** / **Perceived Threats**	Plot falls under Commercial Zone on proposed Development Plan. (D.P.)		
12.0	**Additional Notes** / **References** / **Documents Available**	Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.		

Jeru Mahal

Common Ref. No.:	
Card No.:	A-74
Ward (Part):	AI, AII
CS No.:	Not available
Plot Area:	Not applicable
B U Area:	Not applicable
Date:	May 2005
Record by:	Ojas P, Uma P
Review by:	Neera Adarkar
Internal:	As above
External:	As above
Photo Ref.:	T-III-A:\Ward A\ Indira Dock



1.0	**Denomination**			
1.1	Name of Premises	Indira Dock		
1.2	Earlier Name	Alexandra Dock		
1.3	Built in	1914	Extension Date (if any)	Not applicable
2.0	**Access**			
2.1	Main	Mb.P.T. Estate, Ballad Pier		
2.2	Subsidiary	Arabian Sea, eastern waterfront		
3.0	**Ownership Pattern**			
3.1	Present	Mumbai Port Trust (Mb.P.T.)		
3.2	Past	Mumbai Port Trust (Mb.P.T.)		
3.3	Status	Mumbai Port Trust (Mb.P.T.)		
4.0	**Use**			
4.1	Present	Jetty, Wharf		
4.2	Past	Jetty, Wharf		
4.3	Usage	Frequent use		
5.0	**Significance & Value Classification**			
5.1	Townscape (Natural / Manmade)	Large jetty on the Eastern waterfront of Mumbai on the Arabian sea.		
5.2	Architectural Description	Huge Dock constructed in Black Basalt stone coursed masonry. It has a 100' wide opening with Bull nose having three gates to control the water from inside. The gates are named storm gate, Inner dock gate and outer dock gate. West wall has a series of arches carved out in the wall to reduce the water pressure hitting on to the wall. Steps on west end on bull nose are provided to enter into the water.		
5.3	Intrinsic	The only wet dock amongst the three wet docks belonging to Mumbai Port Trust (Mb.P.T.) which is under operation even during the low tide. It has a plaque of old Name (Alexandra Dock) and Year in Malad Stone.		
5.4	Value Classification	A(arc), A(his), B(per), B(uu), C(seh), F, H(tec), I(sce)	Recommended Grade	**II B**
6.0	**Topography**			
6.1	Floors	Not applicable		
7.0	**Construction**			
7.1	Plinth	Black Basalt stone ashlar masonry plinth		
7.2	Walls	Black Basalt stone ashlar masonry walls		
7.3	Floor	Dressed Black Basalt stone with sand stone cladding		

7.4	Stairs	Black Basalt stone		
7.5	Openings	Not applicable		
7.6	Roofing	Not applicable		
7.7	Articulation	Storm gate, outer lock gate, Inner lock gate out of the cast iron and wooden members		
7.8	Finishes	Sand stone cladding externally		
7.9	Interiors (Movable & Immovable)	Not applicable		
7.10	Compound / Fence / Gate	Not applicable		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Paved open space around in Sandstone and Tar		
8.0	**Services & Utilities**			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	Mb.P.T.		
8.5	Drainage (Plumbing and Sanitation)	Mb.P.T.		
8.6	Fire precaution	Fire hydrants provided at some places		
8.7	Other (HVAC / BMS / Security Systems)	Not applicable		
9.0	**Condition**			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good (Well maintained)		
9.4	Stairs	Good (Well maintained)		
9.5	Openings	Not applicable		
9.6	Roofing	Not applicable		
9.7	Articulation & Finishes	Good		
9.8	Services	Good		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	**Transformation**			
10.1	Form	Small buildings constructed subsequently in the premises.		
10.2	Structure	No Transformation		
10.3	Articulation & Finishes	No Transformation		
11.0	**DP Remarks / Perceived Threats**	Plot reserved for Special Industrial zone (I-3) on proposed Development Plan (D. P.)		
12.0	**Additional Notes / References / Documents Available**	History: From the beginning of early 20th century, large size ships were getting built. These ships were longer and deeper; Mumbai required a new dock to accommodate these new big ships, as a result 'New dock project' was started. The foundation stone was laid by the prince of Wales. The dock was named after his mother Alexandra and was complete in the year 1914. Later on the Huges Dry Dock was added. The soil excavated during the construction of Huges dry dock was used to reclaim Ballard Pier extension and Ballard Estate reclamation during 1969 to 1971. In January 1972 the Alexandra Dock was renamed after Indira Gandhi in the memory of her leadership during the Indo-Pak war of 1971. Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai, Mb.P.T. Maps		

Indira Dock

View of the gate to control the movement of ships and regulate the water flow

Bull nose projection with Inscription of old name – Alexandra Dock

Inscription of old name and year of construction - Alexandra Dock - 1914 in Malad stone

View of the arches below the jetty

Steps to go to water level

Indicator of the water level with markings on wall

Indira Dock- general view