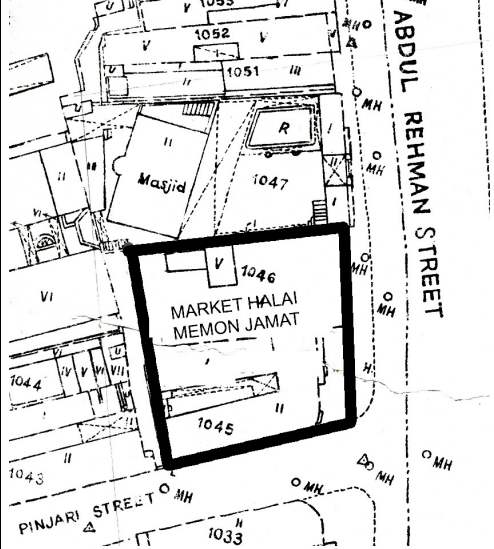
	Common Ref. No.:	
	Card No.: C-1	
	Ward (Part): C	
	CS No.: 1046	
	Plot Area: 247.58 sq.m.	
	B U Area: 817.01 sq.m.	
	Date: July, 2005	
	Record by: Gauri J, Anup S	
	Review by: Neera Adarkar	
	Internal: As above	
	External: As above	
	Photo Ref.: T-III-C:Ward CMarket Hallai Memon Jamat	



1.0	Denomination			
1.1	Name of Premises	Market Hallai Memon Jamat (Community Centre)		
1.2	Earlier Name	Not applicable		
1.3	Built in	1927	Extension Date (if any)	Not applicable
2.0	Access			
2.1	Main	Abdul Rehman Street		
2.2	Subsidiary	Pinjari Street		
3.0	Ownership Pattern			
3.1	Present	Haji Mohammad Dada Toffic- New Trustees		
3.2	Past	Goolraj Gangaram, Gulabrai Gangaram, Kanayalal Soorajmal, Shrinivas Soorajmal (Fazindars), Haji Mohammad Haji Suleman, Hassam Haji Noor-Mohammed Mojawala- Trustees of the Market, Dhoka Halai Memon Jamat –Holders, Ahmed Haji, Noor Mohammed Nagadia and Suleman Tarmohammed , Mohammed Hussein, Abdul Carim Toffic		
3.3	Status	Trust		
4.0	Use			
4.1	Present	Residential, Commercial		
4.2	Past	Residential, Commercial		
4.3	Usage	Regular residential and commercial use		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	Located on Abdul Rehman Street, which is one of the major North-South arterial roads passing through a dense trading district.		
5.2	Architectural Description	Ornamented in Neo-classical style, this malad stone cladded structure exhibits features like cornice bands at all floor levels, pilasters cladded in Malad stone flanking from first to second floor with Corinthian capital at the top. The windows have architraves around and have decorative CI railings. The parapet level of the third floor has decorative motif.		
5.3	Intrinsic	This building was earlier used as a worship place but now used for commercial purpose. Building mostly caters to Muslim Community.		
5.4	Value Classification	A(arc), A(cul), E, C(seh)	Recommended Grade	II A
6.0	Topography			
6.1	Floors	G + 4		
7.0	Construction			
7.1	Plinth	Plastered masonry plinth		
7.2	Walls	Brick masonry wall		
7.3	Floor	R.C.C. floor slab		

7.4	Stairs	Access denied		
7.5	Openings	Rectangular openings with wooden frames and glazed shutters		
7.6	Roofing	Flat roof terrace		
7.7	Articulation	The façade has features like decorative architrave around the windows, decorative motifs below the parapet wall of second floor window. Windows also have CI railings. The façade also has pilasters having Corinthian capitals.		
7.8	Finishes	Externally Malad stone cladding and internally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	None		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Fair (No settlement or cracks observed but needs maintenance)		
9.2	Walls	Fair (Needs plastering and painting)		
9.3	Floor	Fair		
9.4	Stairs	Access denied		
9.5	Openings	Fair		
9.6	Roofing	Fair (No leakage observed)		
9.7	Articulation & Finishes	Good (Well maintained)		
9.8	Services	Fair (Drainage pipes need maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	Ground floor has commercial banners added.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Plot falls under Commercial Zone on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

Market Hallai Memon Jamat (Community Centre)



View from Abdul Rehman Street



Front elevation



Cornice band at 3rd floor level



Shop line on the ground floor


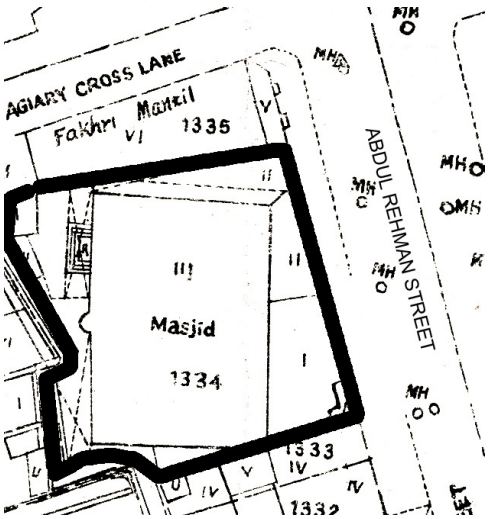


Malad stone clad Corinthian pilasters on the façade



Electric cables hanging on the façade

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

	Common Ref. No.:			
	Card No.: C-2			
	Ward (Part): C			
	CS No.: 1334			
	Plot Area: 557.66 sq.m.			
	B U Area: 1254.6 sq.m.			
	Date: July, 2005			
	Record by: Gauri J, Anup S			
	Review by: Neera Adarkar			
	Internal: As above			
External: As above				
Photo Ref.: T-III-C:\Ward C\ Bohri Masjid				

1.0	Denomination			
1.1	Name of Premises	Bohri Masjid (96, Abdul Rehman Street)		
1.2	Earlier Name	Not applicable		
1.3	Built in	1940's	Extension Date (if any)	Not applicable
2.0	Access			
2.1	Main	Abdul Rehman Street		
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	Commercial, Mosque		
4.2	Past	Commercial, Mosque		
4.3	Usage	Regular religious use		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	Located on Abdul Rehman Street, which is one of the major North-South arterial roads passing through a dense trading district.		
5.2	Architectural Description	This religious structure is angularly juxtaposed on its plot and has a long shopline in front on the ground floor. Ornamental structure having features like semicircular arched openings on all the floors. There are projecting floor bands on all the floors supported by decorative brackets. The façade also has floral motifs above the arched openings. The parapet wall of the terrace has a decorative balustrade. The arched openings have false Moorish arches above it with decorative floral motifs.		
5.3	Intrinsic	Place of religious importance for Bohri Muslim Community.		
5.4	Value Classification	A(arc), A(cul), E, C(seh)	Recommended Grade	II A
6.0	Topography			
6.1	Floors	G + 2		
7.0	Construction			
7.1	Plinth	Stone cladded plinth in coursed ashlar masonry		
7.2	Walls	Load bearing brick wall		
7.3	Floor	Wooden joist flooring		
7.4	Stairs	Access denied		
7.5	Openings	Semicircular openings with wooden frames and glazed shutters		

7.6	Roofing	Sloping roof with Mangalore tiles and wooden trusses		
7.7	Articulation	The façade has features like decorative arched openings, floral motifs above the openings, projecting bands at all floor levels supported by decorative brackets.		
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, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good (No sagging observed)		
9.4	Stairs	Access denied		
9.5	Openings	Good		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Good (Well maintained)		
9.8	Services	Good (Drainage pipes need no replacement)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Plot falls under Commercial Zone on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

Bohri Masjid (96, Abdul Rehman Street)



View from Abdul Rehman Street



The building almost touches the adjoining building



Semicircular openings on the façade



Semicircular arch with false Moorish pattern and stucco work around.


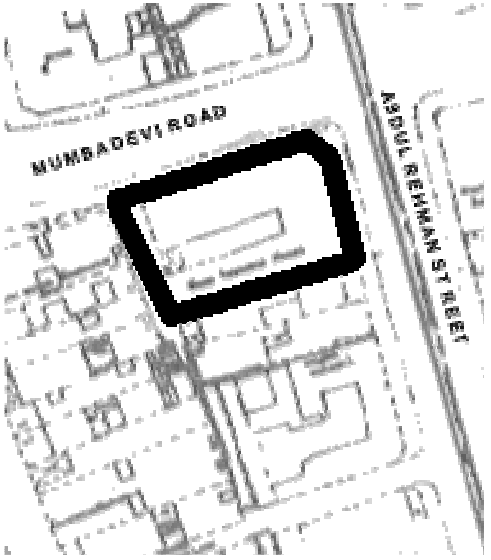


The chajjas are supported by the decorative brackets



Decorative concrete parapet wall at the terrace

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

	Common Ref. No.:				
	Card No.: C-3				
	Ward (Part): C				
	CS No.: Not available				
	Plot Area: Not available				
	B U Area: Not available				
	Date: July, 2005				
	Record by: Gauri J, Anup S				
	Review by: Neera Adarkar				
	Internal: As above				
External: As above					
Photo Ref.: T-III-C:\Ward C\Shri Krishna Niwas					
1.0	Denomination				
1.1	Name of Premises		Shri Krishna Niwas		
1.2	Earlier Name		Not applicable		
1.3	Built in		Mid 20 th century	Extension Date (if any)	Not applicable
2.0	Access				
2.1	Main		Mumba Devi Road		
2.2	Subsidiary		Abdul Rehman 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 a busy junction of Mumbai Devi Road and Abdul Rehman Street, which is one of the major North-South arterial roads passing through the trading district near the boundary B and C ward.		
5.2	Architectural Description		Moderately ornamental building with Neo classical and vernacular features, with projecting balconies having sloping roof situated on either sides of the chamfered corner façade.. Decorative motifs are seen at parapet level of all the windows. The building façade is clad with Malad stone. The decorative motifs are seen on either sides of the windows. The railings of balconies have a Swastika pattern. Decorative floor bands are seen at all levels.		
5.3	Intrinsic		Built in the typology of corner buildings in Mumbai Devi area which shares similar features with the other buildings in the vicinity.		
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		Black Basalt stone plinth (cladded)		
7.2	Walls		Brick walls		
7.3	Floor		R.C.C. slab		
7.4	Stairs		Straight flight wooden staircase with simple balusters		

7.5	Openings	Rectangular openings with wooden frames and glazed shutters.		
7.6	Roofing	Sloping roof with A C sheets and M S trusses.		
7.7	Articulation	Decorative projecting balconies. Decorative motifs seen at parapet level of all the windows. Balconies have jail like railing on all the floors.		
7.8	Finishes	Malad stone cladded façade and internally cement plastered and painted.		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value.		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Paved Marginal side open spaces.		
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	Fair (Needs Maintenance)		
9.2	Walls	Fair (Needs Plastering and Painting)		
9.3	Floor	Fair		
9.4	Stairs	Fair		
9.5	Openings	Fair (Needs Maintenance)		
9.6	Roofing	Fair		
9.7	Articulation & Finishes	Fair		
9.8	Services	Fair		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	Commercial signages on ground floor.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Plot falls under Commercial Zone on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

Shri Krishna Niwas



View from the junction



View of the front façade



Sloping roof chajjas for the projecting balconies



Façade clad in Malad stone




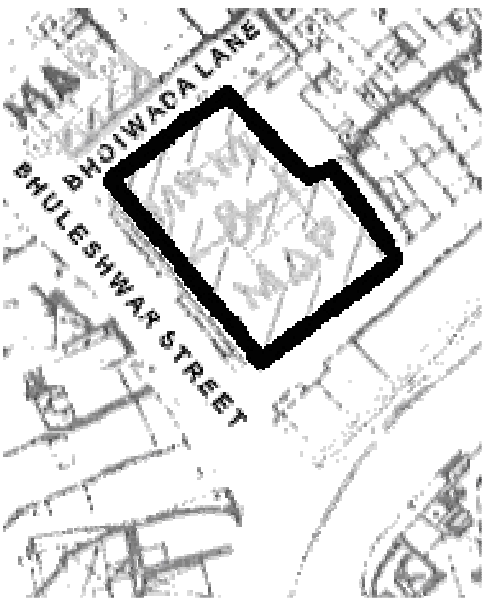
Simple motifs at the parapet level



Collapsible grills added on to some windows



Decorative concrete railings for the projecting balconies

	Common Ref. No.:			
	Card No.: C-4			
	Ward (Part): C			
	CS No.: 2404			
	Plot Area: 585.3 sq.m.			
	B U Area: 877.95 sq.m.			
	Date: June, 2005			
	Record by: Gauri J, Anup S			
	Review by: Neera Adarkar			
	Internal: As above			
External: As above				
Photo Ref.: T-III-C:\Ward C\ Bhuleshwar Market				
				
1.0	Denomination			
1.1	Name of Premises	Bhuleshwar Market		
1.2	Earlier Name	Not applicable		
1.3	Built in	1930	Extension Date (if any)	Not available
2.0	Access			
2.1	Main	Bhuleshwar Street		
2.2	Subsidiary	Bhoiwada Lane		
3.0	Ownership Pattern			
3.1	Present	Dominic Joseph Pinto and Mrs. Rita Margaret Pinto		
3.2	Past	Divakar Vishnu Javle, Purushottam Kamlakar Javle and Rangnath Kamlakar Javle, Neera Chandrahas Jhaveri, Jaisukhlal Durlabhdas Patel, Pradyumurai Durlabhdas Patel, Vardichand Dhulaji and Vorilal Timchand, Smt. Kantabai Saremal Jain, Devraj Hajarimal.		
3.3	Status	Public		
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)	One of the oldest markets in the city. It stands on the busy Bhuleshwar Street, which is in one of the densest areas in the world.		
5.2	Architectural Description	The ground storeyed stone structure shows a distinct Vernacular as well as Neo-classical influence. The corners of the buildings are chamfered in a stepped form to support the structure (this is also seen in the heritage complex of Sir J.J. school of Applied Arts near CST (V.T.) station) The main entrance is spanned by a segmental arch, and has two projections in the form of medallions. There are elaborate stone brackets in between the arches, which support the floor above.		
5.3	Intrinsic	It is a bazaar in Victorian arcades which characterizes the old city core. This chaotic and apparently disordered state of the bazaar promotes a physical proximity between the seller and buyer which demarcates the growth of a market place.		
5.4	Value Classification	A(arc), B(per), 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 plinth in coursed ashlar masonry		
7.2	Walls	Brick load bearing walls		
7.3	Floor	Wooden joist flooring		
7.4	Stairs	R.C.C. dog legged staircase		
7.5	Openings	Arched openings with timber frame and glazed shutters		
7.6	Roofing	Flat roof with a stone parapet		
7.7	Articulation	Arches on façade have alternate coloured voussiers. Original brackets can be seen. The main entrance is spanned by a segmental arch, and has two projections in the form of medallions. Use of Polychromatic stone is observed.		
7.8	Finishes	ashlar Masonry (Black Basalt stone) on the external façade and internally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Unpaved side open spaces		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, poor 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	Poor (To be checked for settlement)		
9.2	Walls	Good		
9.3	Floor	Fair (No sagging observed)		
9.4	Stairs	Fair (Needs maintenance)		
9.5	Openings	Good		
9.6	Roofing	Good (To be checked for leakages)		
9.7	Articulation & Finishes	Fair		
9.8	Services	Fair (Drainage pipes need maintenance)		
9.9	Outbuildings	Poor		
9.10	Overall condition	Good	Maintenance level	Fair
10.0	Transformation			
10.1	Form	Ground floor arches covered by signages and hoardings.		
10.2	Structure	Additional floor supported over existing structure.		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Plot reserved for Municipal Retail Market amd Municipal Primary 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, Dwivedi, Mehrotra Bombay, The Cities Within Bombay 1995		

Bhuleshwar Market



Entrance arch



View from Bhuleshwar Street



Black Basalt stone façade in coursed ashlar masonry


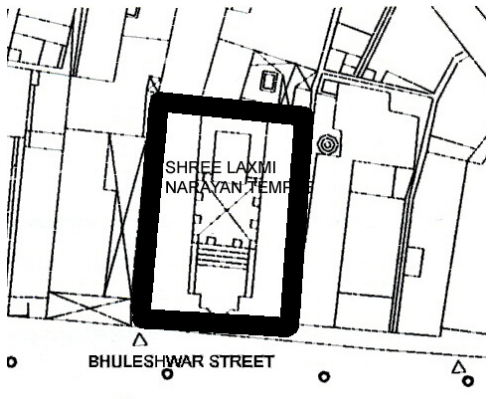


Electric cables on the façade



ashlar masonry seen only on the ground floor

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

	Common Ref. No.:			
	Card No.: C-5			
	Ward (Part): C			
	CS No.: 2835			
	Plot Area: 319.40 sq.m.			
	B U Area: 479.10 sq.m.			
	Date: June, 2005			
	Record by: Gauri J, Keshav S			
	Review by: Neera Adarkar			
	Internal: As above			
	External: As above			
	Photo Ref.: T-III-C:Ward C\Shri Laxmi Narayan Temple			
1.0	Denomination			
1.1	Name of Premises	Shri Laxmi Narayan Temple		
1.2	Earlier Name	Not applicable		
1.3	Built in	1926	Extension Date (if any)	Not applicable
2.0	Access			
2.1	Main	Bhuleshwar Street		
2.2	Subsidiary	Not applicable		
3.0	Ownership Pattern			
3.1	Present	Dharamdas Hargovandas, Dwarkadas Haridas Vakharia, Bhupendra Champaklal Dalal		
3.2	Past	Moreshwar Narayan Wasudev, Ben Cooverbai Revashankar Mayaram, Dwarkadas Tribhuvandas, Kakulal Revashankar, Dwarkadas Hurgowandas Vora, Purshottamdas Vithaldas, Vrajlal Vissonji Lalji, Purshottamdas Ishwardas, Chandrakant Purshottamdas Merchant, Jayantilal Praghjibhai Parekh		
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 the busy Bhuleshwar Street, in one of the most densely populated areas of the world.		
5.2	Architectural Description	This ground and one storey temple located along the busy Bhuleshwar Street, has a prominent front façade. The entrance has a projecting balcony along the first floor. The parapet is adorned with detailed stucco work and idols within arches. A shikhara is seen above the Garbagriha, whereas the Sabhamandapa has a flat timber roof.		
5.3	Intrinsic	This temple is one of the oldest temples which stands in an area known for its ancient market settlement. Densely populated colonies had developed at Bhuleshwar where Hindu immigrants from regions of Gujarat, Khatiawar, Kutch and Marwar came and settled in sizable numbers in 17 th and 18 th centuries when their home lands was stricken with drought and famine. Many of the temples in this area drew inspiration from the Vernacular architecture of Gujarat and Rajasthan – region from which its residents had come. This influence was particularly noticeable because of the decorative vivid murals on the façade of the temple.		
5.4	Value Classification	A(arc), B(per), C(seh), A(cul)	Recommended Grade	II A
6.0	Topography			
6.1	Floors	G + 1		

7.0	Construction			
7.1	Plinth	Plastered masonry plinth		
7.2	Walls	Brick masonry walls		
7.3	Floor	R.C.C. floor slab		
7.4	Stairs	Wooden straight flight staircase with decorative balustrade		
7.5	Openings	Rectangular openings with wooden frames and glazed shutters		
7.6	Roofing	Shikhar over Garbhagriha, flat over sabhamandappa		
7.7	Articulation	The parapet is adorned with detailed stucco work and idols within arches. A shikhara is seen above the garbagriha.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Idol of God in the Garbagriha		
7.10	Compound / Fence / Gate	Entrance door of timber panel and timber framed collapsible gate		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Shops abutting the temple. Paved side open spaces.		
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	Good (No sagging observed)		
9.4	Stairs	Fair (Needs maintenance)		
9.5	Openings	Good		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Good		
9.8	Services	Fair (Drainage pipes need maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Good	Maintenance level	Fair
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	Ficus growth observed.		
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		

Shri Laxmi Narayan Temple



Front façade



Religious motifs on the facade




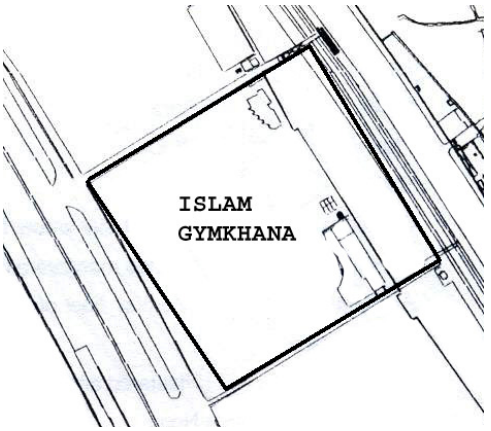
Towards the shrine



The services are housed in the 0.6m gap between the two buildings



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


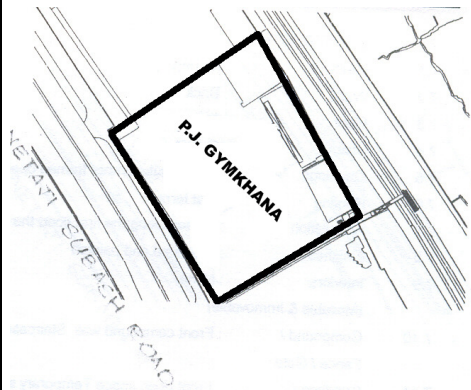
	Common Ref. No.:					
	Card No.: C-6					
	Ward (Part): C					
	CS No.: 469					
	Plot Area: 13955.32 sq.m.					
	B U Area: Not applicable					
	Date: June, 2005					
	Record by: Gauri J, Keshav S					
	Review by: Neera Adarkar					
	Internal: As above					
	External: As above					
	Photo Ref.: T-III-C:\Ward C\Islam Gymkhana					
1.0	Denomination					
1.1	Name of Premises		Islam Gymkhana Ground			
1.2	Earlier Name		Not applicable			
1.3	Built in		1893	Extension Date	Not applicable	
2.0	Access					
2.1	Main		Netaji Subhash Chandra Road (Marine Drive)			
2.2	Subsidiary		Not applicable			
3.0	Ownership Pattern					
3.1	Present		Trustees of the Islam Gymkhana Club			
3.2	Past		Governor of Bombay, A. A. Jasdenvala, S.M. Khatkhata, C. Tyabi.			
3.3	Status		Trust			
4.0	Use					
4.1	Present		Amenity (Recreational)			
4.2	Past		Amenity			
4.3	Usage		Regular amenity use			
5.0	Significance & Value Classification					
5.1	Townscape (Natural / Manmade)		Located along the Netaji Subhash Chandra Road, which is one of the major North-South arterial roads next to the Parsi Gymkhana and P.J. Hindu Gymkhana.			
5.2	Architectural Description		A large open space used for recreational activities. It has an evenly spread lawn all over. Original building is reconstructed in R.C.C. .This is not a heritage building.			
5.3	Intrinsic		In the 1890s, Indian sporting clubs were given plots of land adjoining each other on the Kennedy Sea Face near Chowpatty.			
5.4	Value Classification		J, B(cul), C(seh), E		Recommended Grade	II B
6.0	Topography					
6.1	Floors		Not applicable			
7.0	Construction					
7.1	Plinth		Not applicable			
7.2	Walls		Not applicable			
7.3	Floor		Not applicable			
7.4	Stairs		Not applicable			
7.5	Openings		Not applicable			
7.6	Roofing		Not applicable			
7.7	Articulation		Not applicable			

7.8	Finishes	Not applicable		
7.9	Interiors (Movable & Immovable)	Not applicable		
7.10	Compound / Fence / Gate	Front compound wall in random rubble masonry.		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Front open space. Trees along the periphery.		
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	Good		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	Not applicable		
10.3	Articulation & Finishes	Not applicable		
11.0	DP Remarks / Perceived Threats	Plot reserved as amenity and playground on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	History: In 1893, the Islam Gymkhana was constructed fronting the sea, with a pavilion and tennis and cricket ground. Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai, Dwivedi, Mehrotra Bombay, The Cities Within Bombay 1995		

Islam Gymkhana Ground




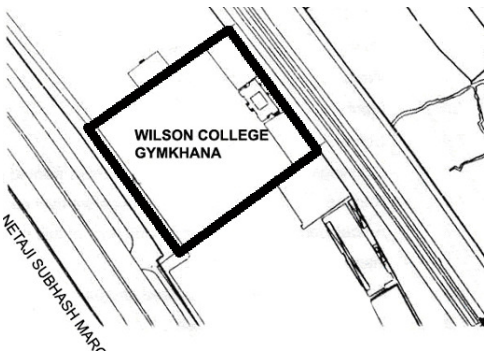
The gymkhana building is not a heritage building.

	Common Ref. No.:			
	Card No.: C-7			
	Ward (Part): C			
	CS No.: 470			
	Plot Area: 15891.24 sq.m.			
	B U Area: Not applicable			
	Date: June, 2005			
	Record by: Gauri J, Keshav S			
	Review by: Neera Adarkar			
	Internal: As above			
	External: As above			
	Photo Ref.: T-III-C:Ward C\P. J. Hindu Gymkhana Ground			
				
1.0	Denomination			
1.1	Name of Premises	P. J. Hindu Gymkhana Ground		
1.2	Earlier Name	Not applicable		
1.3	Built in	1894	Extension Date (if any)	Not applicable
2.0	Access			
2.1	Main	Netaji Subhash Chandra Road (Marine Drive)		
2.2	Subsidiary	Not applicable		
3.0	Ownership Pattern			
3.1	Present	Hindu Gym Club		
3.2	Past	Hindu Gym Club		
3.3	Status	Trust		
4.0	Use			
4.1	Present	Amenity (Recreational)		
4.2	Past	Amenity		
4.3	Usage	Regular amenity use		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	Located along the Netaji Subhash Chandra Road, which is one of the major North-South arterial roads facing the seafront, next to the Wilson College Gymkhana.		
5.2	Architectural Description	Huge open space with lawns and comprises of G + 7 club structure facing Netaji Subhash Chandra Road. This Gymkhana is reconstructed and is not a heritage building. The ground is used for recreational activities.		
5.3	Intrinsic	In the 1890s, Indian sporting clubs were given plots of land adjoining each other on the Kennedy Sea Face near Chowpatty.		
5.4	Value Classification	J, B(cul), C(seh), E	Recommended Grade	II B
6.0	Topography			
6.1	Floors	Not applicable		
7.0	Construction			
7.1	Plinth	Not applicable		
7.2	Walls	Not applicable		
7.3	Floor	Not applicable		
7.4	Stairs	Not applicable		
7.5	Openings	Not applicable		
7.6	Roofing	Not applicable		

7.7	Articulation	Not applicable		
7.8	Finishes	Not applicable		
7.9	Interiors (Movable & Immovable)	Not applicable		
7.10	Compound / Fence / Gate	Front compound wall with random rubble masonry and fencing along South side.		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Front open space temporary structure		
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	Good		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	Staircase blocks abutting the side of the structure.		
10.2	Structure	Not applicable		
10.3	Articulation & Finishes	Not applicable		
11.0	DP Remarks / Perceived Threats	Plot reserved as amenity and playground on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	History: The Parmanandas Jivandas Hindu Gymkhana, which arose out of a Hindu cricket club formed in 1878, erected a pavilion with tennis courts and cricket pitches in 1894 adjacent to the Islam Gymkhana. Again, leading Hindu citizens like Gordhandas Parmanandas, Gordhandas Tejpal, Gordhandas Khatau and the Maharajas of Idar and Darbhanga came forward to fund the club house. Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

P. J. Hindu Gymkhana Ground



	Common Ref. No.:	
	Card No.: C-8	
	Ward (Part): C	
	CS No.: 471	
	Plot Area: 10257.88 sq.m.	
	B U Area: Not applicable	
	Date: June, 2005	
	Record by: Gauri J, Keshav S	
	Review by: Neera Adarkar	
	Internal: As above	
	External: As above	
	Photo Ref.: T-III-C:Ward C\Wilson College Gymkhana Ground	

1.0	Denomination			
1.1	Name of Premises	Wilson College Gymkhana Ground		
1.2	Earlier Name	Not applicable		
1.3	Built in	1909	Extension Date (if any)	Not applicable
2.0	Access			
2.1	Main	Netaji Subhash Chandra Road (Marine Drive)		
2.2	Subsidiary	Not applicable		
3.0	Ownership Pattern			
3.1	Present	Trust Dr. Judson W. Aron (Es-officio President of Wilson College Gymkhana)		
3.2	Past	Rev. Dr. Dugald Mackichan (Principal of Wilson College)		
3.3	Status	Trust		
4.0	Use			
4.1	Present	Amenity (Recreational)		
4.2	Past	Amenity		
4.3	Usage	Regular amenity use		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	Located along Netaji Subhash Chandra Road, which is one of the major North-South arterial roads, next to the Grant Medical gymkhana and P.J. Hindu Gymkhana.		
5.2	Architectural Description	A huge piece of open land abutting Netaji Subhash Chandra Road. Has a lawn evenly spread all over		
5.3	Intrinsic	In the 1890s, Indian sporting clubs were given plots of land adjoining each other on the Kennedy Sea Face near Chowpatty.		
5.4	Value Classification	J, B(cul), C(seh), E	Recommended Grade	II B
6.0	Topography			
6.1	Floors	G + 1		
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 masonry wall		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Front 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	Good		
9.9	Outbuildings	Fair		
9.10	Overall condition	Good	Maintenance level	Fair
10.0	Transformation			
10.1	Form	Hoarding added in the foreground.		
10.2	Structure	Not applicable		
10.3	Articulation & Finishes	Not applicable		
11.0	DP Remarks / Perceived Threats	Plot reserved as amenity and playgroud on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai, Dwivedi, Mehrotra Bombay, The Cities Within Bombay 1995		


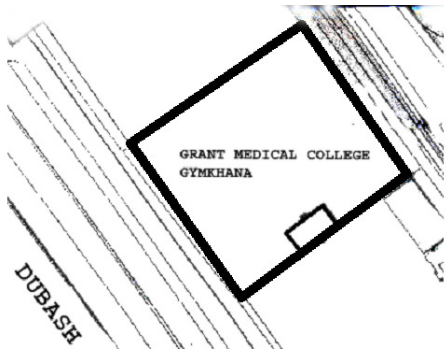
Wilson College Gymkhana Ground



Lawn is seen in rare places




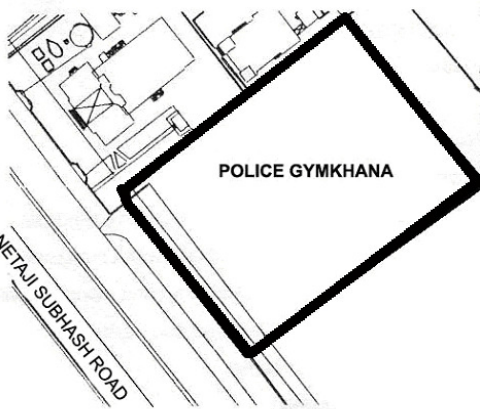
Sloping roof structure of the gymkhana

	Common Ref. No.:			
	Card No.: C-9			
	Ward (Part): C			
	CS No.: 471			
	Plot Area: 10091.49 sq.m.			
	B U Area: Not applicable			
	Date: June, 2005			
	Record by: Gauri J, Keshav S			
	Review by: Neera Adarkar			
	Internal: As above			
	External: As above			
	Photo Ref.: T-III-C:Ward C\Grant Medical College Gymkhana Ground			
				
1.0	Denomination			
1.1	Name of Premises	Grant Medical College Gymkhana Ground		
1.2	Earlier Name	Not applicable		
1.3	Built in	1890s	Extension Date (if any)	Not applicable
2.0	Access			
2.1	Main	Netaji Subhash Chandra Road (Marine Road)		
2.2	Subsidiary	Not applicable		
3.0	Ownership Pattern			
3.1	Present	Dr. R.K. Gadgil, Dr. N.H. Wadia, Dr. P.S. Shetty. Present Trustee Grant Medical College		
3.2	Past	Government of Maharashtra, Hon. Secretary of Grant Medical College Gymkhana.		
3.3	Status	Trust		
4.0	Use			
4.1	Present	Amenity (Recreational)		
4.2	Past	Amenity		
4.3	Usage	Regular amenity use		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	Located along Netaji Subhash Chandra Road, which is one of the major North-South arterial roads on the seafront, next to Police Gymkhana and Wilson College Gymkhana.		
5.2	Architectural Description	Huge piece of land used for recreational purpose. The land has partly lawned surface.		
5.3	Intrinsic	In the 1890s, Indian sporting clubs were given plots of land adjoining each other on the Kennedy Sea Face near Chowpatty.		
5.4	Value Classification	J, B(cul), C(seh), E	Recommended Grade	II B
6.0	Topography			
6.1	Floors	Not applicable		
7.0	Construction			
7.1	Plinth	Not applicable		
7.2	Walls	Not applicable		
7.3	Floor	Not applicable		
7.4	Stairs	Not applicable		
7.5	Openings	Not applicable		
7.6	Roofing	Not applicable		

7.7	Articulation	Not applicable		
7.8	Finishes	Not applicable		
7.9	Interiors (Movable & Immovable)	Not applicable		
7.10	Compound / Fence / Gate	Front compound wall in random rubble masonry		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Front open space. Landscaping along the periphery, lawn in some parts.		
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	Good		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Fair
10.0	Transformation			
10.1	Form	Not applicable		
10.2	Structure	Not applicable		
10.3	Articulation & Finishes	Not applicable		
11.0	DP Remarks / Perceived Threats	Plot reserved as amenity and playground on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai, Dwivedi, Mehrotra Bombay, The Cities Within Bombay 1995		

Grant Medical College Gymkhana Ground



	Common Ref. No.:			
	Card No.: C-10			
	Ward (Part): C			
	CS No.: 473			
	Plot Area: 7210.02 sq.m.			
	B U Area: Not applicable			
	Date: June, 2005			
	Record by: Gauri J, Keshav S			
	Review by: Neera Adarkar			
	Internal: As above			
	External: As above			
	Photo Ref.: T-III-C:\Ward C\Police Gymkhana Ground			
				
1.0	Denomination			
1.1	Name of Premises	Police Gymkhana Ground		
1.2	Earlier Name	Not applicable		
1.3	Built in	1890s	Extension Date (if any)	Not applicable
2.0	Access			
2.1	Main	Netaji Subhash Chandra Road (Marine Drive)		
2.2	Subsidiary	Not applicable		
3.0	Ownership Pattern			
3.1	Present	Police Parade Ground (Commissioner of Police)		
3.2	Past	Police Parade Ground (Commissioner of Police)		
3.3	Status	Government		
4.0	Use			
4.1	Present	Amenity		
4.2	Past	Amenity		
4.3	Usage	Regular amenity use		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	Located in close proximity to Charni Road Station (E) and Taraporewala Aquarium, along Netaji Subhash Chandra Road stretch, which is one of the major North-South arterial roads.		
5.2	Architectural Description	Huge piece of land used for recreational purpose. Here are group gymkhanas with playgrounds facing Netaji Subhash Chandra Road.		
5.3	Intrinsic	In the 1890s, Indian sporting clubs were given plots of land adjoining each other on the Kennedy Sea Face near Chowpatty.		
5.4	Value Classification	J, B(cul), C(seh), E	Recommended Grade	II B
6.0	Topography			
6.1	Floors	Not applicable		
7.0	Construction			
7.1	Plinth	Not applicable		
7.2	Walls	Not applicable		
7.3	Floor	Not applicable		
7.4	Stairs	Not applicable		
7.5	Openings	Not applicable		
7.6	Roofing	Not applicable		
7.7	Articulation	Not applicable		

7.8	Finishes	Not applicable		
7.9	Interiors (Movable & Immovable)	Not applicable		
7.10	Compound / Fence / Gate	Rear compound wall and entrance gate		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Central court and rear and front open spaces		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Fire Extinguishers used for Fire Fighting.		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Not applicable		
9.2	Walls	Not applicable		
9.3	Floor	Not applicable		
9.4	Stairs	Not applicable		
9.5	Openings	Not applicable		
9.6	Roofing	Not applicable		
9.7	Articulation & Finishes	Not applicable		
9.8	Services	Good		
9.9	Outbuildings	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 as amenity and playground on proposed Development Plan. (D.P.).		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai, Dwivedi, Mehrotra Bombay, The Cities Within Bombay 1995		


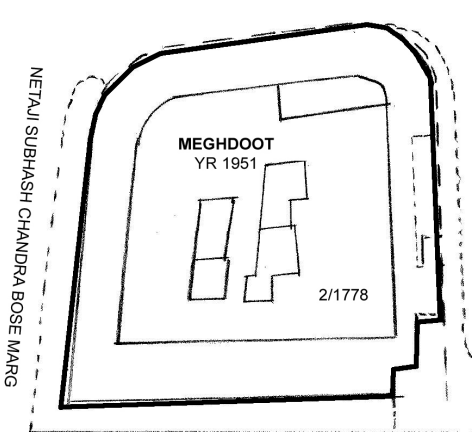
Police Gymkhana Ground



View from Netaji Subhash Chandra Road



Gymkhana building

	Common Ref. No.:		
	Card No.: C-11		
	Ward (Part): C		
	CS No.: 2 / 1778		
	Plot Area: 1804.36 sq.m.		
	B U Area: 9472.89 sq.m.		
	Date: April, 2005		
	Record by: Gauri J, Swati S		
	Review by: Neera Adarkar		
	Internal: As above		
	External: As above		
	Photo Ref.: T-III-C:\Ward C\ Meghdoot		
			
1.0	Denomination		
1.1	Name of Premises	Meghdoot	
1.2	Earlier Name	Not applicable	
1.3	Built in	1950-1959	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Netaji Subhash Chandra Road (Marine Road)	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Meghdoot co operative society	
3.2	Past	The Governor of Bombay	
3.3	Status	Ownership flats	
4.0	Use		
4.1	Present	Residential	
4.2	Past	Residential	
4.3	Usage	Regular residential use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on the junction adjoining the flyover on Netaji Subhash Chandra Road, which is one of the major North-South arterial roads. First building on the north end of Marine Drive Precinct	
5.2	Architectural Description	Sea facing Art Deco corner building ith curved corner facade exhibiting Art Deco features like grooves on parapet wall of the terrace and projecting balconies. This corner building has special accents in the form of curved balconies and rounded corner pavilions on the terrace.	
5.3	Intrinsic	The various Art Deco style buildings in the newly reclaimed areas (between early and mid 20 th cent) created a uniform skyline and footprints. Like the Gothic buildings in their time represented the new face of the city and an expression of power, the Art Deco buildings and precincts near the seafront symbolized contemporary lifestyles in the elite society of the city.	
5.4	Value Classification	A(arc), B(des), G(grp), E	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 6	
7.0	Construction		
7.1	Plinth	Plastered masonry plinth	
7.2	Walls	Brick masonry walls	
7.3	Floor	R.C.C. floor slab	

7.4	Stairs	R.C.C. open well staircase		
7.5	Openings	Rectangular openings with wooden frames and glazed shutters		
7.6	Roofing	Flat roof with terrace		
7.7	Articulation	Sea facing Art Deco corner building forming a part of Netaji Subhash Chandra Roadfront exhibiting Art Deco features like grooves on parapet wall of the terrace and 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	Plastered brick wall		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Marginal paved side open space		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good (No sagging observed)		
9.4	Stairs	Good (Well maintained)		
9.5	Openings	Good (Needs maintenance)		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Good (Well maintained)		
9.8	Services	Good (Drainage pipes need no replacement)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	Sliding windows and hoarding added later, ground floor cladded with mosaic tiles on façade.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	The Northern boundary touches the flyover on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai, Dwivedi, Mehrotra Bombay, The Cities Within Bombay 1995		

Meghdoot


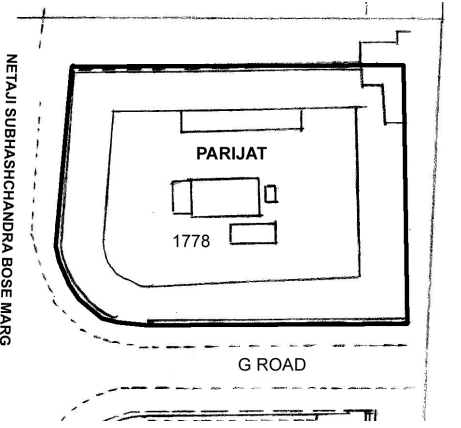


View from Netaji Subhash Chandra Road



Rounded balconies at the corners



	Common Ref. No.:	
	Card No.: C-12	
	Ward (Part): C	
	CS No.: 1778	
	Plot Area: 1612.88 sq.m.	
	B U Area: 8467.62 sq.m.	
	Date: April, 2005	
	Record by: Gauri J, Uma P	
	Review by: Neera Adarkar	
	Internal: As above	
	External: As above	
Photo Ref.: T-III-C:\Ward C\Parijat		
		

1.0	Denomination			
1.1	Name of Premises	Parijat		
1.2	Earlier Name	Not applicable		
1.3	Built in	1940-1949	Extension Date (if any)	Not applicable
2.0	Access			
2.1	Main	Netaji Subhash Chandra Road (Marine Drive)		
2.2	Subsidiary	Not applicable		
3.0	Ownership Pattern			
3.1	Present	Parijat co operative society		
3.2	Past	The Governor of Bombay		
3.3	Status	Ownership		
4.0	Use			
4.1	Present	Residential		
4.2	Past	Residential		
4.3	Usage	Regular residential use		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	Located on Netaji Subhash Chandra Road, which is one of the major North-South arterial roads.		
5.2	Architectural Description	Sea facing Art Deco corner building forming a part of Netaji Subhash Chandra Roadfront exhibiting Art Deco features like grooves on parapet wall of the terrace and projecting balconies. This corner building has special accents in the form of curved balconies and rounded corner pavilions on the terrace.		
5.3	Intrinsic	The various Art Deco style buildings on the newly reclaimed lands created a cohesive image. Like the Gothic buildings in their time represented the new face of the city and an expression of power, so too the Art Deco buildings and precincts symbolized the shift in expression to represent contemporary aspirations.		
5.4	Value Classification	A(arc), B(des), G(grp), E	Recommended Grade	III
6.0	Topography			
6.1	Floors	G + 6		
7.0	Construction			
7.1	Plinth	Plastered masonry plinth		
7.2	Walls	Brick masonry wall		
7.3	Floor	R.C.C. floor slab		
7.4	Stairs	Dog legged R.C.C. staircase		
7.5	Openings	Rectangular openings with wooden frames and glazed shutters		


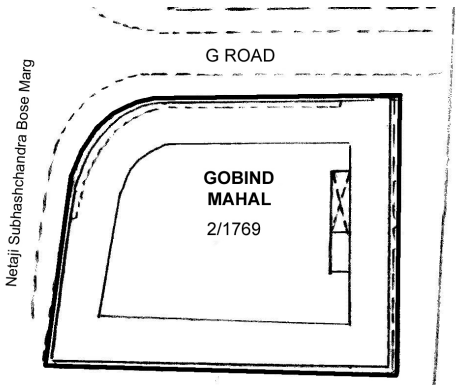
7.6	Roofing	Flat roof with terrace		
7.7	Articulation	Sea facing Art Deco corner building forming a part of Netaji Subhash Chandra Roadfront exhibiting Art Deco features like grooves on parapet wall of the terrace and projecting balconies.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Plastered brick wall		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Marginal side open space		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good (Well maintained)		
9.4	Stairs	Good (Well maintained)		
9.5	Openings	Good		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Fair		
9.8	Services	Fair		
9.9	Outbuildings	Fair		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	Sliding windows and hoarding added later, ground floor façade cladded with mosaicing.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	None		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai, Dwivedi, Mehrotra Bombay, The Cities Within Bombay 1995		



View from Netaji Subhash Chandra Road



Front elevation

	Common Ref. No.:		
	Card No.: C-13		
	Ward (Part): C		
	CS No.: 2 / 1769		
	Plot Area: 1581.94 sq.m.		
	B U Area: 8305.18 sq.m.		
	Date: April, 2005		
	Record by: Gauri J, Uma P		
	Review by: Neera Adarkar		
	Internal: As above		
External: As above			
Photo Ref.: T-III-C:\Ward C\Gobind Mahal			
			
1.0	Denomination		
1.1	Name of Premises	Gobind Mahal	
1.2	Earlier Name	Not applicable	
1.3	Built in	1940-1949	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Netaji Subhash Chandra Road (Marine Drive)	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Not available	
3.2	Past	Not available	
3.3	Status	Ownership	
4.0	Use		
4.1	Present	Residential	
4.2	Past	Residential	
4.3	Usage	Regular residential use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on Netaji Subhash Chandra Road, which is one of the major North-South arterial roads.	
5.2	Architectural Description	Sea facing Art Deco corner building forming a part of Netaji Subhash Chandra Roadfront exhibiting Art Deco features like grooves on parapet wall of the terrace and projecting balconies. This corner building has special accents in the form of curved balconies and rounded corner pavilions on the terrace.	
5.3	Intrinsic	The various Art Deco style buildings on the newly reclaimed lands created a cohesive image. Like the Gothic buildings in their time represented the new face of the city and an expression of power, so too the Art Deco buildings and precincts symbolized the shift in expression to represent contemporary aspirations.	
5.4	Value Classification	A(arc), B(des), G(grp), E	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 6	
7.0	Construction		
7.1	Plinth	Plastered masonry plinth	
7.2	Walls	Brick masonry wall	
7.3	Floor	R.C.C. floor slab	
7.4	Stairs	Dog legged R.C.C. staircase	

7.5	Openings	Rectangular openings with wooden frames and glazed shutters		
7.6	Roofing	Flat roof with terrace		
7.7	Articulation	Sea facing Art Deco corner building forming a part of Netaji Subhash Chandra Roadfront exhibiting Art Deco features like grooves on parapet wall of the terrace and 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	Plastered brick wall		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Marginal side open space		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good (Well maintained)		
9.4	Stairs	Good (Well maintained)		
9.5	Openings	Good		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Fair		
9.8	Services	Fair		
9.9	Outbuildings	Fair		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	Sliding windows and hoarding added later, ground floor façade cladded with mosaic tiles.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats		None	
12.0	Additional Notes / References / Documents Available		Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai, Dwivedi, Mehrotra Bombay, The Cities Within Bombay 1995	


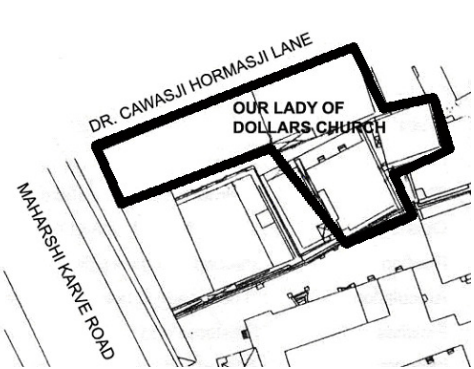
Gobind Mahal



View from Netaji Subhash Chandra Road



Typical Art Deco rounded corner

	Common Ref. No.:		
	Card No.: C-14		
	Ward (Part): C		
	CS No.: 1877		
	Plot Area: 493.31 sq.m.		
	B U Area: 887.96 sq.m.		
	Date: June, 2005		
	Record by: Gauri J, Keshav S		
	Review by: Neera Adarkar		
	Internal: As above		
External: As above			
Photo Ref.: T-III-C:\Ward C\Our Lady of Dolours Church			
			
1.0	Denomination		
1.1	Name of Premises	Our Lady of Dolours Church	
1.2	Earlier Name	Not applicable	
1.3	Built in	1910-1920	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Maharshi Karve Road (Queen's Road)	
2.2	Subsidiary	Dr. Cawasji Hormusji Lane	
3.0	Ownership Pattern		
3.1	Present	Cathedral of Nossa Seuhora de Eoperanea (Fazandars), The Vicar and Wardens of The Church of Nossa Seuhord de Sande-Cavel (Holders)	
3.2	Past	Cathedral of Nossa Seuhora de Eoperanea (Fazandars), The Vicar and Wardens of The Church of Nossa Seuhord de Sande-Cavel (Holders)	
3.3	Status	Trust	
4.0	Use		
4.1	Present	Religious	
4.2	Past	Religious	
4.3	Usage	Regular religious use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on a corner plot at the junction of Maharshi Karve Road, which is one of the major North-South arterial roads and Dr. Cawasji Hormusji Lane opposite Marine Lines railway station.	
5.2	Architectural Description	This modest church is ground and one storey having a central nave with pitched Mangalore tile multiple roofs. Large openings have timber-frames housed within equilateral arches. The front façade is symmetrical and has two towers at the sides one being the bell tower of the church. North side façade has vernacular style balconies with decorative brackets.	
5.3	Intrinsic	A popular place of worship in a modest scale Catholic neighbourhood. Used as a school as well as a religious place for the Catholic Community.	
5.4	Value Classification	A(arc), B(per), C(seh), E	Recommended Grade II B
6.0	Topography		
6.1	Floors	G + 1	
7.0	Construction		
7.1	Plinth	0.6 meters high Black Basalt stone plinth in coursed ashlar masonry	
7.2	Walls	Brick masonry walls	

7.3	Floor	Wooden joist flooring		
7.4	Stairs	External MS spiral staircase		
7.5	Openings	Timber framed arched openings with glazed panels		
7.6	Roofing	Pitched Mangalore tile roofing		
7.7	Articulation	The façade is plain except for the arch openings. The front façade is symmetrical and has two towers at the sides, one being the bell tower of the church.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Altar, which houses the idol, aisles and church pews		
7.10	Compound / Fence / Gate	Side compound wall abutting the subsidiary lane. M.S. Gate at the entrance.		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Residential block at the rear. Potted plants and trees at the side periphery. Paved Marginal side open spaces.		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Residential block has windows air-conditionining unit		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Fair (Needs maintenance)		
9.4	Stairs	Good (Well maintained)		
9.5	Openings	Good		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Good (Well maintained)		
9.8	Services	Good (Drainage pipes need no replacement)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	Addition of air conditioners to the residential block.		
10.2	Structure	Road side enclosure is added in the mid 20 th century		
10.3	Articulation & Finishes	Painted façade.		
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		

Our Lady of Dolours Church





View from Maharshi Karve Road



Deorative brackets supporting the balconies



Parking in the small lane abutting the lane

	Common Ref. No.:			
	Card No.: C-15			
	Ward (Part): C			
	CS No.: 2183			
	Plot Area: 249.16 sq.m.			
	B U Area: 224.24 sq.m.			
	Date: June, 2005			
	Record by: Gauri J, Keshav S			
	Review by: Neera Adarkar			
	Internal: As above			
	External: As above			
Photo Ref.: T-III-C:\Ward C\ Karelwadi Hari Masjid				
				
1.0	Denomination			
1.1	Name of Premises	Karelwadi Hari Masjid		
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	Maharshi Karve Road (Queen's Road)		
2.2	Subsidiary	Not applicable		
3.0	Ownership Pattern			
3.1	Present	Tilakraj Hemraj Agarwal, Sitalkumar Tilakraj Agarwal, Vinodkumar Tilakraj Agarwal, Janakrani Talakraj Agarwal, Renu Vinodkumar Agarwa, Manju Sitalkumar Agarwal		
3.2	Past	Tukaram Sakharam Jadhav		
3.3	Status	Trust		
4.0	Use			
4.1	Present	Religious		
4.2	Past	Religious		
4.3	Usage	Regular religious use		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	Located on a plot diagonally opposite Charni Road Station abutting Maharshi Karve Road on the prominent Thakurdwar junction.		
5.2	Architectural Description	Inspired by Mughal architecture. Ground storey structure, has minaret's on all four sides. The mosque is aligned in East-West axis with the mehrab in the West. Elaborate arched grills with panels are seen along the facade.		
5.3	Intrinsic	Mosque and Madarassa located in the premises.		
5.4	Value Classification	A(arc), C(seh), B(cul), E	Recommended Grade	II B
6.0	Topography			
6.1	Floors	Ground floor		
7.0	Construction			
7.1	Plinth	Plastered masonry plinth		
7.2	Walls	Brick masonry walls		
7.3	Floor	R.C.C. floor slab		
7.4	Stairs	Not applicable		
7.5	Openings	Arched grills with arched glazed shutters		
7.6	Roofing	Flat R.C.C. roof		

7.7	Articulation	The façade has arches on all three sides which open into the main mosque, roof has fortified parapet wall.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	The mehrab projects out in the western side		
7.10	Compound / Fence / Gate	Compound wall on all four sides. MS Gate at the entrance in the north and south.		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Water fountain located in the western side. A madrasa for children in the northern side. Trees along the periphery. 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	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good (No sagging observed)		
9.4	Stairs	Not applicable		
9.5	Openings	Good		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Good (Well maintained)		
9.8	Services	Good (Drainage pipes need no replacement)		
9.9	Outbuildings	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		

Karelwadi Hari Masjid



View of the façade



The minarets above the terrace level



Paved side open space


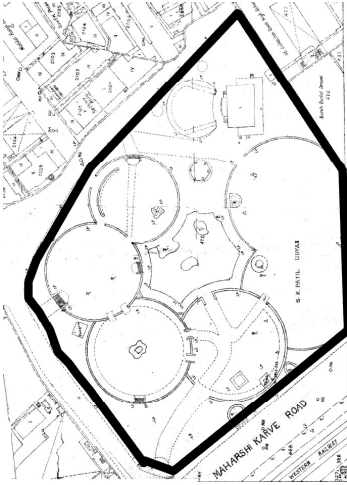


Simple equilateral arch with double shutters



Moorish arches on the ground floor

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

	Common Ref. No.:			
	Card No.: C-16			
	Ward (Part): C			
	CS No.: 475			
	Plot Area: 16995.40 sq.m.			
	B U Area: Not applicable			
	Date: June, 2005			
	Record by: Gauri J, Keshav S			
	Review by: Neera Adarkar			
	Internal: As above			
	External: As above			
	Photo Ref.: T-III-C:Ward C\S.K. Patil Udyan			

1.0	Denomination			
1.1	Name of Premises	S.K. Patil Udyan		
1.2	Earlier Name	Not applicable		
1.3	Built in	1960's	Extension Date (if any)	Not applicable
2.0	Access			
2.1	Main	Maharshi Karve Road (Queen's Road)		
2.2	Subsidiary	Bhai Jeevanji Lane		
3.0	Ownership Pattern			
3.1	Present	The Central Government in Charge of the Executive Engineer Presidency D		
3.2	Past	The Central Government in Charge of the Executive Engineer Presidency D		
3.3	Status	Trust		
4.0	Use			
4.1	Present	Playground		
4.2	Past	Playground (Recreational)		
4.3	Usage	Regular playground use		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	Located on a junction abutting Maharshi Karve Road, which is one of the major North-South arterial roads.		
5.2	Architectural Description	Playground segregated into play areas, sitting areas, lawns, jogging tracks etc. Balance distribution between landscape and softscapes.		
5.3	Intrinsic	Earlier the plot was a burial ground for Muslim community.		
5.4	Value Classification	J, B(cul), C(seh), E	Recommended Grade	II B
6.0	Topography			
6.1	Floors	Not applicable		
7.0	Construction			
7.1	Plinth	Not applicable		
7.2	Walls	Not applicable		
7.3	Floor	Not applicable		
7.4	Stairs	Not applicable		
7.5	Openings	Not applicable		
7.6	Roofing	Not applicable		
7.7	Articulation	Not applicable		

7.8	Finishes	Not applicable		
7.9	Interiors (Movable & Immovable)	Not applicable		
7.10	Compound / Fence / Gate	0.6 meters high stonewall with Marginal side open space fencing above		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Open space with landscaped areas		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Not applicable		
9.2	Walls	Not applicable		
9.3	Floor	Not applicable		
9.4	Stairs	Not applicable		
9.5	Openings	Not applicable		
9.6	Roofing	Not applicable		
9.7	Articulation & Finishes	Not applicable		
9.8	Services	Not applicable		
9.9	Outbuildings	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	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		



Plantation of the trees along the periphery



Combination of random rubble and coursed ashlar masonry retaining wall




Entrance to the garden



Paved pathway



	Common Ref. No.:	Not Available
	Card No.: C-17	
	Ward (Part): C	
	CS No.: Not available	
	Plot Area: Not available	
	B U Area: Not available	
	Date: June, 2005	
	Record by: Gauri J, Keshav S	
	Review by: Neera Adarkar	
	Internal: As above	
	External: As above	
	Photo Ref.: T-III-C:\Ward C\ Shamaldas Gandhi Road front	

1.0	Denomination			
1.1	Name of Premises	Shamaldas Gandhi Road front		
1.2	Earlier Name	Princess Street		
1.3	Built in	1901-1905	Extension Date (if any)	Not applicable
2.0	Access			
2.1	Main	Shamaldas Gandhi Marg (Princess Street)		
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)	Creates an interesting avenue upto the Lohar Chawl junction due to buildings with uniform skyline flanking the wide road . Acts as a funnel to invite sea breezes to the dense interiors. Connected to Maine Drive by a Flyover constructed in 1960's		
5.2	Architectural Description	This street was planned with a view to decongest the city. The buildings were built as per the stipulated regulations in terms of height and proportion. All the buildings are in Neo –Clasical style with decorated cornices, pediments, pilasters etc.		
5.3	Intrinsic	The Princess Street scheme uner the City Improvement Trust was perpendicular to the Queen's Road extended to the Carnac Bridge (now Lokmanya Tilak Marg) to decongest the cramped area of C ward.		
5.4	Value Classification	B(per), E, G(grp), I(sce)	Recommended Grade	III
6.0	Topography			
6.1	Floors	Not applicable		
7.0	Construction			
7.1	Plinth	Not applicable		
7.2	Walls	Not applicable		
7.3	Floor	Not applicable		
7.4	Stairs	Not applicable		

7.5	Openings	Not applicable		
7.6	Roofing	Not applicable		
7.7	Articulation	Not applicable		
7.8	Finishes	Not applicable		
7.9	Interiors (Movable & Immovable)	Not applicable		
7.10	Compound / Fence / Gate	Not applicable		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Not applicable		
8.0	Services & Utilities			
8.1	Lighting	Not applicable		
8.2	Ventilation	Not applicable		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not applicable		
8.7	Other (HVAC / BMS / Security Systems)	Not applicable		
9.0	Condition			
9.1	Plinth	Not applicable		
9.2	Walls	Not applicable		
9.3	Floor	Not applicable		
9.4	Stairs	Not applicable		
9.5	Openings	Not applicable		
9.6	Roofing	Not applicable		
9.7	Articulation & Finishes	Not applicable		
9.8	Services	Fair		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
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	Affected by shopline on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai, Dwivedi, Mehrotra Bombay, The Cities Within Bombay 1995		

Shamaldas Gandhi Road front (Princess Street)



View from the corner of Shamaldas Gandhi Marg


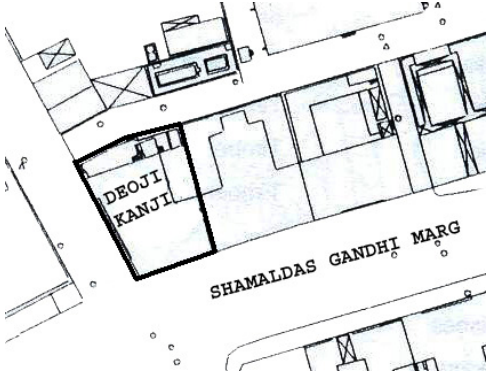


Vista created due to the buildings on either sides



Congested area of Shamaldas Gandhi Marg



	Common Ref. No.:			
	Card No.: C-17a			
	Ward (Part): C			
	CS No.: 1 / 430			
	Plot Area: 597.83 sq.m.			
	B U Area: 2152.19 sq.m.			
	Date: June, 2005			
	Record by: Gauri J, Keshav S			
	Review by: Neera Adarkar			
	Internal: As above			
	External: As above			
Photo Ref.: T-III-C:\Ward C\Deoji Kanji Building				
				
1.0	Denomination			
1.1	Name of Premises	Deoji Kanji Building		
1.2	Earlier Name	Not applicable		
1.3	Built in	1918	Extension Date (if any)	Not applicable
2.0	Access			
2.1	Main	Shamaldas Gandhi Marg (Princess Street)		
2.2	Subsidiary	Not applicable		
3.0	Ownership Pattern			
3.1	Present	Sherif Dewarjee Canjee		
3.2	Past	Sherif Dewarjee Canjee		
3.3	Status	Private		
4.0	Use			
4.1	Present	Residential, Commercial		
4.2	Past	Residential, Commercial		
4.3	Usage	Regular		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	The building is located on a plot opposite the flyover, near Chandanwadi cremetorium. With main entry along Shamaldas Gandhi Marg. Part of the group of buildings forming the roadfront.		
5.2	Architectural Description	All the buildings on Shamaldar Gandhi Marg are inspired by Neo-classical style. This building also maintains the scale and proportions of the other buildings on this road. Moderately ornamental building having the façade plastered and painted with three symmetrical bays. Pilasters define the projecting bays. The rectangular openings on the ground floor have pilasters on either side while the upper floor has foot balconies with a pediment. The corner bays are accentuated with pediments on the first and third floor.		
5.3	Intrinsic	This building located on Shamaldas Gandhi Road front is built as per stipulated regulations and hence opens up vistas for the city.		
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	Black Basalt stone plinth in coursed ashlar masonry		
7.2	Walls	Brick masonry walls		
7.3	Floor	Wooden joist flooring		

7.4	Stairs	Straight flight wooden staircase		
7.5	Openings	Rectangular openings with wooden frames and glazed shutter		
7.6	Roofing	Flat roof terrace		
7.7	Articulation	Façade is divided into bays by pilasters capped with pediments. Openings are pedimented on first floor. The corner bays are accentuated with pediments on the first and third floor.		
7.8	Finishes	Externally stone cladding, stucco work and internally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Paved 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 (Poor, on the rear façade)		
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	Poor (Cracks seen at few places and needs maintenance)		
9.2	Walls	Fair (Needs plastering and painting)		
9.3	Floor	Poor (To be checked for sagging)		
9.4	Stairs	Poor (Wooden members need maintenance)		
9.5	Openings	Poor (Leakages observed at few places)		
9.6	Roofing	Fair		
9.7	Articulation & Finishes	Poor (Needs to be Maintained)		
9.8	Services	Poor (Needs Maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Good	Maintenance level	Poor
10.0	Transformation			
10.1	Form	Balconies on the side façade have been restored in steel, ground floor covered by signages and hoardings.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats		Plot affected by shipline on proposed Development Plan. (D.P.)	
12.0	Additional Notes / References / Documents Available		Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai	

Deoji Kanji Building



View of front façade


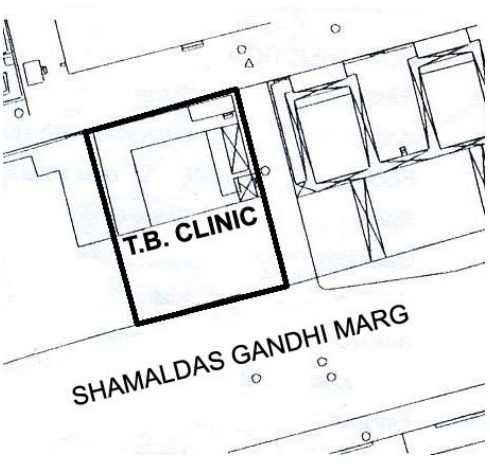


A pediment tops the corner bay of the building



Small pediments are seen above every window of the first floor

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

	Common Ref. No.:	
	Card No.: C-17b	
	Ward (Part): C	
	CS No.: 2 / 430	
	Plot Area: 597.83 sq.m.	
	B U Area: 1076.09 sq.m.	
	Date: June, 2005	
	Record by: Gauri J, Anup S.	
	Review by: Neera Adarkar	
	Internal: As above	
	External: As above	
	Photo Ref.: T-III-C:\Ward C\ Municipal T.B. Clinic	

1.0	Denomination			
1.1	Name of Premises	Municipal T.B. Clinic		
1.2	Earlier Name	Not applicable		
1.3	Built in	1915	Extension Date (if any)	Not applicable
2.0	Access			
2.1	Main	Shamaldas Gandhi Marg (Princess Street)		
2.2	Subsidiary	Not applicable		
3.0	Ownership Pattern			
3.1	Present	Lady Hirabai Cawasji Jehangir, Smt. Dhanvanthi Rama Rau, Smt. Meenakshi Bakle, Shree M.V. Donde, Dr. Jal F. Bulsara, Dr. P.V. Mandlik and Shri M. V. B. Jayakar.		
3.2	Past	Dr. J. A. Turner, Narayan Vishwanath Mandlik, Khan Bahadur, Dr. Nasserwanji Hormusjee Choksey.		
3.3	Status	Trust		
4.0	Use			
4.1	Present	Public		
4.2	Past	Public		
4.3	Usage	Regular public use		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	This T.B. clinic is prominently located on Shamaldas Gandhi Marg, Part of the group of buildings forming the roadfront.		
5.2	Architectural Description	The building exhibits Neo-classical features on the façade which is mostly seen in Kalbadevi and Bhuleshwar areas also. The stone building has an entrance spanned by a jack-arch which projects out and has brackets. The central bay and all openings are also spanned by jack arches with keystones and Chajjas supported by decorative brackets. The roof is an R.C.C. slab on the terrace floor with a R.C.C. sloping slab on the additional room built by covering a portion of the terrace.		
5.3	Intrinsic	This public welfare building works for the T.B. patients since 1915. Constructed mainly to provide free health care for working class population, the city has many such health centres that have bare minimum functional facilities and spaces.		
5.4	Value Classification	A(arc), B(per), B(uu), G(grp)	Recommended Grade	II B
6.0	Topography			
6.1	Floors	G + 2		
7.0	Construction			
7.1	Plinth	Black Basalt stone plinth in coursed ashlar masonry		
7.2	Walls	Brick masonry walls		

7.3	Floor	MS joist flooring		
7.4	Stairs	Dog legged stone staircase on ground floor and R.C.C. staircase on higher floors		
7.5	Openings	Rectangular staircase and arched openings with wooden frames and glazed shutters		
7.6	Roofing	Flat roof terrace		
7.7	Articulation	Prominent entrance accentuated by an interesting arched weather shed. Windows openings highlighted by stone cladded embellishments.		
7.8	Finishes	Externally Malad stone cladding and internally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Marginal paved side open spaces		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Windows air-conditioning units at some places		
9.0	Condition			
9.1	Plinth	Fair (No settlement or cracks observed but needs maintenance)		
9.2	Walls	Fair (Ficus growth observed)		
9.3	Floor	Poor (Needs maintenance)		
9.4	Stairs	Poor (Needs maintenance)		
9.5	Openings	Poor		
9.6	Roofing	Poor (Leakage observed at few places)		
9.7	Articulation & Finishes	Good		
9.8	Services	Fair (Drainage pipes need maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	Addition of air-conditioners and hoardings on façade.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Plot reserved for 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		

Municipal T.B. Clinic



Front elevation



Malad stone clad facade



Date encrypted on the facade


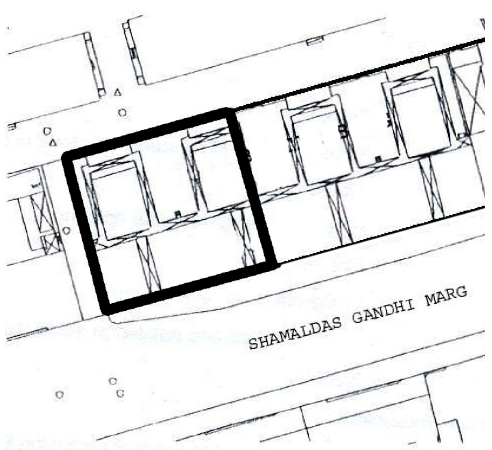


View from Shamaldas Gandhi Marg



Segmental arched openings

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

	Common Ref. No.:				
	Card No.: C-17c				
	Ward (Part): C				
	CS No.: 426				
	Plot Area: 1884.63 sq.m.				
	B U Area: 7067.36 sq.m.				
	Date: August, 2005				
	Record by: Gauri J, Anup S				
	Review by: Neera Adarkar				
	Internal: As above				
	External: As above				
	Photo Ref.: T-III-C:Ward C\Bhatia Building				
1.0	Denomination				
1.1	Name of Premises	Bhatia Building			
1.2	Earlier Name	Not applicable			
1.3	Built in	1910-20	Extension Date (if any)	Not applicable	
2.0	Access				
2.1	Main	Shamaldas Gandhi Marg (Princess Street)			
2.2	Subsidiary	Not applicable			
3.0	Ownership Pattern				
3.1	Present	Shri Suresh Chandra, Shyamlal Agarwal, Ramkishandas Kedarmal Agarwal, Dau Dayal, Surajbhan Goyal and Smt. Shardadevi Sureshchandra Agarwal			
3.2	Past	The Municipal Corporation of the City of Bombay, Sitaram alia Dattoo Ramchandra Sitara, Shree Bhatia Co-operative Hsg. Society, Ganpatrao Katuram, Kaluram Naiik, Dattaraye Vitthal Kelkar, Vasudeo Mundlik, Shree Bhatia Co-operative Hsg. Society Ltd, Asst. Registrat of Co-operative Societies (LQD) Bombay			
3.3	Status	Trust			
4.0	Use				
4.1	Present	Residential, Commercial			
4.2	Past	Residential, Commercial			
4.3	Usage	Regular residential and commercial use			
5.0	Significance & Value Classification				
5.1	Townscape (Natural / Manmade)	The building is located on a plot with main entry along Shamaldas Gandhi Marg, Part of the group of buildings forming the roadfront.			
5.2	Architectural Description	The buildings abutting the Shamaldar Gandhi Marg have Neo-classical elements on the façade. The Basalt stone structure shows Colonial influence. The façade is plaster pointed with three symmetrical bays defined by pilasters. The rectangular openings on the ground floor have pilasters on either side while the upper floor has foot balconies with pediment. The corner bays are accentuated with pediments on the first and third floor. Pilasters divide the openings. Staircase shaft has semicircular arches with decorative keystones. Arch on ground floor has stucco work.			
5.3	Intrinsic	This building located on Shamaldas Gandhi Road front is built as per stipulated regulations and hence opens up vistas for the city.			
5.4	Value Classification	A(arc), B(per), G(grp)	Recommended Grade	III	
6.0	Topography				
6.1	Floors	G + 4			

7.0	Construction			
7.1	Plinth	Black Basalt stone plinth in coursed ashlar masonry		
7.2	Walls	Load bearing brick walls		
7.3	Floor	Timber joist flooring replaced by steel in some places		
7.4	Stairs	Wooden dog legged staircase with decorative wooden balustrades		
7.5	Openings	Arched full length regular openings with decorative keystones and has wooden frames with glazed shutters		
7.6	Roofing	Flat roof terrace		
7.7	Articulation	Stone cladding, stucco work. The Basalt stone structure shows Colonial influence. The rectangular openings on the ground floor have pilasters on either side while the upper floor has foot balconies with pediments. The corner bays are accentuated with pediments on the first and third floor. Has decorative motifs. Segmental architraves over the windows. Staircase shaft has semicircular arches with decorative keystones. Also has decorative R.C.C.railings. Arch on ground floor has stucco work.		
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	Compound wall at the rear enclosing the backyard		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Not provided		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Window air-conditioning units 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 (No sagging observed)		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Fair		
9.6	Roofing	Fair (No leakage observed)		
9.7	Articulation & Finishes	Fair (Well maintained)		
9.8	Services	Fair (Drainage pipes need maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	Reconstruction of balconies in R.C.C.		
10.2	Structure	Strengthening of balconies using R.C.C. and I beams / sections.		
10.3	Articulation & Finishes	Removal of few balconies and few arches.		
11.0	DP Remarks / Perceived Threats	Plot affected by shipline on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

Bhatia Building



View from Shamaldas Gandhi Marg




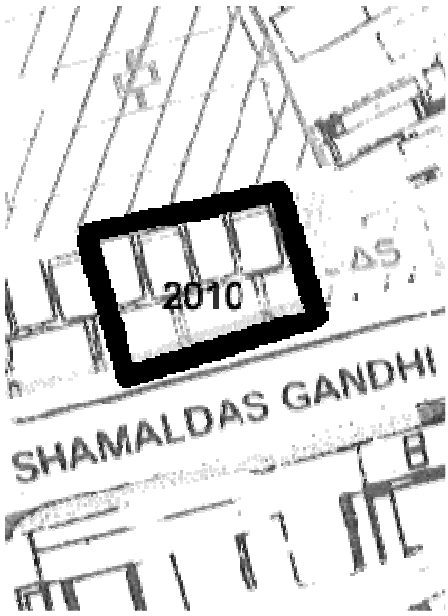
Use of polychromatic stones on the façade



Decorative parapet with a decorative column



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

	Common Ref. No.:	
	Card No.: C-17d	
	Ward (Part): C	
	CS No.: 2010	
	Plot Area: 527.60 sq.m.	
	B U Area: 2532.48 sq.m.	
	Date: June, 2005	
	Record by: Gauri J, Keshav S	
	Review by: Neera Adarkar	
	Internal: As above	
	External: As above	
	Photo Ref.: T-III-C:Ward C\Sitaram Building	

1.0	Denomination			
1.1	Name of Premises	Sitaram Building		
1.2	Earlier Name	Not applicable		
1.3	Built in	1910-20	Extension Date (if any)	Not applicable
2.0	Access			
2.1	Main	Shamaldas Gandhi Marg (Princess Street)		
2.2	Subsidiary	Not applicable		
3.0	Ownership Pattern			
3.1	Present	The Industrial Prudential Assurance Co. Ltd.		
3.2	Past	Sitaram Alias Dattoo, Ramchandra Sitaram Naik, Ganpatrao Kalram Naik, Ganpatrao Kalram Naik, Dattratray Vithal Kelkar, Dr. Purushottam Vasudeo Mundlik, Govindji Haribai Bhamna, Gangabai Govindji Haribai Bhamna.		
3.3	Status	Private		
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)	The building is located on a plot with main entry along Shamaldas Gandhi Marg, Part of the group of buildings forming the roadfront.		
5.2	Architectural Description	A blend of Neo-classical features and ornamentation and vernacular syyle balconies on either side of the symmetrical fcade. The façade has arched openings on the ground floor with defined keystones. The building has a central entrance with a broken bed pediment and openings spanned with jack arches. The first floor has camber arches with small keystones. The bays on either side of the staircase are identical and have arched windows on the upper floors with glass ventilators and shuttered and paneled windows. The staircase shaft is projected out and has features like a “Jharokha”. A cornice runs above the windows. The boundary of the windows are defined with projecting stuccowork and floral detailing. Corners of the building are accentuated by a continuous cornice with small bracket like projections.		
5.3	Intrinsic	This building located on Shamaldas Gandhi Road front is built as per stipulated regulations and hence opens up vistas for the city.		
5.4	Value Classification	A(arc), G(grp), F	Recommended Grade	III
6.0	Topography			
6.1	Floors	G + 5		
7.0	Construction			
7.1	Plinth	Black Basalt stone plinth in coursed ashlar masonry		

7.2	Walls	Brick masonry walls		
7.3	Floor	MS joist flooring		
7.4	Stairs	Straight flight wooden staircase with decorative balusters and newel posts		
7.5	Openings	Arched and rectangular openings with wooden frames and glazed shutters		
7.6	Roofing	Flat roof terrace		
7.7	Articulation	Ornamental central projection. A cornice runs above the windows. The boundary of the windows is defined with projecting stuccowork with floral detailing. Corners of the building are accentuated by a continuous cornice with small bracket like projections.		
7.8	Finishes	Internally painted and externally cement plastered and		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Marginal paved side open spaces		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, 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	Fair (No settlement or cracks observed but needs maintenance)		
9.2	Walls	Fair (Ficus growth observed)		
9.3	Floor	Fair (No sagging observed)		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Fair		
9.6	Roofing	Fair (To be checked for leakage)		
9.7	Articulation & Finishes	Fair		
9.8	Services	Fair (Drainage pipes need no replacement)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Good	Maintenance level	Fair
10.0	Transformation			
10.1	Form	Balconies enclosed on upper floors and hoardings on façade.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Plot affected by shipline on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

Sitaram Building




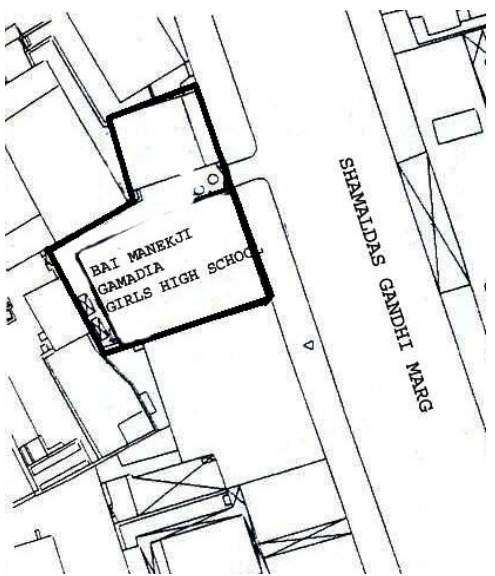
View from Shamaldas Gandhi Marg



Long stretch of projecting balconies



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

	Common Ref. No.:			
	Card No.: C-17e			
	Ward (Part): C			
	CS No.: 1 / 426			
	Plot Area: 5067sq.m.			
	B U Area: 15201 sq.m.			
	Date: June, 2005			
	Record by: Gauri J, Keshav S			
	Review by: Neera Adarkar			
	Internal: As above			
	External: As above			
	Photo Ref.: T-III-C:\Ward C\Bai Manekji Gamadia Girls High School			
				
1.0	Denomination			
1.1	Name of Premises	Bai Manekji Gamadia Girls High School		
1.2	Earlier Name	Not applicable		
1.3	Built in	1910-20's	Extension Date 1940	Not applicable
2.0	Access			
2.1	Main	Shamaldas Gandhi Marg (Princess Street)		
2.2	Subsidiary	Not applicable		
3.0	Ownership Pattern			
3.1	Present	Ardeshir Hormusji Mulla, Jai Hormusji Ardeshir Vakil, Keki Dara Mehta		
3.2	Past	The Municipal Corporation of the City of Bombay, Rustomji Pestonji Masami, Framji Manekji Wachha, Nowroji Jehangir Gamadis, Dr. Dadyha Nawroji Sahar, The Governor of the Bombay, Sorabjee Nawroji Bengalle, Dhanjishaw Equjee Billimoria, Rustomji Bajanji Allbless.		
3.3	Status	Trust		
4.0	Use			
4.1	Present	Educational		
4.2	Past	Educational		
4.3	Usage	Regular educational use		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	The building is located on Shamaldas Gandhi Marg, Close to the heritage structure of Persi Agiary. Part of the group of buildings forming the roadfront.		
5.2	Architectural Description	The building exhibits Neo-classical style. This stone building has a façade which is symmetrical with two bays of which one houses the staircase. The façade is plastered and painted and divided by fluted ionic columns. Fenestrations are rectangular with a central keystone. The façade shows channeled rustication. The window on the first floor has a triangular pediment above.		
5.3	Intrinsic	One of the early schools built for Parsi girls in the locality inhabited by large Parsi population.		
5.4	Value Classification	A(arc), C(seh), G(grp)	Recommended Grade	II B
6.0	Topography			
6.1	Floors	G + 3		
7.0	Construction			
7.1	Plinth	Black Basalt stone plinth in coursed ashlar masonry		
7.2	Walls	Brick masonry walls		

7.3	Floor	Wooden joist flooring		
7.4	Stairs	Access denied		
7.5	Openings	Timber panels with ventilators and W.I. railings		
7.6	Roofing	R.C.C. flat roof		
7.7	Articulation	The façade has channeled rustication all over. There are fluted ionic columns flanking from first floor to second floor. The chajja above these columns have dentils at its soffit. The first floor window has a triangular pediment above its chajja supported by a pair of consoles.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Steel spiral staircase at the rear end of building		
7.10	Compound / Fence / Gate	Compound wall. Wrought iron gate at the entrance.		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Rear open space, storage tanks and all services within the chowk. Marginal paved side open spaces.		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good (No sagging observed)		
9.4	Stairs	Access denied		
9.5	Openings	Good		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Good (Well Maintained)		
9.8	Services	Good (Drainage pipes need no replacement)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	Top floor is added in 1940s		
10.2	Structure	Floor has been strengthened with steel members in some parts.		
10.3	Articulation & Finishes	Recently painted.		
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. Parsis in Mumbai, A Photographic History.		

Bai Manekji Gamadia Girls High School



Front façade


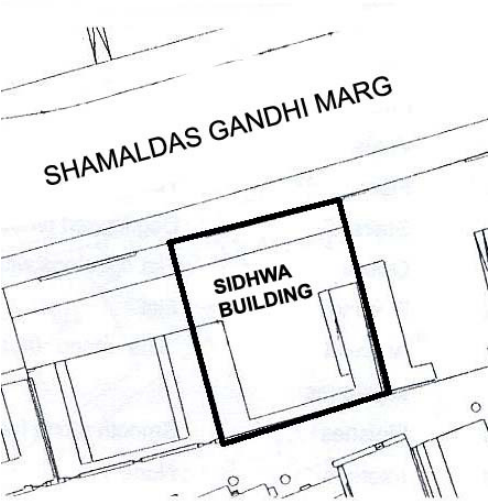


Channeled rustication on the façade



Huge fluted Doric columns on the façade

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

	Common Ref. No.:	
	Card No.: C-17f	
	Ward (Part): C	
	CS No.: 342	
	Plot Area: 571.07 sq.m.	
	B U Area: 2284.28 sq.m.	
	Date: June, 2005	
	Record by: Gauri J, Keshav S	
	Review by: Neera Adarkar	
	Internal: As above	
	External: As above	
	Photo Ref.: T-III-C:\Ward C\ Sidhwa Building	

1.0	Denomination			
1.1	Name of Premises	Sidhwa Building		
1.2	Earlier Name	Not applicable		
1.3	Built in	1915	Extension Date (if any)	Not applicable
2.0	Access			
2.1	Main	Shamaldas Gandhi Marg (Princess Street)		
2.2	Subsidiary	Not applicable		
3.0	Ownership Pattern			
3.1	Present	Kawasji Fakirji Sidhwa		
3.2	Past	Kawasji Fakirji Sidhwa		
3.3	Status	Private		
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 Shamaldar Gandhi Marg, which is one of the major East-West roads. Part of the group of buildings forming the roadfront.		
5.2	Architectural Description	The building has Neo-classical decorative features on a relatively plain façade. This building lies on the south of Shamaldas Gandhi Road front. The main entrance is from Shamaldas Gandhi Marg. The entrance has a lobby with decorative mosaic flooring and dado of glazed tiles. The staircase has a decorative newel post. The façade has five bays with a central bay having stone cladded pediment at the top. The rectangular windows with keystone are defined with projecting stuccowork. A continuous cornice runs across the façade at the parapet level, which is bracketed. The corner bays have foot balconies with geometrical metal railing, defined with projections and held together by semicircular arches.		
5.3	Intrinsic	This building is built as per stipulated regulations and hence opens up vistas for the city.		
5.4	Value Classification	A(arc), B(per), G(grp)	Recommended Grade	III
6.0	Topography			
6.1	Floors	G + 4		
7.0	Construction			
7.1	Plinth	Black Basalt stone plinth in coursed ashlar masonry		
7.2	Walls	Brick masonry walls		

7.3	Floor	Wooden joist flooring		
7.4	Stairs	Doglegged wooden staircase with decorative balustrade and a newel post		
7.5	Openings	Flat openings with projecting keystones, bay windows with balconies. The windows have wooden frames and glazed shutters.		
7.6	Roofing	Flat roof terrace		
7.7	Articulation	The stone façade has a pediment above the entrance and divided into bays. Corner bays have arches with prominent keystones. . A continuous cornice runs across the façade at the parapet level, which has brackets.		
7.8	Finishes	Malad stone ashlar masonry façade and internally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Entrance foyer of heritage value		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	None		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Windows air-conditioning units 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	Good (No sagging observed)		
9.4	Stairs	Good		
9.5	Openings	Fair (Needs Maintenance)		
9.6	Roofing	Fair (No leakage observed)		
9.7	Articulation & Finishes	Fair (Needs maintenance)		
9.8	Services	Fair (Drainage pipes need maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Plot affected by shopline on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

Sidhwa Building



View from Shamaldas Gandhi Marg



Malad stone cladded facade



Decorative parapet wall at the terrace


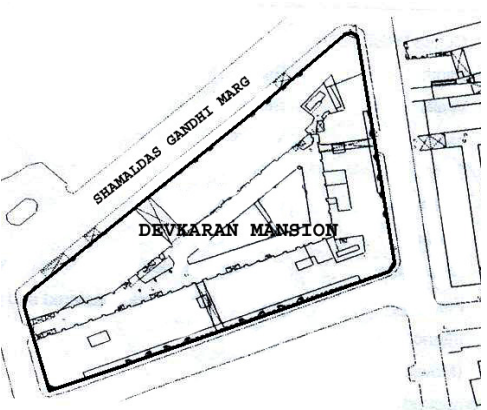


Projecting balconies with cast iron railings.



Simple architraves for the openings

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

	Common Ref. No.:		
	Card No.: C-17g		
	Ward (Part): C		
	CS No.: 1038		
	Plot Area: 5418.94 sq.m.		
	B U Area: 16256.82 sq.m.		
	Date: June, 2005		
	Record by: Gauri J, Anup S		
	Review by: Neera Adarkar		
	Internal: As above		
External: As above			
Photo Ref.: T-III-C:\Ward C\ Devkaran Mansion			
			
1.0	Denomination		
1.1	Name of Premises	Devkaran Mansion	
1.2	Earlier Name	Not applicable	
1.3	Built in	1927	Extension Date (if any) Not available
2.0	Access		
2.1	Main	Shamaldas Gandhi Marg (Princess Street)	
2.2	Subsidiary	Pathak Wadi Road	
3.0	Ownership Pattern		
3.1	Present	Amratlal Kalidas, Sakarchand Motilal, Kahalbhai Bhunderbhai, Chandulal Sarabhai, Motichand Girdharlal Kapadia	
3.2	Past	The City of Bombay Improvement Trust	
3.3	Status	Private	
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)	The building stands on a triangular plot on the junction. Part of group of buildings clubbed together to form a continuous façade along Shamaldar Gandhi Marg and Pathakwadi.	
5.2	Architectural Description	This basalt stone structure displays a blend of both Victorian style architecture as well as Vernacular influences as seen in the detailing of the balconies, posts and, fascias. Corner façade is chamfered with a prominent semi circular balcony supported on elaborate bracket in stemmed petal formations. Balconies have elaborate and decorative jhilmils with geometric patterns and timber convex profile roofs. Grooved pilasters divide each bay and, a continuous cornice runs across the base width of the building. The corners are accentuated at the base by decorative floral stem patterns. Has a central chowk.	
5.3	Intrinsic	Building is owned by Sindhi Community. This building located on Shamaldas Gandhi Road front is built as per stipulated regulations and hence opens up vistas for the city.	
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	Black Basalt stone plinth in coursed ashlar masonry	
7.2	Walls	Brick masonry walls	

7.3	Floor	Wooden joist flooring		
7.4	Stairs	Wooden straight flight staircase with simple balusters and newel post		
7.5	Openings	Rectangular openings with wooden frames and glazed shutters		
7.6	Roofing	Flat roof terrace		
7.7	Articulation	Façade is divided into bays by pilaster with Corinthian columns. Façade is arched on first floor. Balconies have elaborate and decorative railings with geometric patterns and timber convex profile roofs. Grooved pilasters divide each bay and, a continuous cornice runs across the width of the building. The corners are accentuated at the base by decorative floral stem patterns.		
7.8	Finishes	Stone, stucco work externally. Internally cement plastered and painted.		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	None		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Windows air-conditioning units at some places		
9.0	Condition			
9.1	Plinth	Fair (No settlement or cracks observed but needs maintenance)		
9.2	Walls	Fair (Needs plastering and painting)		
9.3	Floor	Fair (No sagging observed)		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Fair		
9.6	Roofing	Fair (Leakage observed at few places)		
9.7	Articulation & Finishes	Good (Well maintained)		
9.8	Services	Fair (Drainage pipes need maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	Ground floor covered by signages and hoardings.		
10.2	Structure	Addition of one floor incongruous to the original structure.		
10.3	Articulation & Finishes	Cable and drainage pipes on front façade. Steel brackets at some places.		
11.0	DP Remarks / Perceived Threats	Plot falls under Commercial Zone on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

Devkaran Mansion



Devkaran Mansion



Devkaran Mansion



Devkaran Mansion



Devkaran Mansion



Devkaran Mansion



Devkaran Mansion




Devkaran Mansion



Devkaran Mansion



Devkaran Mansion



Common Ref. No.:

Card No.: C-17h

Ward (Part): C

CS No.: 3 / 843

Plot Area: 520.90 sq.m.

B U Area: 1736.33 sq.m.

Date: June, 2005

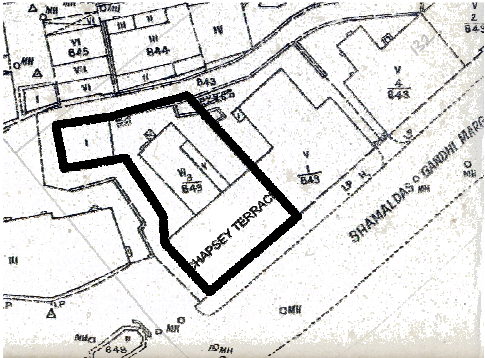
Record by: Gauri J, Anup S

Review by: Neera Adarkar

Internal: As above

External: As above

Photo Ref.: T-III-C:\Ward C\Chapsey Building



1.0	Denomination			
1.1	Name of Premises	Chapsey Building		
1.2	Earlier Name	Not applicable		
1.3	Built in	1918	Extension Date (if any)	Not applicable
2.0	Access			
2.1	Main	Shamaldas Gandhi Marg (Princess Street)		
2.2	Subsidiary	Not applicable		
3.0	Ownership Pattern			
3.1	Present	Jivandas Chapsey and Dwarkadas Chapsey		
3.2	Past	Trustees for the Improvement of The City of Bombay		
3.3	Status	Trust		
4.0	Use			
4.1	Present	Residential, Commercial		
4.2	Past	Residential, Commercial		
4.3	Usage	Regular residential and commercial use		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	Corner building abutting Shamaldas Gandhi Marg, which is one of the major East-West roads.		
5.2	Architectural Description	This corner building displays Neo classical style features. Openings on the ground floor are spanned by semicircular arches, detailed with plaster pointing. Ornamentation with motifs like husks, dentiled cornices etc embellish the façade. The side façade is vertically divided by pilasters, which have decorative capitals and pediments on the fourth floor. The façade has four identical units, which comprise of balconies on all floors and a central staircase block. The balconies show Vernacular influences with timber posts having decorative capitals. The corners of the building have balconies only on the first floor with simple cast iron railings supported by floral reinforced concrete brackets. Balconies on the first floor are segmental and projecting, with reinforced concrete balustrades.		
5.3	Intrinsic	This structure built in early 20 th century is owned by Chapsey family. This building located on Shamaldas Gandhi Road front is built as per stipulated regulations, opens up vistas for the city.		
5.4	Value Classification	A(arc), G(grp), I(sce)	Recommended Grade	III
6.0	Topography			
6.1	Floors	G + 4		
7.0	Construction			
7.1	Plinth	Black Basalt stone plinth in coursed ashlar masonry		
7.2	Walls	Load bearing brick walls		


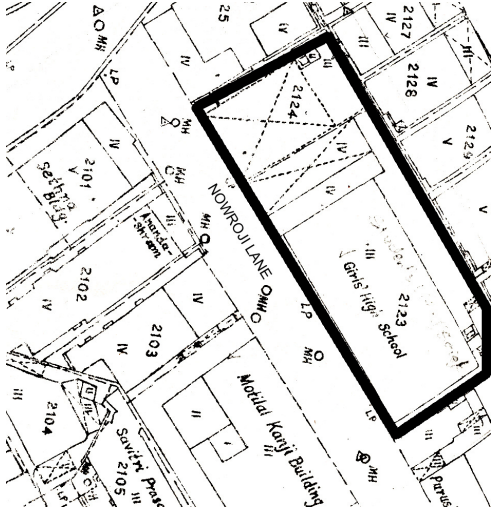
7.3	Floor	Wooden joist flooring		
7.4	Stairs	Openwell wooden staircase with decorative balusters		
7.5	Openings	Rectangular and semicircular openings with wooden frames and glazed shutters		
7.6	Roofing	Flat roof terrace		
7.7	Articulation	Façade has vertical pilasters with alternate course stone. Top floor has pediments at the corner of the façade. The corners of the building have balconies only on the first floor with simple cast iron railings supported by floral reinforced concrete brackets.		
7.8	Finishes	Partly stone and partly cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	None		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Windows air-conditioning units at some places		
9.0	Condition			
9.1	Plinth	Fair (No settlement or cracks observed but needs maintenance)		
9.2	Walls	Fair (Dampness observed at few places)		
9.3	Floor	Fair (No sagging observed)		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Fair		
9.6	Roofing	Fair (To be checked for leakages)		
9.7	Articulation & Finishes	Fair		
9.8	Services	Fair (Drainage pipes need maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Good	Maintenance level	Fair
10.0	Transformation			
10.1	Form	Addition of grills on first floor.		
10.2	Structure	Reconstruction of balconies in R.C.C.		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Plot affected by shopline on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

Chapsey Building



Chapsey Building



	Common Ref. No.:			
	Card No.: C-18			
	Ward (Part): C			
	CS No.: 2123, 2124			
	Plot Area: 879.92 sq.m.			
	B U Area: 1759.53 sq.m.			
	Date: July, 2005			
	Record by: Gauri J, Anup S			
	Review by: Neera Adarkar			
	Internal: As above			
External: As above				
Photo Ref.: T-III-C:\Ward C\Students Literary and Scientific Society's Girls High School				
				
1.0	Denomination			
1.1	Name of Premises	Students Literary and Scientific Society's Girls High School		
1.2	Earlier Name	Not applicable		
1.3	Built in	1910-20's	Extension Date (if any)	Not applicable
2.0	Access			
2.1	Main	Novroji Seth Lane		
2.2	Subsidiary	Not applicable		
3.0	Ownership Pattern			
3.1	Present	Shaukar Sambhaji Gangla, Roshan Ardeshir Hormusji		
3.2	Past	Shaukar Sambhaji Gangla, Roshan Ardeshir Hormusji		
3.3	Status	Trust		
4.0	Use			
4.1	Present	School		
4.2	Past	School		
4.3	Usage	Regular school use		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	Located in the Marathi speaking middleclass locality of Girgaon, abutting Novroji Seth Lane near S. K. Patil Udyan.		
5.2	Architectural Description	Malad stone cladded building in Indo Saracenic style. Decorative balconies accetuuated with plain square columns and four sided curved capitals. Balconies are supported by decorative brackets. The windows have simple architraves. The parapet has concrete grill in geometrical pattern and decorative brackts at short intervals support the linear chajja at the terrace level.		
5.3	Intrinsic	Students Literary and Scientific Society was established in 1884.This school built in 1918 in the the Girgaum area that has many institutions of social and educational value. It was inspired by the Kamalabai School at Thakurdwar built in id 19 th cent.		
5.4	Value Classification	A(arc), B(uu), C(seh)	Recommended Grade	II B
6.0	Topography			
6.1	Floors	G + 3		
7.0	Construction			
7.1	Plinth	Black Basalt stone plinth in coursed ashlar masonry		
7.2	Walls	Load bearing brick walls		
7.3	Floor	M.S flooring		

7.4	Stairs	Open well wooden staircase with simple balustrade		
7.5	Openings	Rectangular openings with wooden frames and glazed shutters		
7.6	Roofing	Sloping roof with Mangalore tile and wooden trusses.		
7.7	Articulation	The building has features like decorative balconies supported by decorative brackets. The windows have simple architraves around.		
7.8	Finishes	External Malad stone cladding and internally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Plastered brick wall		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Internal paved 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	Fair (No settlement or cracks observed but needs maintenance)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Fair (Needs maintenance)		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Fair		
9.6	Roofing	Fair (No leakage observed)		
9.7	Articulation & Finishes	Fair (Well maintained)		
9.8	Services	Fair (Drainage pipes need no replacement)		
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 as a Secondary High 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		

Students Literary and Scientific Society's Girls High School



View from Nowroji Seth Lane



The building abuts the new extension



Detail of the chajja supports



Simple motifs below the windows


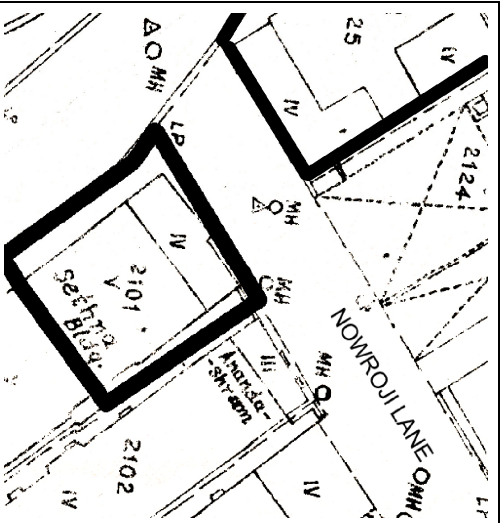


Projecting balcony detail



Chinese Fret like detail on the parapet wall

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

	Common Ref. No.:			
	Card No.: C-19			
	Ward (Part): C			
	CS No.: 2101			
	Plot Area: 207.36 sq.m.			
	B U Area: 622.08 sq.m.			
	Date: July, 2005			
	Record by: Gauri J, Anup S			
	Review by: Neera Adarkar			
	Internal: As above			
External: As above				
Photo Ref.: T-III-C:\Ward C\Sethna Building				
1.0	Denomination			
1.1	Name of Premises	Sethna Building		
1.2	Earlier Name	Not applicable		
1.3	Built in	1912.	Extension Date (if any)	Not applicable
2.0	Access			
2.1	Main	Novroji Seth Lane		
2.2	Subsidiary	St. Francis Xavier Street		
3.0	Ownership Pattern			
3.1	Present	Putlibhai Manek Mistry, Manek Dinshaw Mistry, Dinshaw Manek Mistry, Miss Sherin Dinshaw Mistry.		
3.2	Past	Minoo Kaikhushroo Sethna		
3.3	Status	Tenanted		
4.0	Use			
4.1	Present	Residential		
4.2	Past	Residential		
4.3	Usage	Regular residential use		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	Located on a corner plot near S.K. Patil Udyan, off M. Karve Road near Charni road railway station.		
5.2	Architectural Description	These twin buildings facing each other belong to the typology of parsiresidential colonies. Modest buildings with minimal ornamentation on the façade. It has floor bands projecting at all the levels and balconies on side facades. It has sloping roof with Mangalore tile and wooden trusses. The annexe building has arched openings and balustrade on terrace. Captain colony in Tardeo has a similar architectural character.		
5.3	Intrinsic	The structure has a group value and belongs to Parsi Community of the old Girgaum areas.		
5.4	Value Classification	A(arc), A(cul), G(grp)	Recommended Grade	III
6.0	Topography			
6.1	Floors	G + 3		
7.0	Construction			
7.1	Plinth	Black Basalt stone plinth in coursed ashlar masonry		
7.2	Walls	Load bearing brick walls		
7.3	Floor	Wooden joist flooring		
7.4	Stairs	Open well R.C.C. staircase		

7.5	Openings	Rectangular openings with wooden frames and glazed shutters		
7.6	Roofing	Sloping roof with Mangalore tile and wooden trusses		
7.7	Articulation	Modest building with minimal ornamentation on the façade. It has floor bands projecting at all the levels. It has sloping roof with Mangalore tile and wooden trusses.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Plastered brick wall		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Marginal paved side open space		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good (No sagging observed)		
9.4	Stairs	Good (Well maintained)		
9.5	Openings	Good		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Good		
9.8	Services	Good (Drainage pipes need no replacement)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	None		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

Sethna Building



View from Nowroji Seth Lane



The annexe building



Segmental arched openings



Projecting wooden balcony




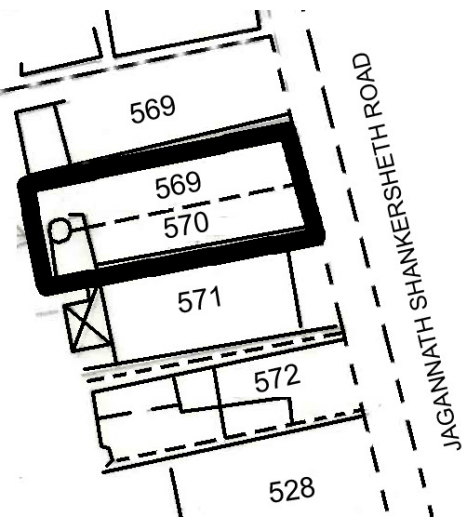
Simple rectangular windows with fully glazed shutters



Decorative archivolts with key stones



Decorative concrete balustrade

	Common Ref. No.:			
	Card No.: C-20			
	Ward (Part): C			
	CS No.: 569, 570			
	Plot Area: 72.74 sq.m. 67.73 sq.m.			
	B U Area: Not available			
	Date: June, 2005			
	Record by: Gauri J, Anup S			
	Review by: Neera Adarkar			
	Internal: As above			
External: As above				
Photo Ref.: T-III-C:\Ward C\Pee Kay Mansion				
				
1.0	Denomination			
1.1	Name of Premises	Pee Kay Mansion		
1.2	Earlier Name	Not applicable		
1.3	Built in	Mid 20 th century	Extension Date (if any)	Not applicable
2.0	Access			
2.1	Main	Jagannath Shankarshet Road (Girgaum Road)		
2.2	Subsidiary	Not applicable		
3.0	Ownership Pattern			
3.1	Present	Haji Esmail Haji Ebrahim Dudhei and others		
3.2	Past	Haji Esmail Haji Ebrahim Dudhei and others		
3.3	Status	Private		
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 narrow plot on Jagannath Shankarshet Road, which is one of the major North-South roads passing through the high density Girgaon area.		
5.2	Architectural Description	Ornamental building with Malad stone cladding. It has features like decorative Architraves around the windows, decorative motifs below the window at parapet level, cornice bands at all floor levels.		
5.3	Intrinsic	Owned by Sindhi Community, this is located on the road which was known as Girgaon Back Road, a narrow road in the Native Town's Marathi speaking locality dotted with vernacular houses set amidst coconut plantations. The redeveloped plots in the early decades of 20 th century are therefore narrow and create a street front closely clubbed buildings. The chawls on this road however are on large plots very often with courtyards. Original landlords are from Muslim community who invested in real estate all over the city as earning interest on the cash investment is discouraged in Islam.		
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	Low Black Basalt stone plinth in coursed ashlar masonry		
7.2	Walls	Brick masonry walls		

7.3	Floor	R.C.C. floor slab		
7.4	Stairs	R.C.C. dog legged staircase with decorative wooden balusters		
7.5	Openings	Rectangular openings with wooden frames and glazed shutters		
7.6	Roofing	Sloping roof with Mangalore tile and wooden trusses		
7.7	Articulation	Cornice bands at all floor levels, decorative architraves around the windows and decorative motifs at window parapet level.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Marginal paved side open spaces		
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	Fair (No settlement or cracks observed but needs maintenance)		
9.2	Walls	Fair (Needs plastering and painting)		
9.3	Floor	Fair		
9.4	Stairs	Fair		
9.5	Openings	Fair		
9.6	Roofing	Fair (Leakages observed at few places)		
9.7	Articulation & Finishes	Fair		
9.8	Services	Fair (Drainage pipes need maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	Chajjas added later.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Plot affected by shopline on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

Pee Kay Mansion



Front elevation



Malad stone cladded façade



Staircase has been recently cladded


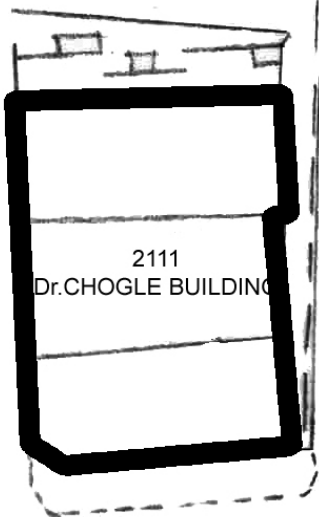


Decorative motifs at the parapet level



Decorative wooden balusters missing at some places

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

	Common Ref. No.:		
	Card No.: C-21		
	Ward (Part): C		
	CS No.: 2111		
	Plot Area: 1121.25 sq.m.		
	B U Area: 3363.75 sq.m.		
	Date: June, 2005		
	Record by: Gauri J, Anup S		
	Review by: Neera Adarkar		
	Internal: As above		
	External: As above		
	Photo Ref.: T-III-C:\Ward C\Dr. Chogle Building		

1.0	Denomination			
1.1	Name of Premises	Dr. Chogle 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	Jagannath Shankarshet Road (Girgaum Road)		
2.2	Subsidiary	St. Francis Xavier Lane		
3.0	Ownership Pattern			
3.1	Present	Dr. Arun Ramesh Chogle and others		
3.2	Past	Dr. Arun Ramesh Chogle and others		
3.3	Status	Tenanted		
4.0	Use			
4.1	Present	Residential, Commercial		
4.2	Past	Residential, Commercial		
4.3	Usage	Regular residential and commercial use		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	Located on a corner plot of Jagannath Shankarshet Road, which is one of the major North-South roads passing through the high density Girgaon area.		
5.2	Architectural Description	This building a typically chamfered corner façade with foot balconies with metal railings has Neo-classical features like the V shaped and channeled rustication on the front façade. Decorative architraves around semicircular windows with keystones, cornice bands are seen at all floor levels, The decorative motifs in plaster highlight the parapets.		
5.3	Intrinsic	This building in the old Girgaum area owned by a Marathi family. Located on the road which was known as Girgaon Back Road, a narrow road in the Native Town's Marathi speaking locality dotted with vernacular houses set amidst coconut plantations. The redeveloped plots in the early decades of 20 th century are therefore narrow and create a street front of closely clubbed buildings. The chawls on this road however are on large plots very often with courtyards.		
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 plinth in coursed ashlar masonry		
7.2	Walls	Load bearing brick walls		

7.3	Floor	Wooden joist flooring		
7.4	Stairs	Wooden straight flight staircase with decorative newel post and balusters		
7.5	Openings	Semicircular openings with wooden frames and glazed shutters		
7.6	Roofing	Sloping roof with Mangalore tiles and wooden trusses		
7.7	Articulation	Cornice bands seen at all floor levels. Decorative architraves around the semicircular windows with keystones.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	None		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Fair (No settlement or cracks observed but needs maintenance)		
9.2	Walls	Fair (Needs plastering and painting)		
9.3	Floor	Fair		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Fair		
9.6	Roofing	Fair (Leakage observed at few places)		
9.7	Articulation & Finishes	Fair		
9.8	Services	Fair (Drainage pipes need maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	Box grills and chajjas added later.		
10.2	Structure	Balcony on second floor supported by MS channels.		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Plot affected by shopline on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

Dr. Chogle Building



View from the junction



Decorative archivolts for the windows




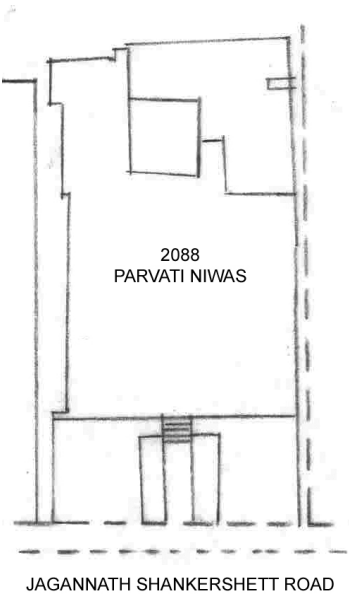
Decorative motifs at the parapet level



Channeled rustication on the corner edges of the building



Series of segmental arched windows on the side façade

	Common Ref. No.:			 JAGANNATH SHANKERSHETT ROAD
	Card No.: C-22			
	Ward (Part): C			
	CS No.: 2088			
	Plot Area: 984.11 sq.m.			
	B U Area: 3690.41 sq.m.			
	Date: June, 2005			
	Record by: Gauri J, Anup S			
	Review by: Neera Adarkar			
	Internal: As above			
External: As above				
Photo Ref.: T-III-C:\Ward C\Parvati Niwas				

1.0	Denomination				
1.1	Name of Premises	Parvati Niwas			
1.2	Earlier Name	Not applicable			
1.3	Built in	1918	Extension Date (if any)	Not applicable	
2.0	Access				
2.1	Main	Jagannath Shankarshet Road (Girgaum Road)			
2.2	Subsidiary	Not applicable			
3.0	Ownership Pattern				
3.1	Present	Trustees and holders			
3.2	Past	Trustees and holders			
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 as twin structures on Jagannath Shankarshet Road, which is one of the major North-South roads passing through the high density Girgaon area.			
5.2	Architectural Description	The two identical bays clad in black basalt ashlar masonry, are enhanced by the centrally located recessed entrance ally. Has a blend of feautres like Neo-gothic equilateral pointed arches in stone with decorative architraves, use of polychromatic stones with and the long and short work on the corner edges. Prominently located balconies facing the road show vernacular effect.			
5.3	Intrinsic	Located on the road which was known as Girgaon Back Road, a narrow road in the Native Town's Marathi speaking locality dotted with vernacular houses set amidst coconut plantations. The redeveloped plots in the early decades of 20 th century are therefore narrow and create street front closely clubbed buildings. The chawls on this road however are on larger plots very often with courtyards.			
5.4	Value Classification	A(arc), B(per)		Recommended Grade	III
6.0	Topography				
6.1	Floors	G + 4			
7.0	Construction				
7.1	Plinth	Malad stone plinth in coursed ashlar masonry			
7.2	Walls	Load bearing brick walls			
7.3	Floor	M S flooring			

7.4	Stairs	Wooden open well staircase with wooden balusters and newel post		
7.5	Openings	Equilateral pointed arches with rectangular openings and wooden frames with glazed shutters		
7.6	Roofing	Partly flat roof terrace and part sloping roof with Asbestos sheets supported by MS trusses		
7.7	Articulation	It has features like equilateral pointed arches in stone with decorative architrave above. The façade has stone cladding in ashlar masonry. The corner edges of the building show long and short work in Black Basalt stone.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Marginal 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)	Window air-conditioning units at some places		
9.0	Condition			
9.1	Plinth	Fair (No settlement or cracks observed but needs maintenance)		
9.2	Walls	Fair (Needs plastering and painting)		
9.3	Floor	Fair		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Fair		
9.6	Roofing	Fair (Leakages observed at few places)		
9.7	Articulation & Finishes	Fair		
9.8	Services	Fair (Drainage pipes need maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	Balconies have been renovated.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Plot affected by shipline on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

Parvati Niwas



View from Jagannath Shankarshet Road



View of one of the bays



The entrance gate



Date of the construction encrypted on the gate




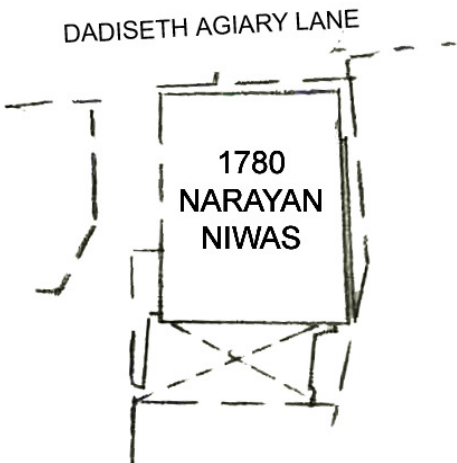
Equilateral point arches with Long and short work



Projecting balcony reinforced later with M.S joists



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

	Common Ref. No.:		
	Card No.: C-23		
	Ward (Part): C		
	CS No.: 1780		
	Plot Area: 289.87 sq.m.		
	B U Area: 1087.01 sq.m.		
	Date: June, 2005		
	Record by: Gauri J, Anup S		
	Review by: Neera Adarkar		
	Internal: As above		
External: As above			
Photo Ref.: T-III-C:\Ward C\Narayan Niwas			

1.0	Denomination			
1.1	Name of Premises	Narayan Niwas		
1.2	Earlier Name	Not applicable		
1.3	Built in	1924	Extension Date (if any)	Not applicable
2.0	Access			
2.1	Main	Jagruti Mataji Lane (Cavel 3 rd Cross Lane)		
2.2	Subsidiary	Dadishet Agiary Lane		
3.0	Ownership Pattern			
3.1	Present	Not available		
3.2	Past	Not available		
3.3	Status	Trust		
4.0	Use			
4.1	Present	Residential, Commercial		
4.2	Past	Residential, Commercial		
4.3	Usage	Regular residential and commercial use		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	Corner plot at the junction of Dadishet Agiary Street and Jagruti Mataji Lane. This area connects the predominantly Marathi peaking Girgaon with predominantly Gujarathi speaking Kalbadevi.		
5.2	Architectural Description	Typical road facing building in high density ‘Native Town’ area decorated with Neo-classical features. Has impressive features to articulate the building. The ground and four-storied building has each floor defined with a plain cornice band. The corners of the building are accentuated by plaster pointing. Fenestrations on all floors are full length windows defined with a segmental arch at the top. The windows have paneled shutters. The corners of the building have plastered pointed pilasters and a cornice runs across at the parapet level.		
5.3	Intrinsic	This building in the old Girgaum area owned by a Marathi family. Located off the J.Shankarseth earlier known as Girgaon Back Road, a narrow road in the Native Town’s Marathi speaking locality dotted with vernacular houses set amidst coconut plantations.		
5.4	Value Classification	A(arc),	Recommended Grade	III
6.0	Topography			
6.1	Floors	G + 4		
7.0	Construction			
7.1	Plinth	Plastered masonry plinth		
7.2	Walls	Load bearing brick walls		

7.3	Floor	Wooden joist flooring		
7.4	Stairs	R.C.C. staircase with wooden tread with decorative newel post and balusters		
7.5	Openings	Rectangular wooden frame with glazed shutters		
7.6	Roofing	Flat roof terrace		
7.7	Articulation	Façade divided horizontally by cornice bands on each floor. Prominent corner pilasters seen on the façade. The openings are in the form of Equilateral point arches.		
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	Entrance gate with collapsible door		
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 (Needs plastering and painting)		
9.3	Floor	Fair (No sagging observed)		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Fair		
9.6	Roofing	Fair (Leakage observed at few places)		
9.7	Articulation & Finishes	Poor		
9.8	Services	Fair		
9.9	Outbuildings	Poor		
9.10	Overall condition	Fair	Maintenance level	Poor
10.0	Transformation			
10.1	Form	Chajjas have been added to openings. Commercial banners on ground floor added later.		
10.2	Structure	Timber floor replaced with steel flooring members.		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Plot falls under Residential Zone on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

Narayan Niwas



Front façade



Channeled rustication at the corner edges of the building



Decorative architrave around the windows


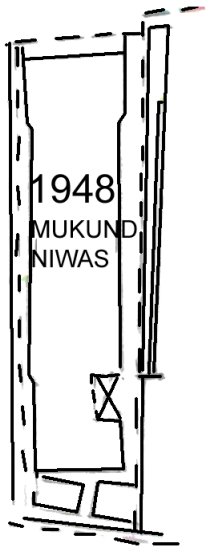


Mid landings have wooden railings



Commercial sinages on the ground floor

Left side elevation not seen due to the proximity of adjoining buildings

	Common Ref. No.:		<div>DADISETH AGIARY STREET</div> 	
	Card No.: C-24			
	Ward (Part): C			
	CS No.: 1948			
	Plot Area: 356.19 sq.m.			
	B U Area: 1068.57 sq.m.			
	Date: June, 2005			
	Record by: Gauri J, Anup S			
	Review by: Neera Adarkar			
	Internal: As above			
	External: As above			
	Photo Ref.: T-III-C:Ward C\Mukund Niwas			
1.0	Denomination			
1.1	Name of Premises	Mukund Niwas		
1.2	Earlier Name	Not applicable		
1.3	Built in	1910-20	Extension Date (if any)	Not applicable
2.0	Access			
2.1	Main	Dadishet Agiary Lane		
2.2	Subsidiary	Not applicable		
3.0	Ownership Pattern			
3.1	Present	Indira Alias Indiraben Dhirajlal Kamani		
3.2	Past	Indira Alias Indiraben Dhirajlal Kamani		
3.3	Status	Not available		
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 very narrow plot on a conjusted street of Dadishet Agiary Lane that connects the predominantly Marathi peaking Girgaon with predominantly Gujarathi speaking Kalbadevi/ Bhuleshwar area. This building is near the market area of Bhuleshwar		
5.2	Architectural Description	A highly ornamental and interesting building with a blend of Neo classical and Rajasthani temple style, most impressive feature is the long stretch of balcony supported by a series of decorative reinforced concrete brackets. Features like decorative floral motifs, cylindrical pilasters with decorative capitals and decorative brackets supporting the balcony on the second floor. Typical balustrade at parapet level and scrolled pediments above the windows of first floor. Equilateral point arch at the entrance with decorative architraves around.		
5.3	Intrinsic	The narrowness and the ornamentation shows links with the traditional small town architecture in Gujrath and Rajasthan. This influence is seen on all the building of the vicinity which were built during the early 20 th cent.		
5.4	Value Classification	A(arc), F	Recommended Grade	III
6.0	Topography			
6.1	Floors	G + 3		
7.0	Construction			
7.1	Plinth	Black Basalt plinth in coursed ashlar masonry		

7.2	Walls	Load bearing brick walls		
7.3	Floor	Wooden joist flooring		
7.4	Stairs	Wooden dog legged staircase with decorative wooden balustrade and a newel post		
7.5	Openings	Rectangular windows with wooden frames and glazed shutters		
7.6	Roofing	Sloping roof with Mangalore tile and wooden trusses		
7.7	Articulation	Decorative cornice band at first floor level, scrolled pediments above the windows of first floor, decorative husk and floral motifs seen on the 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	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	Fair (No settlement or cracks observed but needs maintenance)		
9.2	Walls	Fair (Campness observed at floor places)		
9.3	Floor	Fair		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Fair		
9.6	Roofing	Fair (Leakage observed at few places)		
9.7	Articulation & Finishes	Fair (Needs maintenance)		
9.8	Services	Fair (Drainage pipes need maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	Commercial banners on ground floor added later.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Plot falls under Residential Zone on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

Mukund Niwas



View of the front façade



Fluted pilasters at the entrance


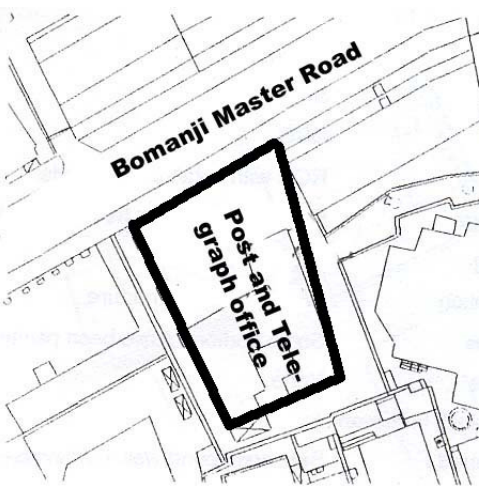


Decorative brackets below the chajja



concrete balustrade for the projecting balcony

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

	Common Ref. No.:			
	Card No.: C-25			
	Ward (Part): C			
	CS No.: 4371			
	Plot Area: 826.09 sq.m.			
	B U Area: 1239.14 sq.m.			
	Date: June, 2005			
	Record by: Gauri J, Keshav S			
	Review by: Neera Adarkar			
	Internal: As above			
	External: As above			
	Photo Ref.: T-III-C:\Ward C\Post and Telegraph Office			
1.0	Denomination			
1.1	Name of Premises	Post and Telegraph Office		
1.2	Earlier Name	Not applicable		
1.3	Built in	1940	Extension Date (if any)	Not applicable
2.0	Access			
2.1	Main	Bomanji Master Road		
2.2	Subsidiary	Not applicable		
3.0	Ownership Pattern			
3.1	Present	The Central Government (Posts and Telegraphs Department)		
3.2	Past	The Central Government (Posts and Telegraphs Department)		
3.3	Status	Central Government owned		
4.0	Use			
4.1	Present	Post Office		
4.2	Past	Post Office		
4.3	Usage	Regular public use		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	Located in proximity to Edward theatre on the Bomanji Master Road connecting J.Shankarsheth road and Kalbadevi road.		
5.2	Architectural Description	This building is characterized by its Malad stone cladded modestly decorated façade with a series of rectangular windows accentuated by architraves. It has a continuous cornice band running all along the second floor level. The Entrance has, deep architrave, columns with decorative capitals, a projecting chajja supported by decorative console like features.		
5.3	Intrinsic	The colonial rulers built a network of Post and Telegraph to improve infrastructural amenities. This post office structure bears a social character of public importance in the old Kalbadevi area.		
5.4	Value Classification	A(arc), B (uu)	Recommended Grade	II B
6.0	Topography			
6.1	Floors	G + 3		
7.0	Construction			
7.1	Plinth	45 cms high Malad stone cladded plinth		
7.2	Walls	Brick masonry walls		
7.3	Floor	R.C.C. floor slab		
7.4	Stairs	R.C.C. dog legged staircase		
7.5	Openings	Rectangular openings with wooden frames and glazed shutters		

7.6	Roofing	Sloping roof with Asbestos sheet roofing supported by wooden trusses		
7.7	Articulation	Decorative capitals for the entrance at ground floor level. Cornice band running at second floor level. Simple architraves seen around the windows.		
7.8	Finishes	Malad stone finished structure. Some portions have been externally painted. Structure is internally cement plastered and painted.		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Side compound wall. Collapsible grill at the entrance		
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, 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)	Telephones and security guard at the entrance		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good (No sagging observed)		
9.4	Stairs	Good (Needs maintenance)		
9.5	Openings	Good		
9.6	Roofing	Fair (To be checked for leakage)		
9.7	Articulation & Finishes	Good		
9.8	Services	Fair (Drainage pipes need maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	Chajjas have been added later.		
10.2	Structure	Third floor has been added later.		
10.3	Articulation & Finishes	The facade has been painted in some parts.		
11.0	DP Remarks / Perceived Threats	Plot reserved for Post and Telegraph office and demarcated for Urban Renewal Scheme on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

Post and Telegraph Office



View from Boman Master Lane



Name of the building encrypted on the building




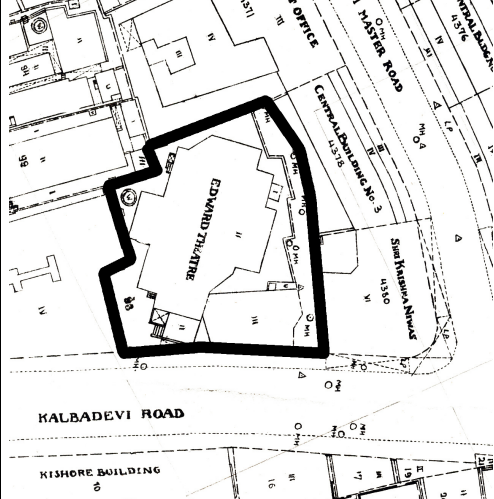
Decorative architraves at the entrance



Simple architraves around the windows



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

		Common Ref. No.:		
		Card No.: C-26		
		Ward (Part): C		
		CS No.: 4380		
		Plot Area: 391.13 sq.m.		
		B U Area: 1032.58 sq.m.		
		Date: June, 2005		
		Record by: Gauri J, Keshav S		
		Review by: Neera Adarkar		
		Internal: As above		
External: As above				
Photo Ref.: T-III-C:\Ward C\Edward Theatre				
1.0	Denomination			
1.1	Name of Premises		Edward Theatre	
1.2	Earlier Name		Not applicable	
1.3	Built in		1884	Extension Date (if any)Not applicable
2.0	Access			
2.1	Main		Kalbadevi Road	
2.2	Subsidiary		Not applicable	
3.0	Ownership Pattern			
3.1	Present		Gulum Duluji Bobat, Suleman Mohammad Nadat, Fatima Sule, Man Nadat, Ismail Mehmood Patel, Mohammad Yusuf Patel	
3.2	Past		The Trustees for the Improvement of the City of Bombay (Lessor)	
3.3	Status		Private	
4.0	Use			
4.1	Present		Theatre, Public	
4.2	Past		Theatre, Public	
4.3	Usage		Cinema Hall(Regular Public use)	
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)		Located on Kalbadevi Road (south), which connected the Colonial area with the Native area in the 19 th cent.	
5.2	Architectural Description		The gate of the theatre built in a Neo-classical style bears more value than the actual theatre. It has features like four centered arched and crude rustication on its façade. The gate bears a pediment on the top with decorative features on its tympanum.	
5.3	Intrinsic		One of the Bombays earliest theatres built to stage regional dramas. In 1930 it started sscreening films owned by German born M/s Gertrude Bharucha who wants to retain the tickets rates affordable to poor people.	
5.4	Value Classification		A(arc), B(des), C(seh), F	Recommended GradeII B
6.0	Topography			
6.1	Floors		G + 3	
7.0	Construction			
7.1	Plinth		Black Basalt stone plinth in coursed ashlar masonry	
7.2	Walls		Load bearing brick walls	
7.3	Floor		Wooden joist flooring	
7.4	Stairs		Access denied	
7.5	Openings		Segmental and rectangular arched openings with wooden frames	

		and glazed shutters		
7.6	Roofing	Sloping roof with Mangalore tile and wooden trusses		
7.7	Articulation	Decorative entrance gate with pediments on the top. It has features like four centered arched and crude rustication on its façade.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Curved balcony, English carving, wooden seats unchanged since its openings.		
7.10	Compound / Fence / Gate	Decorative brick compound gate		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Paved side open spaces		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, fair 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	Fire extinguishers at every floor level		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Fair (No settlement or cracks observed but needs maintenance)		
9.2	Walls	Fair (Needs plastering and painting)		
9.3	Floor	Fair		
9.4	Stairs	Access denied		
9.5	Openings	Fair		
9.6	Roofing	Fair		
9.7	Articulation & Finishes	Fair (Needs maintenance)		
9.8	Services	Fair (Drainage pipes need maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	Central air-conditioning unit installed outside the building.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Plot reserved for Cinema Theatre and falls under Commercial Zone on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai, Article Indian Express June 2004.		

Edward Theatre



View from Kalbadevi Marg



View of the entrance gate



Typical Neo-classical style gate



Decorative Cartouche motif on the pediment




Small opening on the façade



Decorative key stone

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

	Common Ref. No.:	
	Card No.: C-27	
	Ward (Part): C	
	CS No.: 938	
	Plot Area: 1777.05 sq.m.	
	B U Area: 1332.78 sq.m.	
	Date: July, 2005	
	Record by: Gauri J, Anup S	
	Review by: Neera Adarkar	
	Internal: As above	
External: As above		
Photo Ref.: T-III-C:Ward C\Shri Vyagreshwar Mahadev Mandir		

1.0	Denomination			
1.1	Name of Premises	Shri Vyagreshwar Mahadev Mandir		
1.2	Earlier Name	Not applicable		
1.3	Built in	Mid 19th century	Extension Date (if any)	Not applicable
2.0	Access			
2.1	Main	Bhangwadi		
2.2	Subsidiary	Not applicable		
3.0	Ownership Pattern			
3.1	Present	M/s. Sandeep Enterprises		
3.2	Past	M/s. Sandeep Enterprises		
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 at the entry point of Bhangwadi from Kalbadevi Road, which is one of the oldest cultural districts in the old city.		
5.2	Architectural Description	Although very old original material is hidden by coats of paint.The façade has minimal ornamentation The structure has features like decorative brackets, Kamalaka motifs on the parapet of the terrace. The temple is topped with a dome finished with mosaic tiles.		
5.3	Intrinsic	Temple dedicated to God Mahadev built in the mid 19 th century.		
5.4	Value Classification	A(arc), B(per), A(cul), C(seh)	Recommended Grade	II B
6.0	Topography			
6.1	Floors	Ground floor		
7.0	Construction			
7.1	Plinth	Plastered masonry plinth		
7.2	Walls	Brick masonry wall		
7.3	Floor	Not applicable		
7.4	Stairs	Not applicable		
7.5	Openings	Rectangular openings with wooden frames and glazed shutters		
7.6	Roofing	Flat roof terrace		
7.7	Articulation	The façade has minimal ornamentation except for some floral		

		motifs, Kamalaka motifs and a dome finished by china mosaic tiles.		
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	Paved 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 ventilators		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Fair (No settlement or cracks observed but needs maintenance)		
9.2	Walls	Fair (Dampness observed at few places)		
9.3	Floor	Not applicable		
9.4	Stairs	Not applicable		
9.5	Openings	Fair		
9.6	Roofing	Fair (Leakages observed at few places)		
9.7	Articulation & Finishes	Fair		
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	Recently plastered and painted.		
11.0	DP Remarks / Perceived Threats	Plot falls under Residential Zone on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai,		

Shri Vyagreshwar Mahadev Mandir



View from Bhangwadi



Dome is finished with China mosaic tiles



Entrance to temple

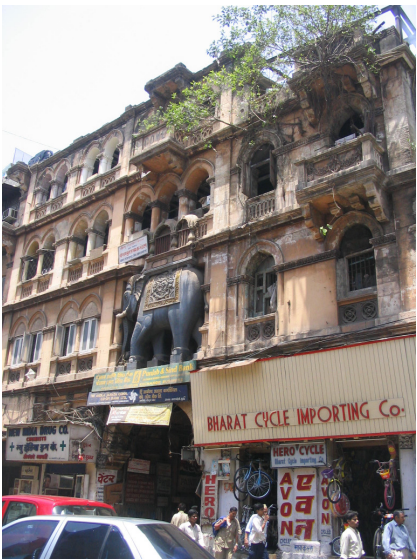



Parapet wall has decorative motifs



Small metal pinnacle on the dome



	Common Ref. No.:			
	Card No.: C-28			
	Ward (Part): C			
	CS No.: 941			
	Plot Area: Not available			
	B U Area: Not available			
	Date: June, 2005			
	Record by: Gauri J, Anup S			
	Review by: Neera Adarkar			
	Internal: As above			
External: As above				
Photo Ref.: T-III-C:Ward C\446, Kalbadevi Road, Hatti Building				
				
1.0	Denomination			
1.1	Name of Premises	446, Kalbadevi Road, Hatti 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	Kalbadevi Road		
2.2	Subsidiary	Not applicable		
3.0	Ownership Pattern			
3.1	Present	Not available		
3.2	Past	Not available		
3.3	Status	Jain Dharmashala		
4.0	Use			
4.1	Present	Dharmashala		
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 Kalbadevi Road (south), which connected the Colonial area with the Native area in the 19 th cent.		
5.2	Architectural Description	An ornamental building that has a bas relief of large, a floor height decorative elephant placed centrally above the gate as its visual identity. Blend of traditional elements (from Gujrat and Rajasthan temple architecture) and Neo-classical features like equilateral twin point arches with architraves. There are decorative motifs below the windows and circular brick pilasters below the arch of the windows. The projecting balcony on second floor in the centre above the elephant has decorative husks at parapet level.		
5.3	Intrinsic	The Dharmshala was built as a lodging place for the pilgrims and migrants coming to Bombay. It is called Hatti building because of the large size elephant on its façade. It is now a tenanted residential building.		
5.4	Value Classification	A(arc), B(uu), F, C(seh)	Recommended Grade	III
6.0	Topography			
6.1	Floors	G + 3		
7.0	Construction			
7.1	Plinth	Plastered stone plinth		
7.2	Walls	Brick masonry walls		
7.3	Floor	MS steel framework flooring		

7.4	Stairs	Access denied		
7.5	Openings	Semicircular arched openings with rectangular wooden frames and glazed shutters		
7.6	Roofing	Flat roof terrace		
7.7	Articulation	Huge Elephant motif on the facade, equilateral point arches with decorative brick circular pilasters carrying floral capital. Cornice bands at all floor levels.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Marginal side open spaces		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Fair (Needs Maintenance)		
9.2	Walls	Fair (Plant growth on the façade and dampness observed at few places)		
9.3	Floor	Fair (No sagging observed)		
9.4	Stairs	Access denied		
9.5	Openings	Fair The wooden members of the windows need replacement		
9.6	Roofing	Fair		
9.7	Articulation & Finishes	Good (Well maintained)		
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 affected by shipline on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

446, Kalbadevi Road, Hatti Building



View from Kalbadevi Marg



An elephant bas relief on the façade



The façade has equilateral point arches


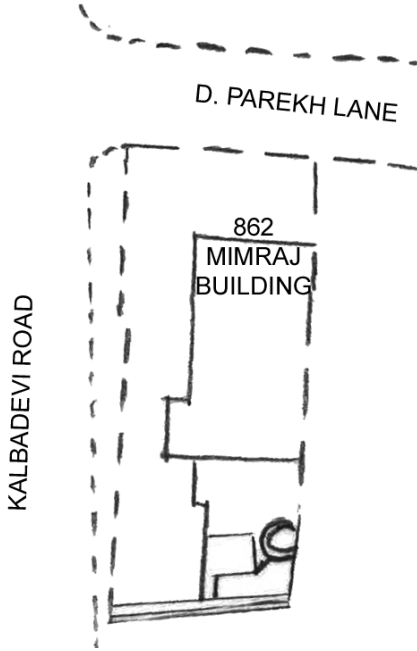


Plant growth seen on the façade



The wooden members of the windows need replacement

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

	Common Ref. No.:			
	Card No.: C-29			
	Ward (Part): C			
	CS No.: 862			
	Plot Area: 441.47 sq.m.			
	B U Area: 1986.62 sq.m.			
	Date: July, 2005			
	Record by: Gauri J, Anup S			
	Review by: Neera Adarkar			
	Internal: As above			
External: As above				
Photo Ref.: T-III-C:Ward CMimraj Building				
1.0	Denomination			
1.1	Name of Premises	Mimraj Building		
1.2	Earlier Name	Not applicable		
1.3	Built in	1918	Extension Date (if any)	Not available
2.0	Access			
2.1	Main	Kalbadevi Road		
2.2	Subsidiary	Dhirubhai Parekh Marg		
3.0	Ownership Pattern			
3.1	Present	A. Haridas Dhanji Mulji and others		
3.2	Past	A. Haridas Dhanji Mulji and others		
3.3	Status	Tenanted		
4.0	Use			
4.1	Present	Residential, Commercial		
4.2	Past	Residential, Commercial		
4.3	Usage	Regular residential and commercial use		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	Located on a corner of Kalbadevi Road, which is one of the busy high density roads and Dhirubhai Parekh Marg.		
5.2	Architectural Description	This building is located in very old parts of Kalbadevi area. This building has impressive corner appearance but the balconies on the side façade need maintenance. Corner building at the junction of Kalbadevi Road and Kika Street. The façade has Malad Stone cladding in coursed ashlar stone masonry. Projecting balconies are supported by simple brackets. The windows have architraves with decorative motifs on them. The projecting balconies have segmental pediment and has decorative balustrades. The side of the building facing the Kika Street has projecting balconies with wooden balusters.		
5.3	Intrinsic	This building built during the Colonial period bear similar character to any other building in the Fort area.		
5.4	Value Classification	A(arc), I(sce)	Recommended Grade	III
6.0	Topography			
6.1	Floors	G + 5		
7.0	Construction			
7.1	Plinth	Granite cladded masonry plinth		
7.2	Walls	Brick masonry walls		
7.3	Floor	R.C.C. floor slab		

7.4	Stairs	Wooden dog legged staircase with decorative balustrades		
7.5	Openings	Rectangular openings with wooden frames and glazed shutters		
7.6	Roofing	Sloping roof with asbestos sheet roofing supported by wooden trusses		
7.7	Articulation	The building has projecting bands at first and third floor level. Decorative motifs are seen in between two architraves of the windows. There are decorative wooden balusters for the continuous balconies facing North side.		
7.8	Finishes	Malad stone cladding till second floor and Internally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	None		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Windows air-conditioning units at some places		
9.0	Condition			
9.1	Plinth	Fair (No settlement or cracks observed but needs maintenance)		
9.2	Walls	Fair (Needs plastering and painting)		
9.3	Floor	Fair (No sagging observed)		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Fair		
9.6	Roofing	Fair (Leakage observed at few places)		
9.7	Articulation & Finishes	Fair		
9.8	Services	Fair (Drainage pipes need maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	Box grills added later.		
10.2	Structure	Fourth and fifth floor added later.		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Plot affected by shipline on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

Mimraj Building



View from the junction at Kalbadevi Marg



Malad stone cladded till the 3rd floor



Single projecting balcony on the 2nd floor



Commercial sinages on the facade




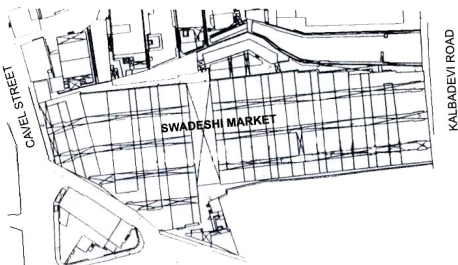
Decorative motifs at the parapet level



Coursed ashlar masonry on the façade



Wooden projecting balconies on the façade facing the subsidiary lane

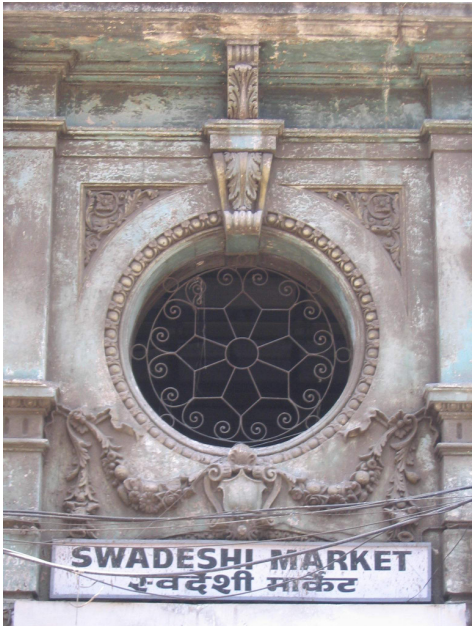
		Common Ref. No.:				
		Card No.: C-30				
		Ward (Part): C				
		CS No.: 1876				
		Plot Area: 6167.27 sq.m.				
		B U Area: 18501.81 sq.m.				
		Date: June, 2005				
		Record by: Gauri J, Keshav S				
		Review by: Neera Adarkar				
		Internal: As above				
		External: As above				
		Photo Ref.: T-III-C:\Ward C\ Swadeshi Market				
1.0	Denomination					
1.1	Name of Premises		Swadeshi Market			
1.2	Earlier Name		Morarji Gokuldas Market			
1.3	Built in		Early 20 th century	Extension Date (if any)	Not applicable	
2.0	Access					
2.1	Main		Kalbadevi Road			
2.2	Subsidiary		Dr. Veigas Street (Cavel Street)			
3.0	Ownership Pattern					
3.1	Present		Hargovan Gordhandas (Lessee), The Chikhal Market Co.Ltd. (Lessor)			
3.2	Past		Hargovan Gordhandas (Lessee), The Chikhal Market Co.Ltd. (Lessor)			
3.3	Status		Private			
4.0	Use					
4.1	Present		Market			
4.2	Past		Market			
4.3	Usage		Regular market use			
5.0	Significance & Value Classification					
5.1	Townscape (Natural / Manmade)		Prominently located on Kalbadevi Road, in a a busy market area.			
5.2	Architectural Description		Neo-classical style ornamental building with features like, semicircular arches on the ground floor, decorative sunk windows having rounded bar tracery and floral motifs besides it. These arches have decorative pilasters below with small vitruvian scroll motifs. Cornice band is seen at second floor level. Projecting balconies on the second floor are supported by decorative consoles. Facade has three pediments at terrace parapet level with broken bed triangular pediment.			
5.3	Intrinsic		A clothe Market built by Murarji Gokuldas (one of the leading textile mill owners later dverified into other industries) whose ba relief sculpture is located on the façade.It is a bazaar in Victorian arcades which characterizes the old city core. This disordered state of the bazaar is precise quality essential for the survival of vending – physical proximity between the seller and buyer which demarcates the growth of a market place.			
5.4	Value Classification		A(arc), B(des), B(uu), C(seh)		Recommended Grade	II A
6.0	Topography					
6.1	Floors		G + 3			
7.0	Construction					
7.1	Plinth		Black Basalt stone plinth in coursed ashlar masonry			

7.2	Walls	Brick masonry walls		
7.3	Floor	Wooden joist flooring		
7.4	Stairs	Wooden open well staircase with decorative balustrades		
7.5	Openings	Segmental arched openings on first floor, semicircular arched openings on ground floor and rectangular openings on third floor. All of them have rectangular wooden frames and glazed shutters.		
7.6	Roofing	Flat roof terrace		
7.7	Articulation	Have bands of channeled rustication on the facade. The triangular pediments have decorative motifs on its tympanum and dentils below. Terrace parapet wall shows typical decorative balustrades.		
7.8	Finishes	Black Basalt stone cladding on the façade and internally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Marginal paved side open spaces		
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 or cracks observed but needs maintenance)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good (No sagging observed)		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Good		
9.6	Roofing	Good (To be checked for leakages)		
9.7	Articulation & Finishes	Good (Well maintained)		
9.8	Services	Poor (Drainage pipes need maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	Commercial signage boards added on the ground floor.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Plot demarcated as Housing for Dishoused, Rehousing of Shops and affected by sholine on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai, Dwivedi, Mehrotra Bombay, The Cities Within Bombay 1995		

Swadeshi Market



View of the façade from Kalbadevi Road



Husk motifs around the circular ventilator



Channeled rustication with some Victorian motifs on the façade


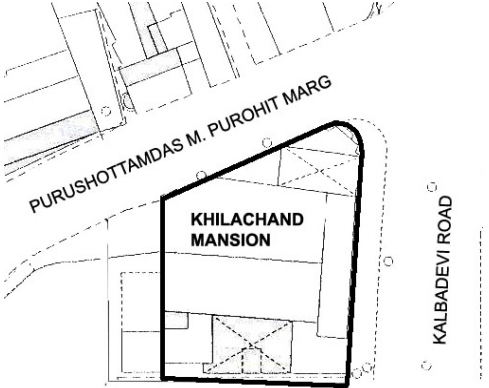


Decorative motifs at the spandrel of the arches



A mezzo-relievo motif of Morarji Gokuldas on the façade

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

		Common Ref. No.:			
		Card No.: C-31			
		Ward (Part): C			
		CS No.: 1847			
		Plot Area: 1347.87 sq.m.			
		B U Area: 5054.51 sq.m.			
		Date: June, 2005			
		Record by: Gauri J, Keshav S			
		Review by: Neera Adarkar			
		Internal: As above			
		External: As above			
		Photo T-III-C:\Ward C\ Ref.: Kilachand Mansion			
		1.0	Denomination		
1.1	Name of Premises		Kilachand Mansion		
1.2	Earlier Name		Not applicable		
1.3	Built in		1924	Extension Date (if any)	Not available
2.0	Access				
2.1	Main		Purshottamdas M. Purohit Marg (Cavel 1 st Cross Lane)		
2.2	Subsidiary		Kalbadevi Road		
3.0	Ownership Pattern				
3.1	Present		Rajnikant Ambalal, Hrinakshi Ambalal, Anirudh Ambalal, Vimala Toolsidas Killachand, Malti Ramdas Killachand, Shrimati Killachand		
3.2	Past		Nandlal Killachand, Toolsidas Killachand, Ramdas Killachand, Ambalal Killachand, Chinubhai Killachand, Suresh Tulsidas, Keinjlata Tulsidas and Niha Tulsidas, Tahil Ramdas, Anil Chinubhai		
3.3	Status		Trust		
4.0	Use				
4.1	Present		Residential, Commercial		
4.2	Past		Residential, Commercial		
4.3	Usage		Regular residential and commercial use		
5.0	Significance & Value Classification				
5.1	Townscape (Natural / Manmade)		The building stands at the junction of Purshottamdas M. Purohit Marg and Kalbadevi Road, in the busy commercial district of the older part of the city.		
5.2	Architectural Description		A sprawling corner building facing Kalbadevi Road is divided into three bays with the corner bays defined by rectangular openings with simple architraves on the first and second floor. The third floor has a corner foot balcony, with a cast iron railing and is covered by a sloping roof supported on wooden members. There are pilasters on either side of the bays defined with stone pointing. Ground floor openings are spanned by a semicircular arcade. Rectangular balconies accentuate the corner of the building defined by a grooved fringe at the top. The balcony has dressed stone slabs supporting it. A cornice runs across the entire facade of the building at the base of the third floor, below which there is a continuous fringe of stuccowork. Another simple cornice runs across the base of the parapet level. The parapet wall of the terrace is defined with floral stucco detailing.		
5.3	Intrinsic		Khilachands, a well known industrial and trading family from Bombay city built this large mansion in a busy commercial area. Another mansion in the similar Neo-clasical style belonging to Khilachands is on the elite Napean Sea road in south Bombay.		
5.4	Value Classification		A(arc), B(des),		Recommended Grade III

6.0	Topography			
6.1	Floors	G + 4		
7.0	Construction			
7.1	Plinth	Plastered stone plinth in coursed ashlar masonry plinth		
7.2	Walls	Brick masonry walls		
7.3	Floor	Wooden joist flooring		
7.4	Stairs	Wooden open well staircase with a lift shaft		
7.5	Openings	Rectangular openings with timber frame and glazed shutters		
7.6	Roofing	Asbestos sheet roofing with MS trusses		
7.7	Articulation	Cornice bands seen at all floor levels, the third floor has a corner foot balcony, with a cast iron railing, the parapet wall of the terrace is defined with floral stucco detailing, there are pilasters on either side of the bays of the façade defined with stone pointing.		
7.8	Finishes	Malad stone used for cladding external façade and internally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Not accessible		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Marginal paved side open spaces		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Windows air-conditioning units at some places		
9.0	Condition			
9.1	Plinth	Fair (No settlement or cracks observed but needs maintenance)		
9.2	Walls	Good (Needs plastering and painting)		
9.3	Floor	Fair (No sagging observed)		
9.4	Stairs	Good (Well Maintained)		
9.5	Openings	Good		
9.6	Roofing	Good		
9.7	Articulation & Finishes	Good (Well Maintained)		
9.8	Services	Fair (Drainage pipes need maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	Ground floor arches covered by commercial hoardings.		
10.2	Structure	Two floors added later.		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Plot affected by shipline on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

Kilachand Mansion



View from Kalbadevi Road




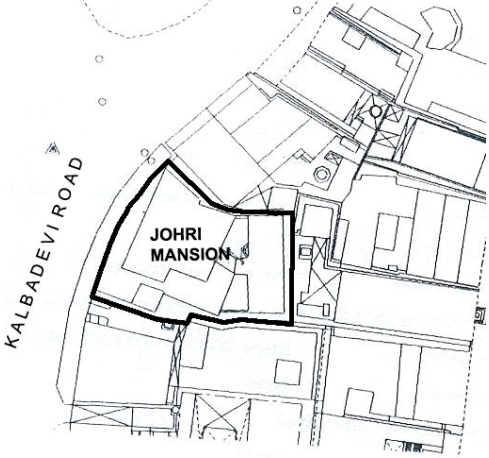
Decorative cobels below the projecting floor band



Channeled rustication on the facade



Projecting balcony with commercial sinage

		Common Ref. No.:			
		Card No.: C-32			
		Ward (Part): C			
		CS No.: 1585			
		Plot Area: 660 sq.m.			
		B U Area: 3366 sq.m.			
		Date: June, 2005			
		Record by: Gauri J, Keshav S			
		Review by: Neera Adarkar			
		Internal: As above			
External: As above					
Photo Ref.:		T-III-C:Ward C\Johri Mansion			
1.0	Denomination				
1.1	Name of Premises		Johri Mansion		
1.2	Earlier Name		Not applicable		
1.3	Built in		1946	Extension Date (if any)	Not available
2.0	Access				
2.1	Main		Kalbadevi Road		
2.2	Subsidiary		Not applicable		
3.0	Ownership Pattern				
3.1	Present		Milan Nitinchandra Mehta & Rohan Nitinchandra Mehta		
3.2	Past		Manilal Chunilal Kothari, Smt. Membai Chunilal Kothari, Kamlabai Manilal Kothari, Bhogilal Bhulabhai Mehta & Kamlabai Bhogilal Bhulabhai Mehta, Dineshchandra Bhogilal Mehta, Nitinchandra Bhogilal Mehta, Jatinchandra Bhogilal Mehta.		
3.3	Status		Private		
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)		The building follows the curve on Kalbadevi Road, which is one of the major North-South comercial roads in the older part of the city. Many redeveloped buildings along its side.		
5.2	Architectural Description		The five-storied mildly curved ornamental facade displays a blend of Neo-classical and Indo saracenic style. It is divided vertically by pilasters running from the first floor to the third floor attributes a public scale and character to this residential building. Prominent balconies set in each vertical bay are embellished with balustrade. Semicircular arches have defined keystones. Pilasters with rectangular capitals divide the windows on all the floors. The windows on the third floor have small geometric motifs below at parapet level. A continuous fringe with floral motifs runs across the base of the fourth floor. The fifth floor has a continuous cast iron railing running across the façade.		
5.3	Intrinsic		Influenced by Indo sracenic style followed in many public buildings in south Bombay in the 30s and 40s.		
5.4	Value Classification		A(arc), B(per),		Recommended Grade III
6.0	Topography				
6.1	Floors		G + 5		

7.0	Construction			
7.1	Plinth	Black Basalt stone plinth in coursed ashlar masonry		
7.2	Walls	Brick masonry walls		
7.3	Floor	R.C.C. floor slab		
7.4	Stairs	Dog legged wooden staircase with decorative balusters and newel post		
7.5	Openings	Windows with wooden frame and glazed shutters		
7.6	Roofing	Asbestos sheet roofing with M.S trusses		
7.7	Articulation	Façade has detailed pilasters dividing into bays, which house the openings. The decorative cornice band runs across the third floor and there is a continuous balcony on the fourth floor. The windows on the third floor have simple geometric motifs.		
7.8	Finishes	Stone finished and partly 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, 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 but needs maintenance)		
9.2	Walls	Good (No settlement or cracks observed)		
9.3	Floor	Good (No sagging observed)		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Good		
9.6	Roofing	Fair (Leakage observed at few places)		
9.7	Articulation & Finishes	Good (Well Maintained)		
9.8	Services	Fair (Drainage pipes need maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	Grills on first floor, chajjas on second and fourth floors and hoardings on ground floor added later.		
10.2	Structure	Last two floors added later.		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Plot falls under Commercial Zone on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

Johri Mansion



View from Kalbadevi Road



Projecting balcony with decorative brackets




Highly decorative pilasters on the façade

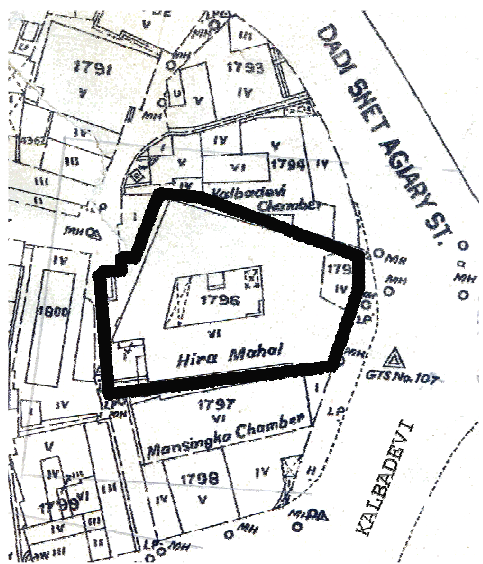


The building follows the curved road profile



View of the façade

	Common Ref. No.:		
	Card No.: C-33		
	Ward (Part): C		
	CS No.: 1730		
	Plot Area: 375.42 sq.m.		
	B U Area: 1802.016 sq.m.		
	Date: June, 2005		
	Record by: Gauri J, Keshav S		
	Review by: Neera Adarkar		
	Internal: As above		
	External: As above		
	Photo Ref.: T-III-C:Ward C\Heera Mahal		

			
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1.0	Denomination			
1.1	Name of Premises	Heera Mahal		
1.2	Earlier Name	Not applicable		
1.3	Built in	1926	Extension Date (if any)	Not applicable
2.0	Access			
2.1	Main	Kalbadevi Road		
2.2	Subsidiary	Dadishet Agiary Street		
3.0	Ownership Pattern			
3.1	Present	Geetakrishna Jaikrishna (Holder), Geetashankar Gopalji and Labbkumari Geetashankar Gopalji.		
3.2	Past	Geetakrishna Jaikrishna (Holder), Geetashankar Gopalji and Labbkumari Geetashankar Gopalji.		
3.3	Status	Private		
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 the junction of Kalbadevi Road and Dadishet Agiary Street which connects the Marathi Girgaon to Gujrathi Kalbadevi areas.		
5.2	Architectural Description	A corner building with a blend of Neo classical and Indo saracenic style features. Rectangular balconies with cast iron railings, supported on stone brackets. The central bay has rectangular twin windows and pilasters on either side with defined base and capital and a lower fluted portion follows saracenic style where as the cornice bands, cast iron foot balconies, grooved ground floor façade display Neo classical character.		
5.3	Intrinsic	Built in the period when Indo saracenic and Art Deco styles were used in the city. While Indo saracenic was used mainly in the public buildings,the Art Decorative was used for both public and residential buildings. This building like some others in the Kalbadevi area used Neo classical features very commonly used on the road facing facadesof the inner core of the island city along with Indo saracenic.		
5.4	Value Classification	A(arc), B (per)	Recommended Grade	III
6.0	Topography			
6.1	Floors	G + 5		
7.0	Construction			
7.1	Plinth	Black Basalt stone plinth in coursed ashlar masonry		

7.2	Walls	Brick masonry walls		
7.3	Floor	Wooden joist flooring		
7.4	Stairs	Wooden open well staircase with simple balusters and huge decorative newel post		
7.5	Openings	Regular openings with wooden frames and glazed shutters		
7.6	Roofing	Flat roof terrace		
7.7	Articulation	Continuous balcony with cast iron railing runs across the top floor. Vertical pilasters along the façade, the first floor surface is defined with stone pointing. The central bay has rectangular twin windows and pilasters on either side with defined base and capital, and a lower fluted portion.		
7.8	Finishes	Dressed coursed stone masonry on the façade and internally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Marginal paved side open spaces		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Window air-conditioning units at some places		
9.0	Condition			
9.1	Plinth	Fair (No settlement or cracks observed but needs maintenance)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Fair (No sagging observed)		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Fair		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Good (Well maintained)		
9.8	Services	Fair (Drainage pipes need maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	Signages and hoardings added later on the ground floor.		
10.2	Structure	Timber posts been replaced by steel stanchions.		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Plot affected by shipline on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

Heera Mahal



View from Kalbadevi Road



Front elevation


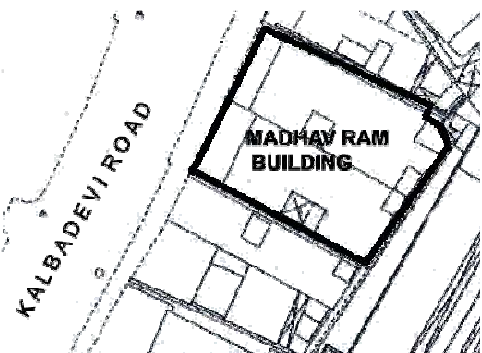


Projecting balconies with decorative cast iron railing



Decorative fluted pilasters on the façade

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

	Common Ref. No.:		
	Card No.: C-34		
	Ward (Part): C		
	CS No.: 1566		
	Plot Area: 250.09 sq.m.		
	B U Area: 1062.88 sq.m.		
	Date: June, 2005		
	Record by: Gauri J, Keshav S		
	Review by: Neera Adarkar		
	Internal: As above		
External: As above			
Photo Ref.: T-III-C:\Ward C\ Madhav Ram Building			
			
1.0	Denomination		
1.1	Name of Premises	Madhav Ram Building	
1.2	Earlier Name	Not applicable	
1.3	Built in	1921	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Kalbadevi Road	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Mrs. Kanta Yogiraj Narottamdas	
3.2	Past	Madhawram Bhagwandas, Lata Narottamdas, Sonaben J. Bery Madhavram Widge, Kantilal Narottamdas & Yogiraj Narottamdas	
3.3	Status	Private	
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)	The building stands prominently on Kalbadevi Road, which is one of the busy commercial roads.	
5.2	Architectural Description	Built in Neo-classical style, this stone building has an impressive appearance; with rectangular openings on the ground floor having keystone. A continuous cornice runs across the ground floor façade. The cornice has small bracket like projections at the base and a cast iron railing. A continuous balcony runs across the façade, supported by decorative stone brackets and has reinforced concrete balustrades. The second and third floors are defined with three semi circular arches, each of which are divided by pilasters running through two floors with Corinthian capitals and has circular motif with a floral patterns. In between the arches, are two small floral bases like projections done in stucco work.	
5.3	Intrinsic	Building located in a highly commercialized area of Kalbadevi since Colonial period. It was formerly located in the old Kalbadevi Market areas which now has commercialized to the large extent.	
5.4	Value Classification	A(arc), B(des)	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 4	
7.0	Construction		
7.1	Plinth	Black Basalt stone plinth in coursed ashlar masonry	
7.2	Walls	Brick masonry walls	

7.3	Floor	R.C.C. floor slab		
7.4	Stairs	Wooden open well staircase with decorative balustrade and a wooden newel post		
7.5	Openings	Rectangular openings with wooden frames and glazed shutters		
7.6	Roofing	Asbestos sheet roofing with M.S. trusses		
7.7	Articulation	A continuous cornice runs across the ground floor façade. The cornice has small bracket like projections at the base and a cast iron railing. A continuous balcony runs across the façade, supported by decorative stone brackets and has reinforced concrete balustrades. The second and third floors are defined with three semi circular arches, each of which are divided by pilasters with Corinthian capitals and has circular motif with a floral patterns. In between the arches, are two small floral bases like projections done in stucco work.		
7.8	Finishes	Stone cladded façade and internally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	None		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Windows air-conditioning units at some places		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Fair (Needs plastering and painting)		
9.3	Floor	Fair (No sagging observed)		
9.4	Stairs	Fair		
9.5	Openings	Fair		
9.6	Roofing	Fair (Leakages observed at few places)		
9.7	Articulation & Finishes	Fair (Well maintained)		
9.8	Services	Fair (Drainage pipes need maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Good	Maintenance level	Fair
10.0	Transformation			
10.1	Form	Grills, chajjas and hoardings added later.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats		Plot falls under Commercial Zone on proposed Development Plan.	
12.0	Additional Notes / References / Documents Available		Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai	

Madhav Ram Building



Front façade




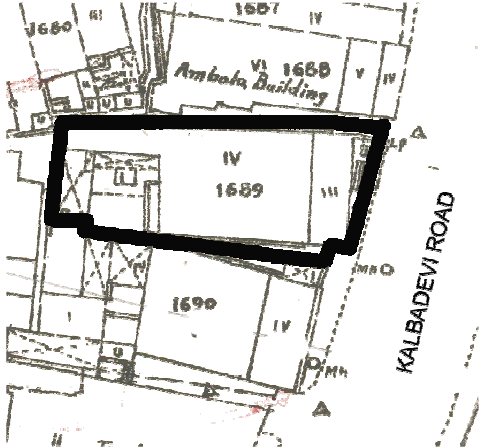
Twisted twinings borders the arches



Window air-conditioning units below the projecting balconies supported by decorative brackets



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

		Common Ref. No.:			
		Card No.: C-35			
		Ward (Part): C			
		CS No.: 1689			
		Plot Area: 392.98 sq.m.			
		B U Area: 1556.20 sq.m.			
		Date: July, 2005			
		Record by: Gauri J, Anup S			
		Review by: Neera Adarkar			
		Internal: As above			
		External: As above			
		Photo Ref.: T-III-C:\Ward C\ 216, Kalbadevi Road			
1.0	Denomination				
1.1	Name of Premises		216, Kalbadevi 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		Kalbadevi Road		
2.2	Subsidiary		Not applicable		
3.0	Ownership Pattern				
3.1	Present		Sada Jivatlal Chandulal		
3.2	Past		Sada Jivatlal Chandulal		
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)		Sandwiched between two reconstructed modernist facades, this is located on a narrow plot on Kalbadevi Road, which is one of the busy commercial roads.		
5.2	Architectural Description		Belongs to the typology of residential buidings which displayed traditional Havely style features from the architecture of towns in Gujrath and Rajasthan from where the migrants settled in the Native parts of Kalbadevi. The highlights of this building are wooden decorative balconies on the façade with decorative Moorish arches and wooden decorative posts. The balconies also have wooden balusters and are supported by wooden decorative brackets. The façade also has decorative motifs at parapet level below the windows. The wooden posts for the balconies have decorative wooden capitals.		
5.3	Intrinsic		Expresses a link between the traditional regional architectural character of Gujrath and Rajasthan towns rom where most of the immigrants settled in this locality.		
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		Black Basalt stone plinth in coursed ashlar masonry		
7.2	Walls		Load bearing brick walls		

7.3	Floor	Wooden joist flooring		
7.4	Stairs	Wooden straight flight staircase with decorative wooden balustrade		
7.5	Openings	Rectangular openings with wooden frames and glazed shutters and decorative Moorish arches on balconies.		
7.6	Roofing	Flat roof terrace		
7.7	Articulation	The façade has features like decorative projecting balconies with wooden Moorish arches and decorative wooden posts. These balconies are supported by decorative brackets.		
7.8	Finishes	Malad stone cladding till third floor Internally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	None		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, poor natural lighting		
8.2	Ventilation	Natural and artificial, poor natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Window air-conditioning units at some places		
9.0	Condition			
9.1	Plinth	Fair (No settlement or cracks observed but needs maintenance)		
9.2	Walls	Fair (Needs plastering and painting)		
9.3	Floor	Fair (To be checked for sagging)		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Fair		
9.6	Roofing	Fair (Leakages observed at few places)		
9.7	Articulation & Finishes	Fair		
9.8	Services	Fair (Drainage pipes need maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	Box grills added later		
10.2	Structure	Fifth floor added later.		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Plot affected by shopline on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		



Front elevation



Projecting balconies with decorative wooden posts and railings



Decorative Mughal arches above the balcony


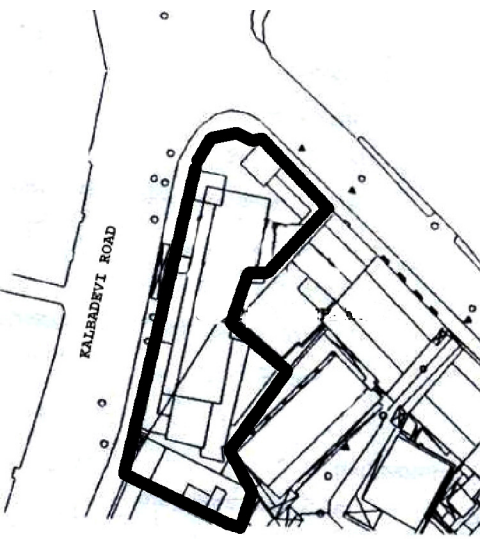


Grills added on the first floor



Fifth floor added later

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

	Common Ref. No.:			
	Card No.: C-36			
	Ward (Part): C			
	CS No.: 1370			
	Plot Area: 159.70 sq.m.			
	B U Area: 958.20 sq.m.			
	Date: June, 2005			
	Record by: Gauri J, Anup S			
	Review by: Neera Adarkar			
	Internal: As above			
External: As above				
Photo Ref.: T-III-C:\Ward C\ Cotton Exchange Building				
1.0	Denomination			
1.1	Name of Premises	Cotton Exchange Building		
1.2	Earlier Name	Not applicable		
1.3	Built in	1940's	Extension Date (if any)	Not applicable
2.0	Access			
2.1	Main	Kalbadevi Road (Chhatrapati Shivaji Maharaj Chowk)		
2.2	Subsidiary	Sheikh Memon Street		
3.0	Ownership Pattern			
3.1	Present	Keshavlal Somabhai Shah		
3.2	Past	Chimanlal Dahyabai Parikh, Mayadevi Chimanlal Dahyabhai Parikh		
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)	Prominently located, imparts an identity to the junction of two major roads viz Sheikh Memon Street and Kalbadevi Road.		
5.2	Architectural Description	The city's tallest building at that time, with a height of 102 feet, This impressive stone structure stands on a corner plot. The building displays distinct Art Deco features like stepped profile that accentuates the corner rising above the sides culminating into a, circular slab supported by the vertical fins on the façade. The fins also create a pattern along the side facades. The building is clad with Malad stone and has red Agra stone bands highlighting the windows. The façade has a band of narrative bas relief work on sand stone depicting the activities connected with the cotton trade. This feature of a narrative bas relief is also seen in some other buildings ilike Diamond Jubilee School in the B ward.		
5.3	Intrinsic	Designed by Architects, Sykes, Patker and Divecha for the East India Cotton Association Exchange on the site of an old building which had stood within the angle formed by the junction of Kalbadevi Road and Sheikh Memon Street.The Cotton Exchange was inaugurated by Sardar Vallabhbbhai Patel in 1937 and in the congested precinct, the building towered above the adjacent old structures.(According to "Buildings that shaped Bombay" a book by Kamu Iyer this building is designed by G.B Mhatre).		
5.4	Value Classification	A(arc), B(uu), C(seh), I(sce)	Recommended Grade	II A
6.0	Topography			
6.1	Floors	G + 7		

7.0	Construction			
7.1	Plinth	Malad stone cladded plinth in coursed ashlar masonry		
7.2	Walls	Brick masonry walls		
7.3	Floor	R.C.C. floor slab		
7.4	Stairs	R.C.C. open well staircase with timber cladded treads and parapet wall		
7.5	Openings	Rectangular Openings with wooden frames and glazed shutters		
7.6	Roofing	Flat roof terrace		
7.7	Articulation	Vertical Fins have of coloured stone to accentuate the façade. Corner of the building rounded with prominent chajjas and brackets. The façade has decorative features.		
7.8	Finishes	Malad stone cladding on the façade and internally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Bust of Raja Ramdeo Anandilal Podar		
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 cracks seen in cladding)		
9.2	Walls	Good (Internally and externally well maintained, no transformation in external cladding)		
9.3	Floor	Good (No bending of slab observed)		
9.4	Stairs	Fair (Needs Maintenance)		
9.5	Openings	Good (Well maintained)		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Good (Well Maintained)		
9.8	Services	Fair (Some pipes need maintenance)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	Box grills added later.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Plot falls under Commercial Zone on proposed Development Plan.		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai, Dwivedi, Mehrotra Bombay, The Cities Within Bombay 1995		

Cotton Exchange Building



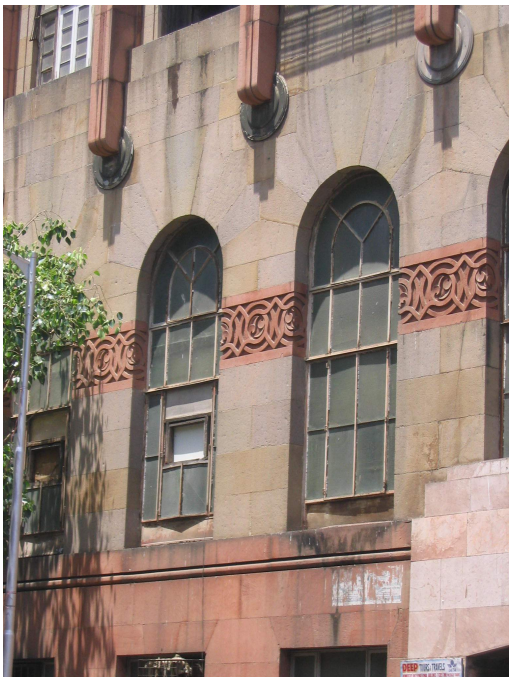
View from Chhatrapati Shivaji Maharaj Chowk



View of the side facade




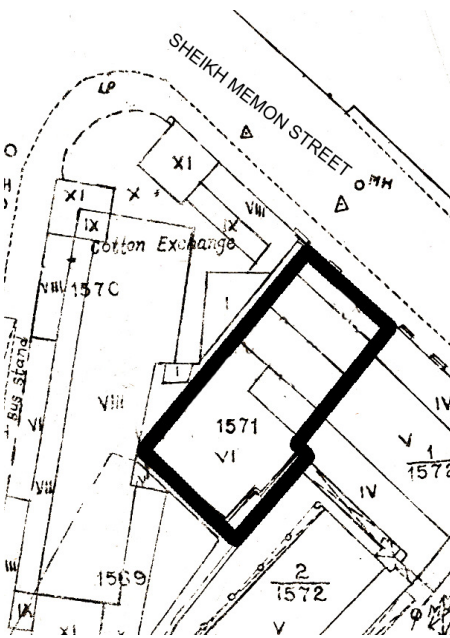
Bands of Red Agra stone with narrative bas relief



Semicircular semicircular arched openings



Bas relief (basso relievo)

		Common Ref. No.:			
		Card No.: C-37			
		Ward (Part): C			
		CS No.: 1571			
		Plot Area: 229.93 sq.m.			
		B U Area: 687.9 sq.m.			
		Date: July, 2005			
		Record by: Gauri J, Anup S			
		Review by: Neera Adarkar			
		Internal: As above			
		External: As above			
		Photo Ref.: T-III-C:\Ward C\ Bansilal Habibchand Building			
1.0	Denomination				
1.1	Name of Premises		Bansilal Habibchand 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		Sheikh Memon Street		
2.2	Subsidiary		Not applicable		
3.0	Ownership Pattern				
3.1	Present		Ramnath Kasturchand		
3.2	Past		Ramnath Kasturchand		
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 busy Sheikh Memon Street, in the high density trading districts of the old town inhabited mainly by Muslim community.		
5.2	Architectural Description		Belongs to the typology of traditional Haveli style residential buildings in the old Native town built by the migrants with the use of traditional architectural elements found in the towns of Gujrath and Rajasthan from where the migrants came to settle in this neighbourhood. Has features like decorative balconies with Moorish arches, and decorative reinforced concrete brackets, cornice bands at all floor levels with decorative corbels below, segmental windows also show decorative arches in Bengal roof style with circular pilasters below having floral capitals flanking the windows. The cornice bands also show leaf like inverted motif below it.		
5.3	Intrinsic		The building is occupied by the Muslim tenants in the old part of Sheikh Memon Street which formed the central thoroughfare of the area commonly known as the Market, which contained three great cloth bazaars.		
5.4	Value Classification		A(arc), B(per), E		Recommended Grade III
6.0	Topography				
6.1	Floors		G + 3		

7.0	Construction			
7.1	Plinth	Plastered Black Basalt stone plinth in coursed ashlar masonry		
7.2	Walls	Load bearing brick wall		
7.3	Floor	Wooden joist flooring		
7.4	Stairs	Wooden dog legged staircase with decorative wooden newel post		
7.5	Openings	Rectangular openings with wooden frames and glazed shutters and Moorish arches		
7.6	Roofing	Flat roof terrace		
7.7	Articulation	Cornice bands at all floor levels. Projecting balcony supported by decorative reinforced concrete brackets, decorative motifs seen on the façade at parapet level. First floor windows have dome like arch above with decorative pilasters below.		
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 ventilators		
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 (Cracks observed at few places)		
9.2	Walls	Fair (Dampness observed at few places)		
9.3	Floor	Fair		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Fair		
9.6	Roofing	Fair (To be checked for leakages)		
9.7	Articulation & Finishes	Fair		
9.8	Services	Fair (Drainage pipes need maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	Box grills added later.		
10.2	Structure	addition of third floor		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Plot reserved as Service Centre on proposed Development Plan. (D.P).		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai, Dwivedi, Mehrotra Bombay, The Cities Within Bombay 1995		

Bansilal Habibchand Building



Highly ornamental facade



Decorative projecting balcony with highly ornamental brackets



Double shutter openings on the façade




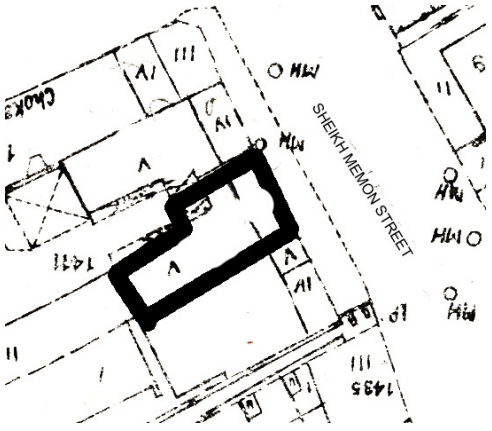
Moss spreading on the decorative elements on the façade



Decorative Bengal arch above the semicircular windows



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

	Common Ref. No.:			
	Card No.: C-38			
	Ward (Part): C			
	CS No.: Not available			
	Plot Area: Not available			
	B U Area: Not available			
	Date: July, 2005			
	Record by: Gauri J, Swati S			
	Review by: Neera Adarkar			
	Internal: As above			
External: As above				
Photo Ref.: T-III-C:Ward C\135, Sheikh Memon Road				
1.0	Denomination			
1.1	Name of Premises	135, Sheikh Memon Road		
1.2	Earlier Name	Ramanlal Lalchand Shah		
1.3	Built in	1778 A.D.	Extension Date (if any)	Not applicable
2.0	Access			
2.1	Main	Sheikh Memon Street		
2.2	Subsidiary	Not applicable		
3.0	Ownership Pattern			
3.1	Present	Not available		
3.2	Past	Not available		
3.3	Status	Tenanted		
4.0	Use			
4.1	Present	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 narrow plot facing Sheikh Memon Road, in the high density trading districts of the old town inhabited mainly by Muslim community.		
5.2	Architectural Description	This is one of the oldest buildings of the area which can be identified by the intricate detailing of the façade. Belongs to the typology of residential buildings in the old Native town built by the migrants with the use of traditional Haveli style architectural elements found in the towns of Gujrath and Rajasthan from where the migrants came to settle in this neighbourhood. Structure with highly decorative features like, cornice bands at all floor levels, pilasters at all floor levels and grooved bands on first floor, V-shaped rustication with floral motifs on second floor, plain pilasters with acanthus leaves decorated capital on third floor. Husk on first floor level. Balconies have decorative reinforced concrete balustrades with decorative floral features at corners. They are supported with intricately carved reinforced concrete brackets.		
5.3	Intrinsic	Building of late 18 th century built during, in old parts of Sheikh Memon Street which formed the central thoroughfare of the area commonly known as the Market, which contained three great cloth bazaars.		
5.4	Value Classification	A(arc), B(des), B(per)	Recommended Grade	II A
6.0	Topography			
6.1	Floors	G + 4		

7.0	Construction			
7.1	Plinth	Black Basalt plinth in coursed ashlar masonry		
7.2	Walls	Load bearing brick wall		
7.3	Floor	Wooden joist flooring		
7.4	Stairs	Wooden open well staircase		
7.5	Openings	Segmental arched openings with wooden frames and glazed shutters		
7.6	Roofing	Flat roof terrace		
7.7	Articulation	Cornice bands at all floor levels, pilasters at all floor levels, grooved bands on first floor, V-shaped rustication with floral motifs on second floor, plain pilasters with acanthus leaves decorated capital on third floor. Husk on first floor level. Balconies have decorative reinforced concrete balustrades with decorative floral features at corners. They are supported with intricately carved reinforced concrete brackets.		
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 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 but needs maintenance)		
9.2	Walls	Fair (Needs plastering and painting)		
9.3	Floor	Fair		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Fair		
9.6	Roofing	Fair (To be checked for leakages)		
9.7	Articulation & Finishes	Fair		
9.8	Services	Fair (Drainage pipes need maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	Hoardings, sliding windows and aluminum chajjas added later.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Plot falls under Commercial Zone on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai, Dwivedi, Mehrotra Bombay, The Cities Within Bombay 1995		



View from Sheikh Memon Road



Window air-conditioning units are seen below the projecting balcony and on either sides of the fluted pilasters



Addition of insensitive grills on the façade




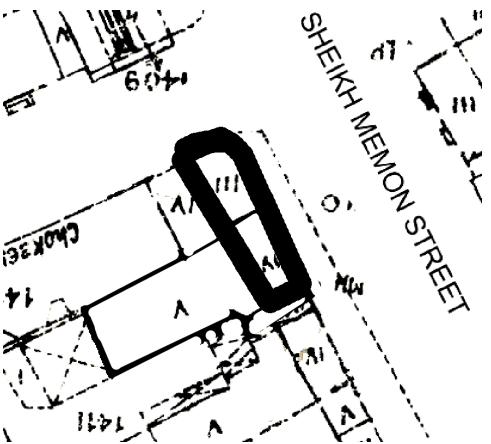
Decorative concrete balustrade and brackets for the projecting balconies



Highly ornamental brackets supporting the balconies



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

	Common Ref. No.:		
	Card No.: C-39		
	Ward (Part): C		
	CS No.: 1411		
	Plot Area: 412.21 sq.m.		
	B U Area: 927.4 sq.m.		
	Date: July, 2005		
	Record by: Gauri J, Swati S		
	Review by: Neera Adarkar		
	Internal: As above		
External: As above			
Photo Ref.: T-III-C:\Ward C\Bank of India			
			
1.0	Denomination		
1.1	Name of Premises	Bank of India	
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	Sheikh Memon Street	
2.2	Subsidiary	Mura Street (Agiary 2 nd Lane)	
3.0	Ownership Pattern		
3.1	Present	Not available	
3.2	Past	Not available	
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 plot at junction of Sheikh Memon Street and Mura Street, in the high density trading area.	
5.2	Architectural Description	The commercial building located on Sheikh Memon Street is one of the oldest in the areas. Malad stone structure with features like, recessed windows on ground floor, high plinth, decorative stone jali work on façade on ground floor, floor band on first and fourth floor level. First floor windows have decorative architraves and projecting band at sill level with floral motifs. Central portion on façade at first floor has sun window like feature with decorative floral motifs. Windows have plain keystones. Entrance has decorative flat arch with plain keystone and stone carved brackets.	
5.3	Intrinsic	This building is located in old parts of Sheikh Memon Street which formed the central thoroughfare of the area commonly known as the Market, which contained three great cloth bazaars.	
5.4	Value Classification	A(arc), B(des), B(per)	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 4	
7.0	Construction		
7.1	Plinth	Kurla Basalt stone cladded plinth in coursed ashlar masonry	
7.2	Walls	Brick masonry wall	
7.3	Floor	R.C.C. floor slab	

7.4	Stairs	Wooden dog legged staircase with wooden balusters		
7.5	Openings	Rectangular openings with wooden frames and glazed shutters		
7.6	Roofing	Flat roof terrace		
7.7	Articulation	Decorative stone jali work on façade on ground floor. Windows have decorative architraves and projecting band at sill level with floral motifs. Central portion on façade at first floor has sun window like, feature with decorative floral motif.		
7.8	Finishes	External Malad stone on façade and internally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	None		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, fair natural 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 but needs maintenance)		
9.2	Walls	Fair (Needs plastering and painting)		
9.3	Floor	Fair		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Fair		
9.6	Roofing	Fair (To be checked for leakages)		
9.7	Articulation & Finishes	Fair		
9.8	Services	Fair (Drainage pipes need maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	Hoardings added later.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Plot falls under Commercial Zone on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai, Dwivedi, Mehrotra Bombay, The Cities Within Bombay 1995		

Bank of India



View from Sheikh Memon Street



View towards Agiary 2nd lane



Indo-Saracenic style arch on the façade


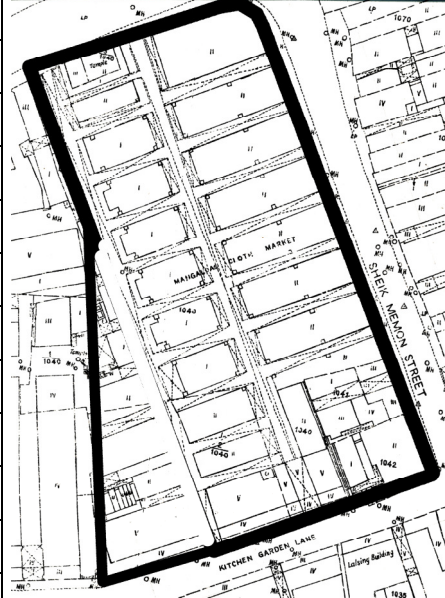


Decorative architrave around the window



Window air-conditioning units on the façade

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

		Common Ref. No.:			
		Card No.: C-40			
		Ward (Part): C			
		CS No.: 1040, 2 / 1040, 1042			
		Plot Area: 8891.09 sq.m.			
		B U Area: 1017.04 sq.m.			
		Date: June, 2005			
		Record by: Gauri J, Anup S			
		Review by: Neera Adarkar			
		Internal: As above			
External: As above					
Photo Ref.:		T-III-C:\Ward C\ Mangaldas Cloth Market			
1.0	Denomination				
1.1	Name of Premises		Mangaldas Cloth Market		
1.2	Earlier Name		Not applicable		
1.3	Built in		1922	Extension Date (if any)	Not applicable
2.0	Access				
2.1	Main		Sheikh Memon Street		
2.2	Subsidiary		Shamaldas Gandhi Marg (Princess Street)		
3.0	Ownership Pattern				
3.1	Present		Chandradas Meghji, Dwarkadas Meghji, Vimal Chandradas Atmaram Rele		
3.2	Past		Meghsham Atmaram Rele, Ghanasham Atmaram Rele, Chandrasen Atmaram Rele, Vallabhdas Karsandas Nath, Anandji Haridas, Purshottam Kanji, Kanji Mulji, Mavji Mulji		
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)		Rectangular plot on Sheikh Memon Street, which is one of the major commercial high density roads, opposite Victoria Cloth Market (Dubhash Cloth Matket)and near Jama Masjid.		
5.2	Architectural Description		Embellished with Neo-classical features, this market's arched entrance gate is large, supported by circular columns and flanked by masonry with horizontal grooves in plaster and balustrade at top. The market has steel frame roofing and the façade has semicircular arched decorative openings. On the first floor the openings are finished with pediments and the top floor has a prominent balcony supported by decorative brackets. The asbestos roofing has dormer windows with stained glass and a wooden fascia board.		
5.3	Intrinsic		Sheikh Memon Street formed the central thoroughfare of the area commonly known as the Market, contained three great cloth bazaars and this one of the three.		
5.4	Value Classification		B(per), B(uu), C(seh),		Recommended Grade III
6.0	Topography				
6.1	Floors		G + 2		
7.0	Construction				
7.1	Plinth		Black Basalt stone plinth in coursed ashlar masonry		
7.2	Walls		Load bearing brick walls		

7.3	Floor	Wooden joist flooring		
7.4	Stairs	Wooden straight flight staircase with decorative balustrade and a newel post		
7.5	Openings	Dormer windows, rectangular windows with wooden frames and glazed shutters		
7.6	Roofing	Pitched roof with asbestos sheets supported with wooden trusses		
7.7	Articulation	Corner of the building follows the road form. Vertical pilasters divide the façade into bays and are capped pediments. The asbestos roofing has dormer windows with stained glass and a wooden fascia board.		
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 (To be checked for settlement)		
9.2	Walls	Poor (Dampness observed at few places)		
9.3	Floor	Poor (To be checked for sagging)		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Poor		
9.6	Roofing	Poor (Leakage observed at few places)		
9.7	Articulation & Finishes	Poor		
9.8	Services	Poor (Drainage pipes need maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Poor	Maintenance level	Poor
10.0	Transformation			
10.1	Form	Ground floor covered by hoardings.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Plot reserved for Proposed Municipal Primary School, Recreational Ground, Playground and Parking Lot on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	Notes: Abundant ficus growth, ugly shopfront signboards, haphazard network of cables on façade. Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai, Dwivedi, Mehrotra Bombay, The Cities Within Bombay 1995		

Mangaldas Colth Market



Entrance to the market



Broken bed pediments above the openings



View of the façade




Projecting balcony on the top floor



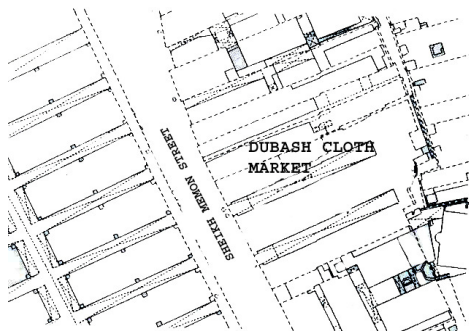
Artifacts hidden due to the electric cables and commercial sinage

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

0



Common Ref. No.:
Card No.: C-41
Ward (Part): C
CS No.: 1050
Plot Area: 1124.96 sq.m.
B U Area: 2531.16 sq.m.
Date: June, 2005
Record by: Gauri J, Anup S
Review by: Neera Adarkar
Internal: As above
External: As above
Photo Ref.: T-III-C:\Ward C\Dubash Cloth Market



1.0	Denomination			
1.1	Name of Premises	Dubash Cloth Market		
1.2	Earlier Name	Victoria Cloth Market		
1.3	Built in	1942	Extension Date (if any)	Not applicable
2.0	Access			
2.1	Main	Sheikh Memon Street		
2.2	Subsidiary	Shamaldas Gandhi Marg (Princess Stret)		
3.0	Ownership Pattern			
3.1	Present	Ganpatrao Kashinath (Fazindar) Ebrahim Valimohammed – Investment Co. Ltd. (Holder)		
3.2	Past	Ganpatrao Kashinath (Fazindar) Ebrahim Valimohammed – Investment Co. Ltd. (Holder)		
3.3	Status	Private		
4.0	Use			
4.1	Present	Market		
4.2	Past	Market		
4.3	Usage	Regular market use		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	Stands on the busy Sheikh Memon Street, which is one of the major commercial high density roads, in front of Mangaldas Cloth Market.		
5.2	Architectural Description	This significant textile market displays Neo- classical style architectural features. The gray basalt stone structure is ground and one storied and the façade has semicircular arches with defined keystone. The arches are flanked on either side by two pilasters, with a stepped stone base. Rectangular fenestrations adorn the windows on the upper floors.		
5.3	Intrinsic	Sheikh Memon Street formed the central thoroughfare of the area commonly known as the Market, contained three great cloth bazaars and this one of the three.		
5.4	Value Classification	A(arc), B(per), C(seh)	Recommended Grade	III
6.0	Topography			
6.1	Floors	G + 2		
7.0	Construction			
7.1	Plinth	Black Basalt stone in coursed ashlar masonry		
7.2	Walls	Load bearing brick walls		
7.3	Floor	Wooden joist flooring		
7.4	Stairs	Wooden dog legged staircase with decorative balustrade		

7.5	Openings	Rectangular openings with wooden frames and glazed shutter		
7.6	Roofing	Flat roof terrace		
7.7	Articulation	Columns with Corinthian capital adorn the façade. Arches have prominent keystones and pediments above continuous cornice at the roof level.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	MS entrance gate		
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, 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	Fair (To be checked for settlement)		
9.2	Walls	Fair (Dampness observed at few places)		
9.3	Floor	Fair (No sagging observed)		
9.4	Stairs	Poor (Wooden members need maintenance)		
9.5	Openings	Fair		
9.6	Roofing	Poor (Leakages observed at few places)		
9.7	Articulation & Finishes	Fair		
9.8	Services	Poor (Drainage pipes need maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	Balconies been consolidated. Grills, hoardings added later.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Plot falls under Commercial Zone on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	Notes: Ugly shop front signboards, haphazard network of cables on façade. Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

Dubash Cloth Market



View from Sheikh Memon Street



Grills added on the façade




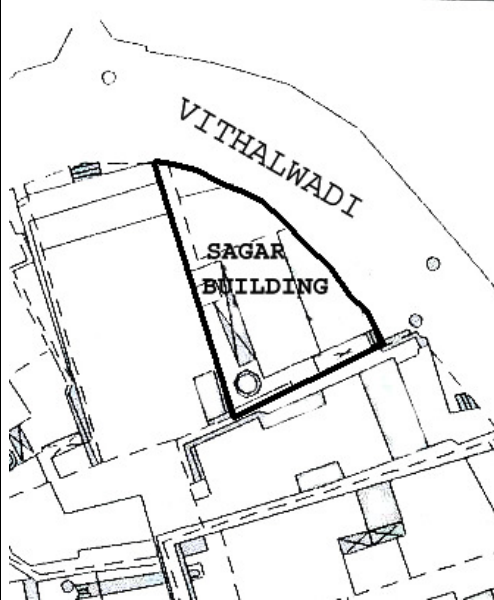
Decorative open bed pediment above
thr flortentine arched window



Sliding windows added on the first floor



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

		Common Ref. No.:			
		Card No.: C-42			
		Ward (Part): C			
		CS No.: 1176			
		Plot Area: 3930 sq.m.			
		B U Area: 12969 sq.m.			
		Date: July, 2005			
		Record by: Gauri J, Swapnil B			
		Review by: Neera Adarkar			
		Internal: As above			
External: As above					
Photo Ref.: T-III-C:Ward C\Sagar Building					
1.0	Denomination				
1.1	Name of Premises		Sagar Building		
1.2	Earlier Name		Not applicable		
1.3	Built in		1912	Extension Date (if any)	Not available
2.0	Access				
2.1	Main		Vitthal Wadi		
2.2	Subsidiary		Not applicable		
3.0	Ownership Pattern				
3.1	Present		Smt. Vimalaben Kalianchand Jhaveri, Shri Abhay Kalianchand Jhaveri, Shri Ajit Kalianchand Jhaveri, Gokuldas Murarjee		
3.2	Past		Motichand Rupechand Poonawalla, Chaganbhai Amerchand, Manikchand Chunnibhai, Fakirchand Motichand, Kalianchand Motichand, Bair Bavlibai Motichand Rupchand Poonawalla		
3.3	Status		Private		
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)		The building follows the curve of Vitthal Wadi lane.		
5.2	Architectural Description		This is a well proportioned and well ornamented buiding in Neo-classical style with a blend of traditional decorations from Gujrath and Rajasthan like the Moorish arch pattern below the balconies and religious deities decorating the central pediment. (although the addition of a floor damages its visual character) The ground and two-storyed structure has a plaster pointed surface with pilasters dividing the façade. The symmetrical façade of the building has a central entrance with balconies on either side. Pilasters are rectangular fluted and have a Corinthian capital. Balconies on the second floor have balusters and are supported on decorative brackets. A cornice runs across the base of the second and third floor. The pediment is detailed with floral patterns.		
5.3	Intrinsic		Vitthal Wadi is known for the old market areas. The balconies with typical Haveli features seen in the vicinity are expressions of the cultural links of the early migrants with their region.		
5.4	Value Classification		A(arc), B(per), B(des)		Recommended Grade III
6.0	Topography				
6.1	Floors		G + 3		

7.0	Construction			
7.1	Plinth	Black Basalt stone plinth in coursed ashlar masonry		
7.2	Walls	Load bearing brick walls		
7.3	Floor	MS flooring		
7.4	Stairs	External R.C.C. straight flight staircase upto first floor, and then quarter turn up to the last floor		
7.5	Openings	Full-length rectangular openings with wooden frames and glazed shutters		
7.6	Roofing	R.C.C. flat roof		
7.7	Articulation	The symmetrical façade of the building has a central entrance with balconies on either side. Pilasters dividing the façade are rectangular fluted and have a Corinthian capital. Balconies on the second floor have balusters and are supported on decorative brackets. The entrance is finished with a decorative pediment at terrace level. A cornice runs across the base of the second and third floor. The pediment is detailed with floral patterns.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	None		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Poor (Cracks observed at few places)		
9.2	Walls	Poor (Needs plastering and painting and no dampness observed)		
9.3	Floor	Poor (To be check for sagging)		
9.4	Stairs	Poor (Needs maintenance)		
9.5	Openings	Poor		
9.6	Roofing	Poor (Leakage observed at few places)		
9.7	Articulation & Finishes	Poor		
9.8	Services	Poor (Drainage pipes need maintenance)		
9.9	Outbuildings	Poor		
9.10	Overall condition	Poor	Maintenance level	Poor
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	Additional floor rests on original structure. At some places wooden beams and columns replaced by steel.		
10.3	Articulation & Finishes	Hoardings on ground floor added later and ficus growth on walls.		
11.0	DP Remarks / Perceived Threats	Plot falls under Commercial Zone on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

Sagar Building



View of the façade



Fluted pilasters on the first floor and a decorative pediment on the third floor


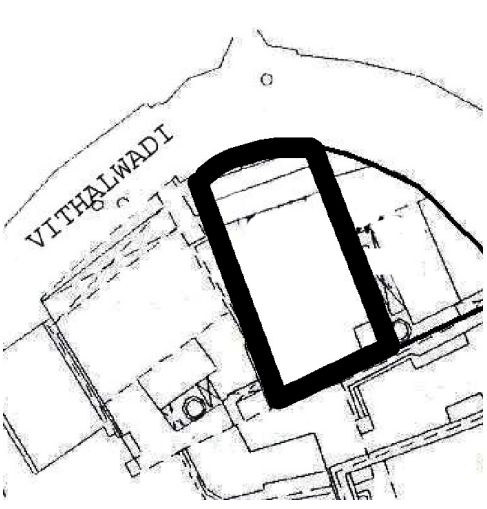


Decorative motifs on the tympanum of the pediment



Decorative brackets supporting the balcony

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

	Common Ref. No.:			
	Card No.: C-43			
	Ward (Part): C			
	CS No.: Not available			
	Plot Area: Not available			
	B U Area: Not available			
	Date: July, 2005			
	Record by: Gauri J, Anup S.			
	Review by: Neera Adarkar			
	Internal: As above			
External: As above				
Photo Ref.: T-III-C:\Ward C\ Patharwala Building				
1.0	Denomination			
1.1	Name of Premises	Patharwala Building		
1.2	Earlier Name	Not applicable		
1.3	Built in	1912	Extension Date (if any)	Not available
2.0	Access			
2.1	Main	Vitthal Wadi		
2.2	Subsidiary	Not applicable		
3.0	Ownership Pattern			
3.1	Present	Narsingh Gordhandas Morarji, Vijaysingh Gordhandas Morarji, Dilipsingh Gordhandas Morarji		
3.2	Past	Gangabai Gokuldas Morarjee, Gordhandas Gokuldas Morarjee.		
3.3	Status	Trust		
4.0	Use			
4.1	Present	Residential, Commercial		
4.2	Past	Residential, Commercial		
4.3	Usage	Regular residential and commercial use		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	The building follows a junction curve of Vitthal Wadi lane. It stands besides the Sagar Building sharing similar visual scale.		
5.2	Architectural Description	A structure having typical Neo-classical elements on the façade. The building is three storied and has a plaster pointed façade. The symmetrical facade has a central entrance which is defined by jack-arched openings with cast iron railings on the upper floors. The second floor has a central bay in which projected a balcony is supported on decorative brackets. The sides of the staircase have elaborate floral patterns in stuccowork. The sides of the windows are adorned with grooved plaster pointing. A continuous fringe of floral detailing runs at the base of the first floor. (Additional floor damagaes the visual character)		
5.3	Intrinsic	Vitthal Wadi is known for the old market areas. The balconies with typical Haveli features seen in the vicinity are expressions of the cultural links of the early migrants with their region.		
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	Black Basalt stone plinth in coursed ashlar masonry		
7.2	Walls	Load bearing brick walls		

7.3	Floor	Wooden joist flooring		
7.4	Stairs	Wooden dog legged staircase with decorative wooden balustrade		
7.5	Openings	Regular full length openings with wooden frames and glazed shutters		
7.6	Roofing	Asbestos sheets for roof (originally Mangalore tile) with wooden trusses		
7.7	Articulation	Pilasters, brackets, balustrades, pediment adorn the façade It has plaster pointed façade. The sides of the windows are adorned with grooved plaster pointing. A continuous fringe of floral detailing runs at the base of the first floor.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	None		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Windows air-conditioning units at some places		
9.0	Condition			
9.1	Plinth	Poor (Cracks observed at few places)		
9.2	Walls	Poor (Needs plastering and painting and no dampness or cracks observed)		
9.3	Floor	Poor (To be checked for sagging)		
9.4	Stairs	Poor (Wooden members need maintenance)		
9.5	Openings	Poor		
9.6	Roofing	Poor (Leakage observed at few places)		
9.7	Articulation & Finishes	Poor		
9.8	Services	Poor (Drainage pipes need maintenance)		
9.9	Outbuildings	Poor		
9.10	Overall condition	Poor	Maintenance level	Poor
10.0	Transformation			
10.1	Form	Grills, air conditioners and hoardings on front façade.		
10.2	Structure	Additional structure rests on existing structure. Wooden beams replaced by I-section.		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Plot falls under Commercial Zone on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

Patharwala Building



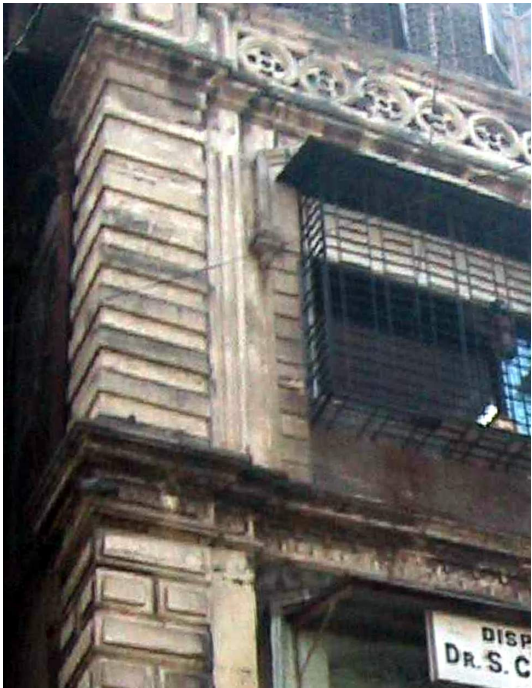
View of the front faced



Decorative concrete railing



Split air-conditioning units on the facade




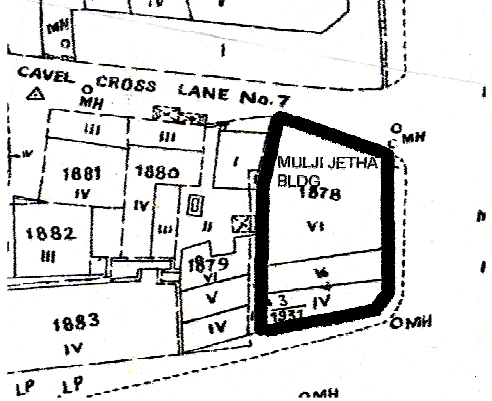
Channeled rustication at the corner edges of the building



Decorative brackets supporting the balcony



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

		Common Ref. No.:			
		Card No.: C-44			
		Ward (Part): C			
		CS No.: 1868			
		Plot Area: 778.43 sq.m.			
		B U Area: 2919.11 sq.m.			
		Date: July, 2005			
		Record by: Gauri J, Anup S			
		Review by: Neera Adarkar			
		Internal: As above			
External: As above					
Photo Ref.:		T-III-C:Ward C\Mulji Jetha Building			
1.0	Denomination				
1.1	Name of Premises		Mulji Jetha Building		
1.2	Earlier Name		Not applicable		
1.3	Built in		1930	Extension Date (if any)	Not applicable
2.0	Access				
2.1	Main		Vitthal Wadi		
2.2	Subsidiary		Champawadi		
3.0	Ownership Pattern				
3.1	Present		Karsandas Dharamsi		
3.2	Past		Karsandas Dharamsi		
3.3	Status		Trust		
4.0	Use				
4.1	Present		Residential, Commercial		
4.2	Past		Residential, Commercial		
4.3	Usage		Regular residential and commercial use		
5.0	Significance & Value Classification				
5.1	Townscape (Natural / Manmade)		The building stands on a junction on Vitthal Wadi and Champawdi near Mulji Jetha Market. This building is interestingly joined to the adjoining building by a bridge with balustrade.		
5.2	Architectural Description		The façade is highly inspired by Neo-classical features with a blend of exquisite traditional decorations from Gujrath and Rajasthan. It is located in a cramed area of Vitthal Wadi. The building has a three bay façade with semicircular arches on the ground floor with defined plaster pointed pilasters. A continuous defined cornice runs along the entire façade on all the sides. The corner bays have semicircular openings with semicircular glass ventilators. There are small cylindrical columns with defined Corinthian capitals on either side of the windows. A balcony is prominently placed on the centre of the facade supported on decorative brackets, which have decorative balusters.		
5.3	Intrinsic		Vitthal Wadi is known for the old market areas. The owner of Mulji Jetha Market occupied the buiding and hence the name.The balconies with typical Haveli features seen in the vicinity are expression of the cultural links of the early migrants with their region.		
5.4	Value Classification		A(arc), B(per), E, D(bio)		Recommended Grade III
6.0	Topography				
6.1	Floors		G + 5		

7.0	Construction			
7.1	Plinth	Black Basalt stone plinth in coursed ashlar masonry		
7.2	Walls	Load bearing brick walls		
7.3	Floor	Wooden joist flooring		
7.4	Stairs	Open well wooden staircase with a well with a lift shaft		
7.5	Openings	Arched openings with wooden frames and glazed shutters		
7.6	Roofing	Flat roof with terrace		
7.7	Articulation	Façade is divided into bays by Corinthian columns and arches which house the openings. Second floor has a central projecting balcony supported on elaborate brackets.		
7.8	Finishes	Malad stone cladded and internally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Marginal paved side open spaces		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	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 (To be checked for sagging)		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Good		
9.6	Roofing	Fair (Leakage observed at few places)		
9.7	Articulation & Finishes	Good		
9.8	Services	Fair (Drainage pipes need maintenance)		
9.9	Outbuildings	Poor		
9.10	Overall condition	Good	Maintenance level	Fair
10.0	Transformation			
10.1	Form	Addition of chajjas. Balconies have been demolished in some parts. Ground floor arches have been blocked.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	Window air-conditioning units at some places.		
11.0	DP Remarks / Perceived Threats	Plot falls under Commercial Zone on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

Mulji Jetha Building



View from Vtthalwadi



Bridge between the adjoining buildings



Single balcony projecting on the second floor



Highly decorative brackets supporting the balcony



Semicircular arcade on the ground floor



Decorative corbels and balustrade on the façade




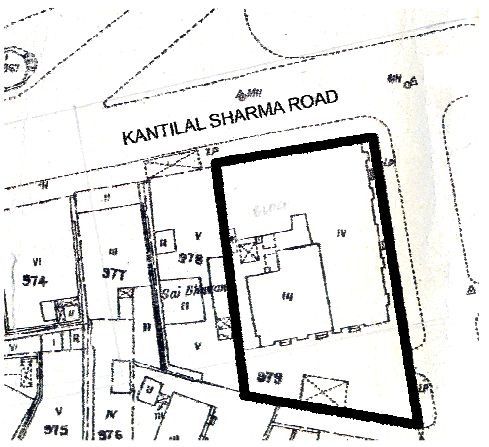
Plant growth on the façade



Decorative motifs at the spandrel level

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

	Common Ref. No.:	
	Card No.: C-45	
	Ward (Part): C	
	CS No.: 978	
	Plot Area: 286.42 sq.m.	
	B U Area: 859.26 sq.m.	
	Date: June, 2005	
	Record by: Gauri J, Anup S	
	Review by: Neera Adarkar	
	Internal: As above	
External: As above		
Photo Ref.: T-III-C:\Ward C\ Police Residence		

	
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1.0	Denomination			
1.1	Name of Premises	Police Residence		
1.2	Earlier Name	Stone Buildng		
1.3	Built in	1909	Extension Date (if any)	Not applicable
2.0	Access			
2.1	Main	Ratanshi Champshi Path		
2.2	Subsidiary	Kantilal M. Sharma Street		
3.0	Ownership Pattern			
3.1	Present	Sundernath Dinanath Navalkar		
3.2	Past	Sundernath Dinanath Navalkar		
3.3	Status	Private		
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 prominent building at the junction marks the prominent avenue created by the buildings on Kantilal M. Sharma Street which further joins Shamaldas Gandhi Marg on the west of Kantilal M. Sharma Street and Ratanshi Champshi Path.		
5.2	Architectural Description	The ground and three storeyed building façade in black Basalt coursed stone masonry and the corner turrets give the building an impressive visual character. The façade is divided into four bays defined with semicircular arches of which one houses the wooden staircase. Openings on the ground floor are rectangular and have timber paneled doors while the entrance has a jack arched opening. The second and third floors are defined with semicircular arches with rectangular openings. The turrets at the corners are capped with a bell tower like feature, and corners are defined with projecting stones.		
5.3	Intrinsic	Important public building which		
5.4	Value Classification	A(arc), B(uu), I(sce)	Recommended Grade	II A
6.0	Topography			
6.1	Floors	G + 3		
7.0	Construction			
7.1	Plinth	Black Basalt stone plinth in coursed ashlar masonry		
7.2	Walls	Black Basalt stone walls		
7.3	Floor	Wooden joist flooring		

7.4	Stairs	Access denied		
7.5	Openings	Arched regular openings with timber panels and glazed shutters		
7.6	Roofing	Pitched roofing with Mangalore tiles and wooden trusses		
7.7	Articulation	Coursed stone masonry façade.The corners of the building are accentuated with turrets, which give the building an impressive appearance. The turrets at the corners are capped with a bell tower like feature, and corners are defined with projecting stones.		
7.8	Finishes	Externally rough faced stone façade and internally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Stone wall with MS fencing above		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Open paved spaces on all sides of the building. Pump room at the rear end of the building.		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Fire extinguishers provided at all floor levels		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed but needs maintenance)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Fair (Needs maintenance)		
9.4	Stairs	Access denied		
9.5	Openings	Fair		
9.6	Roofing	Fair (No leakage observed)		
9.7	Articulation & Finishes	Good (Well maintained)		
9.8	Services	Fair (Drainage pipes need no replacement)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	Addition of chajjas.		
10.2	Structure	Addition of a floor		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Plot falls under Commercial Zone on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

Police Residence



View from Kantilal M. Sharma Street



Year of construction encrypted on the building



Black Basalt stone façade in coursed ashlar masonry



Semicircular arched windows on the first floor


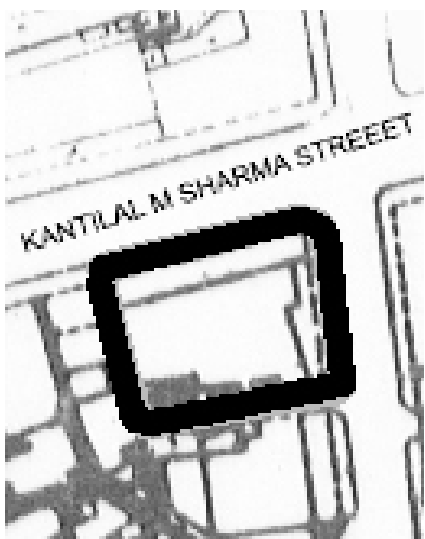


Entrance to the building



Black Basalt stone in coursed ashlar masonry compound wall with MS fencing



	Common Ref. No.:			
	Card No.: C-46			
	Ward (Part): C			
	CS No.: 1009			
	Plot Area: 516.73 sq.m.			
	B U Area: 1937.73 sq.m.			
	Date: June, 2005			
	Record by: Gauri J, Anup S			
	Review by: Neera Adarkar			
	Internal: As above			
	External: As above			
	Photo Ref.: T-III-C:\Ward C\ Chandabhoy Building			
1.0	Denomination			
1.1	Name of Premises	Chandabhoy Building		
1.2	Earlier Name	Not applicable		
1.3	Built in	1933	Extension Date (if any)	Not applicable
2.0	Access			
2.1	Main	Kantilal M. Sharma Street		
2.2	Subsidiary	Mangaldas Road		
3.0	Ownership Pattern			
3.1	Present	Kikabhoy Chandabhoy		
3.2	Past	Kikabhoy Chandabhoy		
3.3	Status	Private		
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)	The building stands on the junction of Mangaldas Road and Kantilal M. Sharma Street which is a branch of Shamaldas Gandhi Marg and is popularly known as Lohar Chawl.		
5.2	Architectural Description	This stone structure is in Neo-classical style. The Ground floor has openings spanned by semicircular arches and a continuous cornice runs across the façade at the base of first and third floor. The cornice has small bracket like projections at the base. The second floor has stucco shields, which give it an impressive appearance. Fenestrations are rectangular, divided by a pilaster and have a small projection above the head. Windows are paneled and glass shuttered. At terrace level, the parapet is raised at the corners.		
5.3	Intrinsic	Lohar Chawl is a busy trading area dealing in various electrical and hardware products. This character hides and damages the architectural heritage value.		
5.4	Value Classification	A(arc), I(sce), F	Recommended Grade	III
6.0	Topography			
6.1	Floors	G + 3		
7.0	Construction			
7.1	Plinth	Black Basalt stone plinth in coursed ashlar masonry		
7.2	Walls	Brick masonry walls		
7.3	Floor	R.C.C. floor slab		

7.4	Stairs	Wooden dog legged staircase with simple balusters and newel posts		
7.5	Openings	Regular full length openings with timber panels and glazed shutters		
7.6	Roofing	Flat roof terrace		
7.7	Articulation	Ground floor has openings spanned by semicircular arches and a continuous cornice runs across the façade at the base of first and third floor. The cornice has small bracket like projections at the base. The second floor has stucco shields, which give it an impressive appearance.		
7.8	Finishes	Stone cladding and partly painted. Internally cement plastered and painted.		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	None		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Windows air-conditioning units at some places		
9.0	Condition			
9.1	Plinth	Fair (No settlement or cracks observed but needs maintenance)		
9.2	Walls	Fair (To be checked for dampness)		
9.3	Floor	Fair		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Fair		
9.6	Roofing	Fair (Leakage observed at few places)		
9.7	Articulation & Finishes	Good (Well maintained)		
9.8	Services	Fair (Drainage pipes need maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	Chajjas, grills, air-conditions and hoardings added on front façade.		
10.2	Structure	Top floor is an addition but in a fair blend.		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Plot falls under Commercial Zone on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

Chandabhoy Building



View from Kantilal M Sharma Street



View of the facade



The façade has channeled rustication with decorative motifs



Name of the building encrypted above the double shutter windows




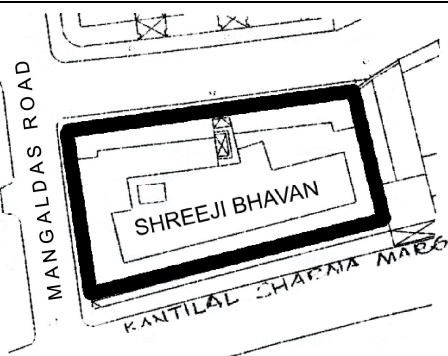
Dentils seen below the cornice band



Decorative key stones are obscured due to the electric cables

Right side elevation not seen due to the proximity of adjoining buildings

	Common Ref. No.:	
	Card No.: C-47	
	Ward (Part): C	
	CS No.: 1 / 1036, 1 / 1037	
	Plot Area: 1472.41 sq.m.	
	B U Area: 7067.57 sq.m.	
	Date: June, 2005	
	Record by: Gauri J, Keshav S	
	Review by: Neera Adarkar	
	Internal: As above	
	External: As above	
	Photo Ref.: T-III-C:\Ward C\Shreeji Bhuvan	

	
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1.0	Denomination			
1.1	Name of Premises	Shreeji Bhuvan		
1.2	Earlier Name	Not applicable		
1.3	Built in	1934	Extension Date (if any)	Not available
2.0	Access			
2.1	Main	Kantilal M. Sharma Street		
2.2	Subsidiary	Mangaldas Road		
3.0	Ownership Pattern			
3.1	Present	Gangadhar Narayan, Vitthal Narayan, Dhanaji Narayan, Jagnnath Narayan, Shashikant Narayan, Harishchandra Narayan, Narandas Gordhandas		
3.2	Past	Narayan Vitthal Sayana, Putlibai Rustomji Mulla, Piroja Rustomji Mulla, Nadirshah Rustomji Mulla		
3.3	Status	Private		
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)	The building stands on the junction of Mangaldas Road and Kantilal M. Sharma Street which is a branch of Shamaldas Gandhi Marg and is popularly known as Lohar Chawl.		
5.2	Architectural Description	This corner building has a central chowk with rooms overlooking it. The three storeyed building has balconies with features similar to traditional Gujrath Haveli with intricate brackets. The stone cladded façade on Kantilal Sharma Street has two identical balconies on second floor corners and central continuous verandahs which are now completely closed. Fenestrations are rectangular with foot balconies and cast iron railings on the first floor. The second floor has a semicircular stucco projection above the windows. A continuous cornice runs across the façade at the base of the first floor. Balustrades on the terrace level are of stone. The additional floors and changes have extensively damaged its architectural value.		
5.3	Intrinsic	This building is located on Kantilal M. Sharma Street which is a branch of Shamaldas Gandhi Marg and is popularly known as Lohar Chawl.		
5.4	Value Classification	A(arc), I(sce)	Recommended Grade	III
6.0	Topography			
6.1	Floors	G + 5		

7.0	Construction			
7.1	Plinth	Black Basalt stone plinth in coursed ashlar masonry		
7.2	Walls	Load bearing brick walls		
7.3	Floor	Wooden joist flooring		
7.4	Stairs	Wooden dog legged staircase with simple balustrade and a newel post		
7.5	Openings	Rectangular and arched openings with wooden frames and glazed shutters		
7.6	Roofing	Flat roof terrace		
7.7	Articulation	The balconies have floral pattern brackets. The stone cladded façade has two identical balconies on second floor. A continuous cornice runs across the façade at the base of the first floor.		
7.8	Finishes	Black Basalt and Malad stone cladding externally and cement 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	None		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Windows air-conditioning units at some places		
9.0	Condition			
9.1	Plinth	Fair (No settlement or cracks observed but needs maintenance)		
9.2	Walls	Fair (Dampness observed at few places)		
9.3	Floor	Poor (Needs maintenance)		
9.4	Stairs	Poor		
9.5	Openings	Poor		
9.6	Roofing	Fair (Leakage observed at few places)		
9.7	Articulation & Finishes	Poor (Needs maintenance)		
9.8	Services	Poor (Drainage pipes need maintenance)		
9.9	Outbuildings	Poor		
9.10	Overall condition	Poor	Maintenance level	Poor
10.0	Transformation			
10.1	Form	Balconies enclosed at some places. Air conditioners and hoardings cover the façade.		
10.2	Structure	Addition of one floor.		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Plot falls under Commercial Zone on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	Notes: Ugly shopfront signboards. Ficus growth observed on the façade. Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		



View from Katilal M Sharma Street


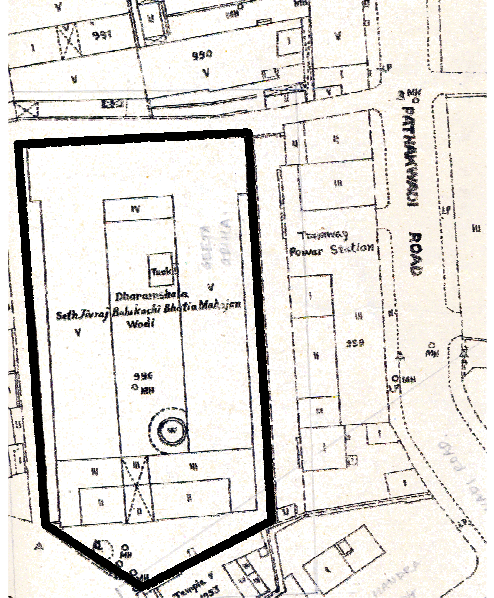



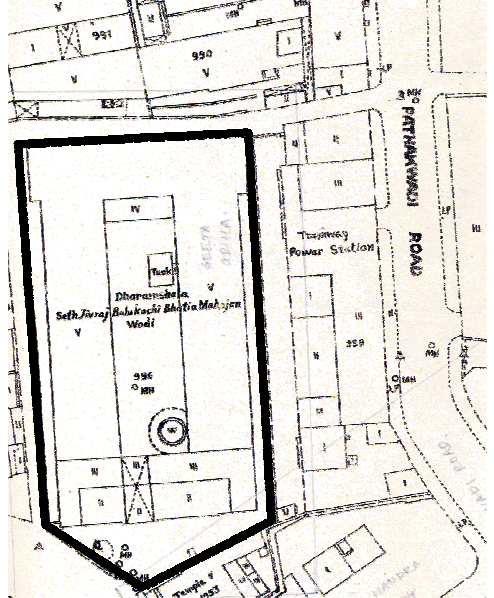
Projecting balconies supported by decorative brackets



Shop line seen on the ground floor

Right side elevation not seen due to the proximity of adjoining buildings

		Common Ref. No.:			
		Card No.: C-48			
		Ward (Part): C			
		CS No.: 996			
		Plot Area: 2473.26 sq.m.			
		B U Area: 5564.84 sq.m.			
		Date: June, 2005			
		Record by: Gauri J, Anup S			
		Review by: Neera Adarkar			
		Internal: As above			
		External: As above			
		Photo Ref.: T-III-C:Ward C\Seth Jivraj Bakulshi Bhatia Mahajan Wadi			
		1.0	Denomination		
1.1	Name of Premises		Seth Jivraj Bakulshi Bhatia Mahajan Wadi (Geeta Griha)		
1.2	Earlier Name		Not applicable		
1.3	Built in		1922	Extension Date (if any)	Not applicable
2.0	Access				
2.1	Main		Ratanshi Champsai Path		
2.2	Subsidiary		R. S. Sapre Marg (Picket Road)		
3.0	Ownership Pattern				
3.1	Present		Jamnabai Naranji Dwarkadas, Lalji Naranji, Laxmidas Gordhandas, Gokuldas Tejpal, Madhavdas Kaisandas Thackersey, Jivraj Babo Cutchi Bhatia Mahajanwadi		
3.2	Past		Jamnabai Naranji Dwarkadas, Lalji Naranji, Laxmidas Gordhandas, Gokuldas Tejpal, Madhavdas Kaisandas Thackersey, Jivraj Babo Cutchi Bhatia Mahajanwadi		
3.3	Status		Private		
4.0	Use				
4.1	Present		Residential		
4.2	Past		Lodging Boarding		
4.3	Usage		Regular residential use		
5.0	Significance & Value Classification				
5.1	Townscape (Natural / Manmade)		A large building on Ratanshi Champsai Path near the Small Causes court, which is a heritage building. Shares a visual character with the Police Bulding in Kalbadevi area..		
5.2	Architectural Description		This building in Black Basalt stone has an impressive but modest façade marked by large semicircular openings imparting a horizontal character. The important feature of this building is its colonnaded mandapa. The hall is basalt stone clad. The teakwood-framed structure is now consolidated with steel members.		
5.3	Intrinsic		This structure was earlier used as lodging boarding for the migrant trading community from Gujrath/Rajasthan. It later was converted into a co-operative society.		
5.4	Value Classification		A(arc), C(seh),		Recommended Grade III
6.0	Topography				
6.1	Floors		G + 2,		
7.0	Construction				
7.1	Plinth		Black Basalt plinth in coursed ashlar masonry		
7.2	Walls		Brick masonry walls		

		Common Ref. No.:			
		Card No.: C-48			
		Ward (Part): C			
		CS No.: 996			
		Plot Area: 2473.26 sq.m.			
		B U Area: 5564.84 sq.m.			
		Date: June, 2005			
		Record by: Gauri J, Anup S			
		Review by: Neera Adarkar			
		Internal: As above			
		External: As above			
		Photo Ref.: T-III-C:Ward C\Seth Jivraj Bakulshi Bhatia Mahajan Wadi			
1.0	Denomination				
1.1	Name of Premises		Seth Jivraj Bakulshi Bhatia Mahajan Wadi (Geeta Griha)		
1.2	Earlier Name		Not applicable		
1.3	Built in		1922	Extension Date (if any)	Not applicable
2.0	Access				
2.1	Main		Ratanshi Champsai Path		
2.2	Subsidiary		R. S. Sapre Marg (Picket Road)		
3.0	Ownership Pattern				
3.1	Present		Jamnabai Naranji Dwarkadas, Lalji Naranji, Laxmidas Gordhandas, Gokuldas Tejpal, Madhavdas Kaisandas Thackersey, Jivraj Babo Cutchi Bhatia Mahajanwadi		
3.2	Past		Jamnabai Naranji Dwarkadas, Lalji Naranji, Laxmidas Gordhandas, Gokuldas Tejpal, Madhavdas Kaisandas Thackersey, Jivraj Babo Cutchi Bhatia Mahajanwadi		
3.3	Status		Private		
4.0	Use				
4.1	Present		Residential		
4.2	Past		Lodging Boarding		
4.3	Usage		Regular residential use		
5.0	Significance & Value Classification				
5.1	Townscape (Natural / Manmade)		A large building on Ratanshi Champsai Path near the Small Causes court, which is a heritage building. Shares a visual character with the Police Bulding in Kalbadevi area..		
5.2	Architectural Description		This building in Black Basalt stone has an impressive but modest façade marked by large semicircular openings imparting a horizontal character. The important feature of this building is its colonnaded mandapa. The hall is basalt stone clad. The teakwood-framed structure is now consolidated with steel members.		
5.3	Intrinsic		This structure was earlier used as lodging boarding for the migrant trading community from Gujrath/Rajasthan. It later was converted into a co-operative society.		
5.4	Value Classification		A(arc), C(seh),		Recommended Grade III
6.0	Topography				
6.1	Floors		G + 2,		
7.0	Construction				
7.1	Plinth		Black Basalt plinth in coursed ashlar masonry		
7.2	Walls		Brick masonry walls		

7.3	Floor	M.S. flooring		
7.4	Stairs	Access denied		
7.5	Openings	Large openings inscribed within an arch having wooden frames and glazed shutters		
7.6	Roofing	Main building has flat roof, annexe has pitched roof with Mangalore tiles supported by wooden trusses		
7.7	Articulation	The façade has coursed ashlar masonry with semi-circular windows. Projecting bands are seen at floor levels. The façade has minimal ornamentation.		
7.8	Finishes	Coursed rough faced stone masonry on the external façade and internally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Entrance iron gate. Compound wall at the front of the building.		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Group of buildings having a central paved courtyard within a large compound. An annexe in the form of an independent building has been added. Landscaping at the entrance.		
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	Fair (Water seepage observed)		
9.3	Floor	Fair (No sagging observed)		
9.4	Stairs	Access denied		
9.5	Openings	Fair		
9.6	Roofing	Fair (No leakage observed)		
9.7	Articulation & Finishes	Fair		
9.8	Services	Fair (Drainage pipes need maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Plot falls under Commercial Zone on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

Seth Jivraj Balukushi Bhatia Mahajan Wadi (Geeta Griha)



View from R. S. Sapre Marg



Semicircular windows on the 2nd floor


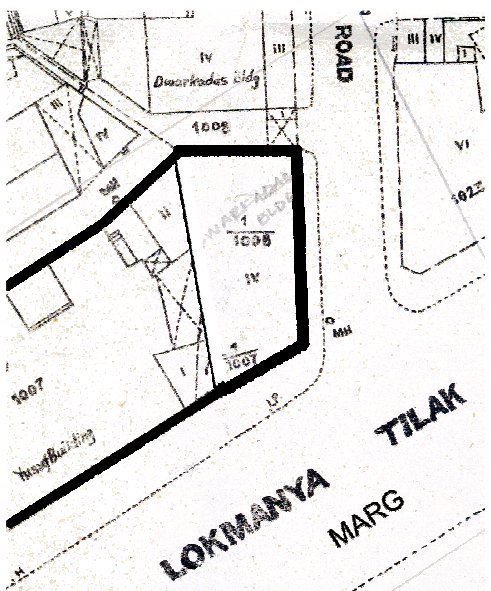


Decorative concrete jali at the parapet level



Decorative band at the terrace floor level

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

	Common Ref. No.:		
	Card No.: C-49		
	Ward (Part): C		
	CS No.: 1008, 1 / 1008		
	Plot Area: 727.43 sq.m.		
	B U Area: 2327.78 sq.m.		
	Date: June, 2005		
	Record by: Gauri J, Keshav S		
	Review by: Neera Adarkar		
	Internal: As above		
	External: As above		
	Photo Ref.: T-III-C:\Ward C\ Dwarkadas Building 1 and 2		

1.0	Denomination			
1.1	Name of Premises	Dwarkadas Building 1 and 2		
1.2	Earlier Name	Not applicable		
1.3	Built in	1935	Extension Date (if any)	Not available
2.0	Access			
2.1	Main	Mangaldas Road		
2.2	Subsidiary	Lokmanya Tilak Marg (Carnac Road)		
3.0	Ownership Pattern			
3.1	Present	Charandas Dwarkadas, Vimla Charandas Dwarkadas, Ravindra		
3.2	Past	Dwarkadas Kanji, Charandas Dwarkadas, Smt. Vinita Charandas Dwarkadas, Ravindra Charandas Dwarkadas Dharamkumar Charandas Dwarkadas, Bharati Charandas Dwarkadas.		
3.3	Status	Private		
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)	Building at the junction of Mangaldas Road and Lokmanya Tilak Marg, which is one of the major East-West connections on which Crawford Market located.		
5.2	Architectural Description	The building shows Vernacular style architecture with the balconies running along the entire periphery and having teakwood floor and Mangalore tile roofing. The openings of the balconies are rectangular camber arches with half louvered and half paneled shutters. Neo-classical features like semicircular arched openings having decorative keystone and pointed plaster masonry work.		
5.3	Intrinsic	This Vernacular building is post the Neo-clasical period of 1910-20 in the vicinity.		
5.4	Value Classification	A(arc), C(seh), I(sce)	Recommended Grade	III
6.0	Topography			
6.1	Floors	G + 3		
7.0	Construction			
7.1	Plinth	Stone masonry plinth (cladded in Granite)		
7.2	Walls	Brick walls		
7.3	Floor	Teakwood floor over steel frames		

7.4	Stairs	Two staircases - one wooden dog legged, other steel spiral staircase		
7.5	Openings	Full height openings with wooden frames and glazed shutters		
7.6	Roofing	Pitched roof with Mangalore tiled supported by wooden trusses		
7.7	Articulation	Continuous balcony with timber railings and posts on the top floors. Semicircular arched openings having decorative keystone.		
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, 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 but needs maintenance)		
9.2	Walls	Fair (To be checked for dampness)		
9.3	Floor	Poor (Sagging observed at few places)		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Fair		
9.6	Roofing	Fair (Leakage observed at few places)		
9.7	Articulation & Finishes	Fair		
9.8	Services	Fair (Drainage pipes need maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	Air conditioners added on front façade.		
10.2	Structure	Addition of one floor. Addition of chajjas.		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Plot falls under Commercial Zone on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

Dwarkadas Building 1 and 2



View from Lokmanya Tilak Marg



Decorative wooden balusters



3rd floor windows have been transformed to glazed folding windows


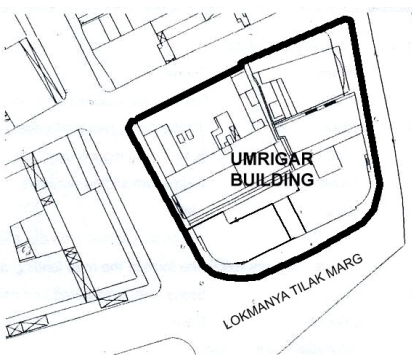


Channeled rustication seen at the corner edge and decorative architraves around the widows



Balconies supported by MS sections



	Common Ref. No.:		
	Card No.: C-50		
	Ward (Part): C		
	CS No.: 1028		
	Plot Area: 566.89 sq.m.		
	B U Area: 2125.83 sq.m.		
	Date: June, 2005		
	Record by: Gauri J, Ambika K		
	Review by: Neera Adarkar		
	Internal: As above		
	External: As above		
	Photo Ref.: T-III-C:\Ward C\ Umrigar Building		
			
1.0	Denomination		
1.1	Name of Premises	Umrigar Building	
1.2	Earlier Name	Not applicable	
1.3	Built in	1946	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Lokmanya Tilak Marg (Carnac Road)	
2.2	Subsidiary	Sheikh Memon Street	
3.0	Ownership Pattern		
3.1	Present	Jyoti Premji Rambhiya and Aruna Hemant Chheda	
3.2	Past	Abdul Kader Haji Mahomed Abbas, Shri Durga Saran Mehra, Shri Devi Saran Mehra, Om Saran Mehra, Smt. Kishan Pare Binda Saran and Smt. Kamlabai Bodhram.	
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)	The building is opposite the Police Commissioners Office (a heritage building with a distinctly different visual character) on Lokmanya Tilak Marg, creates termination points to the avenues of Sheikh Memon Street and Abdul Rehman Street.	
5.2	Architectural Description	This imposing corner building is in Neo-classical style. The large façade on the L.Tilak road is symmetrical with two bays of vertical character with plaster pointing placed just before the façade curves along the corners on both the sides. Corner facades are accentuated with pediments and pilasters. The ground floor openings are spanned by semicircular arches, and the central entrance has louvered windows. The surface is plaster pointed with the openings detailed in the form of pointed voussoirs.	
5.3	Intrinsic	This building located on the boundary of wards C and A. Built by a Muslim later sold to Hindu members from Hindu community.	
5.4	Value Classification	A(arc), G(grp), I(sce)	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 4	
7.0	Construction		
7.1	Plinth	Black Basalt stone plinth in coursed ashlar masonry	
7.2	Walls	Brick masonry walls	

7.3	Floor	Partly wooden joist flooring and partly MS flooring		
7.4	Stairs	R.C.C. dog legged staircase with decorative wooden balustrade and a newel post		
7.5	Openings	Aluminium sliding windows		
7.6	Roofing	Flat roof terrace		
7.7	Articulation	Vertical pilasters divide the structure into bays housing openings. Balconies with detailed parapets added to façade. Corners follow the form of the road lending a symmetrical appearance to the building. The ground floor openings are spanned by semicircular arches, and the central entrance has louvered windows. The surface is plaster pointed with the openings detailed in the form of pointed voussoirs.		
7.8	Finishes	Externally stone finished and internally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	None		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Window air-conditioning units at some places		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Fair (Dampness observed at few places)		
9.3	Floor	Fair (No sagging observed)		
9.4	Stairs	Good (Needs maintenance)		
9.5	Openings	Poor		
9.6	Roofing	Fair (No leakage observed)		
9.7	Articulation & Finishes	Good		
9.8	Services	Fair (Drainage pipes need maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Good	Maintenance level	Fair
10.0	Transformation			
10.1	Form	Balconies enclosed at some places. Hoardings adorn the entire ground and first floor façade. Air-conditioners and grills added.		
10.2	Structure	Timber joists and beams replaced by steel at some places.		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Plot located near the Ward Boundary and falls under Commercial Zone on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	Notes: Haphazard network of cables on façade. Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

Umrigar Building



Front elevation



Pediment seen at the 4th floor level



View from Lokmanya Tilak Marg



Decorative pilasters at intervals on the façade


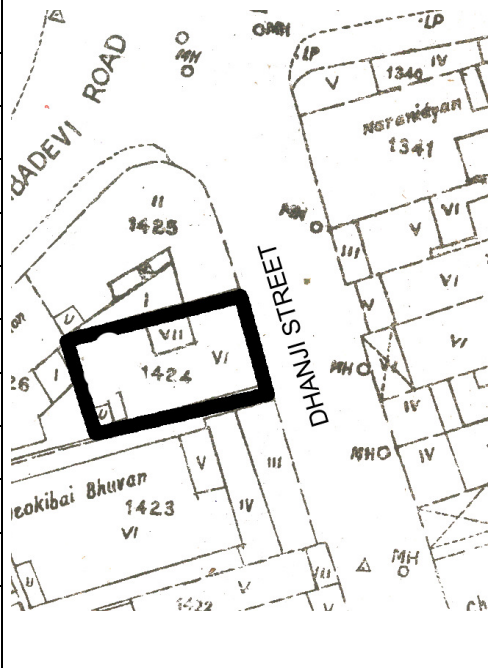


Decorative concrete jali at the parapet level



Commercial sinages encroached till the 1st floor

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

		Common Ref. No.:			
		Card No.: C-51			
		Ward (Part): C			
		CS No.: 1424			
		Plot Area: 128.76 sq.m.			
		B U Area: 289.7 sq.m.			
		Date: July, 2005			
		Record by: Gauri J, Anup S			
		Review by: Neera Adarkar			
		Internal: As above			
External: As above					
Photo Ref.:		T-III-C:Ward C\ 20, Dhanji Street			
1.0	Denomination				
1.1	Name of Premises		20, Dhanji Street		
1.2	Earlier Name		Not applicable		
1.3	Built in		1912	Extension Date (if any)	Not available
2.0	Access				
2.1	Main		Dhanji Street		
2.2	Subsidiary		Not applicable		
3.0	Ownership Pattern				
3.1	Present		The Bombay Jewellers Estate Limited		
3.2	Past		The Bombay Jewellers Estate Limited		
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 busy street near Mumbadevi Road, which passes through one of the busy, high density and oldest parts of the city.		
5.2	Architectural Description		The small but intricately ornamented building in Neo-classical style is located in an extremely cramped area near Mumbadevi and shares a common wall with adjoining buildings. Ornamental building with features like decorative projecting balconies, windows having decorative architraves, circular pilasters with corinthian capital. The entrance has a triangular pediment with dentils below. The balconies with exquisitely detailed balustrade are supported by decorative reinforced concrete brackets. The façade also has decorative pilasters with vertical grooves at every window interval.		
5.3	Intrinsic		Mumba Devi area comes under the old shrine premises of the late 19 th century. The heavy ornamentation specially the balconies (although in Neo- classical style), links this to the traditional architecture of Havelis in Gujtath and Rajasthan from where the early migrants came.		
5.4	Value Classification		A(arc), B(des), F		Recommended Grade III
6.0	Topography				
6.1	Floors		G + 3		
7.0	Construction				
7.1	Plinth		Black Basalt low plinth in coursed ashlar masonry		
7.2	Walls		Load bearing brick walls		

7.3	Floor	Wooden joist flooring		
7.4	Stairs	Wooden straight flight staircase with decorative wooden railings		
7.5	Openings	Rectangular openings with wooden frames and glazed shutters		
7.6	Roofing	Flat roof terrace		
7.7	Articulation	Decorative projecting balconies with decorative balustrade. Decorative pilasters with floral capitals. All the pediments have decorative motifs on their tympanum. The façade also shows channeled rustication.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	None		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Windows air-conditioning units at some places		
9.0	Condition			
9.1	Plinth	Fair (Cracks observed at few places)		
9.2	Walls	Fair (Needs plastering and painting)		
9.3	Floor	Fair (To be ckecked for sagging)		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Fair		
9.6	Roofing	Fair (Leakage observed at few places)		
9.7	Articulation & Finishes	Fair		
9.8	Services	Poor (Drainage pipes need maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	Box grills on first floor and sliding windows added later.		
10.2	Structure	Third floor added later.		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Plot falls under Commercial Zone on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		



Decorative embellishments on the front façade



View from Dhanji Street



Decorative brackets supporting the balconies



Decorative concrete railings for the balconies



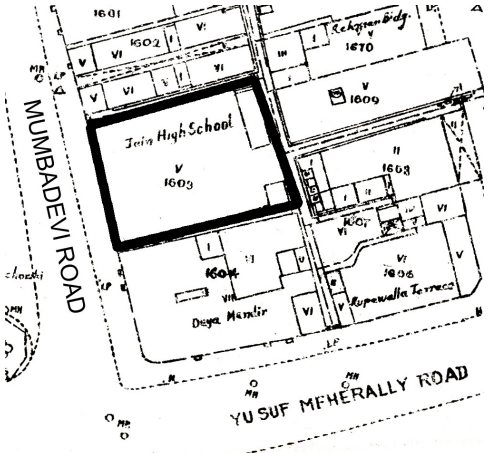
Decorative embellishments with the date encrypted on it



Decorative pediment hidden behind electric cables

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

	Common Ref. No.:		
	Card No.: C-52		
	Ward (Part): C		
	CS No.: 1603		
	Plot Area: 438.97 sq.m.		
	B U Area: 1646 sq.m.		
	Date: July, 2005		
	Record by: Gauri J, Anup S		
	Review by: Neera Adarkar		
	Internal: As above		
External: As above			
Photo Ref.: T-III-C:\Ward C\ Babu Pannalal High School			



1.0	Denomination			
1.1	Name of Premises	Babu Pannalal High School		
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	Mumbadevi Road		
2.2	Subsidiary	Not applicable		
3.0	Ownership Pattern			
3.1	Present	Jivanlal Pannalal, The Surviving Executor and trustee of the will and others		
3.2	Past	Jivanlal Pannalal, The Surviving Executor and trustee of the will and others		
3.3	Status	Trust		
4.0	Use			
4.1	Present	School (closed)		
4.2	Past	School		
4.3	Usage	School (closed)		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	Located on Mumbadevi Road, which passes through one of the busy, high density and oldest parts of the city.		
5.2	Architectural Description	This building has a restrained Neo-classical façade typical of institutional buldings in the colonial city. Features like cornice bands at all floor levels, decorative architraves around the windows and typical decorative balusters at parapet level are used on the façade that is neatly divided into three parts. The ground floor has semicircular arches with simple keystones. Window show decorative pilasters on their either sides with ionic capitals.		
5.3	Intrinsic	Although closed now, the school fulfilled the need for educational welfare of the population residing in the Mumbai Devi area.		
5.4	Value Classification	A(arc), A(cul), C(seh)	Recommended Grade	II B
6.0	Topography			
6.1	Floors	G + 4		
7.0	Construction			
7.1	Plinth	Low plinth with externally, stone cladding in coursed ashlar masonry		
7.2	Walls	Brick masonry wall		
7.3	Floor	Access denied		
7.4	Stairs	Access denied		

7.5	Openings	Rectangular openings with wooden frames and glazed shutters		
7.6	Roofing	Flat roof with terrace		
7.7	Articulation	All articulation is restrained in their projection. Cornice band seen at all floor levels, decorative architraves around the windows with decorative pilasters having ionic capitals on either sides. Semicircular arches seen on the Ground floor with simple keystones.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Access denied		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Paved 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	Fair (No settlement or cracks observed but needs maintenance)		
9.2	Walls	Fair (No dampness or cracks observed)		
9.3	Floor	Access denied		
9.4	Stairs	Access denied		
9.5	Openings	Fair		
9.6	Roofing	Fair (No leakage observed)		
9.7	Articulation & Finishes	Fair		
9.8	Services	Fair (Drainage pipes need maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	Commercial banners on the ground floor.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Plot reserved for Secondary High School and falls under Commercial Zone on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

Babu Pannalal High School



View from Mumbadevi Road



View of the facade



Decorative balustrade and Ionic pilasters



Double height window with decorative balustrades


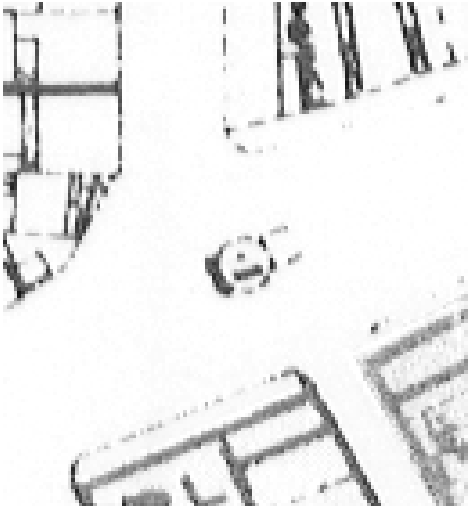


Decorative cornice bands at floor levels with Cartouche motif on the façade



Florentine arch at the entrance

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

	Common Ref. No.:					
	Card No.: C-53					
	Ward (Part): C					
	CS No.: 3528					
	Plot Area: 35.12 sq.m.					
	B U Area: 52.68 sq.m.					
	Date: July, 2005					
	Record by: Gauri J, Anup S					
	Review by: Neera Adarkar					
	Internal: As above					
	External: As above					
	Photo Ref.: T-III-C:\Ward C\Police Chowky					
1.0	Denomination					
1.1	Name of Premises		Police Chowky			
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		Brigadier Usman Marg (Erskine Road)			
2.2	Subsidiary		Null Bazaar			
3.0	Ownership Pattern					
3.1	Present		The Secretary of State for India in Council (Police Chowki)			
3.2	Past		The Secretary of State for India in Council			
3.3	Status		Government			
4.0	Use					
4.1	Present		Police Chowky, public			
4.2	Past		Police Chowky, public			
4.3	Usage		Frequent use by public as Police Chowky			
5.0	Significance & Value Classification					
5.1	Townscape (Natural / Manmade)		A local landmark at the junction resembling a traffic island amidst the busy Null Bazaar area.			
5.2	Architectural Description		This prominent ground and one storey pavilion style octagonal structure is attractive because of its well proportioned Tudor roof covered with Mangalore tiles and projecting timber balcony all around, supported on well shaped slender timber brackets. An interesting feature is the steep octagonal roof covering the structure. In sharp contrast the ground floor which acts as the base is in Black Basalt stone with prominent pointed arches.			
5.3	Intrinsic		This Police Chowky is the only chowky standing amidst the busy road junction.			
5.4	Value Classification		B(per), C(seh), I(sce), B(uu)		Recommended Grade	II A
6.0	Topography					
6.1	Floors		G + 1			
7.0	Construction					
7.1	Plinth		Black Basalt stone plinth in coursed ashlar masonry			
7.2	Walls		Black Basalt stone wall in random rubble masonry			
7.3	Floor		Wooden joist flooring			
7.4	Stairs		M.S. spiral staircase			
7.5	Openings		Wooden frames and glazed paneled, arched, louvers			

7.6	Roofing	Pitched Mangalore tiles supported by wooden trusses		
7.7	Articulation	The first floor has a projecting timber balcony all around, supported on elaborate timber brackets. An interesting feature is the steep octagonal Mangalore tile roof.		
7.8	Finishes	External random rubble masonry and internally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	None		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good (No sagging observed)		
9.4	Stairs	Good (Wooden members in good condition)		
9.5	Openings	Good		
9.6	Roofing	Good (To be checked for leakages)		
9.7	Articulation & Finishes	Good		
9.8	Services	Good (Well Maintained)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Fair
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	Painted some parts, bench in front.		
11.0	DP Remarks / Perceived Threats	Plot falls under Residential Zone on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

Police Chowky


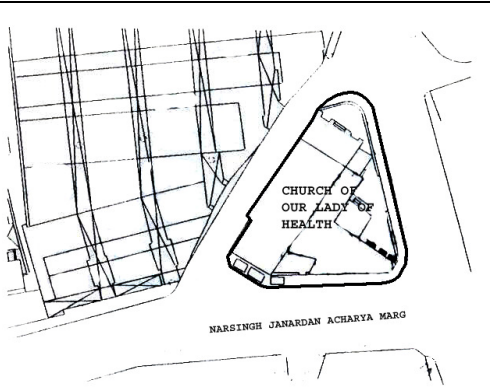


View from Brigadier Usman Marg



Projecting octagonal balcony



		Common Ref. No.:			
		Card No.: C-54			
		Ward (Part): C			
		CS No.: 1877			
		Plot Area: 493.31 sq.m.			
		B U Area: 739.965 sq.m.			
		Date: July, 2005			
		Record by: Gauri J, Anup S			
		Review by: Neera Adarkar			
		Internal: As above			
External: As above					
Photo Ref.: T-III-C:Ward C\Church of Our Lady of Health					
1.0	Denomination				
1.1	Name of Premises		Church of Our Lady of Health		
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		Narsingh Janardan Acharya Marg		
2.2	Subsidiary		Cavel Street		
3.0	Ownership Pattern				
3.1	Present		The Vicar and Wardens of the Church of Nossa Senhora De Sande Cavel		
3.2	Past		Cathedral of Nossa Senhora De Eoperanea		
3.3	Status		Trust		
4.0	Use				
4.1	Present		Religious		
4.2	Past		Religious		
4.3	Usage		Regular religious use		
5.0	Significance & Value Classification				
5.1	Townscape (Natural / Manmade)		Located on a plot at the centre of Cavel Street.		
5.2	Architectural Description		This church displays typical Portuguese church architecture. A prominent bell tower is seen and the side facades have windows with jallis. An idol of Mother Mary is located within the side compound.		
5.3	Intrinsic		This important religious structure was built by the Portuguese, in the very heart of Cavel called Nossa Senhora de Saude (Our Lady of Health)		
5.4	Value Classification		A(arc), B(per), C(seh)		Recommended Grade III
6.0	Topography				
6.1	Floors		Ground storey		
7.0	Construction				
7.1	Plinth		Black Basalt stone plinth in coursed ashlar masonry		
7.2	Walls		Brick masonry walls		
7.3	Floor		Not applicable		
7.4	Stairs		Not applicable		
7.5	Openings		Rectangular timber openings with railings and jalis		
7.6	Roofing		Flat roof terrace		

7.7	Articulation	Cornice at the sides and rear of structure. A prominent bell tower is seen and the side facades have windows with jallis. An idol of Mother Mary is located within the side compound.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Idol located within the altar and timber pews		
7.10	Compound / Fence / Gate	Compound on three sides of the structure		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	MS entrance gate at the front. Residential quarters of the priest located at the rear. Landscaping within the front compound and along the sides of the church.		
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 (Dampness is observed at few places)		
9.3	Floor	Not applicable		
9.4	Stairs	Not applicable		
9.5	Openings	Fair		
9.6	Roofing	Fair (No leakage observed)		
9.7	Articulation & Finishes	Good (Well Maintained)		
9.8	Services	Fair		
9.9	Outbuildings	Fair		
9.10	Overall condition	Good	Maintenance level	Fair
10.0	Transformation			
10.1	Form	Box grills have been added later.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Plot falls under Residential Zone on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

Church of Our Lady of Health



View from Narsingh Janardan Acharya Marg



Side view


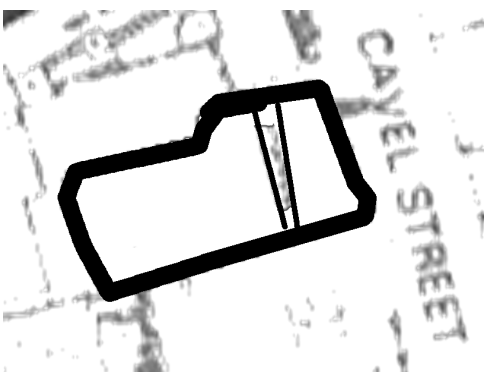


The cross erected by R.C.C. framework



Marble statue of Mother Mary



	Common Ref. No.:				
	Card No.: C-55				
	Ward (Part): C				
	CS No.: 1935				
	Plot Area: 109.53 sq.m.				
	B U Area: 410.73 sq.m.				
	Date: July, 2005				
	Record by: Gauri J, Anup S				
	Review by: Neera Adarkar				
	Internal: As above				
External: As above					
Photo Ref.: T-III-C:\Ward C\128, 132, Cavel Street					
1.0	Denomination				
1.1	Name of Premises	128, 132, Cavel Street			
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. Veigas Street (Cavel Street)			
2.2	Subsidiary	Not applicable			
3.0	Ownership Pattern				
3.1	Present	Vithaldas Mulji (Trustee), Gordhandas Mulji and Kesarisingh Vithaldas (Trustees)			
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 small plot of Dr.Veigas Street (Cavel street) joining Jagannath Shankarsheth Road and Kalbadevi Road			
5.2	Architectural Description	Typical road facing building with highly ornamental Neo-classical façade blended with the Haveli style. The extremely plain side façade is in sharp contrast. G + 4 building with features like, cornice bands at all floor levels, the cornice band at first floor level has decorative corbels below it. The entrance arches have decorative carvings above with bird motifs. The corners of the building show channelled rustication. Balconies in various shapes projecting on the centre of the façade show heavy ornamentation with decorative motifs. The balconies also have decorative balustrades. The windows are segmental with decorative architraves around. The balconies show channelled and reticulated rustication on either sides.			
5.3	Intrinsic	The Cavel street connects the predominantly Marathi peaking Girgaon with predominantly Gujarathi speaking Kalbadevi, and interestingly has a large Catholic population. The heavy ornamentation especially the balconies links this to the traditional architecture of Havelis in Gujtath and Rajasthan from where the early migrants came to settle in Lalbadevi and Bhuleshwar area.			
5.4	Value Classification	A(arc), B(des), F	Recommended Grade	III	
6.0	Topography				
6.1	Floors	G + 4			

7.0	Construction			
7.1	Plinth	Black Basalt stone plinth in coursed ashlar masonry		
7.2	Walls	Load bearing brick walls		
7.3	Floor	MS flooring		
7.4	Stairs	Open well wooden staircase with decorative balustrade and no newel post		
7.5	Openings	Rectangular openings with wooden frames and glazed shutters		
7.6	Roofing	Flat roof terrace		
7.7	Articulation	Decorative cornice bands at all floor levels, segmental arched windows with architraves around. Balconies are supported by decorative R.C.C. brackets. The façade shows reticulated rustication at intervals.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Decorative wooden doors		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Paved 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	Fair (No settlement or cracks observed but needs maintenance)		
9.2	Walls	Fair (Needs plastering and painting)		
9.3	Floor	Fair (No sagging observed)		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Fair		
9.6	Roofing	Fair (To be checked for leakages)		
9.7	Articulation & Finishes	Fair		
9.8	Services	Poor (Drainage pipes need maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	Box grills added later.		
10.2	Structure	Asbestos sheets added above fourth floor.		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Plot falls under Residential Zone on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

128, 132, Cavel Street



View from Cavel Street



Decorative balconies projecting at 2nd and 4th floor levels



Highly decorative balcony with channeled rustication below



Heavy ornamentation for the cornice band at 5th floor level



Decorative archivolt for the double shutter windows



Rich carvings at spandrel level



Decorative embellishments at the entrance



This is a very rare decorative teak wood door in a poor state on the ground floor


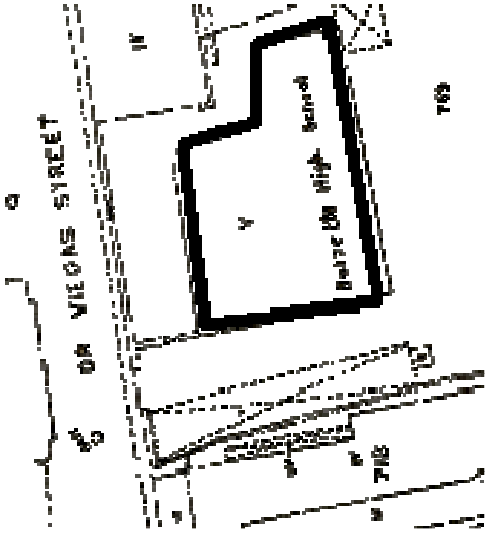


Decorative carvings on the wooden door



Decorative arches on the ground floor

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

	Common Ref. No.:			
	Card No.: C-56			
	Ward (Part): C			
	CS No.: 769, 770, 771			
	Plot Area: 3331.96 sq.m.			
	B U Area: 13194.56 sq.m.			
	Date: July, 2005			
	Record by: Gauri J, Anup S			
	Review by: Neera Adarkar			
	Internal: As above			
External: As above				
Photo Ref.: T-III-C:\Ward C\Barretto High School				
1.0	Denomination			
1.1	Name of Premises	Barretto High School		
1.2	Earlier Name	Barretto Charity School		
1.3	Built in	1782	Extension Date (if any)	Not applicable
2.0	Access			
2.1	Main	Dr. Veigas Street (Cavel Street)		
2.2	Subsidiary	Not applicable		
3.0	Ownership Pattern			
3.1	Present	The Cofraternity of the Italy Rosary attached to the Cathedral of our Lady of Hope (ILessor)		
3.2	Past	The Reverand Joseph, Celestine Fonseca, James Desilva, Joseph Phillip, St.Anne. The Vice-President Treasurer and Secretary of Catholic Library- Cavel (Lessees), Earnest Flanagan, Joyce Marie Carvallio, Edmund Anthony Carvallio, Mr. Kishorilal V. Khimavat, Rahul.K.Khimavat, Nisha.R. Khimavat		
3.3	Status	Trust		
4.0	Use			
4.1	Present	School		
4.2	Past	School		
4.3	Usage	Regular school use		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	This educational institution is located on the Dr. Veigas Street next to the Bishop's Town.		
5.2	Architectural Description	Simple contemporary building has been renovated recently but has a historical background having social importance regarding the propagation of Christian community. It is a regular R.C.C. building with common corridors for all the floors and a small playground on its rear side.		
5.3	Intrinsic	Education on western lines of teaching was pioneered by Christian missionaries with an emphasis on the propogation of their religion.		
5.4	Value Classification	A(arc), B(uu), C(seh), A(his)	Recommended Grade	III
6.0	Topography			
6.1	Floors	G + 5		
7.0	Construction			
7.1	Plinth	Plastered masonry plinth		
7.2	Walls	Brick masonry walls		
7.3	Floor	R.C.C. floor slab		

7.4	Stairs	R.C.C. open well staircase (Quarter turn)		
7.5	Openings	Rectangular openings with wooden frames and glazed shutters		
7.6	Roofing	Flat roof terrace		
7.7	Articulation	The common corridors projecting on the building are the only elements of articulation on the 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	Brick wall with MS fencing above		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Paved side open spaces		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good		
9.4	Stairs	Good (Well Maintained)		
9.5	Openings	Good		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Good		
9.8	Services	Good (Drainage pipes need no replacement)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Plot reserved as Secondary School on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	History: Among the first schools opened by the 17 th century was the Barretto Charity School at Cavel where catechism and elementary Latin and Portuguese were taught to Christian converts. Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai, Dwivedi, Mehrotra Bombay, The Cities Within Bombay 1995		

Barretto High School




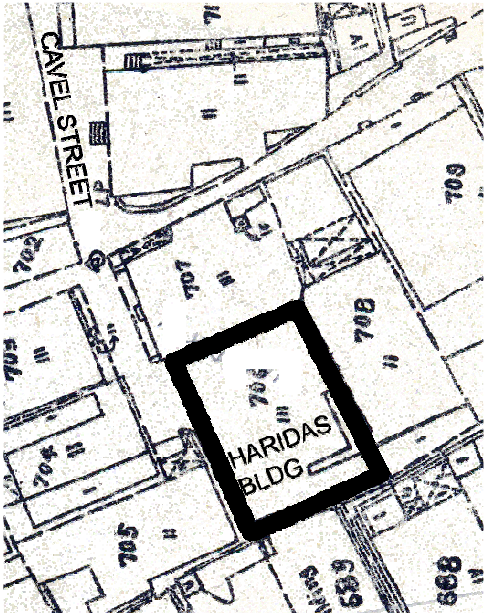
View from Dr. Veigas Street



Common corridos with simple fenestrations



Left side elevation not seen due to the proximity of adjoining buildings

	Common Ref. No.:			
	Card No.: C-57			
	Ward (Part): C			
	CS No.: 706			
	Plot Area: 145.48 sq.m.			
	B U Area: 545.55 sq.m.			
	Date: July, 2005			
	Record by: Gauri J, Anup S			
	Review by: Neera Adarkar			
	Internal: As above			
External: As above				
Photo Ref.: T-III-C:Ward C\Haridas Building				
				
1.0	Denomination			
1.1	Name of Premises	Haridas Building		
1.2	Earlier Name	Not applicable		
1.3	Built in	1915	Extension Date (if any)	Not available
2.0	Access			
2.1	Main	Dr. Veigas Street (Cavel Street)		
2.2	Subsidiary	Not applicable		
3.0	Ownership Pattern			
3.1	Present	Haridas Dhanji Moolji		
3.2	Past	Bai Motibai-wife of Haridas, Dhanji Mulji and Dwarkadas Mulji (Trustees), Shubhangi Subhash Mhambrey (Holders)		
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 Dr.Veigas Street (Cavel Street) next to Barretto School.		
5.2	Architectural Description	This residential building is a combination of Vernacular as well as Neo-classical features, observed in Kalbadevi and Bhuleshwar areas. Moderately ornamental building with Neo- classical features like rectangular windows with architraves and pediments with ornamentation in plaster, there are decorative motifs at parapet level on windows of all the floors. Balconies in Vernacular style are on the front as well as side façade.		
5.3	Intrinsic	The Cavel street connects the predominantly Marathi peaking Girgaon with predominantly Gujarathi speaking Kalbadevi, but interestingly it has a large Catholic population and institutions.		
5.4	Value Classification	A(arc), I(sce)	Recommended Grade	III
6.0	Topography			
6.1	Floors	G + 3		
7.0	Construction			
7.1	Plinth	Black Basalt stone plinth in coursed ashlar masonry		
7.2	Walls	Brick masonry walls		
7.3	Floor	Wooden joist flooring		
7.4	Stairs	Open well wooden staircase with decorative balustrade		

7.5	Openings	Rectangular openings with wooden frames and glazed shutters		
7.6	Roofing	Sloping roof with Mangalore tiles and wooden trusses		
7.7	Articulation	Cornice bands at all floor levels interrupted by vertical bands on the façade. Decorative motifs seen on the 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	None		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Fair (Needs Maintenance)		
9.2	Walls	Fair (Needs Plastering and Painting)		
9.3	Floor	Fair		
9.4	Stairs	Fair		
9.5	Openings	Fair (Needs Maintenance)		
9.6	Roofing	Fair		
9.7	Articulation & Finishes	Fair		
9.8	Services	Fair (Needs Maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	Top third floor with sloping roof has been added		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	The eastern boundary of the structure touches a 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		

Haridas Building



View from Dr. Veigas Street



Side view of the building


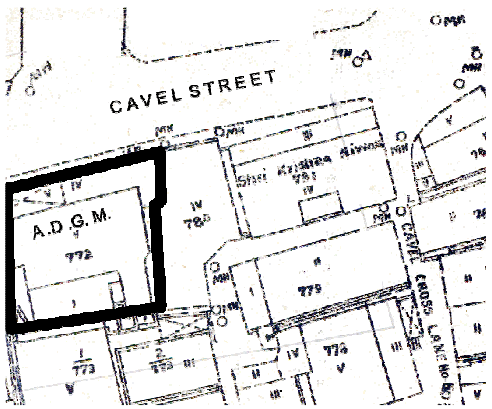


Name of the building encrypted in Gujarathi on the entrance arch



Decorative architrave with a pediment for the windows

Right side elevation not seen due to the proximity of adjoining buildings

	Common Ref. No.:			
	Card No.: C-58			
	Ward (Part): C			
	CS No.: 772			
	Plot Area: 367.89 sq.m.			
	B U Area: 1103.67 sq.m.			
	Date: July, 2005			
	Record by: Gauri J, Anup S			
	Review by: Neera Adarkar			
	Internal: As above			
External: As above				
Photo Ref.: T-III-C:\Ward C\ A. M. D. G. Building				

1.0	Denomination			
1.1	Name of Premises	A. M. D. G. Building		
1.2	Earlier Name	Not applicable		
1.3	Built in	1912 A. D.	Extension Date (if any)	Not applicable
2.0	Access			
2.1	Main	Dr. Veigas Street (Cavel Street)		
2.2	Subsidiary	Not applicable		
3.0	Ownership Pattern			
3.1	Present	Haridas Dhanji Moolji		
3.2	Past	Bai Motibai-wife of Haridas, Dhanji Mulji and Dwarkadas Mulji (Trustees)		
3.3	Status	Trust		
4.0	Use			
4.1	Present	Commercial, Catholic Library		
4.2	Past	Commercial, Catholic Library		
4.3	Usage	Regular commercial and public use as a library		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	Located on Dr. Veigas Street (Cavel Street) in proximity of Barretto High School.		
5.2	Architectural Description	A very modest building with a stark façade with its name and date inscribed on the façade. The façade is highlighted only with three semicircular windows on the second floor with architraves and keystone, and features like, husk below the windows at parapet level add the decorative elements. Projecting floor bands are seen at all floor levels.		
5.3	Intrinsic	The Cavel street connects the predominantly Marathi peaking Girgaon with predominantly Gujarathi speaking Kalbadevi, but interestingly it has a large Catholic population and institutions.This is a Catholic Library established by the Christian Missionaries.		
5.4	Value Classification	A(arc), B(per), B(uu), C(seh), E	Recommended Grade	III
6.0	Topography			
6.1	Floors	G + 3		
7.0	Construction			
7.1	Plinth	Black Basalt stone plinth in coursed ashlar masonry		
7.2	Walls	Load bearing brick walls		
7.3	Floor	Wooden joist flooring		
7.4	Stairs	R.C.C. open well staircase		

7.5	Openings	Semicircular openings with rectangular frames and glazed shutters		
7.6	Roofing	Sloping roof with Mangalore tiles and wooden trusses		
7.7	Articulation	Projecting floor bands at all floor levels. It has decorative features like husk and fasces at parapet level with semicircular windows having architraves and decorative keystone on the 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	Paved side open spaces		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Fair (No settlement or cracks observed but needs maintenance)		
9.2	Walls	Fair (Needs plastering and painting, moss observed on the façade)		
9.3	Floor	Fair (No sagging observed)		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Fair		
9.6	Roofing	Fair (Leakage observed at few places)		
9.7	Articulation & Finishes	Fair		
9.8	Services	Fair (Drainage pipes need maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	Commercial signages on ground floor.		
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		

A. M. D. G. Building



View from Dr. Veigas Street



Name and date of the building encrypted on the façade



Moss growth seen on the façade



Archivolts seen on the semicircular windows

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

	Common Ref. No.:			
	Card No.: C-59			
	Ward (Part): C			
	CS No.: 715, 716, 717, 719			
	Plot Area: 694.82 sq.m.			
	B U Area: 1834.32 sq.m.			
	Date: July, 2005			
	Record by: Gauri J, Anup S			
	Review by: Neera Adarkar			
	Internal: As above			
External: As above				
Photo Ref.: T-III-C:\Ward C\Bishop's Town				
1.0	Denomination			
1.1	Name of Premises	Bishop's Town		
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. Veigas Street (Cavel Street)		
2.2	Subsidiary	Not applicable		
3.0 Ownership Pattern				
3.1	Present	Ranchodas Vallabhdas		
3.2	Past	Kurrandas Dharamsi, Kallianji Kanji Meghji, Morarji Padamsi, and Bai Dahibai- Daughter of Girdhardas Damodar (Fazandars)Kiran Hansraj Naye Gandhi, Sheetal Kailash Gupta (Holder), Kashmira Krishnakumar Vora.		
3.3	Status	Tenanted		
4.0 Use				
4.1	Present	Residential		
4.2	Past	Residential		
4.3	Usage	Regular residential use		
5.0 Significance & Value Classification				
5.1	Townscape (Natural / Manmade)	Located off Dr. Veigas Street behind Barretto High School in a large compound with two buildings.		
5.2	Architectural Description	A typical Vernacular building with two flanking bays with plain windows and identical sloping roofs. The cental part of the facades have long balconies with well designed wooden railings, the centre part is accentuated with a sloping roof matching end bays. Features like projecting floor bands, segmental arched openings with wooden frame and glazed shutters and decorative wooden eaves board all add to the elegance of the building.		
5.3	Intrinsic	This settlement on the Cavel Street belongs to the middle class Catholic comminuti which shares some of its open space with the Barretto High School.		
5.4	Value Classification	A(arc), G(grp), C(seh), E	Recommended Grade	III
6.0 Topography				
6.1	Floors	G + 3		
7.0 Construction				
7.1	Plinth	Black Basalt stone plinth in coursed ashlar masonry		
7.2	Walls	Load bearing brick walls		
7.3	Floor	Wooden joist flooring		

7.4	Stairs	Wooden open well staircase		
7.5	Openings	Rectangular openings with wooden frames and glazed shutters		
7.6	Roofing	Sloping roof with Mangalore tile and wooden trusses		
7.7	Articulation	Projecting floor bands, segmental arched openings and decorative wooden eaves board. The balcony railing has wooden trelliswork.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Brick compound wall provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Front open paved space		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Fair (No settlement or cracks observed but needs maintenance)		
9.2	Walls	Fair (Needs plastering and painting)		
9.3	Floor	Fair (No sagging observed)		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Fair		
9.6	Roofing	Fair (No leakage observed)		
9.7	Articulation & Finishes	Fair		
9.8	Services	Fair (Drainage pipes need maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Plot reserved for a 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		


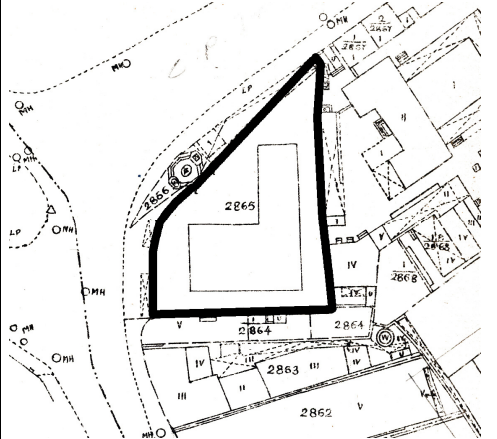
Bishop's Town



View of the facade



A large frontage with an open ground

	Common Ref. No.:			
	Card No.: C-60			
	Ward (Part): C			
	CS No.: 2865			
	Plot Area: 662.58 sq.m.			
	B U Area: 993.57 sq.m.			
	Date: June, 2005			
	Record by: Gauri J, Swapnil B			
	Review by: Neera Adarkar			
	Internal: As above			
	External: As above			
	Photo Ref.: T-III-C:\Ward C\Seth Hirachand Gumanji Dharmashala			
				
1.0	Denomination			
1.1	Name of Premises	Seth Hirachand Gumanji Dharmashala		
1.2	Earlier Name	Not applicable		
1.3	Built in	1905	Extension Date (if any)	Not applicable
2.0	Access			
2.1	Main	Cawasji Patel Tank Road		
2.2	Subsidiary	Vitthalbhai Patel Road		
3.0	Ownership Pattern			
3.1	Present	The Governor of Bombay		
3.2	Past	The Governor of Bombay		
3.3	Status	Dharamshala		
4.0	Use			
4.1	Present	Institutional, Commercial		
4.2	Past	Institutional, Commercial		
4.3	Usage	Regular institutional as a Lodging place and commercial use		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	Located at the junction of Vitthalbhai Patel Road and Cawasji Patel Tank Road on As above triangular plot which follows the curve of the corner.		
5.2	Architectural Description	This is one of the examples of Vernacular and Neo-classical architecture in Bhuleshwar and Kalbadevi areas. The structure encloses an open court in the center. This corner structure has stucco work on the façade that is further adorned with rose windows and sloping Mangalore tile roof with highly decorative finial. It also has highly decorative wooden eaves board, highly decorative capitals on pilasters on decorative frieze. First floor has a series of segmental arched forming an arcade with dominant balustrade.		
5.3	Intrinsic	Socio-culturally important structure used as a Dharmashala, lodging and boarding place used for over a century for immigrants from Gujrath.		
5.4	Value Classification	A(arc), B(per), C(seh), I(sce)	Recommended Grade	II B
6.0	Topography			
6.1	Floors	G + 2		
7.0	Construction			
7.1	Plinth	Black Basalt plinth in coursed ashlar masonry		
7.2	Walls	Load bearing brick walls		
7.3	Floor	Wooden joist flooring		

7.4	Stairs	Wooden open well and steel spiral staircase		
7.5	Openings	Rectangular timber framed openings, circular rose windows		
7.6	Roofing	Sloping roof with Mangalore tiles and wooden trusses		
7.7	Articulation	The façade is divided by vertical pilasters, Corinthian column capitals and has intricate stucco work. The façade is also adorned with rose windows and sloping Mangalore tile roof. First floor has highly decorative segmental arched with floral motifs on keystone.		
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	Iron gate. No compound wall.		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Unpaved central open court		
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	Fair (No sagging observed)		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Fair		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Good		
9.8	Services	Fair (Drainage pipes need maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	Commercial signage boards added later.		
10.2	Structure	Timber floor been replaced by MS flooring.		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Plot demarcated as 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		

Seth Hirachand Gumanji Dharmashala



Front elevation



View from Cawasji Patel Tank Road




Decorative arcade with typical balustrade

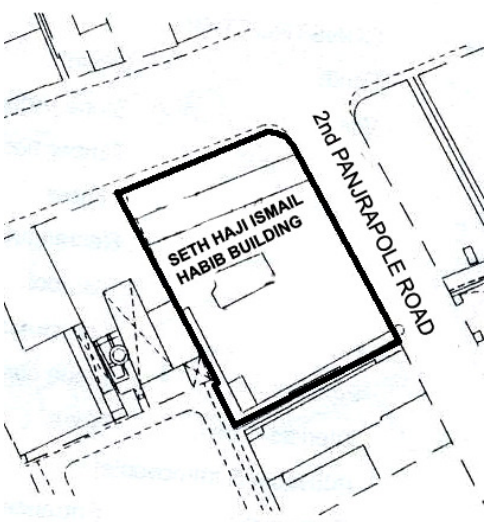


Archivolts seen for the semicircular windows



Trifoliated ventilator and decorative eaves fascia for the roof

	Common Ref. No.:	
	Card No.: C-61	
	Ward (Part): C	
	CS No.: 3156	
	Plot Area: 509.20 sq.m.	
	B U Area: 1909.50 sq.m.	
	Date: June, 2005	
	Record by: Gauri J, Uma P	
	Review by: Neera Adarkar	
	Internal: As above	
	External: As above	
Photo Ref.: T-III-C:\Ward C\Seth Haji Ismail Haji Habib Bunder Building		


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1.0	Denomination			
1.1	Name of Premises	Seth Haji Ismail Haji Habib Bunder Building		
1.2	Earlier Name	Not applicable		
1.3	Built in	1912	Extension Date (if any)	Not available
2.0	Access			
2.1	Main	2 nd Panjrapole Road		
2.2	Subsidiary	Cawasji Patel Tank Road		
3.0	Ownership Pattern			
3.1	Present	Abu Bakr Mohammad Wadedina, Abdul Mohammad Wadedina		
3.2	Past	Abdul Kadan Tar Mohammad, Noorani and Gulan Hussain Tar Mohammad, Haji Hussain Noorani		
3.3	Status	Trust		
4.0	Use			
4.1	Present	Residential, Commercial		
4.2	Past	Residential, Commercial		
4.3	Usage	Regular residential and commercial use		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	The building is on the junction of Cawasji Patel Tank Road (named after the water tank built in 1775 by Cawasji Rustomji Patel) and Panjrapole 2 nd Lane.		
5.2	Architectural Description	The imposing façade of the building has a blend of Neo-classical and traditional Haveli type balconies. It is divided into 5 bays. Openings in the central bay are spanned by horse-shoe shaped arches, and divided by pilasters with floral capitals. The two corner bays have rectangular windows and a small circular opening accentuated, with a horse-shoe shaped arch. The ground floor openings, spanned by Ogee arches are defined with alternate coloured stone cladding and a small arched stucco projection. The corners are chamfered and accentuated with pilasters with plaster pointing. An interesting feature is the corner balcony on the second floor, supported on decorative stone brackets with floral motifs.		
5.3	Intrinsic	During the colonial period, in the island city, many tenanted buildings such as this were built by the wealthy Muslims to earn the rents. Because in Islam the interest on the cash investments were discouraged. This resulted in collected on real estate was allowed where as the interest.		
5.4	Value Classification	A(arc), B(per)	Recommended Grade	III
6.0	Topography			
6.1	Floors	G + 4		

7.0	Construction			
7.1	Plinth	Black Basalt plinth in coursed ashlar masonry		
7.2	Walls	Load bearing bricks walls		
7.3	Floor	Wooden floor has been replaced by MS flooring		
7.4	Stairs	Timber straight flight staircase with wooden balusters and railing		
7.5	Openings	Rectangular wooden framed and glazed shutters		
7.6	Roofing	Flat roof terrace		
7.7	Articulation	The ground floor openings, spanned by Ogee arches are defined with alternate coloured stone cladding and a small arched stucco projection. The corners are chamfered and accentuated with pilasters with plaster pointing. An interesting feature is the corner balcony on the second floor, supported on decorative stone brackets with floral motifs.		
7.8	Finishes	External Black Basalt stone cladding and internally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Paved Central chowk. Shops abutting the structure.		
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	Poor (To be checked for settlement)		
9.2	Walls	Good (Well maintained)		
9.3	Floor	Fair (No sagging observed)		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Fair		
9.6	Roofing	Fair (No leakage observed)		
9.7	Articulation & Finishes	Good (Well maintained)		
9.8	Services	Fair (Drainage pipes need maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	Passages on the first floor are enclosed. Box grills, hoardings added later		
10.2	Structure	Additional floor supported on the original structure. Timber posts around the court been replaced by steel stanchions.		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Plot falls under Residential Zone on proposed Development Plan. (D.P)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

Seth Haji Ismail Haji Habib Bunder Building



View from Cawasji Patel Tank Street



Decorative arched window with concrete jali



Corner balcony supported by decorative brackets



Marble plaque on the 1st floor



Equilateral poin arches with decorative concrete jali



Ornamental projecting balcony



Use of polychromatic stones on the facade


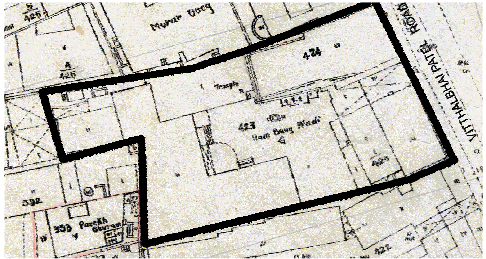


Façade needs restoration



Window air-conditioning units

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

	Common Ref. No.:				
	Card No.: C-62				
	Ward (Part): C				
	CS No.: 423				
	Plot Area: 346.71 sq.m.				
	B U Area: 915.31 sq.m.				
	Date: June, 2005				
	Record by: Gauri J, Anup S.				
	Review by: Neera Adarkar				
	Internal: As above				
External: As above					
Photo Ref.: T-III-C:\Ward C\ Rambaug Wadi					
1.0	Denomination				
1.1	Name of Premises	Rambaug Wadi			
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	Vitthalbhai Patel Road			
2.2	Subsidiary	Not applicable			
3.0	Ownership Pattern				
3.1	Present	The Trustees of Bombay Native Dispensary			
3.2	Past	The Trustees of Bombay Native Dispensary			
3.3	Status	Tenanted			
4.0	Use				
4.1	Present	Residential			
4.2	Past	Residential			
4.3	Usage	Regular residential use			
5.0	Significance & Value Classification				
5.1	Townscape (Natural / Manmade)	Located on a small plot on Vitthalbhai Patel Road.			
5.2	Architectural Description	This structure has Neo-classical features on the façade. Rambaug Wadi is one of the old settlements. In this area. This G + 3 stone structure has an internal court. The façade has intricately carved wooden architectural elements on the façade. The projecting balconies on the second and third floor give symmetry to the structure and also help in breaking the monotony of the façade.			
5.3	Intrinsic	One of the very old settlements built during the Colonial Rule.			
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 plinth in coursed ashlar masonry			
7.2	Walls	Load bearing brick walls			
7.3	Floor	Wooden joist flooring			
7.4	Stairs	Access denied			
7.5	Openings	Rectangular timber framed openings, circular rose windows			
7.6	Roofing	Sloping roof with Mangalore tiles and wooden trusses			

7.7	Articulation	The façade is divided into vertical pilasters, Corinthian columns capitals. It also has intricate carving on the wooden brackets supporting the timber balconies. The arched windows are adorned with prominent carved keystone.		
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	Iron gate. No compound wall.		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Central open court		
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	Fair (No sagging observed)		
9.4	Stairs	Access denied		
9.5	Openings	Fair		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Good		
9.8	Services	Fair (Drainage pipes need maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Good	Maintenance level	Fair
10.0	Transformation			
10.1	Form	Commercial signage board added.		
10.2	Structure	Timber floor been replaced by steel floor.		
10.3	Articulation & Finishes	Recently painted.		
11.0	DP Remarks / Perceived Threats	None		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

Rambaug Wadi



View of the front façade



View from Vitthalbhai Patel Road



Simple semicircular entrance arch



Segmental arched openings with decorative mouldings and key stones




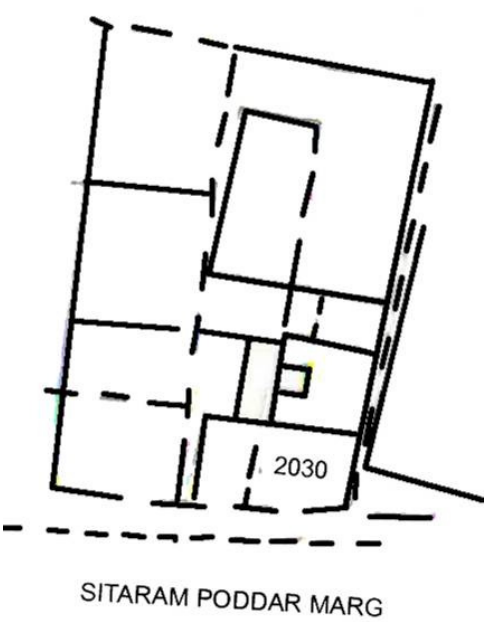
Decorative wooden brackets support the projecting balcony



Channelled rusticated pilasters seen on the façade



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

	Common Ref. No.:				
	Card No.: C-63				
	Ward (Part): C				
	CS No.: 2030				
	Plot Area: 25.36 sq.m.				
	B U Area: 76.08 sq.m.				
	Date: June, 2005				
	Record by: Gauri J, Swati S				
	Review by: Neera Adarkar				
	Internal: As above				
	External: As above				
Photo Ref.: T-III-C:Ward C\Harlalka Bhuvan					
1.0	Denomination				
1.1	Name of Premises	Harlalka Bhuvan			
1.2	Earlier Name	Not applicable			
1.3	Built in	Late 20 th century	Extension Date (if any)	Not applicable	
2.0	Access				
2.1	Main	Sitaram Podar Marg			
2.2	Subsidiary	Phanaswadi 2 nd Lane			
3.0	Ownership Pattern				
3.1	Present	Navinchandra Manilal Desai and others			
3.2	Past	Navinchandra Manilal Desai and others			
3.3	Status	Tenanted			
4.0	Use				
4.1	Present	Residential, Commercial			
4.2	Past	Residential, Commercial			
4.3	Usage	Regular residential and commercial use			
5.0	Significance & Value Classification				
5.1	Townscape (Natural / Manmade)	Located on a small plot of Phanaswadi 2 nd Lane off Dadiseth Agiary Lane.			
5.2	Architectural Description	The building is located in the old settlements of Phanaswadi Lane. There are very rare buildings having Neo-classical elements in the Phanaswadi Lane. Ornamental building having features like floral motifs above the pilasters. Cornice bands are seen at all floor levels. Decorative pilasters are seen at the corner edges of the building. Dentils are seen at the soffit level of the the cornice band on first floor level.			
5.3	Intrinsic	Post independence structure inspired by Neo-classicism and is one of the only bulding typology on this road.			
5.4	Value Classification	A(arc), F, B(des)		Recommended Grade	III
6.0	Topography				
6.1	Floors	G + 3			
7.0	Construction				
7.1	Plinth	Black Basalt plinth in coursed ashlar masonry			
7.2	Walls	Brick masonry walls			
7.3	Floor	R.C.C. floor slab			
7.4	Stairs	Doglegged wooden staircase with decorative newel post and balustrade			

7.5	Openings	Rectangular windows with wooden frames and glazed shutters		
7.6	Roofing	Flat roof terrace		
7.7	Articulation	Decorative pilasters are seen at the corner edges of the building. Dentils are seen at the soffit level of the the cornice band on first floor level.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	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	Fair (No settlement or cracks observed but needs maintenance)		
9.2	Walls	Fair (Needs plastering and painting)		
9.3	Floor	Fair (No sagging observed)		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Fair		
9.6	Roofing	Fair (Leakage observed at few places)		
9.7	Articulation & Finishes	Fair		
9.8	Services	Fair (Drainage pipes need maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	Box grills added on all the 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		



View of the decorative pilaster



View of the façade



Decorative embellishments on the pilasters




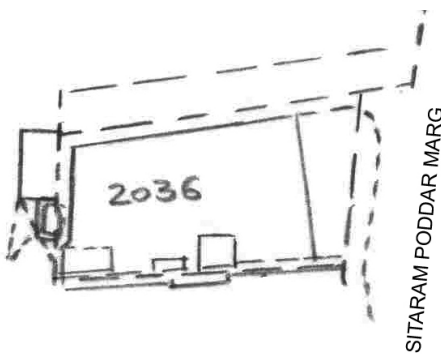
Decorative floral motifs above the arched openings at the spandrel level



Garbage dumped on a narrow street in front of the building



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

	Common Ref. No.:			
	Card No.: C-64			
	Ward (Part): C			
	CS No.: 2036			
	Plot Area: 307.69 sq.m.			
	B U Area: 923.07 sq.m.			
	Date: June, 2005			
	Record by: Gauri J, Anup S			
	Review by: Neera Adarkar			
	Internal: As above			
External: As above				
Photo Ref.: T-III-C:Ward C\Birla Dharmashala				
				
1.0	Denomination			
1.1	Name of Premises	Birla Dharmashala		
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	Sitaram Podar Marg		
2.2	Subsidiary	Not applicable		
3.0	Ownership Pattern			
3.1	Present	Baldev Shivnarayan and others		
3.2	Past	Baldev Shivnarayan and others		
3.3	Status	Trust		
4.0	Use			
4.1	Present	Commercial, Dharmashala		
4.2	Past	Commercial, Dharmashala		
4.3	Usage	Regular commercial and <i>Dharmashala</i> use		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	Located on a small plot of Phanaswadi Lane which is a very small street joining Dadiseth Agiary Road and Dr. Babasaheb Jaykar Marg.		
5.2	Architectural Description	This structure was earlier used as a full fledged lodging and boarding but now has been tenanted. It is a Vernacular structure having features like decorative projecting balconies at second floor level supported by decorative brackets. The windows on first floor have decorative motifs around them with a feature like Chinese fret at parapet level. The cornice band at third floor level has decorative corbels below it. Pilasters at the corner edges have simple mouldings with simple motifs on it. The North façade has simple wooden railings for the common corridors.		
5.3	Intrinsic	The building was earlier a lodging boarding place for the immigrants from the other states but recently has transformed to a property owned by a trust.		
5.4	Value Classification	A(arc), B(uu), C(seh)	Recommended Grade	II A
6.0	Topography			
6.1	Floors	G + 3		
7.0	Construction			
7.1	Plinth	Black Basalt plinth in coursed ashlar masonry		
7.2	Walls	Brick masonry walls		
7.3	Floor	R.C.C. floor slab		

7.4	Stairs	Wooden dog legged staircase with decorative wooden railings and a decorative newel post		
7.5	Openings	Segmental openings with wooden frames and glazed shutters		
7.6	Roofing	Sloping roof with Mangalore tile and wooden trusses		
7.7	Articulation	The windows on first floor have decorative motifs around them with a feature like Chinese fret at parapet level. The cornice band at third floor level has decorative corbels below it. Pilasters at the corner edges have simple mouldings with simple motifs on it. The North façade has simple wooden railings for the common corridors.		
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	Shabad tile paving for 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)	None		
9.0	Condition			
9.1	Plinth	Fair (No settlement or cracks observed but needs maintenance)		
9.2	Walls	Fair (Needs plastering and painting)		
9.3	Floor	Fair (No sagging observed)		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Fair		
9.6	Roofing	Fair (Leakage observed at few places)		
9.7	Articulation & Finishes	Fair		
9.8	Services	Fair (Drainage pipes need maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	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		

Birla Dharmashala



View of the corner building



View from Sitaram Podar Marg



The ground floor is painted green



View is obstructed by vegetation


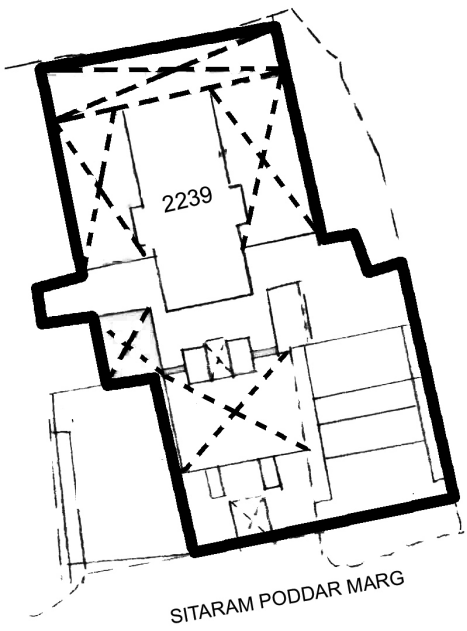


Wooden dog legged staircase with decorative newel post




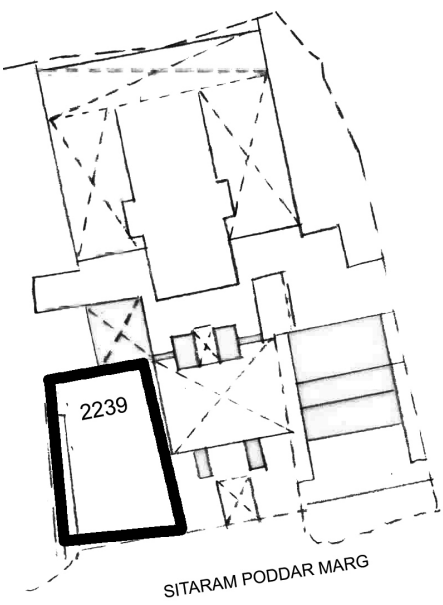
Decorative projecting balcony

Left side elevation not seen due to the proximity of adjoining buildings

	Common Ref. No.:		
	Card No.: C-65		
	Ward (Part): C		
	CS No.: 2239		
	Plot Area: 1861.21 sq.m.		
	B U Area: 2481.61 sq.m.		
	Date: June, 2005		
	Record by: Gauri J, Anup S		
	Review by: Neera Adarkar		
	Internal: As above		
	External: As above		
Photo Ref.: T-III-C:\Ward C\Shri Venkatesh (Balaji) Devasthan			
			

1.0	Denomination			
1.1	Name of Premises	Shri Venkatesh (Balaji) Devasthan		
1.2	Earlier Name	Not applicable		
1.3	Built in	10 th June, 1927	Extension Date (if any)	Not applicable
2.0	Access			
2.1	Main	Sitaram Podar Marg		
2.2	Subsidiary	Not applicable		
3.0	Ownership Pattern			
3.1	Present	Shri. Venkatesh Devasthan Trust		
3.2	Past	Shri. Venkatesh Devasthan Trust		
3.3	Status	Trust		
4.0	Use			
4.1	Present	Religious		
4.2	Past	Religious		
4.3	Usage	Regular religious use		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	Located on a plot of Sitaram Podar Marg in Phanaswadi.		
5.2	Architectural Description	The temple at Fanaswadi, Mumbai dedicated to the Lord of the Seven Hills Shri Venkateshwara was consercrated on 10 th June, 1927. The temple is known for its elegance and beauty with regard to its images, art and architecture, to mention but a few. Some of the important features found in the temple are outlined here. In the outer side of the first prakara wall one can find the carvings of the images of all the Caturvimsati Murtis according to their description given in the Pancaratra-agamas. Ornamental structure having a shikhara above the entrance gate. The façade bears many religious motifs. The sabhamandapa also bears a shikhara at the top.		
5.3	Intrinsic	Though the temple is a modern construction, the 11 th century art has been preserved with great care.		
5.4	Value Classification	A(arc), A(cul), B(uu), C(seh), E	Recommended Grade	II A
6.0	Topography			
6.1	Floors	G + 1		
7.0	Construction			
7.1	Plinth	Malad stone cladded plinth in coursed ashlar masonry		
7.2	Walls	Load bearing brick walls		
7.3	Floor	Access denied		

7.4	Stairs	Access denied		
7.5	Openings	Rectangular openings with wooden frames and glazed shutters		
7.6	Roofing	Shikhara above the sabha mandapa		
7.7	Articulation	The façade bears many religious motifs. The sabhamandapa also bears a Shikhara at the top.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	The idol in the Garbagriha		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Paved central 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)	None		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Access denied		
9.4	Stairs	Access denied		
9.5	Openings	Good		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Good		
9.8	Services	Good (Drainage pipes need no replacement)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	None		
12.0	Additional Notes / References / Documents Available	History: Though the temple was built in our contemporary times, some of the images found here are very old i.e. belong to the Chola period (1080-1130 A.D.). Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai. <i>Photograph courtesy Mahima Mumbaicha.</i>		

	Common Ref. No.:		
	Card No.: C-65a		
	Ward (Part): C		
	CS No.: 2239		
	Plot Area: 1861.21 sq.m.		
	B U Area: 2481.61 sq.m.		
	Date: June, 2005		
	Record by: Gauri J, Anup S		
	Review by: Neera Adarkar		
	Internal: As above		
	External: As above		
	Photo Ref.: T-III-C:\Ward C\ Venkatesh Building		
			

1.0	Denomination			
1.1	Name of Premises	Venkatesh 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	Sitaram Podar Marg		
2.2	Subsidiary	Not applicable		
3.0	Ownership Pattern			
3.1	Present	Shri. Venkatesh Devasthan Trust		
3.2	Past	Shri. Venkatesh Devasthan Trust		
3.3	Status	Trust		
4.0	Use			
4.1	Present	Dharmashala		
4.2	Past	Dharmashala		
4.3	Usage	Regular Dharmashala use		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	Located on a small plot abutting Venkatesh Devasthan Temple in Phanaswadi.		
5.2	Architectural Description	It is one of the buildings in Phanaswadi next to the temple which caters to the temple by giving residential facilities, food and also housing for the priests of the temple. Ornamental structure with features like cornice bands at all floor levels. The windows have decorative architraves around them with a decorative keystone. The façade has been divided in to three bays and all the windows except for the two on the right hand side are segmental arched windows. The floor has a projecting balcony supported by decorative CI brackets.		
5.3	Intrinsic	This structure caters to the temple by giving residential facilities, food and also housing for the priests of the temple.		
5.4	Value Classification	A(arc), A(cul), B(des), B(uu)	Recommended Grade	II A
6.0	Topography			
6.1	Floors	G + 3		
7.0	Construction			
7.1	Plinth	Plastered masonry plinth		
7.2	Walls	Load bearing brick walls		
7.3	Floor	Wooden joist flooring		
7.4	Stairs	Access denied		

7.5	Openings	Segmental and rectangular openings with wooden frames and glazed shutters		
7.6	Roofing	Sloping roof with Mangalore tile and wooden trusses		
7.7	Articulation	The windows have decorative architraves around them with a decorative keystone. The façade has been divided in to three bays and all the windows except for the two on the right hand side are segmental arched windows. The floor has a projecting balcony supported by decorative C.I. brackets.		
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	Shabad tile paving for side open spaces		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Fair (No settlement or cracks observed but needs maintenance)		
9.2	Walls	Fair (Dampness observed at few places)		
9.3	Floor	Fair (No sagging observed)		
9.4	Stairs	Access denied		
9.5	Openings	Fair		
9.6	Roofing	Fair (Leakages observed at few places)		
9.7	Articulation & Finishes	Fair		
9.8	Services	Fair (Drainage pipes need maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	Chajjas added on ground floor.		
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		

Venkatesh Building



Front façade



Decorative pilasters and architraves for the double shutter windows




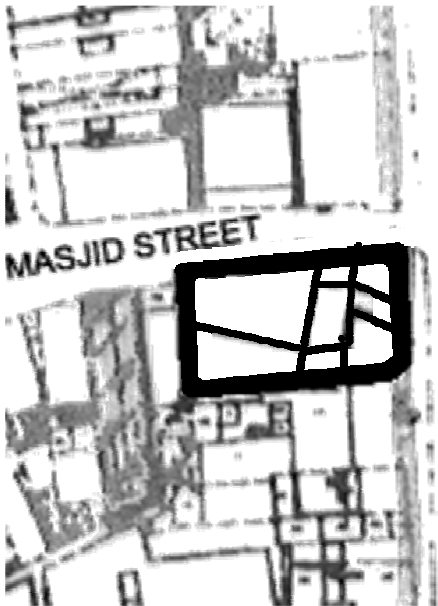
Projecting balcony on the 3rd floor



Windows are double height and the balcony above is supported by wooden brackets



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

	Common Ref. No.:			
	Card No.: C-66			
	Ward (Part): C			
	CS No.: Not available			
	Plot Area: Not available			
	B U Area: Not available			
	Date: July, 2005			
	Record by: Gauri J, Swati S			
	Review by: Neera Adarkar			
	Internal: As above			
External: As above				
Photo Ref.: T-III-C:Ward C\246, Ebrahim Rahimtulla Road (Masjid)				

1.0	Denomination			
1.1	Name of Premises	246, Ebrahim Rahimtulla Road (Masjid)		
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	Ebrahim Rahimtulla Road		
2.2	Subsidiary	Masjid 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, Commercial		
4.2	Past	Religious, Commercial		
4.3	Usage	Regular religious and commercial use		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	Located on a small corner plot at a junction of Ebrahim Rahimtulla Road, which is one of the major North-South arterial roads and Masjid Street.		
5.2	Architectural Description	The structure exhibits Mughal architecture. It can be characterized by the typical Green colour and stands out due to the dome. Typical mosque structure having features like decorative Moorish arches with floral motifs on façade. There is a small water body and a fountain inside the mosque. Highly decorative Dome with acanthus leaves. Highly decorative Minarets. Floral motifs on façade.		
5.3	Intrinsic	This religious structure caters to the Muslim community of the vicinity.		
5.4	Value Classification	A(arc), B(uu), A(cul), C(seh)	Recommended Grade	II A
6.0	Topography			
6.1	Floors	G + 1		
7.0	Construction			
7.1	Plinth	Plastered masonry plinth		
7.2	Walls	Brick masonry walls		
7.3	Floor	Access denied		
7.4	Stairs	Access denied		

7.5	Openings	Moorish arches with wooden frames and glazed shutters		
7.6	Roofing	Flat roof terrace		
7.7	Articulation	Decorative Moorish arches with floral motifs on façade. Highly decorative Dome with acanthus leaves. Highly decorative minarets.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	The interiors have a small water body and a fountain		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Access denied		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Fair (No settlement or cracks observed but needs maintenance)		
9.2	Walls	Fair (Dampness observed at few places)		
9.3	Floor	Access denied		
9.4	Stairs	Access denied		
9.5	Openings	Fair		
9.6	Roofing	Fair (To be checked for leakage)		
9.7	Articulation & Finishes	Fair (Well maintained)		
9.8	Services	Fair (Needs Maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	Commercial signage boards, MS railing and jalis added.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Plot affected by shopline on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		



View from Ebrahim Rahimtulla Road



The sloping roof for the staircase touches the minar



The dome above the shrine has a decorative pinnacle




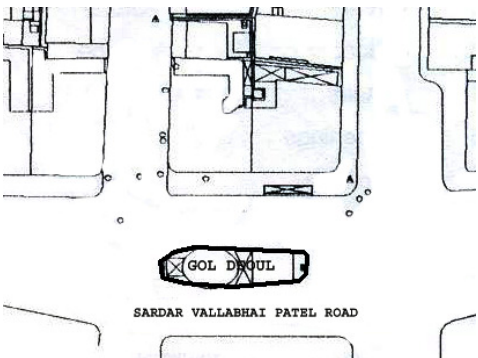
Internal small water body



Northern facade



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

	Common Ref. No.:			
	Card No.: C-67			
	Ward (Part): C			
	CS No.: 3133			
	Plot Area: 22.58 sq.m.			
	B U Area: 33.87 sq.m.			
	Date: June, 2005			
	Record by: Gauri J, Anup S.			
	Review by: Neera Adarkar			
	Internal: As above			
	External: As above			
	Photo Ref.: T-III-C:\Ward C\Gol Deoul			
1.0	Denomination			
1.1	Name of Premises		Gol Deoul	
1.2	Earlier Name		Not applicable	
1.3	Built in		1903	Extension Date (if any)1970's and 1980's
2.0	Access			
2.1	Main		Sardar Vallabhbhai Patel Road, Ladiwalla Chowk (Sandhurst Road)	
2.2	Subsidiary		Shri Ram Kherajbai Road	
3.0	Ownership Pattern			
3.1	Present		Trust (Nageshwar Mandir Trust)	
3.2	Past		Trust (Nageshwar Mandir Trust)	
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 at the centre of the busy Sardar Vallabhbhai Patel Road, which is one of the major East-West arterial roads at the Ladiwala Chowk.	
5.2	Architectural Description		This small Indo-Saracenic style temple has a very interesting location. It is situated right in the centre of busy Sardar Vallabhbhai Patel Road. It has elaborate columns along the front façade with detailed capitals. A cornice band runs along the top. The top floor has four chattris at the terrace level. The temple is capped by a prominent Shikhara.	
5.3	Intrinsic		This prominent religious structure gains importance due to its location at the center of the Sardar Vallabhbhai Patel Road which also serves as a traffic island. However its recent transformation and extention has destroyed its architectural value.	
5.4	Value Classification		A(cul), B(per), C(seh)	Recommended GradeIII
6.0	Topography			
6.1	Floors		G + 1	
7.0	Construction			
7.1	Plinth		Marble cladded masonry plinth	
7.2	Walls		Stone masonry walls	
7.3	Floor		Wooden joist flooring	
7.4	Stairs		Access denied	

7.5	Openings	Rectangular openings with wooden frames and glazed shutters		
7.6	Roofing	Shikhara over the main Sabha Mandapa		
7.7	Articulation	Front façade is colonnaded. Elaborate stucco work on the façade. A cornice band runs along the top. The top floor has four chattris at the terrace level. The temple is capped by a prominent Shikhara.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Idol inside		
7.10	Compound / Fence / Gate	Collapsible grill at the entrance and rear compound wall. Fencing at the sides of the temple.		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Paved front open space		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good (No sagging observed)		
9.4	Stairs	Access denied		
9.5	Openings	Good		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Good (Well Maintained)		
9.8	Services	Good (Drainage pipes need no replacement)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	Totally transformed.		
10.2	Structure	Major reconstuction		
10.3	Articulation & Finishes	Painting and renovation work is currently in process.		
11.0	DP Remarks / Perceived Threats	None		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai, Dwivedi, Mehrotra Bombay, The Cities Within Bombay 1995		

Gol Deoul



Rear elevation



Original Gol Deoul as seen in early 20th century.
(source: **Dwivedi, Mehrotra**, Bombay, The Cities Within Bombay 1995)



View from Sardar Vallabhbhai Patel Road



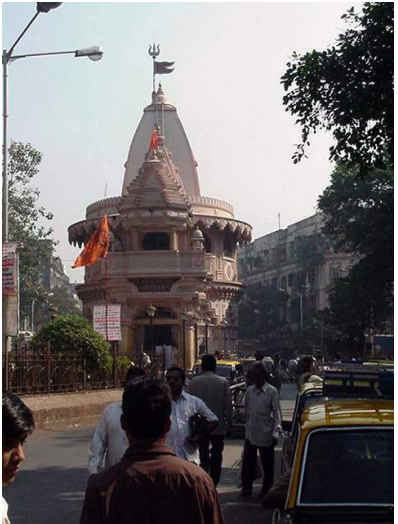
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Shikhara over the main Sabha Mandapa



Decorative pinnacles above the shikhara



Gol Deoul



Decorative balcony on the 1st floor



Decorative pardi

Gol Deoul



Side elevation of the entrance



Decorative mouldings on the façade



Decorative brackets supporting the entrance porch




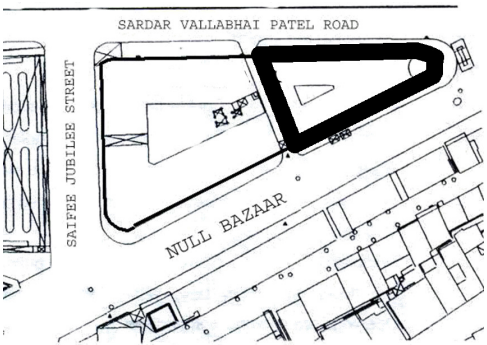
Decorative corbels below the projecting band



Gol Deoul



Small chattris seen at the 1st floor level

	Common Ref. No.:	
	Card No.: C-68	
	Ward (Part): C	
	CS No.: Not available	
	Plot Area: Not available	
	B U Area: Not available	
	Date: July, 2005	
	Record by: Gauri J, Swati S	
	Review by: Neera Adarkar	
	Internal: As above	
	External: As above	
	Photo Ref.: T-III-C:\Ward C\35, Sardar Vallabhbhai Patel Road	
		

1.0	Denomination			
1.1	Name of Premises	35, Sardar Vallabhbhai Patel Road		
1.2	Earlier Name	Jariwala Building		
1.3	Built in	Early 20 th century	Extension Date (if any)	Not applicable
2.0	Access			
2.1	Main	Sardar Vallabhbhai Patel Road (Sandhurst Road)		
2.2	Subsidiary	Brigadier Usman Marg		
3.0	Ownership Pattern			
3.1	Present	Not available		
3.2	Past	Not available		
3.3	Status	Tenanted		
4.0	Use			
4.1	Present	Residential, Commercial		
4.2	Past	Residential, Commercial		
4.3	Usage	Regular residential and commercial use		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	Located on corner at junction of Sardar Vallabhbhai Patel Road, which is one of the major East-West arterial roads and Brigadier Usman Marg.		
5.2	Architectural Description	This corner building has a very prominent location due to the sharp corner plot. It appears to be kept between a broad road thus creating an avenue. It has Neo-classical features such as horizontal grooves all over the façade, cornice band at first floor level and second floor level. Windows have plain architraves with plain keystones. Balcony on first floor corner façade is supported by highly decorative reinforced concrete brackets. The façade has decorative reinforced concrete balustrades at sill level on all floors. First floor has decorative semicircular arched openings on the façade.		
5.3	Intrinsic	The building creates an avenue due to its form when observed from Ebrahim Rahimtulla Road. This building is located in a Mohammedian community.		
5.4	Value Classification	A(arc) , A(cul), B(des) , I(sce), E	Recommended Grade	III
6.0	Topography			
6.1	Floors	G + 4		
7.0	Construction			
7.1	Plinth	Plastered masonry plinth		
7.2	Walls	Brick masonry walls		

7.3	Floor	R.C.C. floor slab		
7.4	Stairs	Wooden dog legged staircase with decorative wooden balustrade		
7.5	Openings	Rectangular double shutters with wooden frames and glazed shutters		
7.6	Roofing	Flat roof terrace		
7.7	Articulation	Balcony on first floor on corner façade is supported by highly decorative reinforced concrete brackets. The façade has decorative reinforced concrete balustrades at sill level on all floors. First floor on main façade has decorative semicircular arched openings.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Marginal paved side open spaces		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Window air-conditioning units at some places		
9.0	Condition			
9.1	Plinth	Fair (No settlement or cracks observed but needs maintenance)		
9.2	Walls	Fair (Dampness observed at few places)		
9.3	Floor	Fair (Needs Maintenance)		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Fair		
9.6	Roofing	Fair (Leakage observed at few places)		
9.7	Articulation & Finishes	Fair		
9.8	Services	Fair (Drainage pipes need maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	Commercial signage boards, grills, sliding windows, Asbestos chajjas added later.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Plot affected by shopline on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

35, Sardar Vallabhbhai Patel Road



View from Sardar Vallabhbhai Patel Road



The form of the building creates an avenue on the street



Decorative concrete balustrade



View of the south façade




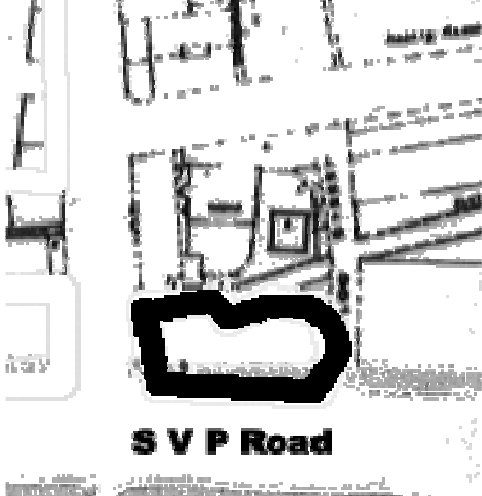
Channeled rustication seen on the façade



Projecting balcony supported by decorative brackets



Window enclosed by a grill

		Common Ref. No.:			
		Card No.: C-69			
		Ward (Part): C			
		CS No.: Not available			
		Plot Area: Not available			
		B U Area: Not available			
		Date: July, 2005			
		Record by: Gauri J, Swati S			
		Review by: Neera Adarkar			
		Internal: As above			
		External: As above			
		Photo Ref.: T-III-C:Ward C\44, Sardar Vallabhbhai Patel Road			
1.0	Denomination				
1.1	Name of Premises		44, Sardar Vallabhbhai Patel Road		
1.2	Earlier Name		Not applicable		
1.3	Built in		Mid 20 th century	Extension Date (if any)	Not applicable
2.0	Access				
2.1	Main		Sardar Vallabhbhai Patel Road (Sandhurst Road)		
2.2	Subsidiary		Dhabu 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 small rectangular plot facing Sardar Vallabhbhai Patel Road, which is one of the major East-West arterial roads.		
5.2	Architectural Description		G + 3 structure with highly decorative façade having features like, cornice band at first, third and fourth floor levels. Pilasters on façade at corner with 'C' shaped rustication and having highly decorative emblems at second floor level. Windows on first floor have plain pediments at lintel level and plain keystones. Fourth floor level has decorative R.C.C. balustrades on façade on sill level.		
5.3	Intrinsic		Located in a significant area of Sardar Vallabhbhai Patel Road with area having majority of Mohammedian community.		
5.4	Value Classification		A(arc), B(des), I(sce), E		Recommended Grade III
6.0	Topography				
6.1	Floors		G + 3		
7.0	Construction				
7.1	Plinth		Plastered masonry plinth		
7.2	Walls		Brick masonry wall		
7.3	Floor		R.C.C. floor slab		
7.4	Stairs		Wooden dog legged staircase with simple wooden balustrade		
7.5	Openings		Rectangular double shutters with wooden frames and glazed shutters		

7.6	Roofing	Flat roof terrace		
7.7	Articulation	Highly decorative façade. Pilasters on façade have ‘C’ shaped rustication and have highly decorative emblems on second floor level. Fourth floor level and also has decorative R.C.C. balustrades on façade on sill level.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	None		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Window air-conditioning units at some places		
9.0	Condition			
9.1	Plinth	Fair (No settlement or cracks observed but needs maintenance)		
9.2	Walls	Fair (Needs plastering and painting)		
9.3	Floor	Fair (No sagging observed)		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Fair		
9.6	Roofing	Fair (Leakage observed at few places)		
9.7	Articulation & Finishes	Fair (Needs maintenance)		
9.8	Services	Fair		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	Commercial signage boards, grills, Asbestos chajjas added later.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Plot affected by shopline on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		



View of thr front façade



Marginal space between the two buildings



Decorative motifs seen at the corner edges of the building




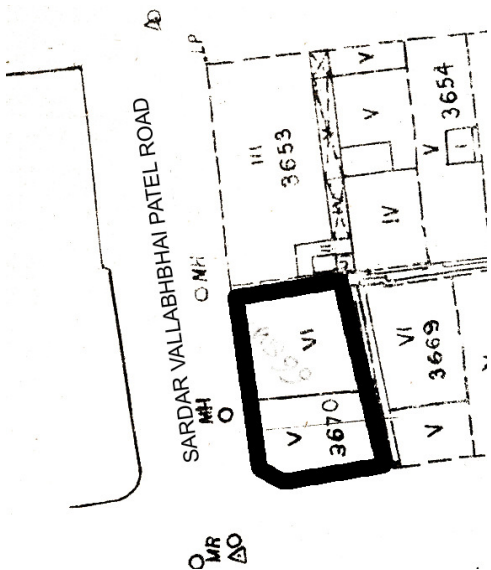
Pediment seen above the window



Decorative motifs on the pilasters

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

	Common Ref. No.:	
	Card No.: C-70	
	Ward (Part): C	
	CS No.: 3670	
	Plot Area: 134.62 sq.m.	
	B U Area: 403.86 sq.m.	
	Date: July, 2005	
	Record by: Gauri J, Anup S.	
	Review by: Neera Adarkar	
	Internal: As above	
	External: As above	
Photo Ref.: T-III-C:Ward C\66, Sardar Vallabhbhai Patel Road		

	
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1.0	Denomination			
1.1	Name of Premises	66, Sardar Vallabhbhai Patel Road		
1.2	Earlier Name	Not applicable		
1.3	Built in	1913	Extension Date (if any)	Not applicable
2.0	Access			
2.1	Main	Sardar Vallabhbhai Patel Road (Sandhurst Road)		
2.2	Subsidiary	Jubilee Street		
3.0	Ownership Pattern			
3.1	Present	Mulla Mohommadali Hassanali		
3.2	Past	Mulla Mohommadali Hassanali		
3.3	Status	Private		
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 small rectangular plot facing Sardar Vallabhbhai Patel Road, which is one of the major East-West arterial roads.		
5.2	Architectural Description	This building is inspired by Neo-classical style. It is a pre-independence structure. Most of the buildings in Kalbadevi, Bhuleshwar, Mumbadevi and Sandhurst Road areas are built during the Colonial period. This G + 3 structure having features like, decorative terrace parapet wall with reinforced concrete balustrades, pediment on corner façade with date of construction encrypted. Decorative husk on corner façade. Corner façade has horizontal grooves.		
5.3	Intrinsic	The building displays a Neo-classical character which is also seen in the buildings of the vicinity but this building symbolizes them all.		
5.4	Value Classification	A(arc), B(des), C(seh)	Recommended Grade	III
6.0	Topography			
6.1	Floors	G + 3		
7.0	Construction			
7.1	Plinth	Plastered masonry plinth		
7.2	Walls	Brick masonry wall		
7.3	Floor	R.C.C. floor slab		
7.4	Stairs	Wooden dog legged staircase with simple wooden balustrade		

7.5	Openings	Rectangular double shutters openings with wooden frames and glazed shutters		
7.6	Roofing	Flat roof terrace		
7.7	Articulation	Decorative terrace parapet wall with reinforced concrete balustrades, pediment on corner façade with date of construction encrypted. Decorative husk on corner 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	None		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Window air-conditioning units at some places		
9.0	Condition			
9.1	Plinth	Fair (No settlement or cracks observed but needs maintenance)		
9.2	Walls	Fair (Dampness observed at few places)		
9.3	Floor	Fair		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Fair		
9.6	Roofing	Fair (Leakage observed at few places)		
9.7	Articulation & Finishes	Fair		
9.8	Services	Fair (Drainage pipes need maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	Commercial signage boards and grills added later.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Plot affected by shipline on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

66, Sardar Vallabhbhai Patel Road



View from Sardar Vallabhbhai Patel Road



Date encrypted on the building



Decorative husk motif on the façade




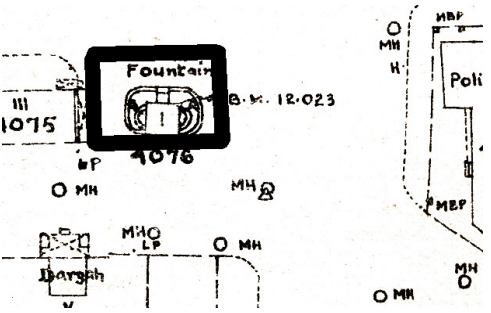
Channeled rustication on the façade

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



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	Common Ref. No.:				
	Card No.: C-72				
	Ward (Part): C				
	CS No.: 4076				
	Plot Area: 78.60 sq.m.				
	B U Area: Not applicable				
	Date: July, 2005				
	Record by: Gauri J, Swapnil B				
	Review by: Neera Adarkar				
	Internal: As above				
External: As above					
Photo Ref.: T-III-C:Ward C\Cowasji Banaji Fountain					
1.0	Denomination				
1.1	Name of Premises	Cowasji Banaji Fountain			
1.2	Earlier Name	Not applicable			
1.3	Built in	1901	Extension Date (if any)	Not applicable	
2.0	Access				
2.1	Main	Maulana Shaukat Ali Road (Grant Road)			
2.2	Subsidiary	Maulana Azad Road (South) (Ripon Road)			
3.0	Ownership Pattern				
3.1	Present	Bombay Municipal Corporation (Cowasji Banaji fountain)			
3.2	Past	Bombay Municipal Corporation (Cowasji Banaji fountain)			
3.3	Status	MCGM			
4.0	Use				
4.1	Present	Not in use			
4.2	Past	Drinking Water Fountain			
4.3	Usage	Drinking Water Fountain			
5.0	Significance & Value Classification				
5.1	Townscape (Natural / Manmade)	A small water fountain, standing in the centre of a square plot on Maulana Shaukat Ali Road, which is one of the major East-West arterial roads.			
5.2	Architectural Description	A typical Neo-classical fountain constructed during pre-independence. Has pediment (decorative) from all 4 sides. Has floral keystone, with a semicircular arch. Decorative columns with floral capitals. Has stone plinth. Has plaque on the structure.			
5.3	Intrinsic	Highly ornamental structure.			
5.4	Value Classification	F, C(seh)	Recommended Grade	III	
6.0	Topography				
6.1	Floors	Not applicable			
7.0	Construction				
7.1	Plinth	Stone plinth in coursed ashlar masonry			
7.2	Walls	Not applicable			
7.3	Floor	Not applicable			
7.4	Stairs	Not applicable			
7.5	Openings	Not applicable			
7.6	Roofing	Not applicable			
7.7	Articulation	Has a small paved circulation space around.			

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	Has stone compound wall on all 4 sides		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Paved Marginal side open spaces		
8.0	Services & Utilities			
8.1	Lighting	Not applicable		
8.2	Ventilation	Not applicable		
8.3	Electricity	Not applicable		
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 (Needs Maintenance)		
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	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	Cement plastered and painted		
11.0	DP Remarks / Perceived Threats	None		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

Cowasji Banaji Fountain



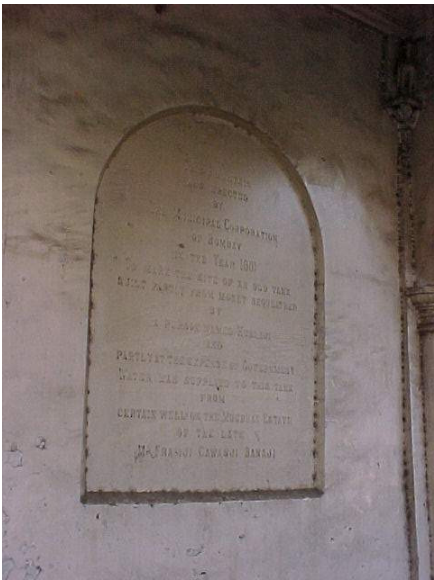
Front view




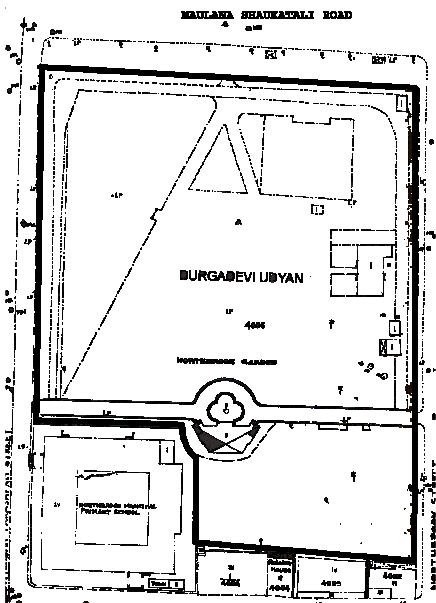
Decorative pyavu



Decorative pediment



Plaque on the rear wall

	Common Ref. No.:			
	Card No.: C-73			
	Ward (Part): C			
	CS No.: 4005			
	Plot Area: 11660.63 sq.m.			
	B U Area: Not applicable			
	Date: July, 2005			
	Record by: Gauri J, Swapnil B			
	Review by: Neera Adarkar			
	Internal: As above			
	External: As above			
	Photo Ref.: T-III-C:\Ward C\ Durgadevi Udyan			
1.0	Denomination			
1.1	Name of Premises	Durgadevi Udyan		
1.2	Earlier Name	Not applicable		
1.3	Built in	Not applicable	Extension Date (if any)	Not applicable
2.0	Access			
2.1	Main	Maulana Shukat Ali Road (Grant Road)		
2.2	Subsidiary	Trimbak Parshuram Street		
3.0	Ownership Pattern			
3.1	Present	Bombay Municipal Corporation (Northbrook Garden)		
3.2	Past	Bombay Municipal Corporation (Northbrook Garden)		
3.3	Status	Government		
4.0	Use			
4.1	Present	Public		
4.2	Past	Public		
4.3	Usage	Regular public use		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	Large open space amidst of cramped areas bordered by Trimbak Parshuram Street, which is one of the major North-South arterial roads, in the West and Maulana Shaukat Ali, which is one of the major East-West arterial roads, in the North.		
5.2	Architectural Description	This garden provides as a breather in crowded areas. Sufficient amount of open space in a midst of cramped streetscape. Fairly well designed garden with landscaping. Has a separate children play area. Has a statue in the garden. Also has water fountain.		
5.3	Intrinsic	Open space having Socio-cultural importance since many political meetings and festivals are organized here.		
5.4	Value Classification	B(des), J, C(seh)	Recommended Grade	II B
6.0	Topography			
6.1	Floors	Not applicable		
7.0	Construction			
7.1	Plinth	Not applicable		
7.2	Walls	Not applicable		
7.3	Floor	Not applicable		
7.4	Stairs	Not applicable		
7.5	Openings	Not applicable		
7.6	Roofing	Not applicable		

7.7	Articulation	Not applicable		
7.8	Finishes	Not applicable		
7.9	Interiors (Movable & Immovable)	The garden houses a water fountain.		
7.10	Compound / Fence / Gate	Has a plastered brick compound wall		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Ample, landscaped open space. Properly paved pathways designed for circulation. Ample sitting spaces provided.		
8.0	Services & Utilities			
8.1	Lighting	Street lighting done		
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 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	Not applicable		
10.2	Structure	Not applicable		
10.3	Articulation & Finishes	Not applicable		
11.0	DP Remarks / Perceived Threats	Plot demarcated as Recreational Ground on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

Durgadevi Udyan



Internal fencing



Entrance towards the open space

