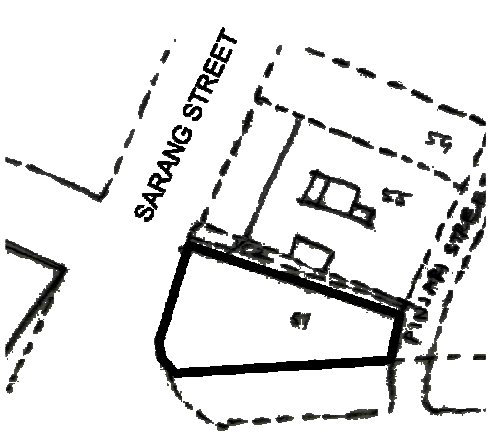
	Common Ref. No.:		
	Card No.: B-1		
	Ward (Part): B		
	CS No.: 51		
	Plot Area: Not available		
	B U Area: Not available		
	Date: May, 2005		
	Record by: Ojas P, Keshav S		
	Review by: Neera Adarkar		
	Internal: As above		
	External: As above		
Photo Ref.: T-III-B:\Ward B\ Baria Mansion			

1.0	Denomination			
1.1	Name of Premises	Baria Mansion		
1.2	Earlier Name	Not applicable		
1.3	Built in	1925-1940	Extension Date (if any)	Not applicable
2.0	Access			
2.1	Main	Lokmanya Tilak Marg (Carnac Road)		
2.2	Subsidiary	Sarang 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 on corner of Lokmanya Tilak Marg (Carnac Road), a major east west arterial road and a narrow lane, Sarang Street.		
5.2	Architectural Description	Malad stone cladded corner building identifying its strategic location following the road curve. The combination of Malad stone and white plaster bands compose the façade. Rectangular large windows are treated with triangular and arched pediments. Narrow balconies, stucco work, pilasters at places, cornice bands add to the character.		
5.3	Intrinsic	Located in one of the biggest and oldest neighborhoods of the Muslim community in the island of Mumbai. It is also one of the oldest commercial hubs in Mumbai.		
5.4	Value Classification	A(arc), B(per), G(grp), I(sce)	Recommended Grade	III
6.0	Topography			
6.1	Floors	G + 4		
7.0	Construction			
7.1	Plinth	Black Basalt stone coursed masonry plinth, 0.3 m high		
7.2	Walls	Composite brick masonry		
7.3	Floor	Wooden joist flooring		
7.4	Stairs	Wooden open well staircase with newel post and decorative railing in timber		
7.5	Openings	Rectangular wooden glazed shutter double windows		
7.6	Roofing	Access denied		

7.7	Articulation	Triangular pediments on first floor, arched pediments on third floor, cornice bands, pilasters, stucco work, bands of white plastered finish over the Malad stone cladded walls		
7.8	Finishes	Malad stone cladding externally, plastered and painted internally		
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, 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	Fair (Sagging observed at some places)		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Fair (Many windows replaced by aluminum windows)		
9.6	Roofing	Access denied		
9.7	Articulation & Finishes	Good (Malad stone cladding in sound state)		
9.8	Services	Fair (Inspection chamber needs maintenance)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	Sliding windows added to balconies. Signboards added to shops 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 (C-1) on proposed Development Plan (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

Baria Mansion



View along the corner of Lokmanya Tilak Marg (Carnac Road) and Sarang Street.



Side view



Detail of the corner




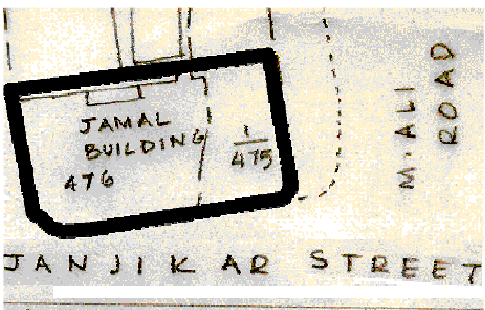
Equally placed openings with triangular and arched pediments



Detail of arched pediment over the window



Detail of triangular pediment over the window

	Common Ref. No.:			
	Card No.: B-2			
	Ward (Part): B			
	CS No.: 1/475, 476			
	Plot Area: 364.00 sq. m			
	B U Area: 936.00 sq. m			
	Date: May, 2005			
	Record by: Ojas P, Keshav S			
	Review by: Neera Adarkar			
	Internal: As above			
External: As above				
Photo Ref.: T-III-B:\Ward B\ Jamal Building				
				
1.0	Denomination			
1.1	Name of Premises	Jamal Building		
1.2	Earlier Name	Not applicable		
1.3	Built in	1925-1940	Extension Date (if any)	Not applicable
2.0	Access			
2.1	Main	Mohammed Ali Road		
2.2	Subsidiary	Janjekar Street		
3.0	Ownership Pattern			
3.1	Present	Issac Haji Ali Mohammad, Bombay Mercantile Co-op Bank Ltd.		
3.2	Past	Municipal Corp City of Bombay, Haji Wali Mohammad Haji Sumar		
3.3	Status	Tenanted		
4.0	Use			
4.1	Present	Residential, Commercial		
4.2	Past	Residential, Commercial		
4.3	Usage	Frequent residential, commercial use		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	Located on corner of Mohammed Ali Road, one of the major North-South arterial roads and the narrow by lane, Janjekar street		
5.2	Architectural Description	Malad stone cladded Vernacular style building with Mangalore tiled sloping roof, exhibits features like motifs and curved balconies supported on brackets. Located on a corner, the building follows the curve of the junction.		
5.3	Intrinsic	Located in one of the biggest and oldest neighborhoods of the Muslim community in the island of Mumbai. It is also one of the oldest commercial hubs in Mumbai.		
5.4	Value Classification	A(arc), B(per), G(grp), I(sce)	Recommended Grade	III
6.0	Topography			
6.1	Floors	G + 3		
7.0	Construction			
7.1	Plinth	Malad stone coursed Masonry		
7.2	Walls	Composite brick masonry, external facade cladded by Malad stone		
7.3	Floor	Timber joist floor		
7.4	Stairs	Wooden single flight with decorative handrail		
7.5	Openings	Rectangular wooden double windows		
7.6	Roofing	Mangalore tiled sloping roof with wooden trusses		

7.7	Articulation	Vertical motifs on all floors in sandstone, cornice at ground floor and first floor level		
7.8	Finishes	Plastered and painted from inside, Malad stone from outside		
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, 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)	Windows air-conditioning. units at some places		
9.0	Condition			
9.1	Plinth	Fair (No settlement observed, cracks at a few places)		
9.2	Walls	Fair (Dampness observed at some places)		
9.3	Floor	Poor (Sagging observed at many places, wooden members rotten)		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Fair-Poor (Double windows partly enclosed at some places)		
9.6	Roofing	Poor (Leakage at many places, trusses failed at many places)		
9.7	Articulation & Finishes	Fair (cracks observed in pointing)		
9.8	Services	Poor (Down take pipes broken at many places, inspection chamber need repair)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	Projecting signboards on ground floor. Hoardings on all floors hiding the ground facade. Box window grills. Windows replaced by aluminum windows.		
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		

Jamal Building



View along the corner of Mohammed Ali Road and Janjikaar street




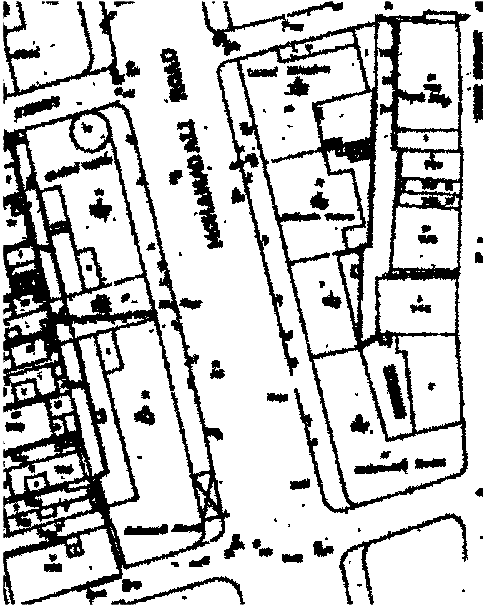
Detail of the balconies with jali work supported on carved brackets



Inscription of name hidden behind the shop signboards



Detail of motif on façade

	Common Ref. No.:	
	Card No.: B-3	
	Ward (Part): B	
	CS No.: Not applicable	
	Plot Area: Not applicable	
	B U Area: Not applicable	
	Date: January 2005	
	Record by: Ojas P, Keshav S	
	Review by: Neera Adarkar	
	Internal: As above	
External: As above		
Photo Ref.: T-III-B:\Ward B\ Mohammed Ali Road Front		
		

1.0	Denomination			
1.1	Name of Premises	Mohammed Ali Road Front		
1.2	Earlier Name	Not applicable		
1.3	Built in	1925-1940	Extension Date (if any)	Not applicable
2.0	Access			
2.1	Main	Mohammed Ali 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)	One of the most important and the longest North-South arterial roads of Mumbai. The buildings located on either sides in uniform scale. The entire road front is affected by a flyover built from Mahatma Phule Market to Sir J. J. Hospital. The complete façades of buildings thus hidden behind the flyover.		
5.2	Architectural Description	The buildings along Mohammed Ali Road are constructed using a stipulated height control and uniform foot print which gives a sense of cohesiveness. The corner buildings have special accents in the form of curved balconies and rounded or square corner pavilions on the terrace. The buildings follow Art Deco vocabulary predominantly, whereas the impact of Indo-Sarcenic architecture, Edwardian style, Vernacular architecture from various parts of India, especially Gujarat and Rajasthan is seen on facades of many buildings. The construction of the 3km long flyover exactly above the road has however destroyed its scale.		
5.3	Intrinsic	Located in one of the biggest and oldest neighborhoods of the Muslim community in the island of Mumbai. It is also one of the oldest commercial hubs in Mumbai.		
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	Fair		
9.9	Outbuildings	Poor		
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	Notes: Constructed by Bombay Improvement Trust during 1908-1912 to regularize the traffic in north-south direction. The Mohammed Ali Road, then known as Sydenham Road was an important eastern avenue which began at Byculla bridge in north and ended at Crawford Market (later named as Mahatma Phule Market). Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai, Dwivedi, Mehrotra Bombay, The Cities Within Bombay 1995.		

Mohammed Ali Roadfront



Mohammed Ali Roadfront on the western side as seen from J. J. flyover



View of the Roadfront on the north end



Streetfront is characterized by buildings of G + 4 or G + 5 heights following the skyline



View of the Roadfront



	Common Ref. No.:			
	Card No.: B-3a			
	Ward (Part): B			
	CS No.: 2 / 610			
	Plot Area: 561.04 sq.m			
	B U Area: 2100.00 sq.m			
	Date: May 2005			
	Record by: Ojas P, Keshav S			
	Review by: Neera Adarkar			
	Internal: As above			
	External: As above			
	Photo Ref.: T-III-B:Ward B\ Maskati House			
1.0	Denomination			
1.1	Name of Premises	Maskati House		
1.2	Earlier Name	Not applicable		
1.3	Built in	1925-1940	Extension Date (if any)	Not applicable
2.0	Access			
2.1	Main	Mohammed Ali Road		
2.2	Subsidiary	Bhaji Pala Lane		
3.0	Ownership Pattern			
3.1	Present	Abdul Manon Toherani Kazi,Imrani Toherali Kanthawala		
3.2	Past	Municipal Corp of Greater Bombay, Abdul Tyeb Islamia Maskati, Rashid Abdul Tyeb Maskati ,Zakhi Abdul Tyeb Islamia ,ShirinBhai Abdul Tyeb Islamia		
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 corner of Mohammed Ali Road, a North-South arterial road and a narrow Bhaji Pala Lane, by lane of Mohammed Ali Road.		
5.2	Architectural Description	Malad stone cladded building with influence of Art Deco architecture in the rectangular windows and motifs below the windows. Continuous band with motifs runs at fourth floor level. The building does not have much ornamentation but stands out due to the proportions and a strong built form. The painted band with tall windows grants verticality to the façade.		
5.3	Intrinsic	Located in one of the biggest and oldest neighborhoods of the Muslim community in the island of Mumbai. It is also one of the oldest commercial hubs in Mumbai.		
5.4	Value Classification	A(arc), B(per), G(grp), I(sce)	Recommended Grade	III
6.0	Topography			
6.1	Floors	G + 4		
7.0	Construction			
7.1	Plinth	Malad stone coursed masonry		
7.2	Walls	Brick composite masonry wall, Malad stone cladding		
7.3	Floor	R.C.C floor slab		
7.4	Stairs	R.C.C. dog legged staircases		

7.5	Openings	Rectangular openings with wooden frames and glazed shutters		
7.6	Roofing	Sloping roof with Mangalore tiles		
7.7	Articulation	Cornice bands, motifs band at fourth floor level		
7.8	Finishes	Externally exposed stone and internally 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 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)	Windows 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	Fair (Sagging observed at few places)		
9.4	Stairs	Good (Well maintained, no sagging observed)		
9.5	Openings	Fair (Window panels replaced by tin sheets at some places)		
9.6	Roofing	Fair (No leakage or sagging observed)		
9.7	Articulation & Finishes	Good (Motifs and details in good condition)		
9.8	Services	Poor(Some pipes broken, vents need replacement)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	Hoardings added on ground floor, sliding windows added.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Plot falls under Commercial Zone (C-1) on proposed Development Plan (D.P.)		
12.0	Additional Notes / References / Documents Available	Notes: Façade not seen completely due to proximity of J.J. flyover. Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

Maskati House



View along the corner of Mohammed Ali Road and Bhaji Pala Lane



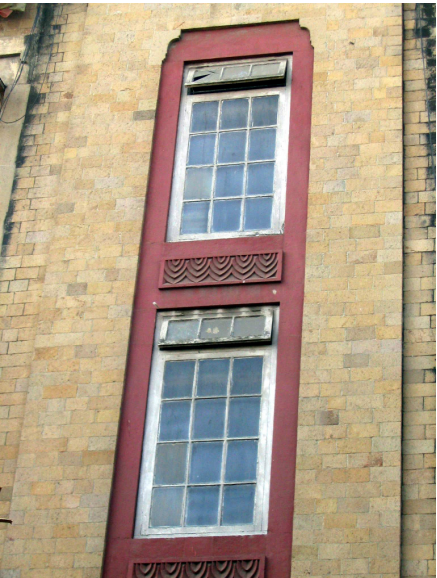
Detail of large size windows and motifs on façade




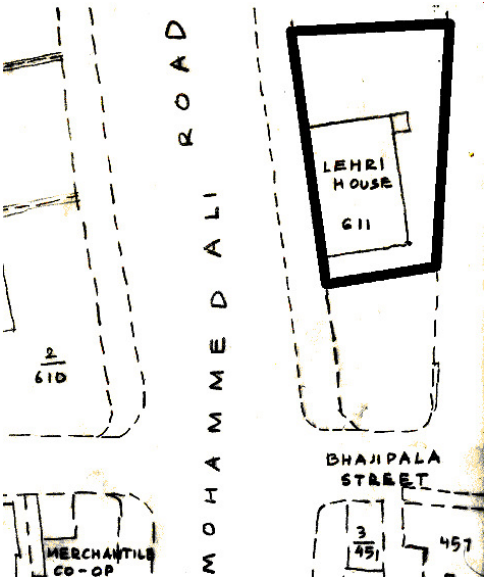
Painted bands around tall windows grant verticality



Detail at corner




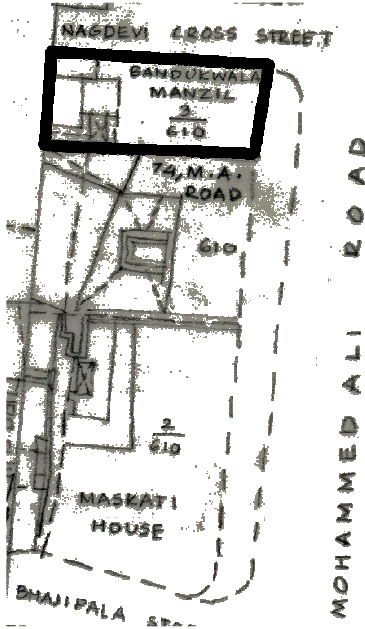
Detail of window and motifs around

	Common Ref. No.:		
	Card No.: B-3b		
	Ward (Part): B		
	CS No.: 611		
	Plot Area: 857.86 sq.m		
	B U Area: 977.5 sq.m		
	Date: May, 2005		
	Record by: Ojas P, Keshav S		
	Review by: Neera Adarkar		
	Internal: As above		
	External: As above		
Photo Ref.: T-III-B:Ward B\ Lehri House			

1.0	Denomination			
1.1	Name of Premises	Lehri House		
1.2	Earlier Name	Not applicable		
1.3	Built in	1925-1940	Extension Date (if any)	Not applicable
2.0	Access			
2.1	Main	Mohammed Ali Road		
2.2	Subsidiary	Bhaji Pala Lane		
3.0	Ownership Pattern			
3.1	Present	Akbarally Shamshudin Lehri		
3.2	Past	Fidahussain Shamshudin Lehri		
3.3	Status	Tenanted		
4.0	Use			
4.1	Present	Residential, Commercial		
4.2	Past	Residential, Commercial		
4.3	Usage	Frequent residential and commercial use		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	Located on Mohammed Ali Road with buildings of similar character and height in the vicinity. One of the North-South arterial roads.		
5.2	Architectural Description	High density building on corner following the road profile with a curve. Facade is plain with no projections. Though not much articulation, the building stands out because of its simplicity, proportions and grandeur. Windows at equal intervals, careful use of Malad stone cladding, delicate cornice bands adorn the façade.		
5.3	Intrinsic	Located in one of the biggest and oldest neighborhoods of the Muslim community in the island city of Mumbai. It is also one of the oldest commercial hubs in Mumbai.		
5.4	Value Classification	A(arc), B(per), G(grp), I(sce)	Recommended Grade	III
6.0	Topography			
6.1	Floors	G + 3		
7.0	Construction			
7.1	Plinth	Malad stone coursed masonry		
7.2	Walls	Brick internal wall, external facade cladded in Malad stone		
7.3	Floor	R.C.C. floor		
7.4	Stairs	Wooden dog legged with decorative wooden handrail		
7.5	Openings	Rectangular wooden double windows		
7.6	Roofing	Flat roof terrace		

7.7	Articulation	Decorative band above first floor. Not much ornamentation.		
7.8	Finishes	Plastered and painted from inside, Malad stone cladded from outside.		
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)	Windows air-conditioning units at some places		
9.0	Condition			
9.1	Plinth	Fair (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or leakage observed)		
9.3	Floor	Fair (Sagging observed at few places)		
9.4	Stairs	Good (Well maintained)		
9.5	Openings	Fair (Wooden windows replaced by aluminum windows at some places)		
9.6	Roofing	Good-Fair (No leakage or deflection observed)		
9.7	Articulation & Finishes	Good (Detail in good condition)		
9.8	Services	Fair (Recently repaired)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	Shop signboards on Ground floor. Some windows replaced by Aluminum windows. Chajjas added to windows.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Plot falls under Commercial Zone (C-1) on proposed Development Plan (D.P.)		
12.0	Additional Notes / References / Documents Available	Notes: Facade not seen completely due to proximity of J.J. flyover. Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

	Common Ref. No.:	
	Card No.: B-3c	
	Ward (Part): B	
	CS No.: 3/610	
	Plot Area: 199.00 sq.m	
	B U Area: 1020.00 sq.m	
	Date: May, 2005	
	Record by: Ojas P, Keshav S	
	Review by: Neera Adarkar	
	Internal: As above	
External: As above		
Photo Ref.: T-III-B:Ward B\ Bandukwala Mansion		



1.0	Denomination			
1.1	Name of Premises	Bandukwala Mansion		
1.2	Earlier Name	Not applicable		
1.3	Built in	1936	Extension Date (if any)	Not applicable
2.0	Access			
2.1	Main	Mohammed Ali Road		
2.2	Subsidiary	Nagdevi Cross Lane		
3.0	Ownership Pattern			
3.1	Present	Hussain Bandukwala, Kusumbai Abdul Bandukwala.		
3.2	Past	Municipal Corp. of City of Bombay, Abdul Hussain Gulam		
3.3	Status	Tenanted		
4.0	Use			
4.1	Present	Residential, Commercial		
4.2	Past	Residential, Commercial		
4.3	Usage	Regular use, ground floor commercial and upper floors are residential		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	Located on the corner of Mohammed Ali Road one of the North – South Arterial roads and a narrow by lane-Nagdevi cross lane.		
5.2	Architectural Description	Corner building in response to the road curve. The balconies with intricate M.S. grills on concrete brackets is the most striking feature. Motifs around the windows and a triangular carved pediment at terrace level above the corner adorn the façade. The façade has a Vernacular character as reflected in the balconies.		
5.3	Intrinsic	Located in one of the biggest and oldest neighborhoods of the Muslim community in the Island of Mumbai. It is also one of the oldest commercial hubs in Mumbai.		
5.4	Value Classification	A(arc), B(per), G(grp), I(sce)	Recommended Grade	III
6.0	Topography			
6.1	Floors	G + 5		
7.0	Construction			
7.1	Plinth	Coursed Malad stone masonry		
7.2	Walls	Composite brick masonry		
7.3	Floor	Wooden joist flooring		
7.4	Stairs	Access denied		
7.5	Openings	Rectangular wooden glazed shutter		

7.6	Roofing	Access denied		
7.7	Articulation	Central portion at corner is highly decorative, delicately carved C.I. railing to 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	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, 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	Access denied		
9.4	Stairs	Access denied		
9.5	Openings	Good (Double windows and doors well maintained)		
9.6	Roofing	Access denied		
9.7	Articulation & Finishes	Good (Well maintained)		
9.8	Services	Fair (Inspection chamber needs maintenance)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	Sliding windows added to balconies. Signboards added to shops 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 (C-1) on proposed Development Plan (D.P.)		
12.0	Additional Notes / References / Documents Available	Notes: Facade not visible due to proximity of J.J. flyover. Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

Bandukwala Mansion



View at corner



Corner top adorned by a triangular pediment



Balconies in series above each other compose the façade



Inscription of name with Banduk- the gun



Detail of the intricately carved railing of the projecting balcony, now part enclosed


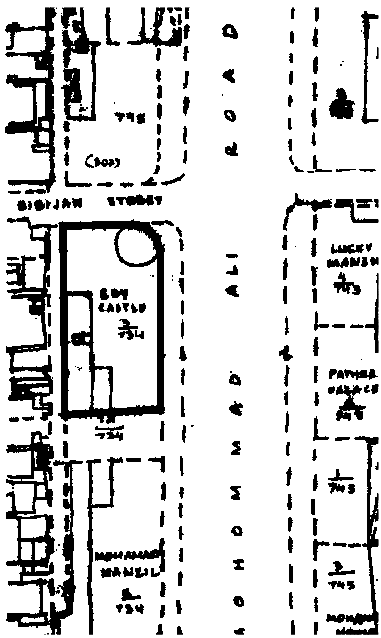


Detail of the vertical motif



Balcony railing detail

Left side elevation not visible due to proximity of adjoining structures

	Common Ref. No.:			
	Card No.: B-3d			
	Ward (Part): B			
	CS No.: 3 / 734			
	Plot Area: Not available			
	B U Area: Not available			
	Date: May, 2005			
	Record by: Ojas P, Keshav S			
	Review by: Neera Adarkar			
	Internal: As above			
	External: As above			
	Photo Ref.: T-III-B:Ward B\ Eby Castle			

1.0	Denomination			
1.1	Name of Premises	Eby Castle		
1.2	Earlier Name	Not applicable		
1.3	Built in	1925-1940	Extension Date (if any)	Not available
2.0	Access			
2.1	Main	Mohammed Ali Road		
2.2	Subsidiary	Bibijan 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 on corner of Mohammed Ali Road, a North-South arterial road and a narrow Bibijan Street, a by lane of Mohammed Ali Road.		
5.2	Architectural Description	Corner building with curved face at a junction of minor road. Malad stone cladded building that influence of Art Deco architecture with rectangular windows and motifs on vertical faces near windows. The building does not have much ornamentation but stands out due to the proportions and a strong building form. The third floor has a continuous chhajja except for the central bay.		
5.3	Intrinsic	Located in one of the biggest and oldest neighborhoods of the Muslim community in the island of Mumbai. It is also one of the oldest commercial hubs in Mumbai.		
5.4	Value Classification	A(arc), B(per), G(grp), I(sce)	Recommended Grade	III
6.0	Topography			
6.1	Floors	G + 7		
7.0	Construction			
7.1	Plinth	Plastered masonry plinth		
7.2	Walls	Brick composite masonry wall, Malad stone cladding		
7.3	Floor	R.C.C floor slab		
7.4	Stairs	Wooden open well staircases with M. S. railing		
7.5	Openings	Rectangular openings with wooden frames and glazed shutters		

7.6	Roofing	Mangalore tiled sloping roof		
7.7	Articulation	Cornice bands, motifs bands near windows, projecting balconies with rounded corner on top two floors.		
7.8	Finishes	Externally exposed stone and internally 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 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)	Windows 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 or deflection observed)		
9.4	Stairs	Good (Well maintained, No sagging observed)		
9.5	Openings	Fair (Wooden windows replaced by Aluminum windows at some places)		
9.6	Roofing	Fair (No leakage or sagging observed)		
9.7	Articulation & Finishes	Good (Motifs and details in good condition)		
9.8	Services	Poor (Some pipes broken, Vents need replacement)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	Hoardings added on ground floor, sliding windows added.		
10.2	Structure	Top three floors added subsequently.		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Plot falls under Commercial Zone (C-1) on proposed Development Plan (D.P.)		
12.0	Additional Notes / References / Documents Available	Notes: Façade not seen completely due to proximity of J.J. flyover. Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

Eby Castle



Corner view from J. J. flyover




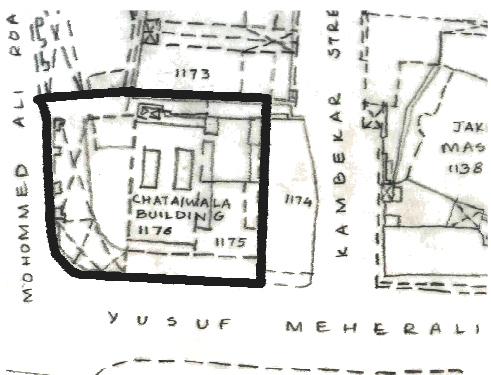
Double windows along with the central bay with motifs on the vertical bay



Detail of motifs on sides of windows



Detail at corner junction

		Common Ref. No.:						
		Card No.: B-4						
		Ward (Part): B						
		CS No.: 1176						
		Plot Area: 214.05 sq.m						
		B U Area: 1020.00 sq.m						
		Date: May, 2005						
		Record by: Ojas P, Keshav S						
		Review by: Neera Adarkar						
		Internal: As above						
		External: As above						
		Photo Ref.: T-III-B:Ward B\ Chataiwala Building						
1.0	Denomination							
1.1	Name of Premises		Chataiwala Building					
1.2	Earlier Name		Kasam Brothers Building					
1.3	Built in		1928	Extension Date (if any)			Not applicable	
2.0	Access							
2.1	Main		Mohammed Ali Road					
2.2	Subsidiary		Yusuf Meher Ali Road					
3.0	Ownership Pattern							
3.1	Present		Abubakar Mahomed Khavisa (Trustees of the will of Fatimabai – wife of Kassim Ali Chataiwala)					
3.2	Past		Fakir Mohamed Haji Abdul Latiff, Bachoo Umar Sayani, Abdul Razak Haji Cassum Nakhoda, Abdul Satar Mahomed Haji Vahedina					
3.3	Status		Tenanted					
4.0	Use							
4.1	Present		Residential, Commercial					
4.2	Past		Residential, Commercial					
4.3	Usage		Frequent residential and commercial use					
5.0	Significance & Value Classification							
5.1	Townscape (Natural / Manmade)		Located on junction of a major north-south road, Mohammed Ali Road and Yusuf Meher Ali Road with buildings of similar height around.					
5.2	Architectural Description		This building following the curved profile has a number of carvings influenced by Indo Sarcenic style. Malad stone cladded walls along with the brackets to support the balconies at corner add to its visual character. Features like balconies with jalis on carved brackets, pilasters and motifs on the façade, dentil above fourth floor, etc adorn the façade.					
5.3	Intrinsic		Located in one of the biggest and oldest neighborhoods of the Muslim community in the island of Mumbai. It is also one of the oldest commercial hubs in Mumbai.					
5.4	Value Classification		A(arc), B(per), G(grp), I(sce)		Recommended Grade	III		
6.0	Topography							
6.1	Floors		G + 5					
7.0	Construction							
7.1	Plinth		Black Basalt stone coursed Masonry					
7.2	Walls		Brick walls, externally cladded in Malad stone					
7.3	Floor		Wooden joist flooring replaced by MS girders at few locations					

7.4	Stairs	Wooden staircase. Quarter turn with decorative railing.		
7.5	Openings	Rectangular wooden glazed, semicircular arched		
7.6	Roofing	Sloping roof with Mangalore tiles and timber trusses		
7.7	Articulation	Balconies on carved brackets with stone jali. Pilasters, floral motifs.		
7.8	Finishes	Malad stone externally, plastered and painted internally		
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, 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	O`r (HVAC / BMS / Security Systems)	Windows 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	Fair (Wooden members need maintenance)		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Fair (Many windows replaced by aluminium windows)		
9.6	Roofing	Fair (Leakage at some places)		
9.7	Articulation & Finishes	Fair		
9.8	Services	Poor (Broken pipes need repairs)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	Signboards added. Balconies enclosed. Also window box grills added.		
10.2	Structure	Wooden joists replaced by MS girders at some places.		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Plot falls under Commercial Zone (C-1) on proposed Development Plan (D.P.)		
12.0	Additional Notes / References / Documents Available	Notes: Part façade not visible due to the proximity of J.J. flyover, Removal of hoardings required on priority basis. Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

Chataiwala Building




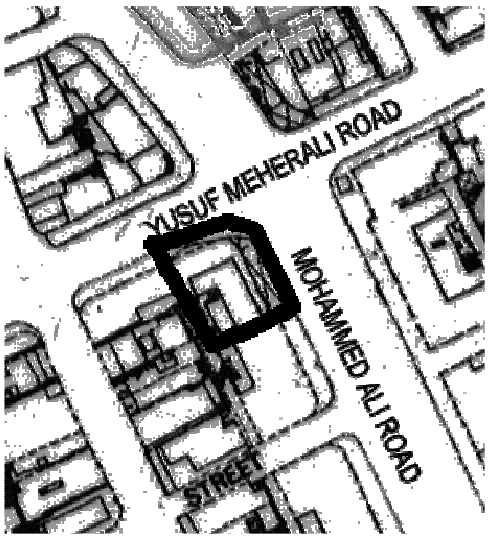
View of corner



Detail of the window



Detail of the balcony bracket

	Common Ref. No.:				
	Card No.: B-5				
	Ward (Part): B				
	CS No.: Not available				
	Plot Area: Not available				
	B U Area: Not available				
	Date: May, 2005				
	Record by: Ojas P, Keshav S				
	Review by: Neera Adarkar				
	Internal: As above				
	External: As above				
	Photo Ref.: T-III-B:\Ward B\ Reshamwala Building (Asian Lodge)				
1.0	Denomination				
1.1	Name of Premises		Reshamwala Building (Asian Lodge)		
1.2	Earlier Name		Not applicable		
1.3	Built in		1930-1935	Extension Date (if any)	Not available
2.0	Access				
2.1	Main		Mohammed Ali Road		
2.2	Subsidiary		Yusuf Meher Ali 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		Lodging and boarding, commercial		
4.2	Past		Lodging and boarding, commercial		
4.3	Usage		Regular residential and commercial use		
5.0	Significance & Value Classification				
5.1	Townscape (Natural / Manmade)		Corner plot at junction of Mohammed Ali Road and Yusuf Meher Ali Road. Two major north- south and east west roads respectively.		
5.2	Architectural Description		This corner building in Malad stone at corner junction creates an avenue along both the roads. The façade is governed by equally spaced rectangular windows without much decoration or carvings. Building profile following the junction, good proportions and material usage grant a character and strength to the building.		
5.3	Intrinsic		Located in one of the biggest and oldest neighborhoods of the Muslim community in the island of Mumbai. It is also one of the oldest commercial hubs in Mumbai.		
5.4	Value Classification		A(arc), B(per), G(grp)	Recommended Grade	III
6.0	Topography				
6.1	Floors		G + 5		
7.0	Construction				
7.1	Plinth		Coursed Malad stone plinth		
7.2	Walls		Brick masonry, partly cladged with Malad stone		
7.3	Floor		Timber joists flooring		
7.4	Stairs		Wooden dog legged staircase		
7.5	Openings		Rectangular openings with wooden frames and glazed shutters		

7.6	Roofing	Flat roof terrace		
7.7	Articulation	Cornice band, false brackets, balconies, cornice jail		
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 provided		
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 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 or deflection observed)		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Good (Well maintained)		
9.6	Roofing	Good		
9.7	Articulation & Finishes	Good		
9.8	Services	Fair (Pipes need repair)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	Box grill, sliding windows added. Ground floor has hoardings to the shop front hiding the entrance.		
10.2	Structure	Top floor added subsequently.		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Plot falls under Commercial Zone (C-1) on proposed Development Plan (D.P.)		
12.0	Additional Notes / References / Documents Available	Notes: Part façade not visible due to the proximity of J.J. flyover. Removal of hoardings required on priority basis. Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

Reshamwala Building (Asian Lodge)



View from Yusuf Meher Ali Road



Detail of the curved face



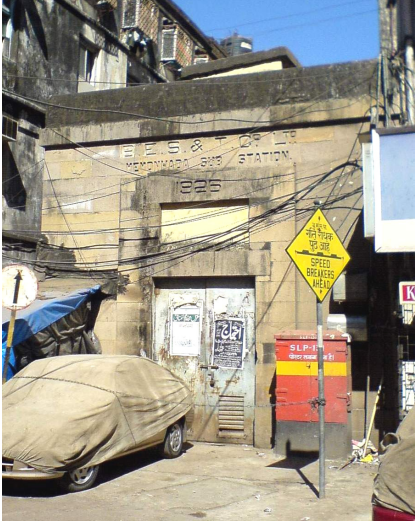
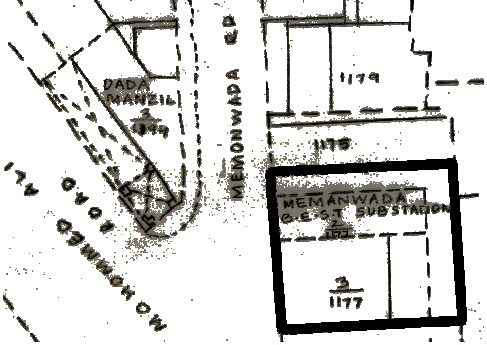
View of corner from J. J. flyover




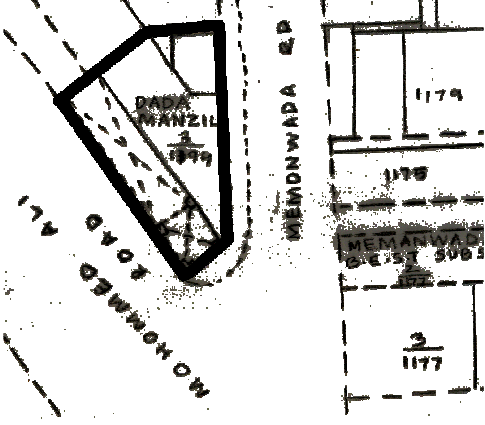
Detasil of window and architraves



View from Mohammed Ali Road

	Common Ref. No.:			
	Card No.: B-6			
	Ward (Part): B			
	CS No.: 3 / 1177			
	Plot Area: 120.40 sq.m			
	B U Area: Not available			
	Date: May, 2005			
	Record by: Ojas P, Keshav S			
	Review by: Neera Adarkar			
	Internal: As above			
External: As above				
Photo Ref.: T-III-B:\Ward B\ Memonwada Sub-station				
				
1.0	Denomination			
1.1	Name of Premises	Memonwada Sub-station		
1.2	Earlier Name	Not applicable		
1.3	Built in	1926	Extension Date (if any)	Not applicable
2.0	Access			
2.1	Main	Mohammed Ali Road		
2.2	Subsidiary	Memonwada Road		
3.0	Ownership Pattern			
3.1	Present	BEST		
3.2	Past	BEST		
3.3	Status	BEST		
4.0	Use			
4.1	Present	Public services		
4.2	Past	Public services		
4.3	Usage	Regular public use		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	Located on a small plot at junction of Mohammed Ali Road and Memonwada Road.		
5.2	Architectural Description	A modest structure gains its heritage value because of the encryption of Best and Co. along with the year of construction – 1926.		
5.3	Intrinsic	One of the old sub stations for power supply set when the plots were laid out by Bombay Improvement Trust in this area.		
5.4	Value Classification	B(per), B(uu)	Recommended Grade	III
6.0	Topography			
6.1	Floors	Ground floor		
7.0	Construction			
7.1	Plinth	Malad stone coursed masonry		
7.2	Walls	Malad stone coursed masonry cladding externally, internal access denied		
7.3	Floor	Access denied		
7.4	Stairs	Not applicable		
7.5	Openings	Not applicable		
7.6	Roofing	R.C.C. flat roof		
7.7	Articulation	Not applicable		

7.8	Finishes	Externally exposed Malad stone, internal access denied		
7.9	Interiors (Movable & Immovable)	Access denied		
7.10	Compound / Fence / Gate	Not provided		
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	BEST		
8.4	Water Supply	Not applicable		
8.5	Drainage (Plumbing and Sanitation)	Not applicable		
8.6	Fire precaution	Access denied		
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	Access denied		
9.4	Stairs	Not applicable		
9.5	Openings	Not applicable		
9.6	Roofing	Access denied		
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	Plot demarcated as ‘SRS’ on proposed Development Plan (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

	Common Ref. No.:		
	Card No.: B-7		
	Ward (Part): B		
	CS No.: 3 / 1194		
	Plot Area: 600.00 sq.m		
	B U Area: 966.00 sq.m		
	Date: May, 2005		
	Record by: Ojas P, Keshav S		
	Review by: Neera Adarkar		
	Internal: As above		
External: As above			
Photo Ref.: T-III-B:Ward B\ Dada Mansion			
			

1.0	Denomination			
1.1	Name of Premises	Dada Mansion		
1.2	Earlier Name	Not applicable		
1.3	Built in	1925-1940	Extension Date (if any)	Not available
2.0	Access			
2.1	Main	Mohammed Ali Road		
2.2	Subsidiary	Memonwada Road		
3.0	Ownership Pattern			
3.1	Present	Hassanally Akbarally		
3.2	Past	Trustees for Improvement for City of Bombay		
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 plot at junction Mohammad Ali Road.		
5.2	Architectural Description	Building with a vertical character located at a triangular junction of Mohammed Ali Road and Memonwada Road. This Malad stone cladded building exhibits some elements from Indo-Sarcenic typology. The arcade of horse shoe arches sets the ground floor shops back from the road. The façade at corner is characterized by large windows with architraves, pilasters in sandstone. Features like motifs, cornices, brackets for balconies, etc. adorn the façade.		
5.3	Intrinsic	Located in one of the biggest and oldest neighborhoods of the Muslim community in the island of Mumbai. It is also one of the oldest commercial hubs in Mumbai.		
5.4	Value Classification	A(arc), B(des)	Recommended Grade	III
6.0	Topography			
6.1	Floors	G + 5		
7.0	Construction			
7.1	Plinth	Malad stone coursed plinth		
7.2	Walls	Brick wall cladded with Malad stone		
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	Small balconies, stone brackets		
7.8	Finishes	Internally plastered and painted, externally exposed stone		
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, 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)	Some Windows 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 or deflection observed)		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Good		
9.6	Roofing	Good (No leakage or dampness observed)		
9.7	Articulation & Finishes	Good		
9.8	Services	Fair (Downtake pipes need repairs)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	Box grills, sliding windows added.		
10.2	Structure	Top two floors added subsequently.		
10.3	Articulation & Finishes	Balcony jali replaced at some places with plastered brick wall.		
11.0	DP Remarks / Perceived Threats	Demarcated as shop line on proposed Development Plan (D.P.)		
12.0	Additional Notes / References / Documents Available	Notes: Part façade not visible due to the proximity of J.J. flyover. Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

Dada Mansion



View along the corner of Mohammed Ali Road and Memonwada Road



Detail at corner


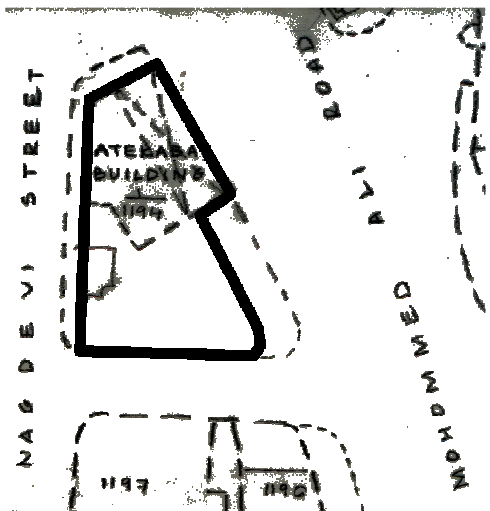


Windows on the corner adorned by motifs, pilasters and architraves



Avenue formed by horse shoe arches on ground floor

Left side elevation not visible due to proximity of adjoining structures

	Common Ref. No.:				
	Card No.: B-8				
	Ward (Part): B				
	CS No.: 1/ 1194				
	Plot Area: 251.67.00 sq.m				
	B U Area: 432.00 sq.m				
	Date: May, 2005				
	Record by: Ojas P, Keshav S				
	Review by: Neera Adarkar				
	Internal: As above				
External: As above					
Photo Ref.: T-III-B:\Ward B\ Ateka Bai Mansion					
1.0	Denomination				
1.1	Name of Premises		Ateka Bai Mansion		
1.2	Earlier Name		Not applicable		
1.3	Built in		1933	Extension Date (if any)	Not applicable
2.0	Access				
2.1	Main		Mohammed Ali Road		
2.2	Subsidiary		Nagdevi Street		
3.0	Ownership Pattern				
3.1	Present		Mohammad Husain Abu Bakar		
3.2	Past		Jehangir Abu Bakar		
3.3	Status		Tenanted		
4.0	Use				
4.1	Present		Commercial		
4.2	Past		Commercial		
4.3	Usage		Frequent commercial use		
5.0	Significance & Value Classification				
5.1	Townscape (Natural / Manmade)		Located on Mohammed Ali Road with buildings of similar scale around.		
5.2	Architectural Description		This building over a corner follows the road curve profile. The building is cladded partly in Malad stone and partly in Grey Basalt stone in neat alternate courses and patterns with colour contrast. One of the prominent features is the structural projection on first floor which reduces in length on both sides about the axis of symmetry of that projection. It has some motifs in plaster and a cornice band at first floor level.		
5.3	Intrinsic		Located in one of the biggest and oldest neighborhoods of the Muslim community in the island of Mumbai. It is also one of the oldest commercial hubs in Mumbai.		
5.4	Value Classification		A(arc), B(des), B(per), G(grp)	Recommended Grade	III
6.0	Topography				
6.1	Floors		G + 3		
7.0	Construction				
7.1	Plinth		Black Basalt stone coursed masonry		
7.2	Walls		Brick composite structure with external walls cladded in Malad stone		
7.3	Floor		Wooden joist floor		
7.4	Stairs		Dog-legged wooden staircase with wooden trusses		

7.5	Openings	Rectangular openings with wooden frames and glazed shutters. Some double height windows.		
7.6	Roofing	Sloping roof with Mangalore tiles and wooden truss		
7.7	Articulation	Projecting balconies with CI railing, motifs on façade		
7.8	Finishes	Plastered and painted internally, Malad stone and Grey Basalt stone externally		
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, 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 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 or deflection observed)		
9.4	Stairs	Good (Wooden members in sound state)		
9.5	Openings	Good		
9.6	Roofing	Good		
9.7	Articulation & Finishes	Fair (Replastering required at some places)		
9.8	Services	Fair		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	Ground floor façade hidden behind signboards, MS Chajjas added at some places.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	Plaster carving broken at some places.		
11.0	DP Remarks / Perceived Threats	None		
12.0	Additional Notes / References / Documents Available	Notes: Part façade not visible due to the proximity of J.J. flyover. Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

Atekabai Mansion



View at corner



View of the building with alternate bands in Kurla Basalt and Malad stone



Motif detail below window



Detail of the architrave around opening and railing detail


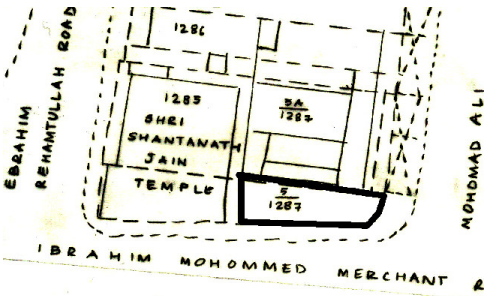


Influence of Art Deco architectural character on façade



Inscription of name at the entrance

Complete structure not seen due to proximity of J. J. flyover

	Common Ref. No.:	
	Card No.: B-9	
	Ward (Part): B	
	CS No.: 5/1287	
	Plot Area: 891.30 sq.m	
	B U Area: 267.39 sq.m	
	Date: May, 2005	
	Record by: Ojas P, Keshav S	
	Review by: Neera Adarkar	
	Internal: As above	
	External: As above	
	Photo Ref.: T-III-B:Ward B\ Shri Shantinath Jain Temple Trust Building	

1.0	Denomination			
1.1	Name of Premises	Shri Shantinath Jain Temple Trust Building		
1.2	Earlier Name	Not applicable		
1.3	Built in	1925-1935	Extension Date (if any)	Not applicable
2.0	Access			
2.1	Main	Mohammed Ali Road		
2.2	Subsidiary	Ebrahim Mohammed Merchant Road, Ebrahim Rehmatulla Road		
3.0	Ownership Pattern			
3.1	Present	Amarchand and Callianchand Javeri and Balubhai Motichand Javeri (Managing Trustees of Shanti Nathji Bhagwan Temple)		
3.2	Past	Amarchand and Callianchand Javeri and Balubhai Motichand Javeri (Managing Trustees of Shanti Nathji Bhagwan Temple)		
3.3	Status	Tenanted		
4.0	Use			
4.1	Present	Residential, Commercial		
4.2	Past	Residential, Commercial		
4.3	Usage	Partly unused, partly frequent residential and commercial use		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	Located on junction of one of the major North-South arterial road, Mohammed Ali Road and Ebrahim Mohammed Merchant Road with buildings of same height around.		
5.2	Architectural Description	A corner building clad in Malad stone is influenced by Indo-Sarcenic and Art Deco styles. The ground floor facing Mohammed Ali Road has an arched colonnade. The building exhibits typical characteristic features of an Art deco style like Horse shoe arches, carved stone jalis, pilasters and cornice band at first floor and terrace level.		
5.3	Intrinsic	Located in one of the biggest and oldest neighborhoods of the Muslim community in the island of Mumbai. It is also one of the oldest commercial hubs in Mumbai.		
5.4	Value Classification	A(arc), B(per), C(seh), I(sce), G(grp)	Recommended Grade	III
6.0	Topography			
6.1	Floors	G + 3		
7.0	Construction			
7.1	Plinth	Malad stone coursed masonry		
7.2	Walls	Brick walls, externally clad with Malad stone		
7.3	Floor	Wooden joist floor, partly MS floor		

7.4	Stairs	Timber dog legged staircase with decorative balustrades		
7.5	Openings	Rectangular openings with wooden frames and glazed shutters. Horse shoe arch at some places.		
7.6	Roofing	Flat roof terrace		
7.7	Articulation	Cornice band above ground and top floor, motifs in Malad stone. Projecting balconies with stone jalis.		
7.8	Finishes	Malad stone externally, plastered and painted internally		
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, 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	Fair (No dampness or cracks observed)		
9.3	Floor	Fair (Wooden members need maintenance)		
9.4	Stairs	Fair (Sagging observed at some places)		
9.5	Openings	Fair (Some windows need major repaired)		
9.6	Roofing	Fair (Leakage observed at some places)		
9.7	Articulation & Finishes	Good		
9.8	Services	Fair (Pipes need repair)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	Shop signboards on ground floor, box grills.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Demarcated as shop line on proposed Development Plan (D.P.)		
12.0	Additional Notes / References / Documents Available	Notes: Part façade not visible due to the proximity of J.J. flyover. Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

Shri Shantinath Jain Temple Trust Building



Corner view at junction of Mohammed Ali Road and Ebrahim Mohammed Merchant Road



Corner view at junction of Ebrahim Mohammed Merchant Road and Ebrahim Rehmatulla Road



Side view facing Ebrahim Mohammed Merchant Road




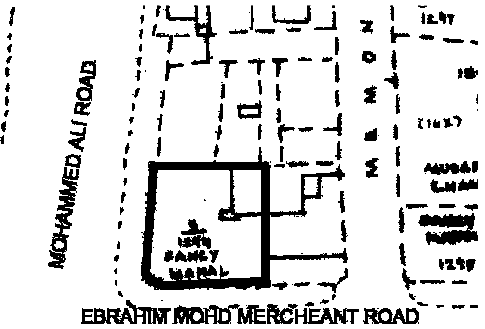
Detail of the balconies on concrete brackets with jali parapets



Corner detail along Mohammed Ali Road with tree growth on façade



Downtake pies need repairs

	Common Ref. No.:			
	Card No.: B-10			
	Ward (Part): B			
	CS No.: 3 / 1294			
	Plot Area: 361.20 sq.m			
	B U Area: 1806 sq.m			
	Date: June, 2005			
	Record by: Ojas P, Gauri J			
	Review by: Neera Adarkar			
	Internal: As above			
	External: As above			
	Photo Ref.: T-III-B:Ward B\ Fancy Mahal			
				
1.0	Denomination			
1.1	Name of Premises	Fancy Mahal		
1.2	Earlier Name	Not applicable		
1.3	Built in	1936	Extension Date (if any)	Not available
2.0	Access			
2.1	Main	Mohammed Ali Road		
2.2	Subsidiary	Ebrahim Mohammed Merchant Road		
3.0	Ownership Pattern			
3.1	Present	Abdul Rashid s/o Abdul Hamid Sheikh Mahomed Fancy, Rashidabivi and Zubedabivi – drs/o Abdul Hamid Sheikh Mahomed Fancy.		
3.2	Past	Municipal Corporation of City of Bombay (lessor), Abdul Majid- s/o Abdul Hamid Sheikh Mahomed Fancy		
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 corner along Mohammed Ali Road, one of the major North-South arterial roads and Ebrahim Mohammed Merchant Road.		
5.2	Architectural Description	An imposing high density built form in a blend of styles. The structure derives the architectural features from the Havelis in Rajasthan. The building is characterized by balconies throughout the length along both the roads at corner. The balconies have Chhatri like feature as a roof and concrete slender columns, an imitation of wooden posts to support the Chhatris. Jali work on the balcony façade along with the Moorish arches add to the strong character.		
5.3	Intrinsic	The building shows a strong influence of Vernacular architecture, though constructed in the era of Art Deco buildings as in the vicinity.		
5.4	Value Classification	A(arc), B(des), G(grp), I(sce)	Recommended Grade	III
6.0	Topography			
6.1	Floors	G + 5		
7.0	Construction			
7.1	Plinth	Black Basalt stone coursed masonry		
7.2	Walls	Composite brick masonry		

7.3	Floor	R.C.C. floor slab		
7.4	Stairs	Wooden open well staircase with decorative balusters and newel post		
7.5	Openings	Rectangular wooden glazed shutter		
7.6	Roofing	Flat roof with terrace		
7.7	Articulation	Carved balcony railing for windows, brackets to balconies, concrete posts for the 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	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Not provided		
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	Fair (Sagging at some places)		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Good		
9.6	Roofing	Good		
9.7	Articulation & Finishes	Good (Well Maintained)		
9.8	Services	Fair (Repairs required of Downtake pipes.)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	Signboards hide the ground floor façade.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Demarcated as shop line on proposed Development Plan (D.P.)		
12.0	Additional Notes / References / Documents Available	Notes: Part façade not visible due to the proximity of J.J. flyover. Removal of shop signboards to be carried out on priority basis. Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

Fancy Mahal



View along corner of Mohammed Ali Road and Ebrahim Mohammed Mrechent Road



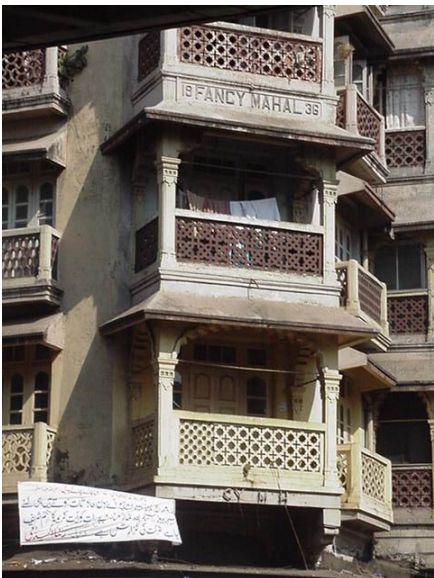
View from J. J. flyover



Detail of corner as seen from J. J. flyover





Balcony detail with Moorish arches and concrete jalis



Balconies with Jlai work and concrete posts give a Vernacular character



View from Mohammed Ali Road, below the flyover

	Common Ref. No.:				
	Card No.: B-11				
	Ward (Part): B				
	CS No.: 1/1288				
	Plot Area: 608.70 sq.m				
	B U Area: 1434.00 sq.m				
	Date: May, 2005				
	Record by: Ojas P, Keshav S				
	Review by: Neera Adarkar				
	Internal: As above				
External: As above					
Photo Ref.: T-III-B:\Ward B\ Mandvi Post and Telegraph Office					
1.0	Denomination				
1.1	Name of Premises		Mandvi Post and Telegraph Office		
1.2	Earlier Name		Not applicable		
1.3	Built in		1925-1940	Extension Date (if any)	Not applicable
2.0	Access				
2.1	Main		Ebrahim Rehmatullah Road		
2.2	Subsidiary		Mohammed Ali Road		
3.0	Ownership Pattern				
3.1	Present		Abdul Razak Abbas Abdul Rehman		
3.2	Past		Trustees of Improvement of the city of Bombay, Governor General and India in Council, Abdul Wahab Abdul Gafoor, Jaliruddin Ameruddin Fayandar, Jaina Bibi Abdul Fajandar, Aishabibi Mohammad Fajandar, Hassanmiya Abdul Rehman Fayandar, Mohammad Abbas Abdul Rehman, Abdul Gani Abbas Abdul Rehman.		
3.3	Status		India Post		
4.0	Use				
4.1	Present		Post and Telegraph Office		
4.2	Past		Post and Telegraph Office		
4.3	Usage		Frequent Public use		
5.0	Significance & Value Classification				
5.1	Townscape (Natural / Manmade)		Located on junction where two major North-South arterial roads of the city namely Mohammed Ali Road and Ebrahim Rehmatullah Road major to be one road		
5.2	Architectural Description		Located on an important busy junction of Mohammed Ali Road and Ebrahi Rehmatullah Road the building follows the road profile at junction. The building has a strong form with rectangular windows and floral motifs below. Ground floor has pilasters with capitals and is clad in Malad stone. Cornice bands run at first floor and terrace level. The curve at junction has been highlighted by the balconies supported on brackets on first and second floors. The terrace has a balustrade running through the building periphery.		
5.3	Intrinsic		One of the old post offices constructed during by the British rule at strategic and important locations in the city.		
5.4	Value Classification		A(arc), B(des), B(per), B(uu), E, I(sce)	Recommended Grade	II A
6.0	Topography				
6.1	Floors		G + 2		

7.0	Construction			
7.1	Plinth	Malad stone coursed masonry		
7.2	Walls	Composite brick masonry		
7.3	Floor	R.C.C. slab		
7.4	Stairs	R.C.C. dog legged open staircase with M. S. railings		
7.5	Openings	Rectangular openings with wooden frames and glazed shutters		
7.6	Roofing	Flat roof terrace		
7.7	Articulation	Pilasters with Corinthian capitals, motifs, cornice at first floor		
7.8	Finishes	Ground floor clad in Malad stone otherwise plastered and painted		
7.9	Interiors (Movable & Immovable)	Columns with Corinthian capitals and motifs to support the slab.		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Temporary shops outside building lined up, obstructing the façade.		
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 split air-conditioning condensers at some places.		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Fair (No dampness or cracks observed)		
9.3	Floor	Fair (No deflection observed)		
9.4	Stairs	Good		
9.5	Openings	Good-Fair (Wooden members need maintenance)		
9.6	Roofing	Good (Leakage at some places)		
9.7	Articulation & Finishes	Fair (Painting required)		
9.8	Services	Fair		
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	Columns capitals of the internal columns broken for electrical services.		
11.0	DP Remarks / Perceived Threats	None		
12.0	Additional Notes / References / Documents Available	Notes: Removal of temporary shops to be undertaken. Part façade not visible due to the proximity of J.J. flyover. Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

Mandvi Post and Telegraph Office



View along the corner of Mohammed Ali Road and Ebrahim Reahmatulla Road




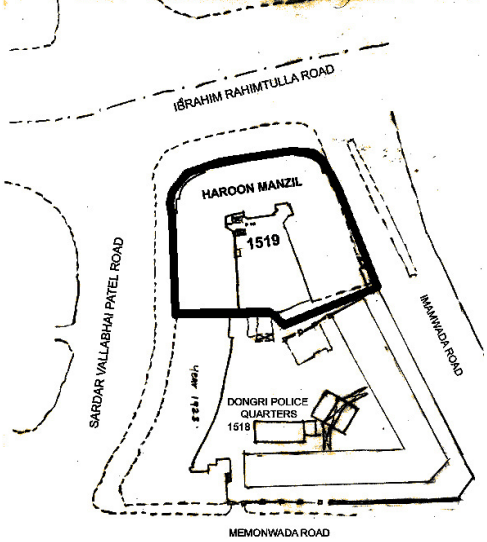
Detail of motifs at corner



Motifs of various types at places adorn the façade



Right side view along the corner

		Common Ref. No.:			
		Card No.: B-12			
		Ward (Part): B			
		CS No.: 1519			
		Plot Area: Not available			
		B U Area: Not available			
		Date: May, 2005			
		Record by: Ojas P, Keshav S			
		Review by: Neera Adarkar			
		Internal: As above			
		External: As above			
		Photo Ref.: T-III-B:Ward B\ Haroon Manzil			
1.0	Denomination				
1.1	Name of Premises		Haroon Manzil		
1.2	Earlier Name		Not applicable		
1.3	Built in		1925-1940	Extension Date (if any)	Not applicable
2.0	Access				
2.1	Main		Ebrahim Rehmatullah Road		
2.2	Subsidiary		Sardar vallbhbhai Patel Road (Sandhurst Road), Imamwada 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)		Located on a strategic road junction where a major north-south arterial road, Ebrahim Rehmatullah Road crosses one of the longest east-west artery, Sardar Valabhbhai Patel Road (Sandhurst Road), the building even turns around on Imamwada Road.		
5.2	Architectural Description		Building with a plan forming inner chowk and abutting three roads. The façade is governed by the elements from the Edwardian style. The large scale building following the curve is clad in Malad stone. Use of vertical grooved pilasters along with equally spaced windows give strength to the corner façade. Elements from Edwardian style like Husks, vertical grooved pilasters with Corinthian capitals, motifs, croquets and pediments add to the unique character with respect to this Streetfront.		
5.3	Intrinsic		One of the buildings of the important street front. One of the biggest neighborhoods of the Islamic population in the city.		
5.4	Value Classification		A(arc), B(des), B(per), I(sce)		Recommended Grade III
6.0	Topography				
6.1	Floors		G + 4		
7.0	Construction				
7.1	Plinth		Black Basalt stone coursed masonry		
7.2	Walls		Composite brick masonry with Malad stone cladding on the road abutting faces		
7.3	Floor		Timber joist floor		

7.4	Stairs	Wooden open well staircase with decorative railing and balustrade		
7.5	Openings	Rectangular openings with wooden frames and glazed shutters		
7.6	Roofing	Mangalore tiled sloping roof with timber truss		
7.7	Articulation	Pilasters with Corinthian capitals, motifs, cornice at first floor levels, croquets, husks, pediments on top level		
7.8	Finishes	Externally cladded in Malad stone, plastered and painted internally		
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, 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 split air-conditioning condensers at some places		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Fair (No dampness or cracks observed)		
9.3	Floor	Fair (No deflection observed)		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Fair (Windows replaced by aluminium sliding windows)		
9.6	Roofing	Fair (Leakage at some places)		
9.7	Articulation & Finishes	Fair (Part structure attacked by moss)		
9.8	Services	Fair		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	Chimney from a restaurant on ground floor to the terrace running vertically over the façade, Balconies enclosed by aluminium windows, box grills added to windows.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	Part structure replastered.		
11.0	DP Remarks / Perceived Threats	Demarcated as shop line on proposed Development Plan (D.P.)		
12.0	Additional Notes / References / Documents Available	Notes: Regulation for signboards to shops to be undertaken. Part façade not visible due to the proximity of J.J. flyover. Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

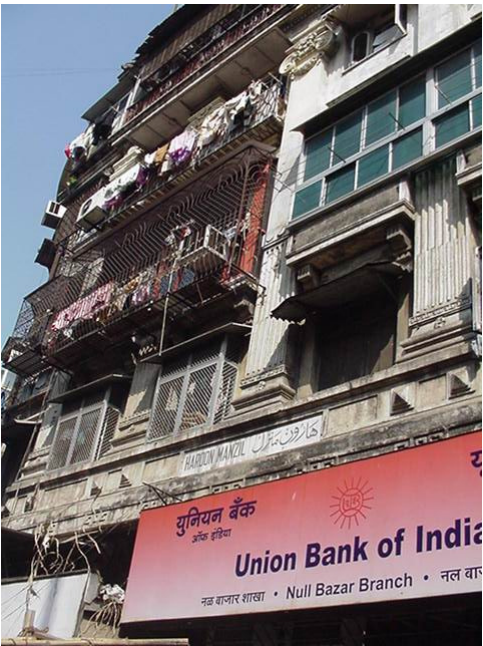
Haroon Manzil



View of the building along the corner of Ebrahim Rehmatullah Road and Sardar Vallabhbhai Patel Road (Sandhurst Road)




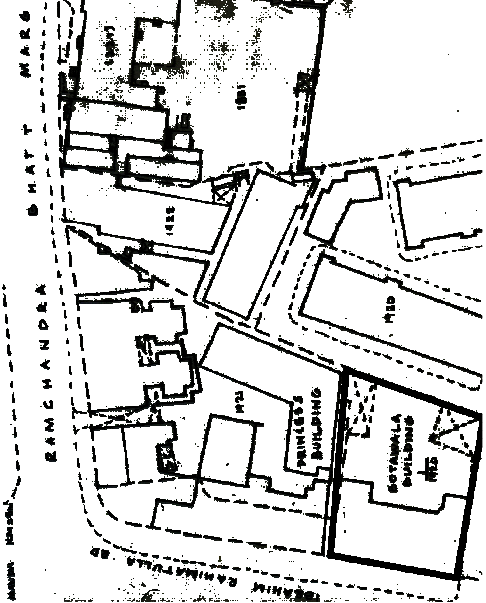
Detail at corner



Hoardings, box grills and aluminium window balcony enclosures damage the façade



Chimney running vertically along the façade

	Common Ref. No.:		
	Card No.: B-13		
	Ward (Part): B		
	CS No.: 1 / 1920		
	Plot Area: 1064.00 sq.m		
	B U Area: 4200.00 sq.m		
	Date: May, 2005		
	Record by: Ojas P, Keshav S		
	Review by: Neera Adarkar		
	Internal: As above		
External: As above			
Photo Ref.: T-III-B:Ward B\ Botawala Building			
			
1.0	Denomination		
1.1	Name of Premises	Botawala Building	
1.2	Earlier Name	Not applicable	
1.3	Built in	1925-1935	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Ebrahim Rehmatullah Road	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Mohammed Suleman	
3.2	Past	Ahmed Haji Isuf Mahomed Suleman, Ahmed Isuf Botawala, Ibrahim Haji Isuf	
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 major North-South arterial road, Ebrahim Rehamtullah Road along the Sir J.J Flyover.	
5.2	Architectural Description	Building with influence of Indo Sarcenic architecture clad in Malad stone on ground and the first floors. The building exhibits typical patterns of jalis and arches with floral motifs used extensively in Indo Sarcenic architecture. Ground and the first floor have wooden double windows having a pediment on first floor. The massive Mangalore tiled sloping roof is supported on decorative brackets.	
5.3	Intrinsic	One of the buildings of the important street front. One of the biggest neighborhoods of the Islamic population in the city.	
5.4	Value Classification	A(arc), B(des), G(grp), I(sce)	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 5	
7.0	Construction		
7.1	Plinth	Malad stone coursed masonry	
7.2	Walls	Brick masonry wall. Ground and 1 st floors clad with Malad stone.	
7.3	Floor	Timber joist flooring	
7.4	Stairs	Wooden dog legged staircase with decorative handrail	

7.5	Openings	Rectangular and arched, wooden frame glazed		
7.6	Roofing	Sloping roof with Mangalore tiles		
7.7	Articulation	Cornice bands at first and top floor level, motifs on façade, iron jali for balcony on stone brackets.		
7.8	Finishes	Internally plastered painted, externally Malad stone till cladding first floor level		
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, 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)	Some windows 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 (Sagging observed at some places)		
9.4	Stairs	Good (Well maintained)		
9.5	Openings	Good (Some windows need maintenance of wooden members)		
9.6	Roofing	Good (Leakage repaired recently)		
9.7	Articulation & Finishes	Good (All details in good condition)		
9.8	Services	Fair (Pipes need repair)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	Box grills added at some places some windows replaced by Aluminium.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Demarcated as shop line and Part plan reserved for Play Ground on proposed Development Plan (D.P.)		
12.0	Additional Notes / References / Documents Available	Notes: Part façade not visible due to the proximity of J.J. flyover. Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

Botawala Building



View as send from J. J. flyover



Composed façade with two lower floors in Malad stone and other floors in plaster finish



Detail of the balcony projection




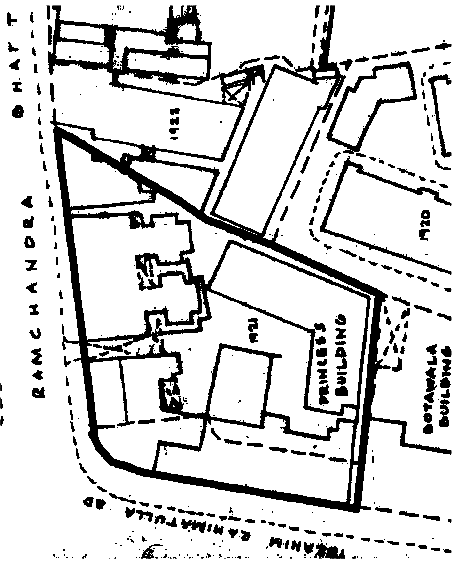
Indo-Saracenic features like arched windows, concrete jalis adorn the front façade



Detail of the window and jali work



View of the building from Ebrahim Rehmatulla Road

	Common Ref. No.:			
	Card No.: B-14			
	Ward (Part): B			
	CS No.: 1921, 1 / 1921			
	Plot Area: 2295.16 sq.m			
	B U Area: 3250.00 sq.m			
	Date: May, 2005			
	Record by: Ojas P, Keshav S			
	Review by: Neera Adarkar			
	Internal: As above			
	External: As above			
	Photo Ref.: T-III-B:Ward B\ Princess Building			
				
1.0	Denomination			
1.1	Name of Premises	Princess Building		
1.2	Earlier Name	Not applicable		
1.3	Built in	1925-1940	Extension Date (if any)	Not applicable
2.0	Access			
2.1	Main	Ebrahim Rehmatullah Road		
2.2	Subsidiary	Ramchandra Bhatt Marg (Babulla Tank Road)		
3.0	Ownership Pattern			
3.1	Present	Provident Investment Company Ltd		
3.2	Past	Municipal Corp of City of Bombay		
3.3	Status	Tenanted		
4.0	Use			
4.1	Present	Residential, Commercial		
4.2	Past	Residential, Commercial		
4.3	Usage	Frequent residential and commercial use		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	Located on a busy junction of Ebrahim Rehmatulla Road, a major north- south arterial road and Ramchandra Bhatt Marg (Babulla Tank Road) very close to Sir J. J. Hospital.		
5.2	Architectural Description	Building with a large footprint and high density builtform located on junction following the curve of the road profile. The corner defined by an extra floor above the general height. It has a Semicircular arched front for the Ground floor with horizontal grooved pilasters and carved arches with projecting keystones, architraves and a cornice band above. Corner is adorned by the projecting balconies with stone balusters on carved brackets, pediments at a few places over the openings.		
5.3	Intrinsic	Located on the northern periphery of one of the biggest and oldest neighborhoods of the Muslim community in the island of Mumbai. It is also one of the oldest commercial hubs in Mumbai.		
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 coursed masonry		
7.2	Walls	Composite brick masonry		
7.3	Floor	Wooden joist flooring		

7.4	Stairs	Wooden staircase with plain railing and handrail		
7.5	Openings	Rectangular openings with wooden frames and glazed shutters. Double windows at some places.		
7.6	Roofing	Sloping roof with Mangalore tiles and Timber trusses		
7.7	Articulation	Ground floor has semicircular arched façade. Cornice at first floor level. Horizontal grooved pilasters. Balconies with stone balusters and carved brackets. Motifs and pediments at corner.		
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 provided		
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)	Some windows 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	Fair (Sagging observed at some places)		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Fair (Some windows replaced by aluminium windows)		
9.6	Roofing	Fair (Leakage observed at some places)		
9.7	Articulation & Finishes	Fair (Part structure attacked by moss)		
9.8	Services	Poor (Downtake pipes need heavy repairs)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	Ground floor arched façade hidden behind shop signboards, Balconies enclosed by aluminium windows, box grills to windows, some windows replaced by aluminium windows.		
10.2	Structure	M.S. joists with brackets to support balconies, wooden floor joists replaced by M.S. joists at some places.		
10.3	Articulation & Finishes	Some part hidden behind signboards.		
11.0	DP Remarks / Perceived Threats	Demarcated as shop line on proposed Development Plan (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

Princess Building




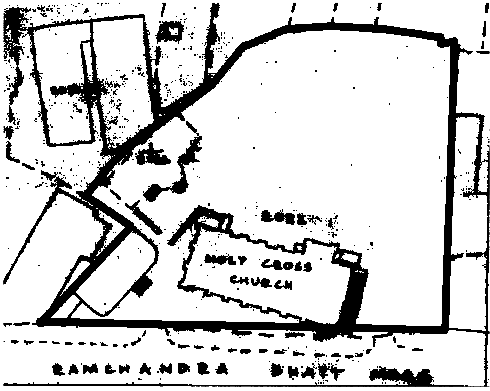
View along the corner of Ebrahim Rehmatullah Road and Ramchandra Bhatt Marg (Babulla Tank Road)



Front elevation facing Ebrahim Rehmatullah Road



Detail at corner with balcony projections and triangular pediments, now hidden behind shop signboards

	Common Ref. No.:				
	Card No.: B-15				
	Ward (Part): B				
	CS No.: 2022				
	Plot Area: 760.04 sq.m				
	B U Area: 832.00 sq.m				
	Date: May, 2005				
	Record by: Ojas P, Gauri J				
	Review by: Neera Adarkar				
	Internal: As above				
	External: As above				
Photo Ref.: T-III-B:\Ward B\ Holy Cross Church					
1.0	Denomination				
1.1	Name of Premises	Holy Cross Church			
1.2	Earlier Name	Not applicable			
1.3	Built in	Early 20 th century	Extension Date (if any)	Not applicable	
2.0	Access				
2.1	Main	Ramchandra Bhatt Marg (Babulla Tank Road)			
2.2	Subsidiary	Not applicable			
3.0	Ownership Pattern				
3.1	Present	The Bombay Dioscesan Trust Association Pvt.Ltd.			
3.2	Past	The Bombay Dioscesan Trust Association Pvt.Ltd.			
3.3	Status	Trust			
4.0	Use				
4.1	Present	Religious (Weekly)			
4.2	Past	Religious			
4.3	Usage	Frequent place of Worship			
5.0	Significance & Value Classification				
5.1	Townscape (Natural / Manmade)	Located on a plot facing Ramchandra Bhatt Marg (Babulla Tank Road) with buildings of similar scale around.			
5.2	Architectural Description	The church is built in Colonial style structure with gigantic Corinthian columns having acanthus leaf decorative capital and an attic base. The structure also has features like semicircular arches with Architraves around and decorative keystones. The terrace has a balustrade and when seen from front the structure gives massive ambience due to large Corinthian columns and the bell tower which rises above the roof sanctuary and have creating an interesting keystone.			
5.3	Intrinsic	Located near Umerkhadi where a small Christian Colony still exist.			
5.4	Value Classification	A(arc), B(des), A(his), A(cul), E	Recommended Grade	II B	
6.0	Topography				
6.1	Floors	G + 1			
7.0	Construction				
7.1	Plinth	Black basalt stone coursed plinth 1.05 m			
7.2	Walls	Brick load bearing walls			
7.3	Floor	Access denied			
7.4	Stairs	Access denied			

7.5	Openings	Rectangular openings with wooden frames and glazed shutters. Semicircular ventilators with stained glass.		
7.6	Roofing	Access denied		
7.7	Articulation	Huge decorative Corinthian columns, semicircular arches with architraves and cornice bands on 1 st floor.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Access denied		
7.10	Compound / Fence / Gate	Stone wall till 3'-0" and Brick wall above		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Partly 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		
9.3	Floor	Access denied		
9.4	Stairs	Access denied		
9.5	Openings	Good		
9.6	Roofing	Access denied		
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	Box grills added subsequently.		
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		

Holly Cross Church



View at corner



Circular columns with Corinthian capitals grant verticality to front façade



Side elevation with equally spaced pilasters with Corinthian capitals




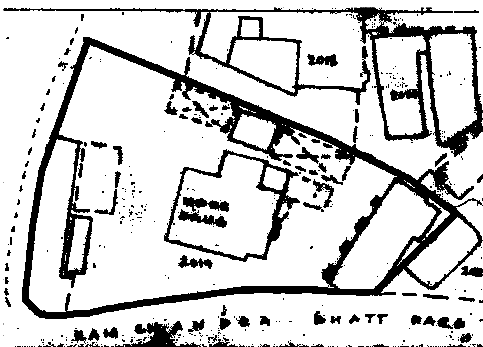
Detail of the entrance verandah with semicircular arch



Front elevation



Detail of the bell tower in front elevation

		Common Ref. No.:			
		Card No.: B-16			
		Ward (Part): B			
		CS No.: 2019			
		Plot Area: 2,85,000 sq.m			
		B U Area: 1405.00 sq.m			
		Date: May, 2005			
		Record by: Ojas P, Gauri J			
		Review by: Neera Adarkar			
		Internal: As above			
		External: As above			
		Photo Ref.: T-III-B:\Ward B\ Noor Baug Complex			
1.0	Denomination				
1.1	Name of Premises		Noor Baug Complex		
1.2	Earlier Name		Not applicable		
1.3	Built in		1903	Extension Date (if any)	Not applicable
2.0	Access				
2.1	Main		Ramchandra Bhatt Marg (Babulla Tank Road)		
2.2	Subsidiary		Samantbhai Nanji Marg (Dongri Street)		
3.0	Ownership Pattern				
3.1	Present		Cathedral of Our Lady of Hope (Faizamdar & Holder)		
3.2	Past		Trust		
3.3	Status		Trust		
4.0	Use				
4.1	Present		Marriage Hall (Frequent use)		
4.2	Past		Marriage Hall		
4.3	Usage		Public		
5.0	Significance & Value Classification				
5.1	Townscape (Natural / Manmade)		The Noor Baug complex is located along the junction of Ramchandra Bhatt Marg (Babulla Tank Road) and Samantbhai Nanji Marg (Dongri Street), an important junction in Dongri, a predominantly Muslim neighborhood.		
5.2	Architectural Description		Large complex consisting of low rise buildings built in vernacular style with some elements from Neo-Classical style having halls for religious functions and open space surrounded by amenities. Used for the community functions of the followers of Khoja Aga Khan, known as Khojas.		
5.3	Intrinsic		Important public space used for social gatherings, marriage functions and selected religious functions of the followers of Khoja Aga Khan, known as Khojas, residing in the neighboring areas.		
5.4	Value Classification		A(arc), A(cul), B(des), B(per), C(seh), E, J, D(bio)	Recommended Grade	II B
6.0	Topography				
6.1	Floors		G + 1, G + 0		
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)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Partly open and partly brick compound wall		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Large central open space		
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	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	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Plot reserved for Public Hall and Secondary School on proposed Development Plan (D.P.)		
12.0	Additional Notes / References / Documents Available	History: Noor Baug is named after its donor the Late Mr. Noor Mohamed Jairazbhoy Peerbhoy who founded it for the benefit of all section of the Khoja community for use on wedding and other festive occasions. He died on August 21, 1897 at the early age of 38 before this institution was completed but the work was continued with his funds and finished at the total cost of Rs. 1, 60,000. Noor Baug was opened for use on March 19, 1903 by H.E. Lord Northcote then Governor of Bombay. Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

Noor Baug Complex



View of the Noor Baug complex



Large central open space caters to the social activities and gatherings of the Khoja community



View of the open space from the marriage hall building balcony



Noor Baug premises as seen from Ramchandra Bhatt Marg (Babulla Tank Road)




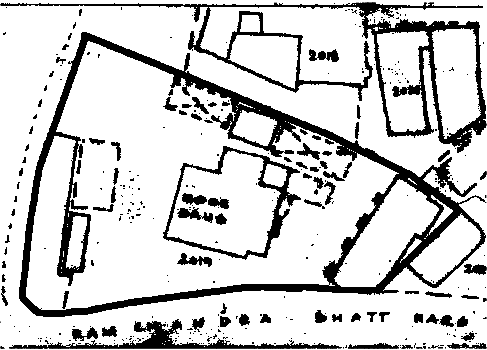
View of the open space from the Marriage hall verandah



Plaque with history and details of construction



Gate and gate pillar detail

	Common Ref. No.:			
	Card No.: B-16a			
	Ward (Part): B			
	CS No.: 2019			
	Plot Area: 2,85,000 sq.m			
	B U Area: 315.00 sq.m			
	Date: May, 2005			
	Record by: Ojas P, Gauri J			
	Review by: Neera Adarkar			
	Internal: As above			
External: As above				
Photo Ref.: T-III-B:Ward B\ Noor Baug Complex (Sheds)				
1.0	Denomination			
1.1	Name of Premises	Noor Baug Complex (Sheds) (2 nos.)		
1.2	Earlier Name	Not applicable		
1.3	Built in	1903	Extension Date (if any) Not applicable	
2.0	Access			
2.1	Main	Ramchandra Bhatt Marg (Babulla Tank Road)		
2.2	Subsidiary	Samantbhai Nanji Marg (Dongri Street)		
3.0	Ownership Pattern			
3.1	Present	Sultan Alladin Nathani		
3.2	Past	Hassanally Cassamally, Ashrafally Jairazbhoy, Mohammadhussein Rahimtoola Chinoy, Camruddin G.Vakil.		
3.3	Status	Trust		
4.0	Use			
4.1	Present	Marriage Hall (frequent use)		
4.2	Past	Public		
4.3	Usage	Regular public use		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	The Noor Baug complex is located along the junction of Ramchandra Bhatt Marg (Babulla Tank Road) and Samantbhai Nanji Marg (Dongri Street), an important junction in Dongri, a predominantly Muslim neighborhood.		
5.2	Architectural Description	Open shed having pitched roof with Mangalore Tiles supported by C.I. decorative columns having decorative brackets. The roof has decorative wooden eaves fascia board and battens for soffit finish and semicircular decorative wooden trusses supporting the pitched roof as support.		
5.3	Intrinsic	Important public space used for social gatherings, marriage functions and selected religious functions of the followers of Khoja Aga Khan, known as Khojas, residing in the neighboring areas.		
5.4	Value Classification	A(arc), A(cul), B(des), B(per), C(seh), E, J, D(bio)	Recommended Grade II B	
6.0	Topography			
6.1	Floors	Ground floor		
7.0	Construction			
7.1	Plinth	Black basalt stone coursed masonry plinth 0.3m		
7.2	Walls	Not applicable		
7.3	Floor	Not applicable		

7.4	Stairs	Not applicable		
7.5	Openings	Not applicable		
7.6	Roofing	Pitched roof with Mangalore tiles and semicircular wooden trusses		
7.7	Articulation	Decorative CI columns with decorative brackets		
7.8	Finishes	Kotah flooring for plinth		
7.9	Interiors (Movable & Immovable)	Not applicable		
7.10	Compound / Fence / Gate	Partly brick and partly stone walls		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Huge unpaved central ground. Paved walkway till the stage		
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	Not applicable		
9.3	Floor	Not applicable		
9.4	Stairs	Not applicable		
9.5	Openings	Not applicable		
9.6	Roofing	Good (Repainting required or cracks observed)		
9.7	Articulation & Finishes	Good (Well maintained)		
9.8	Services	Good (Well maintained)		
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 Public Hall and Secondary School on proposed Development Plan (D.P.)		
12.0	Additional Notes / References / Documents Available	History: Noor Baug is named after its donor the Late Mr. Noor Mohamed Jairazbhoy Peerbhoy who founded it for the benefit of all section of the Khoja community for use on wedding and other festive occasions. He died on August 21, 1897 at the early age of 38 before this institution was completed but the work was continued with his funds and finished at the total cost of Rs. 1,60,000. Noor Baug was opened for use on March 19, 1903 by H.E. Lord Northcote then Governor of Bombay. Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

Noor Baug Complex (Sheds)



Detail of the shed used for buffet counter and cooking etc.




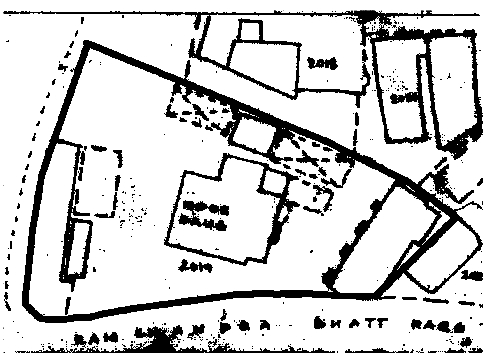
Truss detail with carved plates at corners



Collonade of circular columns and Corinthian capitals



Detail of the carved bracket to support the roof

	Common Ref. No.:	
	Card No.: B-16b	
	Ward (Part): B	
	CS No.: 2019	
	Plot Area: 2,85,000 sq.m	
	B U Area: 648.00 sq.m	
	Date: May, 2005	
	Record by: Ojas P, Gauri J	
	Review by: Neera Adarkar	
	Internal: As above	
	External: As above	
	Photo Ref.: T-III-B:\Ward B\ Noor Baug Complex, Ration House Building	

1.0	Denomination			
1.1	Name of Premises	Noor Baug Complex, Ration House Building		
1.2	Earlier Name	Not applicable		
1.3	Built in	1903	Extension Date (if any)	Not applicable
2.0	Access			
2.1	Main	Ramchandra Bhatt Marg (Babulla Tank Road)		
2.2	Subsidiary	Samantbhai Nanji Marg (Dongri Street)		
3.0	Ownership Pattern			
3.1	Present	Cathedral of Our Lady of Hope (Faizamdar & Holder)		
3.2	Past	Cathedral of Our Lady of Hope (Faizamdar & Holder)		
3.3	Status	Trust		
4.0	Use			
4.1	Present	Ration Office Building (Regular use)		
4.2	Past	Marriage Hall		
4.3	Usage	Public		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	The Noor Baug complex is located along the junction of Ramchandra Bhatt Marg (Babulla Tank Road) and Samantbhai Nanji Marg (Dongri Street), an important junction in Dongri, a predominantly Muslim neighborhood.		
5.2	Architectural Description	Vernacular style structure with colonial features like decorative windows for corridors having decorative columns with floral details for capitals and also floral decorative motifs at sill level. The common corridor has decorative C.I railings.		
5.3	Intrinsic	Important public space used for social gatherings, marriage functions and selected religious functions of the followers of Khoja Aga Khan, known as Khojas, residing in the neighboring areas.		
5.4	Value Classification	A(arc), A(cul), B(des), B(per), C(seh), E, J, D(bio)	Recommended Grade	II B
6.0	Topography			
6.1	Floors	G + 5		
7.0	Construction			
7.1	Plinth	Black Basalt stone coursed masonry plinth		
7.2	Walls	Load bearing brick walls		
7.3	Floor	Wooden joist flooring		
7.4	Stairs	Wooden open well with decorative railing		

7.5	Openings	Rectangular openings with wooden frames and louvered shutters for doors		
7.6	Roofing	Pitched roof with Mangalore tiles and wooden trusses		
7.7	Articulation	Decorative C.I columns, decorative openings		
7.8	Finishes	Basalt stone cladded internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Partly brick and stone wall		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Huge open space in front		
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 deflection observed)		
9.4	Stairs	Good (Wooden members need maintenance)		
9.5	Openings	Good		
9.6	Roofing	Fair (Wooden members need repairs)		
9.7	Articulation & Finishes	Good		
9.8	Services	Good (Pipes recently repaired)		
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	Glazed tiles cladded on to the plinth at some places.		
11.0	DP Remarks / Perceived Threats	Plot reserved for Public Hall and Secondary School on proposed Development Plan (D.P.)		
12.0	Additional Notes / References / Documents Available	History: Noor Baug is named after its donor the Late Mr. Noor Mohamed Jairazbhoy Peerbhoy who founded it for the benefit of all section of the Khoja community for use on wedding and other festive occasions. He died on August 21, 1897 at the early age of 38 before this institution was completed but the work was continued with his funds and finished at the total cost of Rs. 1, 60,000. Noor Baug was opened for use on March 19,1903 by H.E. Lord Northcole then Governor of Bombay. Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

Noor Baug – Ration house



Front elevation facing the open space




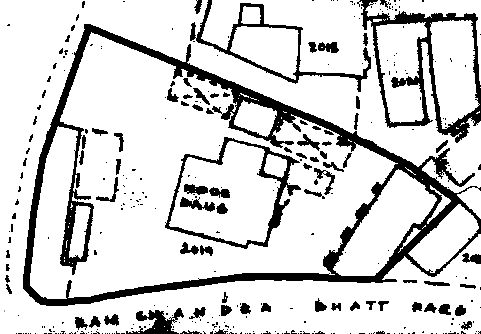
Detail of the corner bay opening, as element with Neo-Classical and Gothic character



Detail of the balcony railing



Front view, Ration house building

		Common Ref. No.:			
		Card No.: B-16c			
		Ward (Part): B			
		CS No.: 2019			
		Plot Area: 2,85,000 sq.m			
		B U Area: 370.00 sq.m			
		Date: May, 2005			
		Record by: Ojas P, Gauri J			
		Review by: Neera Adarkar			
		Internal: As above			
External: As above					
Photo Ref.:		T-III-B:Ward B\ Noor Baug Complex, Marriage Hall Building			
1.0	Denomination				
1.1	Name of Premises		Noor Baug Complex, Marriage Hall Building		
1.2	Earlier Name		Not applicable		
1.3	Built in		1903	Extension Date (if any)	Not applicable
2.0	Access				
2.1	Main		Ramchandra Bhatt Marg (Babulla Tank Road)		
2.2	Subsidiary		Samantbhai Nanji Marg (Dongri Street)		
3.0	Ownership Pattern				
3.1	Present		Cathedral of Our Lady of Hope (Faizamdar & Holder)		
3.2	Past		Trust		
3.3	Status		Trust		
4.0	Use				
4.1	Present		Marriage Hall (Regular use)		
4.2	Past		Marriage Hall		
4.3	Usage		Regular public use		
5.0	Significance & Value Classification				
5.1	Townscape (Natural / Manmade)		The Noor Baug complex is located along the junction of Ramchandra Bhatt Marg (Babulla Tank Road) and Samantbhai Nanji Marg (Dongri Street), an important junction in Dongri, a predominantly Muslim neighborhood.		
5.2	Architectural Description		G + 1 Vernacular style structure with features like architraved windows, floral motifs at sill level. Verandah on the ground floor having fluted CI columns with highly decorative capitals. Balcony on 1 st floor has highly decorative railings. Roof has decorative wooden eaves fascia.		
5.3	Intrinsic		Important public space used for social gatherings, marriage functions and selected religious functions of the followers of Khoja Aga Khan, known as Khojas, residing in the neighboring areas.		
5.4	Value Classification		A(arc), A(cul), B(des), B(per), C(seh), E, J, D(bio)	Recommended Grade	II B
6.0	Topography				
6.1	Floors		G + 1		
7.0	Construction				
7.1	Plinth		Rough Black Basalt stone coursed masonry plinth		
7.2	Walls		Load bearing brick walls		
7.3	Floor		Wooden joist flooring		

7.4	Stairs	Wooden open-well staircase with plain railing		
7.5	Openings	Rectangular openings with wooden frames and glazed shutters		
7.6	Roofing	Sloping roof with Mangalore tiles supported on wooden trusses		
7.7	Articulation	Decorative architraves, decorative CI columns with flutings		
7.8	Finishes	Malad stone cladding on ground floor and floral capital		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Partly brick and stone wall		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Huge open space centrally		
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 deflection observed)		
9.4	Stairs	Good (Well maintained)		
9.5	Openings	Good (Well maintained)		
9.6	Roofing	Good (Well Maintained)		
9.7	Articulation & Finishes	Good (Motifs maintained in good condition)		
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	Plot reserved for Public Hall and Secondary School on proposed Development Plan (D.P.)		
12.0	Additional Notes / References / Documents Available	History: Noor Baug is named after its donor the Late Mr. Noor Mohamed Jairazbhoy Peerbhoy who founded it for the benefit of all section of the Khoja community for use on wedding and other festive occasions. He died on August 21, 1897 at the early age of 38 before this institution was completed but the work was continued with his funds and finished at the total cost of Rs. 1, 60,000. Noor Baug was opened for use on March 19, 1903 by H.E. Lord Northcote then Governor of Bombay. Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

Noor Baug- Marriage hall



View of the Marriage hall building facing open space



Interior of the Marriage hall



Detail of the carved bracket, Corinthian capital & vertical grooved column



Balcony detail as seen from Ramchandra Bhatt Marg (Babulla Tank Road)



Noor Baug- Marriage hall, as seen from Ramchandra Bhatt Marg (Babulla Tank Road)




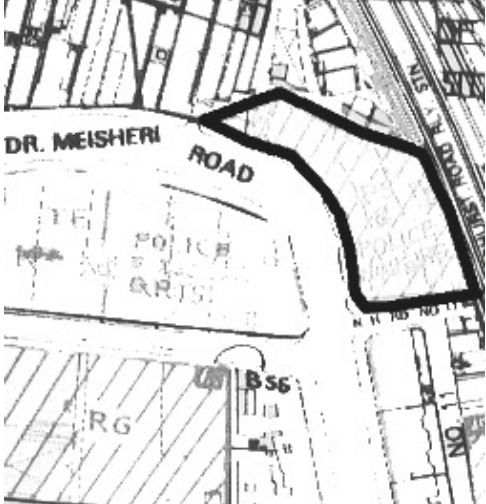
Windows at regular interval with a large Mangalore tiles adorn the façade



Detail of the balcony above at the complex entrance



Detail of the window with motifs and architraves

	Common Ref. No.:				
	Card No.: B-17a				
	Ward (Part): B				
	CS No.: Not available				
	Plot Area: Not available				
	B U Area: Not available				
	Date: May 2005				
	Record by: Ojas P, Gauri J				
	Review by: Neera Adarkar				
	Internal: As above				
	External: As above				
	Photo Ref.: T-III-B:\Ward B\ Dongri Police Station				
1.0	Denomination				
1.1	Name of Premises		Dongri Police Station		
1.2	Earlier Name		Not applicable		
1.3	Built in		Early 20 th Century	Extension Date (if any)	Not applicable
2.0	Access				
2.1	Main		Dr. Meisheri Road (Chinchbunder Road)		
2.2	Subsidiary		Nowroji Hill Road No, 11		
3.0	Ownership Pattern				
3.1	Present		Maharashtra Police		
3.2	Past		Maharashtra Police		
3.3	Status		Government		
4.0	Use				
4.1	Present		Police Station		
4.2	Past		Police Station		
4.3	Usage		Regular public use		
5.0	Significance & Value Classification				
5.1	Townscape (Natural / Manmade)		Located on a corner plot along Dr. Meisheri Road (Chinch Bunder Road) and a narrow by lane, Nowroji Hill Road No, 11, west of Sandhurst Road Station (Central Railway)		
5.2	Architectural Description		Vernacular style building with a prominent semicircular arched verandah on ground floor and balcony with plain railing on the first floor. The building has a symmetrical façade marked by two proportionate Mangalore tiled wooden triangular sloping roofs. These elements create a vocabulary that represents a typology followed for Police stations built by British during the pre-independence period. Right above the entrance is the inscription of ‘Police Station’.		
5.3	Intrinsic		Most of the Police stations in the Island City are built in this typical vocabulary. Easily identified as a Police station in the collective memory of the citizens.		
5.4	Value Classification		A(arc), A(cul), B(des), B(uu), C(seh)	Recommended Grade	II B
6.0	Topography				
6.1	Floors		G + 1		
7.0	Construction				
7.1	Plinth		Black Basalt stone coursed masonry plinth		
7.2	Walls		Load bearing brick masonry wall		
7.3	Floor		Wooden joist flooring		

7.4	Stairs	Wooden dog legged staircase with plain railing		
7.5	Openings	Rectangular wooden framed glazed shutters		
7.6	Roofing	Sloping Mangalore tiled roof with wooden truss, plain eaves boards		
7.7	Articulation	Timer members in elevation, ground floor has grand arched portico, represents a typology of Police Station buildings of the colonial era.		
7.8	Finishes	Internally externally plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Black Basalt stone dressed masonry wall painted with oil paint, M.S. gate. Gate pillars have triangular pinnacles		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Large front open space, marginal 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 (No sagging or deflection observed)		
9.4	Stairs	Good (Recently repaired)		
9.5	Openings	Fair (Some wooden windows need refurbishing)		
9.6	Roofing	Good		
9.7	Articulation & Finishes	Good (Recently repainted)		
9.8	Services	Fair		
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 reserved for Police Station and Police quarters on proposed Development Plan (D.P.)		
12.0	Additional Notes / References / Documents Available	History: This neighbourhood, on the western side of Sandhurst Road station (Central Railway) was planned as a township by Bombay Improvement Trust during 1910 after the Nowroji hill was queried and the Dongri hill was decongested. The buildings were constructed during 1920 - 1935 The area, earlier a wasteland was leveled with roads, recreational spaces, schools, religious structures and building sites with similar plots. The height and facades along with the plot sizes were regularized by the Bombay Improvement Trust. Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai, Dwivedi, Mehrotra Bombay, The Cities Within Bombay 1995		

Dongri Police Station



Front elevation facing Dr. Meisheri Road (Chinch Bunder Road)



View of the Police Station building




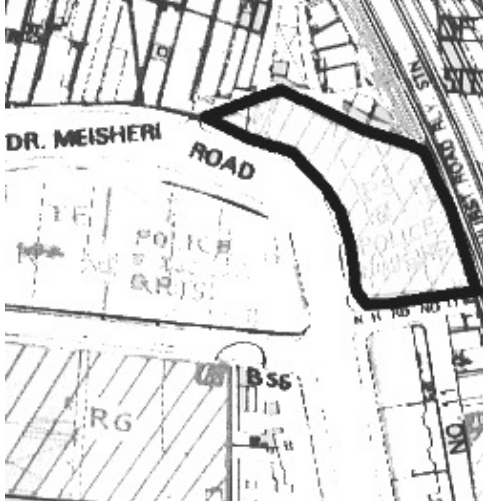
Front elevation showing Balcony and verandah detail



Detail of triangular pediment over the window on first floor



Detail of the bar tracery on balcony on first floor

	Common Ref. No.:				
	Card No.: B-17b				
	Ward (Part): B				
	CS No.: Not available				
	Plot Area: Not available				
	B U Area: Not available				
	Date: May 2005				
	Record by: Ojas P, Gauri J				
	Review by: Neera Adarkar				
	Internal: As above				
External: As above					
Photo Ref.: T-III-B:\Ward B\ Dongri Police Station Quarters					
1.0	Denomination				
1.1	Name of Premises		Dongri Police Station Quarters		
1.2	Earlier Name		Not applicable		
1.3	Built in		Early 20 th century	Extension Date (if any)	Not applicable
2.0	Access				
2.1	Main		Dr. Meisheri Road (Chinchbunder Road)		
2.2	Subsidiary		Nowroji Hill Road No, 11		
3.0	Ownership Pattern				
3.1	Present		Maharashtra Police		
3.2	Past		Maharashtra Police		
3.3	Status		Government		
4.0	Use				
4.1	Present		Police Station, Residential quarters		
4.2	Past		Police Station, Residential quarters		
4.3	Usage		Regular public and residential use		
5.0	Significance & Value Classification				
5.1	Townscape (Natural / Manmade)		Located on a corner plot along Dr. Meisheri Road (Chinch Bunder Road) and a narrow by lane, Nowroji Hill Road No, 11, west of Sandhurst Road Station (Central Railway)		
5.2	Architectural Description		The building follows a typology of Police quarters. The Vernacular style building consists of two projecting bays and a recessed corridor and verandah. The bay on left side has a semicircular plan whereas the bay towards right has a rectangular plan. The façade is adorned by the gable and motifs on the projecting bay. The conical roof over the circular bay, roof over the verandah and the projecting bay, together contribute to an interesting skyline		
5.3	Intrinsic		Most of the Police quarters in the Island City are built in this typical vocabulary. Easily identified as a Police station or Police quarters in the collective memory of the citizens.		
5.4	Value Classification		A(arc), A(cul), B(des), B(uu), C(seh)	Recommended Grade	II B
6.0	Topography				
6.1	Floors		G + 2		
7.0	Construction				
7.1	Plinth		Black Basalt stone coursed masonry plinth		
7.2	Walls		Load bearing brick masonry wall		
7.3	Floor		Wooden joist flooring		
7.4	Stairs		Wooden dog legged staircase with plain railing		

7.5	Openings	Rectangular wooden framed glazed shutters		
7.6	Roofing	Sloping Mangalore tiled roof with wooden truss, plain eaves boards		
7.7	Articulation	Timer members in elevation, ground floor has grand arched portico, represents a typology of Police Station buildings of the colonial era.		
7.8	Finishes	Internally externally plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Black Basalt stone dressed masonry wall painted with oil paint, M.S. gate. Gate pillars have triangular pinnacles		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Large front open space, marginal 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 (No sagging or deflection observed)		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Fair (Some wooden windows need refurbishing)		
9.6	Roofing	Good (Recently repaired)		
9.7	Articulation & Finishes	Good (Recently repainted)		
9.8	Services	Good (Recently repaired)		
9.9	Outbuildings	Good		
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 for Police Station and Police quarters on proposed Development Plan (D.P.)		
12.0	Additional Notes / References / Documents Available	History: This neighbourhood, on the western side of Sandhurst Road station (Central Railway) was planned as a township by Bombay Improvement Trust during 1910 after the Nowroji hill was queried and the Dongri hill was decongested. The buildings were constructed during 1920 - 1935 The area; earlier a wasteland was leveled with roads, recreational spaces, schools, religious structures and building sites with similar plots. The height and facades along with the plot sizes were regularized by the Bombay Improvement Trust. Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai, Dwivedi, Mehrotra Bombay, The Cities Within Bombay 1995		

Dongri Police Station Quarters



Front elevation facing Dr. Meisheri Road (Chinch Bunder Road)




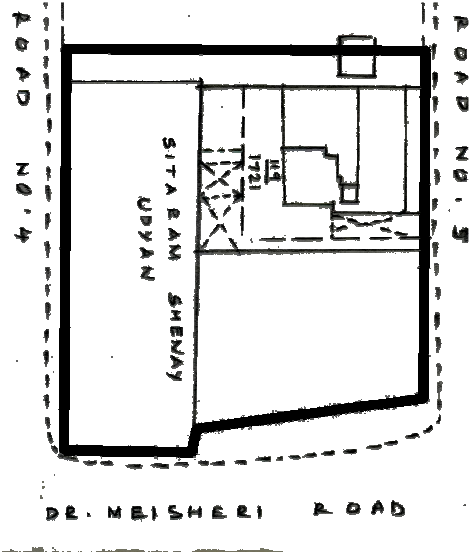
Detail of the recessed corridors with plain railing



Detail of the gable wall of the projecting bay



Semicircular projection along with the conical roof contribute to an interesting skyline

	Common Ref. No.:			
	Card No.: B-18			
	Ward (Part): B			
	CS No.: 119 / 1721			
	Plot Area: 980.00 sq.m			
	B U Area: Not available			
	Date: May 2005			
	Record by: Ojas P, Gauri J			
	Review by: Neera Adarkar			
	Internal: As above			
	External: As above			
	Photo Ref.: T-III-B:\Ward B\ Sitaram Shenoy Udyan			
				
1.0	Denomination			
1.1	Name of Premises	Sitaram Shenoy Udyan		
1.2	Earlier Name	Not applicable		
1.3	Built in	Early 20 th century	Extension Date (if any)	Not applicable
2.0	Access			
2.1	Main	Nowroji Hill Road No. 4		
2.2	Subsidiary	Nowroji Hill Road No. 5		
3.0	Ownership Pattern			
3.1	Present	Municipal Corporation of Greater Mumbai		
3.2	Past	Trustees for the Improvement of city of Bombay		
3.3	Status	Government		
4.0	Use			
4.1	Present	Recreation Ground		
4.2	Past	Recreation Ground		
4.3	Usage	Recreation ground (Regular use)		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	Large open space facing Nowroji Hill Road No. 9 and Nowroji Hill Road No. 7.		
5.2	Architectural Description	Open space with trees planted on periphery this open space is partly landscaped and partly paved areas. The maidan has a low height brick compound wall.		
5.3	Intrinsic	The plots in this area were laid not during 1910 when the Navroji hill was Quarried for the Bombay improvement Trust projects.		
5.4	Value Classification	J	Recommended Grade	II A
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 wall with plain M.S railing		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Watchman’s cabin, enclosed space at centre built		
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 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	Good		
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 for Recreational Ground on proposed Development Plan (D.P.)		
12.0	Additional Notes / References / Documents Available	History: This neighbourhood, on the western side of Sandhurst Road station (Central Railway) was planned as a township by Bombay Improvement Trust during 1910 after the Nowroji hill was queried and the Dongri hill was decongested. The buildings were constructed during 1920 - 1935 The area; earlier a wasteland was leveled with roads, recreational spaces, schools, religious structures and building sites with similar plots. The height and facades along with the plot sizes were regularized by the Bombay Improvement Trust. Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai, Dwivedi, Mehrotra Bombay, The Cities Within Bombay 1995		


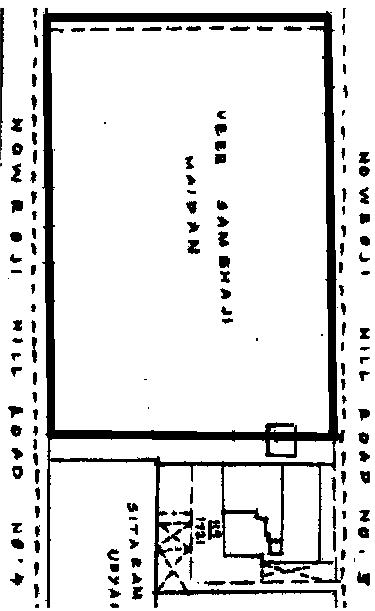
Sitaram Shenay Udyan



View of the park with large open space



Entrance from Navroji Hill Road No. 4

	Common Ref. No.:				
	Card No.: B-19				
	Ward (Part): B				
	CS No.: Not available				
	Plot Area: 3312.00sq.m				
	B U Area: Not available				
	Date: May 2005				
	Record by: Ojas P, Gauri J				
	Review by: Neera Adarkar				
	Internal: As above				
	External: As above				
	Photo Ref.: T-III-B:Ward B\ Veer Sambhaji Maidan				
1.0	Denomination				
1.1	Name of Premises		Veer Sambhaji 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		Nowroji Hill Road No. 5		
2.2	Subsidiary		Nowroji Hill Road No. 4		
3.0	Ownership Pattern				
3.1	Present		Municipal Corporation of Greater Mumbai		
3.2	Past		Trustees for the Improvement of city of Bombay		
3.3	Status		Government		
4.0	Use				
4.1	Present		Open space, playground		
4.2	Past		Open space, playground		
4.3	Usage		Regular Open space, playground use		
5.0	Significance & Value Classification				
5.1	Townscape (Natural / Manmade)		Open space near Sandhurst Road station along Navroji Hill Road No 5 next to St. Joseph Church and School		
5.2	Architectural Description		Open space with trees planted on periphery .this open space is partly landscaped and partly paved areas. The maidan has a low height brick compound wall.		
5.3	Intrinsic		The plots in this area were laid not during 1910 when the Navroji hill was Quarried for the Bombay improvement Trust projects.		
5.4	Value Classification		J	Recommended Grade	II A
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	Random rubble below brick wall above with M.S railing with Tudor flowers		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Large open ground		
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	Not applicable		
9.9	Outbuildings	Good		
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 demarcated as play ground on the proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	History: This neighbourhood, on the western side of Sandhurst Road station (Central Railway) was planned as a township by Bombay Improvement Trust during 1910 after the Nowroji hill was queried and the Dongri hill was decongested. The buildings were constructed during 1920 - 1935 The area; earlier a wasteland was leveled with roads, recreational spaces, schools, religious structures and building sites with similar plots. The height and facades along with the plot sizes were regularized by the Bombay Improvement Trust. Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai, Dwivedi, Mehrotra Bombay, The Cities Within Bombay 1995		

Veer Sambhaji Maidan



View from Navroji Hill Road No. 5




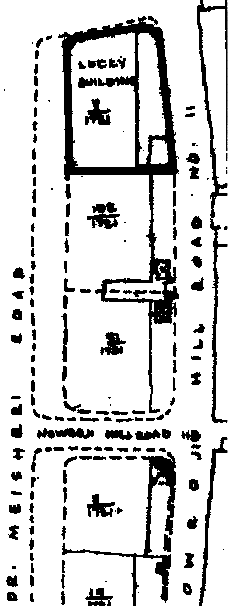
Large open space used as a playground



Large open space used as a playground



Trees planted on the inner side of compound wall

	Common Ref. No.:					
	Card No.: B-20					
	Ward (Part): B					
	CS No.: 7/ 1721					
	Plot Area: 510.87 sq.m					
	B U Area: 1040.00 sq.m					
	Date: May 2005					
	Record by: Ojas P, Swapnil B					
	Review by: Neera Adarkar					
	Internal: As above					
External: As above						
Photo Ref.: T-III-B:\Ward B\ Lucky Building						
						
		1.0 Denomination				
		1.1 Name of Premises		Lucky Building		
		1.2 Earlier Name		Fidvi Mansion		
		1.3 Built in		1920-1935	Extension Date (if any)	Not applicable
		2.0 Access				
		2.1 Main		Dr. Meisheri Road (Chinchbunder Road)		
		2.2 Subsidiary		Nowroji Hill Road No. 11		
		3.0 Ownership Pattern				
		3.1 Present		Bai Shirin Bai Peer Mohammad		
3.2 Past		Trustees Ali Mohammed Karimbhoy Peer Mohammed				
3.3 Status		Tenanted				
4.0 Use						
4.1 Present		Residential, Commercial				
4.2 Past		Residential, Commercial				
4.3 Usage		Frequent residential and commercial use				
5.0 Significance & Value Classification						
5.1 Townscape (Natural / Manmade)		Located on a corner of Dr. Meisheri Road near BIT (Bombay Improvement Trust) Chawls following the same height.				
5.2 Architectural Description		A large corner building with top floor replastered and Black Basalt stone cladding on lower two floors with some parts in plasters. Rich carvings, motifs, dentils, carved brackets for balustered balconies etc adorn the facade. Ground floor has a semicircular arch front now mostly hidden behind signboards.				
5.3 Intrinsic		The plots in this area were laid not during 1910 when the Navroji hill was Quarried for the Bombay improvement Trust projects.				
5.4 Value Classification		A(arc), B(per)	Recommended Grade	III		
6.0 Topography						
6.1 Floors		G + 3				
7.0 Construction						
7.1 Plinth		Dressed Black Basalt stone coursed masonry				
7.2 Walls		Load bearing brick walls, part facade cladded in Black Basalt stone				
7.3 Floor		Wooden joist flooring				
7.4 Stairs		Dog legged, wooden staircase with T.W. handrail and CI balusters				
7.5 Openings		Rectangular openings with wooden frames and glazed shutters on ground floor. Semicircular arched openings with wooden frames and glazed shutters.				

7.6	Roofing	Sloping roof with Mangalore tiles and timber trusses		
7.7	Articulation	Ground and above two floors cladded in Black Basalt stone Ashlar masonry. Plain cornice on first floor, dentils on carved cornice band on second floor level. Carvings around windows on the corner. Carved brackets for Balustered balconies. Semicircular arched facade on ground floor with projecting keystones. Architrave around arch on ground floor.		
7.8	Finishes	Black Basalt stone cladding externally on part facade otherwise plastered, painted internally and externally.		
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, 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 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	Fair (Sagging observed at some places)		
9.4	Stairs	Fair (Deflection observed at landings)		
9.5	Openings	Fair (Wooden members need maintenance)		
9.6	Roofing	Fair (Leakage at some places, fascia needs repairs)		
9.7	Articulation & Finishes	Fair (Plaster chipped off at some places)		
9.8	Services	Poor (Leakage of many pipes, Inspection chambers need repairs)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	Box grills added on ground floor. Facade hidden by signboards. Regulation of shop signboards required.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	Ground floor stone cladding painted added with MS sheet roofs. Tree growth on façade.		
11.0	DP Remarks / Perceived Threats	Demarcated as shop line on proposed Development Plan (D.P.)		
12.0	Additional Notes / References / Documents Available	History: This neighbourhood, on the western side of Sandhurst Road station (Central Railway) was planned as a township by Bombay Improvement Trust during 1910 after the Nowroji hill was queried and the Dongri hill was decongested. The buildings were constructed during 1920 - 1935 The area; earlier a wasteland was leveled with roads, recreational spaces, schools, religious structures and building sites with similar plots. The height and facades along with the plot sizes were regularized by the Bombay Improvement Trust. Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai, Dwivedi, Mehrotra Bombay, The Cities Within Bombay 1995		

Lucky Building



View along the corner


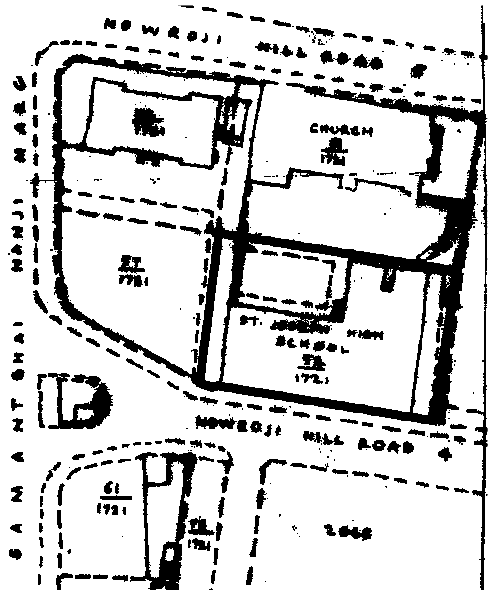


Ground floor arched front hidden behind the signboards of shops



Pilasters and carved cornice band at the corner of the building

Right side elevation not visible due to proximity of adjoining structures

		Common Ref. No.:			
		Card No.: B-21			
		Ward (Part): B			
		CS No.: 51 / 1721, 52 / 1721			
		Plot Area: 1800.00 sq.m			
		B U Area: 1456.00 sq.m			
		Date: May 2005			
		Record by: Ojas P, Gauri J			
		Review by: Neera Adarkar			
		Internal: As above			
External: As above					
Photo Ref.:		T-III-B:\Ward B\ St. Joseph Church and School			
1.0	Denomination				
1.1	Name of Premises		St. Joseph Church and School		
1.2	Earlier Name		Not applicable		
1.3	Built in		1930	Extension Date (if any)	Not applicable
2.0	Access				
2.1	Main		Nowroji Hill Road No. 5		
2.2	Subsidiary		Not applicable		
3.0	Ownership Pattern				
3.1	Present		Trustee Reverand Father Rodrigues		
3.2	Past		Trustee Reverand Father Rodrigues		
3.3	Status		Trust		
4.0	Use				
4.1	Present		Institutional		
4.2	Past		Institutional		
4.3	Usage		Regular Institutional use		
5.0	Significance & Value Classification				
5.1	Townscape (Natural / Manmade)		Located in Umerkhadi near Sandhurst Railway Station the structure faces Nawroji Hill No 5.The plots in this area were laid out in late 19 th century after the breaking of Navroji Hill.		
5.2	Architectural Description		Grand structure built in Malad stone Ashlar masonry having the influence of Neo Classical and Indo Sarcenic architecture style. The façade is characterized by a high gable wall with semi circular arches openings in series with a circular window on top and two octagonal towers on sides with semicircular arched windows and cornices Semicircular arched openings on Ground floor with arch supported by circular pilasters and decorative floral carvings at spandrel position. Pediment entrance double door with coffers on the underside. Has Cornice band at all floor levels. Narrow windows with projecting sill louvered semicircular windows on top floor. Moldings (architrave) around semicircular arches.		
5.3	Intrinsic		Church built for the Catholic community arrived from Uran during the Mid 19 th century. The church is located in a large neighbourhood of the Islamic population.		
5.4	Value Classification		A(arc), B(des), C(seh), E		Recommended Grade II B
6.0	Topography				
6.1	Floors		G + 1		
7.0	Construction				
7.1	Plinth		Malad stone coursed plinth		

7.2	Walls	External walls in Malad stone coursed masonry, internal walls in brick		
7.3	Floor	Access denied		
7.4	Stairs	Access denied		
7.5	Openings	Semicircular arched openings with wooden frames and glazed shutters. Circular openings on 1 st floor.		
7.6	Roofing	Sloping roof with Mangalore tiles and timber truss		
7.7	Articulation	Semicircular arched openings on ground floor with arch supported by circular pilasters and decorative floral carvings at spandril position. Pedimented entrance double door with coffers on the underside. Circular openings on 1 st floor. G + 3 part (corner) of the structure which is highly decorative. Has cornice band at all floor levels. Narrow windows with projecting sill louvered semicircular windows on top floor. Mouldings (architrave) around semicircular arches. Octagonal tower like structure with sloping Mangalore tiled roof.		
7.8	Finishes	Malad stone cladding externally, plastered and painted internally		
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)	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	Access denied		
9.4	Stairs	Access denied		
9.5	Openings	Good (Well maintained)		
9.6	Roofing	Good (Recently repaired)		
9.7	Articulation & Finishes	Good (Recently repaired)		
9.8	Services	Good		
9.9	Outbuildings	Good (Maintained clean)		
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 Secondary School on proposed Development Plan(D.P.)		

12.0	Additional Notes / References / Documents Available	<p>Notes: Detailed photography, internal photography and access denied</p> <p>History: The Saint Joseph Chapel was constructed in 1853 at Umerkhadi near the Sandhurst Road station on the land donated by Anne Mary Da Gama Silva. The Chapel was mainly built for the large number of catholic families converted from Koli and Agri communities from Uran. The Chapel proved to be insufficient for Church was constructed in 1930 by the famous architects of that time m/s Bedwar and Bedwar.</p> <p>This neighbourhood, on the western side of Sandhurst Road station (Central Railway) was planned as a township by Bombay Improvement Trust during 1910 after the Nowroji hill was queried and the Dongri hill was decongested. The buildings were constructed during 1920 - 1935 The area; earlier a wasteland was leveled with roads, recreational spaces, schools, religious structures and building sites with similar plots. The height and façades along with the plot sizes were regularized by the Bombay Improvement Trust.</p> <p>Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai, Dwivedi, Mehrotra Bombay, The Cities Within Bombay 1995</p> <p>Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai</p>
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St. Joseph Church and School



Front view of the church building



Road side view of the school building



Detail of the semicircular arched windows on the school building façade



Detail of the gable wall with toothings and Mangalore tiled sloping roof



Detail of the circular opening



Composed façade of the church building with pediment at entrance, semicircular arched slender windows with a Mangalore tiled roof



Detail of pediment at entrance


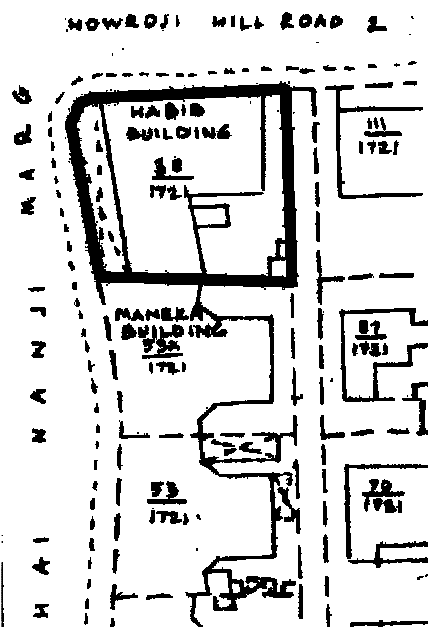


Detail of the tower with toothings and cornice bands



Detail of the octagonal tower with louvered windows

Detailed photography, internal photography and access denied

	Common Ref. No.:		
	Card No.: B-22		
	Ward (Part): B		
	CS No.: 38 / 1721		
	Plot Area: 598.67 sq.m		
	B U Area: 1836.00 sq.m		
	Date: May, 2005		
	Record by: Ojas P, Gauri J		
	Review by: Neera Adarkar		
	Internal: As above		
External: As above			
Photo Ref.: T-III-B:Ward B\ Habib Hospital			
			
1.0	Denomination		
1.1	Name of Premises	Habib Hospital	
1.2	Earlier Name	Not applicable	
1.3	Built in	1926	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Samantbhai Nanji Marg (Dongri Street)	
2.2	Subsidiary	Nowroji Hill Road No. 2	
3.0	Ownership Pattern		
3.1	Present	Ashraf Dharamse, Habibbhai Hussainali Kasum Mitha	
3.2	Past	Yusufbhai Kasam Mitha, Ibrahim Nowrozari, Rajabali P.Ebrahim,Salimbhai Haji Mohammad, Rasool Abdulla Rangoonwala	
3.3	Status	Trust	
4.0	Use		
4.1	Present	Hospital, public	
4.2	Past	Hospital, public	
4.3	Usage	Regular public use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on a corner plot at a junction Samanthbhai Nanji Road (Dongri Street) and a small internal road, Nowroji Hill Road No. 2.	
5.2	Architectural Description	Corner building with a strong builtform folloing the road curve at junction. The building has a neatly laid out façade with a strong influence of Art Deco architectural style. The basalt stone ashlar masonry grants strength to structure. Cornice bands at floor levels, dentils, window pediments and decorative consulates along with the projecting chajjas above windows on the rounded corner of the building supported by decorative brackets adorn the façade. The structure follows the general height lines of the Streetfront.	
5.3	Intrinsic	The plots in this area were laid not during 1910 when the Navroji hill was Quarried for the Bombay improvement Trust projects.	
5.4	Value Classification	A(arc), B(des), E, I(sce)	Recommended Grade II B
6.0	Topography		
6.1	Floors	G + 5	
7.0	Construction		
7.1	Plinth	Plastered P.C.C. Plinth	
7.2	Walls	Black Basalt stone ashlar masonry wall externally, composite brick masonry internally	
7.3	Floor	R.C.C. floor slab	

7.4	Stairs	R.C.C. dog legged staircase with plain railing		
7.5	Openings	Rectangular openings with wooden frames and glazed shutters		
7.6	Roofing	Flat roof terrace		
7.7	Articulation	Cornice band on 5 th floor level with Dentils and decorative motif around it. Date inscribed on the corner.		
7.8	Finishes	Black Basalt stone cladding, Malad stone cladding at some places		
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, 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 (No sagging or deflection observed)		
9.4	Stairs	Good (Well maintained)		
9.5	Openings	Good (Well maintained)		
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	Window air-conditioning units at some places.		
10.2	Structure	Part top floor added subsequently.		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Plot reserved for Hospital on proposed Development Plan (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

Habib Hospital



View of the hospital building at junction




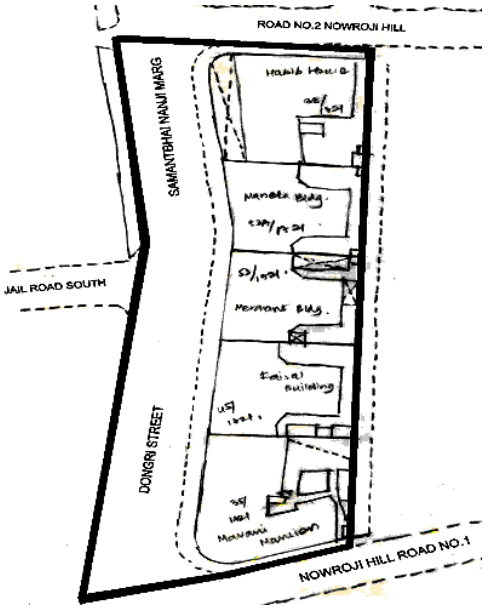
Black Basalt stone masonry and a strong builtform grant grandeur to this corner building



Detail of corner



Date inscription at the corner

	Common Ref. No.:			
	Card No.: B-23			
	Ward (Part): B			
	CS No.: 38/1721, 53A/1721, 45/1721, 35/1721			
	Plot Area: Not available			
	B U Area: Not available			
	Date: May, 2005			
	Record by: Ojas P, Gauri J			
	Review by: Neera Adarkar			
	Internal: As above			
External: As above				
Photo Ref.: T-III-B:\Ward B\ Samanthbhai Nanji Road front (Dongri Street front)				
				
1.0	Denomination			
1.1	Name of Premises	Samanthbhai Nanji Road front (Dongri Street front)		
1.2	Earlier Name	Not applicable		
1.3	Built in	1928-1930	Extension Date (if any)	Not applicable
2.0	Access			
2.1	Main	Samantbhai Nanji Marg (Dongri Street)		
2.2	Subsidiary	Sardar Vallabhbhai Patel Road (Sandhurst Road)		
3.0	Ownership Pattern			
3.1	Present	Asraf Dharamse, Habibbhai Hussamalik Kasam Mitha		
3.2	Past	Yusufbhai Kasam Mitha, Ibrahim Nawrozari, Pajabli P. Erbahim, Salimbhai Haji Mohan, Rasool Abdullah Rangonwala		
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)	An important street front with respect to Dongri, on the western side of Sandhurst Road Railway station (Central Railway). The township with amenities was laid out by the Bombay improvement Trust around 1910.		
5.2	Architectural Description	Buildings in the Streetfront follow Vernacular vocabulary for construction. This Streetfront features buildings with Vernacular character clad in Malad stone. A balcony is provided to every tenement on two upper floors of these G + 4 buildings facing the road. Plain rectangular windows with architraves, projecting balconies, similar façade character grant a uniform skyline and sightline to this Roadfront.		
5.3	Intrinsic	The plots in this area were laid out during 1910 when the Navroji hill was quarried for the Bombay improvement Trust projects.		
5.4	Value Classification	A(arc), B(per), G(grp), I(sce)	Recommended Grade	III
6.0	Topography			
6.1	Floors	G + 3		
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	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	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	Box grills, commercial signage added.		
10.2	Structure	M.S I sections added to supporting balconies.		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Demarcated as shop line on proposed Development Plan (D.P.)		
12.0	Additional Notes / References / Documents Available	History: This neighbourhood, on the western side of Sandhurst Road station (Central Railway) was planned as a township by Bombay Improvement Trust during 1910 after the Nowroji hill was queried and the Dongri hill was decongested. The buildings were constructed during 1920 - 1935 The area; earlier a wasteland was leveled with roads, recreational spaces, schools, religious structures and building sites with similar plots. The height and facades along with the plot sizes were regularized by the Bombay Improvement Trust. Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai, Dwivedi, Mehrotra Bombay, The Cities Within Bombay 1995		

Samanthbhai Nanji Road front (Dongri Street front)



Similar facades along with regular heights form an avenue




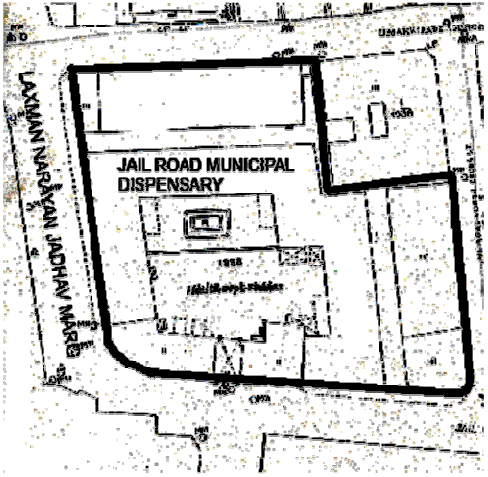
Buildings on corner



The façade of buildings is characterized by balcony projections and rectangular windows



Details of balconies facing Samathbhai Nanji Marg (Dongri Street)

	Common Ref. No.:
	Card No.: B-24
	Ward (Part): B
	CS No.: 1938
	Plot Area: 3197.35 sq.m
	B U Area: Not available
	Date: May 2005
	Record by: Ojas P, Gauri J
	Review by: Neera Adarkar
	Internal: As above
	External: As above
	Photo Ref.: T-III-B:\Ward B\ Jail Road Municipal Dispensary
	

1.0	Denomination			
1.1	Name of Premises	Jail Road Municipal Dispensary		
1.2	Earlier Name	Not applicable		
1.3	Built in	Mid 19 th century	Extension Date (if any)	Not applicable
2.0	Access			
2.1	Main	Laxman Narayan Jadhav Marg (Jail Road)		
2.2	Subsidiary	Asha Sadan Road		
3.0	Ownership Pattern			
3.1	Present	The Municipal Corporation for the City of Bombay		
3.2	Past	The Municipal Corporation for the City of Bombay		
3.3	Status	Government		
4.0	Use			
4.1	Present	Dispensary, Public		
4.2	Past	Dispensary ,Public		
4.3	Usage	Dispensary (Frequent public use)		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	A significant building located very close to Asha Sadan Remand Home on junction of Laxman Narayan Jadhav Road (Jail Road) and Asha Sadan Road.		
5.2	Architectural Description	Stark Malad stone structure with horizontal character and vocabulary of mid 19 th century stone buildings plain gable wall above the entrance. Malad stone cladding for facade. Projecting floor band on 1 st floor level. Semicircular arched openings highlighted with plaster band on both the floors. Entrance bay has segmental arch above. First floor above entrance has a set of three narrow semicircular arched windows with plain keystone and pediment like projection with dentils. The building is characterized by a central court.		
5.3	Intrinsic	Located on a corner plot. Significant building in the area due to its style.		
5.4	Value Classification	A(arc), B(per), C(seh)	Recommended Grade	II B
6.0	Topography			
6.1	Floors	G + 1		
7.0	Construction			
7.1	Plinth	Black Basalt stone coursed masonry plinth		
7.2	Walls	External walls in Malad stone coursed masonry, internal walls in load bearing brick masonry		

7.3	Floor	Brick jack arch flooring		
7.4	Stairs	Dog legged timber staircase		
7.5	Openings	Semicircular openings with wooden frames and glazed shutters		
7.6	Roofing	Sloping roof with Mangalore tiles		
7.7	Articulation	Semicircular arched openings. Plain gable wall with pediments etc. Projection with dentils above.		
7.8	Finishes	Malad stone cladding externally, internally plastered and painted		
7.9	Interiors (Movable & Immovable)	No interiors of Heritage value.		
7.10	Compound / Fence / Gate	Black Basalt stone coursed masonry wall		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Central open courtyard paved with Shahabad tiles		
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 (Dampness observed at some places)		
9.2	Walls	Fair (External walls attacked by moss, Tree growth on walls)		
9.3	Floor	Poor (Wooden members need maintenance)		
9.4	Stairs	Poor (Shows deflection)		
9.5	Openings	Fair (Window panels replaced by tin sheets)		
9.6	Roofing	Poor (Wooden members need maintenance, tiles need replacement)		
9.7	Articulation & Finishes	Fair (Some portion replastered)		
9.8	Services	Poor (Breaking of pips has resulted leakage on façade)		
9.9	Outbuildings	Poor (Needs a cleanup)		
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 demarcated for Municipal Hospital on proposed Development Plan(D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

Jail Road Municipal Dispensary



Front elevation



Façade is adorned by a series of semicircular arched windows and a central triangular pediment with entrance



View of the curved corner along the junction




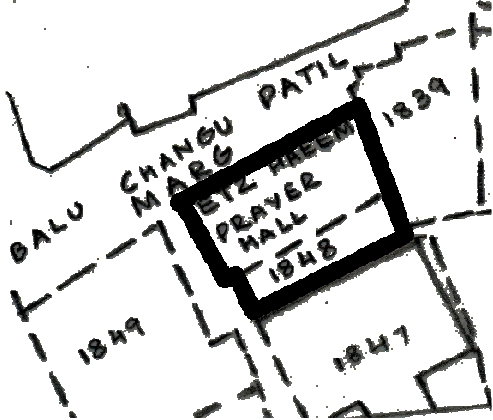
Side elevation



Stark façade is characterized by its form and sprawling nature



Detail of the entrance with segmental arched cutout

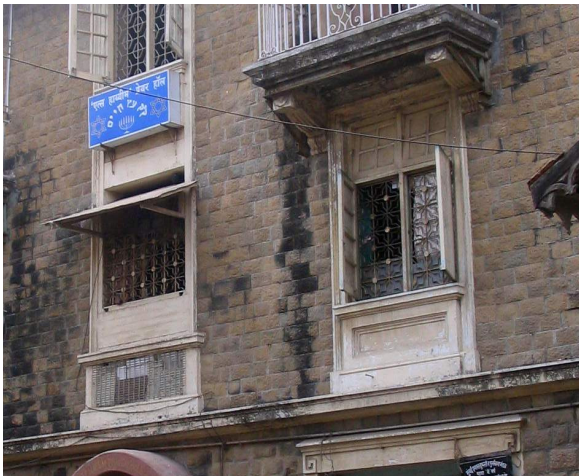
	Common Ref. No.:			
	Card No.: B-25			
	Ward (Part): B			
	CS No.: 1848			
	Plot Area: 102.66 sq.m			
	B U Area: 294.00 sq.m			
	Date: May, 2005			
	Record by: Ojas P, Gauri J			
	Review by: Neera Adarkar			
	Internal: As above			
External: As above				
Photo Ref.: T-III-B:Ward B\ Etz Hassan Building				
1.0	Denomination			
1.1	Name of Premises	Etz Hassan Building		
1.2	Earlier Name	Not applicable		
1.3	Built in	1888	Extension Date (if any)	Not applicable
2.0	Access			
2.1	Main	Balu Changu Patil Marg (Umerkhadi Road)		
2.2	Subsidiary	Not applicable		
3.0	Ownership Pattern			
3.1	Present	Alfred Joseph Julias Vaz.		
3.2	Past	Trustee of Church of N.S.D, John Hectar Joseph Vaz		
3.3	Status	Trust		
4.0	Use			
4.1	Present	Prayer Hall		
4.2	Past	Prayer Hall		
4.3	Usage	Frequent prayer hall use		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	Located in a small scaled neighborhoods with narrow streets in Dongri.		
5.2	Architectural Description	Accessed by timber staircase, the prayer hall is square in plan with the Sefer Torah housed in a wooden cupboard. The timber truss roofing with Mangalore tile covers the entire structure. A small office is housed in the room besides the sanctuary.		
5.3	Intrinsic	Belongs to the Jewish religion, this prayer hall was founded by Kehimkar, a prominent member of the Jewish community.		
5.4	Value Classification	A(arc), B(per), A(his), E, F	Recommended Grade	II A
6.0	Topography			
6.1	Floors	G + 2		
7.0	Construction			
7.1	Plinth	Black Basalt stone coursed masonry		
7.2	Walls	Load bearing brick walls, external walls clad in Malad stone.		
7.3	Floor	M.S. and Wooden joist flooring, Shahabad tiles		
7.4	Stairs	Wooden cladding on R.C.C. Open well staircase		
7.5	Openings	Rectangular openings with wooden frames and glazed shutters		
7.6	Roofing	Sloping roof with Mangalore tiles		

7.7	Articulation	Projecting floor band on 1 st floor. Plain architraves around windows. Decorative R.C.C. brackets supporting chajjas over windows on 1 st floor.		
7.8	Finishes	Malad stone cladding on facade		
7.9	Interiors (Movable & Immovable)	The sanctuary space is filled with wooden benches and a few glass lanterns brought from Belgium.		
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	Fair (No settlement or cracks observed)		
9.2	Walls	Good (Well maintained)		
9.3	Floor	Good (No sagging or deflection observed)		
9.4	Stairs	Good (Well maintained)		
9.5	Openings	Fair (Malad stone cladding attacked by Moss)		
9.6	Roofing	Fair (Malad stone cladding attacked by Moss)		
9.7	Articulation & Finishes	Fair (Some pipes need repairs)		
9.8	Services	Fair		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	Box grills added. MS brackets added later to support chajjas.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	Entrance cladded with Kota.		
11.0	DP Remarks / Perceived Threats	None		
12.0	Additional Notes / References / Documents Available	Notes: Interior photography denied. History: The Etz Hassan is a modest prayer hall is located on the second floor of the Etz Hassan building. The prayer hall was founded by Kehimkar. Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

Etz Hasan Prayer Hall


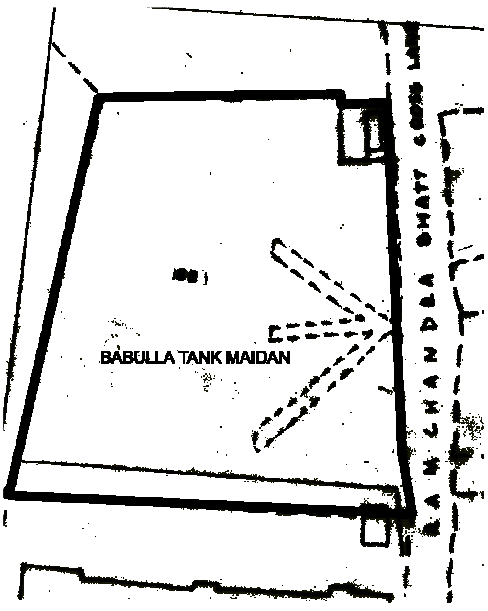


Front elevation




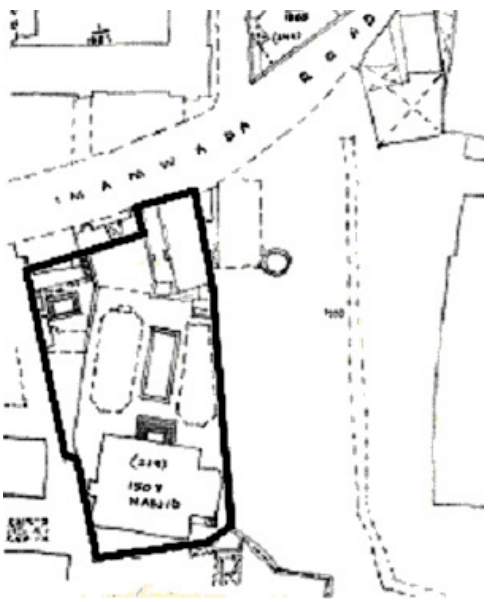
Detail of motifs below windows

Right side elevation and left side elevation not visible due to proximity of adjoining structures, Interior photography denied

	Common Ref. No.:			
	Card No.: B-26			
	Ward (Part): B			
	CS No.: 1881			
	Plot Area: 12541.25 sq.m			
	B U Area: Not available			
	Date: May 2005			
	Record by: Ojas P, Gauri J			
	Review by: Neera Adarkar			
	Internal: As above			
	External: As above			
	Photo Ref.: T-III-B:Ward B\ Babulla Tank Maidan			

1.0	Denomination				
1.1	Name of Premises		Babulla Tank Maidan		
1.2	Earlier Name		Not applicable		
1.3	Built in		Early 20 th century	Extension Date (if any)	Not applicable
2.0	Access				
2.1	Main		Babulla Tank Cross Lane		
2.2	Subsidiary		Not applicable		
3.0	Ownership Pattern				
3.1	Present		Municipal Corporation of Greater Mumbai		
3.2	Past		The Bombay Municipal Corporation (Municipal Sweepers Quarters, etc), (Part of Reclaimed Land from Babulla Tank)		
3.3	Status		Government		
4.0	Use				
4.1	Present		Playground, Recreational		
4.2	Past		Lake		
4.3	Usage		Regular public use		
5.0	Significance & Value Classification				
5.1	Townscape (Natural / Manmade)		A small maidan abutting Babulla Tank Cross Lane, the only open space in a congested area.		
5.2	Architectural Description		A large open space with a few trees planted on the periphery. Used as a public playground.		
5.3	Intrinsic		One of the many ‘maiden’(playground)in the island city which come into being as a result of reclamation of the water tanks which existed earlier		
5.4	Value Classification		J	Recommended Grade	II A
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	Plastered R.C.C. wall with M.S fencing above		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Huge unpaved 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	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	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 demarcated for play 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		

	Common Ref. No.:	
	Card No.: B-27	
	Ward (Part): B	
	CS No.: 1507	
	Plot Area: 2757.54 sq.m	
	B U Area: Not available	
	Date: June, 2005	
	Record by: Ojas P, Gauri J	
	Review by: Neera Adarkar	
	Internal: As above	
	External: As above	
	Photo Ref.: T-III-B:Ward B\ Mughal Masjid	

1.0	Denomination			
1.1	Name of Premises	Mughal Masjid		
1.2	Earlier Name	Not applicable		
1.3	Built in	1852	Extension Date (if any)	Not applicable
2.0	Access			
2.1	Main	Imamwada Road		
2.2	Subsidiary	Not applicable		
3.0	Ownership Pattern			
3.1	Present	Mahomed Hussein Sheraji Haji		
3.2	Past	Mahomed Hussein Sheraji Haji		
3.3	Status	Trust		
4.0	Use			
4.1	Present	Religious, Place of worship		
4.2	Past	Religious, Place of worship		
4.3	Usage	Regular religious use		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	Located on a large rectangular plot on Imamwada Road with the structure set back from the street with a gate on front and large open space in front and a water body.		
5.2	Architectural Description	Ground floor structure with a huge open space in front with landscaped garden and a water fountain. It has a verandah in front and a forayer hall inside. Porch supported on slender circular columns, along with small pinnacles at equal intervals adorn the façade. It has a Mangalore tiled sloping roof with wooden structural members. The landscape has delicately carved marble benches and fountains. The premises are entered through an ornamental gateway with equilateral point arch and wooden gate. There are two towers on either sides of the gate with chhatris above.		
5.3	Intrinsic	Mosque belonging to the Siya Mislīm Community migrated from Iran. One of the important religious sites in the city.		
5.4	Value Classification	A(arc), A(cul), B(des), B(per), C(seh), E, I(sce), J	Recommended Grade	II A
6.0	Topography			
6.1	Floors	Ground floor		
7.0	Construction			
7.1	Plinth	Black Basalt stone coursed masonry		
7.2	Walls	Load bearing brick walls		
7.3	Floor	Black Basalt stone flooring		

7.4	Stairs	External M.S. staircase for maintenance purpose		
7.5	Openings	Arched and rectangular glazed windows		
7.6	Roofing	Mangalore tiled pitched roof with timber truss		
7.7	Articulation	Circular pillars for the entrance with a verandah in front, gate has two towers with pinnacles on two sides		
7.8	Finishes	Plaster painted from inside, glazed small ceramic tiles from outside		
7.9	Interiors (Movable & Immovable)	Old shrine with wooden pillars and wooden cladding		
7.10	Compound / Fence / Gate	Gate has an entrance arch totally cladded in small glazed blue colored tiles with towers on the two sides which have pinnacle above.		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Huge paved open space in centre with a water body and an old water fountain in Marble.		
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	Excellent (No settlement or cracks observed)		
9.2	Walls	Excellent (Recently cladded)		
9.3	Floor	Good		
9.4	Stairs	Good		
9.5	Openings	Good (Recently repaired)		
9.6	Roofing	Fair (No leakage or breaking of Mangalore tiles observed)		
9.7	Articulation & Finishes	Excellent (Recently cladded)		
9.8	Services	Good (Well maintained)		
9.9	Outbuildings	Excellent		
9.10	Overall condition	Excellent	Maintenance level	Excellent
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	Recently cladded in small blue colored ceramic tiles.		
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		

Mughal Masjid



View of the gate cladded in mosaic tiles



View of the modest front façade, part of the Masjid



View of the gate from inside



View of the Masjid and the lake from the central open space



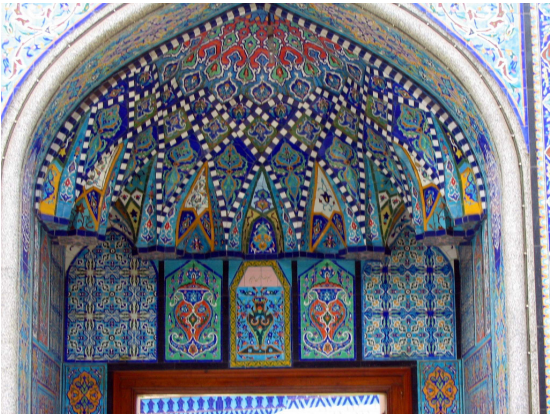
Internal view of the shrine



Old marble bench in the premises



Inscriptions in the Iranian script



View of the entrance arch, now cladded in mosaic tiles

Mughal Masjid



View of the premises from verandah



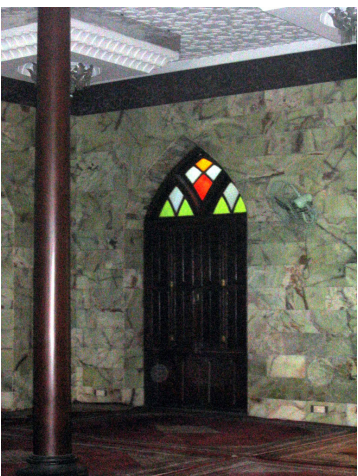
Two towers on either side of the entrance gate




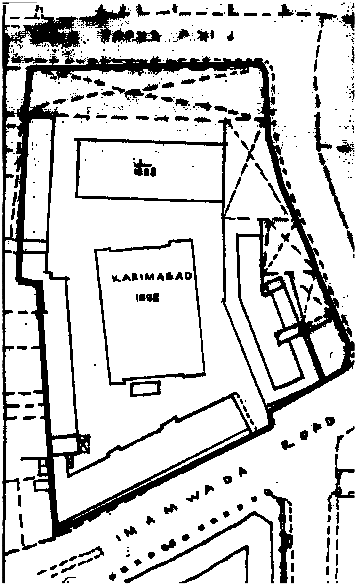
View of the premises from main wooden gate



View of the Masjid verandah



Internal view, walls now clad in marble

	Common Ref. No.:				
	Card No.: B-28				
	Ward (Part): B				
	CS No.: 1888				
	Plot Area: 1514.22 sq.m				
	B U Area: 4542.66 sq.m				
	Date: May, 2005				
	Record by: Ojas P, Gauri J				
	Review by: Neera Adarkar				
	Internal: As above				
	External: As above				
	Photo Ref.: T-III-B:Ward B\ Karimabad				
1.0	Denomination				
1.1	Name of Premises	Karimabad			
1.2	Earlier Name	Not applicable			
1.3	Built in	Early 20 th century	Extension Date (if any)	Not applicable	
2.0	Access				
2.1	Main	Imamwada Road			
2.2	Subsidiary	Piru Lane			
3.0	Ownership Pattern				
3.1	Present	Ali Mohamed Yusuf Khandwani (Fazandar for N.S.no.3665)			
3.2	Past	Foundation Aga Khan (Holder)			
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)	A large complex of residential surrounding a located on a plot covered on all sides by buildings of same scale. Religious building located in the central space abutting a minor road.			
5.2	Architectural Description	A complex of residential buildings constructed around central space where Jamatkhana is built. The elongated buildings along the periphery depict the typology of public housing used during early 20 th century by Bombay Improvement Trust (B.I.T) in its chawls. The buildings have features like cornice band at every floor level, rectangular double windows, semicircular arched openings for verandah. The structures have Mangalore tiled roofs.			
5.3	Intrinsic	Community housing constructed for the 'Khojas.' The township was constructed along with Jamatkhana to provide housing and religious facilities to the growing population of Khojas in Immamwada.			
5.4	Value Classification	A(arc), B(per), C(seh)	Recommended Grade	III	
6.0	Topography				
6.1	Floors	G + 3			
7.0	Construction				
7.1	Plinth	Black Basalt stone coursed masonry			
7.2	Walls	Load bearing brick walls			
7.3	Floor	R.C.C. floor slab			

7.4	Stairs	Open well wooden staircase with decorative wooden balusters and Newel posts		
7.5	Openings	Rectangular openings with wooden frames and double shutters		
7.6	Roofing	Sloping roof with Gable ends		
7.7	Articulation	Cornice bands at every floor level, semicircular arched openings with concrete balusters		
7.8	Finishes	Malad stone cladded building and internally cement plastered and painted.		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	No compound wall, buildings on periphery. Semi circular arched opening with balusters.		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Concrete 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)	Not provided		
9.0	Condition			
9.1	Plinth	Fair (No settlement observed, cracks observed at some places)		
9.2	Walls	Fair (Dampness observed near toilet walls)		
9.3	Floor	Fair (Deflection observed at some places)		
9.4	Stairs	Poor (Wooden members need maintenance)		
9.5	Openings	Fair (Some windows broken, some windows replaced by Aluminum)		
9.6	Roofing	Poor(Leakage observed, Mangalore tiles need replacement)		
9.7	Articulation & Finishes	Poor (Plaster chipped off at many places)		
9.8	Services	Poor (leakage form in down take pipes, roof gutters need repairs)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Poor	Maintenance level	Good
10.0	Transformation			
10.1	Form	M.S. Chajjas added, balconies enclosed by aluminum windows.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	Replastering done at some places.		
11.0	DP Remarks / Perceived Threats		None	
12.0	Additional Notes / References / Documents Available		History: The area was earlier known as Kandi Mohalla as this was the market for grass earlier. The premises belong to Shia Imami Ismaili sect, the followers of Aga Khan, known globally as Khojas. Aga Khan was an Imam when arrived in India. The Imams thereafter were granted ‘Aga Khan’ degree. The present Imam, Karim Aga Khan is forty nineth Imam. Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai Ranade, Pheroze and Ranade, Rashmi – Mahima Mumbaicha – Mumbai December 2004	

Karimabad



View of the gate facing Imamwada Raod



Elevation of the residential buildings around the centrally located Karimabad Khoja Jamathkhana




Vernacular settlements of the Khoja community

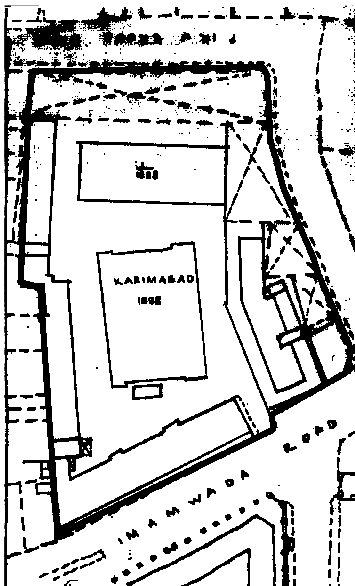


View of the building on the eastern boundary



View of the Jamatkhana located centrally

	Common Ref. No.:	
	Card No.: B-28a	
	Ward (Part): B	
	CS No.: 1888	
	Plot Area: 1514.22 sq.m	
	B U Area: 4542.66 sq.m	
	Date: June, 2005	
	Record by: Ojas P, Gauri J	
	Review by: Neera Adarkar	
	Internal: As above	
	External: As above	
	Photo Ref.: T-III-B:\Ward B\ Karimabad Khoja Jamat Khana	


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1.0	Denomination			
1.1	Name of Premises	Karimabad Khoja Jamat Khana		
1.2	Earlier Name	Not applicable		
1.3	Built in	1921	Extension Date (if any)	Not applicable
2.0	Access			
2.1	Main	Imamwada Road		
2.2	Subsidiary	Not applicable		
3.0	Ownership Pattern			
3.1	Present	Ali Mohamed Yusuf Khandwani (Fazandar for N.S.no.3665)		
3.2	Past	Foundation Aga Khan (Holder)		
3.3	Status	Trust		
4.0	Use			
4.1	Present	Religious, Place of worship		
4.2	Past	Religious, Place of worship		
4.3	Usage	Regular religious use		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	Located in center of the plot with G + 2, G + 3 residential buildings built for the Khoja Community around. The structure can not be seen completely due to little space around and the plot is accessed through a gate located in between the buildings.		
5.2	Architectural Description	Malad stone cladded grand building built in Neo Classical style. The building has a strong built form with vertical grooved pilasters, Corinthian capitals, large rectangular windows, motifs below windows. It has a symmetrical planning and has a Mangalore tiled sloping roof. Ground floor ahs recessed verandah with semi circular arches and stucco work. Play of strong Malad stone façade and white plastered details add to the beauty of structure.		
5.3	Intrinsic	The Jamatkhana belongs to Shia Imami Ismaili sect, the followers of Aga Khan, known globally as Khojas.		
5.4	Value Classification	A(arc), A(cul), B(des), B(per), C(seh), E, I(sce),J	Recommended Grade	II B
6.0	Topography			
6.1	Floors	G + 3		
7.0	Construction			
7.1	Plinth	Malad stone cladded coursed plinth		
7.2	Walls	Malad stone ashlar masonry		
7.3	Floor	Wooden joist floor		

7.4	Stairs	Wooden open well staircase with decorative balusters and handrail		
7.5	Openings	Semicircular arched openings, rectangular wooden glazed shutter		
7.6	Roofing	Mangalore tiled sloping roof with Timber truss		
7.7	Articulation	Huge Mangalore tiled sloping roof above. The building exhibits a Victorian gothic character with its grand vertical grooved circular pillars, semicircular arched verandah on ground floor, rectangular fully glazed tall windows and the cornice bands at floor levels with stucco work at some places.		
7.8	Finishes	Malad stone coursed masonry from outside, plaster painted from inside		
7.9	Interiors (Movable & Immovable)	Old shrine and lavish prayer halls inside		
7.10	Compound / Fence / Gate	Arched entrance gate with semicircular arched opening and clock with balustrades		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Unpaved open space around		
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	Excellent (Well Maintained)		
9.2	Walls	Excellent (Recently restored)		
9.3	Floor	Good (No sagging observed)		
9.4	Stairs	Good (No deflection balustrades)		
9.5	Openings	Excellent (Well maintained)		
9.6	Roofing	Good (No leakage or breakage observed)		
9.7	Articulation & Finishes	Excellent (Recently restored)		
9.8	Services	Fair (Needs maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Excellent	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: The area was earlier known a s Kandi Mohalla as this was the market for grass earlier. The premises belong to Shia Imami Ismaili sect, the followers of Aga Khan, known globally as Khojas. Aga Khan was an Imam when arrived in India. The Imams thereafter were granted ‘Aga Khan’ degree. The present Imam, Karim Aga Khan is forty nineth Imam. Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai Ranade, Pheroze and Ranade, Rashmi – Mahima Mumbaicha – Mumbai December 2004		

Karimabad Khoja Jamatkhana



Front view of the Jamatkahana



Grand Corinthian columns grant verticality to façade



View of the arched portico at entrance



View of the arched colonnade in the rear façade



Detail of the projecting balcony with motifs and husk below



View of the gate on Imamwada Road



Side elevation is comparatively plain devoid of ornamentation




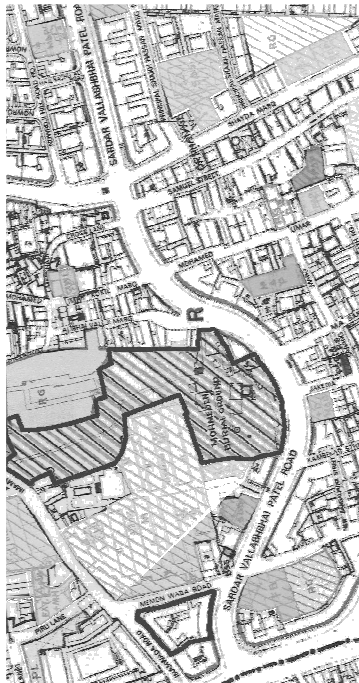
Vertical grooved pilasters with dentils above and motifs below tall windows



View of the main entrance



Detail of the wooden staircase

	Common Ref. No.:	
	Card No.: B-29	
	Ward (Part): B	
	CS No.: Not applicable	
	Plot Area: Not applicable	
	B U Area: Not applicable	
	Date: January 2005	
	Record by: Ojas P, Swapnil B	
	Review by: Neera Adarkar	
	Internal: As above	
	External: As above	
Photo Ref.: T-III-B:Ward B\ Sardar Vallabhbhai Patel Road front (Sandhurst Road front)		
		

1.0	Denomination			
1.1	Name of Premises	Sardar Vallabhbhai Patel Road front (Sandhurst Road front)		
1.2	Earlier Name	Not applicable		
1.3	Built in	1915-1945	Extension Date (if any)	Not applicable
2.0	Access			
2.1	Main	Sardar Vallabhbhai Patel Road (Sandhurst Road)		
2.2	Subsidiary	Mohammed Ali Road, Dr. Meisheri Road (Chinch Bunder Road)		
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)	Plots located on either sides of Sardar Vallabhbhai Patel Road (Sandhurst Road) from Dr. Meisheri Road in the east till Mohammed Ali Road in the west. The buildings follow a similar height line.		
5.2	Architectural Description	Part of Back Bay Reclamation scheme, completed in 1929. Abundance of balconies with a band of metal or wooden railing set in masonry plastered parapet walls and regularly placed wooden windows which rectangular mullion grids in white paint are some of the common features on these Art Deco buildings.		
5.3	Intrinsic	The road front follows planned lines in terms of height, whereas the architectural character has elements from Art Deco, Vernacular and Neo Classical styles. Planned with open spaces and amenities the Streetfront predominantly has a mixed residential and commercial land use.		
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	Most of the plots affected by proposed shop line on the proposed Development Plan (D.P.)		
12.0	Additional Notes / References / Documents Available	History: The Sandhurst Road, one of the longest east – west arterial roads, cuts across from Umerkahdi in the east to Chowpaty in the west. The road, constructed during 1905 – 1910 by the Bombay Improvement Trust opened up the route for Chowpaty seafront from the eastern areas of Umerkhadi, Chinchbuder and Dongri. This particular listed road front starts at Mohammed Ali Road junction in the west till Dr. Meisheri Road (Chinch Bunder Road) in the east. Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai, Dwivedi, Mehrotra Bombay, The Cities Within Bombay 1995		

Sardar Vallabhbhai Patel Road front (Sandhurst Road front)



View of the road front from Mohammed Ali Road flyover



Sardar Vallabhbhai Patel Road front (Sandhurst Road front)



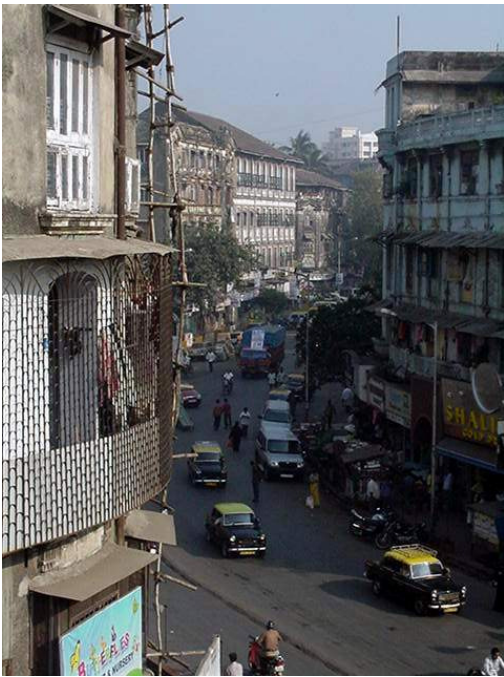
Road front towards east near Diamond Jubilee School for girls




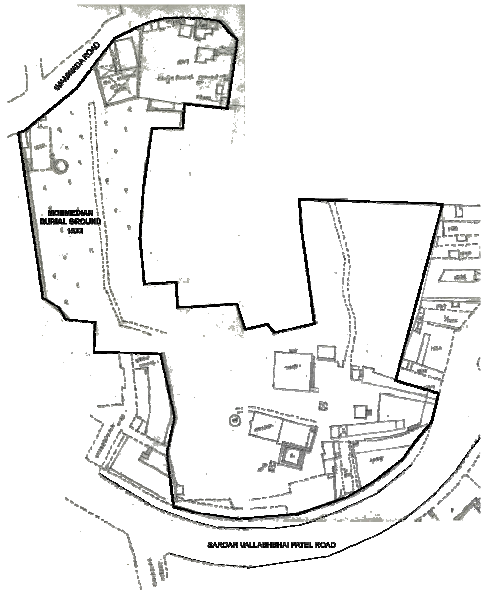
Road front towards west near Diamond Jubilee School for girls



Roadfront near Shia Imami Ismaili Muslim (Khoja) Kabrastan



The road curves at various places grant a special character

		Common Ref. No.:			
		Card No.: B-29a			
		Ward (Part): B			
		CS No.: Not available			
		Plot Area: Not available			
		B U Area: Not available			
		Date: May 2005			
		Record by: Ojas P, Jayesh B			
		Review by: Neera Adarkar			
		Internal: As above			
		External: As above			
		Photo Ref.: T-III-B:\Ward B\ Sardar Vallabhbhai Patel Road front (Sandhurst Road front)			
1.0	Denomination				
1.1	Name of Premises		Shia Imami Ismaili Muslim (Khoja) Kabrastan		
1.2	Earlier Name		Not applicable		
1.3	Built in		Late 19 th century	Extension Date (if any)	Not applicable
2.0	Access				
2.1	Main		Sardar Vallabhbhai Patel Road		
2.2	Subsidiary		Not applicable		
3.0	Ownership Pattern				
3.1	Present		Not available		
3.2	Past		Not available		
3.3	Status		Trust		
4.0	Use				
4.1	Present		Burial ground		
4.2	Past		Burial ground		
4.3	Usage		Frequent religious and public use		
5.0	Significance & Value Classification				
5.1	Townscape (Natural / Manmade)		Large cemetery with a narrow frontage on Sardar Vallabhbhai Patel Road, one of the longest East West arterial roads of the city.		
5.2	Architectural Description		Large burial ground for the follower of Khoja Aga Khan known as Khojas The cemetery has some big and old trees.		
5.3	Intrinsic		Located in Dongri, An area where Large population from Khojas community have been residing. The cemetery still caters to the minority Khoja population of the city.		
5.4	Value Classification		A(arc), A(his), B(cul), E, F	Recommended Grade	II A
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	Plastered brick compound wall		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Unpaved open space		
8.0	Services & Utilities			
8.1	Lighting	Access denied		
8.2	Ventilation	Access denied		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Access denied		
8.7	Other (HVAC / BMS / Security Systems)	Access denied		
9.0	Condition			
9.1	Plinth	Access denied		
9.2	Walls	Access denied		
9.3	Floor	Access denied		
9.4	Stairs	Not applicable		
9.5	Openings	Not applicable		
9.6	Roofing	Not applicable		
9.7	Articulation & Finishes	Access denied		
9.8	Services	Access denied		
9.9	Outbuildings	Access denied		
9.10	Overall condition	Access denied	Maintenance level	Access denied
10.0	Transformation			
10.1	Form	Access denied		
10.2	Structure	Access denied		
10.3	Articulation & Finishes	Access denied		
11.0	DP Remarks / Perceived Threats	Plot reserved for burial ground on proposed Development Plan (D.P.)		
12.0	Additional Notes / References / Documents Available	Notes: Photography and access denied. Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		


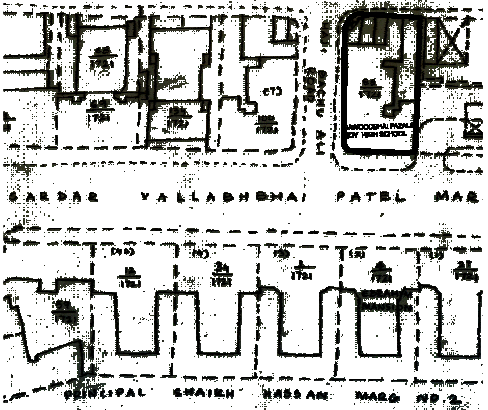
Shia Imami Ismaili muslim (Khoja) Kabrastan



View of the gate to Kabrastan from Sardar Vallabhai Patel Road (Sandhurst Road)



Photography and access denied

	Common Ref. No.:				
	Card No.: B-29b				
	Ward (Part): B				
	CS No.: 88 / 1721				
	Plot Area: 618.73 sq.m				
	B U Area: 1390 sq.m				
	Date: May, 2005				
	Record by: Ojas P, Jayesh B				
	Review by: Neera Adarkar				
	Internal: As above				
	External: As above				
	Photo Ref.: T-III-B:\Ward B\ Dawoodbhoy Fazhalbhoy High School and Municipal Dispensary				

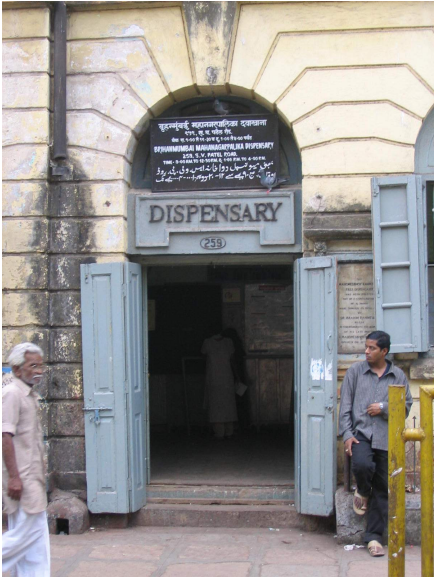
1.0	Denomination				
1.1	Name of Premises		Dawoodbhoy Fazhalbhoy High School and Municipal Dispensary		
1.2	Earlier Name		Jaffarbhoy Rehimtulla Private School and Mahomedbhoy Rahimatulla free dispensary		
1.3	Built in		1921	Extension Date (if any)	Not applicable
2.0	Access				
2.1	Main		Sardar Vallabhbbhai Patel Road (Sandhurst Road)		
2.2	Subsidiary		Haji Bachhu Ali Road		
3.0	Ownership Pattern				
3.1	Present		A. Bachooally Mushtaqali		
3.2	Past		A. Bachooally Mushtaqali		
3.3	Status		Trust		
4.0	Use				
4.1	Present		School, Municipal Dispensary		
4.2	Past		School, Dispensary		
4.3	Usage		Regular public and institutional use		
5.0	Significance & Value Classification				
5.1	Townscape (Natural / Manmade)		Located on Sardar Vallabhai Patel Road (Sandhurst Road), one of the longest East West arterial roads of the city and a narrow cross road, Haji Bachhu Ali Road. The structure fits well into the streetscape with respect to height and the architectural character.		
5.2	Architectural Description		Modest corner building following road profile. The façade exhibits a few elements of classical style. Ground floor has semi circular arched openings with stucco work in grooves, whereas the upper floor has decorative husks below windows. The building though of small scale shows influence of Neo Classical architectural features.		
5.3	Intrinsic		Old school and free dispensary constructed as charity by Sir Ebrahim Rahimatulla for the large working class population residing in Dongri.		
5.4	Value Classification		A(arc), B(des), C(esh), I(sce), G(grp)	Recommended Grade	II B
6.0	Topography				
6.1	Floors		G + 2		
7.0	Construction				
7.1	Plinth		Black Basalt stone coursed masonry		
7.2	Walls		Brick load bearing walls		
7.3	Floor		Wooden joist floor		

7.4	Stairs	Open well wooden staircase with plain railing		
7.5	Openings	Wooden glazed rectangular window openings on ground floor, wooden glazed ventilators, semicircular arches on Ground floor, 1st and 2 nd floor has rectangular arches. Wooden paneled doors.		
7.6	Roofing	Flat roof terrace		
7.7	Articulation	Low-rise structure, facing road from two sides.Windows has prominent keystones. Floor bands seen on each floor levels.		
7.8	Finishes	Externally 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 provided		
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	Fair (Façade attacked by Moss at some places)		
9.3	Floor	Fair (Deflections at a few places)		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Fair (Some window panels broken)		
9.6	Roofing	Fair (Leakage at some places)		
9.7	Articulation & Finishes	Fair (Façade attacked by Moss at some places)		
9.8	Services	Fair (Some pipes need repairs)		
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	Replastered and repainted externally.		
11.0	DP Remarks / Perceived Threats	Plot reserved for Municipal school and dispensary on proposed Development Plan (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

Dawoodbhoy Fazhalbhoy High School and Municipal Dispensary



View along the corner




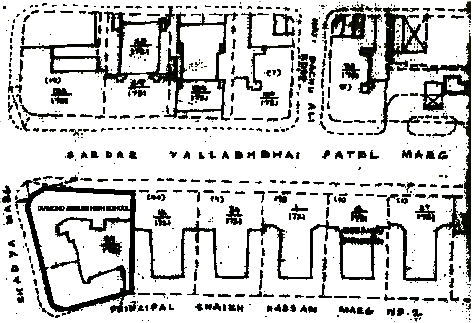
Entrance to Dispensary on ground floor with stucco work and inscription



Entrance to School on ground floor with stucco work and inscription



Plaque installed at the time of construction

	Common Ref. No.:			
	Card No.: B-29c			
	Ward (Part): B			
	CS No.: 59 / 1721			
	Plot Area: 429.77 sq.m			
	B U Area: 1146 sq.m			
	Date: May, 2005			
	Record by: Ojas P, Jayesh B			
	Review by: Neera Adarkar			
	Internal: As above			
External: As above				
Photo Ref.: T-III-B:Ward B\ Diamond Jubilee High School for Girls				
1.0	Denomination			
1.1	Name of Premises	Diamond Jubilee High School for Girls		
1.2	Earlier Name	Not applicable		
1.3	Built in	1925	Extension Date (if any)	Not applicable
2.0 Access				
2.1	Main	Sardar Vallabhbhai Patel Road (Sandhurst Road)		
2.2	Subsidiary	Dharamshala Road		
3.0 Ownership Pattern				
3.1	Present	Sir Sultan Mahmod, Shah Agakhan		
3.2	Past	Sir Sultan Mahmod, Shah Agakhan		
3.3	Status	Aga Khan Education Trust		
4.0 Use				
4.1	Present	School, Commercial		
4.2	Past	School, Commercial		
4.3	Usage	Regular institutional and commercial use		
5.0 Significance & Value Classification				
5.1	Townscape (Natural / Manmade)	Located on Sardar Vallabhai Patel road, one of the longest East West arterials roads of the city. The structure fits well into the streetscape with respect to height and the architectural character.		
5.2	Architectural Description	This structure has a strong built form like a cube. The building is clad in Malad stone coursed masonry and a good play of contrast is achieved by Malad stone walls and while plastered architraves around windows. Upper floor has arched windows where as the lower floor has rectangular windows. The most prominent features of this building are the relief bands below the windows of second floor depicting appliances of chemistry, symbols of Mathematics, musical instruments etc and the large Mangalore tiled pitched roof. The entrance on Dharmashala Road is defined by a large arched door with decorative carvings.		
5.3	Intrinsic	One of the important Girls schools built for the girls of Khoja Muslim community. The surrounding area has a huge percentage of the Khoja Muslim community.		
5.4	Value Classification	A(arc), A(cul), B(des), C(seh), E, I(sce) ,G(grp)	Recommended Grade	II A
6.0 Topography				
6.1	Floors	G + 3		
7.0 Construction				
7.1	Plinth	Malad stone coursed masonry		

7.2	Walls	Malad stone walls externally and Internal brick walls		
7.3	Floor	Timber joist floor		
7.4	Stairs	Open well wooden staircase with decorative wooden balustrades		
7.5	Openings	Rectangular openings with wooden frames and glazed shutters. Wooden doors.		
7.6	Roofing	Has a mixture of sloping and flat roof. Sloping roof has Mangalore tiles above.		
7.7	Articulation	Cornice bands at 1 st floor and 3 rd floor level. 1 st and 2 nd floor windows have cornice decorative rectangular arches. 3 rd floor windows have semicircular arches with an ornamental keystone. Rectangular, wooden, glazed windows.		
7.8	Finishes	Plastered and painted internally. Externally dressed Malad stone cladding.		
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	Fire extinguishers		
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 cracks or dampness observed)		
9.3	Floor	Good (No sagging is observed)		
9.4	Stairs	Good (No deflection observed)		
9.5	Openings	Good (Well maintained)		
9.6	Roofing	Good (No leakage or breaking of Mangalore tiles observed)		
9.7	Articulation & Finishes	Good (Well maintained)		
9.8	Services	Fair		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	MS grills added later on the 3 rd floor. Ground floor has signboards of the shops.		
10.2	Structure	At some places wooden columns and beams replaced by Steel.		
10.3	Articulation & Finishes	Re plastered and repainted internally and externally. Yellow Malad Stone exposed.		
11.0	DP Remarks / Perceived Threats	Plot reserved for secondary school on proposed Development Plan (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

Diamond Jubilee High School for Girls



View along the corner of Sardar Vallabhbhai Patel Road and Dharmashala Road



Plaster bands, architraves and motifs break the monotony of the Malad stone façade



Detail of façade with motifs, cornice bands and architraves



Right side view facing Dharmashala Road


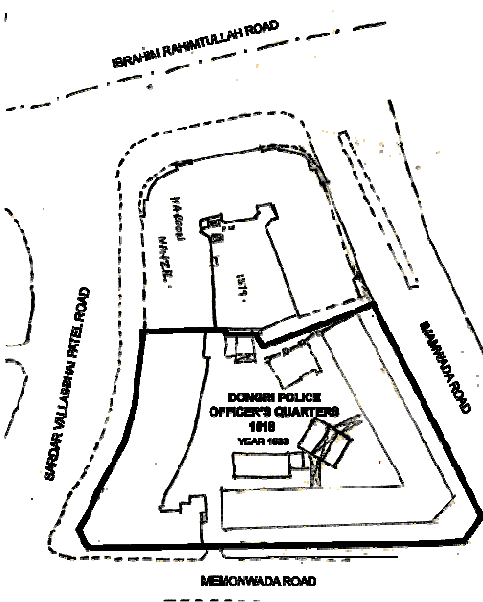


Relief work symbolizing one of the subjects taught in school – music



Relief work symbolizing one of the subjects taught in school – music

Left side elevation not visible due to proximity of adjoining structures

	Common Ref. No.:		
	Card No.: B-29d		
	Ward (Part): B		
	CS No.: 1518		
	Plot Area: Not available		
	B U Area: Not available		
	Date: May, 2005		
	Record by: Ojas P, Gauri J		
	Review by: Neera Adarkar		
	Internal: As above		
	External: As above		
	Photo Ref.: T-III-B:Ward B\ Dogri Police Officer's Quarters		

1.0	Denomination			
1.1	Name of Premises	Dogri Police Officer's Quarters		
1.2	Earlier Name	Not applicable		
1.3	Built in	1920-1923	Extension Date (if any)	Not applicable
2.0	Access			
2.1	Main	Sardar Vallabhbhai Patel Road (Sandhurst Road)		
2.2	Subsidiary	Dr. A.U. Memon Street		
3.0	Ownership Pattern			
3.1	Present	Not available		
3.2	Past	Not available		
3.3	Status	Government		
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)	Structure following the curve of one of the major, East-West arterial Roads, Sardar Vallabhai Patel Road. Located on junction of A.U. Menon Street, it follows the plot profile.		
5.2	Architectural Description	Structure with an impressive façade following the road profile in Neo Classical vocabulary. The building has a strong form and the façade mainly consists of the openings at equal intervals. Ground floor has an arcade with semicircular arches and stucco work around throughout the ground floor. Above the ground floor is the cornice and the upper two floors are relatively plain with rectangular openings and concrete jalīs with wooden railing on first and second floors respectively. Square columns with capitals between the upper openings give verticality to the massive curved façade. Terrace has a continuous balustrade above the cornice. Date inspection on the beveled corner in addition to a very few floral motifs below window add to the character of the building.		
5.3	Intrinsic	One of the most prominent structures on Sardar Vallabhai Patel Road from the stretch from Mohemmed Ali Road to Sandhurst Road.		
5.4	Value Classification	A(arc), B(des), B(per), I(sce), G(grp)	Recommended Grade	II B
6.0	Topography			
6.1	Floors	G + 2		
7.0	Construction			
7.1	Plinth	Malad stone coursed masonry plinth		

7.2	Walls	Composite brick masonry		
7.3	Floor	R.C.C. slab		
7.4	Stairs	Doglegged R.C.C. staircase with simple wooden balusters		
7.5	Openings	Ground floor corridors have semicircular arched openings. Have grooves bands on Ground floor. Openings on 1 st and 2 nd floor are rectangular, wooden, framed windows. Has wooden doors.		
7.6	Roofing	Flat roof terrace		
7.7	Articulation	Ground floor has arched openings and plaster bands upper floors have corridors. Terrace railing has balusters. It has features like rectangular part glazed part louvered windows, pilasters, jalis and motifs are present.		
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 provided		
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	Good (No settlement or cracks observed)		
9.2	Walls	Good (No cracks or dampness observed)		
9.3	Floor	Fair (No deflection observed)		
9.4	Stairs	Fair (Sagging at few places)		
9.5	Openings	Good (Well maintained)		
9.6	Roofing	Access denied		
9.7	Articulation & Finishes	Good (Need repainting)		
9.8	Services	Fair (Some rain water pipes need replaster)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Good	Maintenance level	Fair
10.0	Transformation			
10.1	Form	M.S. grills added later in the corridors.		
10.2	Structure	At some places wooden posts and beams replaced by R.C.C.		
10.3	Articulation & Finishes	Replastered and repainted.		
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		

Dongri Police Officer's Quarters



Elongated & curved façade on the corner of Sardar Vallbbhai Patel Road and Dr. A. U. Menon Road



Road curve incorporated in planning gives a unique character to the building



Detail of the corner bay with motifs at some places


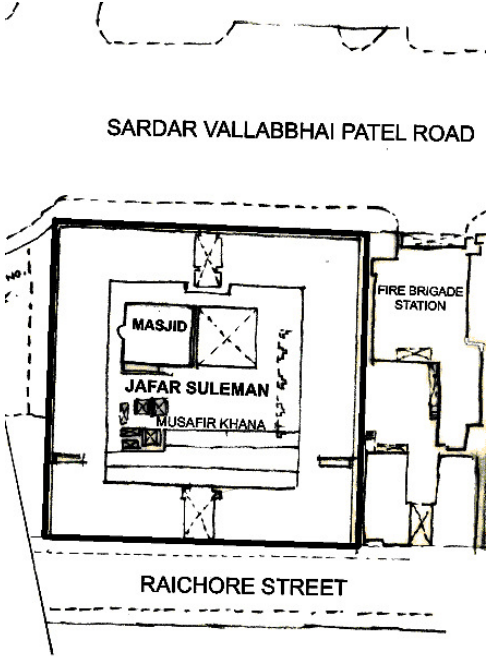


Two storey high pilasters break the horizontality of façade



Edwardian motif on corner

Detailed photography and access denied

	Common Ref. No.:				
	Card No.: B-30				
	Ward (Part): B				
	CS No.: Not available				
	Plot Area: Not available				
	B U Area: Not available				
	Date: June, 2005				
	Record by: Ojas P. Gauri J				
	Review by: Neera Adarkar				
	Internal: As above				
	External: As above				
	Photo Ref.: T-III-B:Ward B\ Jafar Suleman Musafirkhana and Students Hostel				
1.0	Denomination				
1.1	Name of Premises	Jafar Suleman Musafirkhana and Students Hostel			
1.2	Earlier Name	Not applicable			
1.3	Built in	1876	Extension Date (if any)	Not applicable	
2.0	Access				
2.1	Main	Sardar Vallabhai Patel Road (Sandhurst Road)			
2.2	Subsidiary	P D'Mello Road (Frere Road), Raichore 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	Public			
4.2	Past	Public			
4.3	Usage	Regular public use			
5.0	Significance & Value Classification				
5.1	Townscape (Natural / Manmade)	Located along P. D' Mello Road (Frere Road) and Sardar Vallabhai Patel Road (Sandhurst Road) on a strategic junction of major north-south and east-west arterial roads in Mumbai.			
5.2	Architectural Description	Malad stone cladded building in Indo-Sarcentic style with arched windows with floral motifs around, ornamental pillars and capitals. With a central open community space and Masjid it is a hostel with rooms built around the court. The building has masonry dome with pinnacle over the entrance, on two sides of which are the minarets. The parapet has rich carvings and motifs. Play of Malad stone masonry and plastered part façade with coloured detailing adorn the façade.			
5.3	Intrinsic	One of the buildings of typology having hostel facilities combined with a shrine.			
5.4	Value Classification	A(arc), A(cul), C(seh), E	Recommended Grade	II B	
6.0	Topography				
6.1	Floors	G + 1			
7.0	Construction				
7.1	Plinth	Malad stone cladded plinth			
7.2	Walls	External walls, Malad stone cladded, internal walls of brick			
7.3	Floor	Timber joist floor			

7.4	Stairs	Wooden open well staircase		
7.5	Openings	Islamic style arch for entrance and windows		
7.6	Roofing	Flat roof with terrace		
7.7	Articulation	Arched windows with floral motifs around, ornamental pillars and capitals, Masonry dome over with pinnacle over the entrance, on two sides of which are the minarets. The parapet has rich carvings and motifs.		
7.8	Finishes	Malad stone coursed masonry from outside, Plaster painted from inside.		
7.9	Interiors (Movable & Immovable)	Old shrine inside		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Central paved open space		
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 leakage or cracks observed)		
9.3	Floor	Fair (No deflection observed)		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Good (Well maintained)		
9.6	Roofing	Good (Well maintained)		
9.7	Articulation & Finishes	Good (Well Maintained)		
9.8	Services	Fair (Needs maintenance.)		
9.9	Outbuildings	Fair (Courtyard paved in rustic ceramic tiles recently)		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	Shops have ugly signboards which hide the ground floor façade.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Part central open space reserved for 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		

Jafar Suleman Musafirkhana and students hostel



Front elevation facing Sardar Vallabhbhai Patel Road (Sandhurst Road)



Indo Sarcenic features like motifs, domes, minarets adorn the façade



Detail of motifs and carvings around the arched opening




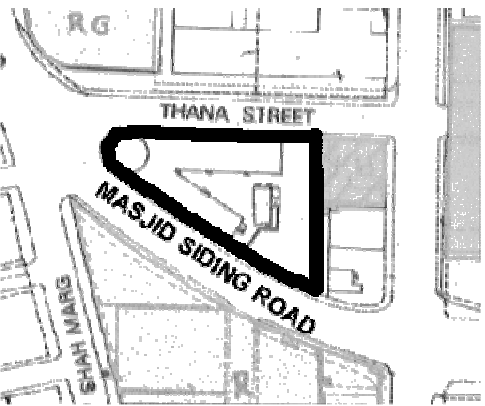
Front elevation of the main entrance



Entrance with a newly added 'Chaand Sitara' in M. S. work

Internal photography denied

	Common Ref. No.:	
	Card No.: B-31	
	Ward (Part): B	
	CS No.: 155	
	Plot Area: Not available	
	B U Area: 2279.69 sq. m.	
	Date: June, 2005	
	Record by: Ojas P, Gauri J	
	Review by: Neera Adarkar	
	Internal: As above	
External: As above		
Photo Ref.: T-III-B:Ward B\ Indian Sailors Home		

	
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1.0	Denomination			
1.1	Name of Premises	Indian Sailors Home		
1.2	Earlier Name	Not applicable		
1.3	Built in	1931	Extension Date (if any)	Not applicable
2.0	Access			
2.1	Main	Masjid Siding Road		
2.2	Subsidiary	Thana Street, Madanlal Jani Marg (Argyle Road)		
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	Government		
4.0	Use			
4.1	Present	Hostel, lodging and boarding		
4.2	Past	Hostel, lodging and boarding		
4.3	Usage	Regular residentail use		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	Located on a triangular plot at Dana Bunder, on the eastern side of Masjid railway station (Central Railway), one of the old trading and warehouse areas. The plot abuts Masjid Siding Road, Thana Street and Madanlal Jani Marg (Argyle Road) on three sides.		
5.2	Architectural Description	Stone building located on a triangular plot with intersection of three roads, following the outer periphery of road with rooms on all sides of a central open courtyard. The building exhibits a stark façade following the plot boundary, enhanced by a masonry dome at junction.		
5.3	Intrinsic	Located very close to the dock area on the eastern waterfront of Mumbai. Once it was used as a hostel by the sailors arriving at the Bombay port.		
5.4	Value Classification	A(arc), B(uu), C(seh), E	Recommended Grade	III
6.0	Topography			
6.1	Floors	G + 2		
7.0	Construction			
7.1	Plinth	Black Basalt stone coursed masonry		
7.2	Walls	Load bearing Black Basalt stone walls externally, plastered brick walls internally		
7.3	Floor	R.C.C. slab		
7.4	Stairs	Wooden open well staircase		

7.5	Openings	Full height rectangular wooden glazed shutter		
7.6	Roofing	Flat roof with terrace, masonry dome at junction		
7.7	Articulation	Masonry dome at junction, motifs above the main entrance with name inscription		
7.8	Finishes	Black Basalt stone coursed masonry from outside, Plaster painted from inside.		
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	Central unpaved open court		
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 applicable		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No leakage or cracks observed)		
9.3	Floor	Fair (No deflection observed)		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Fair (Some window panes broken)		
9.6	Roofing	Fair (Leakage in corridor)		
9.7	Articulation & Finishes	Poor (Painted and attacked by Moss)		
9.8	Services	Fair (Needs maintenance.)		
9.9	Outbuildings	Fair		
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		

Indian Sailor's Home



View from Thana Street




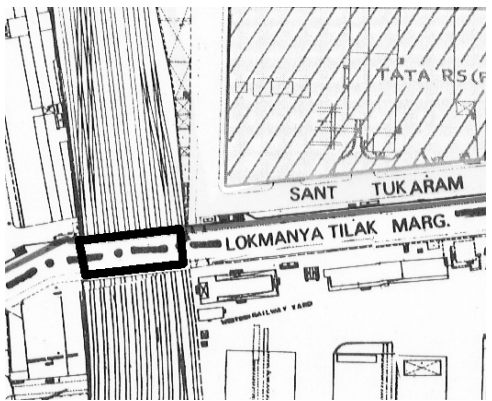
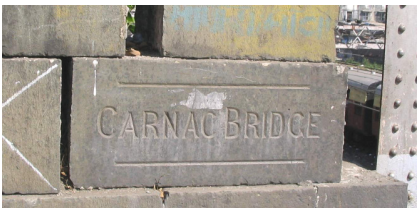
Name inscription at entrance



Detail of the masonry dome at junction



View of the internal court

	Common Ref. No.:			
	Card No.: B-32			
	Ward (Part): B			
	CS No.: Not applicable			
	Plot Area: Not applicable			
	B U Area: Not applicable			
	Date: April, 2005			
	Record by: Ojas P, Anup S			
	Review by: Neera Adarkar			
	Internal: As above			
	External: As above			
	Photo Ref.: T-III-B:Ward B\ Stone plaque on Carnac Bridge			
1.0	Denomination			
1.1	Name of Premises	Stone plaque on Carnac Bridge		
1.2	Earlier Name	Not applicable		
1.3	Built in	1868	Extension Date (if any)	Not applicable
2.0	Access			
2.1	Main	Lokmanya Tilak Marg (Carnac Road)		
2.2	Subsidiary	Not applicable		
3.0	Ownership Pattern			
3.1	Present	Municipal Corporation of Greater Mumbai		
3.2	Past	Great Indian Peninsular Railway (Central Railway)		
3.3	Status	Government		
4.0	Use			
4.1	Present	Vehicular and pedestrian bridge, public		
4.2	Past	Vehicular and pedestrian bridge, public		
4.3	Usage	Regular public use		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	The plaques are located on the north-west and south-west corners of the Carnac bridge which connects two major north-south arterial roads of the city, Mohammed Ali Road and P. D' Mello Road (Frere Road) over the Central Railway line in between Chatrapati Shivaji Terminus (Victoria Terminus) and Masjid railway stations.		
5.2	Architectural Description	It is a bridge built of Black Basalt stone and the spanning over railway line out of Steel girders. It has inscription of its name on North-Eastern side in English and South-Eastern side in Devnagri script with the year of construction, i.e. 1868. The stone plaque on North-Eastern side is in a bad state with the stone plaque in loose state.		
5.3	Intrinsic	One of the stone plaques on many bridges constructed during the colonial period by the GIPR (Great Indian Peninsular railway), now Central Railway. The plaque describes the date of construction and the name.		
5.4	Value Classification	B(uu), C(seh)	Recommended Grade	III
6.0	Topography			
6.1	Floors	Not applicable		
7.0	Construction			
7.1	Plinth	Not applicable		
7.2	Walls	Black Basalt stone ashlar masonry		
7.3	Floor	Not applicable		

7.4	Stairs	Not applicable		
7.5	Openings	Not applicable		
7.6	Roofing	Not applicable		
7.7	Articulation	Dresses Black Basalt stone plaque with stepped profile.		
7.8	Finishes	Dressed Malad stone masonry		
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	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	Poor (plaque loosely kept over the bridge)		
9.3	Floor	Not applicable		
9.4	Stairs	Not applicable		
9.5	Openings	Not applicable		
9.6	Roofing	Not applicable		
9.7	Articulation & Finishes	Fair		
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	None		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai.		

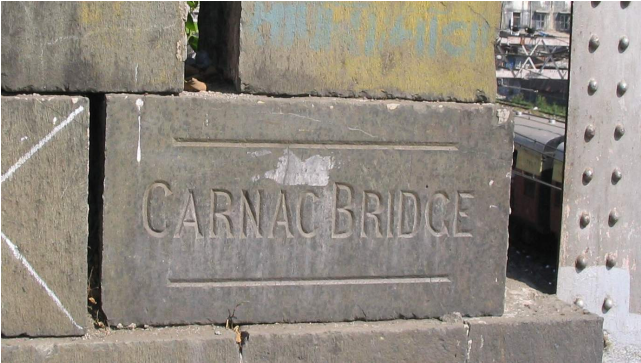
Stone plaque on Carnac Bridge



View of the Carnac Bridge




View of the plaque on north west side in loose state

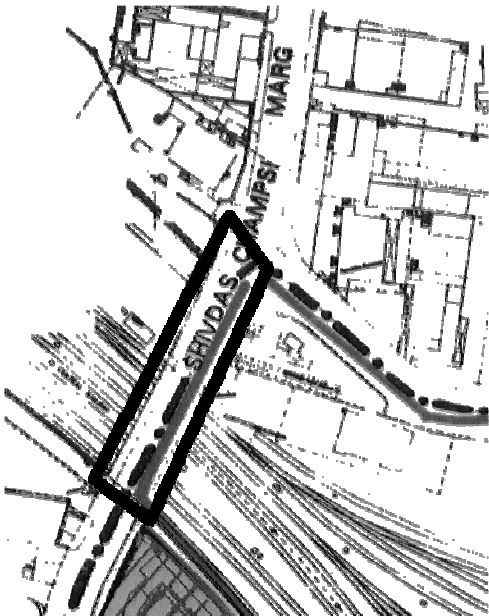


Name carved in English script (north – east corner)




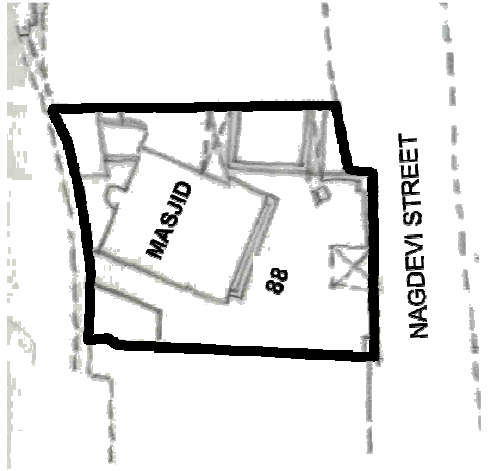
Year of construction in English, Devnagri and Gujrati script (south – east corner)

	Common Ref. No.:	
	Card No.: B-33	
	Ward (Part): B	
	CS No.: Not applicable	
	Plot Area: Not applicable	
	B U Area: Not applicable	
	Date: April, 2005	
	Record by: Ojas P, Anup S	
	Review by: Neera Adarkar	
	Internal: As above	
	External: As above	
	Photo Ref.: T-III-B:Ward B\ Stone plaque on Hancock Bridge	


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1.0	Denomination			
1.1	Name of Premises	Stone plaque on Hancock Bridge		
1.2	Earlier Name	Not applicable		
1.3	Built in	1923	Extension Date (if any)	1923 (reconstruction)
2.0	Access			
2.1	Main	Shivdas Champs Marg (Mazagaon Road)		
2.2	Subsidiary	Not applicable		
3.0	Ownership Pattern			
3.1	Present	Municipal Corporation of Greater Mumbai		
3.2	Past	Great Indian Peninsular Railway (Central Railway)		
3.3	Status	Government		
4.0	Use			
4.1	Present	Vehicular and pedestrian bridge, public		
4.2	Past	Vehicular and pedestrian bridge, public		
4.3	Usage	Regular public use		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	The plaque is located on the north-west corner of the bridge forming a boundary of B ward and E ward Municipal limits. The bridge joins old areas of eastern Mumbai, Dongri and Mazagaon over the Central Railway line between Sandhurst Road and Byculla Railway stations.		
5.2	Architectural Description	It is a bridge built of Black Basalt stone and the spanning over railway line out of Steel girders. It has inscription of its name on the north west corner in Black Basalt stone.		
5.3	Intrinsic	One of the stone plaques on many bridges constructed during the colonial period by the GIPR (Great Indian Peninsular railway), now Central Railway. The plaque describes the date of construction and the name.		
5.4	Value Classification	B(uu), C(seh)	Recommended Grade	III
6.0	Topography			
6.1	Floors	Not applicable		
7.0	Construction			
7.1	Plinth	Not applicable		
7.2	Walls	Black Basalt stone ashlar masonry		
7.3	Floor	Not applicable		
7.4	Stairs	Not applicable		

7.5	Openings	Not applicable		
7.6	Roofing	Not applicable		
7.7	Articulation	Dresses Black Basalt stone plaque with stepped profile		
7.8	Finishes	Dressed Malad stone masonry		
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	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	Good		
9.3	Floor	Not applicable		
9.4	Stairs	Not applicable		
9.5	Openings	Not applicable		
9.6	Roofing	Not applicable		
9.7	Articulation & Finishes	Poor (Part plaque painted in blue oil paint)		
9.8	Services	Poor (Debris removal to be carried out)		
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	None		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai.		

	Common Ref. No.:			
	Card No.: B-34			
	Ward (Part): B			
	CS No.: 88			
	Plot Area: Not available			
	B U Area: Not available			
	Date: May, 2005			
	Record by: Ojas P, Swapnil B			
	Review by: Neera Adarkar			
	Internal: As above			
	External: As above			
	Photo Ref.: T-III-B:\Ward B\ Nagdevi Street Masjid			
				
1.0	Denomination			
1.1	Name of Premises	Nagdevi Street Masjid		
1.2	Earlier Name	Not applicable		
1.3	Built in	Late 19 th century	Extension Date (if any)	Mid 20 th century
2.0	Access			
2.1	Main	Nagdevi Street		
2.2	Subsidiary	Sarang Street		
3.0	Ownership Pattern			
3.1	Present	Not available		
3.2	Past	Not available		
3.3	Status	Trust		
4.0	Use			
4.1	Present	Religious, Place of worship		
4.2	Past	Religious, Place of worship		
4.3	Usage	Regular religious use		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	Located on a narrow Nagdevi Street, off Lokmanya Tilak Marg (Carnac Road) in one of the oldest commercial hubs of Mumbai.		
5.2	Architectural Description	Ornamental mid sized mosque with the entrance as the most striking feature as seen from Nagdevi Street. The façade is adorned by two Minars on either sides of the entrance gate with Moorish arches, concrete jali work on the balcony, rich carvings, motifs and ornamental carvings. The Minars have Chhatris and carved parapet. The entrance is defied by a Chhatri formed by four Moorish arches on all sides with a masonry dome and a pinnacle.		
5.3	Intrinsic	One of the old mosques for the Bohri Muslim community mainly consisting of Merchant community. The Nagdevi area is associated with trade and wholesale since more than 100 years. Predominantly Muslim neighbourhood with a large percentage of the Bohri community.		
5.4	Value Classification	A(arc), A(cul), B(des), C(seh), E	Recommended Grade	II B
6.0	Topography			
6.1	Floors	G + 1		
7.0	Construction			
7.1	Plinth	Plastered stone plinth		
7.2	Walls	Load bearing brick masonry		
7.3	Floor	R.C.C. floor slab		

7.4	Stairs	Access denied		
7.5	Openings	Moorish arches, semicircular arched openings for Chatris and the Masjid structure		
7.6	Roofing	Flat roof with terrace, dome over the entrance		
7.7	Articulation	Two Minars on either sides of the entrance gate with Moorish arches, concrete jali work on the balcony, rich carvings, motifs and ornamental carvings, brackets to support the balcony.		
7.8	Finishes	Internally and externally plastered and painted		
7.9	Interiors (Movable & Immovable)	Small artificial water body clad in green marble and white marble with open prayer space around. Old shrine inside has pillars with floral capitals, motifs and are painted in bright colours.		
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, 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 seen on front external facade		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or leakage observed)		
9.3	Floor	Good (No sagging observed)		
9.4	Stairs	Good (Well Maintained)		
9.5	Openings	Fair (Well maintained)		
9.6	Roofing	Fair (No leakage or sagging observed)		
9.7	Articulation & Finishes	Good (Well maintained)		
9.8	Services	Good (Drainage and rainwater pipes in sound position)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	MS grills added on the windows.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	Re plastered and repainted at some places.		
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		

Nagdevi Street Masjid



Detail of the dome above entrance



Front elevation of the gate



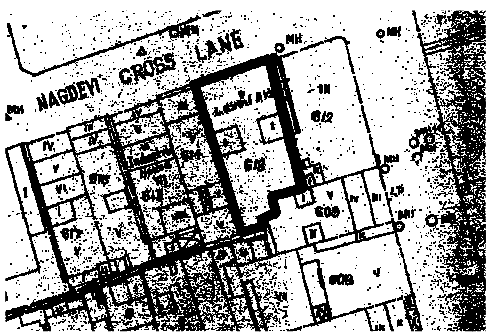
Detail of the minaret



View of the interior



View of the internal water body

	Common Ref. No.:			
	Card No.: B-35			
	Ward (Part): B			
	CS No.: 613			
	Plot Area: 220.74sq.m			
	B U Area: 882.96 sq.m			
	Date: May, 2005			
	Record by: Ojas P, Gauri J			
	Review by: Neera Adarkar			
Internal: As above				
External: As above				
Photo Ref.: T-III-B:Ward B\ Laxmi Building				
1.0	Denomination			
1.1	Name of Premises	Laxmi Building		
1.2	Earlier Name	Not applicable		
1.3	Built in	1913	Extension Date (if any)	Not applicable
2.0	Access			
2.1	Main	Nagdevi Cross Lane		
2.2	Subsidiary	Not applicable		
3.0	Ownership Pattern			
3.1	Present	Malubai- w/of Jethanand Essardas, Marandas Essardas		
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, commercial use		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	Located on a small plot of busy Nagdevi Cross lane, a high density a commercial area since colonial period.		
5.2	Architectural Description	Vernacular style building with delicate carvings and articulation. The building shares the side walls with the adjoining building with no open space around. The building exhibits vertically grooved pilasters, cornice bands on second and terrace level. Alternate balcony projection with carved brackets below. Decorative husk below windows and triangular pediment with motif son terrace level add to the character of façade.		
5.3	Intrinsic	One of the old trading areas of Mumbai. Almost every building in this area has a mixed land use with shops on ground floor and office or residences on the upper floors.		
5.4	Value Classification	A(arc), B(des), G(grp)	Recommended Grade	III
6.0	Topography			
6.1	Floors	G + 4		
7.0	Construction			
7.1	Plinth	Plastered masonry plinth		
7.2	Walls	Composite brick masonry		
7.3	Floor	Wooden joist flooring		
7.4	Stairs	Straight flight wooden staircase		

7.5	Openings	Rectangular openings with wooden frames and glazed shutters and semicircular windows on 3 rd floor.		
7.6	Roofing	Flat roof terrace		
7.7	Articulation	Decorative husk and pilasters on the façade and decorative R.C.C. brackets supporting the projecting 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	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)	Windows air-conditioning units at some places		
9.0	Condition			
9.1	Plinth	Fair (No settlement observed, cracks observed at some places)		
9.2	Walls	Fair (Cracks at some places)		
9.3	Floor	Fair (Sagging observed at some places)		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Fair (Some windows replaced by aluminum windows)		
9.6	Roofing	Fair (Leakage observed at some places)		
9.7	Articulation & Finishes	Fair (Plaster chipped off at some places)		
9.8	Services	Poor (Pipes broken, Inspection chambers need heavy repairs)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	Box grills added to windows, Balconies encroached. A.C. sheet roofing added subsequently. Commercial signboard on the entire façade.		
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		

Laxmi Building



Front view facing Nagdevi Cross Lane



Details on the façade make the building prominent



Brackets, motifs, pilasters, husks, etc adorn the façade



Detail of the balcony supported on the carved brackets





Carvings of the name hidden behind the shop signboards



Detail of the husk above window

Right side elevation and left side elevation not visible due to proximity of adjoining structures

	Common Ref. No.:					
	Card No.: B-36					
	Ward (Part): B					
	CS No.: Not available					
	Plot Area: Not available					
	B U Area: Not available					
	Date: May, 2005					
	Record by: Ojas P, Gauri J					
	Review by: Neera Adarkar					
	Internal: As above					
	External: As above					
	Photo Ref.: T-III-B:Ward B\ Farheen Building					
1.0	Denomination					
1.1	Name of Premises		Farheen Building			
1.2	Earlier Name		Not applicable			
1.3	Built in		Early 20 th century	Extension Date (if any)	Not applicable	
2.0	Access					
2.1	Main		Kazi Sayyed Street			
2.2	Subsidiary		Mrudangacharya Narayan Koli Road			
3.0	Ownership Pattern					
3.1	Present		Municipal Corp for City of Bombay, Ismalia Corp Bank Ltd.			
3.2	Past		Tenanted			
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)		One of the designed buildings at junction of two narrow streets in Masjid Bunder.			
5.2	Architectural Description		A highly ornamental building with a careful blend of features from different architectural styles, like segmental arched openings on ground floor with a plain keystone and floral motifs above the architrave, grooved pilasters at intervals between the balconies. Projecting balconies on 2 nd floor are supported by highly decorative brackets. The central staircase block has motifs at parapet level of a coin. Decorative motifs below cornice on the facade. Few balconies have decorative CI railings and others have decorative R.C.C. railing. Balconies facing Kazi Sayyed Street are decorated with circular pilasters with floral capitals and having carvings above the architrave. Central balconies have decorative wooden louvered ventilators. Segmental pediments seen at the corner of the building.			
5.3	Intrinsic		One of the many buildings built during the early 20 th century with a mixed land use (residential and commercial).The Masjid Bunder locality is associated with commercial and whole sale activities since more than 100 years.			
5.4	Value Classification		A(arc), B(des), B(per), I(sce)		Recommended Grade	III
6.0	Topography					
6.1	Floors		G + 4			
7.0	Construction					
7.1	Plinth		Plastered plinth			

7.2	Walls	Load bearing brick wall		
7.3	Floor	Wooden joist flooring		
7.4	Stairs	R.C.C. dog legged staircase with wooden cladding and decorative wooden balusters		
7.5	Openings	Segmental arched openings, wooden frames and glazed shutters. Double height windows.		
7.6	Roofing	Flat roof terrace		
7.7	Articulation	Floral motifs above the architrave. Projecting balconies on 2 nd floor are supported by highly decorative R.C.C. brackets. Central staircase block has coin motifs at parapet level. Decorative C.I. railings, decorative R.C.C. railing. Balconies facing Kazi Sayyed Street have highly decorative circular pilasters with floral capitals .Terrace parapet wall with pediment profile with acorn like features on top.		
7.8	Finishes	Internally and externally 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)	Windows air-conditioning units at some places		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Fair (No dampness observed, some walls need re strengthening)		
9.3	Floor	Fair (Sagging observed at some places)		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Fair (Some windows replaced by aluminum windows, lower part of double windows closed down by brickwork at some places)		
9.6	Roofing	Fair (No leakage observed, Mangalore tiles in good condition)		
9.7	Articulation & Finishes	Good (Detailing on façade under sound condition)		
9.8	Services	Fair (Some pipes need replacement)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	Balconies enclosed by Aluminum windows, ground floor decorative arcade not visible due to signboards		
10.2	Structure	AC sheets roofing for balconies on 4 th floor.		
10.3	Articulation & Finishes	None		
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		

Farheen Building



View along the corner of Kazi Sayyad Street and Mrudangacharya Narayan Koli Road



Projecting balconies above first floor with intricate carvings



Detail of the projecting balconies on upper floors





Detail of side balconies



Detail of central balconies

View Left side elevation not visible due to proximity of adjoining structures

	Common Ref. No.:				
	Card No.: B-37				
	Ward (Part): B				
	CS No.: Not available				
	Plot Area: Not available				
	B U Area: Not available				
	Date: May, 2005				
	Record by: Ojas P, Swapnil B				
	Review by: Neera Adarkar				
	Internal: As above				
External: As above					
Photo Ref.: T-III-B:Ward B\ Saat Taad Masjid					
1.0	Denomination				
1.1	Name of Premises	Saat Taad Masjid			
1.2	Earlier Name	Not applicable			
1.3	Built in	Early 19 th century	Extension Date (if any)	1945	
2.0	Access				
2.1	Main	Kazi Sayyed Street			
2.2	Subsidiary	Not applicable			
3.0	Ownership Pattern				
3.1	Present	Devchand Tejsi			
3.2	Past	Trust			
3.3	Status	Trust			
4.0	Use				
4.1	Present	Religious, Place of worship			
4.2	Past	Religious, Place of worship			
4.3	Usage	Regular Religious use			
5.0	Significance & Value Classification				
5.1	Townscape (Natural / Manmade)	Located in heart of an old commercial area of Mumbai, Masjid Bunder .The building abutting the narrow Sayyed street on one side.			
5.2	Architectural Description	A mosque clad with yellow Malad stone and decorated with plaster bands architraves. The façade is divided in equal vertical bays each highlighted with a pair of two arches in second floor tied by plaster architraves to the rectangular openings on the first floor. The entrance arch is a moghul style flat pointed with C.I. jali. The 1 st floor level has a decorative Cornice band with decorative corbels below. The architraves have features like rosette on either sides of the arch. The projecting balconies are supported by decorative R.C.C. brackets and balconies and have Moorish multi foil arches. Chattris are seen on the parapet wall with trefoil arches below the dome of the Chattri.			
5.3	Intrinsic	One of the old mosques for the Shafai Muslim community, the community arrived in Mumbai from Coastal areas of Konkan			
5.4	Value Classification	A(arc), A(his), A(cul), B(des), C(seh), E	Recommended Grade	II B	
6.0	Topography				
6.1	Floors	G + 2			
7.0	Construction				
7.1	Plinth	Dressed Black Basalt stone coursed masonry			
7.2	Walls	Front facade has yellow Malad stone cladding. Internally Brick walls.			

7.3	Floor	R.C.C. floor slab		
7.4	Stairs	Open well wooden staircase with wooden balusters and handrails.		
7.5	Openings	Rectangular wooden glazed openings for windows. Windows on 2 nd floor has pointed arch.		
7.6	Roofing	Flat roof with terrace		
7.7	Articulation	Corbels seen below the Cornice band. R.C.C. jali railing at sill level. Multifoil arches for projecting balconies and chattri seen above the top floor.		
7.8	Finishes	Plastered and painted internally, externally cladded in Malad stone		
7.9	Interiors (Movable & Immovable)	Old shrine		
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, 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 seen on front external facade		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or leakage observed)		
9.3	Floor	Good (No sagging observed)		
9.4	Stairs	Good (Well Maintained)		
9.5	Openings	Fair (Well maintained)		
9.6	Roofing	Fair (No leakage or sagging observed)		
9.7	Articulation & Finishes	Good (Well maintained)		
9.8	Services	Good (Drainage and rainwater pipes in sound position)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	MS grills added on the windows.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	Re plastered and repainted at some places.		
11.0	DP Remarks / Perceived Threats		None	
12.0	Additional Notes / References / Documents Available		Notes: The name Saat Taad Masjid is derived from the location of the Masjid. When it was constructed in early 19 th century the eastern waterfront was located at the present location of central Railway line and Seven trees of Taad (Palm)were located on the shore. Later on the Masjid was destroyed in the Bombay Dock Explosion on 14 April 1944. The Masjid was reconstructed with similar façade and character Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai Ranade, Pheroze and Ranade, Rashmi – Mahima Mumbaicha – Mumbai December 2004	

Sattar Tyabi Masjid



Front view facing Kazi Sayyed Street




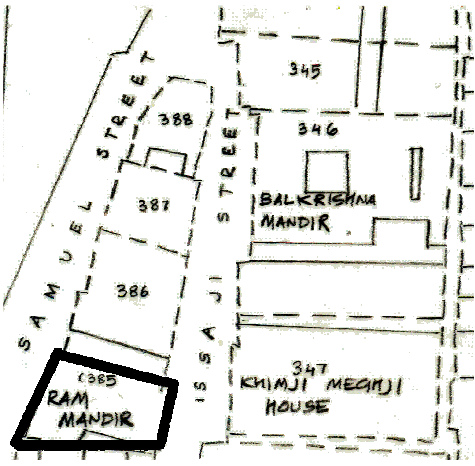
Detail of balcony with Moorish arches and minarets



Façade is characterized by arched windows, motifs, carvings and architraves



Part front elevation

	Common Ref. No.:			
	Card No.: B-38			
	Ward (Part): B			
	CS No.: 1385			
	Plot Area: 192.00 sq.m			
	B U Area: 178.00 sq.m			
	Date: May, 2005			
	Record by: Ojas P, Anup S			
	Review by: Neera Adarkar			
	Internal: As above			
External: As above				
Photo Ref.: T-III-B:Ward B\ Ram Mandir				
1.0	Denomination			
1.1	Name of Premises	Ram Mandir		
1.2	Earlier Name	Not applicable		
1.3	Built in	1867	Extension Date (if any)	Not applicable
2.0	Access			
2.1	Main	Issaji Street		
2.2	Subsidiary	Not applicable		
3.0	Ownership Pattern			
3.1	Present	Trust		
3.2	Past	Trust		
3.3	Status	Shri Ram Mandir Devnayakacharya Devasthan		
4.0	Use			
4.1	Present	Religious, Place of worship		
4.2	Past	Religious, Place of worship		
4.3	Usage	Regular religious use.		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	A landmark on Issaji street due to its enriched façade.		
5.2	Architectural Description	Small scaled but richly carved temple and having intricate stone carvings on façade as well as in the interior. The temple reflects typical Temple architecture of late 19 th century in the island city, with many idols of saints and gods from Hindhu mythology are carved on the parapet acting as base of the of the dome above. The parapet exhibits delicate idols along with a plain kern wall. Entrance is demarcated by an arch with rich carving consisting of idols. The temple is entered by double swing heavy wooden door.		
5.3	Intrinsic	One of the oldest temples in Mumbai located in small old Hindu neighbourhood in the midst of Muslim neighborhood in the midst of Muslim neighborhood.		
5.4	Value Classification	A(arc), B(des), B(his), E	Recommended Grade	II A
6.0	Topography			
6.1	Floors	Ground floor		
7.0	Construction			
7.1	Plinth	Black Basalt stone coursed masonry		
7.2	Walls	External walls of brick load bearing masonry. Internal walls around the shrine in Black Basalt stone coursed masonry.		
7.3	Floor	Black Basalt stone of Ground floor. Wooden floors. Stone columns.		
7.4	Stairs	Wooden straight flight staircase		

7.5	Openings	Rectangular wooden windows, Heavy wooden		
7.6	Roofing	Painted stone dome		
7.7	Articulation	Idols on the entrance arch, parapet, two sides of entrance. Internally the ceiling has rich carving and old paintings. Stone dome over sanctuary with a pinnacle.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Stone idols in interior with carving, decorative columns with floral capitals and base. Wall of the shrine are made up of Black Basalt stone. Original painting done at the time of construction of the temple can be seen above the entrance door. Wooden beams support on stone pillars.		
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, 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)	Not provided		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No leakage, cracks or dampness observed)		
9.3	Floor	Good (No dampness observed)		
9.4	Stairs	Good (Well maintained)		
9.5	Openings	Good (Repainting required with scraping of old paint)		
9.6	Roofing	Good (Well maintained)		
9.7	Articulation & Finishes	Fair (Some idols broken)		
9.8	Services	Good (Well maintained)		
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	Replastered and oil painted externally and internally.		
11.0	DP Remarks / Perceived Threats	None		
12.0	Additional Notes / References / Documents Available	Notes: A well-maintained temple. Needs to be preserved. One of the oldest temples in Mumbai. Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

Ram Mandir



Front elevation facing Issaji Street



Detail of the Shikhara



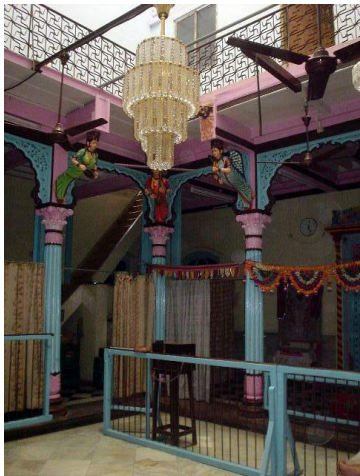
Details of idols on the entrance



Internal pillar with floral capital, derived from Corinthian order



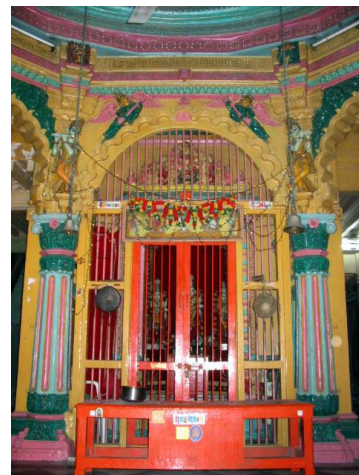
Front elevation



Woodwork in the internal area of shrine




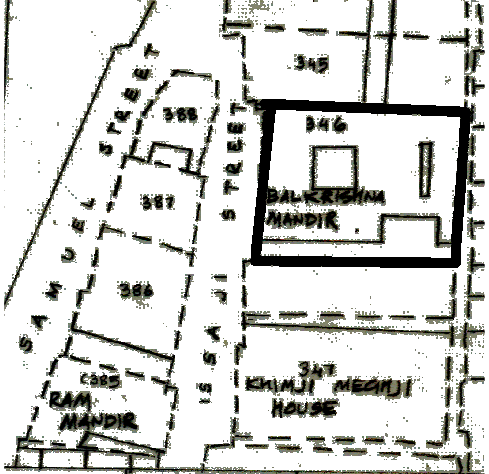
Masonry dome with idols



Shrine of Lord Ram with surroundings painted in bright colours



Detail of Moorish arch junctions for the dome

	Common Ref. No.:				
	Card No.: B-39				
	Ward (Part): B				
	CS No.: 346				
	Plot Area: 756.00 sq.m				
	B U Area: 1083.00 sq.m				
	Date: May, 2005				
	Record by: Ojas P, Anup S				
	Review by: Neera Adarkar				
	Internal: As above				
	External: As above				
Photo Ref.: T-III-B:Ward B\ Balkrishna Temple					
1.0	Denomination				
1.1	Name of Premises		Balkrishna Temple		
1.2	Earlier Name		Not applicable		
1.3	Built in		Early 20 th century	Extension Date (if any)	Not available
2.0	Access				
2.1	Main		Issaji Street		
2.2	Subsidiary		Not applicable		
3.0	Ownership Pattern				
3.1	Present		Trust		
3.2	Past		Trust		
3.3	Status		Trust		
4.0	Use				
4.1	Present		Religious, Residential		
4.2	Past		Religious, Residential		
4.3	Usage		Regular religious and residential use		
5.0	Significance & Value Classification				
5.1	Townscape (Natural / Manmade)		A landmark on Issaji street due to its enriched façade.		
5.2	Architectural Description		Ornamental temple with features like Moorish arches, pilasters, carved cornice bands, balconies on carved brackets and Chatris at some places. The structure shows influence of temple construction in Rajasthan. Floral motifs can be seen on façade.		
5.3	Intrinsic		One of the very old temples in Mumbai located in a small Hindu neighborhood in the midst of Muslim neighborhoods.		
5.4	Value Classification		A(arc), B(per), B(des), C(seh), E	Recommended Grade	II A
6.0	Topography				
6.1	Floors		G + 2		
7.0	Construction				
7.1	Plinth		Black Basalt stone coursed masonry		
7.2	Walls		Load bearing brick walls		
7.3	Floor		Wooden joist floor		
7.4	Stairs		Wooden dog legged staircase		
7.5	Openings		Moorish arches for openings		
7.6	Roofing		R.C.C. flat roof with terrace		
7.7	Articulation		Decorative carvings, Idols, Moorish arch openings on the facade		

7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Old shrine and the idol inside along with fine wooden and stone carvings.		
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, 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)	None		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or leakage observed)		
9.3	Floor	Fair (Sagging observed at some places)		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Good (Well maintained)		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Good (Re plastered and repainted in bright oil paint)		
9.8	Services	Fair		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	Top floor added subsequently. The added floor does not blend with the existing old façade.		
10.2	Structure	At some places wooden beams and columns replaced by steel.		
10.3	Articulation & Finishes	Internally and externally re plastered and repainted.		
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		

Balkrishna Temple



Front façade facing Issaji Street




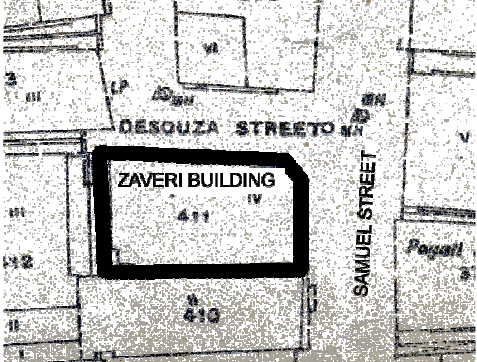
Vernacular style temple with top floors added subsequently



Details of idols above the entrance



Internal photography denied

	Common Ref. No.:			
	Card No.: B-40			
	Ward (Part): B			
	CS No.: 411			
	Plot Area: 164.71 sq.m.			
	B U Area: 445.00 sq.m.			
	Date: May, 2005			
	Record by: Ojas P, Gauri J			
	Review by: Neera Adarkar			
	Internal: As above			
External: As above				
Photo Ref.: T-III-B:\Ward B\ 336 Samuel Street				
1.0	Denomination			
1.1	Name of Premises	336, Samuel Street		
1.2	Earlier Name	Zaveri Building		
1.3	Built in	1920-1935	Extension Date (if any)	Not applicable
2.0	Access			
2.1	Main	Samuel Street		
2.2	Subsidiary	D' Souza Street		
3.0	Ownership Pattern			
3.1	Present	Shamji Umersey, Premabai – w/of Madhavji Hariram, Suryakant Hariram Kalyanji Mavji		
3.2	Past	Karamji Jethabai, Trustees of Mulji Govindji and Premabai Mulji Govindji Charity Trust.		
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 Samuel Street and D' Souza Street in a congested locality of Mandvi		
5.2	Architectural Description	Corner building with a strong built form and chamfered corner at junction. The building features ornamental character through its vernacular style. Features like semicircular arched openings on ground floor with decorative keystone, segmental arch around window on all floors with decorative features at lintel level adorn the façade .Decorative cornice bands run around all floor levels with floral features below. Terrace slab has projecting decorative chajja with decorative brackets. Floral motifs present on façade.		
5.3	Intrinsic	Located in the congested area of Mandvi, the area associated with trade and wholesale activities for more than 100 years.		
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	Black basalt stone coursed masonry		
7.2	Walls	Composite brick masonry		
7.3	Floor	M.S. flooring with Shahabad tiles		

7.4	Stairs	Dog-legged R.C.C. staircase with brick parapet wall		
7.5	Openings	Semicircular arched opening on ground floor, segmental arched opening on rest of the floors. Openings to balcony have arches with carved columns having Corinthian order.		
7.6	Roofing	Flat roof with terrace		
7.7	Articulation	Decorative cornice band with decorative features underneath. Decorative parapet level chajja having carved brackets with intricate detailing. Stucco work with a lot of detailing in plaster, floral bands at floor levels, crossing arches.		
7.8	Finishes	Internally and externally cement plastered and painted. Decorative stucco work on façade.		
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, good natural lighting		
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. Dampness at a few places)		
9.2	Walls	Fair (No cracks observed. Dampness at some places)		
9.3	Floor	Fair (Deflection at a few places)		
9.4	Stairs	Fair (original staircase has been replaced by R.C.C.)		
9.5	Openings	Fair (Wooden members need maintenance)		
9.6	Roofing	Fair (Deflection at some places)		
9.7	Articulation & Finishes	Fair (tree growth at some places)		
9.8	Services	Fair (Some downtake pipes bracken at junction)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	Ground floor facade covered by hoardings and signages, box grills added.		
10.2	Structure	Wooden floor replaced by M.S. floor, Wooden staircase replaced by R.C.C. staircase.		
10.3	Articulation & Finishes	Cornice bands broken at places to provide down take pipes.		
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 at corner



The building has a strong form and Vernacular ornamental character



Detail of the projecting slab on brackets on the top floor



Detail of the arched opening with carved keystone and intricate carvings along with Stucco work

Right side elevation and left side elevation not visible due to proximity of adjoining structures

		Common Ref. No.:			
		Card No.: B-41			
		Ward (Part): B			
		CS No.: 398			
		Plot Area: Not available			
		B U Area: Not available			
		Date: May, 2005			
		Record by: Ojas P, Gauri J			
		Review by: Neera Adarkar			
		Internal: As above			
External: As above					
Photo Ref.: T-III-B:\Ward B\ Santosh Chand Building					
1.0	Denomination				
1.1	Name of Premises		Santosh Chand Building		
1.2	Earlier Name		Hussama Building		
1.3	Built in		1920-1935	Extension Date (if any)	Not applicable
2.0	Access				
2.1	Main		Samuel Street		
2.2	Subsidiary		Issaji 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 in a congested locality with surrounding buildings separated by merely one foot distance facing Samuel Street at Mandvi.		
5.2	Architectural Description		The building with a narrow vertical façade is characterized by a careful blend of elements from different architectural styles. The Malad stone cladded structure has decorative features like semicircular arch at entrance with plain keystone and crosset. Decorative cornice band at first and third floor levels with dentils. Windows have plain architraves on all sides. Balconies on second and fourth floor have highly decorative CI railing and are supported by decorative R.C.C. brackets. Third floor balcony has balustrade. Terrace parapet wall has plain triangular pediments.		
5.3	Intrinsic		One of the old tenanted buildings with ornamental character.		
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 coursed masonry		
7.2	Walls		Brick composite masonry with Malad stone cladding on front façade		
7.3	Floor		M.S. joist floor		
7.4	Stairs		Doglegged wooden staircase with ornamental railing		

7.5	Openings	Rectangular openings with wooden glazing, double shutters, double height window		
7.6	Roofing	Sloping roof with Mangalore tiles		
7.7	Articulation	Key and crosset with semicircular arch at entrance. Highly decorative C.I. railing for balconies supported by decorative R.C.C. brackets. Blustered balconies, triangular Pediment at the top.		
7.8	Finishes	Internally cement plastered and painted. Malad stone cladded externally.		
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	No open space on sides marginal front space		
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 at some places		
9.0	Condition			
9.1	Plinth	Fair (Settlement at corner, cracks at some places)		
9.2	Walls	Fair (No dampness observed)		
9.3	Floor	Fair (Deflection at some places)		
9.4	Stairs	Fair (Deflection at junction)		
9.5	Openings	Fair (Some windows need repairs)		
9.6	Roofing	Fair (Leakage at corner)		
9.7	Articulation & Finishes	Good (Well maintained)		
9.8	Services	Poor (Many pipes broken, leakage in inspection chambers)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	Commercial signage boards added, grills added, chajjas added.		
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		

Santosh Chand Building



Front elevation facing Samuel Street



Decorative brackets supporting the balcony


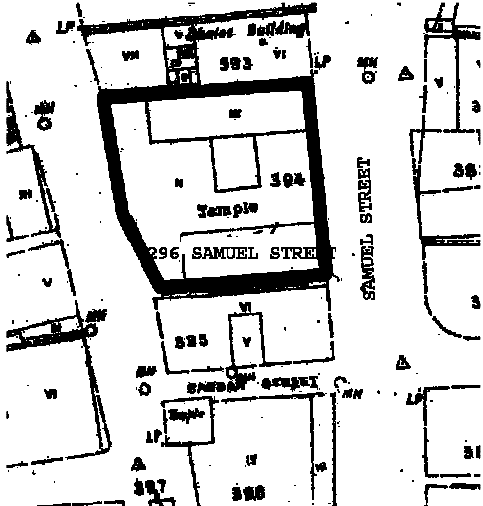


Balcony detail with Cast iron railing



Entrance gate detail with narrow balcony above

Right side elevation and left side elevation not visible due to proximity of adjoining structures

		Common Ref. No.:				
		Card No.: B-42				
		Ward (Part): B				
		CS No.: 394				
		Plot Area: 388.03 sq.m				
		B U Area: 1552.12 sq.m				
		Date: May, 2005				
		Record by: Ojas P, Gauri J				
		Review by: Neera Adarkar				
		Internal: As above				
		External: As above				
		Photo Ref.: T-III-B:\Ward B\ 296, Samuel Street				
1.0	Denomination					
1.1	Name of Premises		296, Samuel Street			
1.2	Earlier Name		Not applicable			
1.3	Built in		Early 20 th century	Extension Date (if any)	Not available	
2.0	Access					
2.1	Main		Samuel Street			
2.2	Subsidiary		Not applicable			
3.0	Ownership Pattern					
3.1	Present		Mulraj Ramdas Anjaria			
3.2	Past		Gordhandas Jamnadas, Anandji Haridas, Trustees of Khimjee Jeevan Charitees, Udaysingh Anandji, Chaturbhuj Gordhandas			
3.3	Status		Trust			
4.0	Use					
4.1	Present		Religious, Commercial			
4.2	Past		Religious, Commercial			
4.3	Usage		Regular religious, commercial use			
5.0	Significance & Value Classification					
5.1	Townscape (Natural / Manmade)		Located on a rectangular plot facing Samuel Street in a congested locality with side two walls shared with the adjoining building.			
5.2	Architectural Description		Decorative structure in Vernacular style with colonial impact on the architectural style. The façade is adorned by features like semicircular arched opening with decorative keystone. Cornice bands with highly decorative. Vertically grooved pilasters on Ground and two upper levels with clianthus leaf capitals corbels add to the character. Semicircular arches on ground floor have religious idols sculpted. Top two floors have been added subsequently.			
5.3	Intrinsic		The building houses an old Hindu shrine. Located in a small neighbourhood of Hindu community in the predominantly Muslim locality.			
5.4	Value Classification		A(arc), A(cul), B(des), C(seh), E		Recommended Grade	II B
6.0	Topography					
6.1	Floors		G + 4			
7.0	Construction					
7.1	Plinth		Black Basalt stone coursed masonry plinth			
7.2	Walls		Composite brick masonry walls			
7.3	Floor		Access denied			
7.4	Stairs		Dog legged, wooden staircase with decorative balustrades			

7.5	Openings	Semicircular arched openings on all floors, glazed shutters and wooden frames double height windows.		
7.6	Roofing	Flat roof terrace		
7.7	Articulation	Semicircular arched openings with decorative keystone. Cornice band at 1 st and 2 nd floor level with highly decorative corbels. Vertical grooved pilasters.		
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	Not provided		
8.0	Services & Utilities			
8.1	Lighting	Access denied		
8.2	Ventilation	Access denied		
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 at some places		
9.0	Condition			
9.1	Plinth	Fair (No settlement or cracks observed)		
9.2	Walls	Fair (No dampness or cracks observed)		
9.3	Floor	Access denied		
9.4	Stairs	Access denied		
9.5	Openings	Fair (Some bracken windows need to be repaired)		
9.6	Roofing	Fair (Leakage in corners)		
9.7	Articulation & Finishes	Good (Well maintained)		
9.8	Services	Fair (Some downtake pipes need repairs)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	Box grills added, hoarding added on façade.		
10.2	Structure	Top two floors added subsequently.		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	None		
12.0	Additional Notes / References / Documents Available	Notes: Internal photography and access denied. Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

Samuel Street, 296



Front view facing Samuel Street



Decorative front faced with architraves and double windows


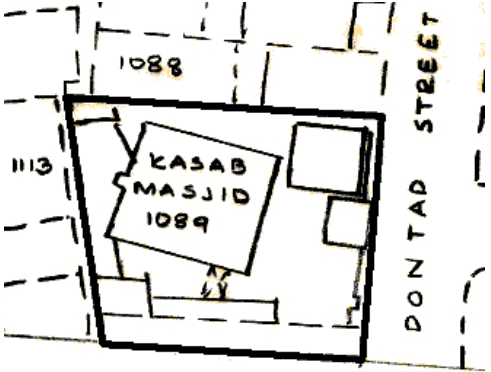


The addition of three upper floors disturb the proportions



Detail of the main entrance

Right side elevation and left side elevation not visible due to proximity of adjoining structures

	Common Ref. No.:			
	Card No.: B-43			
	Ward (Part): B			
	CS No.: 1089			
	Plot Area: 469.90 sq.m			
	B U Area: 214.50 sq.m			
	Date: May, 2005			
	Record by: Ojas P, Gauri J			
	Review by: Neera Adarkar			
	Internal: As above			
External: As above				
Photo Ref.: T-III-B:\Ward B\ Bakkar Kasaab Masjid				

1.0	Denomination			
1.1	Name of Premises	Bakkar Kasaab Masjid		
1.2	Earlier Name	Khadak Masjid		
1.3	Built in	1873	Extension Date (if any)	Not applicable
2.0	Access			
2.1	Main	Dontad Street		
2.2	Subsidiary	Dontad Cross Lane		
3.0	Ownership Pattern			
3.1	Present	The Manager of Masjid		
3.2	Past	The Manager of Masjid		
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 Dontad Street, a narrow street on east of Mohammed Ali Road. The Area is called Khadak.		
5.2	Architectural Description	The mosque is a fine example of masjids constructed during 19 th century. The Masjid is centered through a gateway having features like Moorish arch at the entrance with decorative floral motifs at spandrels. Above the arch is a projecting floor band supported by decorative corbels. The space above the gate has spherical domes having Kamlaka (lotus) Motifs and pinnacles on all four sides. The gateway is highly ornamental with an onion shaped dome at the top with a Chattri like feature on the top. Two decorative minars are seen on either sides of the gate. Four windows have Moorish arches with stained glass. The Masjid has a central court in marble and a covered space for Namaz is provided on side		
5.3	Intrinsic	Masjid built by the ‘Kasaab’ (Butcher) community, a large population of this community resides at Khadak.		
5.4	Value Classificat)ion	A(arc), A(his), B(des), C(seh), E, F	Recommended Grade	II B
6.0	Topography			
6.1	Floors	G + 1		
7.0	Construction			
7.1	Plinth	Plastered stone masonry plinth		
7.2	Walls	Load bearing brick walls, stone walls		
7.3	Floor	Timber joist floor, R.C.C. slab		

7.4	Stairs	Wooden staircase with decorative balustrade		
7.5	Openings	Moorish arched windows with wooden frames and glazed shutters		
7.6	Roofing	Flat roof terrace covered with A.C. sheets and supported MS girder		
7.7	Articulation	Floral motifs on the façade of the gateway with a Multifoil or Moorish arch. Decorative Minarets at the corners and decorative floral motifs all over the façade.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Semi open spaces are provided near the court and water body. One prayer hall is located on first floor to be used during religious ceremonies.		
7.10	Compound / Fence / Gate	Brick compound wall		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Internal courtyard clad in marble with a water body		
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)		
9.2	Walls	Good (No dampness or leakage observed)		
9.3	Floor	Fair (Deflection observed at some places)		
9.4	Stairs	Good (Recently repainted)		
9.5	Openings	Good (Well maintained)		
9.6	Roofing	Good (Well maintained)		
9.7	Articulation & Finishes	Good (Recently repainted)		
9.8	Services	Fair (Some pipes need repairs)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	Brick compound wall encroached by commercial shops, A.C. sheets roof added on M.S. pipes.		
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: The Masjid is built for the people of Butcher Community. The entire colony of Butcher Community migrated here from the Butcher Island near Elephanta in 1865. Most of the people settled in this area and some of them migrated to Bandra. As a result a Masjid was required in the vicinity of “Khadak”. The present Masjid was built in the year 1873 Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai Ranade, Pheroze and Ranade, Rashmi – Mahima Mumbaicha – Mumbai December 2004	

Bakkar Kasaab Masjid



Front elevation



Detail of the entrance feature with Multifoil arches and dome with Minarets on either sides



The Minarets along with the Dome above the entrance Chhatri contribute to an interesting skyline



The temporary shed of asbestos sheets on top floor disturbs the ambience





Detail of the Minaret with gallery



Detail of the entrance with Chhatri

Detail photography and access denied

	Common Ref. No.:	
	Card No.: B-44	
	Ward (Part): B	
	CS No.: 943	
	Plot Area: 94 sq m	
	B U Area: Not applicable	
	Date: June, 2005	
	Record by: Ojas P. Gauri J	
	Review by: Neera Adarkar	
	Internal: As above	
	External: As above	
	Photo Ref.: T-III-B:\Ward B\ The Kessowjee Naik Fountain and Clock tower	
		

1.0	Denomination			
1.1	Name of Premises	The Kessowjee Naik Fountain and Clock Tower		
1.2	Earlier Name	Not applicable		
1.3	Built in	1876	Extension Date (if any)	Not applicable
2.0	Access			
2.1	Main	Keshavji Naik Road		
2.2	Subsidiary	Narsi Natha Street		
3.0	Ownership Pattern			
3.1	Present	Municipal Corporation of city of Bombay (T.P.S.E. scheme I, Reg. 4, F.P-267)		
3.2	Past	MCGM		
3.3	Status	MCGM		
4.0	Use			
4.1	Present	Drinking water fountain, Public		
4.2	Past	Drinking water fountain, Public		
4.3	Usage	Regular public use		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	Located on a triangular junction at the point where Keshavji naik Road and Narsi Natha Street bifurcate in the congested area of Chinch Bandar		
5.2	Architectural Description	Magnificent structure built as a drinking water fountain or a ‘Pyav’. The taps are on Black Basalt stone high platform with miniature Nandi statues and stone platform as sitting space. The superstructure inspired by temple architecture has a pinnacle with statues around. The pinnacle also has a clock tower. The head of Keshavji Naik has been carved brackets supporting the Cantilevered projection.		
5.3	Intrinsic	Drinking water fountain and clock tower donated by Keshavji Naik. One of the old Pyavs or drinking water fountains donated for public welfare to the city by rich businessmen during the late 19 th century.		
5.4	Value Classification	A(arc), A(cul), B(des), B(uu), C(seh), D(bio) E, I(sce)	Recommended Grade	II A
6.0	Topography			
6.1	Floors	Not applicable		
7.0	Construction			
7.1	Plinth	Black Basalt stone coursed masonry		
7.2	Walls	Black Basalt stone coursed masonry		

7.3	Floor	Black Basalt stone paving		
7.4	Stairs	Not applicable		
7.5	Openings	Not applicable		
7.6	Roofing	Not applicable		
7.7	Articulation	Carvings, pillars, statues, clock tower Kalasha		
7.8	Finishes	Internally and externally cement plastered and painted		
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	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	Good (No settlement or cracks observed)		
9.2	Walls	Good (No cracks or leakage observed)		
9.3	Floor	Good		
9.4	Stairs	Not applicable		
9.5	Openings	Not applicable		
9.6	Roofing	Not applicable		
9.7	Articulation & Finishes	Good (Well maintained)		
9.8	Services	Fair (Drainage needs to be improve)		
9.9	Outbuildings	Fair		
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: This fountain was erected by Sha Keshavji Naik and his son Nursey Keshavji on January 8, 1876 at a cost of Rs. 23, 000 for public welfare and was presented to the city of Bombay for the use and benefit of the public. The fountain was inaugurated by Sir Philip Edmond, Governor of Bombay at that time. Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

The Kessowjee Naik Fountain and Clock tower



The Kessowjee Naik Fountain and Clock tower




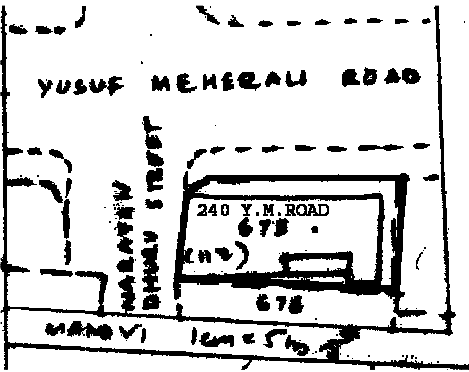
Not just a drinking water fountain but the space is also used for social gatherings and resting space



Detail of the two Nandis near the steps to plinth



Marble plaque installed at the time of inauguration with history and background

	Common Ref. No.:				
	Card No.: B-45				
	Ward (Part): B				
	CS No.: 675				
	Plot Area: 209.96 sq.m				
	B U Area: 1259.76 sq.m				
	Date: May, 2005				
	Record by: Ojas P, Prerna C				
	Review by: Neera Adarkar				
	Internal: As above				
External: As above					
Photo Ref.: T-III-B:\Ward B\ 240, Yusuf Mehrali Road					
1.0	Denomination				
1.1	Name of Premises	240, Yusuf Mehrali Road			
1.2	Earlier Name	Not applicable			
1.3	Built in	Early 20 th century	Extension Date (if any)	Not available	
2.0	Access				
2.1	Main	Yusuf Mehrali Road			
2.2	Subsidiary	Narayan Dhuru Street			
3.0	Ownership Pattern				
3.1	Present	Goswami Shri Govardhanlalji Maharaj (Holder)			
3.2	Past	Goswami Shri Govardhanlalji Maharaj (Holder)			
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 at junction of an important east-west road, Yusuf Mehrali Road and Narayan Dhuru Street.			
5.2	Architectural Description	Malad stone cladded corner building following Edwardian vocabulary in its design. The building is characterized by a strong form and a strategic corner location. The façade is adorned by features like floor bands, flat arches on first floor with plain keystone, Florentine arch on Ground floor, highly decorative motifs on rounded corner. The balconies on rounded corner have decorative balustrades; windows also have semicircular and triangular plain pediments with plain keystones. Balconies are supported by plain brackets and have decorative C.I. railing. Entrance has columns on either side with decorative capitals.			
5.3	Intrinsic	Located in congested trading area of Mandvi. This locality is associated with trade and wholesale since more than 100 years.			
5.4	Value Classification	A(arc), B(des), I(sce)	Recommended Grade	III	
6.0	Topography				
6.1	Floors	G + 6			
7.0	Construction				
7.1	Plinth	Black Basalt stone coursed masonry			
7.2	Walls	Composite brick masonry with external walls cladded in Malad stone			
7.3	Floor	R.C.C. floor slab			

7.4	Stairs	R.C.C. staircase with wooden treads, newel post and balusters, single flight open well staircase		
7.5	Openings	Rectangular openings with wooden frames and glazed shutters		
7.6	Roofing	Flat roof terrace		
7.7	Articulation	Cornice band at 1 st floor level, decorative bracket supporting balcony at rounded corner, motifs, and balconies on either sides of corner.		
7.8	Finishes	Malad stone cladding on façade. 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 applicable		
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)		
9.2	Walls	Fair (Dampness observed at some places)		
9.3	Floor	Fair (Deflection observed in passage)		
9.4	Stairs	Fair (Deflection at some places)		
9.5	Openings	Poor (Repairs to doors and windows required)		
9.6	Roofing	Access denied		
9.7	Articulation & Finishes	Fair (Façade attacked by moss at some places)		
9.8	Services	Fair (Some pipes broken)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	Commercial signage boards added, grills, sliding windows added.		
10.2	Structure	Balconies enclosed, top two floor added subsequently.		
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	



View along the corner



Edwardian design features hidden behind shop signboards



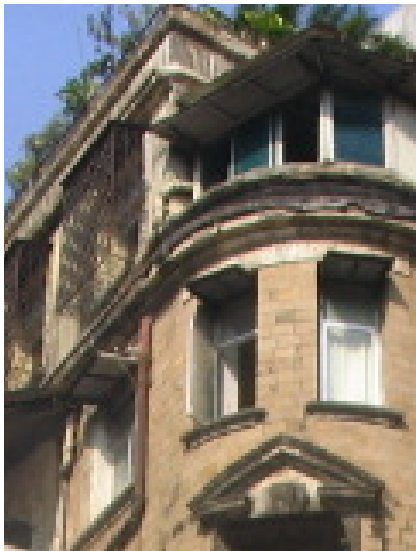
Edwardian features like arched pediments, croquets, pilasters define the entrance




Balustraded balcony in curved profile at corner



Detail of different types of pediments at different levels on the façade



The later added top floors destroy the rhythm of Malad stone façade



Common Ref. No.:

Card No.: B-46

Ward (Part): B

CS No.: 669

Plot Area: 1524.25 sq.m

B U Area: 840.00 sq.m

Date: May, 2005

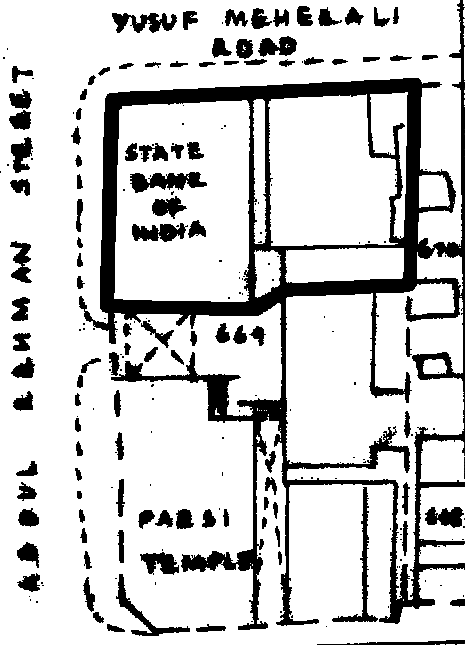
Record by: Ojas P, Gauri J

Review by: Neera Adarkar

Internal: As above

External: As above

Photo Ref.: T-III-B:Ward B\ State Bank of India Building, Mandvi Branch



1.0	Denomination			
1.1	Name of Premises	State Bank of India Building, Mandvi Branch		
1.2	Earlier Name	Not applicable		
1.3	Built in	Early 20 th century	Extension Date (if any)	Not applicable
2.0	Access			
2.1	Main	Yusuf Mehrali Road		
2.2	Subsidiary	Abdul Rehman Street		
3.0	Ownership Pattern			
3.1	Present	S Jamshedji and Punji Framjee Batliwala		
3.2	Past	Sir Jamshedji Jejeebhoy, Nasarwanji sorabjee Jamshedji, Fardunjee & Fardanjee, Bomanjee Sorabjee Jamshedjee, Rustomjee C. Jamshedjee, Framjee Rustomji Wadigem, Merwanji Pestonji Khareg ,Rutomji Nasserwanji		
3.3	Status	Tenanted		
4.0	Use			
4.1	Present	Residential, Commercial		
4.2	Past	Residential, Commercial		
4.3	Usage	Regular public use		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	Located on a corner plot at junction of two roads, Abdul Rehman Street and Yusuf Meharali Road, an important East-West Road.		
5.2	Architectural Description	Corner Building with chamfered edge with use of Edwardian elements in design. The building has stucco work on façade with decorative Cornice on the first floor. Windows have plain architraves with plain keystone on façade. Decorative console at lintel level of window on first floor at the corner. Terrace has balustrades and decorative motifs at some places. The glory of building is well appreciated due to its corner location and symmetrical and composed form.		
5.3	Intrinsic	Located in congested trading area of Mandvi. This locality is associated with trade and wholesle since more than 100 years.		
5.4	Value Classification	A(arc), B(des), I(sce)	Recommended Grade	III
6.0	Topography			
6.1	Floors	G + 2		
7.0	Construction			
7.1	Plinth	Black Basalt stone coursed masonry 0.9 m. high plinth		
7.2	Walls	Composite brick masonry walls		

7.3	Floor	Wooden joist flooring		
7.4	Stairs	Wooden doglegged, decorative staircase with wooden Newel post, highly decorative CI balusters.		
7.5	Openings	Rectangular openings with wooden frames and glazed shutters		
7.6	Roofing	Flat roof terrace		
7.7	Articulation	Pilasters on Ground floor with plain capitals. Plain keystones over windows on façade. Decorative terrace parapet wall with decorative R.C.C. railing. Decorative wooden Newel post and CI railing for staircase. Decorative consoles on façade.		
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	Open courtyard		
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)		
9.2	Walls	Fair (No dampness or cracks observed)		
9.3	Floor	Fair (No deflection observed)		
9.4	Stairs	Fair (Midlanding portion needs maintenance)		
9.5	Openings	Fair (Some windows replaced, some windows closed)		
9.6	Roofing	Fair (No leakage observed)		
9.7	Articulation & Finishes	Fair (Façade attacked by moss at some places)		
9.8	Services	Access denied		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	Commercial hoardings added. Sliding windows added, some windows closed by brickwork.		
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		

State Bank of India Building



View along corner of Yusuf Meher Ali Road and Abdul Rehman Street



Detail of the arched pediment above the corner window




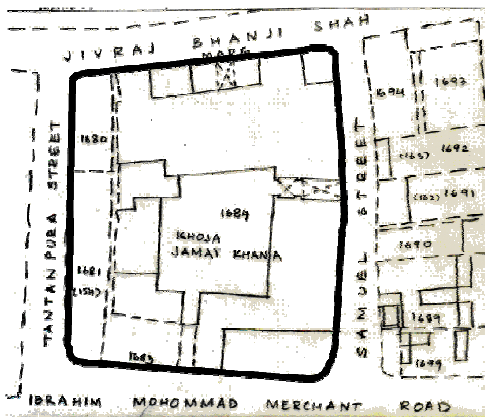
Decorative carved newel post



Detail of the side bay at top floor with balcony projection in between pilasters



Detail of the side bay at ground floor

	Common Ref. No.:				
	Card No.: B-47				
	Ward (Part): B				
	CS No.: 1680, 1681, 1683, 1684				
	Plot Area: 2909.44sq.mt				
	B U Area: 2600sqm				
	Date: June, 2005				
	Record by: Ojas P, Gauri J				
	Review by: Neera Adarkar				
	Internal: As above				
External: As above					
Photo Ref.: T-III-B:\Ward B\ Khoja Aga Khan Dar Khana					
1.0	Denomination				
1.1	Name of Premises		Khoja Aga Khan Dar Khana		
1.2	Earlier Name		Not applicable		
1.3	Built in		Late 19 th century	Extension Date (if any)	Not applicable
2.0	Access				
2.1	Main		Hazrat Abbas Street, Dongri		
2.2	Subsidiary		Tnatanpura Street, Jivaraj Bhimji Shah Marg, Ebrahim Mohammed Merchant Road		
3.0	Ownership Pattern				
3.1	Present		Shah Karim Al Husain Aga Khan, Foundatio-Aga Khan Trust		
3.2	Past		Shah Karim Al Husain Aga Khan, Foundatio-Aga Khan Trust		
3.3	Status		Trust		
4.0	Use				
4.1	Present		Religious, Place of worship		
4.2	Past		Religious, Place of worship		
4.3	Usage		Regular religious use		
5.0	Significance & Value Classification				
5.1	Townscape (Natural / Manmade)		Located on a large rectangular plot on Hazrat Abbas street at Dongri.		
5.2	Architectural Description		Malad stone ornamental building built in the architectural style which is a blend of Victorian Gothic style and Indo Sarcenic style. The building has equilateral point arches, cornice bands at each floor level and balusters on the top floor level. Centrally it has a huge paved open space which is used for the prayers and social gatherings. It has a clock tower rising above the height with semicircular arched windows and a projecting band supported on carved brackets. The clock tower has a dome above and exhibits strong Indo Sarcenic architectural character. The flat terraces above the blocks at different levels and the clock tower rising above them all create an interesting sky line.		
5.3	Intrinsic		Malad stone structure with interesting skyline and a clock tower visible from a distance.		
5.4	Value Classification		A(arc), A(cul), B(des), B(per), C(seh), E, I(sce), J	Recommended Grade	II A
6.0	Topography				
6.1	Floors		G + 2		
7.0	Construction				
7.1	Plinth		Malad stone cladded coursed plinth		

7.2	Walls	Malad stone ashlar masonry wall		
7.3	Floor	Wooden joist floor		
7.4	Stairs	Wooden open with decorative balusters and handrail		
7.5	Openings	Semicircular arched windows, equilateral arches		
7.6	Roofing	Flat roof with terrace		
7.7	Articulation	Semicircular arched windows, Equilateral arches, Cornice bands at each level, clock tower with dome. Balusters for terraces at different levels		
7.8	Finishes	Malad stone coursed masonry from outside, plaster painted from inside.		
7.9	Interiors (Movable & Immovable)	Large entrance hall at the ground floor entrance, the photographs of present Imam are displayed on the marble cladded wall. The wide and grand staircase leads to first floor where large prayer halls are located. Separate prayer halls for men and women are provided along with a large open court.		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Paved open space in the centre used as a gathering and prayer 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 (No sagging or deflection observed)		
9.4	Stairs	Good (Well maintained)		
9.5	Openings	Good (Recently restored)		
9.6	Roofing	Good (Recently repaired)		
9.7	Articulation & Finishes	Good (Recently restored)		
9.8	Services	Good		
9.9	Outbuildings	Fair		
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	<p>History: One of the important landmarks of Dongri, Important Jamatkhana and library and place for religious activities for the Khoja community. Probably the biggest and the oldest Jamatkhanas for the Khoja community in India.</p> <p>The Khoja Dar Khana premises belong to Shia Imami Ismaili sect, the followers of Aga Khan, known globally as Khojas. Aga Khan was an Imam when arrived in India. The Imams thereafter were granted ‘Aga Khan’ degree. The present Imam, Karim Aga Khan is forty ninth Imam.</p> <p>Notes: Internal photography denied.</p> <p>Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai Ranade, Pheroze and Ranade, Rashmi – Mahima Mumbaicha – Mumbai December 2004</p>
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Khoja Aga Khan Dar Khana



View showing terraces at different levels along with the tall clock tower.



The clock tower, clad in Malad stone shows a strong influence of Indo Sarcenic architecture



A careful blend of Gothic and Indo Sarcenic elements is achieved in composition of the façade



View of the clock tower


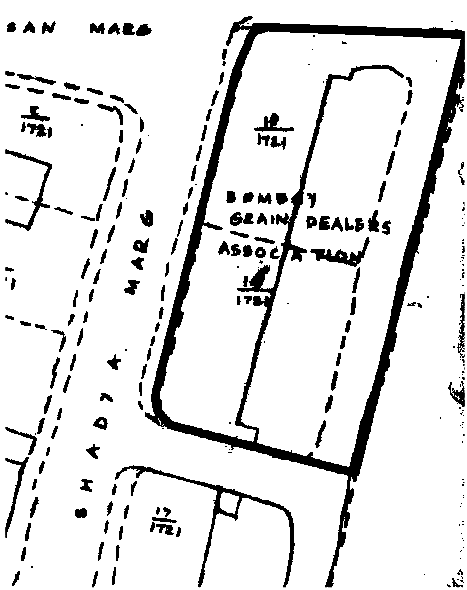


View of the terrace with balustrade and carved floor band



Detail of the curved balcony on clock tower with balustrade

Interior photography denied

	Common Ref. No.:			
	Card No.: B-48			
	Ward (Part): B			
	CS No.: 16/ 1721, 18/ 1721			
	Plot Area: 1933.95sq.m			
	B U Area: 1794.00sq.m			
	Date: May, 2005			
	Record by: Ojas P, Keshav S			
	Review by: Neera Adarkar			
	Internal: As above			
	External: As above			
Photo Ref.: T-III-B:\Ward B\ The Bombay Grain Dealers Association				
1.0	Denomination			
1.1	Name of Premises	The Bombay Grain Dealers Association		
1.2	Earlier Name	Not applicable		
1.3	Built in	1913	Extension Date (if any)	Not applicable
2.0	Access			
2.1	Main	Keshavji Naik Road		
2.2	Subsidiary	Principal Sheikh Hasan Marg No 1		
3.0	Ownership Pattern			
3.1	Present	Trustee Punjabai Thackery, Trustee Lalji Teju		
3.2	Past	Trustee Punjabai Thackery, Trustee Lalji Teju		
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)	Corner plot at junction of Principal Shaikh Hasan Marg and Principal Sheikh Hasan Marg No 1 at Masjid bunder.		
5.2	Architectural Description	Large building with a strong built form built along the corner with roads on all four sides. The façade exhibits Vernacular architecture. Ground floor external façade is clad in Malad stone and upper floor is plastered brick construction. Features like wooden balconies supported on carved R.C.C. brackets, semicircular arched windows adorn the elongated façade.		
5.3	Intrinsic	Old building for belonging to the dealers of grain in Mumbai, located in one of the biggest and oldest commercial neighborhood of Mumbai. Area around Masjid Bunder is associated with trade and wholesale activities since more than 100 years.		
5.4	Value Classification	A(arc), B(des), B(per)	Recommended Grade	II B
6.0	Topography			
6.1	Floors	G + 1		
7.0	Construction			
7.1	Plinth	Black Basalt stone coursed masonry 0.6 m. high		
7.2	Walls	Load bearing stone walls, brick walls on first floor		
7.3	Floor	Wooden joist floor		
7.4	Stairs	Dog legged, wooden staircase, single flight		

7.5	Openings	Rectangular and semicircular arched openings with wooden frames and glazed shutters.		
7.6	Roofing	Sloping Mangalore tiled roof		
7.7	Articulation	Architraves, curve bands, R.C.C. brackets for 1 st floor balcony		
7.8	Finishes	Externally stone and internally 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 provided		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good 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 at some places		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Fair (Cracks observed at some places)		
9.3	Floor	Fair (Sagging observed at some places)		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Fair (some windows broken, some windows replaced by Aluminum windows)		
9.6	Roofing	Fair (Leakage observed at some places)		
9.7	Articulation & Finishes	Fair (Plaster chipped off at some places)		
9.8	Services	Poor (Down take pipes need repairs)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	Box grills added at some places.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	Shop front signboards at some places.		
11.0	DP Remarks / Perceived Threats	Demarcated as shop line on proposed Development Plan (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		


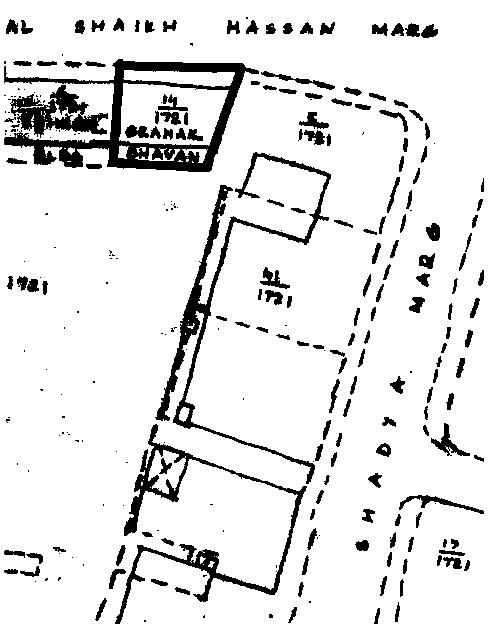
The Bombay Grain Dealers Association



View of the building from Keshavji Naik Road



Detail of the projecting balcony on carved brackets

	Common Ref. No.:		
	Card No.: B-49		
	Ward (Part): B		
	CS No.: 14 / 1721		
	Plot Area: 268.39sq.m		
	B U Area: 170.00sq.m		
	Date: May 2005		
	Record by: Ojas P, Keshav S		
	Review by: Neera Adarkar		
	Internal: As above		
	External: As above		
	Photo Ref.: T-III-B:Ward B\ Maharashtra Sahakari Grahak Bhavan		

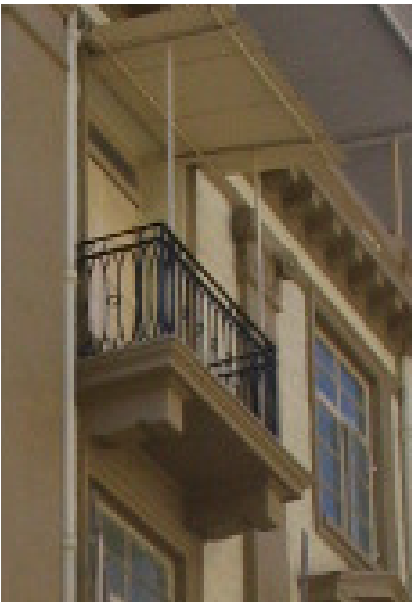
1.0	Denomination			
1.1	Name of Premises	Maharashtra Sahakari Grahak Bhavan		
1.2	Earlier Name	Not applicable		
1.3	Built in	1922	Extension Date (if any)	Not available
2.0	Access			
2.1	Main	Principal Shaikh Hasan Marg No. 1		
2.2	Subsidiary	Not applicable		
3.0	Ownership Pattern			
3.1	Present	Trikamji Dhanji Khanna		
3.2	Past	Trustees of Kutchidas Oswal Jain, Laxmichand Lalji Ramji, Maneckji Dhanji Dand, Laxmichand Kullarji Nagda, Veerji Ladahai, Khimji Kuvarji Shah, Hirji Bhojraj Luthia.		
3.3	Status	Trust		
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 on a small plot facing Principal Sheikh Hasan Marg No1 in congested commercial neighborhood of Church Bunder.		
5.2	Architectural Description	Malad stone cladded building with chamfered corner and with a few Edwardian elements like semicircular arched window and cornice band and intermediate floor levels, with carvings and motifs on the facade. Bold cornices at the terrace level with dentils are a prominent feature of the building. The central portion in the front exhibits a triangular pediment over window with two arched pediments on either side.		
5.3	Intrinsic	One of the old commercial buildings located in of the oldest commercial neighborhood of Mumbai. Area around Masjid bunder is associated with trade and wholesale activities since more than 100 years.		
5.4	Value Classification	A(arc), B(per)	Recommended Grade	III
6.0	Topography			
6.1	Floors	G + 3		
7.0	Construction			
7.1	Plinth	Malad stone course masonry		
7.2	Walls	Load bearing brick and stone walls		

7.3	Floor	Wooden joist floor		
7.4	Stairs	Wooden dog-legged with plain soffit		
7.5	Openings	Semicircular arched windows		
7.6	Roofing	Sloping roof with Mangalore tiles		
7.7	Articulation	Semicircular arched windows, cornice bands, motifs and carvings		
7.8	Finishes	Malad stone cladding on façade		
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	Poor natural and artificial lighting		
8.2	Ventilation	Poor natural and artificial 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 observed, Cracks observed at some places)		
9.2	Walls	Good (Well maintained)		
9.3	Floor	Fair (Wooden members replaced by M.S.)		
9.4	Stairs	Fair (Recently repaired)		
9.5	Openings	Good (Recently repaired)		
9.6	Roofing	Good (Recently repaired)		
9.7	Articulation & Finishes	Good (Recently repaired)		
9.8	Services	Fair (Inspection chambers need repairs)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	Chhajjas added later, terrace covered.		
10.2	Structure	Top floor added subsequently.		
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		

Maharashtra Sahakari Grahak Bhavan



Front view from Principal Shaikh Hasan Marg No. 1



Balcony detail



Detail of Edwardian motif on the edge

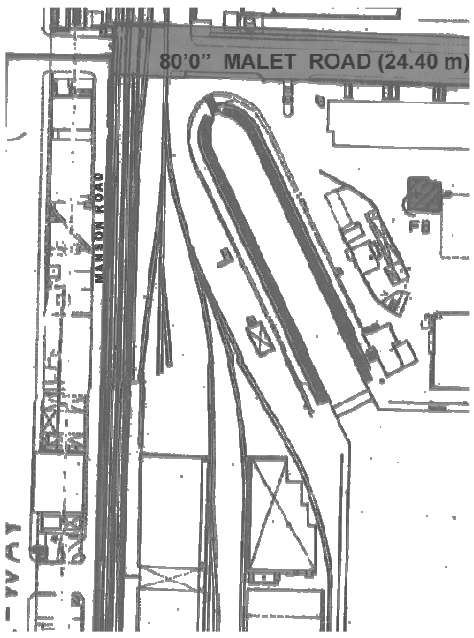


View along corner


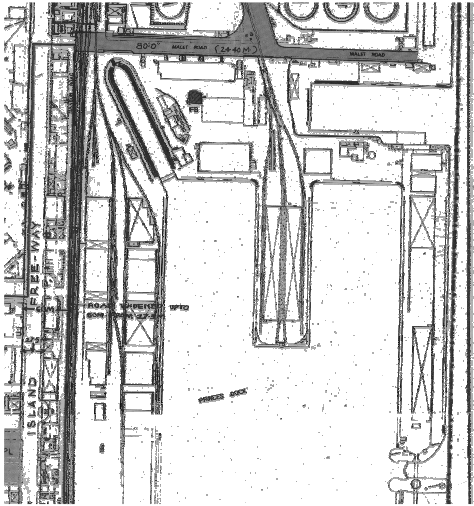


Detail of triangular and arched pediments

Right side elevation not visible due to proximity of adjoining structures

Photography denied	Common Ref. No.:			
	Card No.: B-50			
	Ward (Part): B			
	CS No.: Not available			
	Plot Area: Not applicable			
	B U Area: 25,000.00 sft			
	Date: May, 2005			
	Record by: Ojas P, Uma P			
	Review by: Neera Adarkar			
	Internal: As above			
	External: As above			
	Photo Ref.: T-III-B:Ward B\ Merewether Dry Dock			
1.0	Denomination			
1.1	Name of Premises	Merewether Dry Dock		
1.2	Earlier Name	Not applicable		
1.3	Built in	1891	Extension Date (if any)	Not applicable
2.0	Access			
2.1	Main	Arabian Sea, eastern waterfront		
2.2	Subsidiary	Mb.P.T. Estate		
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	Ship Repair		
4.2	Past	Ship Building and Repair		
4.3	Usage	Frequent use		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	Dry dock located below the ground level for ship building in the Mumbai Port Trust (Mb.P.T.) estate		
5.2	Architectural Description	Merewether Dry dock measures 500' x 50, x 30' in Length, breadth and depth respectively. It's a huge Dry Dock built below the ground level in Black basalt stone coursed masonry and bands of Malad stone and sand stone at intermediate places. With stepped profile on all the four sides and control gates to remove the water from the dock once the ship has moved in. The entry to docks is provided by black Basalt stone steps built along one side having steps with high treads.		
5.3	Intrinsic	Oldest dry dock in the Mumbai port Trust (Mb.P.T. estate) It has a plaque in Sandstone with inscription <i>MEREWETHER DRY DOCK 1981 C.E. ORMISTON ENGINEER.</i>		
5.4	Value Classification	A(arc), A(his), B(des), B(uu), F, H(tec)	Recommended Grade	II B
6.0	Topography			
6.1	Floors	Basement (30' deep below the ground level)		
7.0	Construction			
7.1	Plinth	Black Basalt stone ashlar masonry		
7.2	Walls	Black Basalt stone ashlar masonry with top courses in sand stone		
7.3	Floor	Dressed Black Basalt stone floor		

7.4	Stairs	Black Basalt stone steps for going down at 40’ level		
7.5	Openings	Not applicable		
7.6	Roofing	Not applicable		
7.7	Articulation	Semi circular arched openings with corner feature in sand stone, steps in Black basalt stone and Sand stone		
7.8	Finishes	Exposed Black Basalt stone ashlar masonry		
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		
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	Not available		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Fair (Cracks observed at some places)		
9.2	Walls	Fair (Walls attacked by Moss at some places)		
9.3	Floor	Fair		
9.4	Stairs	Fair (tread corners chipped off at some places)		
9.5	Openings	Not applicable		
9.6	Roofing	Not applicable		
9.7	Articulation & Finishes	Fair (Needs maintenance)		
9.8	Services	Fair		
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 reserved for Special Industrial zone (I-3) on proposed Development Plan (D. P.)		
12.0	Additional Notes / References / Documents Available	History: This dry dock was added in addition to the Prince’s dock constructed in 1880. The dock was constructed for the ship building and repair for the smaller ships which were in use during the late 19 th century. The dock was named after the Bombay Port Trust chairperson at that time Cornel G. L. C. Merewether. Notes: Photography denied for security purpose. Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai, Mb.P.T. Maps		

	Common Ref. No.:			
	Card No.: B-51			
	Ward (Part): B			
	CS No.: Not available			
	Plot Area: Not available			
	B U Area: Not available			
	Date: May 2005			
	Record by: Ojas P, Uma P			
	Review by: Neera Adarkar			
	Internal: As above			
	External: As above			
	Photo Ref.: T-III-B:\Ward B\ Prince's Dock			


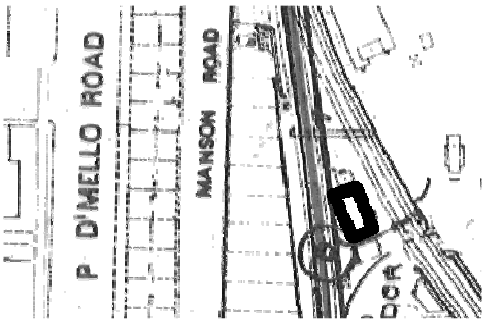
1.0	Denomination			
1.1	Name of Premises	Prince's Dock		
1.2	Earlier Name	Not applicable		
1.3	Built in	1880	Extension Date (if any)	Not available
2.0	Access			
2.1	Main	Arabian Sea, eastern waterfront		
2.2	Subsidiary	Mb.P.T. Estate, Ballad Pier		
3.0	Ownership Pattern			
3.1	Present	Mumbai Port Trust (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	Dock		
4.2	Past	Dock		
4.3	Usage	Frequent use		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	Large dock along the Eastern waterfront of Mumbai.		
5.2	Architectural Description	Large dock along the Eastern waterfront of Mumbai on the Arabian sea, it is constructed in black basalt stone and has a bull nose and a large wall along the coastline.		
5.3	Intrinsic	Plaque of Name and Year on the dock wall in Sandstone. <i>(PRINCE'S DOCK – THOMAS ORMISTON ENGINEER 1879)</i>		
5.4	Value Classification	A(his), B(per), B(uu), 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 coursed masonry		
7.2	Walls	Black Basalt stone ashlar masonry		
7.3	Floor	Black Basalt stone with sand stone cladding		
7.4	Stairs	Black Basalt stone ashlar masonry		
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 Sand stone 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 at some places		
8.7	Other (HVAC / BMS / Security Systems)	Not applicable		
9.0	Condition			
9.1	Plinth	Good (No cracks observed)		
9.2	Walls	Good (No cracks or dampness 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	<p>History: Prince’s Dock was the first development project undertaken by the Bombay Port Trust (Now Mumbai Port Trust) after its formation in the year 1873. This is the first large wet dock in Mumbai. The dock was named after the Prince of Wales who laid the foundation stone on November 11, 1875. This dock was a milestone towards the development of Mumbai as promoted the arrival of large ships to the Mumbai port. Later on Merewether dry dock was built for the ship building. The debris from the excavation were used for the construction of Victoria Dock in 1885 which was joined to the Prince’s Dock. Though Masjid Bunder and Nicole Bunder were demolished during the construction, the old Ballard Pier was formed due to this construction, now it comes under the Naval Dockyard.</p> <p>Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai, Mb.P.T. Maps</p>		



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STACK:

	Common Ref. No.:			
	Card No.: B-52			
	Ward (Part): B			
	CS No.: Not available			
	Plot Area: Not available			
	B U Area: Not available			
	Date: May 2005			
	Record by: Ojas P, Uma P			
	Review by: Neera Adarkar			
	Internal: As above			
External: As above				
Photo Ref.: T-III-B:Ward B\ Carnac Bunder Pumping Station				
				
1.0	Denomination			
1.1	Name of Premises	Carnac Bunder Pumping Station		
1.2	Earlier Name	Not applicable		
1.3	Built in	Early 20 th century	Extension Date (if any)	Not applicable
2.0	Access			
2.1	Main	P. D' Mello Road		
2.2	Subsidiary	Not applicable		
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	Vacant, Not in use		
4.2	Past	Pumping station		
4.3	Usage	Vacant, Not in use		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	Located on the outer dock area of Mumbai Port Trust (Mb. P. T.) near the Indira Dock gate on P. D' Mello Road, façade not visible due to lack of open space around.		
5.2	Architectural Description	Black Basalt stone cladded building with an interesting roof profile due to change in height of part of the structure. Part of the structure is ground floor, part is G+2, and part is G+ 2 with basement. The structure is not completely seen at a glance due to non-availability of open space around. Structure is massive and grand as well as good in proportions. Semicircular arched doors on ground floor, little articulation on façade is seen around slender windows to the tower, dentils have been provided on the tower along with the circular emblem of Bombay Port Trust carved out in Sand stone. South side of the structure has a wooden balcony with decorative railing and carved brackets.		
5.3	Intrinsic	One of the old pumping stations of the Mumbai Port Trust (Mb.P.T.)		
5.4	Value Classification	A(arc), B(uu)	Recommended Grade	II A
6.0	Topography			
6.1	Floors	G+2, (Tower-G+3)		
7.0	Construction			
7.1	Plinth	Black Basalt stone coursed masonry		
7.2	Walls	Black Basalt stone Ashlar Masonry for external walls		

7.3	Floor	Brick Jack arch with steel gilders		
7.4	Stairs	Wooden ladder for basement		
7.5	Openings	Semicircular arched opening on ground floor, rectangular wooden glazing on other		
7.6	Roofing	AC sheets roofing with wooden truss, decorative fascia and eaves board		
7.7	Articulation	Semicircular arched doors on ground floor, slender windows to the tower, and dentils on the tower.		
7.8	Finishes	Black Basalt stone coursed masonry		
7.9	Interiors (Movable & Immovable)	Old water pumps inside		
7.10	Compound / Fence / Gate	Uncoursed Random rubble masonry in Black Basalt stone		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Marginal paved open space around		
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	Mb.P.T.		
8.5	Drainage (Plumbing and Sanitation)	Mb.P.T.		
8.6	Fire precaution	Not available		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Fair (Tree Growth observed on some walls)		
9.3	Floor	Poor (Sagging observed at many places)		
9.4	Stairs	Poor (Wooden members need maintenance)		
9.5	Openings	Fair (Some windows broken, wooden members need maintenance)		
9.6	Roofing	Poor (Tiles broken, many wooden members of the truss failed at places)		
9.7	Articulation & Finishes	Good (Details on stone façade in maintained condition)		
9.8	Services	Access Denied		
9.9	Outbuildings	Good		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	Grills, M.S. chajjas added.		
10.2	Structure	MS brackets added to projecting balconies.		
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	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai, Mb.P.T. Maps		

Carnac Bunder Pumping Station



View of the pumping station



Black Basalt stone with architraves in Malad stone



Detail of the inspection tower



View of Timber balcony projection on first and second floors



Part façade hidden behind trees




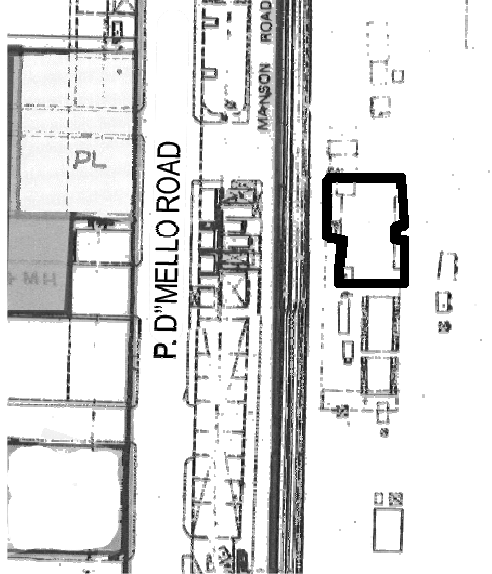
Tower in Black Basalt stone ashlar masonry



Corner detail



Emblem of Bombay Port Trust carved in Malad stone

		Common Ref. No.:			
		Card No.: B-53			
		Ward (Part): B			
		CS No.: Not available			
		Plot Area: Not applicable			
		B U Area: Not available			
		Date: May, 2005			
		Record by: Ojas P, Uma P			
		Review by: Neera Adarkar			
		Internal: As above			
		External: As above			
		Photo Ref.: T-III-B:Ward B\ Traffic Building and Red Gate			
1.0	Denomination				
1.1	Name of Premises		Traffic Building and Red Gate		
1.2	Earlier Name		Ghadiyal Godi		
1.3	Built in		1890	Extension Date (if any)	Not available
2.0	Access				
2.1	Main		P. D' Mello Road		
2.2	Subsidiary		Mb.P.T. estate		
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		Offices, Clock tower, entrance gate		
4.2	Past		Offices, Clock tower, entrance gate		
4.3	Usage		Offices, Clock tower, entrance gate		
5.0	Significance & Value Classification				
5.1	Townscape (Natural / Manmade)		Located off P D' Mello Road in the Mb.P.T. estate with road on all three sides		
5.2	Architectural Description		Building clad in Kurla Basalt showing the influence of Indo Sarcenic architecture with features like semi-circular arches and cornice bands. The most prominent feature is the clock tower on North-west end rising above the general skyline. The terrace has a balustrade and all four sides of the clock tower have been demarcated by triangular pediments.		
5.3	Intrinsic		One of the most important and prominent administrative structures of the Mumbai Port Trust (Mb.P.T.)		
5.4	Value Classification		A(arc), B(des), B(uu)		Recommended Grade II A
6.0	Topography				
6.1	Floors		G + 2 (Clock Tower-G + 4)		
7.0	Construction				
7.1	Plinth		Black Basalt stone masonry Coursed plinth approx 0.3 m high		
7.2	Walls		Black Basalt stone ashlar Masonry externally, plastered brick walls internally		
7.3	Floor		R.C.C. slab with steel girders		
7.4	Stairs		Open well Black Basalt stone with decorative CI railings		
7.5	Openings		Semicircular arches over large rectangular windows		

7.6	Roofing	R.C.C. Flat roof with terrace		
7.7	Articulation	Semi circular arches above with cornice at each levels, all four sides of the clock tower have been demarcated by triangular pediments, plain Key stones, Balusters on terrace leve.		
7.8	Finishes	Black Basalt stone from outside, plaster and painted from inside		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Black Basalt stone side supports for gate and gatehouse, all painted in Red colour with a carved logo of Bombay Port Trust and CI Gates. A.C. sheet roofing added over M.S. supports and trusses.		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Paved open space on all sides		
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	Mb.P.T.		
8.5	Drainage (Plumbing and Sanitation)	Mb.P.T.		
8.6	Fire precaution	Dry Riser in staircase bay at each midlanding level		
8.7	Other (HVAC / BMS / Security Systems)	Not applicable		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Fair (Tree Growth observed on some walls)		
9.3	Floor	Good (No deflection of sagging observed)		
9.4	Stairs	Fair (Sagging at some places on the mid landing)		
9.5	Openings	Good (Well maintained)		
9.6	Roofing	Fair (Part of roof recently repaired)		
9.7	Articulation & Finishes	Good (Well maintained)		
9.8	Services	Fair (Some down take sewer pipes need maintenance)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	Window air-conditioning units, new P.V.C. Rainwater pipes on façade.		
10.2	Structure	R.C.C. floor added on place of Jack arch.		
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	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai, Mb.P.T. Maps.		

Traffic Building and Red Gate



View from the Mb. P. T. estate road



Tower is a visual landmark in the surroundings due to its height



View of the clock tower



Detail of clock tower




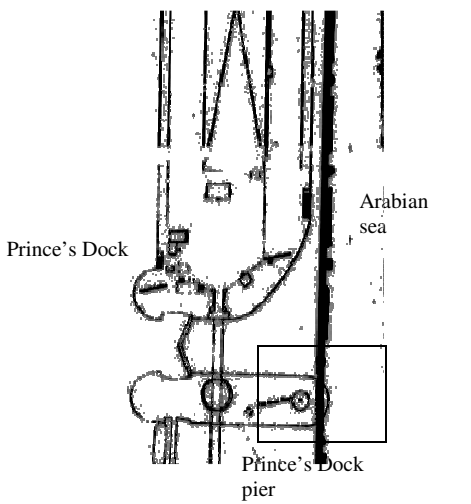
Fronyt view of the traffic building



Detail of the bell on red gate



Front elevation of the red gate

	Common Ref. No.:		
	Card No.: B-54		
	Ward (Part): B		
	CS No.: Not available		
	Plot Area: Not applicable		
	B U Area: Not available		
	Date: May, 2005		
	Record by: Ojas P, Uma P		
	Review by: Neera Adarkar		
	Internal: As above		
	External: As above		
	Photo Ref.: T-III-B:Ward B\ Prince's Dock Pier		

1.0	Denomination			
1.1	Name of Premises	Prince's Dock Pier		
1.2	Earlier Name	Not applicable		
1.3	Built in	1879	Extension Date (if any)	Not available
2.0	Access			
2.1	Main	Arabian Sea, eastern waterfront		
2.2	Subsidiary	Princes Dock		
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	Vacant, not in use		
4.2	Past	Security		
4.3	Usage	Vacant, not in use		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	Located on eastern waterfront of Mumbai along the Arabian sea with water on three sides.		
5.2	Architectural Description	Black Basalt stone cylindrical structure designed for signaling purpose in 1879, it does not have much ornamentation on façade but stands out because of its strategic location. It has Rectangular small sized windows and cornice bands at two levels above first and second floor. The top portion has projecting brackets and dentils.		
5.3	Intrinsic	Visible due to its strategic location along the shore side		
5.4	Value Classification	A(arc), B(des), B(uu), I(sce)	Recommended Grade	II A
6.0	Topography			
6.1	Floors	G + 2		
7.0	Construction			
7.1	Plinth	Black Basalt stone ashlar masonry		
7.2	Walls	Black Basalt stone ashlar masonry		
7.3	Floor	M.S. floor with steel gilders		
7.4	Stairs	C.I spiral staircase with decorative treads and brackets as support		
7.5	Openings	Rectangular wooden glazed windows		
7.6	Roofing	Flat roof terrace		

7.7	Articulation	Cornice band at every floor level and small brackets on top floor		
7.8	Finishes	Black Basalt stone Exposed from outside, plastered and painted from inside.		
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		
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 nearby		
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 (No deflection observed)		
9.5	Openings	Good (Well maintained)		
9.6	Roofing	Good (No leakage or deflection observed)		
9.7	Articulation & Finishes	Good (Details on façade in good condition)		
9.8	Services	Good (Well maintained)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	M.S. tower added subsequently, Temporary M.S. shed added on terrace.		
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: Prince’s Dock was the first development project undertaken by the Bombay Port Trust (Now Mumbai Port Trust) after its formation in the year 1873. This is the first large wet dock in Mumbai. The dock was named after the Prince of Wales who laid the foundation stone on November 11, 1875. This dock was a milestone towards the development of Mumbai as promoted the arrival of large ships to the Mumbai port. Later on Merewether dry dock was built for the ship building. The debris from the excavation were used for the construction of Victoria Dock in 1885 which was joined to the Prince’s Dock. Though Masjid Bunder and Nicole Bunder were demolished during the construction, the old Ballard Pier was formed due to this construction, now it comes under the Naval Dockyard. Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai, Mb.P.T. Maps		

Prince's Dock Pier



View of the Prince's Dock Pier



Inscription of the name Prince's Dock



Detail of the topmost portion with toothings