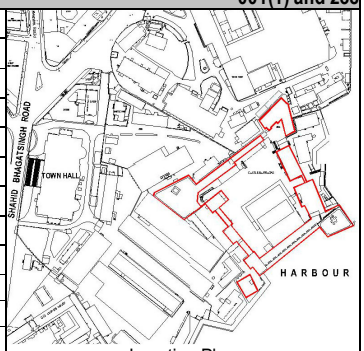
INS Angre – Walls and Bastions			001(1) and 238
		Common Ref No: 001(1) and 238 Card No: 1 Ward (Part): A (Part II) CS No: 226 (Colaba division) Plot Area: - Part of 50387.52 sq. m B U Area: - Date: 19/04/05 Recorded by: Prachi Merchant Reviewed by: Int: Refer # Ext: Refer # Photo Ref: 001&238,239,240_Bombay castle	 Location Plan
1.0		**Denomination**	
1.1	Name of Premises	INS Angre – Walls and Bastions.	
1.2	Earlier Name	Bombay Castle.	
1.3	Built in:	1665	Extension Date: -
2.0		**Access**	
2.1	Main	Off Shahid Bhagat Singh Marg (East of the Town Hall and the Asiatic Library building)	
2.2	Subsidiary	-	
3.0		**Ownership pattern**	
3.1	Present	Owner - Central Government	
3.2	Past	Owner – President of Union of India & Others	
3.3	Status	Owner	
4.0		**Use**	
4.1	Present	Headquarters of the Western Naval Command	
4.2	Past	Bombay Castle (original fortification)	
4.3	Usage	Daily	
5.0		**Significance & Value Classification**	
5.1	Townscape (Manmade)	The structure is built around the historic Manor House at the north eastern edge along the Sea on account of several reclamation initiatives of Bombay castle now finds itself within the Naval Dockyard behind the historic Town Hall. This is one of the most significant historic buildings as it is from here the city of Bombay originated.	
5.2	Architectural Description	**Planning** The castle is a four-sided polygon with the typical jutting ear shaped bastions. The ramparts of the castle exhibit the original cannons at regular intervals at the embrasures. The castle has two main entrance gates, one from the south from the INS Agnibahu and other from west from the Town Hall. Barb Tree Bastion is located on the southwest, Flag Bastion on the southeast, with a large mast, under which is the office of the Commanding Officer INS Angre. Diagonally opposite the Flag Bastion is the Tank Bastion, which houses the original sundial under which is the armory. Towards the northwest is the Cavalier Bastion. **Features** The original structure is clad in stone masonry characterized by quoins at the corners and around the openings and cornice bands. The original fenestration schemes within the complex included *jhilmils* supported on wooden brackets with decorative bargeboards. The building had sloping roof with Mangalore tiles supported on timber trusses, with decorative timber bargeboards. **Style** -	
5.3	Intrinsic	-	
5.4	Value Classification	A(arc), A(his), B(per), B(des), B(uu), C(seh), E, F	Recommended grade: I
6.0		**Topography**	
6.1	Floors	Approximately 7m. for the ramparts and bastions.	
		Gr, G+1 building within Bombay castle.	
7.0		**Construction**	
7.1	Plinth	Stone plinth.	

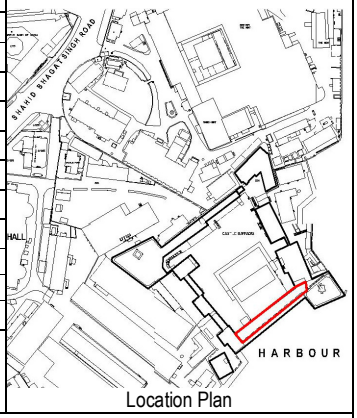
INS Angre – Walls and Bastions		001(1) and 238
7.2	Walls	Stone load bearing walls.
7.3	Floor	-
7.4	Stairs	-
7.5	Openings	Arched entrance.
7.6	Roofing	Building within Bombay castle has sloping roof with Mangalore tiles supported on timber trusses
7.7	Articulation	Timebr *jhilmils* supported on wooden brackets and decorative bargeboard, corner quoins, cornice bands.
7.8	Finishes	Walls are clad with Basalt stone in ashlar masonary.
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -
7.10	Compound/ Fence/ Gate	-
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	New buildings such as the six storey high western Naval Command and the three storey high command photo section building have been erected along the ramparts.
8.0		**Services & Utilities**
8.1	Lighting	-
8.2	Ventilation	-
8.3	Electricity	BEST
8.4	Water Supply	MCGM
8.5	Drainage (Plumbing & Sanitation)	-
8.6	Fire Precaution	-
8.7	Other (HVAC/BMS/Security Systems)	-
9.0		**Condition**
9.1	Plinth	Fair
9.2	Walls	Fair – organic growth has been observed on bastion walls.
9.3	Floor	Fair
9.4	Stairs	Fair
9.5	Openings	Fair – The openings at regular intervals within the ramparts have been filled with masonary.
9.6	Roofing	Fair
9.7	Articulation & Finishes	Fair – The basalt stone masonary of the bastion is painted with grey coloured oil paint.
9.8	Services	Fair – Addition of sewage and rain water pipes along the masonary face of the original walls has been done in an insensitive manner. Air conditioning plant, electrical conduits, transmission towers and water tanks have been added at the top.
9.9	Out Buildings	Fair – Many buildings have been added on top of bastions and along the ramparts.
9.10	Overall Conditions	Fair | Maintenance level | Fair
10.0		**Transformation**
	Form	Many structures have been transformed completely to accommodate new functions.
	Structure	In most of the old structures, timber framework has been replaced by RCC construction.
	Articulation & Finishes	-
11.0		**DP Remarks/ Perceived Threats**
		This building forms a part of I3 Zone
12.0		**Additional Notes/ References/ Documents available**
		Additional Notes: Garcia da Orta, a Portuguese physician and botanist, built a Manor House on the largest H-shaped island, which he leased in 1554. In 1661, in the same year as the British Crown acquired Bombay, the East India Company housed its first Governors of Bombay here. Arab marauders partially destroyed the house, leaving only the walls intact. After prolonged disputes, the British finally succeeded in taking over the islands only in 1665, when the Instrument of Possession was signed in the then largest existing structure – the Manor House. The British fortified its remains and named it Bombay Castle. Governor Gerald Aungier laid out a town plan in the vicinity of Bombay Castle, established a mint, built a small hospital, opened a printing press. By 1710 the Castle was provided with a strong magazine, quarters for soldiers and two tanks large enough to provide water supply for a thousand people for twenty months. John Henry Grose's 1750 plan of Bombay shows Bombay Castle prominently marked with the Governor's House and the Flag Staff and Tank Bastions. There were 8 bastions, called respectively Princes, Royal, Old Mandvi, Marlborough, Stanhope, Church, Moor's and Banyan. A 'brab' tree located at Bombay Castle was used as a landmark by ships entering Bombay harbour. By the mid-19th century the second largest arsenal in India was stored at the Castle. The 'Castle Barracks' for the Royal Indian Navy were built in January 1941, on the original Manor House. After India became republic, the establishment was renamed INS Dalhousie and in 1951. It

		was recommissioned in 1951 as INS Angre to honour the memory of the great Maratha Admiral Kanoji Angre. A large portion of the castle, the ramparts, bastions and battlements, a stone gateway with carved soldiers and a sundial with a coat-of-arms from the Portuguese period are still intact within the INS *Angre* compound. The Naval authorities are in the process of restoring these sites. The bastion had a fresh water tank for the castle and had a gun powder magazine under it. **References:** # ABHA NARAIN LAMBAH ASSOCIATES (2005) *Conservation Guidelines for Heritage Structures with the Indian Navy, Mumbai,* 3 Vols. Project Report courtesy Indian Navy.

Exterior View of the Manor House 1

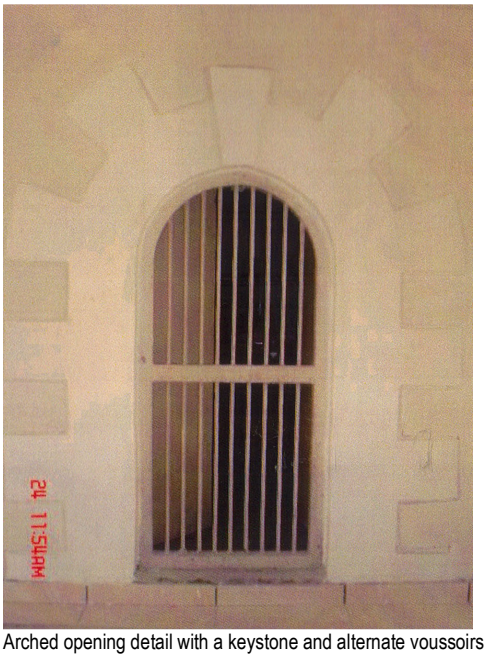
Exterior View of Manor House 2

High Bastion wall

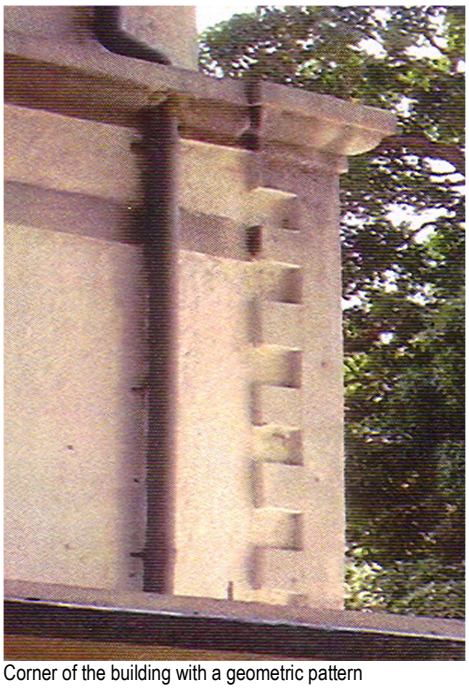
INS Angre – Headquarters Building			001(2) and 239
		Common Ref No: 001(2) and 239 Card No: 2 Ward (Part): A (Part II) CS No: 226 (Colaba division) Plot Area: Part of 50387.52 sq. m B U Area: - Date: 19/04/05 Recorded by: Prachi Merchant Reviewed by: Int: Refer # Ext: Refer # Photo Ref: 001&238,239,240_Bombay castle	 Location Plan
1.0		**Denomination**	
1.1	Name of Premises	INS Angre – Headquarters Building.	
1.2	Earlier Name	Manor House.	
1.3	Built in:	1554	Extension Date: 1970
2.0		**Access**	
2.1	Main	Shahid Bhagat Singh Marg	
2.2	Subsidiary	-	
3.0		**Ownership pattern**	
3.1	Present	Owner - Central Government	
3.2	Past	Owner - President of Union of India & Others	
3.3	Status	Owner	
4.0		**Use**	
4.1	Present	Headquarters Building – Store and offices of Western Naval Command.	
4.2	Past	Residence of Portuguese botanist Gracia Da Orta, later became the Governors House of the British, later.	
4.3	Usage	Daily	
5.0		**Significance & Value Classification**	
5.1	Townscape (Manmade)	The structure is built at the north eastern edge of the sea which is now in the INS Angre Complex within the Naval Dockyard. At the entrance of the INS Angre complex from Agnibahu Gate as well as the Angre main gate, the Manor house is the first visible structure..	
5.2	Architectural Description	**Planning** The original structure was a four-sided polygon with sloping roof and verandah on two sides. The additional two floors and verandah are newly constructed in RCC. **Features** The original building is clad in stone masonary characterized by quoins at the corners and around the openings and cornice bands. The original fenestration schemes within the complex included arched openings, *jhilmils* supported on wooden brackets with decorative bargeboards. **Style** -	
5.3	Intrinsic	This is one of the most significant historic buildings as it is from here the city of Bombay Originated. In 1665, the Instrument of possession was signed by the British in the Manor House. Gerald Aungier heralded as Father of Bombay, lived here until his death in 1677. Before the building was put to military and naval use, it was the original residence of the British Governors	
5.4	Value Classification	A(arc), A(his), B(per), B(des), B(uu), C(seh), E, F	Recommended grade I
6.0		**Topography**	
6.1	Floors	G+3	
7.0		**Construction**	
7.1	Plinth	Stone plinth.	
7.2	Walls	Stone load bearing walls.	
7.3	Floor	Timber ceiling with wooden supports. Vaulted ceiling at few places.	

INS Angre – Headquarters Building		001(2) and 239
7.4	Stairs	-
7.5	Openings	Arched window and door openings.
7.6	Roofing	Original sloping roof replaced by RCC flat slab.
7.7	Articulation	Openings with rusticated bands in the corners and around the architraves, wooden *jhilmils* supported on wooden brackets and decorative bargeboard, stone cornice bands.
7.8	Finishes	Walls are finished with stone masonary externally and internally on the lower floor.
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -
7.10	Compound/ Fence/ Gate	-
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	
8.0		**Services & Utilities**
8.1	Lighting	Natural light supplemented with artificial means.
8.2	Ventilation	Natural ventilation supplemented with artificial means.
8.3	Electricity	BEST
8.4	Water Supply	MCGM
8.5	Drainage (Plumbing & Sanitation)	MCGM
8.6	Fire Precaution	-
8.7	Other (HVAC/BMS/Security Systems)	-
9.0		**Condition**
9.1	Plinth	Fair
9.2	Walls	Fair
9.3	Floor	Fair – replaced by RCC construction.
9.4	Stairs	-
9.5	Openings	Fair – The openings at regular intervals within the ramparts have been filled with masonary.
9.6	Roofing	Fair
9.7	Articulation & Finishes	Fair – The wooden *jhilmils* have been replaced by concrete *chajjas*. Ceramic tiles have replaced original flooring. The stone masonary has been insensitively plastered and paaintes.
9.8	Services	Fair – Addition of sewage and rain water pipes along the masonary face of the original walls has been done in an insensitive manner. Air conditioning plant, electrical conduits and water tanks have been added.
9.9	Out Buildings	Fair
9.10	Overall Conditions	Fair | Maintenance level | Fair
10.0		**Transformation**
	Form	-
	Structure	The main structure has been transformed completely by addition of upper floors and front verandah, to accommodate new functions.
	Articulation & Finishes	Most of the articulation in wood has been replaced by RCC construction.
11.0		**DP Remarks/ Perceived Threats**
		This building forms a part of I3 Zone
12.0		**Additional Notes/ References/ Documents available**
		Additional Notes: Garcia da Orta, a Portuguese physician and botanist, built a Manor House on the largest H-shaped island, which he leased in 1554. It then consisted of a warehouse, priory and fort and contained saure house, which served the Portuguese as a palace of retreat. The Dutch and English burnt it in October 1626, but in 1634 it still served as the residence of the Lord of the Manor and was well protected. In 1661, in the same year as the British Crown acquired Bombay, the East India Company housed its first Governors of Bombay here. Arab marauders partially destroyed the house, leaving only the walls intact. After prolonged disputes, the British finally succeeded in taking over the islands only in 1665, when the Instrument of Possession was signed in the then largest existing structure – the Manor House. **References:** # ABHA NARAIN LAMBAH ASSOCIATES (2005) *Conservation Guidelines for Heritage Structures with the Indian Navy, Mumbai,* 3 Vols. Project Report courtesy Indian Navy.

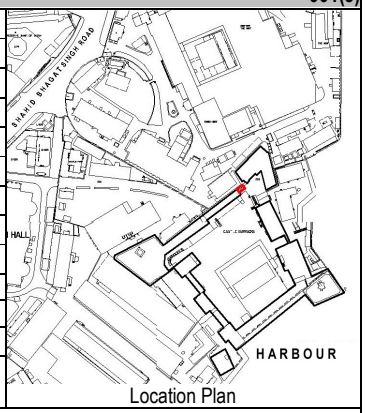
Corner view of the building



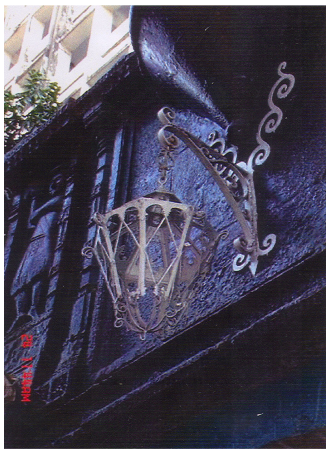
Arched opening detail with a keystone and alternate voussoirs



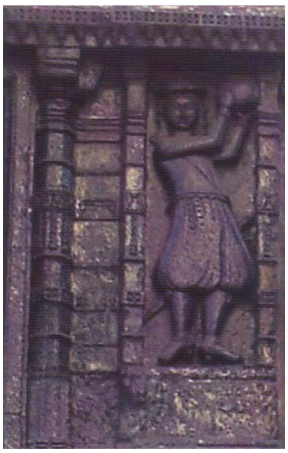
Corner of the building with a geometric pattern

INS Angre – Main gate from Town Hall			001(3)
		Common Ref No: 001(3) Card No: 3 Ward (Part): A (Part II) CS No: 226 (Colaba division) Plot Area: Part of 50387.52 sq. m B U Area: - Date: 20/04/05 Recorded by: Prachi Merchant Reviewed by: Int: Refer # Ext: Refer # Photo Ref: 001&238,239,240_Bombay castle	 Location Plan
1.0		**Denomination**	
1.1	Name of Premises	INS Angre – Main gate from Town Hall.	
1.2	Earlier Name	Bombay Castle Main Gateway	
1.3	Built in:	1665	Extension Date: 1904
2.0		**Access**	
2.1	Main	Shahid Bhagat Singh Marg	
2.2	Subsidiary	-	
3.0		**Ownership pattern**	
3.1	Present	Owner - Central Government	
3.2	Past	Owner - President of Union of India & Others	
3.3	Status	Owner	
4.0		**Use**	
4.1	Present	Main entrance gateway to the INS Angre	
4.2	Past	Main entrance gateway to the Bombay Castle.	
4.3	Usage	Daily	
5.0		**Significance & value Classification**	
5.1	Townscape (Manmade)	ure is located the INS Angre, to the east of Town Hall and Asiatic Library building.	
5.2	Architectural Description	**Planning** The main gateway is a semi circular arch held up by twin columns. **Features** This structure is a unique hybrid of Islamic and Portuguese architectural features, with circular floral motifs along the arch spandrils, surmounted by representations of carved freizes, with twin column surmounted by trebated brackets and floral motifs, reminiscent of medieval mosques. On the gateway a decorative cast iron lamp shade is suspended from a decorative bracket. The main entrance door is made up of teakwood and bears the plaque of having been restored in 1940. The gateway is vaulted from the inside and is made up of dressed buff basalt stone. **Style** The gateway derives influence from Islamic and Portuguese style of Architecture and carved freizes inspired by Gujrati architecture	
5.3	Intrinsic	-	
5.4	Value Classification	A(arc), A(his), B(per), B(des), B(uu), C(seh), E, F	Recommended grade I
6.0		**Topography**	
6.1	Floors	15 feet high entrance gate	
7.0		**Construction**	
7.1	Plinth	Stone plinth.	
7.2	Walls	Stone load bearing walls.	
7.3	Floor	-	
7.4	Stairs	-	
7.5	Openings	Main teakwood entrance door.	
7.6	Roofing	Flat roof, vaulted gateway	
7.7	Articulation	Circular motifs, carved freizes, decorative brackets.	
7.8	Finishes	Walls are finished with buff basalt stone masonary externally and internally have been plastered with lime mortar and painted.	
7.9	Interiors (Movable & Immovable)	**Movable**	

INS Angre – Main gate from Town Hall		001(3)
		- **Immovable** A plaque on the gate mentioning that it was restored in the year 1904 by Lt. Jimmy Dubash.
7.10	Compound/ Fence/ Gate	-
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	-
8.0		**Services & Utilities**
8.1	Lighting	-
8.2	Ventilation	-
8.3	Electricity	BEST
8.4	Water Supply	MCGM
8.5	Drainage (Plumbing & Sanitation)	-
8.6	Fire Precaution	-
8.7	Other (HVAC/BMS/Security Systems)	-
9.0		**Condition**
9.1	Plinth	Fair
9.2	Walls	Fair
9.3	Floor	Fair
9.4	Stairs	-
9.5	Openings	Fair
9.6	Roofing	Fair
9.7	Articulation & Finishes	Fair – The façade has been painted with layers of oil paint. Hard cement pointing has been done on the stone masonary.
9.8	Services	Fair
9.9	Out Buildings	Fair
9.10	Overall Conditions	Fair | Maintenance level | Fair
10.0		**Transformation**
	Form	-
	Structure	-
	Articulation & Finishes	-
11.0		**DP Remarks/ Perceived Threats**
		Building forms apart of I3 Zone
12.0		**Additional Notes/ References/ Documents available**
		Additional Notes: The Bombay Castle was built around 1665, when British chose to fortify the remains of the Manor House that was originally built on this site by the Portuguese. The construction of the Manor House is attributed to Gracia Da Ort, who leased the island of Bombay from the King of Portugal in 1554 for an annual rent of 85 pounds. A sundial and a coat of arms survive from the days of Portuguese rule, as well as the main gate that had carved friezes of Portuguese soldiers. **References:** # ABHA NARAIN LAMBAH ASSOCIATES (2005) *Conservation Guidelines for Heritage Structures with the Indian Navy, Mumbai,* 3 Vols. Project Report courtesy Indian Navy.



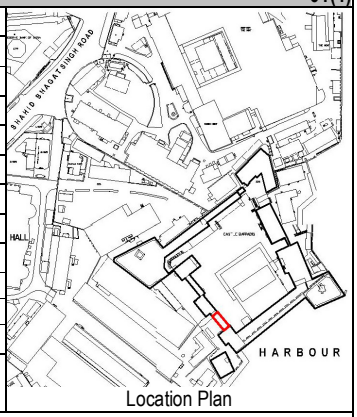
Decorative lamp shade at the entrance



Sculptural motif along with ornamented bands

INS Angre – Gate from INS Agnibahu **01(4)**

Common Ref No: 001(4)
Card No: 4
Ward (Part): A (Part II)
CS No: 226 (Colaba division)
Plot Area: Part of 50387.52 sq. m
B U Area: -
Date: 20/04/05
Recorded by: Prachi Merchant
Reviewed by:
Int: Refer #
Ext: Refer #
Photo Ref: 001&238,239,240_Bombay castle

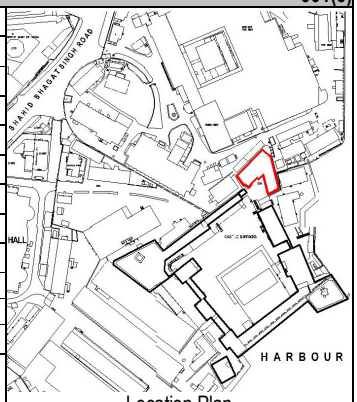


Location Plan

1.0		**Denomination**			
1.1	Name of Premises	INS Angre – Gate from INS Agnibahu.			
1.2	Earlier Name	Bombay Castle Secondary Gateway			
1.3	Built in:	1665	Extension Date:	1904	
2.0		**Access**			
2.1	Main	Shahid Bhagat Singh Marg			
2.2	Subsidiary	-			
3.0		**Ownership pattern**			
3.1	Present	Owner - Central Government			
3.2	Past	Owner - President of Union of India & Others			
3.3	Status	Owner			
4.0		**Use**			
4.1	Present	Secondary entrance gateway to the INS Angre Complex.			
4.2	Past	Secondary entrance gateway to the Bombay Castle.			
4.3	Usage	Daily			
5.0		**Significance & Value Classification**			
5.1	Townscape (Manmade)	The structure is located the INS Angre, to the east of Town hall and Asiatic Library building. The Bombay Castle, now known as INS Angre, has two entrance gateways, one leading to INS Angre from behind the Town Hall and other from the INS Angre Agnibahu side. This gate to INS Angre appears to be the main entrance on account of intricate carving.			
5.2	Architectural Description	**Planning** The main gateway is a semicircular arch held up by twin columns. **Features** The main entrance door is made up of teakwood. The gateway is vaulted from inside and is made up of dressed buff coloured basalt stone. **Style** -			
5.3	Intrinsic	-			
5.4	Value Classification	A(arc), A(his), B(per), B(des), B(uu), C(seh), E, F	Recommended grade:	I	
6.0		**Topography**			
6.1	Floors	15 feet high entrance gateway			
7.0		**Construction**			
7.1	Plinth	Stone plinth.			
7.2	Walls	Stone load bearing walls.			
7.3	Floor	Vaulted gateway.			
7.4	Stairs	-			
7.5	Openings	Main teakwood entrance door.			
7.6	Roofing	Flat roof.			
7.7	Articulation	-			
7.8	Finishes	Walls are finished with buff basalt stone masonary externally and internally have been plastered with lime mortar and painted.			
7.9	Interiors (Movable & Immovable)	**Movable**			

		- **Immovable** -
7.10	Compound/ Fence/ Gate	-
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	-
8.0		**Services & Utilities**
8.1	Lighting	-
8.2	Ventilation	-
8.3	Electricity	BEST
8.4	Water Supply	MCGM
8.5	Drainage (Plumbing & Sanitation)	-
8.6	Fire Precaution	-
8.7	Other (HVAC/BMS/Security Systems)	-
9.0		**Condition**
9.1	Plinth	Fair
9.2	Walls	Fair
9.3	Floor	Fair
9.4	Stairs	-
9.5	Openings	Fair
9.6	Roofing	Fair
9.7	Articulation & Finishes	Fair – The façade has been painted with layers of oil paint. Hard cement pointing has been done on the stone masonary.
9.8	Services	Fair
9.9	Out Buildings	Fair
9.10	Overall Conditions	Fair | Maintenance level | Fair
10.0		**Transformation**
	Form	-
	Structure	-
	Articulation & Finishes	-
11.0		**DP Remarks/ Perceived Threats**
		This building forms a part of I3 Zone
12.0		**Additional Notes/ References/ Documents available**
		Additional Notes: The Bombay Castle was built around 1665, when British chose to fortify the remains of the Manor House that was originally built on this site by the Portuguese. The construction of the Manor House is attributed to Gracia Da Ort, who leased the island of Bombay from the King of Portugal in 1554 for an annual rent of 85 pounds. A sundial and a coat of arms survive from the days of Portuguese rule, as well as the main gate that had carved freizes of Portuguese soldiers. **References:** # ABHA NARAIN LAMBAH ASSOCIATES (2005) *Conservation Guidelines for Heritage Structures with the Indian Navy, Mumbai,* 3 Vols. Project Report courtesy Indian Navy.

Over view of the gate from INS Agnibahu

INS Angre – Portuguese Sundial			001(5)
		Common Ref No: 001(5) Card No: 5 Ward (Part): A (Part II) CS No: 226 (Colaba division) Plot Area: Part of 50387.52 sq. m B U Area: - Date: 20/04/05 Recorded by: Prachi Merchant Reviewed by: Int: Refer # Ext: Refer # Photo Ref: 001&238,239,240_Bombay castle	 Location Plan

1.0					
1.1	Name of Premises	INS Angre – Portuguese Sundial.			
1.2	Earlier Name	Portuguese Sundial.			
1.3	Built in:	1665	Extension Date:	1904	
2.0		**Access**			
2.1	Main	Shahid Bhagat Singh Marg			
2.2	Subsidiary	-			
3.0		**Ownership pattern**			
3.1	Present	Owner - Central Government			
3.2	Past	Owner - President of Union of India & Others			
3.3	Status	Owner			
4.0		**Use**			
4.1	Present	Urban artefact within the INS Angre complex.			
4.2	Past	Sundial dating to the Portuguese times.			
4.3	Usage	Not in use (the pointers of the sundial are non functional and in a broken state and main dial is missing)			
5.0		**Significance & Value Classification**			
5.1	Townscape (Manmade)	The structure is located the INS Angre, to the east of Town Hall and Asiatic Library building.			
5.2	Architectural Description	**Planning and Features** A rectangular stone sundial with numbers painted on the lower pedestal and surmounted by a decorative stone crown painted in colours ranging from yellow, pink,white, green and blue colours. On the western face of the sundial within the stone crown within the rectangular stone is inset an oval within which is carved a portuguese emblem. On the eastern face is carved a face of a lady surrounded by floral motifs. On the four corners of the oval frieze are carved circular floral motifs. **Style** -			
5.3	Intrinsic	According to James Douglas in 1893, the 10 ft. sundial was the oldest sculpted work in Bombay.			
5.4	Value Classification	A(his), B(per), B(des), B(uu), F	Recommended grade:	I	
6.0		**Topography**			
6.1	Floors	15 feet high structure			
7.0		**Construction**			
7.1	Plinth	-			
7.2	Walls	-			
7.3	Floor	-			
7.4	Stairs	-			
7.5	Openings	-			
7.6	Roofing	-			
7.7	Articulation	-			
7.8	Finishes	The Sundial has been coated with oil paint in various colours.			
7.9	Interiors (Movable & Immovable)	**Movable:** -			

		Immovable: -
7.10	Compound/ Fence/ Gate	-
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	-
8.0		**Services & Utilities**
8.1	Lighting	-
8.2	Ventilation	-
8.3	Electricity	BEST
8.4	Water Supply	MCGM
8.5	Drainage (Plumbing & Sanitation)	-
8.6	Fire Precaution	-
8.7	Other (HVAC/BMS/Security Systems)	-
9.0		**Condition**
9.1	Plinth	Fair
9.2	Walls	Fair
9.3	Floor	Fair
9.4	Stairs	-
9.5	Openings	Fair
9.6	Roofing	Fair
9.7	Articulation & Finishes	Fair – The Sundial has been painted with layers of oil paint.
9.8	Services	Fair – Electrical conduits have been installed in a haphazard manner.
9.9	Out Buildings	Fair – The sundial has been juxtaposed with modern structures.
9.10	Overall Conditions	Fair | Maintenance level | Fair
10.0		**Transformation**
	Form	-
	Structure	-
	Articulation & Finishes	-
11.0		**DP Remarks/ Perceived Threats**
		This building forms a part of I3 Zone
12.0		**Additional Notes/ References/ Documents available**
		Additional Notes: The Bombay Castle was built around 1665, when British chose to fortify the remains of the Manor House that was originally built on this site by the Portuguese. The construction of the Manor House is attributed to Garcia Da Orta, who leased the island of Bombay from the King of Portugal in 1554 for an annual rent of 85 pounds. A sundial and a coat of arms survive from the days of Portuguese rule, as well as the main gate that had carved friezes of Portuguese soldiers. **References:** # ABHA NARAIN LAMBAH ASSOCIATES (2005) *Conservation Guidelines for Heritage Structures with the Indian Navy, Mumbai,* 3 Vols. Project Report courtesy Indian Navy.

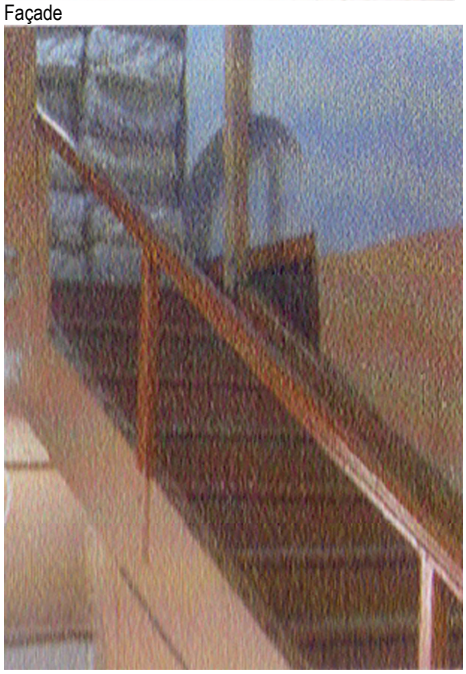
Ornamentation detail of the sundial

Naval Dockyard, Centre No. 04			002(01)
		Common Ref No: 002 (01) Card No: 6 Ward (Part): A (Part III) CS No: 44 (Colaba division) Plot Area: Part of 125263.53 sq. m B U Area: - Date: - Recorded by: Prachi Merchant Reviewed by: Int: Refer # Ext: Refer # Photo Ref: 002(01)_Centre No.- 04	 Location Plan
1.0		**Denomination**	
1.1	Name of Premises	Naval Dockyard, Centre No. 04	
1.2	Earlier Name	Building P2	
1.3	Built in:	1885	Extension Date: -
2.0		**Access**	
2.1	Main	East side of Shahid Bhagat Singh Marg – vehicular and pedestrian	
2.2	Subsidiary	-	
3.0		**Ownership pattern**	
3.1	Present	Owner - Central Government	
3.2	Past	Owner – The Secretary of State for India in Council & Others	
3.3	Status	Owner	
4.0		**Use**	
4.1	Present	Offices	
4.2	Past	Offices	
4.3	Usage	Daily	
5.0		**Significance & Value Classification**	
5.1	Townscape (Manmade)	The building is a part of the Naval Dockyard and is located on the east side of the Shahid Bhagat Singh Marg with Horniman Circle to its north, beyond the restricted Naval area compound wall. The continuous strong edge of this building forms the oldest surviving street profile of the Fort area, which leads from the Lion Gate to the northern end of the Dockyard.	
5.2	Architectural Description	**Planning** The building is longitudinal in shape and oriented in the north south direction. The ground floor occupies the storehouse, first floor occupies Manager Control C. no – 04, Zonal Store tool equipment and the second floor occupied by offices. **Features** The building is a continuous homogeneous block externally with several departments within. The building has a continuous sloping Mangalore tile roof over the entire building supported on wooden brackets. The building is lined with semicircular arched openings and wooden *chajjas* supported on wooden brackets. The top floor has a projecting wooden balcony with wooden posts, trelliswork and sloping roof supported on wooden brackets. **Style** -	
5.3	Intrinsic	-	
5.4	Value Classification	A(his), B(per), B(uu), C(seh), E	Recommended grade: I
6.0		**Topography**	
6.1	Floors	G+2	
7.0		**Construction**	
7.1	Plinth	Negligible.	
7.2	Walls	Load bearing stone masonary walls	
7.3	Floor	Wooden flooring structure with beams and joists, supported on cast iron T sections columns.	

Naval Dockyard, Centre No. 04			002(01)
7.4	Stairs	Wooden staircase.	
7.5	Openings	Arched and rectangular internal and external openings with wooden paneled shutters with ventilators.	
7.6	Roofing	Wooden sloping roof supported on wooden queen post wooden truss. Window openings have sloping wooden *chajjas* supported on wooden brackets.	
7.7	Articulation	Semicircular arched windows with sloping *chajjas*, floor and sill bands, stone coins, sloping roof supported on wooden brackets.	
7.8	Finishes	The walls are externally clad with rough ashlar stone masonary, and painted from both sides.	
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -	
7.10	Compound/ Fence/ Gate	Building is located within the Naval Dockyard area with a high stone compound wall around.	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	-	
8.0		**Services & Utilities**	
8.1	Lighting	-	
8.2	Ventilation	-	
8.3	Electricity	MES	
8.4	Water Supply	MES	
8.5	Drainage (Plumbing & Sanitation)	-	
8.6	Fire Precaution	-	
8.7	Other (HVAC/BMS/Security Systems)	Individual air conditioning units have been installed in few rooms. Strict manual security at the gate.	
9.0		**Condition**	
9.1	Plinth	-	
9.2	Walls	Fair - Internal partitions have been added. Cracks have been observed.	
9.3	Floor	Fair – Cast iron T sections columns have been added as additional support	
9.4	Stairs	Fair – the treads and risers are in an umaintained condition.	
9.5	Openings	Poor – window openings are blocked with metal *jalis*, brick or wooden partition, original opening size has been altered.	
9.6	Roofing	Fair – wooden *chajjas* are replaced by asbestos sheet covering. Roof tiles are missing at few places causing deterioration of wooden roof members.	
9.7	Articulation & Finishes	Fair – All external and internal parts are painted and floor finish has been changed.	
9.8	Services	Poor – Unplanned introduction of service areas causing dampness and deterioration of materials.	
9.9	Out Buildings	-	
9.10	Overall Conditions	Fair	Maintenance level | Fair
10.0		**Transformation**	
	Form	-	
	Structure	Cast Iron T-section columns have been introduced to support the ceiling joists and beams. I-sections have been introduced to support mezzanines.	
	Articulation & Finishes		
11.0		**DP Remarks/ Perceived Threats**	
		This building forms a part of I3 Zone	
12.0		**Additional Notes/ References/ Documents available**	
		Additional Notes: - **References:** # ABHA NARAIN LAMBAH ASSOCIATES (2005) *Conservation Guidelines for Heritage Structures with the Indian Navy, Mumbai,* 3 Vols. Project Report courtesy Indian Navy.	

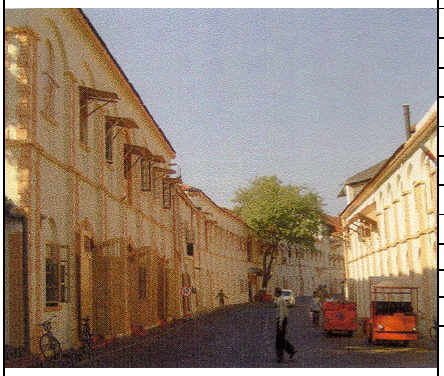
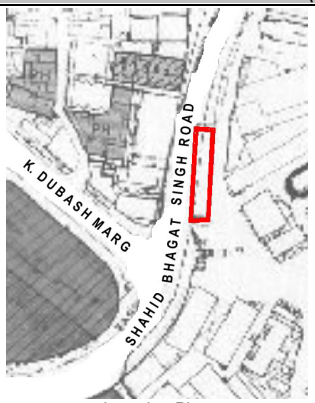
Façade

Projecting balcony



Staircase

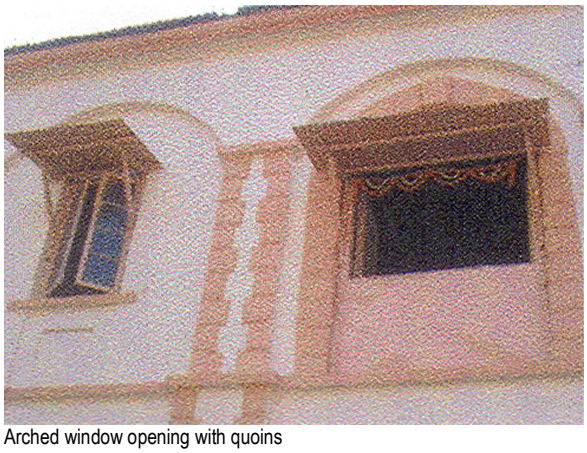
Interior

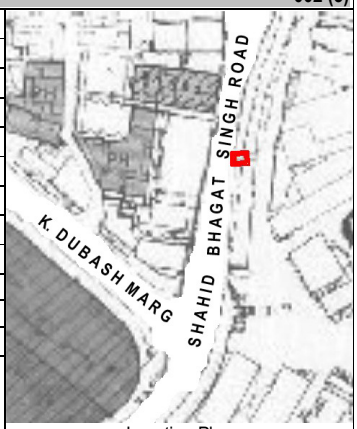
Naval Dockyard, Building P1			002 (2)
		Common Ref No: 002 (2) Card No: 7 Ward (Part): A (Part III) CS No: 44 (Colaba division) Plot Area: Part of 125263.53 sq. m B U Area: Date: 05/04/05 Recorded by: Prachi Merchant Reviewed by: Int: Refer # Ext: Refer # Photo Ref: 002(02)_P1	 Location Plan

1.0		**Denomination**			
1.1	Name of Premises	Naval Dockyard, Building P1			
1.2	Earlier Name	Building P1			
1.3	Built in:	1885	Extension Date:	1992 (repairs done)	
2.0		**Access**			
2.1	Main	East side of Shahid Bhagat Singh Marg– vehicular and pedestrian.			
2.2	Subsidiary	-			
3.0		**Ownership pattern**			
3.1	Present	Owner - Central Government			
3.2	Past	Owner – The Secretary of State for India in Council & Others			
3.3	Status	Owner			
4.0		**Use**			
4.1	Present	Offices			
4.2	Past	Apprentice school, Store rooms			
4.3	Usage	Daily.			
5.0		**Significance & Value Classification**			
5.1	Townscape (Manmade)	The building is a part of the Naval Dockyard and is located on the east side of the Shahid Bhagat Singh Margwith Horniman circle to its north beyond the restricted Naval area compound wall. The continuous strong edge of this building forms the oldest surviving street profile of the Fort area, which leads from the Lion Gate to the northern end of the Dockyard.			
5.2	Architectural Description	**Planning** The building is longitudinal in shape and oriented in the north south direction. The ground floor occupies the Bank, Controllerate of Technical Services, storehouses. The first floor occupies Time-keeping office, Human resource planning division, Extension of the Naval Dockyard Co-op Bank Ltd. **Features** The building is a continuous homogeneous block externally with several departments within. The building has a sloping Mangalore tile roof over the entire building supported on wooden brackets Longitudinal building is lined with semicircular arched openings and wooden *chajjas* supported on wooden brackets. **Style** -			
5.3	Intrinsic	-			
5.4	Value Classification	A(his), B(per), B(uu), C(seh), E	Recommended grade	I	
6.0		**Topography**			
6.1	Floors	G+1			
7.0		**Construction**			
7.1	Plinth	Negligible			
7.2	Walls	Load bearing stone masonary walls.			
7.3	Floor	Wooden flooring structure with beams and joists, supported on cast iron T sections columns.			
7.4	Stairs	Wooden staircase.			

Naval Dockyard, Building P1			002 (2)
7.5	Openings	Arched and rectangular door and window openings with wooden paneled shutters with ventilators.	
7.6	Roofing	Wooden sloping roof supported on wooden queen post wooden truss. Window openings have sloping *chajjas* supported on wooden brackets.	
7.7	Articulation	Semicircular arched windows with sloping *chajjas*, floor and sill bands, stone coins, sloping roof supported on wooden brackets.	
7.8	Finishes	The walls are externally clad with rough ashlar stone masonary and painted from both sides. The floor is finished with ceramic tiles, linoleum.	
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -	
7.10	Compound/ Fence/ Gate	Building is located within the Naval Dockyard area with a high stone compound wall around.	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	-	
8.0		**Services & Utilities**	
8.1	Lighting	-	
8.2	Ventilation	-	
8.3	Electricity	MES	
8.4	Water Supply	MES	
8.5	Drainage (Plumbing & Sanitation)	-	
8.6	Fire Precaution	-	
8.7	Other (HVAC/BMS/Security Systems)	Individual room air conditioning units have been introduced. Strict manual security at the gate.	
9.0		**Condition**	
9.1	Plinth	-	
9.2	Walls	Fair - Internal partitions have been added. Cracks and severe leakages have been observed.	
9.3	Floor	Fair	
9.4	Stairs	Fair – the treads and risers are in an umaintained condition.	
9.5	Openings	Poor – window openings are blocked with metal *jalis*, brick or wooden partition, original opening size has been altered.	
9.6	Roofing	Fair – wooden *chajjas* are replaced by asbestos sheet covering. Roof tiles are missing at few places causing deterioration of wooden roof members. Roof covering is replaced by asbestos sheet.	
9.7	Articulation & Finishes	Fair – All external and internal parts are painted and floor finish has been changed.	
9.8	Services	Poor – Unplanned introduction of service areas causing dampness and deterioration of materials.	
9.9	Out Buildings	-	
9.10	Overall Conditions	Fair	Maintenance level | Fair
10.0		**Transformation**	
	Form	-	
	Structure	Cast Iron T-section columns have been introduced to support the ceiling joists and beams. I-sections have been introduced to support mezzanines.	
	Articulation & Finishes		
11.0		**DP Remarks/ Perceived Threats**	
		This building forms a part of I3 Zone	
12.0		**Additional Notes/ References/ Documents available**	
		<u>Additional Notes:</u> - **<u>References:</u>** # ABHA NARAIN LAMBAH ASSOCIATES (2005) *Conservation Guidelines for Heritage Structures with the Indian Navy, Mumbai,* 3 Vols. Project Report courtesy Indian Navy.	

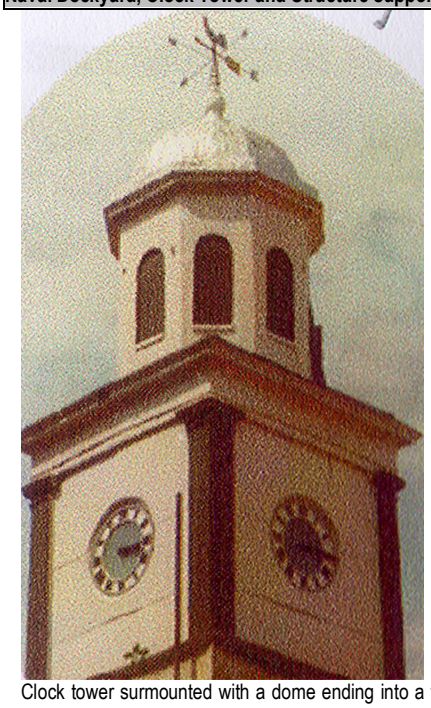
Wooden roof truss


Arched window opening with quoins

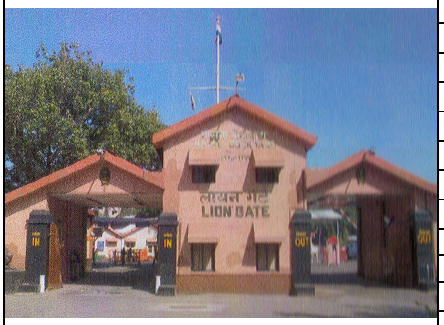
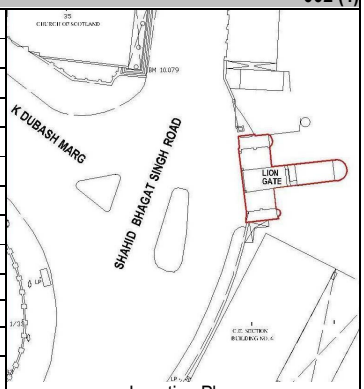
Naval Dockyard, Clock Tower and Structure supporting it			002 (3)
		Common Ref No: 002 (3) Card No: 8 Ward (Part): A (Part III) CS No: 44 (Colaba division) Plot Area: Part of 125263.53 sq. m B U Area: - Date: 05/04/05 Recorded by: Prachi Merchant Reviewed by: Int: Refer # Ext: Refer # Photo Ref: 002(03) clock tower	 Location Plan

1.0		**Denomination**			
1.1	Name of Premises	Naval Dockyard, Clock Tower and Structure supporting it			
1.2	Earlier Name	Clock Tower and Main Gate of Dockyard			
1.3	Built in:	Pre 1798	Extension Date:	-	
2.0		**Access**			
2.1	Main	East side of Shahid Bhagat Singh Marg – vehicular and pedestrian.			
2.2	Subsidiary	-			
3.0		**Ownership pattern**			
3.1	Present	Owner - Central Government			
3.2	Past	Owner – The Secretary of State for India in Council & Others			
3.3	Status	Owner			
4.0		**Use**			
4.1	Present	Clock Tower			
4.2	Past	Clock Tower and the Main entrance Gate of Dockyard.			
4.3	Usage	Daily.			
5.0		**Significance & Value Classification**			
5.1	Townscape (Manmade)	The building is a part of the Naval Dockyard and is located on the east side of the Shahid Bhagat Singh Marg with Horniman Circle to its north beyond the restricted Naval area compound wall. The Clock Tower structure stands along the edge of the oldest surviving street profile of the Fort area.			
5.2	Architectural Description	**Planning:** The structure supporting the Clock Tower houses the staircase leading to a small chamber occupying the working mechanism of the Clock Tower. **Features:** The Clock Tower building has receding rectangular stepped floor levels housing the round openings with clocks on all four sides. The final floor level has semicircular openings, topped with a dome ending into a finial holding the directional pointers. The floor levels are emphasised by stone bands. **Style**: -			
5.3	Intrinsic	The clock tower has withstood since the establishment of the Naval Dockyard			
5.4	Value Classification	A(his), B(per), B(uu), F	Recommended grade	I	
6.0		**Topography**			
6.1	Floors	G+3			
7.0		**Construction**			
7.1	Plinth	-			
7.2	Walls	Load bearing stone masonary walls.			
7.3	Floor	Stone pier supporting the wooden beams and joists of the floor.			
7.4	Stairs	Timber staircase with wooden handrails and balustrades leading from one of the entrances into P1 structure to the Clock Tower.			

Naval Dockyard, Clock Tower and Structure supporting it					002 (3)
		Short flights of wooden steps leading to the small chamber housing the clock working mechanism.			
7.5	Openings	Arched and round openings.			
7.6	Roofing	The Clock tower ends into a stone dome.			
7.7	Articulation	Semicircular arched and round openings, floor level bands.			
7.8	Finishes	The walls are externally clad with rough ashlar stone masonary and painted from both sides. The floor is finished with wooden flooring.			
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -			
7.10	Compound/ Fence/ Gate	Building is located within the Naval Dockyard area with a high stone compound wall around.			
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	-			
8.0		**Services & Utilities**			
8.1	Lighting	-			
8.2	Ventilation	-			
8.3	Electricity	MES			
8.4	Water Supply	MES			
8.5	Drainage (Plumbing & Sanitation)	-			
8.6	Fire Precaution	-			
8.7	Other (HVAC/BMS/Security Systems)	-			
9.0		**Condition**			
9.1	Plinth	-			
9.2	Walls	Fair			
9.3	Floor	Fair			
9.4	Stairs	Fair			
9.5	Openings	Poor – arched openings are blocked and painted insensitively. Seepage has been observed at certain opening area, which has been insensitively cemented.			
9.6	Roofing	Fair			
9.7	Articulation & Finishes	Fair – All external and internal parts are painted			
9.8	Services	Poor – Unplanned introduction of service areas like Kitchen and toilet blocks within and outside the building causing dampness and deterioration of materials.			
9.9	Out Buildings	-			
9.10	Overall Conditions	Fair	Maintenance level	Fair	
10.0		**Transformation**			
	Form	-			
	Structure	-			
	Articulation & Finishes	Insensitive painting			
11.0		**DP Remarks/ Perceived Threats**			
		This building forms a part of I3 Zone			
12.0		**Additional Notes/ References/ Documents available**			
		Additional Notes: The clock Tower was erected on the Main Gateway of the Dockyard before 1798 as is evident from the old papers in the Maritime Office. The latest clock, installed in 1904 continues to tick even after one hundred years. The clock is close to the heart of the Dias family who have traditionally maintained it and continues to serve in the Millwright Department. **References:** # ABHA NARAIN LAMBAH ASSOCIATES (2005) *Conservation Guidelines for Heritage Structures with the Indian Navy, Mumbai,* 3 Vols. Project Report courtesy Indian Navy.			



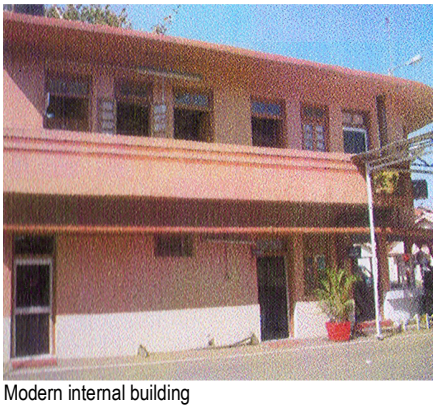
Clock tower surmounted with a dome ending into a finial holding the directional pointers.

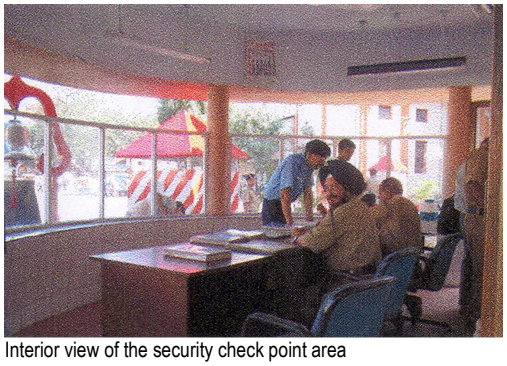
Naval Dockyard, Lion Gate			002 (4)
		Common Ref No: 002 (4) Card No: 9 Ward (Part): A (Part III) CS No: 44 (Colaba division) Plot Area: Part of 125263.53 sq. m B U Area: Date: 05/04/05 Recorded by: Prachi Merchant Reviewed by: Int: Refer # Ext: Refer # Photo Ref: 002(04)_lion gate	 Location Plan
1.0		**Denomination**	
1.1	Name of Premises	Naval Dockyard, Lion Gate	
1.2	Earlier Name	Lion Gate	
1.3	Built in:	1949	Extension Date: -
2.0		**Access**	
2.1	Main	East side of Shahid Bhagat Singh Marg – vehicular and pedestrian.	
2.2	Subsidiary	-	
3.0		**Ownership pattern**	
3.1	Present	Owner - Central Government	
3.2	Past	Owner – The Secretary of State for India in Council & Others	
3.3	Status	Owner	
4.0		**Use**	
4.1	Present	Entrance Gate	
4.2	Past	Entrance Gate – not the original entrance to the Dockyard.	
4.3	Usage	Daily.	
5.0		**Significance & Value Classification**	
5.1	Townscape (Manmade)	One of the oldest entrance gates to the Naval Dockyard. (Not the original one)	
5.2	Architectural Description	**Planning** The Entrance gate is symmetrically planned with a central higher block housing the rooms is flanked with two gates serving as 'In' and 'Out'. The Gate structure houses security, waiting rooms, guest rooms, visiting rooms, and Ladies search room. **Features** The central and side wings have sloping roof. The original gate structure was guarded by Lion statues on granite pedestals on both sides of the structure. One of the buildings located in the center of the two entrances, show rounded edges and balconies supported on colonnaded corridor below. **Style** -	
5.3	Intrinsic	-	
5.4	Value Classification	A(his), B(per), B(uu), F	Recommended grade: I
6.0		**Topography**	
6.1	Floors	G, central structure G+1	
7.0		**Construction**	
7.1	Plinth	No Plinth to the entrance gate part. The central block has a low plinth.	
7.2	Walls	Brick walls	
7.3	Floor	RCC framed structure	
7.4	Stairs	Original wooden staircase supported on timber posts	
7.5	Openings	Rectangular openings with shutters of new materials	
7.6	Roofing	Sloping Mangalore tiled roof.	
7.7	Articulation	-	
7.8	Finishes	The walls are externally and internally painted	
7.9	Interiors (Movable & Immovable)	**Movable** -	

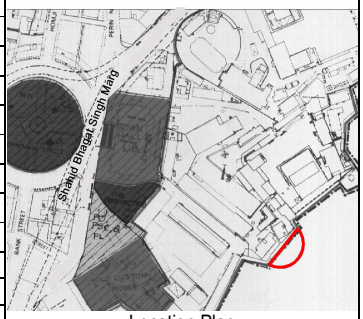
Naval Dockyard, Lion Gate					002 (4)
		Immovable -			
7.10	Compound/ Fence/ Gate	Building is located within the Naval Dockyard area with a high stone compound wall around.			
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Many ground and one storied structures have been added around the entrance			
8.0		**Services & Utilities**			
8.1	Lighting	-			
8.2	Ventilation	-			
8.3	Electricity	MES			
8.4	Water Supply	MES			
8.5	Drainage (Plumbing & Sanitation)	-			
8.6	Fire Precaution	-			
8.7	Other (HVAC/BMS/Security Systems)	-			
9.0		**Condition**			
		The original gate was located near the existing gate. The Lion gate is newly constructed.			
9.1	Plinth	Fair			
9.2	Walls	Fair - The walls are insensitively clad with granite on the external façade.			
9.3	Floor	Fair			
9.4	Stairs	Fair			
9.5	Openings	Fair			
9.6	Roofing	Fair			
9.7	Articulation & Finishes	Fair – All external and internal parts are painted.			
9.8	Services	Fair			
9.9	Out Buildings	Fair			
9.10	Overall Conditions	Fair	Maintenance level	Fair	
10.0		**Transformation**			
	Form	-			
	Structure	The entrance gate has been newly constructed as an RCC structure.			
	Articulation & Finishes	-			
11.0		**DP Remarks/ Perceived Threats**			
		This building forms a part of I3 Zone			
12.0		**Additional Notes/ References/ Documents available**			
		Additional Notes: Lion Gate belongs to the original Dockyard constructed by Lowji Wadi in the year 1735. Main Gate of earlier years was located a little away from Lion Gate. It was through this historic gate Lord Clive, as did Nelson when he was mid-shipman, and the Duke of Wellington, when he was Sir Wellesley, KCB, in 1801, to inspect the British Expeditionary Force, preparatory to their departure for Egypt. **References:** # ABHA NARAIN LAMBAH ASSOCIATES (2005) *Conservation Guidelines for Heritage Structures with the Indian Navy, Mumbai,* 3 Vols. Project Report courtesy Indian Navy.			

Entrance to the Lion Gate

Lion sculpture at the entrance


Modern internal building


Interior view of the security check point area

Naval Dockyard, Remnants of the Old Fort Wall			002(5) and 240
		Common Ref No: 002 (5) and 240 Card No: 10 Ward (Part): A (Part III) CS No: 44 (Colaba division) Plot Area: Part of 125263.53 sq. m B U Area: Date: 05/04/05 Recorded by: Prachi Merchant Reviewed by: Int: Refer # Ext: Refer # Photo Ref: 002(05)_old fort remnants	 Location Plan
1.0		**Denomination**	
1.1	Name of Premises	Naval Dockyard, Remnants of the Old Fort Wall	
1.2	Earlier Name	Fort Wall	
1.3	Built in:	1668-1719	Extension Date: -
2.0		**Access**	
2.1	Main	East side of Shahid Bhagat Singh Marg – vehicular and pedestrian.	
2.2	Subsidiary	-	
3.0		**Ownership pattern**	
3.1	Present	Owner - Central Government	
3.2	Past	Owner – The Secretary of State for India in Council & Others	
3.3	Status	Owner	
4.0		**Use**	
4.1	Present	Dead wall/ sculptural	
4.2	Past	Fortifications – Defense and Attack	
4.3	Usage	-	
5.0		**Significance & Value Classification**	
5.1	Townscape (Manmade)	The wall is located on the east side of the Shahid Bhagat Singh Road with Horniman circle to its north beyond the restricted Naval area compound wall. The wall symbolizes the remnants of fortifications and retains its historical value and significance.	
5.2	Architectural Description	**Planning** Remains of the freestanding thick and high old Fort wall with regular openings for gun/ canon firing and slanting walls used for defense and attack. **Features** Stone clad fort wall with alternate fortifications and recessed bays with segmental arched openings set within slanting deep sill. **Style** -	
5.3	Intrinsic	One of the surviving parts of the Original Bombay Fort, which was demolished in 1860's.	
5.4	Value Classification	A(his), B(per), B(uu), F	Recommended grade: I
6.0		**Topography**	
6.1	Floors	High thick fortification wall	
7.0		**Construction**	
7.1	Plinth	-	
7.2	Walls	Thick stone load bearing walls	
7.3	Floor	-	
7.4	Stairs	-	
7.5	Openings	Semi circular openings	
7.6	Roofing	-	
7.7	Articulation	-	
7.8	Finishes	Plaster and painted.	
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -	
7.10	Compound/ Fence/ Gate	Building is located within the Naval Dockyard area with a high stone compound wall around.	

Naval Dockyard, Remnants of the Old Fort Wall		002(5) and 240
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Many small structures have been added behind the wall. Landscape has been done very close to the wall structure.
8.0		**Services & Utilities**
8.1	Lighting	-
8.2	Ventilation	-
8.3	Electricity	MES
8.4	Water Supply	MES
8.5	Drainage (Plumbing & Sanitation)	-
8.6	Fire Precaution	-
8.7	Other (HVAC/BMS/Security Systems)	-
9.0		**Condition**
		The original gate was located near the existing gate. The Lion gate is newly constructed.
9.1	Plinth	-
9.2	Walls	Fair - The walls are plastered and painted in multiple layers. Ground water seepage and organic growth has been observed.
9.3	Floor	Fair
9.4	Stairs	Fair
9.5	Openings	Fair – Grills have been added
9.6	Roofing	Fair
9.7	Articulation & Finishes	Fair
9.8	Services	Fair – Electrical conduits and additions of light fittings along the wall have been done. Service outlets have not been maintained.
9.9	Out Buildings	Fair – many small structures have been insensitively added behind the wall
9.10	Overall Conditions	Fair | Maintenance level | Fair
10.0		**Transformation**
	Form	-
	Structure	-
	Articulation & Finishes	-
11.0		**DP Remarks/ Perceived Threats**
		This building forms a part of I3 Zone
12.0		**Additional Notes/ References/ Documents available**
		Additional Notes: - **References:** # ABHA NARAIN LAMBAH ASSOCIATES (2005) *Conservation Guidelines for Heritage Structures with the Indian Navy, Mumbai,* 3 Vols. Project Report courtesy Indian Navy.

High bastion wall

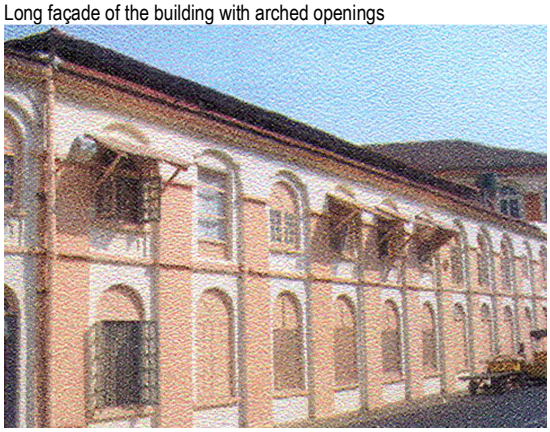
Bastion wall with a niche for cannon firing

Naval Dockyard, Main Administrative Building and Workshops					002 (6)
		Common Ref No: 002 (6) Card No: 11 Ward (Part): A (Part III) CS No: 44 (Colaba division) Plot Area: Part of 125263.53 sq. m B U Area: - Date: 06/04/05 Recorded by: Prachi Merchant Reviewed by: Int: Refer # Ext: Refer # Photo Ref: 002(06)_main admin bldg & workshop	 Location Plan		
1.0		**Denomination**			
1.1	Name of Premises	Naval Dockyard, Main Administrative Building and Workshops			
1.2	Earlier Name	Workshops 40,44 & 68			
1.3	Built in:	Building no. 40 – 1807, Building no. 44 – 1870 Building no. 68 - 1921	Extension Date:	Extension 40A – 1907	
2.0		**Access**			
2.1	Main	East side of Shahid Bhagat Singh Marg – vehicular and pedestrian.			
2.2	Subsidiary	-			
3.0		**Ownership pattern**			
3.1	Present	Owner - Central Government			
3.2	Past	Owner – The Secretary of State for India in Council & Others			
3.3	Status	Owner			
4.0		**Use**			
4.1	Present	Workshops and Offices			
4.2	Past	Workshops and Offices			
4.3	Usage	-			
5.0		**Significance & Value Classification**			
5.1	Townscape (Manmade)	The building is a part of the Naval Dockyard and is located on the east side of the Shahid Bhagat Singh Road with Horniman Circle to its north beyond the restricted Naval area compound wall. Its one of the largest building in the Naval Dockyard.			
5.2	Architectural Description	**Planning** Three buildings 40, 44 and 68 have been merged together with interconnections between the buildings. The building is longitudinal with an extended portion in the west side central part. The building houses the offices of the Admiral, Superintendent and General & Deputy General Managers. **Features** The building façade has semicircular and pointed arched openings with timber framed windows and fanlights. The side end in gable walls and are accentuated with vertical rusticated pilasters and circular ventilators at the top end of the wall. Façade shows intermediate moldings at the level of the springing arches, which forms a continuous band on the external of the building punctuating different floor levels, sill levels. The double roof construction system provides for additional light with fixed glass panels and Mangalore tiled roofing. **Style** -			
5.3	Intrinsic	-			
5.4	Value Classification	A(arc), A(his), B(per), B(des), B(uu), E	Recommended grade:	I	
6.0		**Topography**			
6.1	Floors	G+2			
7.0		**Construction**			
7.1	Plinth	Normal height stone plinth			

Naval Dockyard, Main Administrative Building and Workshops			002 (6)
7.2	Walls	Rubble stone masonary load bearing walls	
7.3	Floor	Indeterminable	
7.4	Stairs	Indeterminable	
7.5	Openings	Arched openings with glazed paneled shutters	
7.6	Roofing	Double roof construction system for additional light with fixed panels and Mangalore tiled roofing.	
7.7	Articulation	Arches, bands, quoins, half round *chajjas*.	
7.8	Finishes	Plaster and painted.	
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -	
7.10	Compound/ Fence/ Gate	Building is located within the Naval Dockyard area with a high stone compound wall around.	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape		
8.0		**Services & Utilities**	
8.1	Lighting	-	
8.2	Ventilation	-	
8.3	Electricity	MES	
8.4	Water Supply	MES	
8.5	Drainage (Plumbing & Sanitation)	-	
8.6	Fire Precaution	-	
8.7	Other (HVAC/BMS/Security Systems)	-	
9.0		**Condition**	
9.1	Plinth	Fair – service pipes along the entire length of the plinth has been added	
9.2	Walls	Fair - Internal partitions have been added. The construction of bund wall for carrying the pipes on the periphery of the original structure has weakened the masonary walls. Seepage and organic growth has been observed at places.	
9.3	Floor	Fair – Loading due to storage of heavy machinery.	
9.4	Stairs	Fair	
9.5	Openings	Fair – Grills have been added. Openings have been blocked.	
9.6	Roofing	Fair – Internal false ceiling added.	
9.7	Articulation & Finishes	Fair	
9.8	Services	Fair – Electrical conduits and additions of light fittings along the wall have been done. Service outlets have been added insensitively.	
9.9	Out Buildings	Fair – Many additions and extensions have been added internally and externally.	
9.10	Overall Conditions	Fair	Maintenance level | Fair
10.0		**Transformation**	
	Form	-	
	Structure	I-sections and RCC staircases have been added, mezzanine floor has been added, water tanks have been added.	
	Articulation & Finishes	-	
11.0		**DP Remarks/ Perceived Threats**	
		This building forms a part of I3 Zone	
12.0		**Additional Notes/ References/ Documents available**	
		Additional Notes: A complex structure consisting of workshop space on the ground floor and administrative space on the first floor was built in 1807 alongside of the Duncan Dock. It houses some of the Vintage machines that are unique for marine applications and still in use, including an electric overhead crane installed in 1900. **References:** # ABHA NARAIN LAMBAH ASSOCIATES (2005) *Conservation Guidelines for Heritage Structures with the Indian Navy, Mumbai,* 3 Vols. Project Report courtesy Indian Navy.	

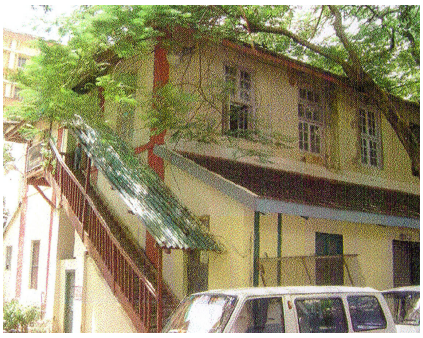
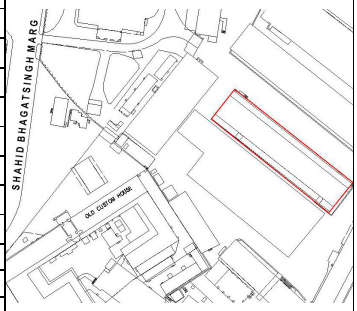
Long façade of the building with arched openings

Arch openings with changed shutters

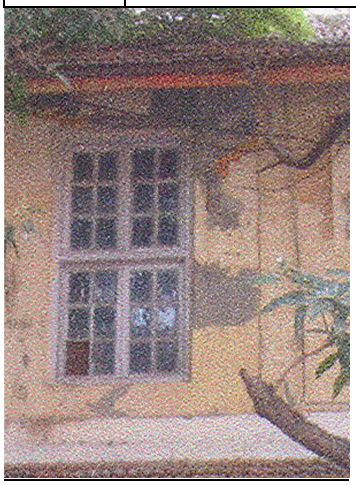


Arched openings with bands, newly added chajjas

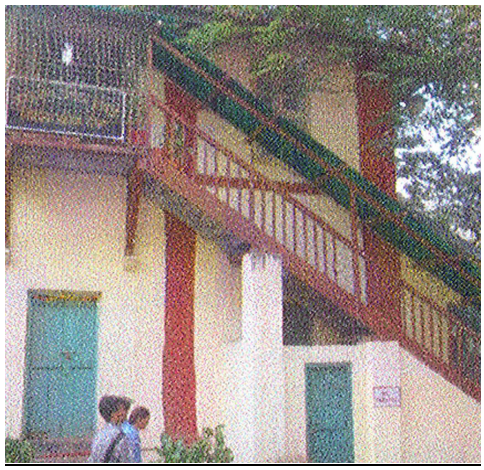
Arched openings with semicircular chajjas, geometric pattern bands etc

Naval Dockyard, 3 Agencies: NAD, CQE, CTS			002 (7)
		Common Ref No: 002 (7) Card No: 12 Ward (Part): A (Part III) CS No: 44 (Colaba division) Plot Area: Part of 125263.53 sq. m B U Area: - Date: 06/04/05 Recorded by: Prachi Merchant Reviewed by: Int: Refer # Ext: Refer # Photo Ref: 002(07)_NAD, CQE, CTS	 Location Plan
1.0		**Denomination**	
1.1	Name of Premises	Naval Dockyard, 3 Agencies: NAD, CQE, CTS	
1.2	Earlier Name	Building on the right of Gun Gate (No. 29A/B)	
1.3	Built in:	Indeterminable	Extension Date: -
2.0		**Access**	
2.1	Main	East side of Shahid Bhagat Singh Marg – vehicular and pedestrian.	
2.2	Subsidiary	-	
3.0		**Ownership pattern**	
3.1	Present	Owner - Central Government	
3.2	Past	Owner – The Secretary of State for India in Council & Others	
3.3	Status	Owner	
4.0		**Use**	
4.1	Present	Offices	
4.2	Past	Horse stables, residence spaces for jockeys, horse guards.	
4.3	Usage	-	
5.0		**Significance & Value Classification**	
5.1	Townscape (Manmade)	The building is a part of the Naval Dockyard and is located on the east side of the Shahid Bhagat Singh Marg with Horniman Circle to its north beyond the restricted Naval area compound wall.	
5.2	Architectural Description	**Planning** Linear building oriented in the east west direction The building has a side staircase to access the first floor with a covered verandahs on either side **Features** The external façade is characterized by square openings and sloping Mangalore tiled roof. The main entrance is through segmental arched openings. The stone colonnade on the ground floor supports the wooden beams and joists of the ceiling. The roof is supported on wooden members of a queen post truss. **Style** The building derives influence from vernacular style of Architecture.	
5.3	Intrinsic	The building is said to be the original horse stables of Lord Elphinstone, with attic spaces used for storage of grass and temporary living spaces for the horse jockeys and guards.	
5.4	Value Classification	A(his), B(per), B(uu), E	Recommended grade: II A
6.0		**Topography**	
6.1	Floors	G+1, with mezzanine floor (added later)	
7.0		**Construction**	
7.1	Plinth	Normal height plinth.	
7.2	Walls	Load bearing stone masonary walls	
7.3	Floor	-	
7.4	Stairs	Single flight timber staircase with original wooden handrail and balustrades.	
7.5	Openings	Rectangular openings with glazed paneled shutters. Segmental arched entrance opening with wooden paneled shutters.	
7.6	Roofing	Single sloping Mangalore tile roof over the entire structure. Sloping *chajjas* with Mangalore tiles above the first floor level.	
7.7	Articulation	Verandah space, sloping roof.	
7.8	Finishes	Plaster and painted. Floor is finished with basalt stone.	

Naval Dockyard, 3 Agencies: NAD, CQE, CTS			002 (7)
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -	
7.10	Compound/ Fence/ Gate	Building is located within the Naval Dockyard area with a high stone compound wall around.	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Trees around the building, protected by tree guards.	
8.0		**Services & Utilities**	
8.1	Lighting	-	
8.2	Ventilation	-	
8.3	Electricity	MES	
8.4	Water Supply	MES	
8.5	Drainage (Plumbing & Sanitation)	-	
8.6	Fire Precaution	-	
8.7	Other (HVAC/BMS/Security Systems)	-	
9.0		**Condition**	
9.1	Plinth	Fair	
9.2	Walls	Fair - Internal partitions have been added. Seepage and organic growth has been observed at places.	
9.3	Floor	Fair – Mezzanine floors have been added.	
9.4	Stairs	Fair – New RCC staircase has been added.	
9.5	Openings	Fair – Grills have been added. Openings have been blocked.	
9.6	Roofing	Fair – Internal false ceiling added.	
9.7	Articulation & Finishes	Fair	
9.8	Services	Fair – Electrical conduits and various services like toilets have been added insensitively.	
9.9	Out Buildings	Fair – Many additions and extensions have been added internally and externally. Acrylic covering as an entrance porch has been added.	
9.10	Overall Conditions	Fair	Maintenance level | Fair
10.0		**Transformation**	
	Form	-	
	Structure	I-sections and RCC staircase has been added, mezzanine floor has been added, Water tanks have been added.	
	Articulation & Finishes	-	
11.0		**DP Remarks/ Perceived Threats**	
		This building forms a part of I3 Zone	
12.0		**Additional Notes/ References/ Documents available**	
		Additional Notes: - **References:** # ABHA NARAIN LAMBAH ASSOCIATES (2005) *Conservation Guidelines for Heritage Structures with the Indian Navy, Mumbai,* 3 Vols. Project Report courtesy Indian Navy.	



Rectangular window opening with sloping roof above



Wooden external staircase

Naval Dockyard, Building on the left of Gun Gate			002 (8)
Not available		Common Ref No: 002 (8) Card No: 13 Ward (Part): A (Part III) CS No: 44 (Colaba division) Plot Area: Part of 125263.53 sq. m B U Area: Date: 06/04/05 Recorded by: Prachi Merchant Reviewed by: Int: Refer # Ext: Refer # Photo Ref: -	Not available Location Plan
1.0		**Denomination**	
1.1	Name of Premises	Naval Dockyard, Building on the left of Gun Gate	
1.2	Earlier Name	Building on the left of Gun Gate (housing Weapons Equipment Department)	
1.3	Built in:	-	Extension Date: -
2.0		**Access**	
2.1	Main	East side of Shahid Bhagat Singh Marg – vehicular and pedestrian.	
2.2	Subsidiary	-	
3.0		**Ownership pattern**	
3.1	Present	Owner - Central Government	
3.2	Past	Owner – The Secretary of State for India in Council & Others	
3.3	Status	Owner	
4.0		**Use**	
4.1	Present	Weapons Equipment Department	
4.2	Past	-	
4.3	Usage	-	
5.0		**Significance & Value Classification**	
5.1	Townscape (Manmade)	The building is a part of the Naval Dockyard and is located on the east side of the Shahid Bhagat Singh Marg with Horniman Circle to its north beyond the restricted Naval area compound wall.	
5.2	Architectural Description	**Planning** - **Features** - **Style** -	
5.3	Intrinsic	-	
5.4	Value Classification	-	Recommended grade Deleted
6.0		**Topography**	
6.1	Floors	-	
7.0		**Construction**	
7.1	Plinth	The original building is demolished	
7.2	Walls		
7.3	Floor		
7.4	Stairs		
7.5	Openings		
7.6	Roofing		
7.7	Articulation		
7.8	Finishes		
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -	
7.10	Compound/ Fence/ Gate	-	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	-	
8.0		**Services & Utilities**	

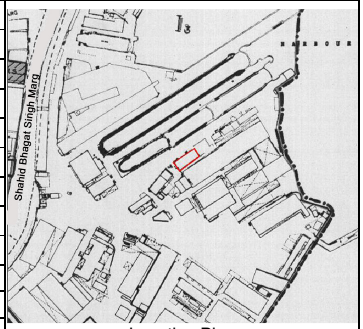
Naval Dockyard, Building on the left of Gun Gate			002 (8)
8.1	Lighting	-	
8.2	Ventilation	-	
8.3	Electricity	MES	
8.4	Water Supply	MES	
8.5	Drainage (Plumbing & Sanitation)	-	
8.6	Fire Precaution	-	
8.7	Other (HVAC/BMS/Security Systems)	-	
9.0		**Condition**	
9.1	Plinth	The original building is demolished.	
9.2	Walls		
9.3	Floor		
9.4	Stairs		
9.5	Openings		
9.6	Roofing		
9.7	Articulation & Finishes		
9.8	Services		
9.9	Out Buildings		
9.10	Overall Conditions	-	Maintenance level: -
10.0		**Transformation**	
	Form	The original building is demolished.	
	Structure		
	Articulation & Finishes		
11.0		**DP Remarks/ Perceived Threats**	
		This building forms a part of I3 Zone	
12.0		**Additional Notes/ References/ Documents available**	
		Additional Notes: - **References:** # ABHA NARAIN LAMBAH ASSOCIATES (2005) *Conservation Guidelines for Heritage Structures with the Indian Navy, Mumbai,* 3 Vols. Project Report courtesy Indian Navy.	

Note: Photographs not available

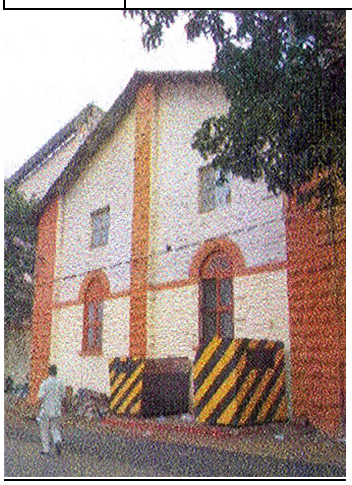
Naval Dockyard, Building with Chimney (No.49)			002 (9)
Not available		Common Ref No: 002 (9) Card No: 14 Ward (Part): A (Part III) CS No: 44 (Colaba division) Plot Area: Part of 125263.53 sq. m B U Area: Date: 06/04/05 Recorded by: Prachi Merchant Reviewed by: Int: Refer # Ext: Refer # Photo Ref: -	 Location Plan
1.0		**Denomination**	
1.1	Name of Premises	Naval Dockyard, Building with Chimney (No.49)	
1.2	Earlier Name	Building with Chimney (No.49)	
1.3	Built in:	1893	Extension Date: -
2.0		**Access**	
2.1	Main	East side of Shahid Bhagat Singh Marg – vehicular and pedestrian.	
2.2	Subsidiary	-	
3.0		**Ownership pattern**	
3.1	Present	Owner - Central Government	
3.2	Past	Owner – The Secretary of State for India in Council & Others	
3.3	Status	Owner	
4.0		**Use**	
4.1	Present	-	
4.2	Past	-	
4.3	Usage	-	
5.0		**Significance & Value Classification**	
5.1	Townscape (Manmade)	The building is a part of the Naval Dockyard and is located on the east side of the Shahid Bhagat Singh Marg with Horniman Circle to its north beyond the restricted Naval area compound wall.	
5.2	Architectural Description	**Planning** - **Features** - **Style** -	
5.3	Intrinsic	-	
5.4	Value Classification	-	Recommended grade: / Deleted
6.0		**Topography**	
6.1	Floors	-	
7.0		**Construction**	
7.1	Plinth	Newly constructed building stands on the original site	
7.2	Walls		
7.3	Floor		
7.4	Stairs		
7.5	Openings		
7.6	Roofing		
7.7	Articulation		
7.8	Finishes		
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -	

Naval Dockyard, Building with Chimney (No.49)			002 (9)
7.10	Compound/ Fence/ Gate	-	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	-	
8.0		**Services & Utilities**	
8.1	Lighting	-	
8.2	Ventilation	-	
8.3	Electricity	MES	
8.4	Water Supply	MES	
8.5	Drainage (Plumbing & Sanitation)	-	
8.6	Fire Precaution	-	
8.7	Other (HVAC/BMS/Security Systems)	-	
9.0		**Condition**	
9.1	Plinth	The Original building is demolished. A newly constructed building stands on the original site	
9.2	Walls		
9.3	Floor		
9.4	Stairs		
9.5	Openings		
9.6	Roofing		
9.7	Articulation & Finishes		
9.8	Services		
9.9	Out Buildings		
9.10	Overall Conditions	-	Maintenance level: -
10.0		**Transformation**	
	Form	Major transformations have taken place. The Original building is demolished. Newly constructed building stands on the original site.	
	Structure		
	Articulation & Finishes		
11.0		**DP Remarks/ Perceived Threats**	
		This building forms a part of I3 Zone	
12.0		**Additional Notes/ References/ Documents available**	
		Additional Notes: - **References:** # ABHA NARAIN LAMBAH ASSOCIATES (2005) *Conservation Guidelines for Heritage Structures with the Indian Navy, Mumbai,* 3 Vols. Project Report courtesy Indian Navy.	

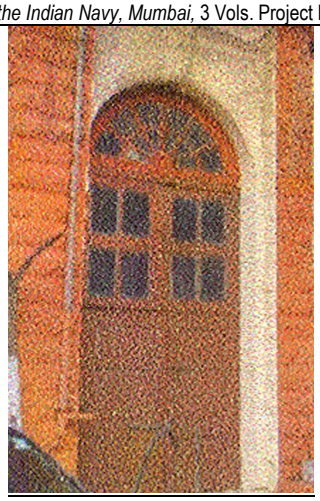
Note: Photographs not available

Naval Dockyard, Centre no. – 64/ Station no. 1 – Main Power House			002 (10)
		Common Ref No: 002 (10) Card No: 15 Ward (Part): A (Part III) CS No: 44 (Colaba division) Plot Area: Part of 125263.53 sq. m B U Area: - Date: 12/04/05 Recorded by: Prachi Merchant Reviewed by: Int: Refer # Ext: Refer # Photo Ref: 002(10)_centre 64, INS	 Location Plan
1.0		**Denomination**	
1.1	Name of Premises	Naval Dockyard, Centre no. – 64/ Station no. 1 – Main Power House	
1.2	Earlier Name	Building no. 35 main power house building with water tanks on top	
1.3	Built in:	1879	Extension Date: -
2.0		**Access**	
2.1	Main	East side of Shahid Bhagat Singh Marg – vehicular and pedestrian.	
2.2	Subsidiary	-	
3.0		**Ownership pattern**	
3.1	Present	Owner - Central Government	
3.2	Past	Owner – The Secretary of State for India in Council & Others	
3.3	Status	Owner	
4.0		**Use**	
4.1	Present	Godown space with a water tank above which is unused to its full capacity.	
4.2	Past	Generator storage space, office cabins	
4.3	Usage	-	
5.0		**Significance & Value Classification**	
5.1	Townscape (Manmade)	The building is a part of the Naval Dockyard and is located on the east side of the Shahid Bhagat Singh Marg with Horniman Circle to its north beyond the restricted Naval area compound wall.	
5.2	Architectural Description	**Planning** Single stone structure with projecting bay, housing a water tank. **Features** The structure is clad with ashlar faced stone masonary with supporting vertical stone faced pilasters. Semi circular arched openings with timber fanlights and windows. The flat roof projection is high lightened by mouldings and thick cornice band running along the entire periphery of the building. **Style** -	
5.3	Intrinsic	-	
5.4	Value Classification	A(his), B(per), B(uu), E	Recommended grade: II A
6.0		**Topography**	
6.1	Floors	G	
7.0		**Construction**	
7.1	Plinth	Negligible	
7.2	Walls	Load bearing stone masonary walls	
7.3	Floor	-	
7.4	Stairs	-	
7.5	Openings	Semicircular arched openings with timber fanlight and glazed paneled full height double shutters.	
7.6	Roofing	Partly sloping roof supported on iron sections, partly flat supported on flat cast iron sections. Internally the roofing sheets are supported on small projecting brackets along the internal periphery of the structure.	
7.7	Articulation	Arches, pilasters, cornice bands.	
7.8	Finishes	Walls are externally and internally finished in plaster and painted.	

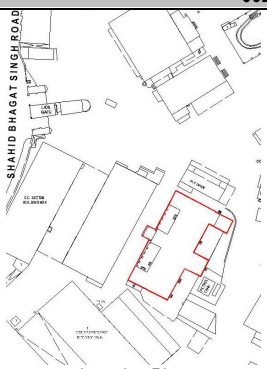
Naval Dockyard, Centre no. – 64/ Station no. 1 – Main Power House			002 (10)
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -	
7.10	Compound/ Fence/ Gate	Building is located within the Naval Dockyard area with a high stone compound wall around.	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Trees around the building.	
8.0		**Services & Utilities**	
8.1	Lighting	-	
8.2	Ventilation	-	
8.3	Electricity	MES	
8.4	Water Supply	MES	
8.5	Drainage (Plumbing & Sanitation)	-	
8.6	Fire Precaution	-	
8.7	Other (HVAC/BMS/Security Systems)	-	
9.0		**Condition**	
9.1	Plinth	Poor	
9.2	Walls	Fair - Internal partitions have been added. The external façade shows black stains due to seepage. Organic growth has been observed at places.	
9.3	Floor	Fair.	
9.4	Stairs	-	
9.5	Openings	Fair – Shutters have been altered. Openings have been blocked.	
9.6	Roofing	Poor – Timber planks of the roof have been sagging at places due to dampness and overloading of the tank above.	
9.7	Articulation & Finishes	Fair	
9.8	Services	Fair – Electrical conduits and various service pipes have been added insensitively.	
9.9	Out Buildings	Fair – Additions and extensions have been added along with a staircase at the rear side. The rear portion is inaccessible and used as a dumpyard.	
9.10	Overall Conditions	Poor	Maintenance level | Poor
10.0		**Transformation**	
	Form	-	
	Structure	Water tanks and heavy machinery have been added.	
	Articulation & Finishes	Addition of service pipes and temporary structures has blocked the articulation and finishes.	
11.0		**DP Remarks/ Perceived Threats**	
		This building forms a part of I3 Zone	
12.0		**Additional Notes/ References/ Documents available**	
		Additional Notes: - **References:** # ABHA NARAIN LAMBAH ASSOCIATES (2005) *Conservation Guidelines for Heritage Structures with the Indian Navy, Mumbai,* 3 Vols. Project Report courtesy Indian Navy.	



Gable end side facade



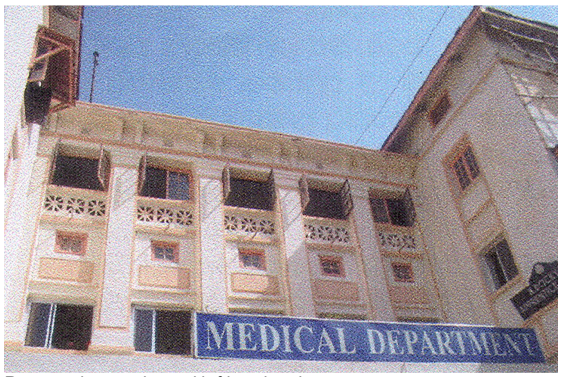
Arched window openings with wooden glazed shutters and fanlight

Naval Dockyard, Dockyard Apprentice School			002 (11)
		Common Ref No: 002 (11) Card No: 16 Ward (Part): A (Part III) CS No: 44 (Colaba division) Plot Area: Part of 125263.53 sq. m B U Area: - Date: 12/04/05 Recorded by: Prachi Merchant Reviewed by: Int: Refer # Ext: Refer # Photo Ref: 002(11)_dockyard apprentice school	 Location Plan

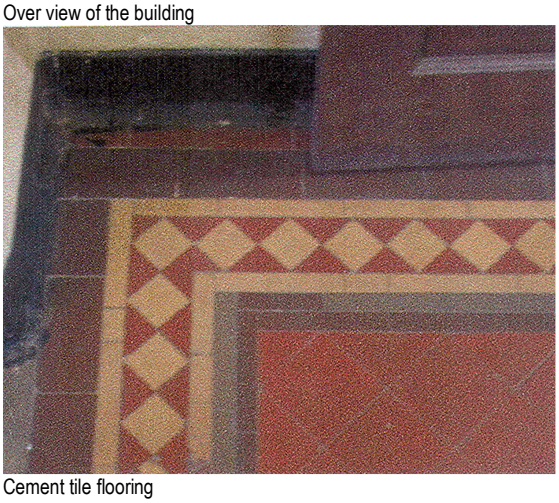
1.0		**Denomination**			
1.1	Name of Premises	Naval Dockyard, Dockyard Apprentice School			
1.2	Earlier Name	Dockyard Apprentice School			
1.3	Built in:	1930	Extension Date:	-	
2.0		**Access**			
2.1	Main	East side of Shahid Bhagat Singh Marg – vehicular and pedestrian.			
2.2	Subsidiary	-			
3.0		**Ownership pattern**			
3.1	Present	Owner - Central Government			
3.2	Past	Owner – The Secretary of State for India in Council & Others			
3.3	Status	Owner			
4.0		**Use**			
4.1	Present	Industrial canteen, medical department, Apprentice school.			
4.2	Past	Main Administrative building and headquarters of Royal Indian Navy till 1941.			
4.3	Usage	-			
5.0		**Significance & Value Classification**			
5.1	Townscape (Manmade)	The building is a part of the Naval Dockyard and is located on the east side of the Shahid Bhagat Singh Marg with Horniman Circle to its north beyond the restricted Naval area compound wall.			
5.2	Architectural Description	**Planning** C-shaped building with an extended arcaded entrance porch, leading to a stairwell to all floors except the terrace, which has a separate service staircase. The ground floor occupies the Industrial Canteen, the first floor occupies medical department and the second floor occupies the Apprentice school. **Features** The ashlar stone masonary clad building has an extended porch with semicircular openings Semicircular arched openings and extended wooden balconies supported on wooden brackets, characterize the façade. **Style** -			
5.3	Intrinsic	-			
5.4	Value Classification	A(his), B(per), B(uu), E	Recommended grade:	I	
6.0		**Topography**			
6.1	Floors	G+2 with terrace			
7.0		**Construction**			
7.1	Plinth	Negligible.			
7.2	Walls	Load bearing stone masonary walls			
7.3	Floor	Wooden beams and joists supporting floors.			
7.4	Stairs	Wooden open well staircase with wooden risers, treads and railing.			
7.5	Openings	Semicircular arched openings with paneled shutters.			
7.6	Roofing	Pitched roof with Mangalore tiles, supported on wooden members.			
7.7	Articulation	Arches, bands.			
7.8	Finishes	Walls are externally and internally finished in plaster and painted. Original Minton tile floor finish.			
7.9	Interiors (Movable & Immovable)	**Movable** -			

Naval Dockyard, Dockyard Apprentice School			002 (11)
		Immovable -	
7.10	Compound/ Fence/ Gate	Building is located within the Naval Dockyard area with a high stone compound wall around.	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	-	
8.0		**Services & Utilities**	
8.1	Lighting	-	
8.2	Ventilation	-	
8.3	Electricity	MES	
8.4	Water Supply	MES	
8.5	Drainage (Plumbing & Sanitation)	-	
8.6	Fire Precaution	-	
8.7	Other (HVAC/BMS/Security Systems)	-	
9.0		**Condition**	
9.1	Plinth	Fair.	
9.2	Walls	Fair – Seepage on walls have been observed. Internally partitions have been added.	
9.3	Floor	Fair.	
9.4	Stairs	Fair – Staircase leading to the terrace is not in use and is used as a dumpyard.	
9.5	Openings	Fair – Shutters have been altered. Original arched openings have been altered to square openings with aluminum-framed windows. Balconies have been enclosed. The arcaded entrance has been blocked by an extension of the canteen in front.	
9.6	Roofing	Poor – roof members have been hidden beneath the asbestos false ceiling panels.	
9.7	Articulation & Finishes	Fair – Minton tile floor finish has been replaced by ceramic tiling.	
9.8	Services	Fair – New additions and alterations have been made. AC units have been added.	
9.9	Out Buildings	Fair	
9.10	Overall Conditions	Fair	Maintenance level | Fair
10.0		**Transformation**	
	Form	-	
	Structure	-	
	Articulation & Finishes	Balconies have been enclosed. Arched openings have been altered.	
11.0		**DP Remarks/ Perceived Threats**	
		This building forms a part of I3 Zone	
12.0		**Additional Notes/ References/ Documents available**	
		Additional Notes: The Dockyard established one of the earliest Technical Training Establishments in the country when Dockyard Apprentice School was set up in 1848 in the buildings on either side of Clock Tower. Training of Apprentices has continued ever since and today the Apprentice School is housed in this Historic Headquarters of the Royal Indian Navy. The Building was used as the main Administrative building and Headquarters of the Royal Indian Navy. It also housed the Officer's Mess. In 1941-42, the headquarters were shifted to New Delhi. Subsequently the Dockyard Dispensary and Apprentice school were shifted to this building in 1942 and 1948 respectively. **References:** # ABHA NARAIN LAMBAH ASSOCIATES (2005) *Conservation Guidelines for Heritage Structures with the Indian Navy, Mumbai,* 3 Vols. Project Report courtesy Indian Navy.	

Over view of the building

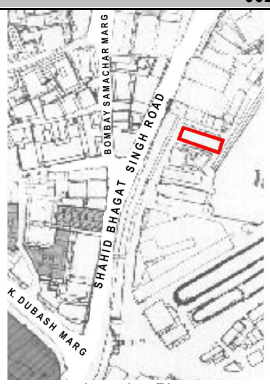


Rectangular openings with frieze bands



Cement tile flooring

Open well wooden staircase

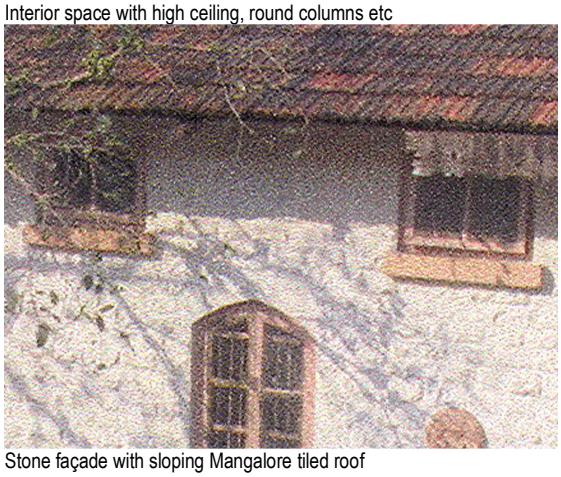
Naval Dockyard, Building No. 88, Housing Controller Of Defense Accounts			002 (12)
		Common Ref No: 002 (12) Card No: 17 Ward (Part): A (Part III) CS No: 44 (Colaba division) Plot Area: Part of 125263.53 sq. m B U Area: Date: 12/04/05 Recorded by: Prachi Merchant Reviewed by: Int: Refer # Ext: Refer # Photo Ref: 002(12)_bldg 88	 Location Plan
1.0		**Denomination**	
1.1	Name of Premises	Naval Dockyard, Building No. 88, Housing Controller Of Defence Accounts.	
1.2	Earlier Name	Building No. 88	
1.3	Built in:	1923	Extension Date: 1966, 1971
2.0		**Access**	
2.1	Main	East side of Shahid Bhagat Singh Marg – vehicular and pedestrian.	
2.2	Subsidiary	-	
3.0		**Ownership pattern**	
3.1	Present	Owner - Central Government	
3.2	Past	Owner – The Secretary of State for India in Council & Others	
3.3	Status	Owner	
4.0		**Use**	
4.1	Present	Manager Machinery spares and Offices	
4.2	Past	Indeterminable	
4.3	Usage	-	
5.0		**Significance & Value Classification**	
5.1	Townscape (Manmade)	The building is a part of the Naval Dockyard and is located on the east side of the Shahid Bhagat Singh Marg with Horniman Circle to its north beyond the restricted Naval area compound wall.	
5.2	Architectural Description	**Planning** Rectangular shaped building oriented in the east west direction. Ground floor is used for Manager Machinery spares and the first and second floors are used for Offices. **Features** The building is clad with stone masonry. The building is characterized with semi circular arched openings, punctuated with horizontal bands, sill bands, sloping window *chajjas*. The singular sloping Mangalore tiled roof over the structure is supported on cast iron joist members. **Style** -	
5.3	Intrinsic	-	
5.4	Value Classification	A(his), B(per), B(uu), E	Recommended grade: II A
6.0		**Topography**	
6.1	Floors	G+2	
7.0		**Construction**	
7.1	Plinth	Negligible.	
7.2	Walls	Load bearing stone masonry walls	
7.3	Floor	RCC columns support the wooden beams and joists supporting floors.	
7.4	Stairs	External concrete staircase with wooden railing and asbestos roof covering is a later addition	
7.5	Openings	Semicircular arched door and window openings with fanlight and glazed paneled double shutters.	
7.6	Roofing	Pitched sloping roof with Mangalore tiles, supported on cast iron joist members.	
7.7	Articulation	Arches, floor and sill bands.	

Naval Dockyard, Building No. 88, Housing Controller Of Defense Accounts		002 (12)
7.8	Finishes	Walls are externally and internally finished in plaster and painted. Ceramic tile floor finish.
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -
7.10	Compound/ Fence/ Gate	Building is located within the Naval Dockyard area with a high stone compound wall around.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	-
8.0		**Services & Utilities**
8.1	Lighting	-
8.2	Ventilation	-
8.3	Electricity	MES
8.4	Water Supply	MES
8.5	Drainage (Plumbing & Sanitation)	-
8.6	Fire Precaution	-
8.7	Other (HVAC/BMS/Security Systems)	-
9.0		**Condition**
9.1	Plinth	Negligible.
9.2	Walls	Fair – Seepage on walls have been observed due to improper roof waterproofing. Internally partitions have been added.
9.3	Floor	Fair
9.4	Stairs	Fair – External concrete staircase added blocking the openings.
9.5	Openings	Fair – Projecting balconies have been blocked, arched openings have been blocked.
9.6	Roofing	Poor – roof members have been hidden beneath the asbestos false ceiling panels. Chajjas have been replaced with asbestos.
9.7	Articulation & Finishes	Fair – original floor is finished with ceramic tiling.
9.8	Services	Fair – Internally partitions have been added to add toilets. Drainpipes have been added haphazardly.
9.9	Out Buildings	Fair
9.10	Overall Conditions	Fair | Maintenance level | Fair
10.0		**Transformation**
	Form	-
	Structure	-
	Articulation & Finishes	Balconies have been enclosed. Arched openings have been altered. Internal partitions have been added.
11.0		**DP Remarks/ Perceived Threats**
		This building forms a part of I3 Zone
12.0		**Additional Notes/ References/ Documents available**
		Additional Notes: - **References:** # ABHA NARAIN LAMBAH ASSOCIATES (2005) *Conservation Guidelines for Heritage Structures with the Indian Navy, Mumbai,* 3 Vols. Project Report courtesy Indian Navy.

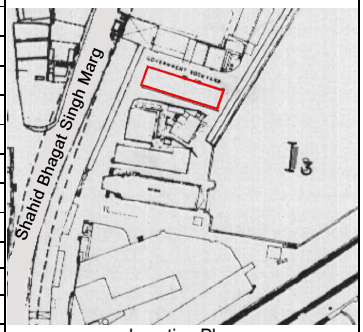
Arched opening

Interior space with high ceiling, round columns etc

View of the building with arched openings and bands

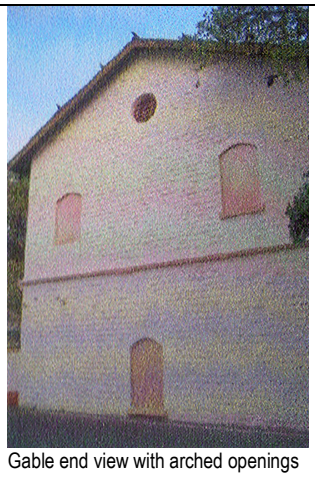


Stone façade with sloping Mangalore tiled roof

Naval Dockyard, Building No. 69, Logistic Office (Building No. 53)					**002 (13)**
		Common Ref No: 002 (13) Card No: 18 Ward (Part): A (Part III) CS No: 44 (Colaba division) Plot Area: Part of 125263.53 sq. m B U Area: - Date: 12/04/05 Recorded by: Prachi Merchant Reviewed by: Int: Refer # Ext: Refer # Photo Ref: 002(13)_centre no. 69	 Location Plan		
1.0		**Denomination**			
1.1	Name of Premises	Naval Dockyard, Building No. 69, Logistic Office.			
1.2	Earlier Name	Building No. 53			
1.3	Built in:	1891	Extension Date:	1970	
2.0		**Access**			
2.1	Main	East side of Shahid Bhagat Singh Marg – vehicular and pedestrian.			
2.2	Subsidiary	-			
3.0		**Ownership pattern**			
3.1	Present	Owner - Central Government			
3.2	Past	Owner – The Secretary of State for India in Council & Others			
3.3	Status	Owner			
4.0		**Use**			
4.1	Present	Logistics Office (Stores, Office cabins, clothing store for sailors and civilians)			
4.2	Past	Indeterminable			
4.3	Usage	-			
5.0		**Significance & Value Classification**			
5.1	Townscape (Manmade)	The building is a part of the Naval Dockyard and is located on the east side of the Shahid Bhagat Singh Marg with Horniman Circle to its north beyond the restricted Naval area compound wall.			
5.2	Architectural Description	**Planning** Rectangular shaped building oriented in the east west direction. Ground floor is used for stores the first floor is occupied by office cabins, clothing store for sailors and civilians. **Features** The building is clad with rough ashlar stone masonry. The building is characterized with segmental arched openings, punctuated with horizontal floor bands running along the periphery of the building, sill bands, circular openings. The singular sloping Mangalore tiled roof over the structure is supported on cast iron truss and columns. **Style** -			
5.3	Intrinsic	-			
5.4	Value Classification	A(his), B(per), B(uu), E	Recommended grade	II A	
6.0		**Topography**			
6.1	Floors	G+1			
7.0		**Construction**			
7.1	Plinth	Negligible.			
7.2	Walls	Load bearing stone masonry walls			
7.3	Floor	RCC columns support the wooden beams and joists supporting floors.			
7.4	Stairs	External concrete staircase with wooden railing and asbestos roof covering is a later addition			
7.5	Openings	Semicircular arched door and window openings with fanlight and glazed paneled double shutters.			
7.6	Roofing	Pitched sloping roof with Mangalore tiles, supported on cast iron joist members.			
7.7	Articulation	Arches, floor and sill bands.			
7.8	Finishes	Walls are externally and internally finished in plaster and painted. Ceramic tile floor finish.			

Naval Dockyard, Building No. 69, Logistic Office (Building No. 53)		**002 (13)**
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -
7.10	Compound/ Fence/ Gate	Building is located within the Naval Dockyard area with a high stone compound wall around.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	-
8.0		**Services & Utilities**
8.1	Lighting	-
8.2	Ventilation	-
8.3	Electricity	MES
8.4	Water Supply	MES
8.5	Drainage (Plumbing & Sanitation)	-
8.6	Fire Precaution	-
8.7	Other (HVAC/BMS/Security Systems)	-
9.0		**Condition**
9.1	Plinth	Negligible.
9.2	Walls	Fair – Seepage on walls have been observed due to improper roof waterproofing. Internally partitions have been added
9.3	Floor	Fair
9.4	Stairs	Fair – External concrete staircase added blocking the openings.
9.5	Openings	Fair – Projecting balconies have been blocked, arched openings have been blocked.
9.6	Roofing	Poor – roof members have been hidden beneath the asbestos false ceiling panels. *Chajjas* have been replaced with asbestos.
9.7	Articulation & Finishes	Fair – original floor is finished with ceramic tiling.
9.8	Services	Fair – Internally partitions have been added to add toilets. Drainpipes have been added haphazardly.
9.9	Out Buildings	Fair
9.10	Overall Conditions	Fair | Maintenance level | Fair
10.0		**Transformation**
	Form	-
	Structure	-
	Articulation & Finishes	Balconies have been enclosed. Arched openings have been altered. Internal partitions have been added.
11.0		**DP Remarks/ Perceived Threats**
		This building forms a part of I3 Zone
12.0		**Additional Notes/ References/ Documents available**
		Additional Notes: - **References:** # ABHA NARAIN LAMBAH ASSOCIATES (2005) *Conservation Guidelines for Heritage Structures with the Indian Navy, Mumbai,* 3 Vols. Project Report courtesy Indian Navy.

Stone façade with arched openings, floor and sill bands



Gable end view with arched openings

Naval Dockyard, Building on Shahid Bhagat Singh Marg (102)					002 (14)
Not available		Common Ref No: 002 (14) Card No: 19 Ward (Part): A (Part III) CS No: 44 (Colaba division) Plot Area: Part of 125263.53 sq. m B U Area: - Date: 06/04/05 Recorded by: Prachi Merchant Reviewed by: Int: Refer # Ext: Refer # Photo Ref: -		 Location Plan	
1.0		**Denomination**			
1.1	Name of Premises	Naval Dockyard, Building on Shahid Bhagat Singh Marg (102)			
1.2	Earlier Name	Building on Shahid Bhagat Singh Marg (102)			
1.3	Built in:	-	Extension Date:	-	
2.0		**Access**			
2.1	Main	East side of Shahid Bhagat Singh Marg – vehicular and pedestrian.			
2.2	Subsidiary	-			
3.0		**Ownership pattern**			
3.1	Present	Owner - Central Government			
3.2	Past	Owner – The Secretary of State for India in Council & Others			
3.3	Status	Owner			
4.0		**Use**			
4.1	Present	-			
4.2	Past	-			
4.3	Usage	-			
5.0		**Significance & value Classification**			
5.1	Townscape (Manmade)	The building is a part of the Naval Dockyard and is located on the east side of the Shahid Bhagat Singh Marg with Horniman Circle to its north beyond the restricted Naval area compound wall.			
5.2	Architectural Description	**Planning** - **Features** - **Style** -			
5.3	Intrinsic	-			
5.4	Value Classification	-	Recommended grade:	Deleted	
6.0		**Topography**			
6.1	Floors	-			
7.0		**Construction**			
7.1	Plinth	The original building is demolished.			
7.2	Walls				
7.3	Floor				
7.4	Stairs				
7.5	Openings				
7.6	Roofing				
7.7	Articulation				
7.8	Finishes				
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -			
7.10	Compound/ Fence/ Gate	-			
7.11	Curtilage/ Unbuilt space/ Out Buildings/	-			

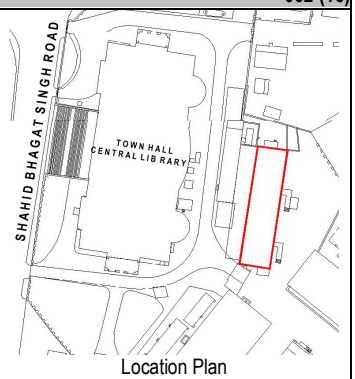
Naval Dockyard, Building on Shahid Bhagat Singh Marg (102)					002 (14)
	Landscape				
8.0		**Services & Utilities**			
8.1	Lighting	-			
8.2	Ventilation	-			
8.3	Electricity	MES			
8.4	Water Supply	MES			
8.5	Drainage (Plumbing & Sanitation)	-			
8.6	Fire Precaution	-			
8.7	Other (HVAC/BMS/Security Systems)	-			
9.0		**Condition**			
9.1	Plinth	The original building is demolished.			
9.2	Walls				
9.3	Floor				
9.4	Stairs				
9.5	Openings				
9.6	Roofing				
9.7	Articulation & Finishes				
9.8	Services				
9.9	Out Buildings				
9.10	Overall Conditions	-	Maintenance level	-	
10.0		**Transformation**			
	Form	The original building is demolished.			
	Structure				
	Articulation & Finishes				
11.0		**DP Remarks/ Perceived Threats**			
		This building forms a part of I3 Zone			
12.0		**Additional Notes/ References/ Documents available**			
		Additional Notes: - **References:** # ABHA NARAIN LAMBAH ASSOCIATES (2005) *Conservation Guidelines for Heritage Structures with the Indian Navy, Mumbai,* 3 Vols. Project Report courtesy Indian Navy.			

Note: Photographs not available

Naval Dockyard, Building on Shahid Bhagat Singh Road (103)					002 (15)
Not available		Common Ref No: 002 (15) Card No: 20 Ward (Part): A (Part III) CS No: 44 (Colaba division) Plot Area: Part of 125263.53 sq. m B U Area: - Date: 06/04/05 Recorded by: Prachi Merchant Reviewed by: Int: Refer # Ext: Refer # Photo Ref: -		Not available Location Plan	
1.0		**Denomination**			
1.1	Name of Premises	Naval Dockyard, Building on Shahid Bhagat Singh Road (103)			
1.2	Earlier Name	Building on Shahid Bhagat Singh Road (103)			
1.3	Built in:	-	Extension Date:	-	
2.0		**Access**			
2.1	Main	East side of Shahid Bhagat Singh Marg – vehicular and pedestrian.			
2.2	Subsidiary	-			
3.0		**Ownership pattern**			
3.1	Present	Owner - Central Government			
3.2	Past	Owner – The Secretary of State for India in Council & Others			
3.3	Status	Owner			
4.0		**Use**			
4.1	Present	-			
4.2	Past	-			
4.3	Usage	-			
5.0		**Significance & Value Classification**			
5.1	Townscape (Manmade)	The building is a part of the Naval Dockyard and is located on the east side of the Shahid Bhagat Singh Marg with Horniman Circle to its north beyond the restricted Naval area compound wall.			
5.2	Architectural Description	**Planning:** - **Features:** - **Style**: -			
5.3	Intrinsic	-			
5.4	Value Classification	-	Recommended grade:	Deleted	
6.0		**Topography**			
6.1	Floors	-			
7.0		**Construction**			
7.1	Plinth	The original building is demolished.			
7.2	Walls				
7.3	Floor				
7.4	Stairs				
7.5	Openings				
7.6	Roofing				
7.7	Articulation				
7.8	Finishes				
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -			
7.10	Compound/ Fence/ Gate	-			
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	-			

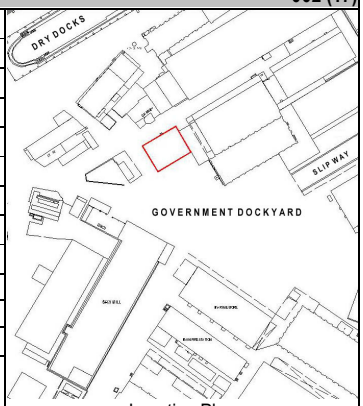
Naval Dockyard, Building on Shahid Bhagat Singh Road (103)			002 (15)
8.0		**Services & Utilities**	
8.1	Lighting	-	
8.2	Ventilation	-	
8.3	Electricity	MES	
8.4	Water Supply	MES	
8.5	Drainage (Plumbing & Sanitation)	-	
8.6	Fire Precaution	-	
8.7	Other (HVAC/BMS/Security Systems)	-	
9.0		**Condition**	
9.1	Plinth	The original building is demolished.	
9.2	Walls		
9.3	Floor		
9.4	Stairs		
9.5	Openings		
9.6	Roofing		
9.7	Articulation & Finishes		
9.8	Services		
9.9	Out Buildings		
9.10	Overall Conditions	-	Maintenance level: -
10.0		**Transformation**	
	Form	The original building is demolished.	
	Structure		
	Articulation & Finishes		
11.0		**DP Remarks/ Perceived Threats**	
		This building forms a part of I3 Zone	
12.0		**Additional Notes/ References/ Documents available**	
		Additional Notes: - **References:** # ABHA NARAIN LAMBAH ASSOCIATES (2005) *Conservation Guidelines for Heritage Structures with the Indian Navy, Mumbai,* 3 Vols. Project Report courtesy Indian Navy.	

Note: Photographs not available

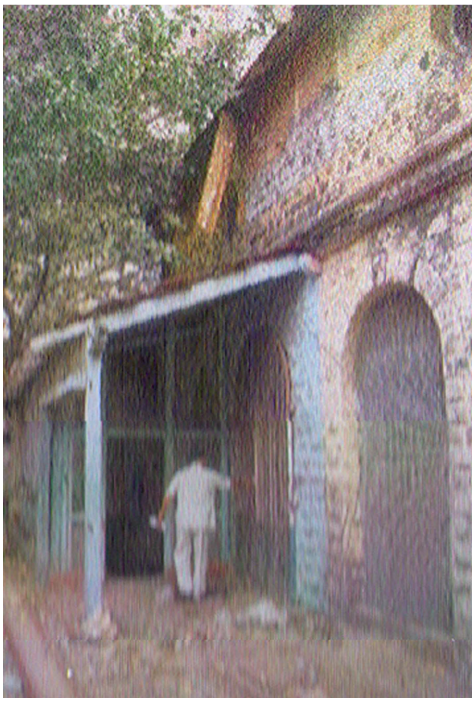
Naval Dockyard, Center no. 97, Weapon Equipments Depot & Naval Armament			002 (16)
		Common Ref No: 002 (16) Card No: 21 Ward (Part): A (Part III) CS No: 44 (Colaba division) Plot Area: Part of 125263.53 sq. m B U Area: Date: 12/04/05 Recorded by: Prachi Merchant Reviewed by: Int: Refer # Ext: Refer # Photo Ref: 002(16)_centre no 97	 Location Plan
1.0		**Denomination**	
1.1	Name of Premises	Naval Dockyard, Center no. 97, Weapon Equipments Depot & Naval Armament	
1.2	Earlier Name	Building No. A 17, Hand Operated Gun Mounting and Torpedoes section.	
1.3	Built in:	-	Extension Date: -
2.0		**Access**	
2.1	Main	East side of Shahid Bhagat Singh Marg– vehicular and pedestrian.	
2.2	Subsidiary	-	
3.0		**Ownership pattern**	
3.1	Present	Owner - Central Government	
3.2	Past	Owner – The Secretary of State for India in Council & Others	
3.3	Status	Owner	
4.0		**Use**	
4.1	Present	Two units, Weapon Equipment Depot, Controllerate of Naval Armament Inspectorate	
4.2	Past	Workshops and Office spaces.	
4.3	Usage	-	
5.0		**Significance & Value Classification**	
5.1	Townscape (Manmade)	The building is a part of the Naval Dockyard and is located on the east side of the Shahid Bhagat Singh Marg with Horniman Circle to its north beyond the restricted Naval area compound wall. The building is adjoining the Gun Gate, situated close to the Bombay Castle	
5.2	Architectural Description	**Planning** Rectangular shaped building with wooden supported sloping roof. Ground floor is used for Weapon Equipment Depot and Controllerate of Naval Armament Inspectorate **Features** The building is clad with stone masonry. The building is characterized with large semi circular arched openings, punctuated with horizontal floor bands running along the periphery of the building, vertical pilasters on the first floor. The sloping Mangalore tile roof over the structure is supported on wooden queen post truss. **Style** -	
5.3	Intrinsic	-	
5.4	Value Classification	A(his), B(per), B(uu), E	Recommended grade: II A
6.0		**Topography**	
6.1	Floors	G+1	
7.0		**Construction**	
7.1	Plinth	Negligible	
7.2	Walls	Load bearing stone masonry walls	
7.3	Floor	Sloping Mangalore tile roof supported on wooden queen post truss.	
7.4	Stairs	Two RCC staircases to access the first floor have been added.	
7.5	Openings	Openings have been blocked with internal partitions.	
7.6	Roofing	Pitched sloping roof with Mangalore tiles supported on cast iron truss and columns.	
7.7	Articulation	Arches, floor bands.	
7.8	Finishes	Walls are externally and internally finished in plaster and painted. Original wooden floor	

		finish.
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -
7.10	Compound/ Fence/ Gate	Building is located within the Naval Dockyard area with a high stone compound wall around.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	-
8.0		**Services & Utilities**
8.1	Lighting	-
8.2	Ventilation	-
8.3	Electricity	MES
8.4	Water Supply	MES
8.5	Drainage (Plumbing & Sanitation)	-
8.6	Fire Precaution	-
8.7	Other (HVAC/BMS/Security Systems)	-
9.0		**Condition**
9.1	Plinth	Negligible.
9.2	Walls	Fair – Cracks have been observed in the wall. Internal original wooden partitions
9.3	Floor	Fair - Cracks in the floor have been observed. The partly occupied first floor is used as a dumping ground. Heavy lockers have hampered the floor.
9.4	Stairs	Fair – Additional RCC staircase covered with PVC shade blocking the openings and hampering the building articulation.
9.5	Openings	Fair - arched openings are blocked.
9.6	Roofing	Fair – leakage observed due to penetration of the old Banyan tree, wooden weather shades have been added. Internally false ceiling covers wooden supporting members.
9.7	Articulation & Finishes	Fair – original floor finish has been replaced by linoleum sheeting.
9.8	Services	Fair – Electrical conduits have been added insensitively. Inappropriate additions of wash areas in the cabins have resulted in wall seepage.
9.9	Out Buildings	Fair
9.10	Overall Conditions	Fair | Maintenance level | Fair
10.0		**Transformation**
	Form	-
	Structure	Overloading on the floor due to heavy machinery.
	Articulation & Finishes	Arched openings have been blocked. Internal partitions have been added.
11.0		**DP Remarks/ Perceived Threats**
		This building forms a part of I3 Zone
12.0		**Additional Notes/ References/ Documents available**
		Additional Notes: - **References:** # ABHA NARAIN LAMBAH ASSOCIATES (2005) *Conservation Guidelines for Heritage Structures with the Indian Navy, Mumbai,* 3 Vols. Project Report courtesy Indian Navy.

View of the façade with rectangular openings and sloping Mangalore tiled roof

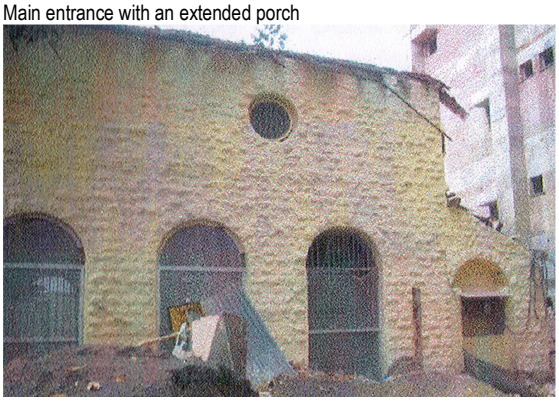
Naval Dockyard, Center no. 17, Rigging Shop, Fender works MDD & HP Dept.			002 (17)
		Common Ref No: 002 (17) Card No: 22 Ward (Part): A (Part III) CS No: 44 (Colaba division) Plot Area: Part of 125263.53 sq. m B U Area: - Date: 12/04/05 Recorded by: Prachi Merchant Reviewed by: Int: Refer # Ext: Refer # Photo Ref: 002(17)_centre no. 17	 Location Plan
1.0		**Denomination**	
1.1	Name of Premises	Naval Dockyard, Center no. 17, Rigging Shop, Fender works MDD & HP Dept.	
1.2	Earlier Name	Building No. 32, Rigging shop.	
1.3	Built in:	1898	Extension Date: -
2.0		**Access**	
2.1	Main	East side of Shahid Bhagat Singh Marg – vehicular and pedestrian.	
2.2	Subsidiary	-	
3.0		**Ownership pattern**	
3.1	Present	Owner - Central Government	
3.2	Past	Owner – The Secretary of State for India in Council & Others	
3.3	Status	Owner	
4.0		**Use**	
4.1	Present	Godown space	
4.2	Past	Rigging shop – rope making	
4.3	Usage	Abandoned.	
5.0		**Significance & Value Classification**	
5.1	Townscape (Manmade)	The building is a part of the Naval Dockyard and is located on the east side of the Shahid Bhagat Singh Marg with Horniman Circle to its north beyond the restricted Naval area compound wall.	
5.2	Architectural Description	**Planning** Rectangular shaped building with Mangalore tiled sloping roof, with verandahs on both sides covered by lean to sloping Mangalore tiled roof. **Features** The building is clad with ashlar faced stone masonry. The building is characterized with large semi circular arched and circular openings with emphasized stone voussoir pieces, punctuated with horizontal floor bands running along the periphery of the building. The sloping Mangalore tile roof over the structure is supported on cast iron truss. Verandahs are covered with lean to sloping roof. **Style** -	
5.3	Intrinsic	-	
5.4	Value Classification	A(his), B(per), B(uu), E	Recommended grade: II A
6.0		**Topography**	
6.1	Floors	G structure with mezzanine	
7.0		**Construction**	
7.1	Plinth	Negligible	
7.2	Walls	Load bearing stone masonry walls	
7.3	Floor	Wooden framed mezzanine floor supported on timber posts	
7.4	Stairs	-	
7.5	Openings	Semi circular full height arched openings	
7.6	Roofing	Pitched roof with Mangalore tiles supported on cast iron supports	
7.7	Articulation	Arches, floor bands.	
7.8	Finishes	Walls are externally and internally finished in plaster and painted. Original wooden floor	

		finish.
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -
7.10	Compound/ Fence/ Gate	Building is located within the Naval Dockyard area with a high stone compound wall around.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	-
8.0		**Services & Utilities**
8.1	Lighting	-
8.2	Ventilation	-
8.3	Electricity	MES
8.4	Water Supply	MES
8.5	Drainage (Plumbing & Sanitation)	-
8.6	Fire Precaution	-
8.7	Other (HVAC/BMS/Security Systems)	-
9.0		**Condition**
9.1	Plinth	Negligible.
9.2	Walls	Poor– Absence of external mortar in the stone masonry has been observed. Growth of vegetation has led to structural cracks and seepage and blackening of wall with water marks. Addition of asbestos sheet partitions. Lack of maintenance has been observed at the rear side of the building.
9.3	Floor	Fair - Cracks in the floor have been observed. The partly occupied first floor is used as a dumping ground. Heavy lockers have hampered the floor.
9.4	Stairs	-
9.5	Openings	Poor - openings are blocked with wooden planks and metal *jalis*, Verandahs have been enclosed.
9.6	Roofing	Poor – Leakage has been observed due to missing roof tiles, broken eaves projection and poor roof condition.
9.7	Articulation & Finishes	Poor
9.8	Services	Fair
9.9	Out Buildings	Fair – Addition of a new RCC structure behind the structure.
9.10	Overall Conditions	Poor | Maintenance level | Poor
10.0		**Transformation**
	Form	-
	Structure	-
	Articulation & Finishes	Arched openings and verandah openings have been blocked.
11.0		**DP Remarks/ Perceived Threats**
		This building forms a part of I3 Zone
12.0		**Additional Notes/ References/ Documents available**
		Additional Notes: - **References:** # ABHA NARAIN LAMBAH ASSOCIATES (2005) *Conservation Guidelines for Heritage Structures with the Indian Navy, Mumbai,* 3 Vols. Project Report courtesy Indian Navy.



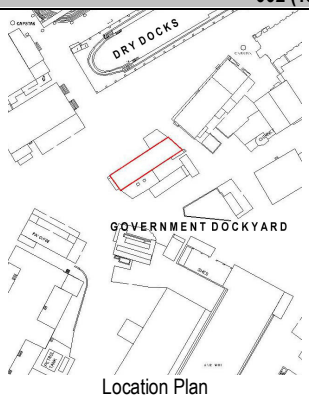
Main entrance with an extended porch

Internal view



Stone building with arched openings

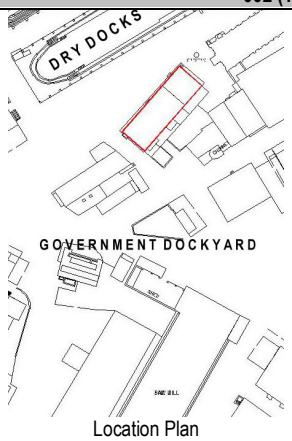
Rear side view with sloping roof

Naval Dockyard, Resource Planning Division, Cash Office			002 (18a)
		Common Ref No: 002 (18a) Card No: 23 Ward (Part): A (Part III) CS No: 44 (Colaba division) Plot Area: Part of 125263.53 sq. m B U Area: - Date: 13/04/05 Recorded by: Prachi Merchant Reviewed by: Int: Refer # Ext: Refer # Photo Ref: 002(18)_resource planning division	 Location Plan
1.0		**Denomination**	
1.1	Name of Premises	Naval Dockyard, Resource Planning Division, Cash Office	
1.2	Earlier Name	Building no. 36	
1.3	Built in:	Indeterminable	Extension Date: -
2.0		**Access**	
2.1	Main	East side of Shahid Bhagat Singh Marg – vehicular and pedestrian.	
2.2	Subsidiary	-	
3.0		**Ownership pattern**	
3.1	Present	Owner - Central Government	
3.2	Past	Owner – The Secretary of State for India in Council & Others	
3.3	Status	Owner	
4.0		**Use**	
4.1	Present	Cash Office and Resource Planning Division.	
4.2	Past	Indeterminable	
4.3	Usage	Daily	
5.0		**Significance & Value Classification**	
5.1	Townscape (Manmade)	The building is a part of the Naval Dockyard and is located on the east side of the Shahid Bhagat Singh road with Horniman Circle to its north beyond the restricted Naval area compound wall.	
5.2	Architectural Description	**Planning** Two connecting rectangular shaped blocks with its individual Mangalore tiled sloping roof and an external timber cantilevered staircase. **Features** The building façade is characterized with horizontal bands and vertical pilaster projections. The semicircular arched door and window openings have sloping Mangalore tile *chajjas* supported on wooden brackets. **Style** -	
5.3	Intrinsic	-	
5.4	Value Classification	A(his), B(per), B(uu), E	Recommended grade: II A
6.0		**Topography**	
6.1	Floors	G+1, G+2	
7.0		**Construction**	
7.1	Plinth	Normal height plinth	
7.2	Walls	Load bearing walls	
7.3	Floor	Wooden framed mezzanine floor supported on timber posts.	
7.4	Stairs	Cantilevered timber staircase supported on wooden stringers and has timber hand railing and balustrades.	
7.5	Openings	Semi circular full height arched openings.	
7.6	Roofing	Two-storey block has sloping Mangalore tile roof supported on queen post truss roof. The one-storey block has an attic roof.	
7.7	Articulation	Arches, *chajjas*.	
7.8	Finishes	Walls are externally and internally finished in plaster and painted, cabins have asbestos cement panel false ceiling, floor is finished in linoleum	
7.9	Interiors (Movable & Immovable)	**Movable**	

		- **Immovable** -
7.10	Compound/ Fence/ Gate	Building is located within the Naval Dockyard area with a high stone compound wall around.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	-
8.0		**Services & Utilities**
8.1	Lighting	-
8.2	Ventilation	-
8.3	Electricity	MES
8.4	Water Supply	MES
8.5	Drainage (Plumbing & Sanitation)	-
8.6	Fire Precaution	-
8.7	Other (HVAC/BMS/Security Systems)	-
9.0		**Condition**
9.1	Plinth	Fair.
9.2	Walls	Fair – Internal partitions have been added.
9.3	Floor	Fair.
9.4	Stairs	Fair – External timber staircase has been observed to be in a weakened condition. Space below the staircase has been encroached.
9.5	Openings	Poor - arched openings have been blocked and changed to rectangular openings.
9.6	Roofing	Fair – main supporting wooden members of the *chajjas* and roof are sagging on one side. Eaves of the roof have been observed in a broken condition and the sloping roof at ends in a severe damp condition, severe missing roof tiles. False ceiling has been installed internally. Asbestos sheets at places have replaced Chajjas.
9.7	Articulation & Finishes	Fair – Original floor finish has been replaced by linoleum sheet flooring.
9.8	Services	Fair – electrical conduits, AC unit and service pipes have been insensitively added
9.9	Out Buildings	Fair – Toilet and kitchen blocks have been added in an unplanned manner.
9.10	Overall Conditions	Fair | Maintenance level | Fair
10.0		**Transformation**
	Form	-
	Structure	-
	Articulation & Finishes	Arched openings have been blocked.
11.0		**DP Remarks/ Perceived Threats**
		This building forms a part of I3 Zone
12.0		**Additional Notes/ References/ Documents available**
		Additional Notes: - **References:** # ABHA NARAIN LAMBAH ASSOCIATES (2005) *Conservation Guidelines for Heritage Structures with the Indian Navy, Mumbai,* 3 Vols. Project Report courtesy Indian Navy.

Internal space with arched openings

Wooden truss detail

Naval Dockyard, Industrial Relation and Welfare Department			002 (18b)
		Common Ref No: 002 (18b) Card No: 24 Ward (Part): A (Part III) CS No: 44 (Colaba division) Plot Area: Part of 125263.53 sq. m B U Area: - Date: 13/04/05 Recorded by: Prachi Merchant Reviewed by: Int: Refer # Ext: Refer # Photo Ref: 002(18)_Industrial relation & welfare dept	 Location Plan
1.0		**Denomination**	
1.1	Name of Premises	Naval Dockyard, Industrial Relation and Welfare Department	
1.2	Earlier Name	Building no. 37	
1.3	Built in:	1850	Extension Date: -
2.0		**Access**	
2.1	Main	East side of Shahid Bhagat Singh Marg – vehicular and pedestrian.	
2.2	Subsidiary	-	
3.0		**Ownership pattern**	
3.1	Present	Owner - Central Government	
3.2	Past	Owner – The Secretary of State for India in Council & Others	
3.3	Status	Owner	
4.0		**Use**	
4.1	Present	Syndicate Bank, ATM counter, Industrial Relation and Welfare Department.	
4.2	Past	-	
4.3	Usage	Daily	
5.0		**Significance & Value Classification**	
5.1	Townscape (Manmade)	The building is a part of the Naval Dockyard and is located on the east side of the Shahid Bhagat Singh Marg with Horniman Circle to its north beyond the restricted Naval area compound wall.	
5.2	Architectural Description	**Planning** Rectangular shaped building with Mangalore tiled sloping roof and an external timber cantilevered staircase **Features** The building façade is characterized with horizontal bands and projecting balconies **Style** -	
5.3	Intrinsic	-	
5.4	Value Classification	A(his), B(per), B(uu), E	Recommended grade: II A
6.0		**Topography**	
6.1	Floors	G+1	
7.0		**Construction**	
7.1	Plinth	Negligible.	
7.2	Walls	Load bearing walls	
7.3	Floor	Indeterminable.	
7.4	Stairs	Two fights of staircase with metal treads and risers.	
7.5	Openings	Rectangular openings with aluminum framed shutters.	
7.6	Roofing	Sloping roof supported on timber members, *chajjas* over openings.	
7.7	Articulation	Bands, *chajjas*.	
7.8	Finishes	Walls are externally and internally finished in plaster and painted.	
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -	

Naval Dockyard, Industrial Relation and Welfare Department		002 (18b)
7.10	Compound/ Fence/ Gate	Building is located within the Naval Dockyard area with a high stone compound wall around.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	-
8.0		**Services & Utilities**
8.1	Lighting	-
8.2	Ventilation	-
8.3	Electricity	MES
8.4	Water Supply	MES
8.5	Drainage (Plumbing & Sanitation)	-
8.6	Fire Precaution	-
8.7	Other (HVAC/BMS/Security Systems)	-
9.0		**Condition**
9.1	Plinth	Negligible.
9.2	Walls	Fair – Seepage has been observed due to unplanned landscape surrounding the structure. Internally partitions have been added.
9.3	Floor	Fair – internally asbestos sheets false ceiling panels cover the original roof members.
9.4	Stairs	Poor – New staircase with metal treads has been added.
9.5	Openings	Poor - Openings have been blocked, balconies have been enclosed.
9.6	Roofing	Fair –False ceiling has been installed internally. *Chajjas* have been replaced by asbestos sheets at places.
9.7	Articulation & Finishes	Fair – Original floor finish has been replaced by linoleum sheet flooring.
9.8	Services	Fair – Electrical conduits, AC unit and service pipes have been insensitively added
9.9	Out Buildings	Fair – Water tank has been added.
9.10	Overall Conditions	Fair | Maintenance level | Fair
10.0		**Transformation**
	Form	-
	Structure	Water tanks have been installed externally.
	Articulation & Finishes	Openings have been blocked, balconies have been enclosed with asbestos sheets. Hoardings have been added.
11.0		**DP Remarks/ Perceived Threats**
		This building forms a part of I3 Zone
12.0		**Additional Notes/ References/ Documents available**
		Additional Notes: - **References:** # ABHA NARAIN LAMBAH ASSOCIATES (2005) *Conservation Guidelines for Heritage Structures with the Indian Navy, Mumbai,* 3 Vols. Project Report courtesy Indian Navy.

Internal modified view

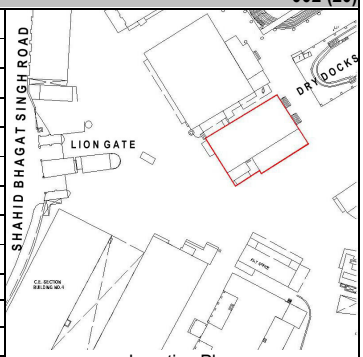
Side façade with added portions, hoardings etc

External staircase with sloping roof

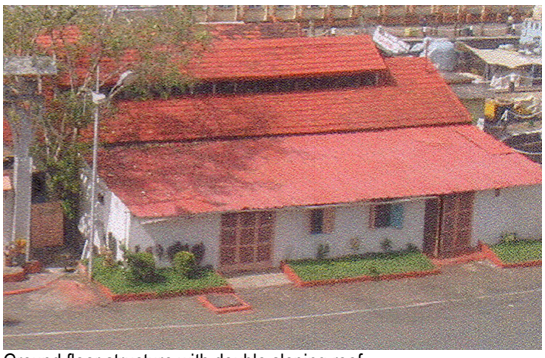
Naval Dockyard, Building no. 48				002 (19)
Not available		Common Ref No: 002 (19) Card No: 25 Ward (Part): A (Part III) CS No: 44 (Colaba division) Plot Area: Part of 125263.53 sq. m B U Area: - Date: 06/04/05 Recorded by: Prachi Merchant Reviewed by: Int: Refer # Ext: Refer # Photo Ref: -		Not available Location Plan
1.0		**Denomination**		
1.1	Name of Premises	Naval Dockyard, Building no. 48		
1.2	Earlier Name	Building no. 48		
1.3	Built in:	-	Extension Date:	-
2.0		**Access**		
2.1	Main	East side of Shahid Bhagat Singh Marg – vehicular and pedestrian.		
2.2	Subsidiary	-		
3.0		**Ownership pattern**		
3.1	Present	Owner - Central Government		
3.2	Past	Owner – The Secretary of State for India in Council & Others		
3.3	Status	Owner		
4.0		**Use**		
4.1	Present	-		
4.2	Past	-		
4.3	Usage	-		
5.0		**Significance & Value Classification**		
5.1	Townscape (Manmade)	The building is a part of the Naval Dockyard and is located on the east side of the Shahid Bhagat Singh Marg with Horniman Circle to its north beyond the restricted Naval area compound wall.		
5.2	Architectural Description	**Planning** - **Features** - **Style** -		
5.3	Intrinsic	-		
5.4	Value Classification	-	Recommended grade:	Deleted
6.0		**Topography**		
6.1	Floors	-		
7.0		**Construction**		
7.1	Plinth	The original building is demolished.		
7.2	Walls			
7.3	Floor			
7.4	Stairs			
7.5	Openings			
7.6	Roofing			
7.7	Articulation			
7.8	Finishes			
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -		
7.10	Compound/ Fence/ Gate	-		
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	-		

Naval Dockyard, Building no. 48			002 (19)
8.0		**Services & Utilities**	
8.1	Lighting	-	
8.2	Ventilation	-	
8.3	Electricity	MES	
8.4	Water Supply	MES	
8.5	Drainage (Plumbing & Sanitation)	-	
8.6	Fire Precaution	-	
8.7	Other (HVAC/BMS/Security Systems)	-	
9.0		**Condition**	
9.1	Plinth	The original building is demolished.	
9.2	Walls		
9.3	Floor		
9.4	Stairs		
9.5	Openings		
9.6	Roofing		
9.7	Articulation & Finishes		
9.8	Services		
9.9	Out Buildings		
9.10	Overall Conditions	-	Maintenance level: -
10.0		**Transformation**	
	Form	The original building is demolished.	
	Structure		
	Articulation & Finishes		
11.0		**DP Remarks/ Perceived Threats**	
		This building forms a part of I3 Zone	
12.0		**Additional Notes/ References/ Documents available**	
		Additional Notes: - **References:** # ABHA NARAIN LAMBAH ASSOCIATES (2005) *Conservation Guidelines for Heritage Structures with the Indian Navy, Mumbai,* 3 Vols. Project Report courtesy Indian Navy.	

Note: Photographs not available

Naval Dockyard, Toilet Block			002 (20)
		Common Ref No: 002 (20) Card No: 26 Ward (Part): A (Part III) CS No: 44 (Colaba division) Plot Area: Part of 125263.53 sq. m B U Area: - Date: 06/04/05 Recorded by: Prachi Merchant Reviewed by: Int: Refer # Ext: Refer # Photo Ref: 002(20)_toilet block	 Location Plan
1.0		**Denomination**	
1.1	Name of Premises	Naval Dockyard, Toilet Block	
1.2	Earlier Name	Building no. 38	
1.3	Built in:	1906	Extension Date: -
2.0		**Access**	
2.1	Main	East side of Shahid Bhagat Singh Marg – vehicular and pedestrian.	
2.2	Subsidiary	-	
3.0		**Ownership pattern**	
3.1	Present	Owner - Central Government	
3.2	Past	Owner – The Secretary of State for India in Council & Others	
3.3	Status	Owner	
4.0		**Use**	
4.1	Present	Toilet Block	
4.2	Past	-	
4.3	Usage	Daily	
5.0		**Significance & Value Classification**	
5.1	Townscape (Manmade)	The building is a part of the Naval Dockyard and is located on the east side of the Shahid Bhagat Singh Marg with Horniman Circle to its north beyond the restricted Naval area compound wall.	
5.2	Architectural Description	**Planning** Symmetrically planned two bay ground structure building with double layer roof. The plinth is raised to provide for the services above the road level. **Features** The ashlar stone faced building is characterized by segmental arched opening and distinctive double using King post roof system The façade is symmetrical with vertical pilaster projections and stone steps for access. **Style** -	
5.3	Intrinsic	-	
5.4	Value Classification	A(his), B(per), B(uu), E	Recommended grade: II A
6.0		**Topography**	
6.1	Floors	Ground structure	
7.0		**Construction**	
7.1	Plinth	High plinth clad with stone to provide with services.	
7.2	Walls	Load bearing stone masonry walls	
7.3	Floor	-	
7.4	Stairs	-	
7.5	Openings	Segmental arched openings with wooden paneled shutters.	
7.6	Roofing	Double wooden sloping roof system using King post truss with adequate light and ventilation.	
7.7	Articulation	-	
7.8	Finishes	The walls are externally clad with stone, painted from outside and finished with tiles on dado from inside.	
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable**	

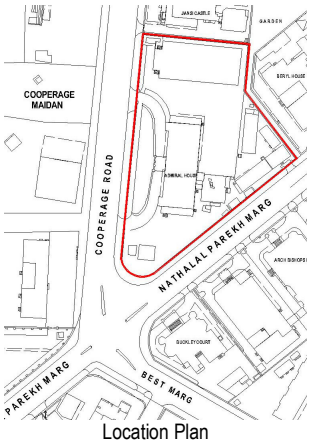
Naval Dockyard, Toilet Block			002 (20)
		-	
7.10	Compound/ Fence/ Gate	-	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	-	
8.0		**Services & Utilities**	
8.1	Lighting	Adequate natural lighting through the double roof system, supplemented by artificial lighting.	
8.2	Ventilation	Adequate natural ventilation through the double roof system, supplemented by artificial ventilation.	
8.3	Electricity	MES	
8.4	Water Supply	MES	
8.5	Drainage (Plumbing & Sanitation)	-	
8.6	Fire Precaution	-	
8.7	Other (HVAC/BMS/Security Systems)	-	
9.0		**Condition**	
9.1	Plinth	Poor – due to accumulation of water around the building, seepage has been observed.	
9.2	Walls	Poor – due to water leakage from the roof, seepage has been observed.	
9.3	Floor	Poor – Accumulation of water on the floor.	
9.4	Stairs	-	
9.5	Openings	Fair	
9.6	Roofing	Poor – wooden supporting members are in a deteriorating condition. Overloading of water tanks on the support system.	
9.7	Articulation & Finishes	Fair	
9.8	Services	Poor – Unplanned introduction of service areas causing heavy leakage and deterioration of the building.	
9.9	Out Buildings	Several blocks have been added.	
9.10	Overall Conditions	Poor	Maintenance level | Poor
10.0		**Transformation**	
	Form	-	
	Structure	Several blocks have been added.	
	Articulation & Finishes	Due to excessive leakage from the roof and around the structure, heavy leakage has deteriorated the building finishing.	
11.0		**DP Remarks/ Perceived Threats**	
		This building forms a part of I3 Zone	
12.0		**Additional Notes/ References/ Documents available**	
		Additional Notes: - **References:** # ABHA NARAIN LAMBAH ASSOCIATES (2005) *Conservation Guidelines for Heritage Structures with the Indian Navy, Mumbai,* 3 Vols. Project Report courtesy Indian Navy.	



Ground floor structure with double sloping roof

Wooden roof truss

Staircase sloping roof with wooden supports

Principal Controller Defense Accounts (NAVY)			003
		Common Ref No: 003 Card No: 27 Ward (Part): A (Part III) CS No: 17 (Colaba division) Plot Area: 1962.57 sq. m B U Area: - Date: 14/04/05 Recorded by: Prachi Merchant Reviewed by: Int: Refer # Ext: Refer # Photo Ref: 003_principal controller defence accounts	 Location Plan
1.0		**Denomination**	
1.1	Name of Premises	Principal Controller Defense Accounts (NAVY)	
1.2	Earlier Name	Office of the Controller of Defense Accounts (NAVY)	
1.3	Built in:	19th Century	Extension Date: 1967 – Departmental Canteen 1995 – Renovated Canteen
2.0		**Access**	
2.1	Main	Cooperage Road	
2.2	Subsidiary	-	
3.0		**Ownership pattern**	
3.1	Present	Owner - Central Government	
3.2	Past	Owner	
3.3	Status	Owner	
4.0		**Use**	
4.1	Present	Offices	
4.2	Past	Headquarters of Navy	
4.3	Usage	Daily	
5.0		**Significance & Value Classification**	
5.1	Townscape (Manmade)	Prominent corner building at the junction of Cooperage road and Nathalal Parekh road. The main is access if from the west side of the Cooperage road.	
5.2	Architectural Description	**Planning** Rectangular building oriented in the north south direction is accessed from the west side through a front setback. An extended porch on the west side leading, through a lobby to the central stairwell. The middle portion is higher than the rest of the building with a curved gable roof. The building has a verandah space on the west side. New annex building has been added on the north side. The ground floor is occupied by, record section, conference room and service rooms. The first floor occupies the Controller Defence Accounts officers, EDP (computer section). The second floor occupies the coast guard section, staff toilet. **Features** Prominent bluish grey ashlar stone masonary building with an imposing curved Dutch gable end and entrance porch with twin Tuscan columns. The façade is characterized with arched openings, projecting wooden balconies, yellow painted stone bands, fenestrations, sill level bands flushed with the external walls. The roof of the floor below gable end is punctuated with two sculpted ships. The third storey is defined by continuous verandah with timber balustrade covered with Mangalore tile roof. The lower level has a continuous arcaded corridor with arched openings and stone railing with geometric pattern. The second floor has steep protective weather shade protection with sloping Mangalore tile roof supported on highly ornamental stone and timber brackets. The interior of the building is characterized with arcaded corridors, high ceilings and large semicircular openings and glazed fanlights. The staircase has wooden treads with timber balustrade and elongated bud-shaped posts. **Style** Derives influence from colonial style of Architecture.	

Principal Controller Defense Accounts (NAVY)					003
5.3	Intrinsic	Madeleine Slade, daughter of Admiral Slade who lived here for some time, later became a follower of Mahatma Gandhi and took the name, Miraben.			
5.4	Value Classification	A(his), B(per), B(uu), E	Recommended grade	II A	
6.0		**Topography**			
6.1	Floors	G+2			
7.0		**Construction**			
7.1	Plinth	Normal stone clad plinth.			
7.2	Walls	Bluish grey basalt ashlar stone masonary load bearing walls.			
7.3	Floor	RCC slab or jack arch roof, supported on steel joists encased in concrete			
7.4	Stairs	Grand open well wooden staircase with wooden railing			
7.5	Openings	Arched openings with glazed paneled shutters and louvered shutters, fanlight ventilators, wooden railing,			
7.6	Roofing	Sloping roof with gable end.			
7.7	Articulation	Arches, bands, projecting balcony and wooden railing.			
7.8	Finishes	Walls are externally clad with bluish grey ashlar masonary stone and internally finished in plaster and painted. Wooden floor finish.			
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -			
7.10	Compound/ Fence/ Gate	-			
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Landscaped area with shrubs along the periphery of the building.			
8.0		**Services & Utilities**			
8.1	Lighting	-			
8.2	Ventilation	-			
8.3	Electricity	BEST			
8.4	Water Supply	MCGM			
8.5	Drainage (Plumbing & Sanitation)	MCGM			
8.6	Fire Precaution	-			
8.7	Other (HVAC/BMS/Security Systems)	-			
9.0		**Condition**			
9.1	Plinth	Fair			
9.2	Walls	Fair			
9.3	Floor	Fair – increased load on the floor. Severe corrosion of reinforcement of the slab has been observed.			
9.4	Stairs	Fair – Original railing has been replaced by cast cement balustrade.			
9.5	Openings	Fair – Arched openings have been blocked with brick wall, original opening size has been altered and balconies have been enclosed.			
9.6	Roofing	Fair – Sloping roof ends and eaves are in a deteriorating condition. Internally, false ceiling covers the ceiling. Weather shades have been replaced by corrugated tin sheets. Leakage from the roof has been observed.			
9.7	Articulation & Finishes	Fair – Floor finish has been replaced by ceramic tiling.			
9.8	Services	Fair – Water tanks, AC units and other service lines have been added in an unplanned manner. Addition of the toilet block in the enclosed balcony and service pipes on the external façade has been insensitively done.			
9.9	Out Buildings	Fair – New Annex building along with the extending corridors linking the two buildings have been added in the same complex.			
9.10	Overall Conditions	Fair	Maintenance level	Fair	
10.0		**Transformation**			
	Form	-			
	Structure	Structural supports have been added to the original roof structure, toilets have been added internally water tank and other structure have been added			
	Articulation & Finishes	Openings have been blocked and balconies have been enclosed.			
11.0		**DP Remarks/ Perceived Threats**			
		No Reservation			
12.0		**Additional Notes/ References/ Documents available**			
		Additional Notes: Designed by John Begg, Consulting Architect to the Government of Bombay in consultation with the military authorities, the bungalow was the former residence for the Admiral,			

		Commander-in-Chief of the Navy, constructed in 1905 at the corner of Wodehouse Road. Originally, the main bungalow had a connected cook room, and in the rear compound were the native latrines, latrines, two cook houses, two blocks of servants' quarters and stables.

References:

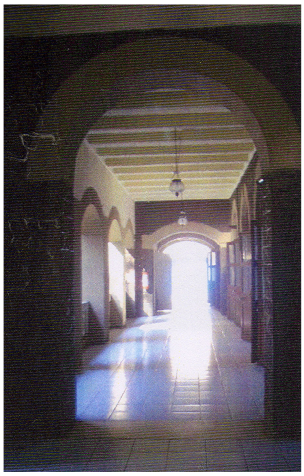
ABHA NARAIN LAMBAH ASSOCIATES (2005) *Conservation Guidelines for Heritage Structures with the Indian Navy, Mumbai,* 3 Vols, Mumbai.

INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.*

SHARADA DWIVEDI and RAHUL MEHROTRA (2001) *Fort Walks,* Bombay: Eminence Designs Pvt. Ltd

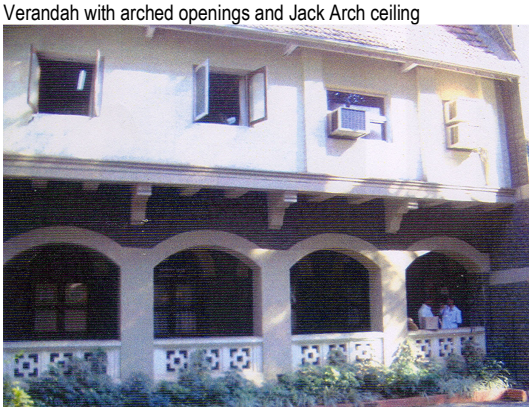
Entrance Portico with Ionic columns

Façade with arched openings and projecting balconies



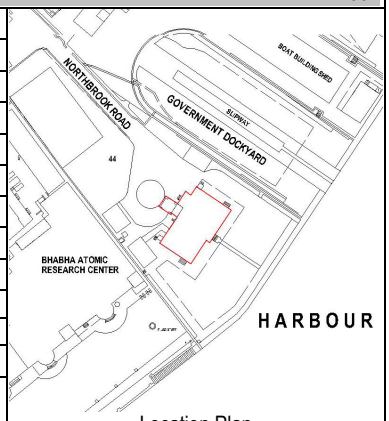
Verandah with arched openings and Jack Arch ceiling

Sloping roof supported on wooden brackets

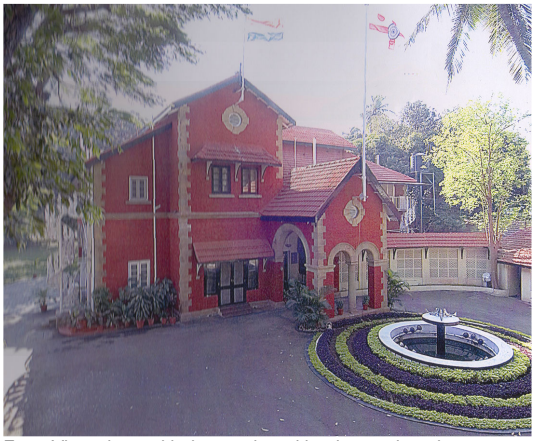


Verandah with Arched openings and wooden railing, overlooking the landscaped area

Arched openings with wooden louvered shutters

Navy House					004
		Common Ref No: 004 Card No: 28 Ward (Part): A (Part III) CS No: 44 (Colaba division) Plot Area: Part of 879.88 sq. m B U Area: Date: 15/04/05 Recorded by: Prachi Merchant Reviewed by: Int: Refer # Ext: Refer # Photo Ref: 004_navy house	 Location Plan		
1.0		**Denomination**			
1.1	Name of Premises	Navy House			
1.2	Earlier Name	North Brooke House			
1.3	Built in:	1875	Extension Date:	-	
2.0		**Access**			
2.1	Main	Shahid Bhagat Singh Marg.			
2.2	Subsidiary	-			
3.0		**Ownership pattern**			
3.1	Present	Owner - Central Government			
3.2	Past	Owner – The Secretary of State for India in Council & Others			
3.3	Status	Owner			
4.0		**Use**			
4.1	Present	Residence of the Flag Officer Commanding-in-chief, Western Naval Command.			
4.2	Past	Residence of several naval officers.			
4.3	Usage	Daily			
5.0		**Significance & Value Classification**			
5.1	Townscape (Manmade)	The building is located at the end of the road, off Shahid Bhagat Singh road, next to Maharashtra State Police Headquarters. The main access is from the east side of Shahid Bhagat Singh Marg.			
5.2	Architectural Description	**Planning:** Rectangular building oriented in the north south direction with an extended porch from the east side. The porch leads to the vestibule and verandahs opening into the landscaped gardens. **Features:** The building is set deep into the site with large side, front and rear setbacks. The building is approached through an extended arched porch located off center of the building. The porch and verandahs are lined with semicircular arched and circular openings with Malad stone voussoirs, supported on circular buff stone Doric columns on low bases. The Verandah and window openings have carved teakwood balustrades. Brick masonry building characterized with buff Malad stone rustications, corner quoins, arch and circular opening bands, horizontal cornice bands and numerous levels of Mangalore tiled pitch roofs. The hipped roof over the verandah is accentuated by the decorative bargeboard. Internally the bay window opening into verandah has a wooden conical canopy. **Style**: Derives influence from Colonial residential style of Architecture.			
5.3	Intrinsic	-			
5.4	Value Classification	A(arc), A(his), B(per), B(des), B(uu), E, F, G(grp), I(sce).	Recommended grade:	II A	
6.0		**Topography**			
6.1	Floors	G+2.			
7.0		**Construction**			
7.1	Plinth	Normal height greyish-blue basalt stone plinth			
7.2	Walls	Brick masonry walls.			

Navy House			004
7.3	Floor	Wooden floor supported on wooden members and stone columns and arched openings.	
7.4	Stairs	Solid teakwood dogleg staircase with carved wood post, handrail, tread detail and dado paneling. Verandah openings with wooden balustrade. Ornate cast iron service spiral staircase.	
7.5	Openings	Arched verandah openings, rectangular door and window openings.	
7.6	Roofing	High pitched sloping Mangalore tiled roof with gable ends. Verandahs with hipped roof, supported on wooden members.	
7.7	Articulation	Arches, bands, bay windows, corner quoins, verandahs and passages with wood railing and posts.	
7.8	Finishes	Walls are finished with plaster and paint with brick and stone pointing and stone bands.	
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** The two brass guns placed near the tennis court in the driveway are of Dutch origin and two black Portuguese guns placed on the path to Admiral's.	
7.10	Compound/ Fence/ Gate	High compound wall.	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Manicured lawns with some old and rare trees. Paved pathways around the house. Ground structures of Out house, Staff quarters with sloping managlore tiled roofs.	
8.0		**Services & Utilities**	
8.1	Lighting	-	
8.2	Ventilation	-	
8.3	Electricity	BEST	
8.4	Water Supply	MCGM	
8.5	Drainage (Plumbing & Sanitation)	-	
8.6	Fire Precaution	-	
8.7	Other (HVAC/BMS/Security Systems)	-	
9.0		**Condition**	
9.1	Plinth	Fair	
9.2	Walls	Fair – Plant growth along the periphery has led to seepage at certain places.	
9.3	Floor	Fair	
9.4	Stairs	Fair	
9.5	Openings	Fair	
9.6	Roofing	Fair – Leakage from the roof has been observed through the roof. False ceiling has been added in all the floors, covering the original roof supports.	
9.7	Articulation & Finishes	Fair	
9.8	Services	Fair	
9.9	Out Buildings	Fair	
9.10	Overall Conditions	Fair	Maintenance level | Fair
10.0		**Transformation**	
	Form	-	
	Structure	Passage added from cook house to the main building.	
	Articulation & Finishes	-	
11.0		**DP Remarks/ Perceived Threats**	
		Building forms part of C1 zone	
12.0		**Additional Notes/ References/ Documents available**	
		Additional Notes: Residence of FOC-in-C Western Naval Command. This imposing bungalow is of symbolic historical value and on par with similar structures in ports with a background similar to Bombay, ex: Macao, Hong Kong, Penang. The Navy house was earlier known as North Brooke, the Viceroy of Viscount North Brooke, Viceroy at Delhi from 1872 to 1876 and was once the residence of Captain Superintendent of the Dockyard. Before reclamation of the foreshore around Apollo Bunder in the first half of the 20th century, during which the structure was residence of the Chief Constructor, the captain superintendent and later the Commodore Bombay's official residence, a landing place existed between the Atomic energy offices and the Navy house. It consisted of a large and broad ship's gangway with an arrangement for lowering it to suit the tide. The Admiral's walk, from the Navy House leads to the south breakwater, which berths the 'Might of the Navy'. A wall was constructed, using the old dock chocks of the Petya class ships, from the Admirals walk DSC security tower to the Fleet Office incinerator in 1992. Originally located on the sea **References:** # ABHA NARAIN LAMBAH ASSOCIATES (2005) *Conservation Guidelines for Heritage Structures with the Indian Navy, Mumbai,* 3 Vols. Project Report courtesy Indian Navy.	

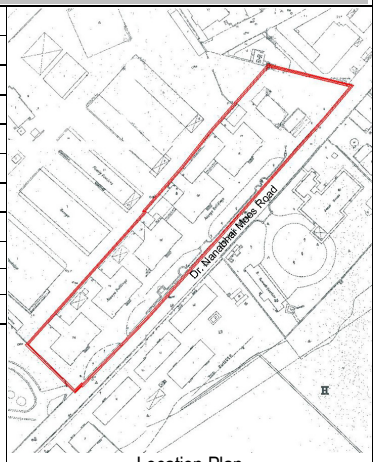


Front View along with the porch and landscaped portion

Wooden staircase along with wooden dado paneling

External Cast Iron Spiral Staircase

Verandah with Ionic columns with arched openings and bay windows, overlooking the landscaped area

Assaye Buildings, Headquarters Maharashtra, Gujarat & Goa Area			005
		Common Ref No: 005 Card No: 29 Ward (Part): A (Part IV) CS No: 4 (Colaba division) Plot Area: 307056.86 sq. m B U Area: - Date: 12/01/05 Recorded by: Prachi Merchant Reviewed by: Int: Prachi Merchant, Sonal Modak Ext: Prachi Merchant, Sonal Modak Photo Ref: 005_Assaye buildings	 Location Plan

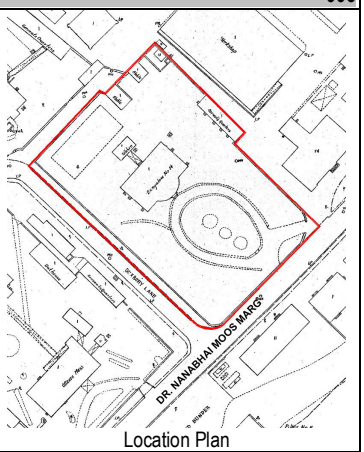
1.0		**Denomination**			
1.1	Name of Premises	Assaye Buildings, Headquarters Maharashtra, Gujarat & Goa Area.			
1.2	Earlier Name	Assaye Buildings.			
1.3	Built in:	1924	Extension date:	-	
2.0		**Access**			
2.1	Main	Dr. Nanabhai Moos Road – vehicular and pedestrian.			
2.2	Subsidiary	-			
3.0		**Ownership pattern**			
3.1	Present	Owner - Central Government			
3.2	Past	Owner - The Secretary of State for India in Council & Others			
3.3	Status	Owner			
4.0		**Use**			
4.1	Present	Commercial - Army offices			
4.2	Past	Commercial - Army offices			
4.3	Usage	Daily			
5.0		**Significance & value Classification**			
5.1	Townscape (Manmade)	The plot is located on Dr. Nanabhai Moos Road, at the beginning of the Army area. The complex consists of a row of five similar buildings, with a deep setback on the eastern side. The entry and exit to the plot is from the northern and southern end.			
5.2	Architectural Description	**Planning** The buildings are 'C' shaped with the wings along with new extended blocks in the rear open side. All the five buildings are of the same height. The central and side wings project out marginally. The buildings are accessed through a porch on the east side, leading to the central staircase and symmetrical wings on either side. The building has deep verandah spaces on both sides, with rooms planned in a linear manner and toilets at the southern end. All floors are occupied by offices. **Features** The building façade has semicircular arched window openings with emphasized keystone on the ground floor, first and second floor is recessed with semicircular double height arched openings with emphasized keystone in plaster and top floor has rectangular window openings. All the windows have wooden sloping *chajjas* with wooden brackets. Each floor is defined with bands. The top of the building is defined by a continuous projecting chajja with wooden brackets. **Style** The building displays the influences of the Classical style.			
5.3	Intrinsic	-			
5.4	Value Classification	A(arc), A(his), B(per), B(des), B(uu), C(seh), E, G(grp)	Recommended grade:	II A	
6.0		**Topography**			
6.1	Floors	G+3			

Assaye Buildings, Headquarters Maharashtra, Gujarat & Goa Area			005
7.0		**Construction**	
7.1	Plinth	Normal height plinth with a plinth protection band.	
7.2	Walls	Brick walls	
7.3	Floor	RCC slab and beam structure.	
7.4	Stairs	Main RCC doglegged staircase with stone treads and risers and wooden handrail. Single flight wooden staircase connecting second and third floors.	
7.5	Openings	Arched and rectangular openings with glazed paneled shutters and ventilators.	
7.6	Roofing	Flat RCC roof with projecting *chajja* on the top floor. Windows have wooden *chajja* projections.	
7.7	Articulation	Bands, single and double height semicircular arches.	
7.8	Finishes	Walls are externally finished with rough plaster and paint. Internal walls are finished with plaster and paint. Floor is finished with Kotah/ Mosaic and ceramic tiles at various places.	
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** Stone cannons at the entrance of each building.	
7.10	Compound/ Fence/ Gate	High brick compound wall with pilasters and MS railing. Two main MS gates from the northern and southern end. One internal gate from check post point to the buildings.	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	East side setback has old trees with tree guards and a Flag post in the center. Parking area and check post shed is located in the northern end. The complete building complex setback is paved in concrete. Electrical sub stations and a cooling tower are installed in the western side open space.	
8.0		**Services & Utilities**	
8.1	Lighting	Inadequate natural lighting through verandahs due to enclosures, supplemented with artificial lighting.	
8.2	Ventilation	Inadequate natural ventilation through verandahs due to enclosures supplemented with artificial ventilation.	
8.3	Electricity	MES	
8.4	Water Supply	MES	
8.5	Drainage (Plumbing & Sanitation)	MES	
8.6	Fire Precaution	Extinguishers and sand buckets are installed at regular distances.	
8.7	Other (HVAC/BMS/Security Systems)	Strict manual security at the entrance. Individual tenants have installed window airconditioners.	
9.0		**Condition**	
9.1	Plinth	Fair – replastered and painted. Seepage seen in some parts.	
9.2	Walls	Fair – Plastered and painted.	
9.3	Floor	Fair – Maintained well.	
9.4	Stairs	Fair – Main staircase in fair condition.	
9.5	Openings	Poor – Window openings are blocked to accommodate air conditioning units, shutters are changed, grills have been added.	
9.6	Roofing	Fair – Maintained well. *Chajjas* are replaced by asbestos sheet covering.	
9.7	Articulation & Finishes	Fair – All parts are painted.	
9.8	Services	Poor – Haphazardly planned. Electric wires and service pipes are added insensitively.	
9.9	Out Buildings	Substation and cooling tower added in the west end. Check posts and parking sheds added in the north end.	
9.10	Overall Conditions	Fair	Maintenance level | Fair
10.0		**Transformation**	
	Form	Bridges added between buildings. Annex wings added in the rear west side.	
	Structure	-	
	Articulation & Finishes	Sheds and out buildings are added in the western and southern sides. Window openings are blocked, grills are added, and shutters are changed. Granite plaque about the history of building is installed near the south entrance side.	
11.0		**DP Remarks/ Perceived Threats**	
		No Reservation	
12.0		**Additional Notes/ References/ Documents available**	
		Additional Notes: The Complex derives the name from the famous 'Battle Of Assaye" which was the turning point in the 30 year old British-Maratha conflict, fought 72 Kms northeast of Aurangabad on 23rd September 1803, where in exemplary devotion and bravery by the great Maratha warriers.	

References:
INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.*
FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc.
Eicher Goodearth Ltd. (2002) *City Map – Mumbai,* Mumbai.

Front View with Arched openings, bands, Chajjas supported on wooden brackets

Recessed Arched window opening with the keystone emphasised

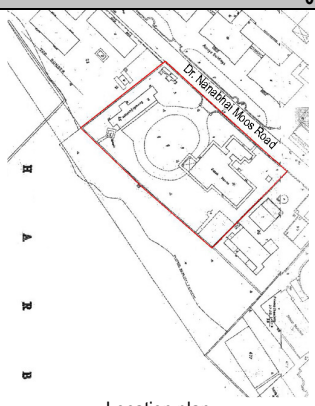
Pavanika (Bungalow south of *Assaye* Buildings)			**006**
		Common Ref No: 006 Card No: 30 Ward (Part): A (Part IV) CS No: 4 (Colaba division) Plot Area: 5978.68 sq m. B U Area: - Date: 24/01/05 Recorded by: Prachi Merchant Reviewed by: Int: Permission denied Ext: Prachi Merchant, Zankhana Prajapati Photo Ref: 006_Bungalow south of Assaye buildings	 Location Plan

1.0		**Denomination**			
1.1	Name of Premises	Pavanika			
1.2	Earlier Name	Bungalow south of *Assaye* Buildings			
1.3	Built in:	Indeterminable	Extension Date:	-	
2.0		**Access**			
2.1	Main	Dr. Nanabhai Moos Road – vehicular and pedestrian			
2.2	Subsidiary	Duxbury Lane - vehicular and pedestrian			
3.0		**Ownership pattern**			
3.1	Present	Owner - Central Government			
3.2	Past	Owner - The Secretary of State for India in Council & Others			
3.3	Status	Owner			
4.0		**Use**			
4.1	Present	Residential - Guesthouse for VIP Army officers			
4.2	Past	Residential - Army officers' bungalow			
4.3	Usage	Only during 'VIP' visits			
5.0		**Significance & value Classification**			
5.1	Townscape (Manmade)	It is located in the corner plot at the junction of Dr. Nanabhai Moos Road and Duxbury lane, to the south side of the Assaye Buildings. The Bungalow is set deep in the plot with huge front setback with separate entry and exits points. The entry to the plot is from north end of Dr. Nanabhai Moos Road and the exit is from the Duxbury Lane.			
5.2	Architectural Description	**Planning** The Bungalow has a rectangular plan with a central semicircular projecting porch and deep verandah spaces along periphery. The rooms are planned in the central part with a single sloping roof and verandahs planned on three sides with a lean to sloping roof. Bungalow is a low scaled structure with double level roof and other ground level ancillary structures spread in the rear west side. The Bungalow is used as 'VIP' Guest House for Army officers. **Features** The verandah spaces have wooden railings. The double level sloping roof structure has wooden structural members. **Style** Colonial style of planning with an influence of Vernacular style of architecture.			
5.3	Intrinsic	-			
5.4	Value Classification	A(arc), B(per), B(des), B(uu), E, F, G(grp), I(sce)	Recommended grade	II B	
6.0		**Topography**			
6.1	Floors	Ground structure. All the ancillary structures are ground structures.			
7.0		**Construction**			
7.1	Plinth	Normal height stone plinth finished in plaster and paint.			
7.2	Walls	Brick load bearing walls.			
7.3	Floor	RCC slab and beam structure.			

Pavanika (Bungalow south of *Assaye* Buildings)			**006**
7.4	Stairs	Stone steps through the porch to the verandah space with a wooden railing.	
7.5	Openings	Rectangular openings with glazed paneled shutters and ventilators with glazed paneled shutters in the level between two level roofs.	
7.6	Roofing	Double level sloping roof with wooden supporting members. Higher sloping roof over the main bungalow and lean to sloping roof for the verandah spaces. Semicircular sloping roof over the porch.	
7.7	Articulation	Wooden support members for sloping roof, wooden railing of verandah.	
7.8	Finishes	Walls are externally and internally finished with rough plaster and paint. Floor is finished with natural stone floor finish.	
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -	
7.10	Compound/ Fence/ Gate	High brick compound wall with broken glass fencing above. Two main MS gates from the eastern and southern end with gate posts.	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	East side setback has old trees with tree guards, shrubs, potted plants and large lawn area, neatly demarcated by paving. Flag post is located near the porch. Rear side has shrubs and few old trees. West side setback at the rear has structures for watchman's cabin, servants quarters, container room for servants, toilet block. The structures are connected with concrete paving.	
8.0		**Services & Utilities**	
8.1	Lighting	Adequate natural lighting through verandahs supplemented by artificial lighting.	
8.2	Ventilation	Adequate natural ventilation through verandahs supplemented by artificial ventilation.	
8.3	Electricity	MES	
8.4	Water Supply	MES	
8.5	Drainage (Plumbing & Sanitation)	MES	
8.6	Fire Precaution	-	
8.7	Other (HVAC/BMS/Security Systems)	Strict manual security at the entrance. Air conditioner units have been installed.	
9.0		**Condition**	
9.1	Plinth	Fair – Plastered and painted.	
9.2	Walls	Fair – Plastered and painted.	
9.3	Floor	Fair	
9.4	Stairs	Fair – Main staircase in fair condition.	
9.5	Openings	Fair – Window openings have been blocked to accommodate air conditioning units. Shutters have been altered.	
9.6	Roofing	Fair – Wooden supporting members are painted.	
9.7	Articulation & Finishes	Fair – All parts are painted and the original materials are difficult to identify. Floor is finished with new materials.	
9.8	Services	Fair – Electrical wiring and service pipes have been haphazardly planned on the rear side.	
9.9	Out Buildings	Fair	
9.10	Overall Conditions	Fair	Maintenance level | Fair
10.0		**Transformation**	
	Form	-	
	Structure	Out buildings are added in the plot using new materials.	
	Articulation & Finishes	Openings have been blocked, and shutters have been changed.	
11.0		**DP Remarks/ Perceived Threats**	
		Part Recreation ground, building forms part of R zone	
12.0		**Additional Notes/ References/ Documents available**	
		Additional Notes: - **References:** FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc.	

Front Verandah with sloping roof supported on wooden supports

Front Landscaped garden

Jacob house			007
		Common Ref No: 007 Card No: 31 Ward (Part): A (Part IV) CS No: 26(Colaba division) Plot Area: 7763.43 sq m. B U Area: - Date: 24/01/2005 Recorded by: Arun Wadhwa Reviewed by: Int: Arun Wadhwa Ext: Arun Wadhwa Photo Ref: 007_Jacob House.	 Location plan

1.0		**Denomination**	
1.1	Name of Premises	Jacob house	
1.2	Earlier Name	Jacob house	
1.3	Built in:	19th century	Extension Date: -
2.0		**Access**	
2.1	Main	Dr Nanabhai Moos Road – vehicular and pedestrian	
2.2	Subsidiary	-	
3.0		**Ownership pattern**	
3.1	Present	Not available	
3.2	Past	Not available	
3.3	Status	Not available	
4.0		**Use**	
4.1	Present	Residence of Brigadier class of Army Officers	
4.2	Past	Residential	
4.3	Usage	Daily	
5.0		**Significance & value Classification**	
5.1	Townscape (manmade)	The building sits on a large plot with the main entrance from the south side porch through a driveway encircling a large tree in the open space. The building follows the plain functional architectural vocabulary of most of the army buildings at Colaba.	
5.2	Architectural Description	**Planning**: Rectangular plan with a projecting front bay and an extended porch to the south end. The longer side is oriented in the east west direction and connected to the servant's wing on the western road front. The porch leads into the staircase lobby of the apartment entrance, which has a long veranda running along the entire length to access all the rooms arranged along it. Front portion has a large living and dining with a narrow passage alongside leading to the kitchen behind with a connected servant's wing. The spacious bedrooms are placed along side the long length with attached smaller dressing rooms. Toilets and services are to the narrow bay along the rear side. All the three floors have similar layouts with the top floor having a pitched roof. **Features**: Pointed segmental arch openings on façade. Projecting cornice bands at floor, lintel and sill levels. Large *chajja* projection on the second floor lintel level. Cement jali parapet. High floor heights and spacious room sizes. **Style**: Influence of Colonial style of planning, devoid of decorative features.	
5.3	Intrinsic	-	
5.4	Value Classification	A(arc), B(per), B(des), B(uu), E, F, G(grp), I(sce)	Recommended grade: II B
6.0		**Topography**	
6.1	Floors	G+2	

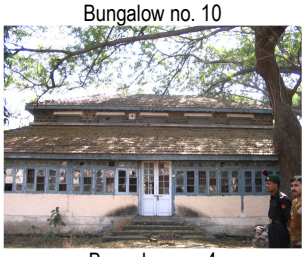
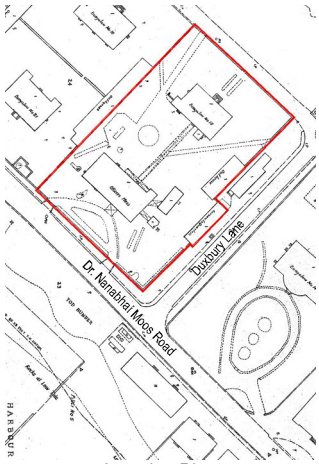
Jacob house		007
7.0		**Construction**
7.1	Plinth	Low plinth height dressed in grey basalt ashlar stone with a projecting top cornice course.
7.2	Walls	Load bearing brick masonry walls.
7.3	Floor	Concrete slab and beam resting on load bearing walls.
7.4	Stairs	Wooden double flight stair. Circular spiral iron stair centrally supported external to the servant's wing.
7.5	Openings	Pointed segmental arch openings in verandas with simple baluster parapet. Rectangular door window openings with partly glazed and partly paneled door window shutters. Square shaped ventilator openings below ceiling level.
7.6	Roofing	Sloping Mangalore tile hip roof over the main building, with flat concrete slabs on verandas and servants wing.
7.7	Articulation	Cornice bands at floor & intermediate lintel levels.
7.8	Finishes	Externally rough plastered finish and smooth plaster painted internal surfaces. Polished and painted door window shutters. Varied floor finishes on all the floors.
7.9	Interiors (Movable & Immovable)	**Movable** Ordinary furniture belonging to the occupant. **Immovable** -
7.10	Compound/ Fence/ Gate	Approximately 1.5 m high brick masonry compound wall plaster finished and secured with broken glass over the edge.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Large open space around the building with old trees. Well-cultivated lawn to the sea facing east side and a garage structure on the south side with servant's accommodation above.
8.0		**Services & Utilities**
8.1	Lighting	Inadequate natural light in the internal rooms, supplemented by artificial light fixtures.
8.2	Ventilation	Adequate natural ventilation supplemented by artificial means.
8.3	Electricity	MES
8.4	Water Supply	MES
8.5	Drainage (Plumbing & Sanitation)	MES
8.6	Fire Precaution	Few fire extinguishers have been installed.
8.7	Other (HVAC/BMS/Security Systems)	Window air conditioning units have been installed
9.0		**Condition**
9.1	Plinth	Fair - except organic growth at places.
9.2	Walls	Fair
9.3	Floor	Fair
9.4	Stairs	Fair - except some loose treads and poor finishing.
9.5	Openings	Fair - with modifications and missing/ damaged panels. Iron grills and mosquito nets fixed. Veranda openings have been enclosed.
9.6	Roofing	Fair – dampness has been observed and asphalting has been incongruously done over Mangalore tiling. Stone finials are in a neglected state.
9.7	Articulation & Finishes	Poor & neglected state.
9.8	Services	Poor – Plumbing lines are installed in an unplanned manner.
9.9	Out Buildings	Poor – Garage is in a poor condition.
9.10	Overall Conditions	Fair | Maintenance level: Fair
10.0		**Transformation**
	Form	-
	Structure	Numerous over-head water tanks have been installed on the terrace.
	Articulation & Finishes	-
11.0		**DP Remarks/ Perceived Threats**
		Building forms part of R zone
12.0		**Additional Notes/ References/ Documents available**
		Additional Notes: - **References:** FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc.

Entrance porch with pointed arch

Pointed arched opening with recessed window

Internal wooden staircase with wooden railing

Front verandah with pointed arched openings

Officer's Mess – Bungalow No. 10, Bungalow on Duxbury Lane – Bungalow No. 4		008
 Bungalow no. 10  Bungalow no. 4	Common Ref No: 008 Card No: 32 Ward (Part): A (Part IV) CS No: 24 (Colaba division) Plot Area: Part of 20,995.98 sq. m B U Area: - Date: 24/01/2005 Recorded by: Sonal Modak Reviewed by: Int: Sonal Modak Ext: Sonal Modak Photo Ref: 008_bungalows on Duxbury Lane.	 Location Plan

1.0		**Denomination**			
1.1	Name of Premises	Officer's Mess – Bungalow No. 10 Bungalow on Duxbury Lane – Bungalow No. 4			
1.2	Earlier Name	Bungalows on Duxbury Lane			
1.3	Built in:	1835	Extension Date:	1907 (Servant's Quarters were added)	
2.0		**Access**			
2.1	Main	Bungalow No. 10 – Dr. Nanabhai Moos Road – Vehicular and Pedestrian Bungalow No. 04 – Duxbury Lane – Vehicular and Pedestrian			
2.2	Subsidiary	Bungalow No. 10 – Lane off Duxbury Lane - Pedestrian Bungalow No. 04 – Duxbury Lane - Pedestrian			
3.0		**Ownership pattern**			
3.1	Present	Owner - Central Government			
3.2	Past	Owner - Secretary of State for India in Council and Others			
3.3	Status	Owner			
4.0		**Use**			
4.1	Present	Bungalow No. 10 - Mess Bungalow No. 04 - Not in Use			
4.2	Past	Bungalow No. 10 – Residential of Army officer's bungalow Bungalow No. 04 - Residential of Army officer's bungalow			
4.3	Usage	Bungalow No. 10 - Daily Bungalow No. 04 – Unused			
5.0		**Significance & value Classification**			
5.1	Townscape (Manmade)	It is located in the corner plot at the junction of Dr. Nanabhai Moos Road and Duxbury Lane. The entrance to the plot is from the eastern side of the Dr. Nanabhai Moos Road. The Bungalow is set inside the plot with front setback, separate entry and exit gates.			
5.2	Architectural Description	**Planning** The Bungalow has a rectangular plan with a central projecting porch and deep verandah spaces along periphery. The rooms are planned in the central part with a sloping roof, clerestory lighting and semi covered verandahs planned on three sides with a lean to sloping roof. Kitchen block and staff residential quarters are accessed with a passage to the main bungalow on northern side. Bungalow is a low scaled structure with double level roof and other ground level ancillary structures spread in the rear west side. **Features** The verandah spaces with a wooden railing. The double level sloping roof structure with wooden structural members. **Style** The structure is planned in Colonial style devoid of any particular features. It derives influence from vernacular architecture.			
5.3	Intrinsic	-			
5.4	Value Classification	A(arc), B(per), B(des), B(uu), E, F, G(grp)	Recommended grade	II B	

Officer's Mess – Bungalow No. 10, Bungalow on Duxbury Lane – Bungalow No. 4		008
6.0		**Topography**
6.1	Floors	Ground structure. All the ancillary structures are ground structures.
7.0		**Construction**
7.1	Plinth	Low height grey stone plinth with protection band.
7.2	Walls	Brick load bearing walls with timber columns supporting roofing.
7.3	Floor	-
7.4	Stairs	-
7.5	Openings	Rectangular openings with glazed paneled shutters with ventilators. Ventilators with glazed paneled shutters at clerestory.
7.6	Roofing	Timber truss double level hip roof with Mangalore roofing tiles.
7.7	Articulation	-
7.8	Finishes	Walls are plastered and painted internally as well as externally. IPS and marble mosaic tile flooring.
7.9	Interiors (Movable & Immovable)	**Movable** Old wooden chairs, tables, partitions. **Immovable** A marble plaque stating history of bungalows.
7.10	Compound/ Fence/ Gate	Brick masonary compound wall with coping.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Soft landscape, paved pathways, water storage tanks, toilet block, pump house, underground water tank.
8.0		**Services & Utilities**
8.1	Lighting	Inadequate daylight supplemented by artificial lighting.
8.2	Ventilation	Inadequate natural ventilation supplemented with the provision of artificial ventilation system.
8.3	Electricity	MES
8.4	Water Supply	MES
8.5	Drainage (Plumbing & Sanitation)	MES
8.6	Fire Precaution	-
8.7	Other (HVAC/BMS/Security Systems)	-
9.0		**Condition**
9.1	Plinth	Fair
9.2	Walls	Fair
9.3	Floor	-
9.4	Stairs	-
9.5	Openings	Fair
9.6	Roofing	Fair - Wooden members have deteriorated at places.
9.7	Articulation & Finishes	-
9.8	Services	Fair – leakage due to cracks in service pipes has been observed. Organic growth has been observed.
9.9	Out Buildings	Fair
9.10	Overall Conditions	Fair | Maintenance level | Fair
10.0		**Transformation**
	Form	Addition of servant's quarters on northern side.
	Structure	-
	Articulation & Finishes	-
11.0		**DP Remarks/ Perceived Threats**
		Building forms part of R zone
12.0		**Additional Notes/ References/ Documents available**
		Additional Notes: - **References:** FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc.

Rear view of Bungalow no. 4

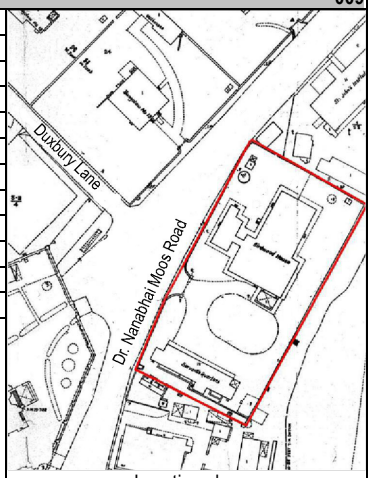
Rear open space facing Bungalow no:4

Entrance porch of Bungalow no: 10

Internal view with sloping roof supported on wooden truss

Sloping roof with wooden supporting members

Internal room with high ceiling

Chaudhari house				009
		Common Ref No: 009 Card No: 33 Ward (Part): A (Part V) CS No: 22 (Colaba division) Plot Area: Part of 11776.02 sq. m B U Area: - Date: 24/01/2005 Recorded by: Arun Wadhwa Reviewed by: Int: Arun Wadhwa Ext: Arun Wadhwa Photo Ref: 009_ Chaudhari House	 Location plan	
1.0		**Denomination**		
1.1	Name of Premises	Chaudhari house		
1.2	Earlier Name	Birdwood house		
1.3	Built in:	1929	Extension Date: -	
2.0		**Access**		
2.1	Main	Dr Nanabhai Moos Road – vehicular and pedestrian		
2.2	Subsidiary	-		
3.0		**Ownership pattern**		
3.1	Present	Owner - Central Government		
3.2	Past	Owner – The Secretary of State for India in Council & Others		
3.3	Status	Owner		
4.0		**Use**		
4.1	Present	Residence of Brigadier class of Army Officers		
4.2	Past	Residential		
4.3	Usage	Daily		
5.0		**Significance & value Classification**		
5.1	Townscape (manmade)	The building sits on the northern side of a large plot with the main entrance from the south side porch through a driveway encircling a large tree in the open space. It is situated at the wide intersection facing Afghan Church.		
5.2	Architectural Description	**Planning** Rectangular plan with a projecting front bay and an extended porch to the south end. The longer side is oriented in the east west direction and connected to the servant's wing on the western road front. The porch leads into the staircase lobby of the apartment entrance, which has a long *verandah* running along the entire length to access all the rooms arranged along it. Front portion has a large living and dining with a narrow passage alongside leading to the kitchen behind with a connected servant's wing. The spacious bedrooms are placed along side the long length with attached smaller dressing rooms. Toilets and services are to the narrow bay along the rear side. All the three floors have similar layouts with the top floor having a pitched roof. **Features** Pointed segmental arch openings on façade. Projecting cornice bands at floor, lintel and sill levels. Large *chajja* projection on the second floor lintel level. Cement *jali* parapet. High floor heights and spacious room sizes. **Style** Influence of Colonial style of planning, devoid of decorative features.		
5.3	Intrinsic	-		
5.4	Value Classification	A(arc), B(per), B(des), B(uu), E, F, G(grp), I(sce)	Recommended grade	II B
6.0		**Topography**		
6.1	Floors	G+2		

Chaudhari house		009
7.0		**Construction**
7.1	Plinth	Low plinth height dressed in grey basalt ashlar stone with a projecting top cornice course.
7.2	Walls	Load bearing brick masonry walls.
7.3	Floor	Concrete slab and beam resting on load bearing walls.
7.4	Stairs	Wooden double flight stair. Circular spiral iron stair centrally supported external to the servant's wing.
7.5	Openings	Pointed segmental arch openings in verandah with simple baluster parapet. Rectangular door window openings with partly glazed and partly paneled door window shutters. Squarish ventilator openings below ceiling level.
7.6	Roofing	Sloping Mangalore tile hip roof over the main building, flat concrete slab on verandas and servants wing.
7.7	Articulation	Cornice bands at floor & intermediate lintel levels.
7.8	Finishes	Externally rough plastered finish and smooth plastered and painted internal surfaces. Polished and painted door and window shutters. Varied floor finishes in all the floors.
7.9	Interiors (Movable & Immovable)	**Movable** Ordinary furniture belonging to the occupant **Immovable** -
7.10	Compound/ Fence/ Gate	1.5 M high brick masonry compound wall plaster finished and secured with broken glass over the edge.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Large open space around the building with old trees. Well-cultivated lawn to the sea facing east side and a garage structure on the south side with servant's accommodation above.
8.0		**Services & Utilities**
8.1	Lighting	Inadequate natural light in the internal rooms, supplemented by artificial light fixtures.
8.2	Ventilation	Adequate natural ventilation, also supplemented by artificial means.
8.3	Electricity	MES
8.4	Water Supply	MES
8.5	Drainage (Plumbing & Sanitation)	MES
8.6	Fire Precaution	Few fire extinguishers.
8.7	Other (HVAC/BMS/Security Systems)	Window unit Air conditioning units
9.0		**Condition**
9.1	Plinth	Fair – Organic growth has been observed at places
9.2	Walls	Fair
9.3	Floor	Fair
9.4	Stairs	Fair - loose treads and poor finishing has been observed.
9.5	Openings	Fair – Shutters have been replaced and modified at places. Iron grills and mosquito nets have been fixed. Verandah openings have been enclosed.
9.6	Roofing	Fair - dampness has been observed and asphalting has been incongruously done over Mangalore tiling. Stone finials are in a neglected state.
9.7	Articulation & Finishes	Poor & neglected state.
9.8	Services	Poor – Plumbing lines are installed in an unplanned manner.
9.9	Out Buildings	Poor – Garage is in a poor condition.
9.10	Overall Conditions	Fair | Maintenance level: Fair
10.0		**Transformation**
	Form	-
	Structure	Numerous over-head water tanks have been installed on the terrace.
	Articulation & Finishes	-
11.0		**DP Remarks/ Perceived Threats**
		Building forms part of R zone, DP Road
12.0		**Additional Notes/ References/ Documents available**
		Additional Notes: Cost of construction as per G. E. Records is Rs. 1 30 841 **References:** FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc.

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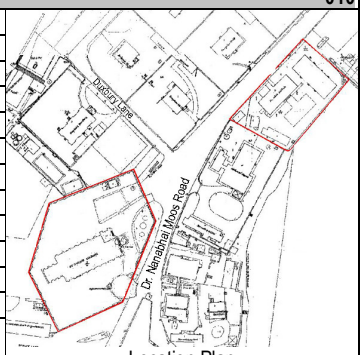
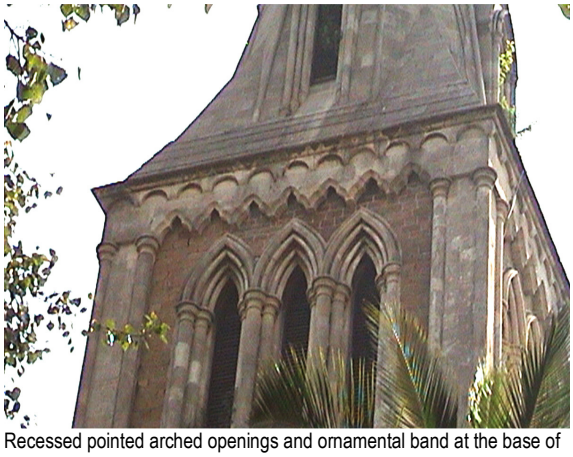
Church of St. John The Evangelist (commonly known as Afghan Church)					010
		Common Ref No: 010 Card No: 34 Ward (Part): A (Part V) CS No: 3/4 (Colaba division) Plot Area: 5978.68 sq. m B U Area: Date: 15/12/2004 Recorded by: Sonal Modak Reviewed by: Int: Sonal Modak, Zankhana Prajapati Ext: Sonal Modak, Zankhana Prajapati Photo Ref.: 010_St. John's Church		 Location Plan	
1.0		**Denomination**			
1.1	Name of Premises	Church of St. John The Evangelist (commonly known as Afghan Church)			
1.2	Earlier Name	Church of St. John The Evangelist			
1.3	Built in:	Commenced 1838, Completed in 1843 and Opened in 1858.	Extension Date:	Spire added in 1865.	
2.0		**Access**			
2.1	Main	Dr. Nanabhai Moos Road – vehicular and pedestrian			
2.2	Subsidiary	-			
3.0		**Ownership pattern**			
3.1	Present	Trust - Bishop of Bombay			
3.2	Past	Trust – Indian Church Trustees Calcutta			
3.3	Status	Trust			
4.0		**Use**			
4.1	Present	Worship			
4.2	Past	Worship			
4.3	Usage	Religious – Weekly			
5.0		**Significance & Value Classification**			
5.1	Townscape (Manmade)	The Church is a prominent landmark and is the oldest surviving church in the city. Located on the junction of Nanabhai Moos Road and Bakery Lane forming a part of vista on Dr. Nanabhai Moos Road. The imported stained glass windows were first seen at St. John's Church in Mumbai.			
5.2	Architectural Description	**Planning** The building is elongated in plan. The chapel has a *nave* and *aisles* with a *chancel*, the end containing an altar / choir, 50 ft in length and 27 ft in width. Bema separates nave from Chancel, which is rectangular in plan. The tower and spire are 198 ft high. **Features** Colonnette on square bases form a colonnade along the nave in stone. Recessing pointed arches in Chancel form a series of window openings as backdrop. The *chancel* has a beautiful composition of a series of pointed arched windows with exquisite stained glass panels. The pointed arches, step buttresses, quatrefoils, stained glass window panels, finials, corbels and decorative motifs form the main character of the church building. The original set of 42 stained glass panels depicts a range of biblical themes. It is the finest stained glass window to date in the city, superior to those in Rajabai Tower and Victoria Terminus. The great significance of the belfry tower is the peals of its eight bells that remain unrivalled in western India. One of the lancet lights has Abraham and Isaac at the lowest level, followed by The Crucifixion. **Style** The building derives a strong influence from Neo-Gothic style.			
5.3	Intrinsic	The building was the first one to exhibit natural finishes of the local stone.			
5.4	Value Classification	A(arc), A(his), A(cul), B(per), B(des), B(uu), I(sce), J	Recommended grade:	I	
6.0		**Topography**			
6.1	Floors	The building is a ground-storied high ceiling structure. The bell tower rises three stories above ground and is constructed in buff basalt. It houses the bells.			
7.0		**Construction**			

Church of St. John The Evangelist (commonly known as Afghan Church)		010
7.1	Plinth	Plinth is medium in height constructed in buff basalt stone in steps.
7.2	Walls	Walls are thick rubble, load bearing walls faced with yellow stone ashlar masonary and buff basalt quoins. Longitudinal facades are punctuated with a series of pointed arched vertical openings and a series of clerestory openings at higher level. Step buttresses strengthen walls.
7.3	Floor	Entrance lobby and Prayer hall has grey rough stone as floor finish with placards stating names of donors. Apse and chancel are provided with a diamond shaped white marble tiles with black granite stripes forming edges. A memorial brass set in the Chancel pavement also commemorates its founder Rev. G Piggot.
7.4	Stairs	Spiral cast iron staircases to reach bell tower.
7.5	Openings	The main entrance to the church is through a porch. Main entrance has four recessing pointed arches in white limestone forming a doorway. Main Entrance door has decorative brass hinges. Subsidiary door openings on both side of the main entrance door leading to aisles from front and sides. All five external doors have double shutter double leaf folding doors with pointed arches. All windows are lancet windows, which comprise of wooden frames and shutters with stained glass panels. Clerestory light openings are at higher level with fixed stained glass panels. The *chancel* has three pointed arched windows, which are closed by a stone masonry and one large pointed arched opening on top with decorative framework and fixed stained glass panels. All the door window openings are provided with a steel *jali* externally.
7.6	Roofing	The prayer hall has arched braced timber trusses with wooden planks above supporting mangalore tiles with gable ends. Both the aisles on sides of prayer hall have lean to roof with mangalore tiles.
7.7	Articulation	Main Entrance door has decorative brass hinges. Spouts with animal head carved in stone. Ornamental metal brackets are used for hanging fan and light fixtures. Spires, finials, stone balustrades, are of very ornate nature.
7.8	Finishes	Coursed Kurla stone and buff coloured basalt for the exteriors. Porbunder stone for the interior piers and arches have single slope roof. Walls are plastered and painted internally.
7.9	Interiors (Movable & Immovable)	**Movable** Wood furniture like benches, reading ledge, shelves, bookrack, cupboards and piano stand all form a significant part of the interiors of the Church. Carved wooden baldachin and cathedra (bishop's chair). Lectern (eagle sculptor of brass) is a very ornamental metal piece. There are multiple ornamental replicas of crosses in various forms and materials. In the west end of north aisle is a fin organ. **Immovable** Many marble inscriptions/ tablets form the major ornamentation of the interior of prayer hall. Intricately carved baptism stone in white marble. Decorative wooden and brass low height railing forms partition. Three cast iron bells are present in the tower.
7.10	Compound/ Fence/ Gate	Original gate pillars and pilasters at equal spacing are present. Low height plastered compound wall with MS railing. Entrance gate is a steel grilled gate building.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Western corner of the plot of church has a single storey structure functioning as a servant's quarters. Some very old trees are present in the plot. A carved stone cross is erected in memory of the officers who died in the three wars, which took place during 1835-1843.
8.0		**Services & Utilities**
8.1	Lighting	Ample daylight is available through large window opening and stain glass if the window shutters are kept open. Additionally there are electric lights suspended from columns.
8.2	Ventilation	Ample natural ventilation through windows if kept open and artificially supported with suspended fans.
8.3	Electricity	BEST
8.4	Water Supply	MCGM
8.5	Drainage (Plumbing & Sanitation)	MCGM
8.6	Fire Precaution	-
8.7	Other (HVAC/BMS/Security Systems)	-
9.0		**Condition**
9.1	Plinth	Good - Plinth is in a good state except for blackening of stone.
9.2	Walls	Fair - No visible damage to the wall is seen as the walls are plastered from inside, though in

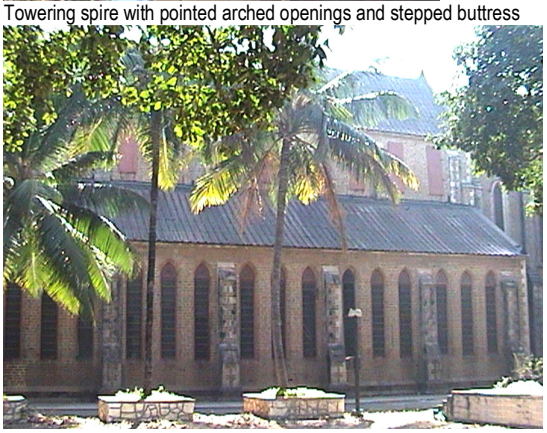
		certain places the plaster is peeling off and dampness is observed.
9.3	Floor	Fair - Superficial cracks were visible in certain places where marble is laid. Cement grouting done in patches within basalt flooring.
9.4	Stairs	Staircase in bell tower is structurally sound but cleanliness not maintained.
9.5	Openings	Framework of windows and doors are in need of polish. Metal jali panels have been added from outside to protect all the stain glass panels. At some places stain glass has been broken and is replaced by other glass of an incongruent nature. Some glass panels are broken.
9.6	Roofing	There are no evident damages to roof. Steel pipe sections are added as a tie to strengthen the roofing trusses.
9.7	Articulation & Finishes	
9.8	Services	Original decorative cast iron service pipes are corroded and some portions are missing.
9.9	Out Buildings	It is in fair condition.
9.10	Overall Conditions	The church needs immediate restoration. | Maintenance level: | Fair
10.0		**Transformation**
	Form	There is no visible transformation in the form of the building.
	Structure	There is no visible structural transformation in the building.
	Articulation & Finishes	-
11.0		**DP Remarks/ Perceived Threats**
		Building forms part of R zone
12.0		**Additional Notes/ References/ Documents available**
		Additional Notes: A temporary chapel of thatched roof was erected about half-a-mile south of what was known as the Sick Bungalows - now INS Ashvini - the Naval Hospital. Attendees brought their own chairs. This was replaced by the church known as St. John The Evangelist, also known as Afghan Church. The land for this church was released by the government on the condition that its spire should be seen as a landmark from the sea as a guide to ships coming into the Bombay Harbour. Designed by Henry Conbeare, city engineer (who also laid the plans to build Vihar lake), its architect was the Victorian William Butterfield. The church was consecrated on January 7, 1858 by Bishop Harding. The spire cost Rs 5,65,000 and was completed on June 10, 1865. Sir Cawasjee Jahangir raised the amount privately for the spire and contributed Rs 7,500 for it and also had an illuminated clock placed in the tower. The construction of the church was a milestone in the history of ecclesiastical architecture in India. Until it was built, churches in the country were built in rubble and brick with a surface finish of smooth *chunam* or lime plaster. The Afghan Church was the first to be built with local stone - the walls of rubble with an exterior facing of coarse Kurla stone with coigns, arches, piers and carvings in beige Porebunder stone. This use of stone set a new trend for church architecture in the country, not only in terms of its aesthetic quality but more importantly, because it required little maintenance in India's hot, humid and rainy climate. On July 7, 1858, Bishop Harding consecrated the Afghan Church, dedicated to St John the Evangelist. The Afghan Church, built in a simple, early English style, is set in spacious grounds neatly enclosed by a compound wall embellished with a wrought iron railing. The glow diffused through the fine stained glass windows lends an ethereal quality to the interiors. Inside, the eye is drawn to the high roof of varnished teak and at eye-level to an elegant metal screen standing at the second bay up the nave. The design for the screen was prepared by the renowned Victorian architect, William Butterfield, and was executed by students of the J J School of Art under the supervision of M J Higgins. Butterfield also designed the impressive Minton-tile paving and furnishings such as the wooden choir stalls, chancel furniture and pews, some of which have been provided with slots as gun-rests. **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* SHARADA DWIVEDI and RAHUL MEHROTRA (2001) *The Cities Within*, Bombay : Eminence Designs Pvt. Ltd. FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc. Christopher W London, *Bombay Gothic,* India Book HousePvt. Ltd. SHARADA DWIVEDI and RAHUL MEHROTRA (2001) *Fort Walks,* Bombay : Eminence Designs Pvt. Ltd. ABHA NARAIN LAMBAH *Through the Looking Glass – The Grade I Heritage of Mumbai,* Mumbai : Urban Design Research Institute, Jasubhai Media and Super Book House. SIR BANNISTER FLETCHER *A History of Architecture,* CBS publication and distributors.

Main Entrance with a series of recessed arches.

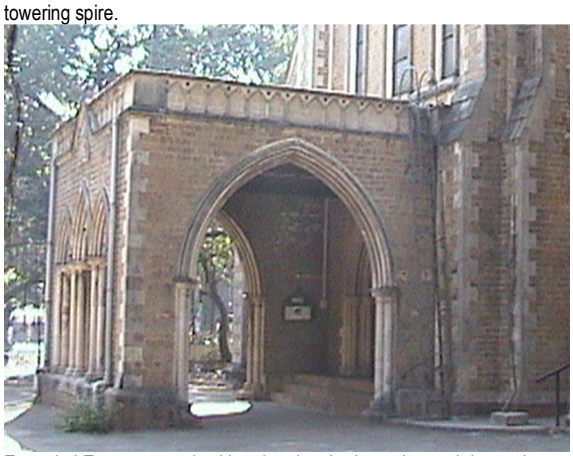
Towering spire with pointed arched openings and stepped buttress



Recessed pointed arched openings and ornamental band at the base of towering spire.



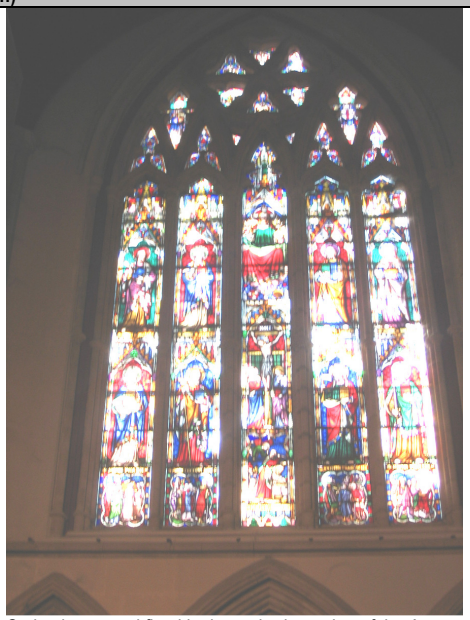
North-West Side Elevation with pointed arched openings



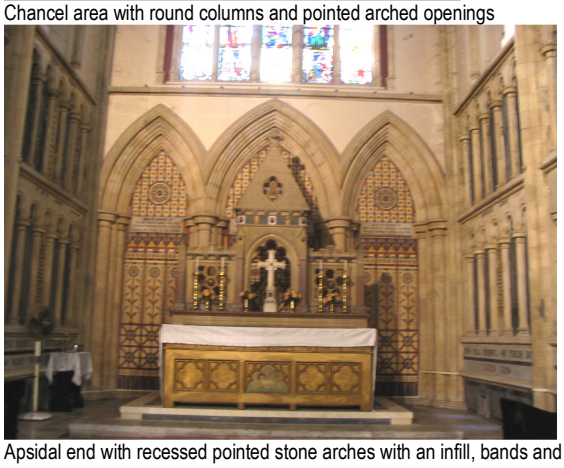
Extended Entrance porch with pointed arched opening and decorative terrace balustrade

Façade of Entrance porch with recessed pointed arched openings

Chancel area with round columns and pointed arched openings

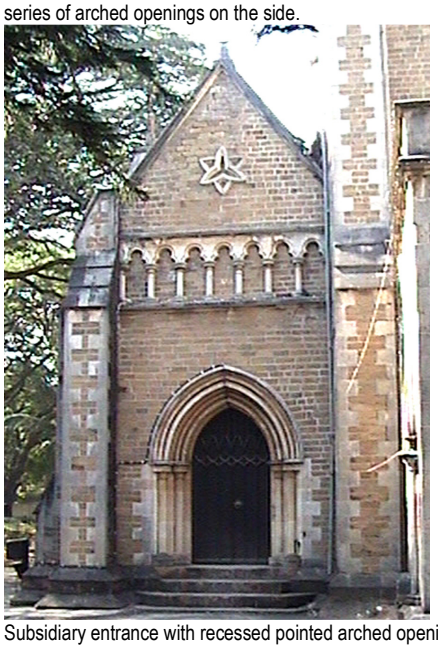


Stain glass panel fixed in the arched opening of the Apse area



Apsidal end with recessed pointed stone arches with an infill, bands and series of arched openings on the side.

Bird motif in stone on the external wall



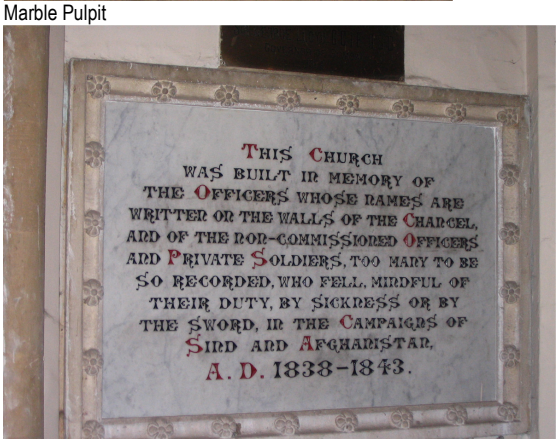
Subsidiary entrance with recessed pointed arched opening

Detail of the pointed arch with an infill in the Apsidal end

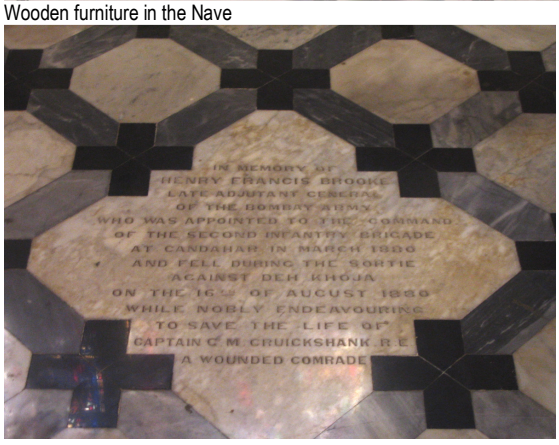
Lectern in brass

Marble Pulpit

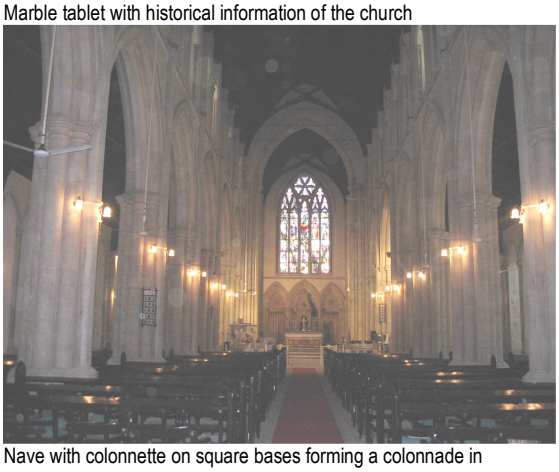
Wooden furniture in the Nave



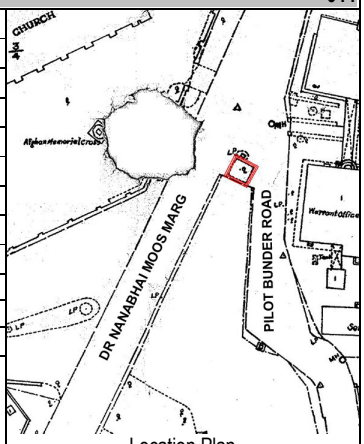
Marble tablet with historical information of the church



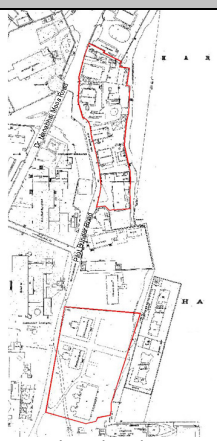
Tomb stone with a marble tablet



Nave with colonnette on square bases forming a colonnade in Porbunder stone.

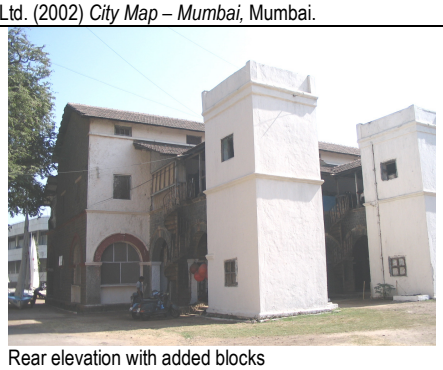
Traffic Island with a water trough (Marble Fountain)					011
		Common Ref No: 011 Card No: 35 Ward (Part): A (Part V) CS No: - 21 (Colaba Division) Plot Area: - B U Area: - Date: 16/12/2004 Recorded by: Prachi Merchant Reviewed by: Int: Not applicable Ext: Zankhana Prajapati, Prachi Merchant Photo Ref: 011_Marble fountain.		 Location Plan	
1.0		**Denomination**			
1.1	Name of Premises	Traffic Island with a water trough			
1.2	Earlier Name	Marble Fountain			
1.3	Built in:	Indeterminable	Extension Date:	-	
2.0		**Access**			
2.1	Main	Intersection of Dr. Nanabhai Moos Road and Pilot Bunder Road			
2.2	Subsidiary	-			
3.0		**Ownership pattern**			
3.1	Present	Owner - Central Government			
3.2	Past	Owner			
3.3	Status	Owner			
4.0		**Use**			
4.1	Present	Traffic island with a water trough and landscaped portion.			
4.2	Past	Fountain			
4.3	Usage	-			
5.0		**Significance & value Classification**			
5.1	Townscape (Manmade)	The traffic island is located at the intersection of the Dr. Nanabhai Moos Road and Pilot Bunder Road.			
5.2	Architectural Description	**Planning** No trace of the original fountain. Newly constructed traffic island with a water trough and landscaped area present on the site. **Features** - **Style** -			
5.3	Intrinsic	-			
5.4	Value Classification	-	Recommended grade	Deleted	
6.0		**Topography**			
6.1	Floors	-			
7.0		**Construction**			
7.1	Plinth	No trace of the original fountain. A traffic island with a water trough and landscaped area has been built on this site with modern materials.			
7.2	Walls	-			
7.3	Floor	-			
7.4	Stairs	-			
7.5	Openings	-			
7.6	Roofing	-			
7.7	Articulation	-			
7.8	Finishes	-			
7.9	Interiors (Movable & Immovable)	**Movable**			

Traffic Island with a water trough (Marble Fountain)		011
		- **Immovable** -
7.10	Compound/ Fence/ Gate	-
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	-
8.0		**Services & Utilities**
8.1	Lighting	-
8.2	Ventilation	-
8.3	Electricity	-
8.4	Water Supply	-
8.5	Drainage (Plumbing & Sanitation)	-
8.6	Fire Precaution	-
8.7	Other (HVAC/BMS/Security Systems)	-
9.0		**Condition**
9.1	Plinth	No trace of the original fountain. A traffic island with a water trough and landscaped area is present on the site.
9.2	Walls	-
9.3	Floor	-
9.4	Stairs	-
9.5	Openings	-
9.6	Roofing	-
9.7	Articulation & Finishes	-
9.8	Services	-
9.9	Out Buildings	-
9.10	Overall Conditions	- Maintenance level -
10.0		**Transformation**
	Form	The original marble fountain has been replaced by a traffic island of low plinth height, consisting of granite and ceramic tile finished water trough and landscaped area.
	Structure	-
	Articulation & Finishes	-
11.0		**DP Remarks/ Perceived Threats**
		Forms part of R zone
12.0		**Additional Notes/ References/ Documents available**
		Additional Notes: - **References:** Eicher Goodearth Ltd. (2002) *City Map – Mumbai,* Mumbai.

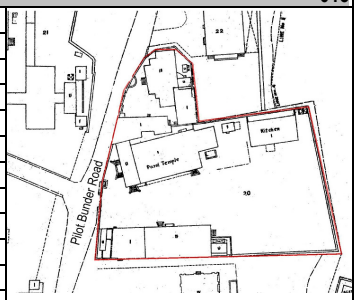
Chief Engineer Bombay Zone				012
		Common Ref No: 012 Card No: 36 Ward (Part): A (Part V) CS No: 22 (Colaba division) Plot Area: Part of 11776.02 sq. m B U Area: - Date: 24/01/2005 Recorded by: Sonal Modak Reviewed by: Int: Sonal Modak, Prachi Merchant Ext: Sonal Modak, Prachi Merchant Photo Ref: 012_Chief Engineer Bombay Zone JCO's Mess and contiguous row of bungalows extending southwards to the Seth Jeejebhoy Agiary.	 Location plan	
1.0		**Denomination**		
1.1	Name of Premises	Chief Engineer Bombay Zone		
1.2	Earlier Name	Indeterminable		
1.3	Built in:	19th century	Extension Date: -	
2.0		**Access**		
2.1	Main	Pilot Bunder Road – vehicular and pedestrian		
2.2	Subsidiary	-		
3.0		**Ownership pattern**		
3.1	Present	Owner - Central Government		
3.2	Past	Owner - The Secretary of State for India in Council & Others		
3.3	Status	Owner		
4.0		**Use**		
4.1	Present	Guest quarters, Yachting Node, Mess.		
4.2	Past	Quarters		
4.3	Usage	Daily		
5.0		**Significance & value Classification**		
5.1	Townscape (manmade)	Large piece of land with numerous buildings, some low rise barrack structures and few large single storied stone buildings stretching from northern to the southern end.		
5.2	Architectural Description	**Planning** Main structure at northeast side referred to as the Embarkation building has two symmetrical wings on the front side and a projecting central portion on the rear side. Structure has a longitudinal plan with central hall space and verandas on three sides. Staircases are located at the corners. Covered pathways connect independent structures to the rear serving as the kitchen and toilet facilities separately. **Features** Plain stone dressed facade with alternate grey and buff stone semicircular arch openings, projecting gable end central bay and circular wheel window. Circular stone relief tablet with a British Army emblem feature. Distinct circular ventilator openings at regular intervals. Large floor heights. The sloping Mangalore tiled roof has wooden eaves board. Verandah in the long barracks have wooden supports, brackets and trellis work. **Style** The building displays features of the vernacular and colonial style of planning, devoid of decorative and Ornamental features.		
5.3	Intrinsic	-		
5.4	Value Classification	A(arc), A(his), B(per), B(des), B(uu), F, G(grp)	Recommended grade	II B
6.0		**Topography**		
6.1	Floors	G+1, Ground floor ancillary structures.		
7.0		**Construction**		
7.1	Plinth	Normal height plinth height dressed in grey basalt ashlar stone courses.		
7.2	Walls	Load bearing brick masonry walls.		
7.3	Floor	RCC slab and beam resting on load bearing walls.		
7.4	Stairs	Regular double flight concrete stair with a few winders at mid-landing level and wooden		

Chief Engineer Bombay Zone			012
		balusters & handrail. External spiral iron stair centrally supported to the servant's wing.	
7.5	Openings	Semicircular arch openings in ground floor verandas. Rectangular door window openings with partly glazed, partly paneled door/ window shutters. Square shaped ventilator openings below ceiling level.	
7.6	Roofing	Sloping Mangalore tile hipped roof over the main building, supported on a wooden king post truss. Connected servants wing has a flat concrete roof.	
7.7	Articulation	Cornice bands at floor & intermediate lintel levels.	
7.8	Finishes	Externally rough plastered finish and smooth plastered and painted internal surfaces. Polished and painted door/ window shutters. Varied floor finishes in all the floors.	
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -	
7.10	Compound/ Fence/ Gate	Low brick compound wall.	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Open space around the building with old trees. Paved open space between buildings and rear portion and a garage structure to the south side with servant's accommodation above.	
8.0		**Services & Utilities**	
8.1	Lighting	Adequate natural light, also supplemented by artificial light fixtures.	
8.2	Ventilation	Adequate natural ventilation, also supplemented by artificial means.	
8.3	Electricity	MES	
8.4	Water Supply	MES	
8.5	Drainage (Plumbing & Sanitation)	MES	
8.6	Fire Precaution	Few fire extinguishers.	
8.7	Other (HVAC/BMS/Security Systems)	Window Air-conditioning units	
9.0		**Condition**	
9.1	Plinth	Fair – Organic growth has been observed at places	
9.2	Walls	Fair – Leakage has been observed in servant's wing walls	
9.3	Floor	Fair - Exposed reinforcement has been observed in the ground floor.	
9.4	Stairs	Fair - Spiral steel staircase is unmaintained and neglected.	
9.5	Openings	Fair - Garage doors corroding.	
9.6	Roofing	Fair – Damage has been observed in the rear veranda portion.	
9.7	Articulation & Finishes	Fair - Blackening and seepage has been observed externally.	
9.8	Services	Poor – Plumbing and electrical lines have been installed in an unplanned manner	
9.9	Out Buildings	Poor – Garage is in a deteriorating condition.	
9.10	Overall Conditions	Fair	Maintenance level: Fair
10.0		**Transformation**	
	Form	-	
	Structure	Repair works carried out. Toilets added and other internal changes have been made.	
	Articulation & Finishes	-	
11.0		**DP Remarks/ Perceived Threats**	
		Building forms part of R zone	
12.0		**Additional Notes/ References/ Documents available**	
		Additional Notes: - **References:** Eicher Goodearth Ltd. (2002) *City Map – Mumbai,* Mumbai.	

External verandah with decorative wooden railing



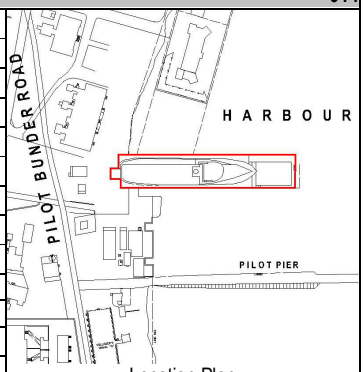
Rear elevation with added blocks

Seth Jejeebhoy Dadabhoy Agiary			013
Permission denied		Common Ref No: 013 Card No: 37 Ward (Part): A (Part V) CS No: 20 (Colaba division) Plot Area: 3805.19 sq .m B U Area: - Date: 15/12/04 Recorded by: Prachi Merchant Reviewed by: Int: Refer # Ext: Refer # Photo Ref.: Permission denied	 Location Plan
1.0		**Denomination**	
1.1	Name of Premises	Seth Jejeebhoy Dadabhoy Agiary	
1.2	Earlier Name	Seth Jejeebhoy Dadabhoy Agiary	
1.3	Built in:	15th March 1836	Extension Date: 1865 (Spire was added)
2.0		**Access**	
2.1	Main	Pilot Bunder Road	
2.2	Subsidiary	-	
3.0		**Ownership pattern**	
3.1	Present	Seth Jejeebhoy Dadabhoy Trust	
3.2	Past	Indeterminable	
3.3	Status	Trust	
4.0		**Use**	
4.1	Present	Religious	
4.2	Past	Religious	
4.3	Usage	Daily	
5.0		**Significance & Value Classification**	
5.1	Townscape (Manmade)	The Agiary is located on a large plot abutting the Colaba waters at Afghan Church. The premises is well known for its congregation ground for the community's occasion along with accommodating the Agiary to the left of the plot while to the right of the plot is a two storied structure accommodating ancillary spaces, trust office and hall. These structures on either side frame the Colaba waters in the background.	
5.2	Architectural Description	**Planning & Features:** The Agiary stands on a high plinth with large prominent bracketed overhangs and dormers giving a distinct vernacular formula character. As compared to conventional Agiary structure this structure lacks an affronting verandah or portico and is accessible along two corner entries facing to the north and east. It directly leads to the ceremony hall, followed by the prayer space and Kebla enclosure. The first floor along the whole width is topped with Manglore tile hipped roof accommodating the priest quarters. The Agiary structure spans along the entire depth of the entire depth of the plot and is proportionate complimenting the affronting congregation space. <u>Ablution Pavilion (kasti enclosure).</u> There is no specific Ablution pavilion. It is conducted along the rear open space to the south of the plot, which has a small well, and other curtilege structures are also accommodated. <u>Kebla:</u> The Kebla enclosure is square in plan about fifteen feet deep with the entry from the west with two large low windows on the north and south walls. The "afarghanyu" is placed in centre surmounted by a German silver tray holding the fire. The whole is mounted on a stone pedestal "idhora". Internally and externally, walls are cladded with white glazed tiles. The internal east wall of the Kebla is adorned with swords while large brass bells are suspended on the to opposite sides. A German silver "chattar" is topped with a dome and further by a pitch roof. Flooring is finished with marble with pavis laid. <u>Prayer Hall:</u> No specific Prayer Hall is provided. In front of the Kebla is the ten feet deep prayer space. The three sides are lined with teakwood benches. Flooring is finished with yellow ochre Minton tiles. <u>Ceremony Hall:</u> The front ceremony open space is about thirty feet square in plan accessed from east, north and south. Pair of masonary arches, which support the fifteen feet deep first floor with teakwood simple, bridging joist floor divides the hall into two halves. The flooring is laid with yellow ochre Minton tiles. Walls are finished with oil based emulsion paints. A number of	

Seth Jejeebhoy Dadabhoy Agiary			013
		heavy photo frames, teak wood benches. Clock adorns the hall. Baj Room: The Baj room is accessed from the Prayer space. It is about fifteen feet deep and along the total width of the structure. It further provides access to rear open space. Floor is laid with Kotah tiles with desired pavis. Walls are finished with oil based emulsion paints. Teakwood planked false ceiling accommodates ventilation and light well. Congregation Hall: The two storied structure placed opposite along the other end of the plot accommodates the Congregation hall on the first floor. Residence for Priest's (Boiwala's)in serving: It is on the first floor of about fifteen feet deep and thirty-five feet long with King post trussed roof with Manglore tiles and deep bracketed overhang. It could be accessed through the narrow straight fight timber staircase along the south rear open space. Brick masonry load bearing walls are finished with oil based emulsion pains. They have double shuttered glazed openings with glazed ventilators. Curtilage Structure (Wells etc): The ground structure with Manglore tile sloped roof along the rear open space accommodate kitchen and store along with the small square Well. **Style** The structure derives influence from pre-industrial Vernacular style architecture.	
5.3	Intrinsic	-	
5.4	Value Classification	A(arc), A(his), A(cul), B(per), B(uu), C(seh), D(bio), E	Recommended grade: IIA
6.0		**Topography**	
6.1	Floors	G and part G+1	
7.0		**Construction**	
7.1	Plinth	About three feet high plinth in stone masonry lined externally with ceramic glazed tiles with emphasised pair of flight of steps along east and north front.	
7.2	Walls	Load bearing brick masonry walls are cement plastered. Walls are finished with oil based emulsion paints internally and a pair of masonry arches.	
7.3	Floor	Part first floor is supported by simple teakwood bridging joist floor. Further the load is transmitted by load bearing wall and a pair of masonry arches.	
7.4	Stairs	Straight flight timber staircase.	
7.5	Openings	Large timber framed openings with lower and higher four shuttered paneled windows with W.I. safety rods. Doors are double shuttered thick wood panel door.	
7.6	Roofing	Hipped roof with teakwood trusses with teak wood purlins, rafters, boarding, battens and Manglore tiles.	
7.7	Articulation	Slender teakwood brackets support the large roof overhangs.	
7.8	Finishes	Internally oil painted and partly lined with glazed ceramic tiles, externally cement painted.	
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -	
7.10	Compound/ Fence/ Gate	Masonry wall, cement plastered and cement painted. Elaborate gate piers and gate.	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Load bearing structure with teakwood sloping Manglore tiles.	
8.0		**Services & Utilities**	
8.1	Lighting	Adequate	
8.2	Ventilation	Adequate cross ventilation. Ventilating shafts for the Baj room.	
8.3	Electricity	BEST	
8.4	Water Supply	Well water and piped water through the MCGM connected supply.	
8.5	Drainage (Plumbing & Sanitation)	MCGM	
8.6	Fire Precaution	-	
8.7	Other (HVAC/BMS/Security Systems)	-	
9.0		**Condition**	
9.1	Plinth	Fair	
9.2	Walls	Fair	
9.3	Floor	Fair	
9.4	Stairs	Fair	
9.5	Openings	Fair	
9.6	Roofing	Fair	
9.7	Articulation & Finishes	Fair	
9.8	Services	Fair	
9.9	Out Buildings	Fair	
9.10	Overall Conditions	Fair	Maintenance level - Fair

Seth Jejeebhoy Dadabhoy Agiary		013
10.0		**Transformation**
	Form	Indeterminable
	Structure	Indeterminable
	Articulation & Finishes	Indeterminable
11.0		**DP Remarks/ Perceived Threats**
		Building forms part of R zone
12.0		**Additional Notes/ References/ Documents available**
		Additional Notes: The memorial tablet reads: 'By the grace and help of the creator of the entire world and by the strength of the sacred religion of prophet Zarathushtra, I, a humble obedient Zoroastrian, Jeejeebhoy Dadabhoy, Parsee resident of Bombay, have built a daremeher at Colaba for the use of religious-minded Zoroastrians and have consecrated as per the tenets of the religion in memory of my late grandfather Meherwanji and together enthroned the atash adarian saheb and held a jashan in presence of the Anjuman. Roz 17 Sarosh Yazad, Mah 6 Shehrever Ameshaspand 1205 A.Y., Monday 15th March 1836'. Seth Jeejeebhoy Dadabhoy, a godown keeper, built the Daremeher in memory of his grandfather Seth Jeejeebhoy Dadabhoy Mugana (1786 to 1849), a well-known banker, broker, and agent who owned considerable property in the Fort area and a street there is named after him. The surname Mugana was derived from muga (mute). This is basically a simple structure with wide roof overhangs supported by wooden brackets. **References:** # The Study conducted by Pankaj Joshi Consultants with support from Mr Jamshed Guzder, Merwanji D M Jeejeebhoy Trust and Mrs Ketie Mehta, Gulestan and Rustom Billimoria Charitable Trust through auspices of Mr Cyrus Guzder.

Note: Photography permission denied

Training ship Jawahar			014
		Common Ref No: 014 Card No: 38 Ward (Part): A (Part V) CS No: 17(Colaba division) Plot Area: Part of 1962.57 sq. m B U Area: - Date: 13/04/05 Recorded by: Prachi Merchant Reviewed by: Int: Refer # Ext: Refer # Photo Ref: 014_Training ship Jawahar	 Location Plan
1.0		**Denomination**	
1.1	Name of Premises	Training ship Jawahar	
1.2	Earlier Name	Training ship Jawahar	
1.3	Built in:	1969	Extension Date: -
2.0		**Access**	
2.1	Main	Southern end of Pilot Bunder Road.	
2.2	Subsidiary	-	
3.0		**Ownership pattern**	
3.1	Present	Owner - Central Government	
3.2	Past	Owner	
3.3	Status	Owner	
4.0		**Use**	
4.1	Present	The Sea Cadet Corps Head Quarters	
4.2	Past	The Sea Cadet Corps Head Quarters	
4.3	Usage	Daily	
5.0		**Significance & Value Classification**	
5.1	Townscape (Manmade)	-	
5.2	Architectural Description	**Planning** An oblong ship like structure on land, with its upper decks extending into the sea. Upper deck is accessed by metal staircase from either side of the ship. The Forecastle deck on the third level overlooks the swimming pool on the east facing horizon. A bridge deck on the upper level houses the dormitories for girls. The uppermost monkey bridge deck accessed from bridge deck by ladder. The upper decks are accessed through narrow wooden staircases. The lowermost deck is used as a multi-purpose hall. I sections at terrace level support the water tanks. A pre-fabricated mild steel shaft runs through almost the center of the structure with the office cabins and classrooms enclosed around it. The blue funnel hoisted on the front of the structure belongs to one of the Old Merchant Navy ships. **Features** White painted colossal ship like structure with upper decks and oblique walls to give the shape of a hull, with two-storied structure within balconies and jails. Small circular openings characterize the entire length of the structure broken by an external metal staircase from either side. A mild steel shaft runs through almost the center of the structure and a central blue funnel hoisted on the front adds to the character of the structure. **Style** No particular style	
5.3	Intrinsic	The keel was laid by the prime minister of India, late Shri. Pandit Jawaharlal Nehru on 21st March 1963	
5.4	Value Classification	A(his), B(des), F	Recommended grade II A
6.0		**Topography**	
6.1	Floors	G+3	
7.0		**Construction**	
7.1	Plinth	-	
7.2	Walls	Oblique curtain walls to give the form of the Hull and body of ship,	

Training ship Jawahar			014
7.3	Floor	Circular columns supporting the RCC framed structure	
7.4	Stairs	Single flight metal staircases on either side, narrow wooden staircases to access upper decks. The monkey bridge deck is accessed from bridge deck by ladder.	
7.5	Openings	Small circular openings with wooden framed glass shutters, upper structure rectangular openings.	
7.6	Roofing	Two-storey block has sloping Mangalore tile roof supported on queen post truss roof. The one-storey block has an attic roof.	
7.7	Articulation	Massive ship like structure with circular openings, recessed decks.	
7.8	Finishes	Walls are externally and internally finished in plaster and painted.	
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -	
7.10	Compound/ Fence/ Gate	-	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Front open parade ground.	
8.0		**Services & Utilities**	
8.1	Lighting	Natural supplemented with artificial means.	
8.2	Ventilation	Natural supplemented with artificial means	
8.3	Electricity	MES	
8.4	Water Supply	MES	
8.5	Drainage (Plumbing & Sanitation)	Indeterminable	
8.6	Fire Precaution	Indeterminable	
8.7	Other (HVAC/BMS/Security Systems)	Indeterminable	
9.0		**Condition**	
9.1	Plinth	Fair	
9.2	Walls	Fair - Plaster of the walls show signs of flaking and corrosion of reinforcement bars at several places due to leakage from the roof.	
9.3	Floor	Fair	
9.4	Stairs	Fair – External timber staircase has been observed to be in a weakened condition. Space below the staircase has been encroached.	
9.5	Openings	Fair - openings have been blocked.	
9.6	Roofing	Fair – Metal railing and I sections supporting the water tank are deteriorating due to expansion and corrosion.	
9.7	Articulation & Finishes	Fair	
9.8	Services	Fair – open electrical conduits have been insensitively added.	
9.9	Out Buildings	Fair	
9.10	Overall Conditions	Fair	Maintenance level: Fair
10.0		**Transformation**	
	Form	-	
	Structure	-	
	Articulation & Finishes	Openings have been blocked.	
11.0		**DP Remarks/ Perceived Threats**	
		No reservation	
12.0		**Additional Notes/ References/ Documents available**	
		Additional Notes: The Training ship Jawahar was commissioned to house the Sea Cadet Corps National Headquarters in the year 1966, a voluntary organisation, which prepares the younger generation to meet future challenges and provides opportunity to develop interest and skills in the watermanship. The keel was laid by the prime minister of India, late Shri Pandit Jawaharlal Nehru on 21st March 1963. The mast is one of the earliest pre-fabricated construction installed within the structure, the Funnel belongs to an Old Merchant Navy ship. In 1961, by an act of the parliament, the Sea Cadet Corps was authorised to fly the Blue Ensign defaced with the Corps Crest, on warrant issued by the Chief on the Naval Staff. The Blue Ensign has been fluttering on Training Ship Jawahar since it's commissioning on the 10th February 1966. **References:** # ABHA NARAIN LAMBAH ASSOCIATES (2005) *Conservation Guidelines for Heritage Structures with the Indian Navy, Mumbai,* 3 Vols, Mumbai.	

Side view with round openings

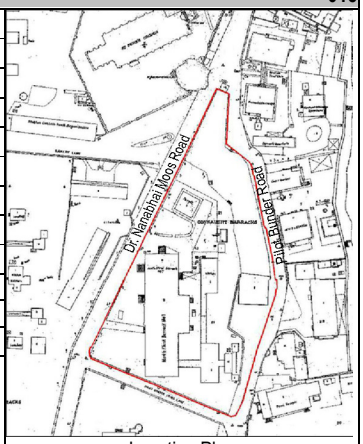
Boat like structure on land with upper deck

Headquarter Building adjoining the Ship

Side view of the upper deck and staircase

The Keel

Internal staircase

Station Workshop EME (Connaught Barracks)			**015**
		Common Ref No: 015 Card No: 39 Ward (Part): A (Part V) CS No: 21 (Colaba Division) Plot Area: Indeterminable B U Area: Indeterminable Date: 12/01/05 Recorded by: Arun Wadhwa Reviewed by: Int: Arun Wadhwa, Zankhana Prajapati. Ext: Arun Wadhwa, Zankhana Prajapati. Photo Ref: 015_Station Workshop EME	 Location Plan
1.0		**Denomination**	
1.1	Name of Premises	Station Workshop EME	
1.2	Earlier Name	Connaught Barracks	
1.3	Built in:	20th century	Extension Date -
2.0		**Access**	
2.1	Main	Dr Nanabhai Moos Road – vehicular and pedestrian	
2.2	Subsidiary	-	
3.0		**Ownership pattern**	
3.1	Present	Owner - Central Government	
3.2	Past	Owner	
3.3	Status	Owner	
4.0		**Use**	
4.1	Present	Dormitories - Residential	
4.2	Past	Indeterminable	
4.3	Usage	Daily.	
5.0		**Significance & value Classification**	
5.1	Townscape (Manmade)	The longer side of the building is aligned along the road front located in the southern half of the irregular shaped site and open space on all sides, sloping towards the eastern waterfront. Accessed centrally from the long west side road front into the narrow north side.	
5.2	Architectural Description	**Planning** Rectangular building with two symmetrical wings with long front side and projecting central portion on the rear side. Plan consists of a long central hall space with verandas on three sides. Staircases are located within the veranda corners leading to similar spaces on the first floor. Large hall and wide verandahs serve as principal spaces presently utilized as dormitory facilities for numerous army personnel either posted or transitorily placed in Mumbai. Covered pathways connect independent structures to the rear serving as kitchen and toilet facilities separately. **Features** Plain stone dressed facades with continuous semicircular arch openings and sloping roof Verandah profile. Distinct circular ventilator openings regularly placed on the wall surfaces. Impressive volume of spaces within the building due to large floor height. Slender and well-articulated steel truss details. Clearstorey double roof with wooden eaves board. **Style** The building displays characteristics of the Colonial and Vernacular styles of Architecture.	
5.3	Intrinsic	-	
5.4	Value Classification	A(his), B(per), B(des), F, G(grp).	Recommended grade II B
6.0		**Topography**	
6.1	Floors	G+1, Ground floor Kitchen and other ancillary structures	
7.0		**Construction**	
7.1	Plinth	Plinth height varies from about 1.5 M to 0.9 M in a slightly sloping ground level, dressed in	

Station Workshop EME (Connaught Barracks)			**015**
		rough Grey Basalt ashlars course.	
7.2	Walls	Load bearing stone masonry walls.	
7.3	Floor	Stone slab over wooden and steel beam members.	
7.4	Stairs	Double flight wooden stairs in the symmetrical wings and in the central portion. It has a long flight of steps due to large floor heights, iron railing baluster and wooden handrails.	
7.5	Openings	Semicircular arch *verandah* and internal room openings with wooden paneled door shutters and wooden framed glazed paneled window shutters. Circular louvered ventilator openings at upper level in the high ground floor. Segmental clearstorey openings within the high roof at first floor.	
7.6	Roofing	Sloping Mangalore tile roof with clearstory openings between two layers of roof supported on steel truss with well-articulated joinery.	
7.7	Articulation	Steel truss members with well articulated joints. Entire roofscape generates interesting profile and sight lines.	
7.8	Finishes	Grey stone dressed external and *verandah* wall surfaces whereas plastered and painted internal wall surfaces. Cement finished floor surfaces and ordinary ceramic tiles in some places.	
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -	
7.10	Compound/ Fence/ Gate	Low compound walls about 1 M high with fencing above and iron gate at the vehicular front entrance.	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Landscaped oval lawn within the vehicular driveway fronting the building. Old large trees present within the site. Ancillary servant's quarter connected to the east side of the main building. Small shrine with idols of all religions located at the tapering north end.	
8.0		**Services & Utilities**	
8.1	Lighting	Adequate natural light supplemented by artificial means.	
8.2	Ventilation	Adequate natural ventilation also supplemented by artificial means.	
8.3	Electricity	MES	
8.4	Water Supply	MES	
8.5	Drainage (Plumbing & Sanitation)	MES	
8.6	Fire Precaution	Fire extinguishers	
8.7	Other (HVAC/BMS/Security Systems)	-	
9.0		**Condition**	
9.1	Plinth	Fair- plastering done over stone facing and organic growth has been observed at places.	
9.2	Walls	Fair - seepage has been observed at the rear portion.	
9.3	Floor	Fair – minor damage has been observed at places.	
9.4	Stairs	Poor – damaged wooden treads and weak supports.	
9.5	Openings	Fair - Verandah openings have been blocked and poorly maintained ventilators.	
9.6	Roofing	Fair - minor damage have been observed to the eaves board.	
9.7	Articulation & Finishes	Fair - painted stone dressed surfaces and enclosed open verandah arches, parapet and ventilators.	
9.8	Services	Poor – old and rusted plumbing lines.	
9.9	Out Buildings	Fair	
9.10	Overall Conditions	Fair	Maintenance level | Poor
10.0		**Transformation**	
	Form	-	
	Structure	-	
	Articulation & Finishes	Paint applied over stone dressed wall surfaces, externally and internally.	
11.0		**DP Remarks/ Perceived Threats**	
		Building forms part of R zone	
12.0		**Additional Notes/ References/ Documents available**	
		Additional Notes: - **References:** Eicher Goodearth Ltd. (2002) *City Map – Mumbai,* Mumbai. FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc.	

Front façade clad with grey stone and blocked arched openings

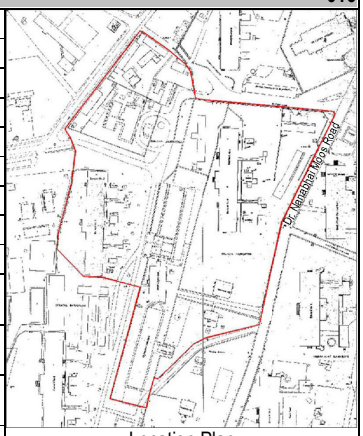
Side façade clad with grey stone with blocked arched openings, round openings, louvered panels etc.

Rear façade clad with grey stone with verandah, blocked arched openings, round openings, louvered panels etc.

Sloping roof supported with steel truss

Opening detail

Decorative wrought iron staircase railing

Complex of Military buildings-Embarkation building (Colaba barracks)			016
		Common Ref No: 016 Card No: 40 Ward (Part): A (Part V) CS No: 4 (Colaba Division) Plot Area: Indeterminable B U Area: Indeterminable Date: 25/01/05 Recorded by: Arun Wadhwa Reviewed by: Int: Arun Wadhwa, Sonal Modak, Zankhana Prajapati. Ext: Arun Wadhwa, Sonal Modak, Zankhana Prajapati. Photo Ref: 016_Complex of military buildings opposite Ahilya and Aditi highrise buildings	 Location Plan
1.0		**Denomination**	
1.1	Name of Premises	Complex of Military buildings. Embarkation building	
1.2	Earlier Name	Colaba barracks	
1.3	Built in:	1894 (as per Tablet)	Extension Date: -
2.0		**Access**	
2.1	Main	Dr Nanabhai Moos Road (presently not used) – vehicular and pedestrian	
2.2	Subsidiary	Off Bakery Lane - vehicular and pedestrian	
3.0		**Ownership pattern**	
3.1	Present	Owner - Central Government	
3.2	Past	Owner - The Secretary of State for India in Council & Others	
3.3	Status	Owner	
4.0		**Use**	
4.1	Present	Partly used as accommodation	
4.2	Past	Indeterminable	
4.3	Usage	Daily	
5.0		**Significance & value Classification**	
5.1	Townscape (Manmade)	Large piece of land with numerous buildings, some small barrack structures and two large stone buildings	
5.2	Architectural Description	**Planning** Main stone dressed structure at northeast side referred to as Embarkation building has two symmetrical wings along the long front side and projecting rear central portion. Plan is conceived as a long central hall space with circulating verandas on three sides. Staircases are located within the verandah corners leading to similar spaces on first floor. Covered pathways connect independent structures to the rear serving as kitchen and toilet facilities separately. Large hall and wide verandas serve as principal spaces are presently utilised as dormitory facilities for numerous army personnel either posted or transitorily placed in Mumbai. Similarly planned and oriented structure is placed diagonally to the southwest of this main building, varying only in finishes. Barrack buildings to the northwest corner are single storied rectangular plan buildings housing Branch Recruiting Office and Field Post Office along with ancillary garage and servant's quarters. Two long barrack structures placed end to end in north south direction and an inclined smaller connecting barrack serve as store, canteen and temple respectively. Low and wide verandahs run on all sides of the high roofed central room spaces. **Features** Plain stone dressed facades with alternate grey and buff stone semicircular arch openings and projecting gable end central bay and circular wheel window. Stone relief circular tablet with British Army emblem feature. Distinct circular ventilator openings regularly placed on the wall surfaces. Impressive volume of spaces within the building due to large floor height. Clearstory and lean to roof with wooden eaves board. Uninterrupted verandas with wooden supports, brackets and trellis work in the long barracks. **Style** The building displays Colonial and Vernacular style features.	

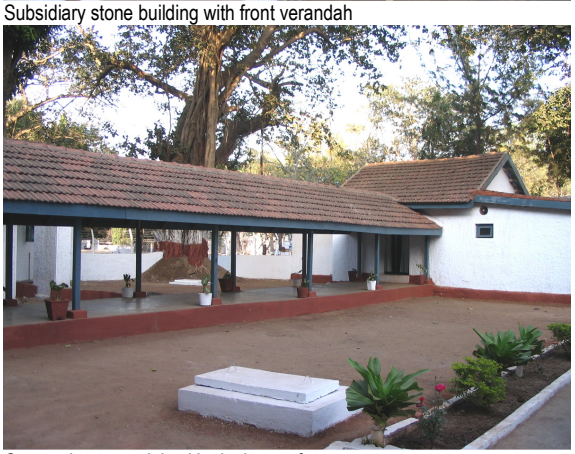
Complex of Military buildings-Embarkation building (Colaba barracks)					016
5.3	Intrinsic	-			
5.4	Value Classification	A(arc), A(his), B(per), B(des), B(uu), E, F, G(grp), I(sce)	Recommended grade	II B	
6.0		**Topography**			
6.1	Floors	G+1			
7.0		**Construction**			
7.1	Plinth	Plinth height varies from about 1.5 M to 0.9 M in a slightly sloping ground level, dressed in rough grey basalt ashlar course.			
7.2	Walls	Load bearing stone masonry walls in G+ 1 building whereas brick masonry walls in barracks.			
7.3	Floor	Stone slab over wooden and steel beam members in G+ 1 building.			
7.4	Stairs	Wide double flight stone stair supported on load bearing walls.			
7.5	Openings	Semicircular arch veranda and internal room openings with wooden paneled door shutters and wooden framed glazed paneled window shutters. Circular louvered ventilator openings at upper level in the high ground floor and shallow segmental clearstory openings within the high roof at first floor.			
7.6	Roofing	Sloping Mangalore tile roof with clearstory openings between two layers of roof supported on wooden king post truss. Lean to roof on continuous verandas with wooden eaves board.			
7.7	Articulation	-			
7.8	Finishes	Black/Grey stone dressed external and veranda wall surfaces whereas plastered and painted internal wall surfaces. Cement finished floor surfaces and ordinary ceramic tiles in some places.			
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -			
7.10	Compound/ Fence/ Gate	Low compound walls about 1 M high with fencing above and iron gate at the vehicular front entrance.			
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Old large trees present within the site. Large uncultivated open space to the rear side and asphalt road connecting various buildings within the large plot area.			
8.0		**Services & Utilities**			
8.1	Lighting	Adequate Natural Light supplemented by artificial means.			
8.2	Ventilation	Adequate Natural Ventilation also supplemented by artificial means.			
8.3	Electricity	MES			
8.4	Water Supply	MES			
8.5	Drainage (Plumbing & Sanitation)	MES			
8.6	Fire Precaution	Fire Extinguishers only.			
8.7	Other (HVAC/BMS/Security Systems)	-			
9.0		**Condition**			
9.1	Plinth	Fair - minor cracks, organic growth and unmaintained stone finish have been observed.			
9.2	Walls	Fair - seepage has been observed at the rear portion.			
9.3	Floor	Fair - minor damage to flooring at some areas have been observed			
9.4	Stairs	Fair - Poor maintenance.			
9.5	Openings	Fair - Verandah openings have been enclosed, poorly maintained ventilators.			
9.6	Roofing	Fair - minor damage to eaves board have been observed.			
9.7	Articulation & Finishes	Fair - poor maintenance.			
9.8	Services	Poor – old and rusted plumbing lines.			
9.9	Out Buildings	Fair			
9.10	Overall Conditions	Fair	Maintenance level	Low.	
10.0		**Transformation**			
	Form	-			
	Structure	Repair work carried out by replacing wooden members with steel sections.			
	Articulation & Finishes	White paint applied over stone dressed wall surfaces, externally and internally. Quatrefoil stone parapet has been enclosed with brickwork.			
11.0		**DP Remarks/ Perceived Threats**			
		Part RG, buildings form part of R zone			
12.0		**Additional Notes/ References/ Documents available**			
		<u>Additional Notes:</u> - **<u>References:</u>**			

Complex of Military buildings-Embarkation building (Colaba barracks)		016
		FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc.

Grey stone building in the complex

Subsidiary stone building with front verandah

Front façade with arched openings



Connecting verandah with sloping roof

Tablet on the facade

Arched window with prominent voussoirs, frieze band at sill level

Jaliwork at window sill level

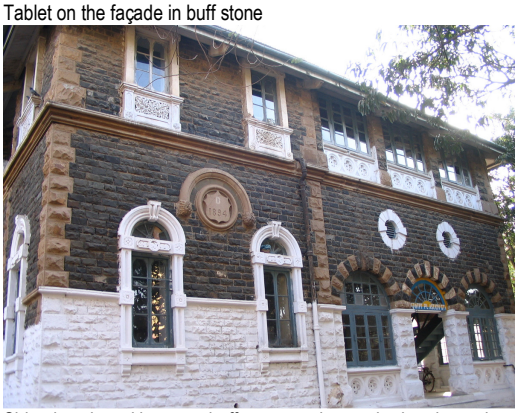
Façade with series of arched openings

Side elevation with arched and round openings, sloping roof

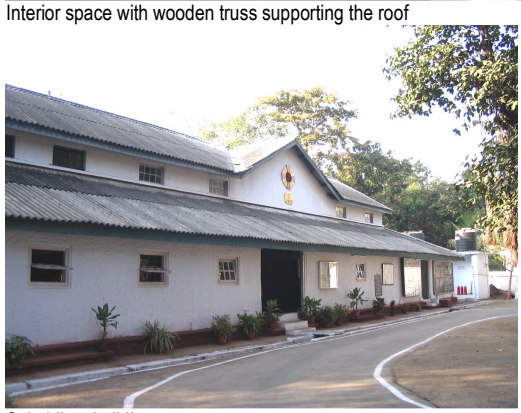
Central gable end of roof with a round opening

Tablet on the façade in buff stone

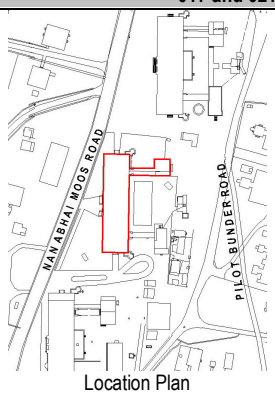
Interior space with wooden truss supporting the roof



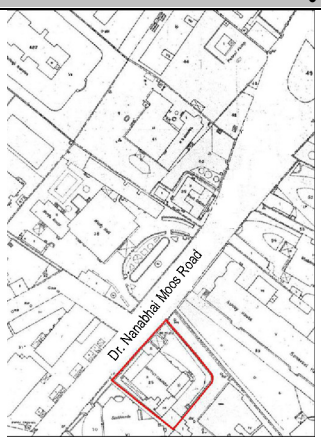
Side elevation with corner buff stone quoins, arched and round openings



Subsidiary building

INHS Asvini P13 - School Of Medical Assistance			017 and 021 (13)
		Common Ref No: 017 and 021 (13) Card No: 41 Ward (Part): A (Part V) CS No: 3 (Colaba Division) Plot Area: Part of 175404.23 sq. m B U Area: - Date: 29/04/05 Recorded by: Prachi Merchant Reviewed by: Int: Refer # Ext: Refer # Photo Ref. 13_P13 School of medical assistance	 Location Plan
1.0		**Denomination**	
1.1	Name of Premises	INHS Asvini P13 - School Of Medical Assistance	

Note: Please Refer Card No. 57

Bombay Baptist Church			018
		Common Ref No: 018 Card No: 42 Ward (Part): A (Part V CS No: 29 (Colaba Division) Plot Area: 1054.73 sq. m B U Area: - Date: 16/12/2004 Recorded by: Zankhana Prajapati Reviewed by: Int: Zankhana Prajapati Ext: Zankhana Prajapati Photo Ref: 018_Bombay Baptist Church	 Location Plan
1.0		**Denomination**	
1.1	Name of Premises	Bombay Baptist Church	
1.2	Earlier Name	Bombay Baptist Church	
1.3	Built in:	19th century	Extension Date: -
2.0		**Access**	
2.1	Main	Dr. Nanabhai Moos Road.	
2.2	Subsidiary	-	
3.0		**Ownership pattern**	
3.1	Present	Trust	
3.2	Past	Trust – Joseph, Herbert Trither	
3.3	Status	Trust	
4.0		**Use**	
4.1	Present	Pre- primary school and church	
4.2	Past	Church	
4.3	Usage	Daily (Pre-primary school - Monday to Friday and church service on Saturday and Sunday)	
5.0		**Significance & value Classification**	
5.1	Townscape (Manmade)	One of the prominent neo-gothic buildings near Colaba Post Office The building with the tower forms an important landmark at the northern tip of Dr. Nanabhai Moos Road	
5.2	Architectural Description	**Planning** The building has a square plan with the entrance through a pointed arched porch to the prayer hall. The prayer hall is huge, column-free, with pointed arch openings on all three sides along with a small hall besides it. The residence of the pastor and other members working for the church are on the upper floors, access to which is through two staircases to the rear side of the building. All the services including the toilet block and pantry are located towards the north end of the building. **Features** The building is clad with grey stone ashlar masonry with the building features in limestone. The main entrance is through a pointed arched porch on the north end. The building is punctuated with large pointed arch openings with the stained glass ventilator, floral patterns at the arch springing point, pediment like feature on the arch opening with a carved tympanum, Clock tower at the south end with cornice band projections at all floor level, quatrefoil band on the ground level and the top of the tower with ornate pilasters, oriel windows and stepped buttresses are seen on the sides. **Style** The building derives influence from of the Gothic Revival style of Architecture.	
5.3	Intrinsic	-	
5.4	Value Classification	A(arc), A(his), A(cul), B(per), B(des), B(uu), C(seh), F	Recommended grade: II A
6.0		**Topography**	
6.1	Floors	Main building - G+1, Clock tower - G+2	
7.0		**Construction**	

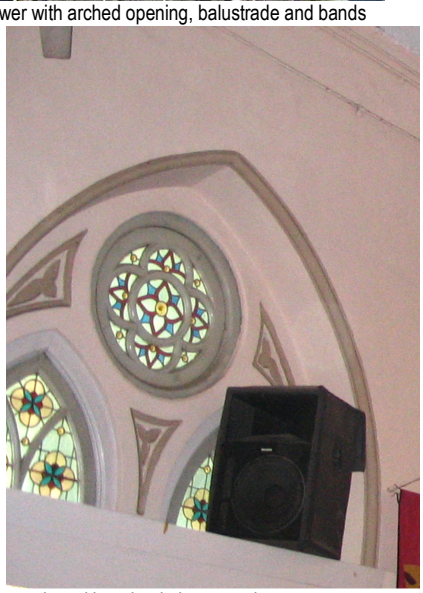
Bombay Baptist Church			018
7.1	Plinth	Building has a low plinth in grey stone with plinth protection band	
7.2	Walls	Load bearing composite wall with rough dressed grey stone ashlar masonry supported by stepped buttresses.	
7.3	Floor	Jack arch flooring at the rear, floor rested on wooden beams in the prayer hall and R.C.C. slabs were also seen at some places.	
7.4	Stairs	Two staircases, both are located in the rear of the building. Both staircases are made in wood with wooden handrails, balusters, treads and risers. One staircase was L-shaped and other was doglegged.	
7.5	Openings	Pointed arch openings, doors are double shutter heavy paneled doors; windows are double shutter glass windows. Ventilators are present above lintel and below sill level. There is the presence of stain glass in the ventilators above.	
7.6	Roofing	It is composition of sloping and flat roofs. In the front and on the sides small portions have sloping roofs supported on wooden members with Mangalore tiling. A terrace is seen on 2nd floor with a tower at left corner.	
7.7	Articulation	Cornice band projection at all floor level, oriel window, floral pattern at springing line of arch.	
7.8	Finishes	External wall has rough gray stone ashlar masonry. Internal wall is plastered and painted at some places and wallpapered in the rear office. Flooring finishes vary from mosaic tiles, marble, marbonite to ceramic tiles.	
7.9	Interiors (Movable & Immovable)	**Movable** Old decorative wooden tables. **Immovable** Decorative chandeliers.	
7.10	Compound/ Fence/ Gate	Stone compound wall with carved post and cast iron gate.	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Has a garage at the rear and the space is used as the schools open space; at some places landscaping has been done with decorative plants.	
8.0		**Services & Utilities**	
8.1	Lighting	Adequate natural light through large window openings, supported with artificial lighting	
8.2	Ventilation	Adequate natural ventilation through large window openings, supported with artificial lighting.	
8.3	Electricity	BEST	
8.4	Water Supply	MCGM	
8.5	Drainage (Plumbing & Sanitation)	MCGM	
8.6	Fire Precaution	-	
8.7	Other (HVAC/BMS/Security Systems)	-	
9.0		**Condition**	
9.1	Plinth	Fair – Gathering of moss at places has been observed	
9.2	Walls	Fair - blackened wall and cracks have been observed at certain places	
9.3	Floor	Fair - Flooring has been observed in a bad condition	
9.4	Stairs	Fair	
9.5	Openings	Poor - windowpanes are in a broken condition, wooden frames have been painted, awnings have been added.	
9.6	Roofing	Fair	
9.7	Articulation & Finishes	Fair – cornice bands are in a broken condition at certain areas, flooring has cracks at places	
9.8	Services	Fair	
9.9	Out Buildings	Fair	
9.10	Overall Conditions	Fair	Maintenance level | Fair
10.0		**Transformation**	
	Form	-	
	Structure	-	
	Articulation & Finishes	Painting of external wall surface. Change in flooring material and wall finish in rear office.	
11.0		**DP Remarks/ Perceived Threats**	
		Building with shopline, forms part of R zone	
12.0		**Additional Notes/ References/ Documents available**	
		Additional Notes: - **References:** FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc. INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation*.	

Grey stone building façade with arched openings, projecting balconies with sloping roof, bands etc

Gate with stone pillars

Side tower with arched opening, balustrade and bands

Extended porch with arched opening



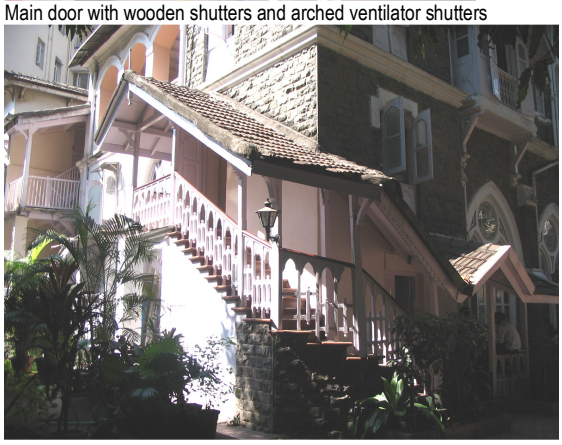
Arched opening with stained glass panels

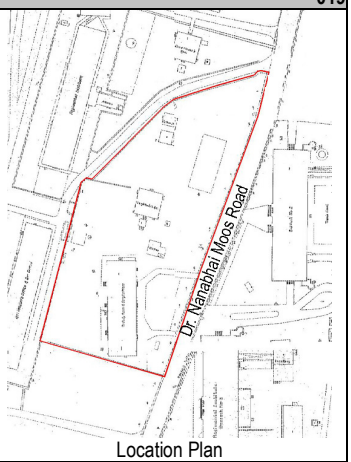
Projecting enclosed balcony supported on wooden brackets

Arched opening with arched and round window openings

Main door with wooden shutters and arched ventilator shutters

Marble tablet

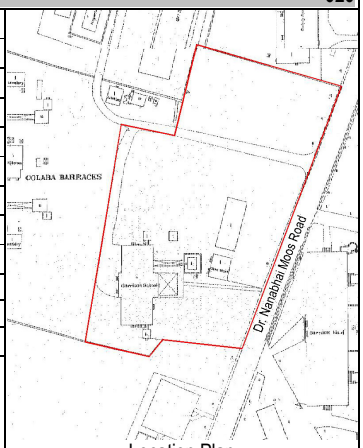


JCO Infantry JCO's Mess			019
		Common Ref No: 019 Card No: 43 Ward (Part): A (Part V) CS No: 4 (Colaba) Plot Area: Indeterminable B U Area: Indeterminable Date: 25/01/2005 Recorded by: Sonal Modak Reviewed by: Int: Permission denied Ext: Sonal Modak Photo Ref: 019_JCO infantry JCO's Mess.	 Location Plan
1.0		**Denomination**	
1.1	Name of Premises	JCO Infantry JCO's Mess.	
1.2	Earlier Name	JCO Infantry JCO's Mess.	
1.3	Built in:	19th century	Extension Date: -
2.0		**Access**	
2.1	Main	Dr. Nanabhai Moos Road – vehicular and pedestrian	
2.2	Subsidiary	Robert Road – pedestrian	
3.0		**Ownership pattern**	
3.1	Present	Owner - Central Government	
3.2	Past	Owner - The Secretary of State for India in Council & Others	
3.3	Status	Owner	
4.0		**Use**	
4.1	Present	Mess – Dining Hall, Kitchen	
4.2	Past	Mess – Dining Hall, Kitchen	
4.3	Usage	Daily	
5.0		**Significance & value Classification**	
5.1	Townscape (Manmade)	The building plot is located along Dr. Nanabhai Moos Road. The plot is accessed from the east side. The building is located in the south-east corner, with ancillary buildings spread over	
5.2	Architectural Description	**Planning** The building is rectangular in plan with the central main entrance from eastern side. There is another entrance from the western side. The entrance door leads to a verandah along the longer side having accesses to all the rooms. Kitchen is located at the northern end of the building with main dining hall adjacent to it. Rooms are located in linear fashion next to the hall towards south. Toilets are located along the western side. All the structures are ground structures with sloping Mangalore tiled roof. **Features** The Verandah spaces have wooden railings. The double level sloping roof structure, has wooden structural members. **Style** Building derives influence from colonial and vernacular style of architecture.	
5.3	Intrinsic	-	
5.4	Value Classification	A(his), B(per), B(des), F, G(grp)	Recommended grade: II B.
6.0		**Topography**	
6.1	Floors	Ground structure. All the ancillary structures are ground structures.	
7.0		**Construction**	
7.1	Plinth	Medium height plinth about in grey stone with plinth protection band	
7.2	Walls	Thick load bearing brick walls	
7.3	Floor	-	
7.4	Stairs	-	
7.5	Openings	Rectangular openings with glazed paneled shutters with ventilators. Ventilators with glazed paneled shutter at clerestory.	

JCO Infantry JCO's Mess			019
7.6	Roofing	Timber truss double level hip roof with Mangalore roofing tiles.	
7.7	Articulation	-	
7.8	Finishes	Walls plastered and painted externally as well as internally.	
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -	
7.10	Compound/ Fence/ Gate	-	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Big trees, soft landscape, paved pathways, water storage tanks, toilet block.	
8.0		**Services & Utilities**	
8.1	Lighting	Inadequate daylight, dependent on artificial lighting.	
8.2	Ventilation	Inadequate natural ventilation dependent on artificial ventilation.	
8.3	Electricity	MES	
8.4	Water Supply	MES	
8.5	Drainage (Plumbing & Sanitation)	MES	
8.6	Fire Precaution	-	
8.7	Other (HVAC/BMS/Security Systems)	-	
9.0		**Condition**	
9.1	Plinth	Fair – Plinth protection stone chipping off.	
9.2	Walls	Fair	
9.3	Floor	-	
9.4	Stairs	-	
9.5	Openings	Fair	
9.6	Roofing	Fair	
9.7	Articulation & Finishes	Fair	
9.8	Services	Fair	
9.9	Out Buildings	Fair	
9.10	Overall Conditions	Fair	Maintenance level | Good
10.0		**Transformation**	
	Form	Addition of residential quarters' building in the premise using RCC framework.	
	Structure	-	
	Articulation & Finishes	-	
11.0		**DP Remarks/ Perceived Threats**	
		Building forms part of R zone	
12.0		**Additional Notes/ References/ Documents available**	
		Additional Notes: - **References:** FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc.	

Verandah with sloping roof supported on wooden members

Side view with sloping roof

Army School			020
		Common Ref No: 020 Card No: 44 Ward (Part): A (Part V) CS No: 4 (Colaba division) Plot Area: Indeterminable. B U Area: - Date: 25/01/05 Recorded by: Prachi Merchant Reviewed by: Int: Prachi Merchant, Zankhana Prajapati. Ext: Prachi Merchant, Zankhana Prajapati. Photo Ref: 020_The Army School Colaba.	 Location Plan
1.0		**Denomination**	
1.1	Name of Premises	Army School	
1.2	Earlier Name	Garrison School	
1.3	Built in:	19th century	Extension Date: -
2.0		**Access**	
2.1	Main	Dr. Nanabhai Moos Road – vehicular and pedestrian.	
2.2	Subsidiary	-	
3.0		**Ownership pattern**	
3.1	Present	Owner - Central Government	
3.2	Past	Indeterminable	
3.3	Status	Owner	
4.0		**Use**	
4.1	Present	Institutional – school	
4.2	Past	Institutional – school	
4.3	Usage	Daily.	
5.0		**Significance & value Classification**	
5.1	Townscape (Manmade)	It is located towards the south of Dr. Nanabhai Moos Road The main access to the plot is from the Dr. Nanabhai Moos Road from east side. The building sits in the plot with a huge front setback.	
5.2	Architectural Description	**Planning** The main building is rectangular in shape with its longer side facing the road side. The building is approached with an extended porch from the central wing with two symmetrical side wings on either side with extended toilet blocks on either side. Verandahs with arched colonnade running along all four sides on the ground floor and balconies on the first floor. The central wing is higher than the rest of the wing with a gable roof. Other ancillary structures are randomly located on site, interconnected with concrete paving. Main building occupies administrative rooms and library on the ground floor and primary level classrooms and auditorium on the first floor. **Features** The central wing has a high gable sloping roof with a projecting entrance, rectangular window openings with an architrave and circular window. The verandah has an arched colonnade with alternate grey and buff stone voussoir pieces, emphasized keystone, base and capital band on the ground floor. The first floor balconies run along the periphery with rectangular openings, columns and intricate cast iron railing. The façade has buff stone corner quoins and the floor bands, sloping roof with wooden fascia. **Style** Colonial style with influences from vernacular style of architecture.	
5.3	Intrinsic	-	
5.4	Value Classification	A(arc), A(his), B(per), B(des), B(uu), E, F, G(grp), I(sce).	Recommended grade: II A
6.0		**Topography**	
6.1	Floors	G+1	

Army School		020
7.0		**Construction**
7.1	Plinth	Low plinth with grey stone cladding and sloping band of plinth protection.
7.2	Walls	Load bearing thick walls.
7.3	Floor	Stone slab floor with steel section supports to take the floor finish.
7.4	Stairs	Two main wooden staircases with wooden treads and risers and railing. Two stone staircases on either side, connecting the first floor to the toilet first level.
7.5	Openings	Two cast iron railing spiral staircases, at end to access the toilet block. Window and door openings with arched and rectangular openings with glazed paneled shutters. Colonnade with arched openings and verandahs with rectangular openings.
7.6	Roofing	Main building with double level sloping roof. Central wing with high gable roof with Manglore tiling supported on wooden framework. Side wings with sloping Mangalore tiled roof. Verandah spaces with lean to sloping manglore tiled roof. Side toilet blocks with flat and sloping roof. Windows and porch with sloping manglore tiled roof with wooden brackets.
7.7	Articulation	Arched colonnade, architrave, bands, quoins, sill bands, round windows, balcony cast iron railing.
7.8	Finishes	Externally walls are clad with random grey stone ashlar masonary, internally the walls are plastered and painted.` The floor finish on the ground floor is of natural stone. The first floor has wooden floor finish.
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** Cast iron railing in the verandah.
7.10	Compound/ Fence/ Gate	Low brick compound wall with chain link fence above. MS main gate with gate posts. Small gate connecting the school to the playground.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Four independent ground level structures with front verandah spaces and toilet block are spread randomly on site. The front setback has landscaped islands with lawn areas and old trees with tree guards. All the structures are connected with concrete paved pathways. The southern side has children's play area with benches and games installed.
8.0		**Services & Utilities**
8.1	Lighting	Adequate lighting through verandah and window openings supplemented by artificial lighting.
8.2	Ventilation	Adequate ventilation through verandah and window openings supplemented by artificial ventilation.
8.3	Electricity	MES
8.4	Water Supply	MES
8.5	Drainage (Plumbing & Sanitation)	MES
8.6	Fire Precaution	-
8.7	Other (HVAC/BMS/Security Systems)	Few rooms like Principal's cabin have window AC installed.
9.0		**Condition**
9.1	Plinth	Fair – Due to many site changes, the plinth level has become minimum.
9.2	Walls	Fair – Stone cladding has blackened due to weathering. At few places stones have been replaced insensitively. The rear west wall is not maintained well. Internally all walls are painted. Partitions are added in the administrative area.
9.3	Floor	Fair – The flooring is not maintained well.
9.4	Stairs	Fair – Spiral staircases are not maintained well.
9.5	Openings	Poor – Openings are blocked, shutters are changed, grills are added in the rear side and round windows.
9.6	Roofing	Fair – Internally all the wood parts are painted.
9.7	Articulation & Finishes	Fair – Not maintained well. All parts are painted and the original materials are difficult to identify. Floor is finished with new materials in the ground floor.
9.8	Services	Poor - Electric wires and service pipes are installed haphazardly. Tank is installed on the toilet block.
9.9	Out Buildings	Out buildings are added in the plot using new materials. Since the plot has huge setbacks the additions of the out buildings do not hamper the serene atmosphere.
9.10	Overall Conditions	Fair | Maintenance level | Poor
10.0		**Transformation**
	Form	-
	Structure	Tanks are installed on the toilet blocks.

Army School		020
	Articulation & Finishes	Openings are blocked, shutters changed, grills are installed.
11.0		**DP Remarks/ Perceived Threats**
		School, Play Ground, Building forms part of R zone
12.0		**Additional Notes/ References/ Documents available**
		Additional Notes: - **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc.

Front landscaped open area

Ancillary structures with sloping roof

Verandah colonnade with grey and buff stone arch voussoirs

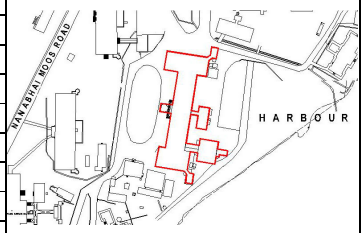
Side façade with arched and round openings clad with grey stone

Verandah with stone arches clad with grey stone

Wooden staircase on both ends

Central wing with sloping roof supported on steel truss

Overlooking balconies with decorative wooden railing, barge boards and sloping Mangalore tiled roof

INHS Asvini P1 – Main Administrative building and Banyan tree			021 (1)
		Common Ref No: 021 (1) Card No: 45 Ward (Part): A (Part V) CS No: 3 (Colaba division) Plot Area: Part of 175405.23 sq. m B U Area: - Date: 20/04/05 Recorded by: Prachi Merchant Reviewed by: Int: Refer # Ext: Refer # Photo Ref: 021_INHS Aswini	 Location Plan
1.0		**Denomination**	
1.1	Name of Premises	INHS Asvini P1 – Main Administrative building and Banyan tree.	
1.2	Earlier Name	-	
1.3	Built in:	1899	Extension Date: -
2.0		**Access**	
2.1	Main	East side of Dr. Nanabhai Moos Road	
2.2	Subsidiary	-	
3.0		**Ownership pattern**	
3.1	Present	Owner - Central Government	
3.2	Past	Owner – Secretary of State for India in Council and Others	
3.3	Status	Owner	
4.0		**Use**	
4.1	Present	Main Administrative building	
4.2	Past	Main Administrative Offices	
4.3	Usage	Daily	
5.0		**Significance & Value Classification**	
5.1	Townscape (Manmade)	One of the oldest surviving and largest structures within INHS Ashvini Complex.	
5.2	Architectural Description	**Planning** The building is connected to the multistoried structures through corridors, space frames. The arcaded building is accessed through a projecting porch which leads to the central lift shaft within the stairwell. The ground floor consists of Regulating and Security offices, Eye Bank. The first floor consists of Blood Bank, Creche, Pay offices, Renal Care Unit, Medical Board Office (shifted to new block); Second floor consists of Project Office, Medical stores, MES stores. **Features** The greyish blue ashlar faced basalt masonry clad main building is characterized by dressed rusticated corners and its fenestrations consisting of continuous semicircular arches with alternate buff and greyish-blue basalt voussoir pieces, accentuated by column capital mouldings. The uniform façade is broken down into regular bays with characteristic gothic gable ends and horizontality is accentuated by means of cornice bands with corbel brackets marking the floor levels. The column capitals are characterized by serpentine details. The facades are further accentuated by means of the distinctive cinquefoil circular roundels, between the arches, in one of which the Royal insignia is introduced. The building is capped with hipped pitched roof over the verandahs supported on timber brackets, the horizontal lines of the building highlighted by means of bargeboard. Upper floors with Corinthian capital corbels supporting mild steel girders over which are timber joists and boarding. Roof is supported on mild steel truss systems and ornate fabricated cast iron panels. **Style** The building derives influence from post Industrial method of construction.	
5.3	Intrinsic	-	
5.4	Value Classification	A(arc), A(his), B(per), B(des), B(uu), E, F	Recommended grade: II A
6.0		**Topography**	
6.1	Floors	G+2	
7.0		**Construction**	

INHS Asvini P1 – Main Administrative building and Banyan tree			021 (1)
7.1	Plinth	Normal height stone plinth with a plinth protection band.	
7.2	Walls	Stone load bearing walls.	
7.3	Floor	Mild steel truss system and ornate caste iron panels.	
7.4	Stairs	Stone cantilevered staircase from a supporting wall fitted with cast iron railing and timber handrail.	
7.5	Openings	Extended porch and Verandah arched openings, windows have wooden louvered ventilators and glazed paneled shutters.	
7.6	Roofing	Hipped pitched roof over the structure and verandahs supported on timber brackets	
7.7	Articulation	Arched openings with stone bands, circular openings with stone voussoirs, cornice bands, corbels.	
7.8	Finishes	Walls are finished with greyish-blue ashlar faced basalt masonry externally. Floors are finished with wooden floor finish.	
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -	
7.10	Compound/ Fence/ Gate	-	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	New buildings such as the six storey high western Naval Command and the three storey high command photo section building have been erected along the ramparts.	
8.0		**Services & Utilities**	
8.1	Lighting	-	
8.2	Ventilation	-	
8.3	Electricity	BEST	
8.4	Water Supply	MCGM	
8.5	Drainage (Plumbing & Sanitation)	-	
8.6	Fire Precaution	-	
8.7	Other (HVAC/BMS/Security Systems)	-	
9.0		**Condition**	
9.1	Plinth	Fair – Hard cement pointing of the stone plinth has been done preventing the evaporation of rising damp from joints.	
9.2	Walls	Fair – Seepage and vegetation growth has been observed at places.	
9.3	Floor	Fair – Timber and mild steel structure replaced by RCC structure. False ceiling has been introduced at few places.	
9.4	Stairs	Fair – the staircase joints have been repaired using new incongruous materials.	
9.5	Openings	Fair – The verandah has been enclosed, window openings have been blocked by paneling, partitions.	
9.6	Roofing	Fair - Seepage from roof slab has resulted in deterioration of timber framework.	
9.7	Articulation & Finishes	Fair – All building details including arches, plinth, bands have been painted with white dry distemper. Balustrade material has been replaced.	
9.8	Services	Fair – Service pipes at toilet levels have been corroded. Addition of sewage and rain water pipes along the façade cutting through cornice bands has been done in an insensitive manner. AC units, electrical conduits have been added at the top. Addition of toilets and water tanks within the circulation corridor has been done in an unplanned manner.	
9.9	Out Buildings	Poor – Many alterations and additions have been Connecting bridge between the two buildings and development of glass and concrete hospital structure around the complex has been done insensitively. Construction of cement platform around the Banyan tree has hampered the growth.	
9.10	Overall Conditions	Poor	Maintenance level: Fair
10.0		**Transformation**	
	Form	Many additions and alterations have been done to accommodate new functions.	
	Structure	In most of the old structures, timber framework has been replaced by RCC construction.	
	Articulation & Finishes	Openings have been blocked, façade has been painted, bands have been found in a broken condition.	
11.0		**DP Remarks/ Perceived Threats**	
		Government Hospital	
12.0		**Additional Notes/ References/ Documents available**	
		Additional Notes: Built in 1899, some of the earliest references to the INHS Asvini Complex, is at the end of the 19th century by Henry Moses (a Bombay resident at that time), who records "the Company had erected on the Colabah, comfortable buildings for the benefit of invalid officers who may require such air or sea bathing. These buildings are called the Sick Bungalows and are enclosed in a spacious compound." The Banyan tree (Ficus Bengalensis) in front of the main building at INHS Asvini is atleast	

		250 years old and predates the building in 1899. Over the years, the tree has spread out over an extensive area. Beginning from around the late 1820s when "sick bungalows" were erected for the army, several additions have been made over the years. In 1935, for instance, a new Wing – the Jeffries wing for the Colaba Military Hospital was opened. The new wing, erected at a cost of about Rs 2 lakhs, was an imposing structure with the combined advantage of being in close proximity to sea and open to plenty of sunlight. Medical and surgical accessories from the old Marine Lines Hospital were transferred for use in the new wing. A special segregation ward was annexed to it. The wing was designed to provide accommodation and treatment on modern lines for Indian personnel of the Garrison of Bombay and the Royal Indian Navy. By this time, the Hospital ranked as one of the largest and most important military hospitals in India. **References:** # ABHA NARAIN LAMBAH ASSOCIATES (2005) *Conservation Guidelines for Heritage Structures with the Indian Navy, Mumbai,* 3 Vols. Project Report courtesy Indian Navy.

Stone building with arched Verandah openings, extended porch etc

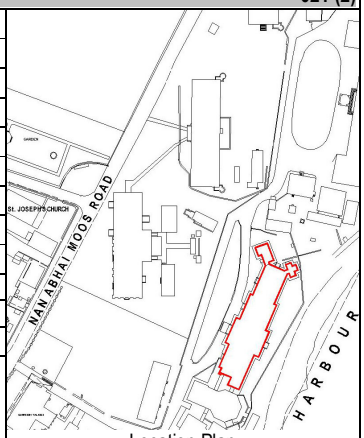
Arched verandah openings blocked by structures

Serpentine stone motifs on the facade

Verandahs with sloping roof, wooden columns and decorative bargeboards

Newly constructed annex building

Landscape with old banyan tree

INHS Asvini P26 – Ward Room Mess			021 (2)
		Common Ref No: 021 (2) Card No: 46 Ward (Part): A (Part V) CS No: 3 (Colaba division) Plot Area: Part of 175405.23 sq. m B U Area: - Date: 21/04/05 Recorded by: Prachi Merchant Reviewed by: Int: Refer # Ext: Refer # Photo Ref: 021_INHS Aswini	 Location Plan

1.0		**Denomination**	
1.1	Name of Premises	INHS Asvini P26 – Ward Room Mess	
1.2	Earlier Name	Officers Ward/A Officers Families Ward	
1.3	Built in:	Indeterminable	Extension Date: -
2.0		**Access**	
2.1	Main	East side Dr. Nanabhai Moos Road.	
2.2	Subsidiary	-	
3.0		**Ownership pattern**	
3.1	Present	Owner - Central Government	
3.2	Past	Owner - Secretary of State for India in Council and Others	
3.3	Status	Owner	
4.0		**Use**	
4.1	Present	Ward Room Mess	
4.2	Past	Family Wards	
4.3	Usage	Daily	
5.0		**Significance & Value Classification**	
5.1	Townscape (Manmade)	One of the oldest surviving and largest structures within INHS Ashvini Complex.	
5.2	Architectural Description	**Planning** Longitudinal building is accessed through a projecting carriage porch and through a series of steps to the staircase lobby with the lift structure within the staircase well. The building has verandah spaces on the side. **Features** The building is clad with greyish blue basalt with buff basalt quoins. The entire façade is characterized by buff basalt columns placed at regular intervals with timber framed louvered ventilators spanning the entire length between columns as well as the railing with mild steel panels and timber hand rail. The structure is accentuated by means of the high ceiling and pitched roof verandah. The horizontal lines are emphasized with cornice bands and mouldings along the continuous bargeboards at verandah level with hipped pitched roof and gable end main roof. **Style** -	
5.3	Intrinsic	-	
5.4	Value Classification	A(arc), A(his), B(per), B(des), B(uu), E, F	Recommended grade: II A
6.0		**Topography**	
6.1	Floors	G+1	
7.0		**Construction**	
7.1	Plinth	Normal height stone plinth with a plinth protection band.	
7.2	Walls	Stone load bearing walls.	
7.3	Floor	Wooden members supporting the slab.	
7.4	Stairs	Wooden staircase with mild steel railing, wooden newel post, steps.	
7.5	Openings	Extended porch and verandah openings with louvers timber ventilator, windows and doors have wooden paneled shutters.	
7.6	Roofing	Sloping Mangalore tiled main hipped pitch roof with gable end and ventilator high-pitched roof.	

INHS Asvini P26 – Ward Room Mess			021 (2)
7.7	Articulation	Louvered timber ventilators, cornice bands, mild steel railing panels, bargeboard.	
7.8	Finishes	Walls are finished with greyish-blue ashlar faced basalt masonry externally. Floors are finished with wooden floor finish.	
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -	
7.10	Compound/ Fence/ Gate	-	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	-	
8.0		**Services & Utilities**	
8.1	Lighting	-	
8.2	Ventilation	-	
8.3	Electricity	BEST	
8.4	Water Supply	MCGM	
8.5	Drainage (Plumbing & Sanitation)	-	
8.6	Fire Precaution	-	
8.7	Other (HVAC/BMS/Security Systems)	-	
9.0		**Condition**	
9.1	Plinth	Fair	
9.2	Walls	Fair – repointing of stone joints has been done over entire structure. Seepage and vegetation growth has been observed at places.	
9.3	Floor	Fair – Encasing of steel flooring joists has been done. Accumulation of water on the floor has resulted in seepage.	
9.4	Stairs	Fair – the steps have been painted insensitively.	
9.5	Openings	Fair – The timber louvered ventilator, openings have been enclosed by wire mesh, masonry infill at the porch area, paneling, partitions at various places. First floor verandah has been enclosed.	
9.6	Roofing	Fair - Original roof structure has been replaced with RCC slab supported by mild steel joists, corrugates tin sheeting covered with Mangalore tiles. Eaves projections are in a broken condition.	
9.7	Articulation & Finishes	Fair – The façade has been painted with distemper very insensitively. Balustrade material has been replaced. Original floor finish has been replaced by linoleum floor finish.	
9.8	Services	Fair – Addition of sewage and rain water pipes and electrical conduits along the façade has been done in an insensitive manner. Addition of toilets and water tanks within has been done in an unplanned manner.	
9.9	Out Buildings	Poor – Many alterations and additions have been done very insensitively to the rear side of the building abutting the original masonry.	
9.10	Overall Conditions	Fair	Maintenance level: Fair
10.0		**Transformation**	
	Form	Many additions and alterations have been done to accommodate new functions.	
	Structure	In most of the old structures, timber framework has been replaced by RCC construction. Addition of floor above porch.	
	Articulation & Finishes	Openings have been blocked, façade has been painted	
11.0		**DP Remarks/ Perceived Threats**	
		Government Hospital	
12.0		**Additional Notes/ References/ Documents available**	
		Additional Notes: - **References:** # ABHA NARAIN LAMBAH ASSOCIATES (2005) *Conservation Guidelines for Heritage Structures with the Indian Navy, Mumbai,* 3 Vols. Project Report courtesy Indian Navy.	

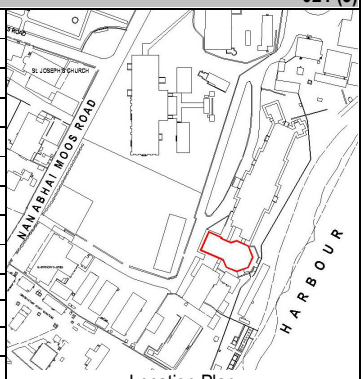
Verandah openings with wooden louvers and railing

Passage with sloping roof

Extended entrance porch

Wooden louvered ventilator panel in the verandah opening

Side view of the ground floor stone structure with verandah openings, double sloping roof

INHS Asvini P2 – Hawa Mahal			021 (3)
		Common Ref No: 021 (3) Card No: 47 Ward (Part): A (Part V) CS No: 3 (Colaba division) Plot Area: Part of 175405.23 sq. m B U Area: - Date: 27/04/05 Recorded by: Prachi Merchant Reviewed by: Int: Refer # Ext: Refer # Photo Ref: 021_INHS Aswini	 Location Plan
1.0		**Denomination**	
1.1	Name of Premises	INHS Asvini P2 – Hawa Mahal	
1.2	Earlier Name	Extension to officers ward (Octagonal building)	
1.3	Built in:	1929	Extension Date: -
2.0		**Access**	
2.1	Main	East side Dr. Nanabhai Moos Road.	
2.2	Subsidiary	-	
3.0		**Ownership pattern**	
3.1	Present	Owner - Central Government	
3.2	Past	Owner - Secretary of State for India in Council and Others	
3.3	Status	Owner	
4.0		**Use**	
4.1	Present	Conference Hall	
4.2	Past	Conference Hall	
4.3	Usage	Daily	
5.0		**Significance & Value Classification**	
5.1	Townscape (Manmade)		
5.2	Architectural Description	**Planning** Octagonal structure built as an extension to the Ward Room Mess to function as a congregation area around which runs a continuous verandah with the roofing level lower than the high roof of the main structure. Access to the Conference hall is by means of a series of steps to a raised level that acts as the circulation corridor around the internal octagonal chamber. The corridors that lead to the extension from the P26 structure are ramps with slight slope and further accentuated by the Verandah. **Features** The building comprises of the greyish blue basalt stone faced façade with semi circular openings and segmental arch vents lined with buff basalt masonry. The characteristic component of the building being the sloping roof profile with a combination of timber trusses and mild steel cross bracing systems of the post industrial genre. The high ceiling of the octagonal chamber along the distinctive truss system along with the skylight openings adds to the spatial quality. Façade is characterized with an extended porch with sloping roof, semi circular openings, segmental arch vents with buff stone voussoirs. The internal doors are timber battened with fretwork fanlights inserted with segmental arches. The verandah has wooden railing panels and covered with sloping Mangalore tiled roof supported on stone columns. The various roof levels are provided with decorative bargeboards adding to the character of this unique structure. **Style** -	
5.3	Intrinsic	-	
5.4	Value Classification	A(his), B(per), B(des), B(uu)	Recommended grade: II A
6.0		**Topography**	
6.1	Floors	G+1	

INHS Asvini P2 – Hawa Mahal		021 (3)
7.0		**Construction**
7.1	Plinth	High stone plinth.
7.2	Walls	Stone load bearing walls.
7.3	Floor	Indeterminable
7.4	Stairs	Stone cantilevered staircase from a supporting wall fitted with cast iron railing and timber handrail.
7.5	Openings	Extended porch and verandah openings, semi circular openings, segmental arch vents, skylights. Internal doors of timber-batten with fretwork fanlights inserted within segmental arches.
7.6	Roofing	Sloping roof profile with a combination of timber trusses and mild steel cross bracing.
7.7	Articulation	Arched openings with stone bands, semicircular and segmental arch openings, verandah spaces with sloping roof and wooden railing and decorative bargeboards, sill bands, wood and mild steel truss sloping roof with skylights.
7.8	Finishes	Walls are finished with greyish-blue basalt masonry and painted externally and internally.
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -
7.10	Compound/ Fence/ Gate	-
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	
8.0		**Services & Utilities**
8.1	Lighting	-
8.2	Ventilation	-
8.3	Electricity	BEST
8.4	Water Supply	MCGM
8.5	Drainage (Plumbing & Sanitation)	-
8.6	Fire Precaution	-
8.7	Other (HVAC/BMS/Security Systems)	-
9.0		**Condition**
9.1	Plinth	Fair – stone plinth have been plastered and painted
9.2	Walls	Fair – Seepage and vegetation growth has been observed.
9.3	Floor	Fair
9.4	Stairs	Fair
9.5	Openings	Fair – The verandah has been enclosed; window openings have been blocked by paneling, partitions.
9.6	Roofing	Fair - Seepage has been observed in the octagonal chamber. Corrosion of steel has been observed at few places. At places the timber boarding has been wrapped at the corridor and circulation spaces.
9.7	Articulation & Finishes	Fair – All building details including arches, plinth, bands have been painted. The original stone masonry is exposed at places.
9.8	Services	Fair – electrical conduits, toilets and water tanks have been added in an unplanned manner.
9.9	Out Buildings	Fair
9.10	Overall Conditions	Fair | Maintenance level | Fair
10.0		**Transformation**
	Form	-
	Structure	-
	Articulation & Finishes	Openings have been blocked, façade has been painted.
11.0		**DP Remarks/ Perceived Threats**
		Government Hospital
12.0		**Additional Notes/ References/ Documents available**
		Additional Notes: Built in 1899, some of the earliest references to the INHS Asvini Complex, is at the end of the 19th century by Henry Moses (a Bombay resident at that time), who records "the Company had erected on the Colabah, comfortable buildings for the benefit of invalid officers who may require such air or sea bathing. These buildings are called the Sick Bungalows and are enclosed in a spacious compound." **References:** # ABHA NARAIN LAMBAH ASSOCIATES (2005) *Conservation Guidelines for Heritage Structures with the Indian Navy, Mumbai,* 3 Vols. Project Report courtesy Indian Navy.

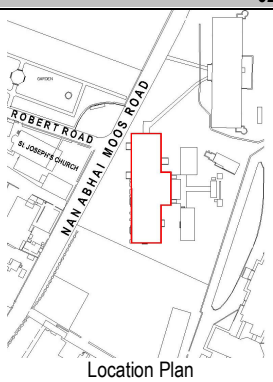
External view of the stone structure with sloping roof

Front view with double sloping roof and central entrance porch

Wooden roof truss

Double tier sloping Mangalore tiles roof with dormer windows

Passages with sloping roof supported on wooden truss

INHS Asvini P8			021 (4)
		Common Ref No: 021 (4) Card No: 48 Ward (Part): A (Part V) CS No: 3 (Colaba division) Plot Area: Part of 175405.23 sq. m B U Area: - Date: 21/04/05 Recorded by: Prachi Merchant Reviewed by: Int: Refer # Ext: Refer # Photo Ref: 021_INHS Aswini	 Location Plan
1.0		**Denomination**	
1.1	Name of Premises	INHS Asvini P8	
1.2	Earlier Name	Indeterminable	
1.3	Built in:	1887	Extension Date: -
2.0		**Access**	
2.1	Main	East side Dr. Nanabhai Moos Road.	
2.2	Subsidiary	-	
3.0		**Ownership pattern**	
3.1	Present	Owner - Central Government	
3.2	Past	Owner - Secretary of State for India in Council and Others	
3.3	Status	Owner	
4.0		**Use**	
4.1	Present	Proposed new location of School of Medical Assistants. (SOMA)	
4.2	Past	Skin and V.D ward (housing department of Dermatology and De-addiction center) with extensions.	
4.3	Usage	Under repair.	
5.0		**Significance & Value Classification**	
5.1	Townscape (Manmade)		
5.2	Architectural Description	**Planning** Rectangular building with central projections on both sides has a raised ground floor with Vaulted basement floor, first floor semi open verandah. **Features** The building façade is clad with ashlar faced grey stone. The basement is faced with polygonal cut stone. The façade is characterized with semi circular arched openings on ground floor and circular porthole like louvered vent. The double roofing system with a circular window at the gable end. The cast iron staircase supported on cast iron decorative pillars with filigree like fabricated cast iron treads and risers and balustrades form a unique feature of the building. Post industrial combination roofing of timber boarding and joists with mild steel cross brace supports at verandah level. **Style** -	
5.3	Intrinsic	-	
5.4	Value Classification	A(arc), A(his), B(per), B(des), B(uu), E	Recommended grade: II A
6.0		**Topography**	
6.1	Floors	G+1	
7.0		**Construction**	
7.1	Plinth	High stone plinth with plinth protection band.	
7.2	Walls	Stone load bearing walls.	
7.3	Floor	Wooden boarding and joists supporting members and mild steel cross brace supporting the slab.	
7.4	Stairs	The cast iron staircase supported on cast iron decorative pillars with filigree like fabricated cast iron treads and risers and balustrades form a unique feature of the building.	
7.5	Openings	Arched ground floor and basement openings. Rectangular first floor openings.	
7.6	Roofing	Three-tiered sloping Mangalore tiled roof.	
7.7	Articulation	Cast iron staircase with cast iron parts, bands, arched openings.	

INHS Asvini P8			021 (4)
7.8	Finishes	Walls are finished with grey basalt masonry externally.	
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -	
7.10	Compound/ Fence/ Gate	-	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	-	
8.0		**Services & Utilities**	
8.1	Lighting	-	
8.2	Ventilation	-	
8.3	Electricity	BEST	
8.4	Water Supply	MCGM	
8.5	Drainage (Plumbing & Sanitation)	-	
8.6	Fire Precaution	-	
8.7	Other (HVAC/BMS/Security Systems)	-	
9.0		**Condition**	
9.1	Plinth	Fair – masonry members have been added.	
9.2	Walls	Fair – Seepage and vegetation growth has been observed at places. Internal partitions have been added.	
9.3	Floor	Fair – RCC supports have been added as additional supports.	
9.4	Stairs	Fair	
9.5	Openings	Fair – Arched openings and verandah openings have been enclosed by masonry infill, paneling.	
9.6	Roofing	Fair - Original roof structure has been supported by corrugated galvanized over supporting joists. RCC weather shades have been introduced.	
9.7	Articulation & Finishes	Fair – not maintained well, in a deteriorating condition.	
9.8	Services	Fair – Addition of sewage and rain water pipes and electrical conduits along the façade has been done in an insensitive manner. Addition of toilets and water tanks within has been done in an unplanned manner.	
9.9	Out Buildings	Poor – Many alterations and additions have been done very insensitively to the rear side of the building abutting the original masonry.	
9.10	Overall Conditions	Fair	Maintenance level | Fair
10.0		**Transformation**	
	Form	Additions and alterations have been done to accommodate new functions.	
	Structure	Structural supports have been added.	
	Articulation & Finishes	Openings have been blocked.	
11.0		**DP Remarks/ Perceived Threats**	
		Government Hospital	
12.0		**Additional Notes/ References/ Documents available**	
		<u>Additional Notes:</u> - **<u>References:</u>** # ABHA NARAIN LAMBAH ASSOCIATES (2005) *Conservation Guidelines for Heritage Structures with the Indian Navy, Mumbai,* 3 Vols. Project Report courtesy Indian Navy.	

Stone building with arched openings

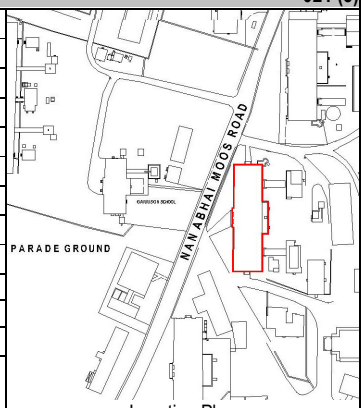
Three tier sloping Mangalore tiled roof

Verandah with arched openings, wooden supports of the ceiling

Arched opening blocked with brick wall

Cast iron staircase with decorative risers and railing

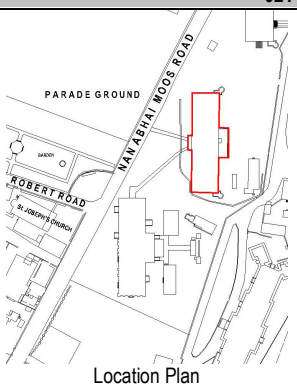
Sloping roof with wooden supports

INHS Asvini P4 – School of Naval Medicine, Hyperbaric Oxygen Therapy Centre			021 (5)
		Common Ref No: 021 (5) Card No: 49 Ward (Part): A (Part V) CS No: 3 (Colaba division) Plot Area: Part of 175405.23 sq. m B U Area: - Date: 27/04/05 Recorded by: Prachi Merchant Reviewed by: Int: Refer # Ext: v Photo Ref: 021_INHS Aswini	 Location Plan
1.0		**Denomination**	
1.1	Name of Premises	INHS Asvini P4 – School of Naval Medicine, Hyperbaric Oxygen Therapy Centre.	
1.2	Earlier Name	School of Naval Medicine, Hyperbaric Oxygen Therapy Centre.	
1.3	Built in:	1875	Extension Date: -
2.0		**Access**	
2.1	Main	East side Dr. Nanabhai Moos Road.	
2.2	Subsidiary	-	
3.0		**Ownership pattern**	
3.1	Present	Owner - Central Government	
3.2	Past	Owner - Secretary of State for India in Council and Others	
3.3	Status	Owner	
4.0		**Use**	
4.1	Present	Stores of the Naval, clothing, ration store etc.	
4.2	Past	Family Wards	
4.3	Usage	Daily	
5.0		**Significance & Value Classification**	
5.1	Townscape (Manmade)		
5.2	Architectural Description	**Planning** Rectangular plan with a ramp along the longer side to access the high plinth and three tier sloping roof. The structure has wide verandah space running along the structure with lean to roof. **Features** The structure is characterized with verandah around the structure with lean to roof with timber boarding placed over supporting joists. Timber Queen post roof trusses with a double height roof with carved timber brackets supporting the main girders span the internal rooms. The roof levels on the façade are accentuated by means of continuous bargeboards, ventilator openings at both levels of the double roof interspersed with compact brackets. **Style** The building derives influence from post industrial style of construction	
5.3	Intrinsic	-	
5.4	Value Classification	A(arc), A(his), B(per), B(des), B(uu), E	Recommended grade: II A
6.0		**Topography**	
6.1	Floors	G structure	
7.0		**Construction**	
7.1	Plinth	High stone plinth.	
7.2	Walls	Stone load bearing walls.	
7.3	Floor	Wooden supporting members.	
7.4	Stairs	-	
7.5	Openings	Verandah rectangular openings, roof skylights, doors and windows of glazed paneled shutters.	
7.6	Roofing	Queen post roof truss with wood and mild steel supporting members. Verandah has lean to sloping Mangalore tile roof.	
7.7	Articulation	Three tier Mangalore tile sloping roof, verandah spaces.	
7.8	Finishes	Walls are finished with plaster and painted externally and internally.	

INHS Asvini P4 – School of Naval Medicine, Hyperbaric Oxygen Therapy Centre		021 (5)
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -
7.10	Compound/ Fence/ Gate	-
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	-
8.0		**Services & Utilities**
8.1	Lighting	-
8.2	Ventilation	-
8.3	Electricity	BEST
8.4	Water Supply	MCGM
8.5	Drainage (Plumbing & Sanitation)	-
8.6	Fire Precaution	-
8.7	Other (HVAC/BMS/Security Systems)	-
9.0		**Condition**
9.1	Plinth	Fair – plinth protection has to be done to avoid the issue of rising dampness.
9.2	Walls	Fair – Seepage and vegetation growth has been observed. Internal partitions have been added.
9.3	Floor	Fair – ground water seepage has been observed at places.
9.4	Stairs	-
9.5	Openings	Fair – The verandah has been enclosed, window openings have been blocked by paneling, partitions.
9.6	Roofing	Fair - Seepage has been observed. At places the timber joists have been observed in a rotten condition. False ceiling have been added on the original ceiling. The roof gutters are missing.
9.7	Articulation & Finishes	Fair – Deteriorating condition. Internally the walls have been oil painted upto dado level to cover the water stains.
9.8	Services	Fair – electrical conduits, air conditioners, toilets and water tanks have been added in an unplanned manner.
9.9	Out Buildings	Fair – additions and alterations have been done to the main structure.
9.10	Overall Conditions	Fair | Maintenance level | Fair
10.0		**Transformation**
	Form	-
	Structure	-
	Articulation & Finishes	Verandah openings have been blocked, façade has been painted.
11.0		**DP Remarks/ Perceived Threats**
		Government Hospital
12.0		**Additional Notes/ References/ Documents available**
		Additional Notes: Built in 1899, some of the earliest references to the INHS Asvini Complex, is at the end of the 19th century by Henry Moses (a Bombay resident at that time), who records "the Company had erected on the Colabah, comfortable buildings for the benefit of invalid officers who may require such air or sea bathing. These buildings are called the Sick Bungalows and are enclosed in a spacious compound." **References:** # ABHA NARAIN LAMBAH ASSOCIATES (2005) *Conservation Guidelines for Heritage Structures with the Indian Navy, Mumbai,* 3 Vols. Project Report courtesy Indian Navy.

Passage with sloping roof supported on wooden truss

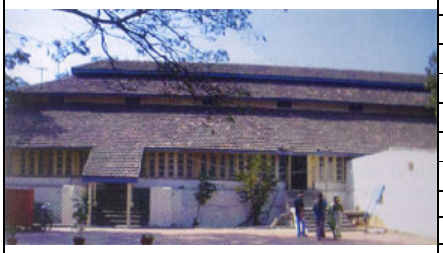
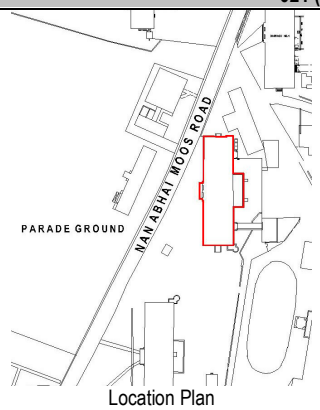
Three tier sloping roof

INHS Asvini P6 – Canteen			021 (6)
		Common Ref No: 021 (6) Card No: 50 Ward (Part): A (Part V) CS No: 3 (Colaba division) Plot Area: Part of 175405.23 sq. m B U Area: - Date: 27/04/05 Recorded by: Prachi Merchant Reviewed by: Int: Refer # Ext: Refer # Photo Ref: 021_INHS Aswini	 Location Plan
1.0		**Denomination**	
1.1	Name of Premises	INHS Asvini P6 – Canteen.	
1.2	Earlier Name	Building on right of main gate, housing medical OPD complex, Guard room and CPO/ICO's ward.	
1.3	Built in:	1875	Extension Date: -
2.0		**Access**	
2.1	Main	East side Dr. Nanabhai Moos Road.	
2.2	Subsidiary	-	
3.0		**Ownership pattern**	
3.1	Present	Owner - Central Government	
3.2	Past	Owner - Secretary of State for India in Council and Others	
3.3	Status	Owner	
4.0		**Use**	
4.1	Present	Canteen	
4.2	Past	Family Wards	
4.3	Usage	Daily	
5.0		**Significance & Value Classification**	
5.1	Townscape (Manmade)		
5.2	Architectural Description	**Planning** Rectangular plan with a series of steps to access the high plinth and three tier sloping roof. The structure has wide verandah space running along the structure with lean to roof. **Features** The main feature of the structure is the three tier sloping roof, which has a pagoda like appearance. Timber is the prime material used in the structure including of internal timber walls, to the roof structure. The structure is characterized with verandah around the structure with lean to roof with timber and steel bracing supports and the internal chamber with queen post roof truss. Continuous glazed ventilators interspersed with brackets have been introduced at junctions of roofs. **Style** -	
5.3	Intrinsic	-	
5.4	Value Classification	A(arc), A(his), B(per), B(des), B(uu), E	Recommended grade: II A
6.0		**Topography**	
6.1	Floors	G structure	
7.0		**Construction**	
7.1	Plinth	High stone plinth.	
7.2	Walls	Stone load bearing walls. Internal timber partitions.	
7.3	Floor	Wooden supporting members.	
7.4	Stairs	-	
7.5	Openings	Verandah rectangular openings, roof skylights, doors and windows of glazed paneled shutters.	
7.6	Roofing	Queen post roof truss with wood and mild steel supporting members. Verandah has lean to sloping Mangalore tile roof.	
7.7	Articulation	Three tier Mangalore tile sloping roof, verandah spaces.	

INHS Asvini P6 – Canteen			021 (6)
7.8	Finishes	Walls are finished with plaster and painted externally and internally.	
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -	
7.10	Compound/ Fence/ Gate	-	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	-	
8.0		**Services & Utilities**	
8.1	Lighting	-	
8.2	Ventilation	-	
8.3	Electricity	BEST	
8.4	Water Supply	MCGM	
8.5	Drainage (Plumbing & Sanitation)	-	
8.6	Fire Precaution	-	
8.7	Other (HVAC/BMS/Security Systems)	-	
9.0		**Condition**	
9.1	Plinth	Fair – plinth protection has to be done to avoid the issue of rising dampness.	
9.2	Walls	Fair – Seepage and vegetation growth observed. Internal partitions have been added.	
9.3	Floor	Fair – ground water seepage has been observed at places.	
9.4	Stairs	-	
9.5	Openings	Fair –Verandah has been enclosed; window openings blocked by paneling, partitions.	
9.6	Roofing	Fair - Seepage has been observed due to water ingress through the roof level resulting in fungal growth and rotting of the timber boarding. False ceiling have been added on the original ceiling. The roof gutters are missing.	
9.7	Articulation & Finishes	Fair – Deteriorating condition.	
9.8	Services	Fair – service pipes, electrical conduits, toilets have been added in an unplanned manner.	
9.9	Out Buildings	Fair – additions in the verandah space done insensitively. Parking lot has been added abutting the main structure. External additions and extensions have been insensitively done.	
9.10	Overall Conditions	Fair	Maintenance level | Fair
10.0		**Transformation**	
	Form	-	
	Structure	-	
	Articulation & Finishes	Verandah openings have been blocked, façade has been painted.	
11.0		**DP Remarks/ Perceived Threats**	
		Government Hospital	
12.0		**Additional Notes/ References/ Documents available**	
		Additional Notes: Built in 1899, some of the earliest references to the INHS Asvini Complex, is at the end of the 19th century by Henry Moses (a Bombay resident at that time), who records "the Company had erected on the Colabah, comfortable buildings for the benefit of invalid officers who may require such air or sea bathing. These buildings are called the Sick Bungalows and are enclosed in a spacious compound." **References:** # ABHA NARAIN LAMBAH ASSOCIATES (2005) *Conservation Guidelines for Heritage Structures with the Indian Navy, Mumbai,* 3 Vols. Project Report courtesy Indian Navy.	

Wooden roof truss supporting sloping roof

Three tier Mangalore tiled roof

INHS Asvini P5 – Store Complex, Victualling store					021 (7)
		Common Ref No: 021 (7) Card No: 51 Ward (Part): A (Part V) CS No: 3 (Colaba division) Plot Area: Part of 175405.23 sq. m B U Area: - Date: 27/04/05 Recorded by: Prachi Merchant Reviewed by: Int: Refer # Ext: Refer # Photo Ref: 021_INHS Aswini	 Location Plan		
1.0		**Denomination**			
1.1	Name of Premises	INHS Asvini P5 – Store Complex, Victualling store.			
1.2	Earlier Name	Building on left of main entrance housing armory officer of the Day and Sailors Family Ward.			
1.3	Built in:	1875	Extension Date:	-	
2.0		**Access**			
2.1	Main	East side Dr. Nanabhai Moos Road.			
2.2	Subsidiary	-			
3.0		**Ownership pattern**			
3.1	Present	Owner - Central Government			
3.2	Past	Owner - Secretary of State for India in Council and Others			
3.3	Status	Owner			
4.0		**Use**			
4.1	Present	Stores of the Naval, Clothing, Ration Store.			
4.2	Past	Family Wards			
4.3	Usage	Daily			
5.0		**Significance & Value Classification**			
5.1	Townscape (Manmade)				
5.2	Architectural Description	**Planning** Rectangular plan with a series of steps to access the high plinth and three tier sloping roof. The structure has wide verandah space running along the structure with lean to roof. **Features** The main feature of the structure is the three tier sloping roof, which has a pagoda like appearance. The structure is characterized with verandah around the structure with lean to roof with mild steel circular rods acting as cross braces and the internal queen post double roofing system supported by timber brackets with small vent openings. The Verandah is extended to form an entrance porch roof protection. The structure is accentuated with continuous bargeboards. **Style** -			
5.3	Intrinsic	-			
5.4	Value Classification	A(arc), A(his), B(per), B(des), B(uu), E	Recommended grade:	II A	
6.0		**Topography**			
6.1	Floors	G structure			
7.0		**Construction**			
7.1	Plinth	High stone plinth.			
7.2	Walls	Stone load bearing walls.			
7.3	Floor	Wooden supporting members.			
7.4	Stairs	-			
7.5	Openings	Verandah rectangular openings, roof skylights, internal segmental arched doors openings.			
7.6	Roofing	Queen post roof truss roofing system supported by timber brackets with small vent openings. Verandah has lean to sloping Mangalore tile roof.			
7.7	Articulation	Three tier Mangalore tile sloping roof, verandah spaces, extended porch.			

INHS Asvini P5 – Store Complex, Victualling store			021 (7)
7.8	Finishes	Walls are finished with plaster and painted externally and internally.	
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -	
7.10	Compound/ Fence/ Gate	-	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	-	
8.0		**Services & Utilities**	
8.1	Lighting	-	
8.2	Ventilation	-	
8.3	Electricity	BEST	
8.4	Water Supply	MCGM	
8.5	Drainage (Plumbing & Sanitation)	-	
8.6	Fire Precaution	-	
8.7	Other (HVAC/BMS/Security Systems)	-	
9.0		**Condition**	
9.1	Plinth	Fair	
9.2	Walls	Fair – Seepage and vegetation growth has been observed. Internal partitions have been added. Internal wall cladding has been added.	
9.3	Floor	Fair – ground water seepage has been observed at places.	
9.4	Stairs	-	
9.5	Openings	Fair – The verandah has been enclosed; window openings have been blocked by paneling, partitions.	
9.6	Roofing	Fair - Seepage has been observed due to water ingress through the roof level resulting in fungal growth and rotting of the timber boarding. Asbestos cement sheet false ceiling have been added on the original ceiling.	
9.7	Articulation & Finishes	Fair – Deteriorating condition. Arched internal openings have been transformed.	
9.8	Services	Fair – service pipes, electrical conduits, toilets have been added in an unplanned manner.	
9.9	Out Buildings	Fair – External additions and extensions have been insensitively done. Water tank structure and several RCC structures including staircase have been added near the main structure.	
9.10	Overall Conditions	Fair	Maintenance level | Fair
10.0		**Transformation**	
	Form		
	Structure	-	
	Articulation & Finishes	Verandah openings have been blocked, façade has been painted.	
11.0		**DP Remarks/ Perceived Threats**	
		Government Hospital	
12.0		**Additional Notes/ References/ Documents available**	
		Additional Notes: Built in 1899, some of the earliest references to the INHS Asvini Complex, is at the end of the 19th century by Henry Moses (a Bombay resident at that time), who records "the Company had erected on the Colabah, comfortable buildings for the benefit of invalid officers who may require such air or sea bathing. These buildings are called the Sick Bungalows and are enclosed in a spacious compound." **References:** # ABHA NARAIN LAMBAH ASSOCIATES (2005) *Conservation Guidelines for Heritage Structures with the Indian Navy, Mumbai,* 3 Vols. Project Report courtesy Indian Navy.	

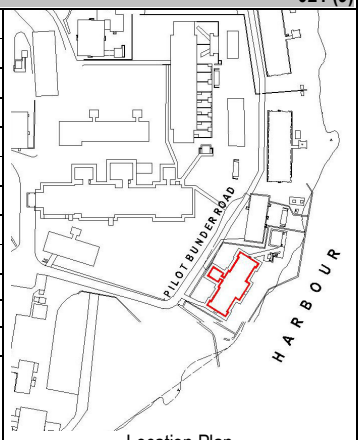
Three tier sloping roof

Sloping roof supported on wooden truss

School of Nursing				021 (8)
Not available		Common Ref No: 021 (8) Card No: 52 Ward (Part): A (Part V) CS No: 3 (Colaba division) Plot Area: Part of 175405.23 sq. m B U Area: - Date: 21/04/05 Recorded by: Prachi Merchant Reviewed by: Int: Refer # Ext: Refer # Photo Ref: 021_INHS Aswini		Not available Location Plan
1.0		**Denomination**		
1.1	Name of Premises	School of Nursing		
1.2	Earlier Name	School of Nursing		
1.3	Built in:	-	Extension Date:	-
2.0		**Access**		
2.1	Main	East side Dr. Nanabhai Moos Road.		
2.2	Subsidiary	-		
3.0		**Ownership pattern**		
3.1	Present	Owner - Central Government		
3.2	Past	Owner – Secretary of State for India in Council and Others		
3.3	Status	Owner		
4.0		**Use**		
4.1	Present	Demolished		
4.2	Past	School of Nursing.		
4.3	Usage	-		
5.0		**Significance & Value Classification**		
5.1	Townscape (Manmade)			
5.2	Architectural Description	**Planning** - **Features** - **Style** -		
5.3	Intrinsic	-		
5.4	Value Classification	-	Recommended grade:	Deleted
6.0		**Topography**		
6.1	Floors	-		
7.0		**Construction**		
7.1	Plinth	-		
7.2	Walls	-		
7.3	Floor	-		
7.4	Stairs	-		
7.5	Openings	-		
7.6	Roofing	-		
7.7	Articulation	-		
7.8	Finishes	-		
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -		
7.10	Compound/ Fence/ Gate	-		
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	-		
8.0		**Services & Utilities**		

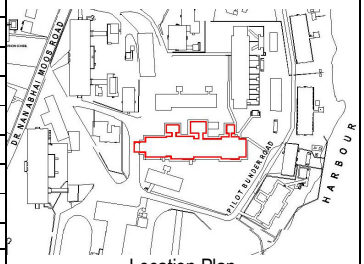
School of Nursing			021 (8)
8.1	Lighting	-	
8.2	Ventilation	-	
8.3	Electricity	BEST	
8.4	Water Supply	MCGM	
8.5	Drainage (Plumbing & Sanitation)	-	
8.6	Fire Precaution	-	
8.7	Other (HVAC/BMS/Security Systems)	-	
9.0		**Condition**	
9.1	Plinth	-	
9.2	Walls	-	
9.3	Floor	-	
9.4	Stairs	-	
9.5	Openings	-	
9.6	Roofing	-	
9.7	Articulation & Finishes	-	
9.8	Services	-	
9.9	Out Buildings	-	
9.10	Overall Conditions	-	Maintenance level | -
10.0		**Transformation**	
	Form	The structure is demolished.	
	Structure		
	Articulation & Finishes		
11.0		**DP Remarks/ Perceived Threats**	
		-	
12.0		**Additional Notes/ References/ Documents available**	
		Additional Notes: - **References:** # ABHA NARAIN LAMBAH ASSOCIATES (2005) *Conservation Guidelines for Heritage Structures with the Indian Navy, Mumbai,* 3 Vols. Project Report courtesy Indian Navy.	

Note: Photographs not available

Female Isolation Ward			021 (9)
Not available		Common Ref No: 021 (9) Card No: 53 Ward (Part): A (Part V) CS No: 3 (Colaba division) Plot Area: Part of 175405.23 sq. m B U Area: - Date: 21/04/05 Recorded by: Prachi Merchant Reviewed by: Int: Refer # Ext: Refer # Photo Ref: 021_INHS Aswini	 Location Plan
1.0		**Denomination**	
1.1	Name of Premises	Female Isolation Ward.	
1.2	Earlier Name	Female Isolation Ward.	
1.3	Built in:	-	Extension Date: -
2.0		**Access**	
2.1	Main	East side Dr. Nanabhai Moos Road.	
2.2	Subsidiary	-	
3.0		**Ownership pattern**	
3.1	Present	Owner - Central Government	
3.2	Past	Owner – Secretary of State for India in Council and Others	
3.3	Status	Owner	
4.0		**Use**	
4.1	Present	Demolished	
4.2	Past	Female Isolation Ward.	
4.3	Usage	-	
5.0		**Significance & Value Classification**	
5.1	Townscape (Manmade)		
5.2	Architectural Description	**Planning** - **Features** - **Style** -	
5.3	Intrinsic	-	
5.4	Value Classification	-	Recommended grade: Deleted
6.0		**Topography**	
6.1	Floors	-	
7.0		**Construction**	
7.1	Plinth	-	
7.2	Walls	-	
7.3	Floor	-	
7.4	Stairs	-	
7.5	Openings	-	
7.6	Roofing	-	
7.7	Articulation	-	
7.8	Finishes	-	
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -	
7.10	Compound/ Fence/ Gate	-	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	-	

Female Isolation Ward			021 (9)
8.0		**Services & Utilities**	
8.1	Lighting	-	
8.2	Ventilation	-	
8.3	Electricity	BEST	
8.4	Water Supply	MCGM	
8.5	Drainage (Plumbing & Sanitation)	-	
8.6	Fire Precaution	-	
8.7	Other (HVAC/BMS/Security Systems)	-	
9.0		**Condition**	
9.1	Plinth	-	
9.2	Walls	-	
9.3	Floor	-	
9.4	Stairs	-	
9.5	Openings	-	
9.6	Roofing	-	
9.7	Articulation & Finishes	-	
9.8	Services	-	
9.9	Out Buildings	-	
9.10	Overall Conditions	-	Maintenance level | -
10.0		**Transformation**	
	Form	The structure is demolished.	
	Structure		
	Articulation & Finishes		
11.0		**DP Remarks/ Perceived Threats**	
		-	
12.0		**Additional Notes/ References/ Documents available**	
		Additional Notes: - **References:** # ABHA NARAIN LAMBAH ASSOCIATES (2005) *Conservation Guidelines for Heritage Structures with the Indian Navy, Mumbai,* 3 Vols. Project Report courtesy Indian Navy.	

Note: Photographs not available

Jeffreys wing			021 (10)
Not available		Common Ref No: 021 (10) Card No: 54 Ward (Part): A (Part V) CS No: 3 (Colaba division) Plot Area: Part of 175405.23 sq. m B U Area: - Date: 21/04/05 Recorded by: Prachi Merchant Reviewed by: Int: Refer # Ext: Refer # Photo Ref: 021_INHS Aswini	 Location Plan
1.0		**Denomination**	
1.1	Name of Premises	Jeffreys wing	
1.2	Earlier Name	Jeffreys wing	
1.3	Built in:	1935	Extension Date: -
2.0		**Access**	
2.1	Main	East side Dr. Nanabhai Moos Road.	
2.2	Subsidiary	-	
3.0		**Ownership pattern**	
3.1	Present	Owner - Central Government	
3.2	Past	Owner – Secretary of State for India in Council and Others	
3.3	Status	Owner	
4.0		**Use**	
4.1	Present	Demolished	
4.2	Past	Jeffreys wing.	
4.3	Usage	-	
5.0		**Significance & Value Classification**	
5.1	Townscape (Manmade)		
5.2	Architectural Description	**Planning** - **Features** - **Style** -	
5.3	Intrinsic	-	
5.4	Value Classification	-	Recommended grade: Deleted
6.0		**Topography**	
6.1	Floors	-	
7.0		**Construction**	
7.1	Plinth	-	
7.2	Walls	-	
7.3	Floor	-	
7.4	Stairs	-	
7.5	Openings	-	
7.6	Roofing	-	
7.7	Articulation	-	
7.8	Finishes	-	
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -	
7.10	Compound/ Fence/ Gate	-	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	-	
8.0		**Services & Utilities**	
8.1	Lighting	-	

Jeffreys wing			**021 (10)**
8.2	Ventilation	-	
8.3	Electricity	BEST	
8.4	Water Supply	MCGM	
8.5	Drainage (Plumbing & Sanitation)	-	
8.6	Fire Precaution	-	
8.7	Other (HVAC/BMS/Security Systems)	-	
9.0		**Condition**	
9.1	Plinth	-	
9.2	Walls	-	
9.3	Floor	-	
9.4	Stairs	-	
9.5	Openings	-	
9.6	Roofing	-	
9.7	Articulation & Finishes	-	
9.8	Services	-	
9.9	Out Buildings	-	
9.10	Overall Conditions	-	Maintenance level | -
10.0		**Transformation**	
	Form	Demolished.	
	Structure		
	Articulation & Finishes		
11.0		**DP Remarks/ Perceived Threats**	
		Government Hospital	
12.0		**Additional Notes/ References/ Documents available**	
		Additional Notes: - **References:** # ABHA NARAIN LAMBAH ASSOCIATES (2005) *Conservation Guidelines for Heritage Structures with the Indian Navy, Mumbai,* 3 Vols. Project Report courtesy Indian Navy.	

Note: Photographs not available

Library (R.A Lecture Hall)				021 (11)
Not available		Common Ref No: 021 (11) Card No: 55 Ward (Part): A (Part V) CS No: 3 (Colaba division) Plot Area: Part of 175405.23 sq. m B U Area: - Date: 21/04/05 Recorded by: Prachi Merchant Reviewed by: Int: Refer # Ext: Refer # Photo Ref: 021_INHS Aswini		Not available Location Plan
1.0		**Denomination**		
1.1	Name of Premises	Library (R.A Lecture Hall)		
1.2	Earlier Name	Library (R.A Lecture Hall)		
1.3	Built in:	1893	Extension Date:	-
2.0		**Access**		
2.1	Main	East side Dr. Nanabhai Moos Road.		
2.2	Subsidiary	-		
3.0		**Ownership pattern**		
3.1	Present	Owner - Central Government		
3.2	Past	Owner – Secretary of State for India in Council and Others		
3.3	Status	Owner		
4.0		**Use**		
4.1	Present	Demolished		
4.2	Past	Library (R.A Lecture Hall)		
4.3	Usage	-		
5.0		**Significance & Value Classification**		
5.1	Townscape (Manmade)			
5.2	Architectural Description	**Planning** - **Features** - **Style** -		
5.3	Intrinsic	-		
5.4	Value Classification	-	Recommended grade	Deleted
6.0		**Topography**		
6.1	Floors	-		
7.0		**Construction**		
7.1	Plinth	-		
7.2	Walls	-		
7.3	Floor	-		
7.4	Stairs	-		
7.5	Openings	-		
7.6	Roofing	-		
7.7	Articulation	-		
7.8	Finishes	-		
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -		
7.10	Compound/ Fence/ Gate	-		
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	-		
8.0		**Services & Utilities**		
8.1	Lighting	-		

Library (R.A Lecture Hall)			021 (11)
8.2	Ventilation	-	
8.3	Electricity	BEST	
8.4	Water Supply	MCGM	
8.5	Drainage (Plumbing & Sanitation)	-	
8.6	Fire Precaution	-	
8.7	Other (HVAC/BMS/Security Systems)	-	
9.0		**Condition**	
9.1	Plinth	-	
9.2	Walls	-	
9.3	Floor	-	
9.4	Stairs	-	
9.5	Openings	-	
9.6	Roofing	-	
9.7	Articulation & Finishes	-	
9.8	Services	-	
9.9	Out Buildings	-	
9.10	Overall Conditions	-	Maintenance level | -
10.0		**Transformation**	
	Form	Demolished.	
	Structure		
	Articulation & Finishes		
11.0		**DP Remarks/ Perceived Threats**	
		-	
12.0		**Additional Notes/ References/ Documents available**	
		Additional Notes: - **References:** # ABHA NARAIN LAMBAH ASSOCIATES (2005) *Conservation Guidelines for Heritage Structures with the Indian Navy, Mumbai,* 3 Vols. Project Report courtesy Indian Navy.	

Note: Photographs not available

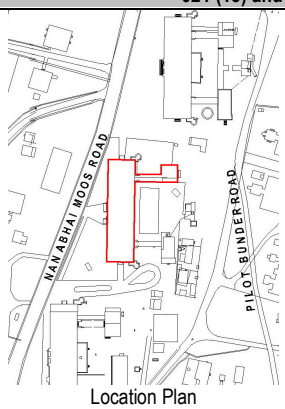
INHS Asvini P3 – Commanding Officers Office				021 (12)
		Common Ref No: 021 (12) Card No: 56 Ward (Part): A (Part V) CS No: 3 (Colaba division) Plot Area: Part of 175405.23 sq. m B U Area: - Date: 27/04/05 Recorded by: Prachi Merchant Reviewed by: Int: Refer # Ext: Refer # Photo Ref: 021_INHS Aswini	Not available Location Plan	
1.0		**Denomination**		
1.1	Name of Premises	INHS Asvini P3 – Commanding Officers Office.		
1.2	Earlier Name	Commanding Officers Office.		
1.3	Built in:	Indeterminable	Extension Date:	-
2.0		**Access**		
2.1	Main	East side Dr. Nanabhai Moos Road.		
2.2	Subsidiary	-		
3.0		**Ownership pattern**		
3.1	Present	Owner - Central Government		
3.2	Past	Owner – Secretary of State for India in Council and Others		
3.3	Status	Owner		
4.0		**Use**		
4.1	Present	Office of the Commanding Officer, INHS Ashvini		
4.2	Past	Office of the Commanding Officer, INHS Ashvini		
4.3	Usage	Daily		
5.0		**Significance & Value Classification**		
5.1	Townscape (Manmade)			
5.2	Architectural Description	**Planning** Rectangular shaped building with an extended porch and has a series of steps to access the high plinth. The structure has wide verandah space running along the structure with lean to roof. **Features** The main feature of the structure is the three tier sloping roof, which has a pagoda like appearance. The structure is characterized with verandah around the structure with lean to roof with mild steel circular rods acting as cross braces and the internal queen post double roofing system supported by timber brackets with small vent openings. The Verandah is extended to form an entrance porch roof protection. The structure is accentuated with continuous bargeboards. **Style** -		
5.3	Intrinsic	-		
5.4	Value Classification	A(arc), A(his), B(per), B(des), B(uu), E	Recommended grade:	II A
6.0		**Topography**		
6.1	Floors	G structure		
7.0		**Construction**		
7.1	Plinth	High stone plinth.		
7.2	Walls	Stone load bearing walls.		
7.3	Floor	Wooden supporting members to the concrete floor.		
7.4	Stairs	-		
7.5	Openings	Verandah rectangular openings, roof skylights, arched openings.		
7.6	Roofing	Sloping Mangalore tiled roof with queen post roof truss double roofing system supported by timber brackets with small vent openings. Verandah has lean to sloping Mangalore tile roof.		
7.7	Articulation	Three tier Mangalore tile sloping roof, verandah spaces, extended porch.		
7.8	Finishes	Walls are finished with plaster and painted externally and internally.		
7.9	Interiors (Movable & Immovable)	**Movable**		

		- **Immovable** -
7.10	Compound/ Fence/ Gate	-
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	-
8.0		**Services & Utilities**
8.1	Lighting	-
8.2	Ventilation	-
8.3	Electricity	BEST
8.4	Water Supply	MCGM
8.5	Drainage (Plumbing & Sanitation)	-
8.6	Fire Precaution	-
8.7	Other (HVAC/BMS/Security Systems)	-
9.0		**Condition**
9.1	Plinth	Fair
9.2	Walls	Fair – Hard cement pointing has been undertaken over the stone faces central area. Walls have been clad with ceramic tiles till the sill level
9.3	Floor	Fair
9.4	Stairs	-
9.5	Openings	Fair – The verandah has been enclosed; window openings have been blocked by paneling, partitions.
9.6	Roofing	Fair - Asbestos cement sheet and plywood panel False ceiling have been added on the original ceiling. Green acrylic roof at the porch and awnings at the windows have been inappropriately added.
9.7	Articulation & Finishes	Fair – Deteriorating condition. Arched internal openings have been transformed. Ceramic tiles have replaced original flooring.
9.8	Services	Fair – Service areas, electrical conduits, air conditioning units, toilets have been added in an unplanned manner.
9.9	Out Buildings	Fair – External additions and extensions have been insensitively done. Flowerbeds have been installed abutting the main structure.
9.10	Overall Conditions	Fair | Maintenance level | Fair
10.0		**Transformation**
	Form	-
	Structure	-
	Articulation & Finishes	Extensions have been done. Verandah and arched openings have been blocked, façade has been painted.
11.0		**DP Remarks/ Perceived Threats**
		Government Hospital
12.0		**Additional Notes/ References/ Documents available**
		Additional Notes: Built in 1899, some of the earliest references to the INHS Asvini Complex, is at the end of the 19th century by Henry Moses (a Bombay resident at that time), who records "the Company had erected on the Colabah, comfortable buildings for the benefit of invalid officers who may require such air or sea bathing. These buildings are called the Sick Bungalows and are enclosed in a spacious compound." **References:** # ABHA NARAIN LAMBAH ASSOCIATES (2005) *Conservation Guidelines for Heritage Structures with the Indian Navy, Mumbai,* 3 Vols. Project Report courtesy Indian Navy.

Ground structure with two tier sloping roof

Side view with sloping roof

Front view with an extended porch

INHS Asvini P13 – School of Medical Assistants			021 (13) and 017
		Common Ref No: 021 (13) and 017 Card No: 57 Ward (Part): A (Part V) CS No: 3 (Colaba division) Plot Area: Part of 175405.23 sq. m B U Area: - Date: 29/04/05 Recorded by: Prachi Merchant Reviewed by: Int: Refer # Ext: Refer # Photo Ref: 021_INHS Aswini	 Location Plan
1.0		**Denomination**	
1.1	Name of Premises	INHS Asvini P13 – School of Medical Assistants	
1.2	Earlier Name	Sick Berth School (pre 1967), School of Medical Assistants (since 1967)	
1.3	Built in:	1914	Extension Date: -
2.0		**Access**	
2.1	Main	East side Dr. Nanabhai Moos Road.	
2.2	Subsidiary	-	
3.0		**Ownership pattern**	
3.1	Present	Owner - Central Government	
3.2	Past	Owner – Secretary of State for India in Council and Others	
3.3	Status	Owner	
4.0		**Use**	
4.1	Present	School	
4.2	Past	School	
4.3	Usage	Daily	
5.0		**Significance & Value Classification**	
5.1	Townscape (Manmade)		
5.2	Architectural Description	**Planning** Rectangular shaped building The structure has wide verandah spaces running along the structure with lean to roof. The service area is located separate from the main structure, connected with semi-covered passageways. **Features** The main feature of the structure is the three tier stepped sloping roof, which has a pagoda like appearance. Timber is the prime material used in the building used in form of internal partitions, roof structure. The service area semi covered passageways form a colonnade of timber posts supporting the small wooden truss members of the roof The structure is characterized with verandah around the structure with lean to roof with tie rod bracing members and the internal chamber with queen post roofing system. The Verandah is extended to form an entrance porch roof protection. The structure is accentuated with continuous bargeboards. **Style** -	
5.3	Intrinsic	-	
5.4	Value Classification	A(arc), A(his), B(per), B(des), B(uu), E	Recommended grade: II A
6.0		**Topography**	
6.1	Floors	G structure	
7.0		**Construction**	
7.1	Plinth	High stone stepped plinth.	
7.2	Walls	Stone load bearing walls.	
7.3	Floor	Wooden supporting members to the concrete floor.	
7.4	Stairs	-	
7.5	Openings	Verandah rectangular openings with glazed paneled shutters, paneled internal door shutters, glazed ventilators at each level of the three-tier roof construction.	

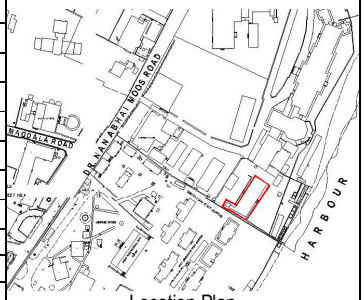
INHS Asvini P13 – School of Medical Assistants		021 (13) and 017
7.6	Roofing	Sloping Mangalore tiled roof with queen post roof truss roofing system. Verandah has lean to sloping Mangalore tile roof with tie rod bracing structure.
7.7	Articulation	Three tier Mangalore tile sloping roof, verandah spaces.
7.8	Finishes	Walls are finished with plaster and painted externally and internally.
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -
7.10	Compound/ Fence/ Gate	-
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	-
8.0		**Services & Utilities**
8.1	Lighting	-
8.2	Ventilation	-
8.3	Electricity	BEST
8.4	Water Supply	MCGM
8.5	Drainage (Plumbing & Sanitation)	-
8.6	Fire Precaution	-
8.7	Other (HVAC/BMS/Security Systems)	-
9.0		**Condition**
9.1	Plinth	Fair – dampness has been observed at places.
9.2	Walls	Fair – Hard cement pointing has been undertaken over the stone faces central area. Walls have been clad with ceramic tiles till the sill level
9.3	Floor	Fair
9.4	Stairs	-
9.5	Openings	Fair – The verandah has been enclosed, window segmental arched openings have been blocked by paneling, partitions, *jali*.
9.6	Roofing	Fair - Mangalore tiled roof has been replaced by asbestos cement sheet. Plywood paneled false ceiling has been introduced at places. Timber roof joists and boarding of the enclosed roof show leakage.
9.7	Articulation & Finishes	Fair
9.8	Services	Fair – Service pipes, electrical conduits, window air conditioners, water cooler and toilets have been added in an unplanned manner.
9.9	Out Buildings	Fair
9.10	Overall Conditions	Fair | Maintenance level | Fair
10.0		**Transformation**
	Form	-
	Structure	-
	Articulation & Finishes	Extensions have been done. Verandah and arched openings have been blocked, façade has been painted.
11.0		**DP Remarks/ Perceived Threats**
		No reservation
12.0		**Additional Notes/ References/ Documents available**
		Additional Notes: Built in 1899, some of the earliest references to the INHS Asvini Complex, is at the end of the 19th century by Henry Moses (a Bombay resident at that time), who records "the Company had erected on the Colabah, comfortable buildings for the benefit of invalid officers who may require such air or sea bathing. These buildings are called the Sick Bungalows and are enclosed in a spacious compound." **References:** # ABHA NARAIN LAMBAH ASSOCIATES (2005) *Conservation Guidelines for Heritage Structures with the Indian Navy, Mumbai,* 3 Vols. Project Report courtesy Indian Navy.

Entrance with two tier sloping roof

Wooden column supporting wooden members of the roof

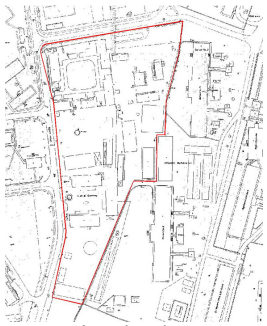
Sloping roof with wooden roof truss

Three tier sloping roof

Regulating Office			021 (14)
Not Available		Common Ref No: 021 (14) Card No: 58 Ward (Part): A (Part V) CS No: 3 (Colaba division) Plot Area: Part of 175405.23 sq. m B U Area: - Date: 21/04/05 Recorded by: Prachi Merchant Reviewed by: Int: Refer # Ext: Refer # Photo Ref: 021_INHS Aswini	 Location Plan
1.0		**Denomination**	
1.1	Name of Premises	Regulating Office	
1.2	Earlier Name	Regulating Office	
1.3	Built in:	-	Extension Date: -
2.0		**Access**	
2.1	Main	East side Dr. Nanabhai Moos Road.	
2.2	Subsidiary	-	
3.0		**Ownership pattern**	
3.1	Present	Owner - Central Government	
3.2	Past	Owner – Secretary of State for India in Council and Others	
3.3	Status	Owner	
4.0		**Use**	
4.1	Present	Demolished	
4.2	Past	Regulating Office	
4.3	Usage	-	
5.0		**Significance & Value Classification**	
5.1	Townscape (Manmade)		
5.2	Architectural Description	**Planning** - **Features** - **Style** -	
5.3	Intrinsic	-	
5.4	Value Classification	-	Recommended grade Deleted
6.0		**Topography**	
6.1	Floors	-	
7.0		**Construction**	
7.1	Plinth	-	
7.2	Walls	-	
7.3	Floor	-	
7.4	Stairs	-	
7.5	Openings	-	
7.6	Roofing	-	
7.7	Articulation	-	
7.8	Finishes	-	
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -	
7.10	Compound/ Fence/ Gate	-	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	-	
8.0		**Services & Utilities**	
8.1	Lighting	-	

Regulating Office			021 (14)
8.2	Ventilation	-	
8.3	Electricity	BEST	
8.4	Water Supply	MCGM	
8.5	Drainage (Plumbing & Sanitation)	-	
8.6	Fire Precaution	-	
8.7	Other (HVAC/BMS/Security Systems)	-	
9.0		**Condition**	
9.1	Plinth	-	
9.2	Walls	-	
9.3	Floor	-	
9.4	Stairs	-	
9.5	Openings	-	
9.6	Roofing	-	
9.7	Articulation & Finishes	-	
9.8	Services	-	
9.9	Out Buildings	-	
9.10	Overall Conditions	-	Maintenance level | -
10.0		**Transformation**	
	Form	Demolished.	
	Structure		
	Articulation & Finishes		
11.0		**DP Remarks/ Perceived Threats**	
		Government Hospital	
12.0		**Additional Notes/ References/ Documents available**	
		Additional Notes: - **References:** # ABHA NARAIN LAMBAH ASSOCIATES (2005) *Conservation Guidelines for Heritage Structures with the Indian Navy, Mumbai,* 3 Vols. Project Report courtesy Indian Navy.	

Note: Photographs not available

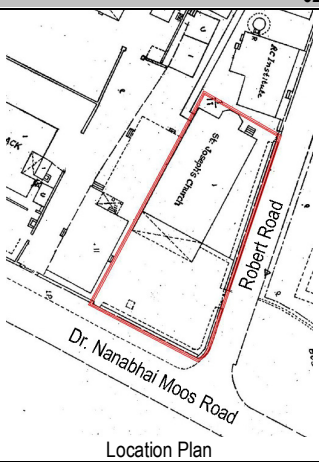
Complex of Military buildings			022
		Common Ref No: 022 Card No: 59 Ward (Part): A (Part V) CS No: 4 (Colaba division) Plot Area: Indeterminable B U Area: - Date: 27/01/2005 Recorded by: Arun Wadhwa Reviewed by: Int: Permission denied Ext: Arun Wadhwa Photo Ref: 022_Group of military buildings opp. IHNS ASHVINI	 Location plan

1.0		**Denomination**	
1.1	Name of Premises	Complex of Military buildings.	
1.2	Earlier Name	Complex of Military buildings.	
1.3	Built in:	1924 (as per G.E Records)	Extension Date: -
2.0		**Access**	
2.1	Main	Major Somnath Sharma Marg – vehicular and pedestrian	
2.2	Subsidiary	-	
3.0		**Ownership pattern**	
3.1	Present	Owner - Central Government	
3.2	Past	Owner - The Secretary of State for India in Council & Others	
3.3	Status	Owner	
4.0		**Use**	
4.1	Present	Workshop, Store and Offices.	
4.2	Past	Workshop and store.	
4.3	Usage	Daily.	
5.0		**Significance & value Classification**	
5.1	Townscape (manmade)	Numerous barrack structures spread out in a large plot subdivided within for functional purpose. Access to the site is from north and west sides into individual areas functioning under various departments.	
5.2	Architectural Description	**Planning**: Mostly rectangular plan barrack structures, low single storied, singular or in groups used as workshops, stores and offices of maintenance wing of Army. Carpentry, automobile maintenance and repairs are the activities undertaken within the barracks. Barracks are continuous single rooms with low verandas fronts accessing it. Automobile repair department has large height barracks arranged to three sides of a central open court with fourth side being the entry. **Features**: Low scale pitch roof barrack structures devoid of any features **Style**: The complex displays characteristics of the *Vernacular* and *colonial styles* devoid of decorative/ ornamental features.	
5.3	Intrinsic	-	
5.4	Value Classification	A(his), B(per), B(des), F, G(grp)	Recommended grade: II B
6.0		**Topography**	
6.1	Floors	Ground floor only.	
7.0		**Construction**	
7.1	Plinth	Low plinth about 0.3 M in most of the barracks.	
7.2	Walls	Load bearing brick masonry walls.	
7.3	Floor	-	
7.4	Stairs	-	
7.5	Openings	Simple rectangular openings with wooden door and window shutters.	
7.6	Roofing	Sloping A.C. sheet roof over most of barrack buildings supported on wooden trusses. Also steel truss in vehicle maintenance workshop.	
7.7	Articulation	-	
7.8	Finishes	Plain plastered and painted external and internal wall finishes. Flooring has a plain concrete	

Complex of Military buildings			022
		finish or ceramic tile floor finish.	
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -	
7.10	Compound/ Fence/ Gate	Brick masonry compound wall about 1.5 M high with iron gate openings accessing various different plot subdivisions.	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Open space around the barrack structures with very old large trees.	
8.0		**Services & Utilities**	
8.1	Lighting	Adequate natural light, supplemented by artificial light fixtures.	
8.2	Ventilation	Adequate natural ventilation, supplemented by artificial means.	
8.3	Electricity	MES	
8.4	Water Supply	MES	
8.5	Drainage (Plumbing & Sanitation)	MES	
8.6	Fire Precaution	-	
8.7	Other (HVAC/BMS/Security Systems)	-	
9.0		**Condition**	
9.1	Plinth	Poor – neglected state	
9.2	Walls	Fair – damaged in some barracks	
9.3	Floor	-	
9.4	Stairs	-	
9.5	Openings	Poor – low maintenance	
9.6	Roofing	Fair – damaged in some barracks	
9.7	Articulation & Finishes	Poor – neglected finishing	
9.8	Services	Poor – low maintenance	
9.9	Out Buildings	Poor – some ancillary barracks are treated as dump yards	
9.10	Overall Conditions	Poor	Maintenance level: Poor
10.0		**Transformation**	
	Form	Transformation has taken place	
	Structure	-	
	Articulation & Finishes	-	
11.0		**DP Remarks/ Perceived Threats**	
		Buildings form part of R zone	
12.0		**Additional Notes/ References/ Documents available**	
		Additional Notes: - **References:** FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc.	

Barrack with a verandah

Temporary shed in compound

St. Joseph's Church (commonly known as R. C. Church)			023
		Common Ref No: 023 Card No: 60 Ward (Part): A (Part V) CS No: 1/11 (Colaba Division) Plot Area: 3043.5 sq. m B U Area: - Date: 15/12/2004 Recorded by: Zankhana Prajapati Reviewed by: Int: Zankhana Prajapati Ext: Zankhana Prajapati Photo Ref: 023_St Joseph's Church (R.C. Church)	 Location Plan
1.0		**Denomination**	
1.1	Name of Premises	St. Joseph's Church (commonly known as R. C. Church)	
1.2	Earlier Name	St. Joseph's Church	
1.3	Built in:	Indeterminable	Extension Date: -
2.0		**Access**	
2.1	Main	Robert Road	
2.2	Subsidiary	Dr. Nanabhai Moos Road	
3.0		**Ownership pattern**	
3.1	Present	Trust	
3.2	Past	Trust – The Central Government & Others	
3.3	Status	Trust	
4.0		**Use**	
4.1	Present	Church	
4.2	Past	Church	
4.3	Usage	Daily.	
5.0		**Significance & value Classification**	
5.1	Townscape (Manmade)	It is one of the oldest churches in the city, and the only example of Regency architecture in Colaba. It is located at the junction of Robert Road and Dr. Nanabhai Moos Road. Access to the plot is from Robert road.	
5.2	Architectural Description	**Planning** The building is rectangular in shape with a forecourt with the longer side facing along the Robert Road. The building entrance is accessed the center of the building into an entrance lobby to the prayer hall. Prayer hall is intercepted with columns on two sides and is occupied by wooden chairs and reading ledges. A semicircular apse at the end of the hall houses the altar of Joseph. To the side of the apse are the meeting room and the presbytery room. It has projecting galleries above the entrance whose access is through a narrow staircase. **Features** The entrance is defined by a pediment like feature with a bell on top. The building has a plain façade with flat rectangular openings of both door and window, with one façade having rectangular windows inscribed in semi-circular arches. **Style** The structure derives influence from Regency style, and shows characteristics of neo classical style of Architecture	
5.3	Intrinsic	Space defined in the apse region, especially with the semicircular dome like false ceiling above altar.	
5.4	Value Classification	A(arc), A(his), A(cul), B(per), B(des), B(uu), C(seh), F	Recommended grade: I
6.0		**Topography**	
6.1	Floors	Ground structure.	
7.0		**Construction**	

St. Joseph's Church (commonly known as R. C. Church)		023
7.1	Plinth	Building has no plinth.
7.2	Walls	Walls are constructed in stone and are plastered with lime mortar.
7.3	Floor	Marbonite flooring in hall and marble in apse region, timber floor in gallery.
7.4	Stairs	Wooden straight flight staircase with wooden treads, baluster and railing.
7.5	Openings	Large rectangular door and window openings with double shutters. The windows have glass panel shutters outside and louvered shutters inside. Semicircular arch profiles.
7.6	Roofing	Mangalore tile gable roof of the church supported on wooden members.
7.7	Articulation	Cast iron columns with simple capital and base,cornice bands
7.8	Finishes	Walls are plastered and painted; wooden and P.O.P false ceilings in the prayer hall and apse region respectively.
7.9	Interiors (Movable & Immovable)	**Movable** Ornate chairs of prayer hall are made of old teakwood. Wood furniture like benches, reading ledge. Many paintings were present. **Immovable** Marble inscriptions/tablets/medallions, invaluable statuary form the major ornamentation of the interior of the prayer hall. Intricately carved marble altar table.
7.10	Compound/ Fence/ Gate	Stone compound wall with an iron gate at the entrance.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Front and side open spaces. Landscape on the front and sides of the building, Celtic cross in the front open space and a statue of Mary on the side.
8.0		**Services & Utilities**
8.1	Lighting	Adequate natural light through door-window openings supplemented by electric light fixtures.
8.2	Ventilation	Adequate natural ventilation through door-window openings supplemented by electric fans.
8.3	Electricity	BEST
8.4	Water Supply	MCGM
8.5	Drainage (Plumbing & Sanitation)	MCGM
8.6	Fire Precaution	-
8.7	Other (HVAC/BMS/Security Systems)	-
9.0		**Condition**
9.1	Plinth	-
9.2	Walls	Good - Organic growth has been observed at certain areas.
9.3	Floor	Good
9.4	Stairs	Fair – Painted staircase wooden members
9.5	Openings	Fair - Framework of windows and doors are painted.
9.6	Roofing	Good
9.7	Articulation & Finishes	Fair – Blackening of walls and broken cornice band in certain portions
9.8	Services	Fair
9.9	Out Buildings	-
9.10	Overall Conditions	Good | Maintenance level | Fair
10.0		**Transformation**
	Form	-
	Structure	-
	Articulation & Finishes	Painting of external wall surface. Change of flooring material is seen at many places.
11.0		**DP Remarks/ Perceived Threats**
		Playground, School, forms part of R zone
12.0		**Additional Notes/ References/ Documents available**
		Additional Notes: - **References:** FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc.

Side view with rectangular window openings

Apse with vaulted ceilings

Marble Statue

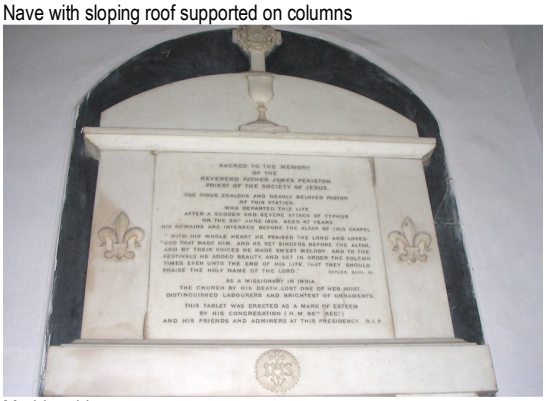
Marble Artifact

South side view with rectangular window openings and sloping chajjas

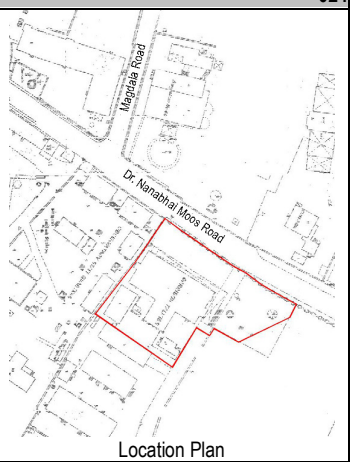
Wooden furniture

Nave with sloping roof supported on columns

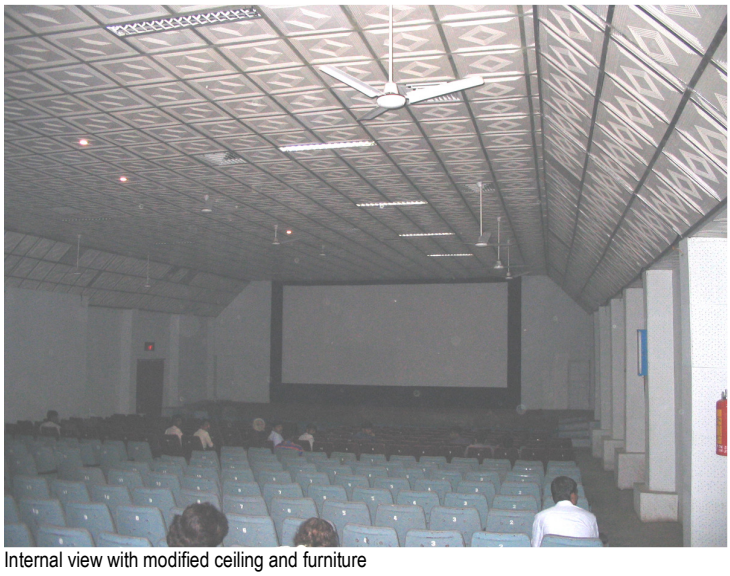
Openings with internal louvered and external glazed paneled shutters



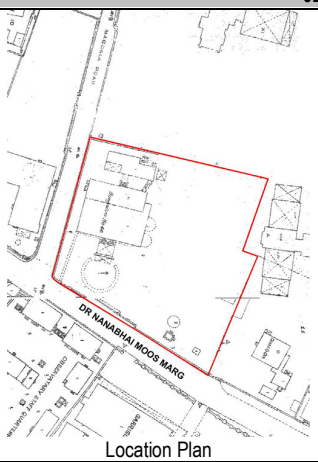
Marble tablet

Defense Cinema (Sena Cinema)			024
		Common Ref No: 024 Card No: 61 Ward (Part): A (Part V) CS No: Indeterminable Plot Area: Indeterminable B U Area: - Date: 16/12/2004 Recorded by: Zankhana Prajapati Reviewed by: Int: Zankhana Prajapati Ext: Zankhana Prajapati Photo Ref: 024_The Defence Cinema	 Location Plan
1.0		**Denomination**	
1.1	Name of Premises	Defence Cinema (Sena Cinema)	
1.2	Earlier Name	-	
1.3	Built in:	Indeterminable	Extension Date: -
2.0		**Access**	
2.1	Main	Dr. Nanabhai Moos Road	
2.2	Subsidiary	-	
3.0		**Ownership pattern**	
3.1	Present	Owner - Central Government	
3.2	Past	Owner	
3.3	Status	Owner	
4.0		**Use**	
4.1	Present	Cinema theatre	
4.2	Past	Cinema theatre	
4.3	Usage	Daily	
5.0		**Significance & value Classification**	
5.1	Townscape (Manmade)	Building is along Dr. Nanabhai Moos Road	
5.2	Architectural Description	**Planning** The longer side of the building is located along the length of Dr. Nanabhai Moos. Road. The building has verandah in the front covered with an AC sloping roof. Simple shed like structure with canteen on side. The building houses a big movie screen hall, toilets and storerooms. **Features** No specific feature besides being a simple shed structure. **Style** Building derives influence from Vernacular style.	
5.3	Intrinsic	-	
5.4	Value Classification	-	Recommended grade / Deleted
6.0		**Topography**	
6.1	Floors	Ground structure	
7.0		**Construction**	
7.1	Plinth	No plinth	
7.2	Walls	Brick wall	
7.3	Floor	Cement coba	
7.4	Stairs	RCC straight flight staircase	
7.5	Openings	Rectangular door and window openings.	
7.6	Roofing	Sloping AC sheet roof supported on iron truss roof.	
7.7	Articulation	Three winged lions with floral motif, medallion, egg and dart band, foliated and plaque.	
7.8	Finishes	Walls are plastered and painted externally and internally	
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable**	

Defense Cinema (Sena Cinema)			024
		-	
7.10	Compound/ Fence/ Gate	Brick wall as compound with cast iron entrance gates.	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Large setbacks	
8.0		**Services & Utilities**	
8.1	Lighting	Natural adequate lighting, supplemented by artificial lighting	
8.2	Ventilation	Natural adequate ventilation and supplemented with fan.	
8.3	Electricity	BEST	
8.4	Water Supply	MCGM	
8.5	Drainage (Plumbing & Sanitation)	MCGM	
8.6	Fire Precaution	Fire extinguishers.	
8.7	Other (HVAC/BMS/Security Systems)	-	
9.0		**Condition**	
9.1	Plinth	Fair	
9.2	Walls	Fair	
9.3	Floor	Under repair	
9.4	Stairs	Fair	
9.5	Openings	Fair	
9.6	Roofing	Fair	
9.7	Articulation & Finishes	Fair	
9.8	Services	Fair	
9.9	Out Buildings	Fair	
9.10	Overall Conditions	Fair	Maintenance level | Fair
10.0		**Transformation**	
	Form	-	
	Structure	-	
	Articulation & Finishes	Extensive transformation	
11.0		**DP Remarks/ Perceived Threats**	
		Cinema Theatre	
12.0		**Additional Notes/ References/ Documents available**	
		Additional Notes: - **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.*	



Internal view with modified ceiling and furniture

Embarkation Head Quarters officers' Mess			025
		Common Ref No: 025 Card No: 62 Ward (Part): A (Part V) CS No: 9 (Colaba division) Plot Area: Part of 91,693.03 sq. m B U Area: - Date: 25/01/05 Recorded by: Sonal Modak. Reviewed by: Int: Sonal Modak. Ext: Sonal Modak. Photo Ref: 025_Embarkation Headquarter's Officer's Mess.	 Location Plan
1.0		**Denomination**	
1.1	Name of Premises	Embarkation Head Quarters officers' Mess	
1.2	Earlier Name	Embarkation Head Quarters officers' Mess	
1.3	Built in:	19th century	Extension Date: -
2.0		**Access**	
2.1	Main	Dr. Nanabhai Moos Road – vehicular and pedestrian	
2.2	Subsidiary	A narrow lane south of the plot – pedestrian	
3.0		**Ownership pattern**	
3.1	Present	Owner - Central Government	
3.2	Past	Owner – The Governor of Bombay & Others	
3.3	Status	Owner	
4.0		**Use**	
4.1	Present	Mess and Guest Rooms	
4.2	Past	Indeterminable	
4.3	Usage	Daily	
5.0		**Significance & value Classification**	
5.1	Townscape (Manmade)	The main access is from eastern side, facing Dr. Nanabhai Moos Road with separate entrance and exit gates.	
5.2	Architectural Description	**Planning** A large spacious bungalow with central access through porch and verandah along northern and eastern sides. A semi-covered deep verandah on northern side of the building. All the service areas are located in southern side of the building. **Style** Building derives influence from vernacular and colonial style of architecture. **Features** -	
5.3	Intrinsic	-	
5.4	Value Classification	A(arc), B(per), B(des), B(uu), E, F, G(grp)	Recommended grade II B.
6.0		**Topography**	
6.1	Floors	G+ 1 with part terrace.	
7.0		**Construction**	
7.1	Plinth	Medium plinth in ashlar rubble masonary and stone plinth protection layer.	
7.2	Walls	Brick walls.	
7.3	Floor	RCC slab with RCC beams.	
7.4	Stairs	Two staircases, a main RCC staircase in south-east corner of building and other cast iron spiral service staircase.	
7.5	Openings	Door and window openings are rectangular with wooden frames, glazed double leaf shutters. All openings are provided with AC sheet sloping weather sheds.	
7.6	Roofing	Timber truss sloping roof with Mangalore tiles on first floor. Partly hipped partly gable.	
7.7	Articulation	-	
7.8	Finishes	Walls are plastered and painted externally as well as internally.	

Embarkation Head Quarters officers' Mess			025
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -	
7.10	Compound/ Fence/ Gate	Brick wall on all four sides plastered and painted.	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Party Lawn on north side. Kitchen and staff accommodation rooms with toilet on western side. Water storage tanks on southern side.	
8.0		**Services & Utilities**	
8.1	Lighting	Adequate daylight, supplemented with artificial lighting equipment	
8.2	Ventilation	Adequate ventilation through windows and verandahs, supplemented with electrical fans as required.	
8.3	Electricity	MES	
8.4	Water Supply	MES	
8.5	Drainage (Plumbing & Sanitation)	MES	
8.6	Fire Precaution	-	
8.7	Other (HVAC/BMS/Security Systems)	Window air conditioning units have been installed at places.	
9.0		**Condition**	
9.1	Plinth	Fair – Replastered and painted. Seepage has been observed at few places	
9.2	Walls	Fair – Dampness due to leakage observed at places.	
9.3	Floor	Poor – Severe leakage through slabs of toilets.	
9.4	Stairs	Poor – Spiral staircase in dilapidated condition.	
9.5	Openings	Fair – No evident damages except for replacement of glazed panels.	
9.6	Roofing	Fair – Covered by false ceiling. Dampness due to leakage observed in false ceiling seen.	
9.7	Articulation & Finishes	-	
9.8	Services	Poor – Severe leakages have been observed	
9.9	Out Buildings	Fair	
9.10	Overall Conditions	Fair | Maintenance level | Poor	
10.0		**Transformation**	
	Form	-	
	Structure	-	
	Articulation & Finishes	-	
11.0		**DP Remarks/ Perceived Threats**	
		Building forms part of R zone	
12.0		**Additional Notes/ References/ Documents available**	
		Additional Notes: - **References:** FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc.	

View of the structure with verandah and extended porch

Extended entrance porch with sloping Mangalore tiled roof

Interior room with arched openings

Sloping roof supported on wooden truss

Colaba Observatory complex			026
		Common Ref No: 026 Card No: 63 Ward (Part): A part V CS No: 12 (Colaba division) Plot Area: Part of 23618.08 Sq. m B U Area: - Date: 17/01/2005 Recorded by: Arun Wadhwa Reviewed by: Int: Arun Wadhwa, Prachi Merchant Ext: Arun Wadhwa, Prachi Merchant Photo Ref.: 026_Colaba Observatory	 Location Plan
1.0		**Denomination**	
1.1	Name of Premises	Colaba Observatory complex	
1.2	Earlier Name	Colaba Observatory	
1.3	Built in:	1826	Extension Date: -
2.0		**Access**	
2.1	Main	Dr. Nanabhai Moos Road	
2.2	Subsidiary	-	
3.0		**Ownership pattern**	
3.1	Present	Owner - Department of Science & Technology - Central Government	
3.2	Past	Owner - The Central Government & Others	
3.3	Status	Owner	
4.0		**Use**	
4.1	Present	Not in use	
4.2	Past	Observatory and institute of Geomagnetism	
4.3	Usage	Not in Use	
5.0		**Significance & Value Classification**	
5.1	Townscape (manmade)	The name of the street Dr. Nanabhai Moos Road, from Colaba Post Office to the southern tip of Mumbai was named after the first director of the Colaba Observatory.	
5.2	Architectural Description	**Planning** Main building is cross-shaped in plan with a high circular tower in the center serving as observatory from where telescopic observations were recorded. The four wings, oriented with the four cardinal directions served varying functions related to the observatory. The south wing had a first floor housing the Directors residence. Various ancillary individual single storied buildings are scattered in the large compound. **Features** High circular tower surmounted by semicircular dome forms the most prominently visible feature of the building. Plaster relief feature at the gable roof end. Verandas planned all around the building. **Style** The building is influenced by the Vernacular style	
5.3	Intrinsic	One of the oldest observatories in the world. Dr. Nanabhai Moos was the first director of the Colaba Observatory on whose name the main approach road is named	
5.4	Value Classification	A(his), B(per), B(des), B(uu), F, G(grp)	Recommended grade: I
6.0		**Topography**	
6.1	Floors	Part Ground and part Ground + one floor, four intermediate levels in the circular tower.	
7.0		**Construction**	
7.1	Plinth	Varying plinth heights due to sloping site. Plinth height varies from1.2 M around the entrance to 2.0 M to the rear west side constructed in rubble stone masonry, plaster finished. Some of the ancillary buildings have negligible plinth heights.	
7.2	Walls	Heavy rubble stone masonry load bearing walls.	
7.3	Floor	Shahabad stone slab supported over wooden members.	
7.4	Stairs	Double flight wooden stair leading to the first floor Directors residence. Also ladder like	

Colaba Observatory complex			026
		wooden flights accessing intermediate levels in the circular tower.	
7.5	Openings	Arched openings over door/ windows with Double shutters, outer wooden louvered and internal glazed paneled. Segmental brick arch openings in the record room structure.	
7.6	Roofing	Sloping Mangalore tile and cement sheet hipped roof supported on wooden truss work over the cross shaped building. The semi circular dome constructed in wood and finished in copper sheets.	
7.7	Articulation	No significant articulation feature.	
7.8	Finishes	Plain plastered painted finishing to the internal and external wall surfaces. Ancillary structures have stone faced external façade. Varied floor finishes observed due to changes carried out in the course of its life span.	
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -	
7.10	Compound/ Fence/ Gate	High compound wall about 1.5 M high on the front road side	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Numerous individual ground storied individual buildings within the plot serving as storage and ancillary facilities.	
8.0		**Services & Utilities**	
8.1	Lighting	Inadequate natural light in some internal rooms due to partitioning & subdivision of space; relies on electric light fixtures.	
8.2	Ventilation	Inadequate natural ventilation in some internal rooms.	
8.3	Electricity	BEST	
8.4	Water Supply	MCGM	
8.5	Drainage (Plumbing & Sanitation)	MCGM	
8.6	Fire Precaution	-	
8.7	Other (HVAC/BMS/Security Systems)	Window air conditioning units have been installed	
9.0		**Condition**	
9.1	Plinth	Poor - Seepage and plant growth observed around the plinth, also some damage on the rear eastern sloping side, which forms the retaining wall. Negligible maintenance.	
9.2	Walls	Poor - Seepage and plant growth observed in many areas.	
9.3	Floor	Fair - minor decay of wooden members has been observed	
9.4	Stairs	Fair	
9.5	Openings	Fair - altered door window openings	
9.6	Roofing	Poor - Damaged wooden members and copper finish of the dome, covered with asphalt sheet.	
9.7	Articulation & Finishes	Poor	
9.8	Services	Poor	
9.9	Out Buildings	Poor	
9.10	Overall Conditions	Fair	Maintenance level: Poor
10.0		**Transformation**	
	Form	Extension carried out in the west side wing. Temporary shed like additions towards the south side.	
	Structure	Partitions and internal subdivisions carried out. Haphazard encroachments in verandas. False ceilings within the sloping roof.	
	Articulation & Finishes	-	
11.0		**DP Remarks/ Perceived Threats**	
		Observatory	
12.0		**Additional Notes/ References/ Documents available**	
		Additional Notes: Located at the extreme end of Colaba at a height of 32 feet on a small mound sloping abruptly on its eastern side, the Colaba Observatory was conceived of by the East India Company in 1822. The site was selected in 1823 and the building, planned by Mr Curwin, the first astronomer in charge, was completed in 1826. The original two-storeyed structure with an underground room, had a tower at the centre, surmounted by a wooden dome. Over the decades, several modifications and additions have been made to the original buildings. **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* Eicher Goodearth Ltd. (2002) *City Map – Mumbai,* Mumbai. SIR BANNISTER FLETCHER *A History of Architecture,* CBS publication and distributors.	

Entrance porch overlooking the front landscaped portion

Porch with sloping roof and wooden trellis work

Internal wooden staircase

Window with louvered shutters

Fresco on the exterior wall

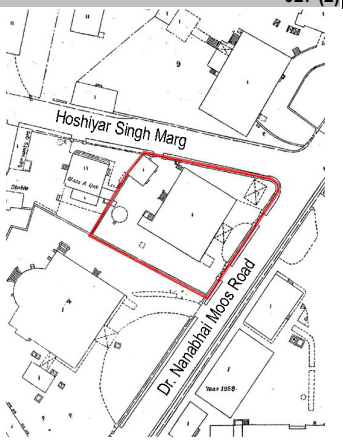
Dome Structure with wooden supporting members

32, Napier Road			027 (1)
Not Available		Common Ref No: 027 (1) Card No: 64 Ward (Part): A (Part V) CS No: Plot Area: - B U Area: - Date: 29/04/05 Recorded by: - Reviewed by: - Int: - Ext: - Photo Ref.: -	Not Available Location Plan
1.0		**Denomination**	
1.1	Name of Premises	32, Napier Road	

Note: The building cannot be located

17, Hoshiyar Singh Marg (Napier road) **027 (2)**

Common Ref No: 027 (2)



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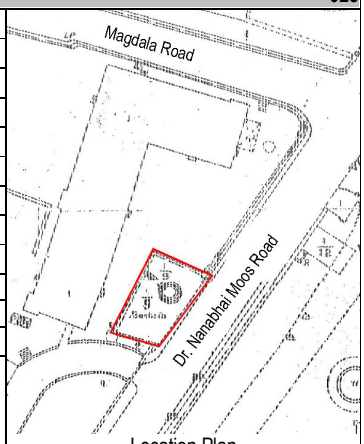
33, Hoshiyar Singh Marg (Napier Road)					**027(3)**
		Common Ref No: 027(3) Card No: 66 Ward (Part): A (Part V) CS No: 4 (Colaba division) Plot Area: Part of 15618.86 sq. m B U Area: - Date: 27/01/2005 Recorded by: Sonal Modak Reviewed by: Int: Sonal Modak, Arun Wadhwa Ext: Sonal Modak, Arun Wadhwa Photo Ref.: 027_17, Napier Road		Not available Location Plan	
1.0		**Denomination**			
1.1	Name of Premises	33, Hoshiyar Singh Marg			
1.2	Earlier Name	33, Napier Road			
1.3	Built in:	Indeterminable	Extension Date:	-	
2.0		**Access**			
2.1	Main	Dr. Nanabhai Moos Road – vehicular and pedestrian			
2.2	Subsidiary	-			
3.0		**Ownership pattern**			
3.1	Present	Indeterminable			
3.2	Past	Owner			
3.3	Status	Ownership			
4.0		**Use**			
4.1	Present	Residential			
4.2	Past	Residential			
4.3	Usage	Daily			
5.0		**Significance & Value Classification**			
5.1	Townscape (Manmade)	-			
5.2	Architectural Description	**Planning** - **Features** - **Style** -			
5.3	Intrinsic	-			
5.4	Value Classification	-	Recommended grade	Deleted	
6.0		**Topography**			
6.1	Floors	-			
7.0		**Construction**			
7.1	Plinth	The original structure has undergone extensive transformation.			
7.2	Walls				
7.3	Floor				
7.4	Stairs				
7.5	Openings				
7.6	Roofing				
7.7	Articulation				
7.8	Finishes				
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -			
7.10	Compound/ Fence/ Gate	-			
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	-			
8.0		**Services & Utilities**			

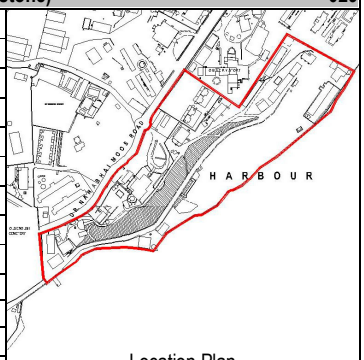
33, Hoshiyar Singh Marg (Napier Road)			**027(3)**
8.1	Lighting	Natural light through door-window openings supplemented by electric light fixtures.	
8.2	Ventilation	Natural ventilation through door-window openings supplemented by electric fans.	
8.3	Electricity	BEST	
8.4	Water Supply	MCGM	
8.5	Drainage (Plumbing & Sanitation)	MCGM	
8.6	Fire Precaution	No trace	
8.7	Other (HVAC/BMS/Security Systems)	No trace	
9.0		**Condition**	
9.1	Plinth	The original structure has undergone extensive transformation.	
9.2	Walls		
9.3	Floor		
9.4	Stairs		
9.5	Openings		
9.6	Roofing		
9.7	Articulation & Finishes		
9.8	Services		
9.9	Out Buildings	-	
9.10	Overall Conditions	Fair	Maintenance level: Fair
10.0		**Transformation**	
	Form	The original structure has undergone extensive transformation.	
	Structure		
	Articulation & Finishes		
11.0		**DP Remarks/ Perceived Threats** Building forms part of R zone	
12.0		**Additional Notes/ References/ Documents available**	
		Additional Notes: - **References:** FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc. Eicher Goodearth Ltd. (2002) *City Map – Mumbai,* Mumbai.	

Marble Fountain			028
		Common Ref No: 028 Card No: 67 Ward (Part): A (Part V) CS No: 1/9 (Colaba division) Plot Area: 103.680 B U Area: - Date: 25/01/05 Recorded by: Sonal Modak Reviewed by: Int: Not applicable Ext: Sonal Modak Photo Ref: 028_Marble fountain in bungalow.	 Location Plan
1.0		**Denomination**	
1.1	Name of Premises	Marble Fountain	
1.2	Earlier Name	Marble Fountain in a Bungalow opposite Colaba Observatory	
1.3	Built in:	Indeterminable	Extension Date: -
2.0		**Access**	
2.1	Main	Dr. Nanabhai Moos Road - pedestrian	
2.2	Subsidiary	-	
3.0		**Ownership pattern**	
3.1	Present	Owner – Municipal Corporation of Greater Mumbai	
3.2	Past	Indeterminable	
3.3	Status	Owner	
4.0		**Use**	
4.1	Present	Not in use	
4.2	Past	Fountain	
4.3	Usage	Not in use	
5.0		**Significance & value Classification**	
5.1	Townscape (Manmade)	The fountain is located in the front setback of a private plot, opposite Colaba observatory.	
5.2	Architectural Description	**Planning** The sculpture consists of a single eight sided marble shaft with an octagonal grey stone base, tiny animal head carvings acting as water spouts at mid level, receding floral ornamental features in levels at the top, culminating into a stone sphere. An inscription on the marble shaft reads “This fountain was erected in 1894 to replace a well then closed near this spot which had been charitably given to the public in 1832 by Mr. Jamsetjee Jeejeebhoy afterwards Sir Jamsetjee Jeejeebhoy Baronet.” **Features** The receding fountain levels are defined by stone bands, punctuated by features such as animal head spouts, floral ornamentation, stone sphere. **Style** -	
5.3	Intrinsic	Erected by a Parsi Philanthropist Sir. Jamshetjee Jeejeebhoy mark the closing of an important well on that site and dedicated in 1814	
5.4	Value Classification	A(arc), A(his), B(per), B(des), B(uu), C(seh), D(bio), E, F	Recommended grade: II A
6.0		**Topography**	
6.1	Floors	Approximately 4’6” feet high	
7.0		**Construction**	
7.1	Plinth	-	
7.2	Walls	-	
7.3	Floor	-	
7.4	Stairs	-	
7.5	Openings	-	
7.6	Roofing	-	
7.7	Articulation	Floral pattern ornamentation, bands, animal head spots.	
7.8	Finishes	Stone finish. Curb wall built in concrete around the fountain	

Marble Fountain			028
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -	
7.10	Compound/ Fence/ Gate	-	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Curb wall built in concrete around the fountain	
8.0		**Services & Utilities**	
8.1	Lighting	-	
8.2	Ventilation	-	
8.3	Electricity	-	
8.4	Water Supply	-	
8.5	Drainage (Plumbing & Sanitation)	-	
8.6	Fire Precaution	-	
8.7	Other (HVAC/BMS/Security Systems)	-	
9.0		**Condition**	
9.1	Plinth	-	
9.2	Walls	-	
9.3	Floor	-	
9.4	Stairs	-	
9.5	Openings	-	
9.6	Roofing	-	
9.7	Articulation & Finishes	Fair – The animal head spouts have been observed in a chipped condition at places.	
9.8	Services	-	
9.9	Out Buildings	-	
9.10	Overall Conditions	Fair	Maintenance level | Fair
10.0		**Transformation**	
	Form	It was earlier located at rear side of the same bungalow, which had been shifted to the current location.	
	Structure	-	
	Articulation & Finishes	-	
11.0		**DP Remarks/ Perceived Threats**	
		Forms part of R zone	
12.0		**Additional Notes/ References/ Documents available**	
		Additional Notes: **References:** FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc. ABHA NARAIN LAMBAH *Through the Looking Glass – The Grade I Heritage of Mumbai,* Mumbai : Urban Design Research Institute, Jasubhai Media and Super Book House	

Detail of the column with gargoyles

Detail of the fountain with decorative floral motifs

INS Trata Complex (NAMAC & INS Kunjali canteens and other training institutes along old tombstone)		029
Building No. 10	Common Ref No: 029 Card No: 68 Ward (Part): A (Part V) CS No: 3 (Colaba division) Plot Area: Part of 175405.23 sq. m B U Area: - Date: 19/04/05 Recorded by: Prachi Merchant Reviewed by: Int: Refer # Ext: Refer # Photo Ref: 029_INS Trata	 Location Plan

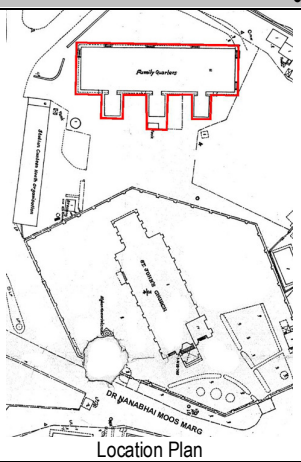
1.0		**Denomination**		
1.1	Name of Premises	INS Trata Complex (NAMAC & INS Kunjali canteens and other training institutes along old tombstone)		
1.2	Earlier Name	INS Trata Complex		
1.3	Built in:	19th century	Extension Date:	-
2.0		**Access**		
2.1	Main	Southern end of Dr. Nanabhai Moos Road		
2.2	Subsidiary	-		
3.0		**Ownership pattern**		
3.1	Present	Owner - Central Government		
3.2	Past	Owner – The Secretary of State for India in Council and Others		
3.3	Status	Owner		
4.0		**Use**		
4.1	Present	NAMAC, INS Kunjali canteens, other training institutes, Residential structures, watchtower.		
4.2	Past	INS Trata Complex		
4.3	Usage	Daily		
5.0		**Significance & Value Classification**		
5.1	Townscape (Manmade)	The old complex consists of structures abutting uniformly planned avenues.		
5.2	Architectural Description	**Planning** <u>Officers Mess building:</u> The main Officers Mess building typifies early British bungalow has been demolished to be replaced by a multi-storied structure to house many administrative office. Gunpoint 1 and 2 on the East and West wings: The gunpoint are two in number, one of which is accessed from way to Sank Rock lighthouse, monitoring the passage of ships in the Bombay harbour and the other behind the main building. The gunpoint constitutes bastion like structure with stone step access to the top level. <u>Watch Tower:</u> The Old watchtower consists of an octagonal tower. The other structures in the complex are housing establishments converted to form NAMAC canteen, conference hall, INS Kunjali, Kunjali wet canteen, Building no.9 and staff houses. These buildings consist of narrow barrack like structure with outer verandah on the long side with timber columns and simple stone base supporting a lean to roof. The other structures like Building no.10, housing GMDSS and TOTA consist of random rubble bluish grey basalt with dressed quoins and timber brackets, supporting timber joists and Mangalore tiles. Building no.7 consists of a bungalow currently the residence of Commander. Director, Naval Maritime Academy, is a stone-faced structure with a front verandah and a balcony overhang on side. The lane leading to the Music library consists of an entire row of about 13 old tombstones each associated in some way with the Naval and Bombay history. The Director of Music Library, Store, Banda practice area and Cloakrooms are completely transformed buildings. **Features** The Officers Mess building is a newly constructed building. The gunpoint leading to the lighthouse, an old archway spanned with the help of an iron jack arch girder is still visible. The tower corners are characterized with rectangular quoins emphasizing the corners and hexagonal bluish-grey basalt dressed as main masonary facing. **Style**		

INS Trata Complex (NAMAC & INS Kunjali canteens and other training institutes along old tombstone)					029
		The complex comprises of buildings deriving influence from the cantonment style of architecture.			
5.3	Intrinsic	-			
5.4	Value Classification	A(his), B(per), B(des), B(uu), F, G(grp)	Recommended grade	II A	
6.0		**Topography**			
6.1	Floors	G+2 – main building (reconstructed) and bungalow. Other structures are ground structures. The Watchtower is the tallest structures.			
7.0		**Construction**			
7.1	Plinth	Stone plinth.			
7.2	Walls	Load bearing walls.			
7.3	Floor	-			
7.4	Stairs	-			
7.5	Openings	Verandah spaces.			
7.6	Roofing	Few structures with sloping Mangalore tiled roof main structures and verandahs with lean to roof, supported on wooden members. New structures with RCC flat slab.			
7.7	Articulation	Bungalows with verandahs, balcony spaces, Tower with corner stone quoins			
7.8	Finishes	Walls are finished with stone masonary.			
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -			
7.10	Compound/ Fence/ Gate	-			
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	-			
8.0		**Services & Utilities**			
8.1	Lighting	Natural supplemented with artificial means.			
8.2	Ventilation	Natural supplemented with artificial means			
8.3	Electricity	BEST			
8.4	Water Supply	MCGM			
8.5	Drainage (Plumbing & Sanitation)	Indeterminable			
8.6	Fire Precaution	Indeterminable			
8.7	Other (HVAC/BMS/Security Systems)	Indeterminable			
9.0		**Condition**			
9.1	Plinth	Fair			
9.2	Walls	Fair – Plant growth along the periphery has led to seepage at certain places.			
9.3	Floor	Fair			
9.4	Stairs	Fair			
9.5	Openings	Fair			
9.6	Roofing	Fair – Leakage from the roof has been observed through the roof. False ceiling has been added in all the floors, covering the original roof supports.			
9.7	Articulation & Finishes	Fair			
9.8	Services	Fair			
9.9	Out Buildings	Fair – Many buildings have been added.			
9.10	Overall Conditions	Fair	Maintenance level	Fair	
10.0		**Transformation**			
	Form	Many structures have been transformed completely to accommodate new functions.			
	Structure	-			
	Articulation & Finishes	-			
11.0		**DP Remarks/ Perceived Threats**			
		No reservation			
12.0		**Additional Notes/ References/ Documents available**			
		Additional Notes: The entire INS Trata complex has now shifted to Worli. **References:** # ABHA NARAIN LAMBAH ASSOCIATES (2005) *Conservation Guidelines for Heritage Structures with the Indian Navy, Mumbai,* 3 Vols, Mumbai.			

Tombstone with a marble tablet

Octagonal stone watch tower

Verandah with sloping roof supported on wooden columns

Embarkation building (Red Brick Building)			030
		Common Ref No: 030 Card No: 69 Ward (Part): A (Part V) CS No: 4 (Colaba division) Plot Area: Indeterminable B U Area: - Date: 25/01/05. Recorded by: Arun Wadhwa Reviewed by: Int: Prachi Merchant, Arun Wadhwa Ext: Prachi Merchant, Arun Wadhwa Photo Ref: 030_Red brick building west of Afghan church.	 Location Plan

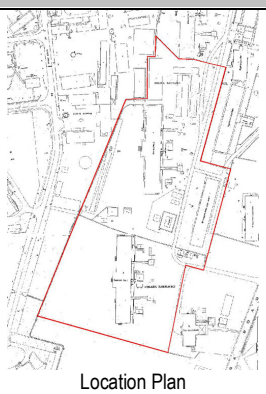
1.0		**Denomination**			
1.1	Name of Premises	Embarkation building			
1.2	Earlier Name	Red Brick Building			
1.3	Built in:	19th century	Extension Date:	-	
2.0		**Access**			
2.1	Main	Bakery lane – vehicular and pedestrian.			
2.2	Subsidiary	-			
3.0		**Ownership pattern**			
3.1	Present	Owner - Central Government			
3.2	Past	Owner - The Secretary of State for India in Council & Others			
3.3	Status	Owner			
4.0		**Use**			
4.1	Present	Residential – JCO's housing, Commercial – army offices			
4.2	Past	Indeterminable			
4.3	Usage	Daily.			
5.0		**Significance & value Classification**			
5.1	Townscape (Manmade)	It is located in a plot to the west of Afghan Church on Bakery lane. The main access to the plot is from the south side. The building is a low scale building between tall new buildings located on the western and eastern sides.			
5.2	Architectural Description	**Planning** The building is accessed from the south side leading to the entrance passage. The building is rectangular in shape with its shorter side facing the road side, with three wings projecting on the eastern side. The rooms are located on the eastern side accessed by verandahs on the ground floor and passages on the upper floor in the west side. The toilets and service areas are located in the projecting wings. Two staircases are located on both sides and one in the center. Residential rooms are housed on the ground and first floors. **Features** The brick building has semicircular brick arched openings on the ground floor and rectangular openings on the upper floors with a stone balustrade. Bands define the floor levels. The central portion has a high gable roof and the passages have lean to sloping roofs. Internal staircase lobby has a wide arched opening. **Style** The building displays influences from vernacular and colonial style of Architecture.			
5.3	Intrinsic	-			
5.4	Value Classification	A(arc), B(per), B(des), B(uu), E, F, G(grp)	Recommended grade	II B	
6.0		**Topography**			
6.1	Floors	G +1			
7.0		**Construction**			
7.1	Plinth	Normal plinth with projecting step bands.			
7.2	Walls	Load bearing brick walls.			

Embarkation building (Red Brick Building)			030
7.3	Floor	Cement slab over wooden supporting members.	
7.4	Stairs	One main central open well wooden staircase with wooden treads and risers and railing. Two wooden dogleg staircases on both ends.	
7.5	Openings	Semicircular arched openings on the ground verandahs with glazed paneled shutters and fixed louvered ventilators.	
7.6	Roofing	Main central area of the building has a gable roof with Mangalore tiles over. Passages have lean to sloping Mangalore tiled roof.	
7.7	Articulation	Arches, bands.	
7.8	Finishes	Externally and internally the walls are plastered and painted. The floor is finished on the ground floor and first floor with IPS finish.	
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -	
7.10	Compound/ Fence/ Gate	Brick compound wall with MS main gate and gateposts.	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	The front setback has landscaped areas with shrubs. All the structures are connected with concrete paved pathways.	
8.0		**Services & Utilities**	
8.1	Lighting	Adequate lighting through verandah and window openings supplemented by artificial lighting.	
8.2	Ventilation	Adequate ventilation through verandah and window openings supplemented by artificial ventilation.	
8.3	Electricity	MES	
8.4	Water Supply	MES	
8.5	Drainage (Plumbing & Sanitation)	MES	
8.6	Fire Precaution	-	
8.7	Other (HVAC/BMS/Security Systems)	-	
9.0		**Condition**	
9.1	Plinth	Fair – Due to many site changes, the plinth level has become very low.	
9.2	Walls	Fair – Brick building is plastered and painted. There is no trace of the original red brick building.	
9.3	Floor	Fair	
9.4	Stairs	Fair	
9.5	Openings	Poor – Openings are blocked, shutters are changed. Verandah and passage openings are blocked with window shutters.	
9.6	Roofing	Fair	
9.7	Articulation & Finishes	Fair – All parts are painted and the original materials are difficult to identify. Floor is finished with new materials.	
9.8	Services	Poor - Electric wires and service pipes are installed haphazardly.	
9.9	Out Buildings	-	
9.10	Overall Conditions	Fair	Maintenance level | Fair
10.0		**Transformation**	
	Form	-	
	Structure	-	
	Articulation & Finishes	Openings are blocked, shutters changed, grills have been installed.	
11.0		**DP Remarks/ Perceived Threats**	
		Building forms part of R zone	
12.0		**Additional Notes/ References/ Documents available**	
		Additional Notes: - **References:** FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc.	

Front façade with arched openings and sloping roof and topmost gable end

Arched opening with stone balustrade and fixed wooden louvered panels

Open well wooden internal staircase

Complex of Military buildings (Colaba barracks)					**031**
		Common Ref No: 031 Card No: 70 Ward (Part): A (Part V) CS No: 4 (Colaba Division). Plot Area: Part of 307056 sq m. B U Area: - Date: 24/01/05 Recorded by: Arun Wadhwa Reviewed by: Int: Arun Wadhwa, Zankhana Prajapati. Ext: Arun Wadhwa, Zankhana Prajapati. Photo Ref: 031_Complex of military building	 Location Plan		
1.0		**Denomination**			
1.1	Name of Premises	Complex of Military buildings.			
1.2	Earlier Name	Colaba barracks.			
1.3	Built in:	1893 (as per Tablet)	Extension Date	-	
2.0		**Access**			
2.1	Main	Dr Nanabhai Moos Road (occasionally used) – Vehicular and Pedestrian			
2.2	Subsidiary	Off Bakery lane - Vehicular and Pedestrian.			
3.0		**Ownership pattern**			
3.1	Present	Owner - Central Government			
3.2	Past	Owner - The Secretary of State for India in Council & Others			
3.3	Status	Owner			
4.0		**Use**			
4.1	Present	Partly used as accommodation			
4.2	Past	-			
4.3	Usage	Daily.			
5.0		**Significance & value Classification**			
5.1	Townscape (Manmade)	Group of buildings consisting of barrack structures and two large stone buildings, located on a large site. Access road from a heavily guarded internal road from the north side along with other buildings all forming the station company in charge of the army post. Access also from the eastern side from Dr. Nanabhai Moos Road, used occasionally.			
5.2	Architectural Description	**Planning** Two long structures placed along side each other west side of narrow access lane within the large plot along with numerous other structures. Rectangular plan with symmetrical wings along the long front side and projecting rear central portion. Plan is conceived as a long central hall space with circulating verandas on three sides. Staircases are located within the *verandah* corners leading to similar spaces on first floor. Covered pathways connect independent structures to the rear serving as kitchen and toilet facilities separately. Large hall and wide verandas serve as principal spaces are presently utilised as dormitory facilities for numerous army personnel either posted or transitorily placed in Mumbai. Long barrack serving as administration building are located to the east side of the narrow access lane and has a series of rooms arranged side-by-side accessed from continuous *verandas* on all sides. Small individual structure guarded within high compound wall serves as ammunition depot. It is a small-scale structure with a unique curvilinear roof. **Features** Plain stone dressed facades with alternate grey and buff stone semicircular arch openings and projecting gable end central bay and circular wheel window. The southern structure is dressed in stone with decorative features. Stone relief circular tablet with British Army emblem feature. Distinct circular ventilator openings regularly placed on the wall surfaces. Impressive volume of spaces within the building due to large floor height. Clearstory and lean to roof with wooden eaves board. A unique curvilinear roof over small stone ancillary structure guarded within high walls. **Style** The building displays features from the colonial and vernacular styles.			

Complex of Military buildings (Colaba barracks)					**031**
5.3	Intrinsic	-			
5.4	Value Classification	A(arc), A(his), B(per), B(des), B(uu), E, F, G(grp), I(sce)	Recommended grade	II A	
6.0		**Topography**			
6.1	Floors	Main building- G+1, barracks - ground structure			
7.0		**Construction**			
7.1	Plinth	Plinth height about 1.0 M dressed in rough grey Basalt ashlar course in the main building whereas barracks have very low plinths almost level to the surrounding ground level.			
7.2	Walls	Load bearing stone masonry walls. Brick masonry load bearing walls in barracks.			
7.3	Floor	Stone slab over wooden and steel beam members.			
7.4	Stairs	Two regular double flight stone stairs in the central portion with large newel post and wooden railing Two wooden L- shaped stairs at both the long ends.			
7.5	Openings	Semicircular arched verandah and internal room openings with wooden paneled door shutters and wooden framed glazed paneled window shutters. Circular louvered ventilator openings at upper level in the high Ground floor. Slight segmental Clearstory openings within the high roof at first floor.			
7.6	Roofing	Sloping Mangalore tile roof with clearstory openings between two layers of roof supported on wooden king post truss. Lean to roof on continuous verandahs with wooden eaves board. A Series of small monitor roofs atop the long barrack structure.			
7.7	Articulation	Alternate buff and grey stone arch verandahs, decorative architrave window openings.			
7.8	Finishes	Grey stone dressed external walls with alternate grey and buff basalt arch openings and brick faced veranda wall surfaces. Plastered and painted internal wall surfaces. Cement finished floor surfaces and ordinary ceramic tiles in some places.			
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -			
7.10	Compound/ Fence/ Gate	Low compound walls with fencing above and iron gate at the vehicular front entrance.			
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Ancillary servant's quarter connected to the east side of the main building. Large uncultivated open space to the rear side and abandoned garage structure abutting the rear wall.			
8.0		**Services & Utilities**			
8.1	Lighting	Adequate natural light supplemented by artificial means.			
8.2	Ventilation	Adequate natural ventilation also supplemented by artificial means.			
8.3	Electricity	MES			
8.4	Water Supply	MES			
8.5	Drainage (Plumbing & Sanitation)	MES			
8.6	Fire Precaution	Fire Extinguishers installed.			
8.7	Other (HVAC/BMS/Security Systems)	-			
9.0		**Condition**			
9.1	Plinth	Fair - minor cracks, organic growth and unmaintained stone finish have been observed.			
9.2	Walls	Fair - seepage has been observed at the rear portion.			
9.3	Floor	Fair - minor damage to flooring at some areas have been observed			
9.4	Stairs	Fair - poor maintenance.			
9.5	Openings	Fair - *verandah* openings have been enclosed, poorly maintained ventilators.			
9.6	Roofing	Fair - minor damage to eaves board have been observed.			
9.7	Articulation & Finishes	Fair - poor maintenance.			
9.8	Services	Poor - old and rusted plumbing lines.			
9.9	Out Buildings	Fair.			
9.10	Overall Conditions	Fair	Maintenance level	Poor	
10.0		**Transformation**			
	Form	-			
	Structure	Verandahs encroached on western side in the barrack structure.			
	Articulation & Finishes	White paint applied over stone dressed wall surfaces, externally and internally. Also quatrefoil stone parapet enclosed with brickwork.			
11.0		**DP Remarks/ Perceived Threats**			
		Building forms part of R zone			
12.0		**Additional Notes/ References/ Documents available**			

Complex of Military buildings (Colaba barracks)		**031**
		Additional Notes: - **References:** FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc.

Arch detail with alternate grey and buff stone vouissoir, round windows etc.

Grey and buff stone clad façade with arched openings, bands etc.

Sloping roof with wooden decorative barge board, pinnacle, round openings etc.

Decorative stone balustrade

Ancillary building with double sloping Mangalore tiled roof

Verandah in ancillary building with sloping roof supported on wooden members

Engineer Officer's Mess			032
		Common Ref No: 032 Card No: 71 Ward (Part): A (Part V) CS No: 479 (Colaba division) Plot Area: Part of 950152.98 sq. m B U Area: - Date: 25/01/05 Recorded by: Prachi Merchant Reviewed by: Int: Prachi Merchant, Zankhana Prajapati Ext: Prachi Merchant, Zankhana Prajapati Photo Ref: 032_Engineer's Office mess.	Not available Location Plan
1.0		**Denomination**	
1.1	Name of Premises	Engineer Officer's Mess	
1.2	Earlier Name	Engineer Officer's Mess	
1.3	Built in:	19th century	Extension Date: -
2.0		**Access**	
2.1	Main	Dockyard Road	
2.2	Subsidiary	-	
3.0		**Ownership pattern**	
3.1	Present	Owner - Central Government	
3.2	Past	Owner – Secretary of State for India in Council and Others	
3.3	Status	Owner	
4.0		**Use**	
4.1	Present	Officers mess – Kitchen, dining hall, lounge area, bar.	
4.2	Past	Officers mess – Kitchen, dining hall, lounge area, bar.	
4.3	Usage	Daily	
5.0		**Significance & Value Classification**	
5.1	Townscape (Manmade)	The building plot is located at the end of Dockyard Road. The main access to the plot is from the north side. The building is located in the northwest corner, with ancillary buildings in the rear and front side.	
5.2	Architectural Description	**Planning** The building is rectangular in shape with the main entrance from north end through an extended porch with sloping roof supported on square columns. The porch leads to the main dining hall with the dining room and bar area on the either side, with *verandah* space at the rear. Toilets are in the south side. The kitchen is connected with a *verandah* on the east side. The barbeque and the servants quarter sheds are located in the south rear side of the compound. All the structures are ground structures with sloping Mangalore tile roof. **Features** The stone clad structure has double sloping roof with *verandah* lean-to roof, supported on wooden truss, with wooden fascia. The openings are rectangular with projecting sill bands. **Style** The building derives influence from vernacular style of architecture.	
5.3	Intrinsic	-	
5.4	Value Classification	A(arc), B(per), B(des), B(uu), E, F, G(grp)	Recommended grade: II B
6.0		**Topography**	
6.1	Floors	Ground structure	
7.0		**Construction**	
7.1	Plinth	Low stone clad plinth with plinth protection band.	
7.2	Walls	Load bearing composite walls.	
7.3	Floor	Floor supported on wooden beams.	
7.4	Stairs	-	
7.5	Openings	Rectangular window and door openings with glazed paneled shutters. Ventilators between the two roof levels with glazed paneled shutters.	
7.6	Roofing	Porch has sloping roof supported on columns.	

Engineer Officer's Mess		032
		Double sloping roof. Main structure with a higher sloping roof and verandahs with lean-to sloping roof.
7.7	Articulation	-
7.8	Finishes	Walls are clad with stone externally and plaster and painted internally. Floors are finished with ceramic tiles.
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -
7.10	Compound/ Fence/ Gate	Brick wall compound. Main MS gate with gate post.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	The front and rear portion, have lawn areas. The east side has landscaped islands with paved areas, old trees, shrubs etc. The rear portion houses barbeque sheds.
8.0		**Services & Utilities**
8.1	Lighting	Adequate light supplemented by artificial light.
8.2	Ventilation	Adequate ventilation supplemented by artificial ventilation.
8.3	Electricity	MES
8.4	Water Supply	MES
8.5	Drainage (Plumbing & Sanitation)	MES
8.6	Fire Precaution	-
8.7	Other (HVAC/BMS/Security Systems)	Some rooms have installed window AC's.
9.0		**Condition**
9.1	Plinth	Fair – Painted.
9.2	Walls	Fair – Partitions have been added according to new requirement.
9.3	Floor	Fair
9.4	Stairs	-
9.5	Openings	Fair – shutters are changed, blocked in few places to house AC. *Verandah* spaces have been enclosed with paneling and shutters.
9.6	Roofing	Fair - internally covered with false ceiling.
9.7	Articulation & Finishes	-
9.8	Services	Fair
9.9	Out Buildings	Fair
9.10	Overall Conditions	Fair | Maintenance level | Fair
10.0		**Transformation**
	Form	
	Structure	Internally the mess has been completely transformed with new floor finishing, additions of partitions, Openings with changed shutters, paneling etc. Servants quarters, other wings are added in the compound.
	Articulation & Finishes	-
11.0		**DP Remarks/ Perceived Threats**
		Building forms part of R zone.
12.0		**Additional Notes/ References/ Documents available**
		Additional Notes: - **References:** FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc.

Front view with overlooking the courtyard

Side view of the structure with sloping Mangalore tiled roof

Structure overlooking the landscaped garden

Extended entrance porch with sloping Mangalore tiled roof

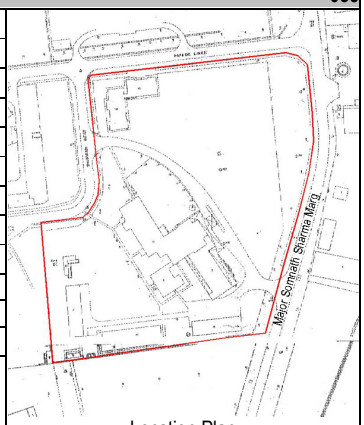
Military Barracks Headquarters Maharashtra, Gujrat and Goa area Signal area			033 and 034
Photography Permission denied		Common Ref No: 033 and 034 Card No: 72 Ward (Part): A (Part V) CS No: 479 (Colaba division) Plot Area: Part of 950152.98 sq m B U Area: - Date: 12/01/05 Recorded by: Prachi Merchant Reviewed by: Int: Prachi Merchant, Sonal Modak Ext: Prachi Merchant, Sonal Modak Photo Ref: Photography Permission denied	Not available Location Plan
1.0		**Denomination**	
1.1	Name of Premises	Military Barracks Headquarters Maharashtra, Gujrat and Goa area Signal area.	
1.2	Earlier Name	33 – Military Barracks Head quarters Maharashtra and Gujrat Area camp. 34 – Army Wives Welfare Association (AWWA) Nursery School	
1.3	Built in:	1934	Extension Date: -
2.0		**Access**	
2.1	Main	Major Somnath Sharma Marg – vehicular and pedestrian	
2.2	Subsidiary	Road from the west and south of plot.	
3.0		**Ownership pattern**	
3.1	Present	Owner - Central Government	
3.2	Past	Owner – Secretary of State for India in Council & Others	
3.3	Status	Owner	
4.0		**Use**	
4.1	Present	Commercial – Government services.	
4.2	Past	Commercial – Government services, Welfare center	
4.3	Usage	Daily.	
5.0		**Significance & value Classification**	
5.1	Townscape (Manmade)	Corner plot is located at the junction of north of Major Somnath Sharma Marg and perpendicular road to the south. The main access to the plot is from the south side. The other access is from the south and west of the plot.	
5.2	Architectural Description	**Planning** Group of low scale structures, spread all over the plot. All structures have verandah spaces on both sides of the central rooms, with sloping Mangalore tile roofs. The structures are scattered and interconnected with paved pathways. **Features** Verandahs with sloping roof supported on wooden members. **Style** The building derives influence from vernacular style of architecture.	
5.3	Intrinsic	-	
5.4	Value Classification	A(his), B(per), B(des), B(uu), F, G(grp)	Recommended grade II B
6.0		**Topography**	
6.1	Floors	Ground structure, Signal company office buildings towards south G+1	
7.0		**Construction**	
7.1	Plinth	Normal height stone clad plinth with plinth protection band.	
7.2	Walls	Load bearing brick walls.	
7.3	Floor	RCC slab and beam structure.	
7.4	Stairs	Signal company offices have single fight wooden staircase with wooden treads, risers and railing.	
7.5	Openings	Rectangular door and window openings with glazed paneled shutters with ventilators.	
7.6	Roofing	Mangalore tiled hipped sloping roof over structures and verandahs, supported on wooden members.	

Military Barracks Headquarters Maharashtra, Gujrat and Goa area Signal area		033 and 034
7.7	Articulation	-
7.8	Finishes	Walls are plastered and painted externally and internally. Floors are finished with IPS.
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -
7.10	Compound/ Fence/ Gate	Brick wall compound with fence above. Main MS gate
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	South side structures: A & B: Signal company offices. C: MNG workshops, temple. West side: Garages and temple structure. North side structures: Headquarters MNG area camp, watchman's cabin, and toilet block, flag post. The plot has many old trees with tree guards, shrubs and a lawn area The structures are interconnected with paved pathways.
8.0		**Services & Utilities**
8.1	Lighting	Adequate light supplemented by artificial light.
8.2	Ventilation	Adequate ventilation supplemented by artificial ventilation.
8.3	Electricity	MES
8.4	Water Supply	MES
8.5	Drainage (Plumbing & Sanitation)	MES
8.6	Fire Precaution	-
8.7	Other (HVAC/BMS/Security Systems)	Strict manual security and closed circuit surveillance.
9.0		**Condition**
9.1	Plinth	Fair – painted.
9.2	Walls	Fair – partitions have been added according to new requirements.
9.3	Floor	Fair
9.4	Stairs	-
9.5	Openings	Fair – shutters are blocked in few places to accommodate air conditioners, grills have been added. In a few places shutters have been changed.
9.6	Roofing	Fair - internally covered with false ceiling.
9.7	Articulation & Finishes	Fair – finishes have been changed and maintained.
9.8	Services	Fair – service blocks added in the plot.
9.9	Out Buildings	Fair
9.10	Overall Conditions	Fair | Maintenance level | Fair
10.0		**Transformation**
	Form	
	Structure	Openings with changed shutters, paneling etc. Many new out buildings have been added.
	Articulation & Finishes	-
11.0		**DP Remarks/ Perceived Threats**
		Building forms part of R zone
12.0		**Additional Notes/ References/ Documents available**
		Additional Notes: - **References:** FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc. Eicher Goodearth Ltd. (2002) *City Map – Mumbai,* Mumbai.

Note: Permission for photography denied

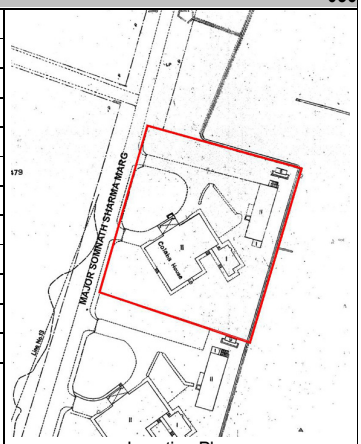
Military Barracks Headquarters Maharashtra, Gujrat and Goa area Signal area			033 and 034
Permission denied		Common Ref No: 034 and 033 Card No: 73 Ward (Part): A (Part V) CS No: 479 (Colaba division) Plot Area: Part of 950152.98 sq m B U Area: - Date: 12/01/05 Recorded by: Prachi Merchant Reviewed by: Int: Prachi Merchant, Sonal Modak. Ext: Rohan Shivkumar, Sachin Borkar. Photo Ref: -	Not available Location Plan
1.0		**Denomination**	
1.1	Name of Premises	Military Barracks Headquarters Maharashtra, Gujrat and Goa area Signal area.	
1.2	Earlier Name	33 – Military Barracks Head quarters Maharashtra and Gujrat Area camp. 34 – Army Wives Welfare Association (AWWA) Nursery School	

Note: Refer Card no. 72

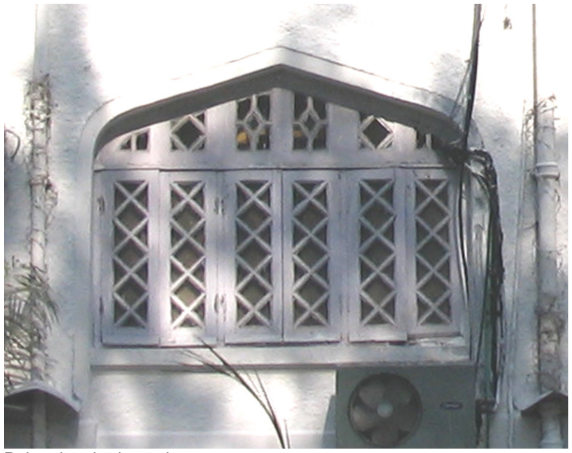
Officer's Mess (Maharashtra & Gujarat area)					035
Photography Permission denied		Common Ref No: 035 Card No: 74 Ward (Part): A (Part V) CS No: 479 (Colaba division) Plot Area: Part of 950152 sq m. B U Area: - Date: 12/01/05 Recorded by: Arun Wadhwa Reviewed by: Int: Arun Wadhwa, Zankhana Prajapati Ext: Arun Wadhwa, Zankhana Prajapati Photo Ref: Photography Permission denied	 Location Plan		
1.0		**Denomination**			
1.1	Name of Premises	Officer's Mess (Maharashtra & Gujarat area)			
1.2	Earlier Name	Officer's Quarter's and Mess.			
1.3	Built in:	1934 (as per Tablet)	Extension Date	-	
2.0		**Access**			
2.1	Main	Major Somnath Sharma Marg – vehicular and pedestrian			
2.2	Subsidiary	Maude Lines (west) - vehicular and pedestrian			
3.0		**Ownership pattern**			
3.1	Present	Owner - Central Government			
3.2	Past	Owner - Secretary of State for India in Council & Others			
3.3	Status	Owner			
4.0		**Use**			
4.1	Present	Mess and Guest House			
4.2	Past	Mess			
4.3	Usage	Daily			
5.0		**Significance & value Classification**			
5.1	Townscape (Manmade)	The building is located centrally in a large landscaped with huge setbacks on all sides Accessed from east side main road and rear west side road			
5.2	Architectural Description	**Planning** The main building is L- shaped with an attached dining and kitchen to the south side and an extended entrance porch along with *verandahs* on three sides. The porch leads to a spacious lobby and a central hall with attached dining and rear side kitchen. Staircase is located within the north side *verandah* accessing guestrooms on the ground and first floor. **Features** Vernacular bungalow typology with distinct sloping roof and clearstory windows. Continuous wooden eaves boards mark the building profile and scale down the mass. Decorative wooden staircase railing. **Style** The structure derives influence from vernacular style.			
5.3	Intrinsic	-			
5.4	Value Classification	A(his), B(per), B(des), B(uu), F, G(grp)	Recommended grade	II B	
6.0		**Topography**			
6.1	Floors	G+1			
7.0		**Construction**			
7.1	Plinth	Low plinth dressed in rough grey basalt ashlar course with a projecting band.			
7.2	Walls	Brick masonry load bearing walls			
7.3	Floor	Concrete floor supported on beams and load bearing walls			
7.4	Stairs	Wooden double flight stair with distinct balusters and handrail. Two external steel spiral stairs leading to terrace and water tank.			
7.5	Openings	Rectangular door and window openings with partly wooden partly glazed shutters. Clearstory openings as ventilators above first floor			

Officer's Mess (Maharashtra & Gujarat area)			035
7.6	Roofing	Sloping Mangalore tile hip roof with a clearstory	
7.7	Articulation	Sloping Mangalore tile roof profile enhanced with overhangs and eaves board.	
7.8	Finishes	Plastered and painted external and internal wall surfaces. Polished finish to old Burma teak staircase. Floor finished with ceramic and glazed floor tiles.	
7.9	Interiors (Movable & Immovable)	**Movable** Few Old Burma teak carved tables **Immovable** -	
7.10	Compound/ Fence/ Gate	Brick masonry compound wall with sliding iron main entrance gate Smaller subsidiary entry from the rear side	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Numerous outbuildings including a series of three long single storied buildings close to the southern boundary originally used for carriages and presently serving as servant's quarter. G+5 newly constructed residential quarters for Single Officer's to the north west corner. Oval shaped lawn within the vehicular driveway on the front side of the building. Old large trees present within the site.	
8.0		**Services & Utilities**	
8.1	Lighting	Adequate natural light, supplemented by artificial means.	
8.2	Ventilation	Adequate natural ventilation with clearstory openings supplemented by artificial means.	
8.3	Electricity	MES	
8.4	Water Supply	MES	
8.5	Drainage (Plumbing & Sanitation)	MES	
8.6	Fire Precaution	Fire Extinguishers	
8.7	Other (HVAC/BMS/Security Systems)	Air conditioning units installed at places	
9.0		**Condition**	
9.1	Plinth	Fair	
9.2	Walls	Fair - seepage has been observed at the rear portion.	
9.3	Floor	Fair	
9.4	Stairs	Fair	
9.5	Openings	Fair – wooden window and door shutters have been replaced with aluminum sliding panels.	
9.6	Roofing	Fair	
9.7	Articulation & Finishes	Fair	
9.8	Services	Poor –plumbing lines are in a damaged and rusted state	
9.9	Out Buildings	Poor –servant's quarter and sanitation facilities are in a neglected state	
9.10	Overall Conditions	Fair	Maintenance level | Fair
10.0		**Transformation**	
	Form	-	
	Structure	-	
	Articulation & Finishes	Modifications have been carried out in attached dining on the south side	
11.0		**DP Remarks/ Perceived Threats**	
		Building forms part of R zone	
12.0		**Additional Notes/ References/ Documents available**	
		Additional Notes: GES records show the cost of construction of the building along with other subsidiary structures and site work as Rs. 2 03 556/- as in 1934. **References:** FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc. Eicher Goodearth Ltd. (2002) *City Map – Mumbai,* Mumbai.	

Note: Permission for photography denied

Colaba House			036
		Common Ref No: 036 Card No: 75 Ward (Part): A (Part V) CS No: 4 (Colaba division) Plot Area: Part of 307056.86 sq. m B U Area: - Date: 25/01/2005 Recorded by: Sonal Modak Reviewed by: Int: Sonal Modak Ext: Sonal Modak Photo Ref: 036_Colaba house.	 Location Plan
1.0		**Denomination**	
1.1	Name of Premises	Colaba House	
1.2	Earlier Name	41 Hanekar Drive	
1.3	Built in:	1929	Extension Date: 1950 renovation
2.0		**Access**	
2.1	Main	Major Somnath Sharma Marg – pedestrian and vehicular	
2.2	Subsidiary	-	
3.0		**Ownership pattern**	
3.1	Present	Owner - Central Government	
3.2	Past	Owner - The Secretary of State for India in Council & Others	
3.3	Status	Owner	
4.0		**Use**	
4.1	Present	Residential	
4.2	Past	Residential	
4.3	Usage	Daily	
5.0		**Significance & Value Classification**	
5.1	Townscape (Manmade)	It is one of the heritage buildings in the army area along Major Somnath Sharma Road. The main access is from the western side, facing Major Somnath Sharma Road with separate entrance and exit gates.	
5.2	Architectural Description	**Planning** A large spacious bungalow with central access through porch and verandah along northern and eastern sides. All the service areas are located on rear (southern) side of the building. **Features** Pointed segmental arches. **Style** Colonial with no particular style/ features. Influence of vernacular architecture.	
5.3	Intrinsic	-	
5.4	Value Classification	A(arc), A(his), B(per), B(des), B(uu), E, F, G(grp), I(sce)	Recommended grade: II A
6.0		**Topography**	
6.1	Floors	G+1 with part terrace	
7.0		**Construction**	
7.1	Plinth	Medium plinth about 2' in height in ashlar rubble masonary and stone plinth protection layer.	
7.2	Walls	Thick load bearing stonewalls, internal as well as external with built-in cupboards.	
7.3	Floor	RCC slab with RCC beams.	
7.4	Stairs	Wide timber dog-legged staircase with wooden newel post, balustrades and handrail.	
7.5	Openings	Front façade has arched window openings. Rest are rectangular door/window openings with wooden frame, glazed double shutters. Few windows are fitted with wooden louvers. All openings are fixed with MS grills.	
7.6	Roofing	Partly flat RCC slab and Partly Timber truss hipped roofing with mangalore tiles.	
7.7	Articulation	-	
7.8	Finishes	Walls are plastered and painted internally as well as externally.	

Colaba House		036
		All door/window wooden shutters and frames are painted.
7.9	Interiors (Movable & Immovable)	**Movable** Old wooden tables, chairs, shelves. **Immovable** Decorative wooden partitions.
7.10	Compound/ Fence/ Gate	Plastered brick compound wall with coping on all sides. Plot has separate entry and exit gates marked by pillars on either side.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	A kitchen block connected by a covered passage. A washing place, garages, servant's quarters with toilets, watchman's cabin etc are the built structures within the plot. On northern side is a party lawn and tarred road with separate entry and exit gates.
8.0		**Services & Utilities**
8.1	Lighting	Adequate daylight is supplemented with artificial lighting equipments wherever necessary.
8.2	Ventilation	Adequate ventilation through windows and verandahs supplemented with electrical fans as required.
8.3	Electricity	MES
8.4	Water Supply	MES
8.5	Drainage (Plumbing & Sanitation)	MES
8.6	Fire Precaution	Provision of fire extinguishers.
8.7	Other (HVAC/BMS/Security Systems)	Nil
9.0		**Condition**
9.1	Plinth	Fair
9.2	Walls	Fair
9.3	Floor	Fair
9.4	Stairs	Fair
9.5	Openings	Fair
9.6	Roofing	Fair
9.7	Articulation & Finishes	Fair
9.8	Services	Fair
9.9	Out Buildings	Fair
9.10	Overall Conditions	Fair Maintenance level - Fair
10.0		**Transformation**
	Form	-
	Structure	-
	Articulation & Finishes	A creeper covers the entire porch.
11.0		**DP Remarks/ Perceived Threats**
		Building forms part of R zone
12.0		**Additional Notes/ References/ Documents available**
		Additional Notes: The footprint of this bungalow is identical to that of adjacent bungalows, namely Fleet house and Air force house. All the bungalows can be put in the same common reference number in the list as all having the identical structure and appearance. **References:** Visual dictionary of Architecture - Francis D.K.Ching, Van Nostrand Reinhold, a division of International Thomson publishing Inc. Mumbai Eicher City Map – Good Earth.

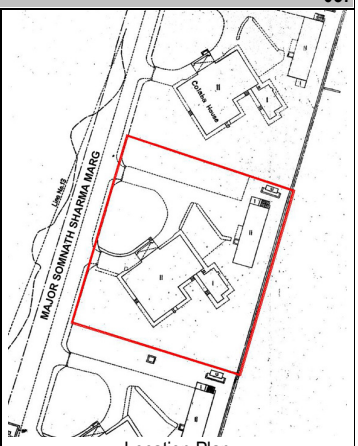


Pointed arched opening

Side elevation with arched openings, floor bands

Wooden staircase with wooden railing

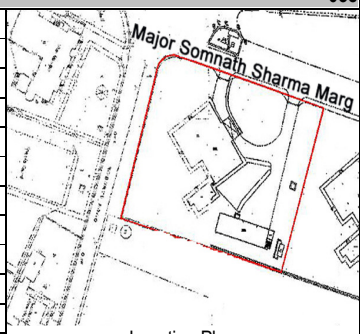
Interior view of the corridor

Fleet House (Beda Sadan, building no. 40)			037
		Common Ref No: 037 Card No: 76 Ward (Part): A (Part V) CS No: 4 (Colaba division) Plot Area: Part of 307056.86 sq. m B U Area: Date: 15/04/2005 Recorded by: Prachi Merchant Reviewed by: Int: Refer # Ext: Refer # Photo Ref: 037_Fleet house	 Location Plan
1.0		**Denomination**	
1.1	Name of Premises	Fleet House (Beda Sadan)	
1.2	Earlier Name	Fleet House (Beda Sadan, building no. 40)	
1.3	Built in:	1920's	Extension Date (if any):-
2.0		**Access**	
2.1	Main	Major Somnath Sharma Road	
2.2	Subsidiary	-	
3.0		**Ownership pattern**	
3.1	Present	Owner - Central Government	
3.2	Past	Owner - The Secretary of State for India in Council & Others	
3.3	Status	Owner	
4.0		**Use**	
4.1	Present	Residence of the Rear Admiral	
4.2	Past	Indeterminable	
4.3	Usage	Daily	
5.0		**Significance & Value Classification**	
5.1	Townscape (Manmade)	It is one of the heritage buildings in army area standing along Major Somnath Sharma Road. The main access is from western side, facing Major Somnath Sharma Road with separate entrance and exit gates.	
5.2	Architectural Description	**Planning** A large spacious bungalow with a central access through porch leading to the lobby, corridor verandahs along three sides with rooms overlooking into it. The rear side terminates into Staff vestibules and allied functions. All the service areas are located on rear side of the building. **Style** Greyish blue basalt stone clad building with an extended porch with pointed arched openings, upper floors with arched and rectangular window openings with balustrade. The façade is articulated with horizontal bands at floor and sill levels. **Features** Pointed segmental arches in the porch and upper floors. Window openings have stone balustrade. Floor level and sill level horizontal bands and cornice bands.	
5.3	Intrinsic	-	
5.4	Value Classification	A(arc), A(his), B(per), B(des), B(uu), E, F, G(grp), I(sce)	Recommended grade: II A
6.0		**Topography**	
6.1	Floors	G+2	
7.0		**Construction**	
7.1	Plinth	Normal height ashlar stone masonry plinth with a protection band.	
7.2	Walls	Thick load bearing stonewalls.	
7.3	Floor	Timber roof supporting members of a sloping roof.	
7.4	Stairs	Wooden dogleg staircase with wooden newel post, treads, risers, carved balustrades and handrail. Spiral cast iron service staircase.	

Fleet House (Beda Sadan, building no. 40)		037
7.5	Openings	Front façade has arched and rectangular window openings with glazed wooden paneled shutters. Main door has a grand wooden paneled ship door with round hole-like openings and anchor symbols on the glass vents.
7.6	Roofing	Pitched sloping roof with Mangalore tiles, flat slab over porch.
7.7	Articulation	Arches, bands, stone balustrade.
7.8	Finishes	Walls are externally finished with grit plaster and paint. Floor is finished with clay tiles.
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -
7.10	Compound/ Fence/ Gate	Plastered brick compound wall with coping on all sides. Plot has separate entry and exit gates marked by pillars on either side.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	The setbacks have a lawn, shrubs, potted plants. Front portion is paved. Garages for three cars, servants' quarters, gatehouse have been added in the compound.
8.0		**Services & Utilities**
8.1	Lighting	Natural supplemented with artificial means.
8.2	Ventilation	Natural supplemented with artificial means.
8.3	Electricity	MES
8.4	Water Supply	MES
8.5	Drainage (Plumbing & Sanitation)	MES
8.6	Fire Precaution	Provision of fire extinguishers.
8.7	Other (HVAC/BMS/Security Systems)	-
9.0		**Condition**
9.1	Plinth	Fair
9.2	Walls	Fair
9.3	Floor	Fair
9.4	Stairs	Fair
9.5	Openings	Fair – Openings have been blocked. Grills have been added.
9.6	Roofing	Fair
9.7	Articulation & Finishes	Fair
9.8	Services	Fair
9.9	Out Buildings	Fair
9.10	Overall Conditions	Fair Maintenance level - Fair
10.0		**Transformation**
	Form	-
	Structure	-
	Articulation & Finishes	A creeper covers entire porch.
11.0		**DP Remarks/ Perceived Threats**
		Building forms part of R zone, part RG.
12.0		**Additional Notes/ References/ Documents available**
		Additional Notes: In 1924, work was begun on new bungalows such as Gun House, Fleet House and Air Force House for senior military officials as well as other officers' quarters. **References:** # ABHA NARAIN LAMBAH ASSOCIATES (2005) *Conservation Guidelines for Heritage Structures with the Indian Navy, Mumbai,* 3 Vols, Mumbai.

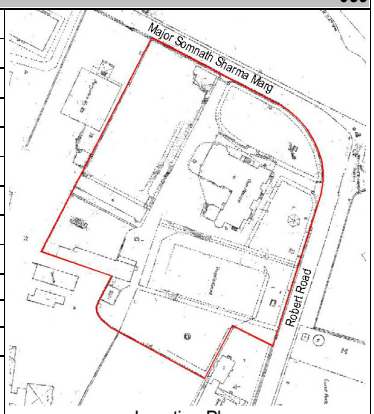
Entrance extended porch with pointed arched opening

External view

Air Force House			038
Not Available		Common Ref No: 038 Card No: 77 Ward (Part): A (Part V) CS No: 4 (Colaba Division) Plot Area: Part of 307056.86 sq. m B U Area: - Date: Recorded by: Prachi Merchant Reviewed by: Int: Permission denied Ext: Permission denied Photo Ref.: -	 Location Plan
1.0		**Denomination**	
1.1	Name of Premises	Air Force House	
1.2	Earlier Name	Air Force House	
1.3	Built in:	1920's	Extension Date (if any):-
2.0		**Access**	
2.1	Main	Major Somnath Sharma Road	
2.2	Subsidiary	-	
3.0		**Ownership pattern**	
3.1	Present	Owner - Central Government	
3.2	Past	Owner - The Secretary of State for India in Council & Others	
3.3	Status	Owner	
4.0		**Use**	
4.1	Present	Residence of the Air Officer Commanding Maritime.	
4.2	Past	Indeterminable	
4.3	Usage	Daily	
5.0		**Significance & Value Classification**	
5.1	Townscape (Manmade)	It is one of the heritage buildings in army area standing along Major Somnath Sharma Road. The main access is from western side, facing Major Somnath Sharma Road with separate entrance and exit gates.	
5.2	Architectural Description	**Planning** A large spacious bungalow with a central access through porch leading to the lobby, corridor verandahs along three sides with rooms overlooking into it. The rear side terminates into Staff vestibules and allied functions. All the service areas are located on rear side of the building. **Style** Greyish blue basalt stone clad building with an extended porch with pointed arched openings, upper floors with arched and rectangular window openings with balustrade. The façade is articulated with horizontal bands at floor and sill levels. **Features** Pointed segmental arches in the porch and upper floors. Window openings have stone balustrade. Floor level and sill level horizontal bands and cornice bands.	
5.3	Intrinsic	-	
5.4	Value Classification	A(arc), A(his), B(per), B(des), B(uu), E, F, G(grp), I(sce)	Recommended grade: II A
6.0		**Topography**	
6.1	Floors	G+2	
7.0		**Construction**	
7.1	Plinth	Normal height ashlar stone masonry plinth with a protection band.	
7.2	Walls	Thick load bearing stonewalls.	
7.3	Floor	Timber roof supporting members of a sloping roof.	
7.4	Stairs	Wooden dogleg staircase with wooden newel post, treads, risers, carved balustrades and handrail. Spiral cast iron service staircase.	
7.5	Openings	Front façade has arched and rectangular window openings with glazed wooden paneled shutters. Main door has a grand wooden paneled ship door with round hole-like openings and anchor symbols on the glass vents.	

Air Force House		038
7.6	Roofing	Pitched sloping roof with Mangalore tiles, flat slab over porch.
7.7	Articulation	Arches, bands, stone balustrade.
7.8	Finishes	Walls are externally finished with grit plaster and paint. Floor is finished with clay tiles.
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -
7.10	Compound/ Fence/ Gate	Plastered brick compound wall with coping on all sides. Plot has separate entry and exit gates marked by pillars on either side.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	The setbacks have a lawn, shrubs, potted plants. Front portion is paved. Garages for three cars, servants' quarters, gatehouse have been added in the compound.
8.0		**Services & Utilities**
8.1	Lighting	Natural supplemented with artificial means.
8.2	Ventilation	Natural supplemented with artificial means.
8.3	Electricity	MES
8.4	Water Supply	MES
8.5	Drainage (Plumbing & Sanitation)	MES
8.6	Fire Precaution	Provision of fire extinguishers.
8.7	Other (HVAC/BMS/Security Systems)	-
9.0		**Condition**
9.1	Plinth	Fair
9.2	Walls	Fair
9.3	Floor	Fair
9.4	Stairs	Fair
9.5	Openings	Fair – Openings have been blocked. Grills have been added.
9.6	Roofing	Fair
9.7	Articulation & Finishes	Fair
9.8	Services	Fair
9.9	Out Buildings	Fair
9.10	Overall Conditions	Fair Maintenance level - Fair
10.0		**Transformation**
	Form	-
	Structure	-
	Articulation & Finishes	A creeper covers entire porch.
11.0		**DP Remarks/ Perceived Threats**
		Building forms part of R zone, part RG.
12.0		**Additional Notes/ References/ Documents available**
		Additional Notes: In 1924, work was begun on new bungalows such as Gun House, Fleet House and Air Force House for senior military officials as well as other officers' quarters. **References:** # ABHA NARAIN LAMBAH ASSOCIATES (2005) *Conservation Guidelines for Heritage Structures with the Indian Navy, Mumbai,* 3 Vols, Mumbai.

Note: Permission for photography denied

Gun House					039
		Common Ref No: 039 Card No: 78 Ward (Part): A (Part V) CS No: 11 (Colaba division) Plot Area: Part of 91693.03 sq. m B U Area: - Date: 25/01/05 Recorded by: Prachi Merchant Reviewed by: Int: Prachi Merchant, Zankhana Prajapati Ext: Prachi Merchant, Zankhana Prajapati Photo Ref: 039_Gun House.	 Location Plan		
1.0		**Denomination**			
1.1	Name of Premises	Gun House			
1.2	Earlier Name	Gun House			
1.3	Built in:	1924	Extension date:	-	
2.0		**Access**			
2.1	Main	Major Somnath Sharma Marg – vehicular and pedestrian			
2.2	Subsidiary	Robert Road – vehicular and pedestrian entrance for VIP's			
3.0		**Ownership pattern**			
3.1	Present	Owner - Central Government			
3.2	Past	Owner – The Governor of Bombay & Others			
3.3	Status	Owner			
4.0		**Use**			
4.1	Present	Residential bungalows for senior officials.			
4.2	Past	Residential			
4.3	Usage	Daily			
5.0		**Significance & value Classification**			
5.1	Townscape (Manmade)	The site is located at the junction of Major Somnath Sharma Marg and Robert Road. The main entry is from the west side and the VIP entrance is from the north side.			
5.2	Architectural Description	**Planning** The building is L-shaped with wings facing west and north direction. The other ancillary service structures are spread around in the site. The building has a plain skyline with a sloping roof on the central portion, projections on the east side with gable roof and a conical sloping roof on the west end. The site is accessed through a projecting colonnaded porch leading to an entrance lobby, opening into a grand staircase. The rooms are planned on either side of the staircase. The service areas are located in the rear south extended wing. The ground floor houses two guest rooms on the west side, office room and formal dining room on the east side. The kitchen and other related service areas are on south side. The first floor has a passage accessing the informal living area above the porch area and bedrooms and formal living area on the other side. Servant rooms and gymnasium are located in the extended south part. **Features** The north side façade has an arched colonnade with bands at impost and plinth level. The semicircular arches have emphasized keystones and are supported on square columns. The bays marginally project out. The first floor and top level has stone balustrade. The east side façade has projecting bays with gable roof and round windows, friezes. The windows have sloping wooden chajjas, projecting sill bands. The west side portion has a high pyramid shape sloping roof structure and the south end has a conical shaped sloping roof structure with round windows. Internally the beams have decorative brackets and cornice bands. **Style** Derives influence from colonial style of architecture.			
5.3	Intrinsic	-			
5.4	Value Classification	A(arc), A(his), B(per), B(des), B(uu), E, F, G(grp), I(sce)	Recommended grade	II A	

Gun House			039
6.0		**Topography**	
6.1	Floors	G+1	
7.0		**Construction**	
7.1	Plinth	High plinth with grey stone cladding and plinth protection stone band.	
7.2	Walls	Composite load bearing wall.	
7.3	Floor	RCC beam and slab structure.	
7.4	Stairs	Main open-well grand wooden staircase with wooden risers and treads and railing. Two stone spiral staircases in the southern side to access service areas. Single flight stone staircase to access the servant rooms.	
7.5	Openings	Arched colonnaded porch area, with main arched entrance. Rectangular door and window openings with glazed paneled shutters. Internally arched openings, supported on square columns.	
7.6	Roofing	High pitched Mangalore tile roof over the main structure supported on wooden members. Projecting bays with gable roof The west side portion has a high pyramid shape sloping roof structure and the south end has a conical shaped sloping roof structure	
7.7	Articulation	Bands, arches, balustrade	
7.8	Finishes	Walls are externally finished with rough sand faced plaster and paint. Internally walls are plastered and painted. The doors, windows and the staircase paneling are retained in natural wood polish. Floor is finished in mosaic	
7.9	Interiors (Movable & Immovable)	**Movable** Natural wood chaise, cupboards, living room furniture **Immovable** Granite plaque at the entrance, explaining the history of the place	
7.10	Compound/ Fence/ Gate	High brick wall with fence above. Two MS gates at the entrances with gate posts	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Two watchman's cabins at the entrances. West side entrance cabin with a verandah space along with an office shed. West side of the plot houses a group of service areas with a central courtyard space. Garage shed, servants dining area, golf practice area, temple, service building of G+1 structure with barber, and other service rooms below and residence spaces above. Badminton court, Tennis court on the south side. Lawns on all the sides of the building. Vegetable cultivated garden at the south end. A tree house on the east side lawn. All the structures are interconnected with paved pathways.	
8.0		**Services & Utilities**	
8.1	Lighting	Adequate natural lighting supplemented by artificial lighting.	
8.2	Ventilation	Adequate natural ventilation supplemented by artificial ventilation.	
8.3	Electricity	MES	
8.4	Water Supply	MES	
8.5	Drainage (Plumbing & Sanitation)	MES	
8.6	Fire Precaution	Fire extinguishers installed at intervals.	
8.7	Other (HVAC/BMS/Security Systems)	Rooms have window and split AC's installed.	
		Strict manual security system at the gates.	
9.0		**Condition**	
9.1	Plinth	Fair	
9.2	Walls	Fair	
9.3	Floor	Fair	
9.4	Stairs	Fair - spiral staircase is painted. The original materials are difficult to identify.	
9.5	Openings	Fair – few places with changed shutters and chajjas. Openings blocked to accommodate air conditioning units	
9.6	Roofing	Fair	
9.7	Articulation & Finishes	Fair - all parts are painted. The original materials are difficult to identify.	
9.8	Services	Fair	
9.9	Out Buildings	Fair	
9.10	Overall Conditions	Good	Maintenance level | Good
10.0		**Transformation**	
	Form	-	
	Structure	-	
	Articulation & Finishes	Openings are blocked, shutters changed.	
11.0		**DP Remarks/ Perceived Threats**	

Gun House		039
		Building forms part of R zone
12.0		**Additional Notes/ References/ Documents available**
		Additional Notes: In 1924, work was begun on new bungalows such as Gun House, Fleet House and Air Force House for senior military officials as well as other officers' quarters. **References:** FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc. Eicher Goodearth Ltd. (2002) *City Map – Mumbai,* Mumbai.

Rear façade with sloping gable end Mangalore tiled roof, spiral staircase, wooden trellis work etc.

Side façade with and end tower with conical roof, spiral staircase etc

Side view with gable end sloping roof, round openings, floor bands etc.

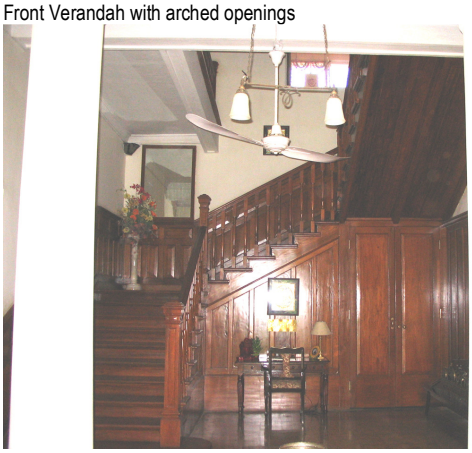
Front façade overlooking the front landscaped court

Gable end with sloping roof, wooden barge board, round openings, floor bands

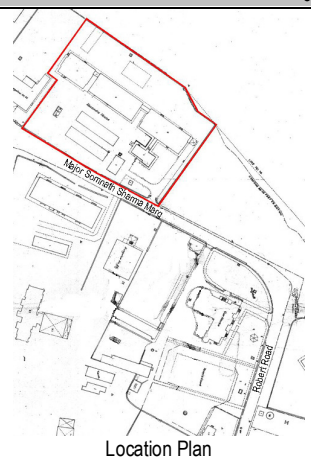
Entrance extended porch with arched opening, bands, cannon etc

Front Verandah with arched openings

Interior view of the dining area and living room



Wooden staircase with wooden dado paneling, railing etc

MES Inspection Bungalow (General Krishna Rao House)					040
		Common Ref No: 040 Card No: 79 Ward (Part): A (Part V) CS No: 4 (Colaba division) Plot Area: Part of 307056.86 sq. m B U Area: - Date: 25/01/2005 Recorded by: Arun Wadhwa Reviewed by: Int: Arun Wadhwa Ext: Arun Wadhwa Photo Ref: 040_MES Inspection Bungalow (General Krishna Rao House)	 Location Plan		
1.0		**Denomination**			
1.1	Name of Premises	MES Inspection Bungalow			
1.2	Earlier Name	General Krishna Rao House			
1.3	Built in:	20th century	Extension Date	-	
2.0		**Access**			
2.1	Main	Major Somnath Sharma Marg – vehicular and pedestrian			
2.2	Subsidiary	-			
3.0		**Ownership pattern**			
3.1	Present	Owner - Central Government			
3.2	Past	Owner			
3.3	Status	Owner			
4.0		**Use**			
4.1	Present	Guest House for Outstation Army Officers.			
4.2	Past	Guest House			
4.3	Usage	Daily			
5.0		**Significance and value Classification**			
5.1	Townscape (Manmade)	Long building placed centrally within a large plot, partially obscured due to presence of large trees fronting the road. Accessed from both the ends from the northern side and VIP entrance from western side.			
5.2	Architectural Description	**Planning** Series of three long buildings placed end to end connected through a continuous verandah to the western side, providing access to individual rooms. Accessed through a porch from the narrow north side into an adjacent staircase with dining and recreational facilities alongside. Independent kitchen structure from the eastern side is connected to the dining area. Central wing has guest rooms on ground and first floor. Shorter southern wing is retained for V.I.P's with two large guest spaces on ground and singular larger accommodation on the first floor. **Features** Facades are characterized by projecting cornice bands at lintel and slab level emphasizing horizontal continuity. Rough faced colonnaded western verandah façade. **Style** The building displays characteristics of the vernacular style			
5.3	Intrinsic	-			
5.4	Value Classification	A(arc), A(his), B(per), B(des), B(uu), E, F, G(grp), I(sce)	Recommended grade	II B.	
6.0		**Topography**			
6.1	Floors	G+1			
7.0		**Construction**			
7.1	Plinth	Low plinth dressed in gray basalt stone.			
7.2	Walls	Load bearing brick masonry walls.			
7.3	Floor	Concrete floor slab with shallow beam members.			
7.4	Stairs	Three stairs, one in each wing. Wooden double flight stair at the two ends and at the northern side of the central block with decorative newel post.			

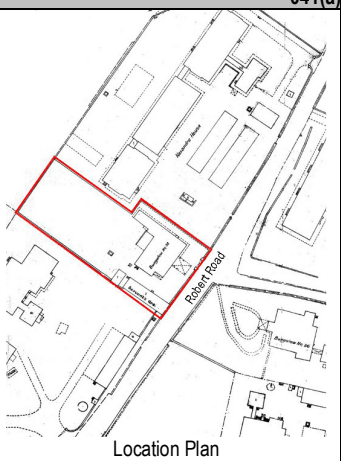
MES Inspection Bungalow (General Krishna Rao House)					040
7.5	Openings	Rectangular verandah openings and semicircular arched openings to rooms. Wooden door and window shutters and aluminum sliding windows to verandah openings.			
7.6	Roofing	Sloping Mangalore tile hipped roof over central portion of all the three wings and flat concrete slab over verandahs. Attached kitchen with sloping Mangalore tile roof, higher on the north side. Asymmetrical sloping roofs over two ancillary structures serving as servant's quarters.			
7.7	Articulation	Cornice bands at lintel level.			
7.8	Finishes	Rough plaster painted external wall surfaces and plain internal wall surfaces. Ceramic tile floor finish.			
7.9	Interiors (Movable and Immovable)	**Movable** - **Immovable** -			
7.10	Compound/ Fence/ Gate	High compound wall with iron gates at both the ends of the long road-facing front.			
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Very old trees in the front open space of the large plot along with ancillary servant's quarters, parking structure and raised water tanks. Well maintained garden lined with Ashoka trees on the rear western side which forms the main façade of the long building.			
8.0		**Services and Utilities**			
8.1	Lighting	Inadequate natural light in internal rooms, supplemented by artificial light.			
8.2	Ventilation	Adequate natural ventilation, supplemented by artificial light.			
8.3	Electricity	BEST			
8.4	Water Supply	MES			
8.5	Drainage (Plumbing and Sanitation)	MES			
8.6	Fire Precaution	Fire extinguishers.			
8.7	Other (HVAC/BMS/Security Systems)	Window air conditioning units			
9.0		**Condition**			
9.1	Plinth	Fair			
9.2	Walls	Fair			
9.3	Floor	Indeterminable due to false ceilings.			
9.4	Stairs	Fair			
9.5	Openings	Fair - modified door and window shutters.			
9.6	Roofing	Fair - minor cracks observed in the *verandah* slab.			
9.7	Articulation and Finishes	Fair			
9.8	Services	Fair			
9.9	Out Buildings	Poor - dilapidated servant's quarters and parking structure.			
9.10	Overall Conditions	Fair	Maintenance level	Fair in main building, Neglected out building.	
10.0		**Transformation**			
	Form	-			
	Structure	Internal modifications like additional toilets and subdivision of spaces.			
	Articulation and Finishes	-			
11.0		**DP Remarks/ Perceived Threats**			
		Building forms part of R zone			
12.0		**Additional Notes/ References/ Documents available**			
		Additional Notes: - **References:** FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc. Eicher Goodearth Ltd. (2002) *City Map – Mumbai,* Mumbai.			

North side façade with an extended porch, floor bands etc

West side landscaped portion

Detail of the railing

Façade detail

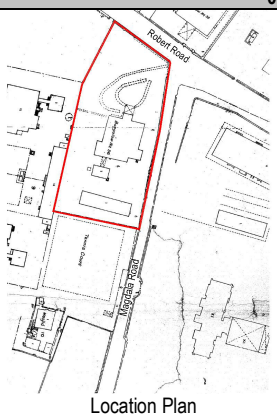
No. 16 Robert Road			041(a)
		Common Ref No: 041(a) Card No: 80 Ward (Part): A (Part V) CS No: 4 (Colaba division) Plot Area: Part of 307056.86 sq. m B U Area: - Date: 25/01/2005 Recorded by: Arun Wadhwa Reviewed by: Int: Arun Wadhwa Ext: Arun Wadhwa Photo Ref: 041(a)_ 16. Robert Road Bungalov	 Location Plan

1.0		**Denomination**	
1.1	Name of Premises	No. 16 Robert Road	
1.2	Earlier Name	-	
1.3	Built in:	20th century	Extension Date: -
2.0		**Access**	
2.1	Main	Robert Road	
2.2	Subsidiary	-	
3.0		**Ownership pattern**	
3.1	Present	Owner - Central Government	
3.2	Past	Owner	
3.3	Status	Owner	
4.0		**Use**	
4.1	Present	Residence of Flag Officer of station battalion, Army	
4.2	Past	Officer's bungalow.	
4.3	Usage	Daily - Residential	
5.0		**Significance & Value Classification**	
5.1	Townscape (manmade)	Small bungalow with an extended porch with narrow side open spaces.	
5.2	Architectural Description	**Planning** Small single storey bungalow structure with an extended porch marking entrance. Rectangular plan, symmetrical along a large central hall and dining space, with a master bedroom at the rear end. Smaller bedrooms flank both sides along with dressing and study areas. Kitchen and toilets facilities are located at rear of both sides. **Features** Low profile, singular mass with sloping hip roof and an extended porch. Roof overhangs with wooden eaves board. Sloping Mangalore tile awning over window openings. No significant ornamental or decorative feature. **Style** No particular style/ features.	
5.3	Intrinsic	-	
5.4	Value Classification	A(his), B(per), B(des), B(uu), F, G(grp) Recommended grade: II B	
6.0		**Topography**	
6.1	Floors	Ground floor only.	
7.0		**Construction**	
7.1	Plinth	Low plinth about 0.3 M high on the sides and rear, front pavement leveled upto plinth height.	
7.2	Walls	Load bearing thick brick masonry walls.	
7.3	Floor	-	
7.4	Stairs	-	
7.5	Openings	Semi circular brick arches with rectangular door window openings, wood paneled door shutters and glazed panel window shutters, also independent ventilator openings.	
7.6	Roofing	Singular sloping Mangalore tile hipped roof with gable end at the rear central portion.	
7.7	Articulation	No significant articulation feature.	
7.8	Finishes	Plastered /painted internal and external wall surfaces. Painted door/ window wooden shutters.	
7.9	Interiors (Movable & Immovable)	**Movable** -	

No. 16 Robert Road		041(a)
		Immovable -
7.10	Compound/ Fence/ Gate	1.5 m. high masonry wall around the plot with an iron gate to the south side of the main road.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Small structure serving as store at the rear western side.
8.0		**Services & Utilities**
8.1	Lighting	Inadequate natural light in internal rooms relies on electric light fixtures.
8.2	Ventilation	Inadequate natural ventilation, supplemented by artificial means.
8.3	Electricity	Supplied by M.E.S (Military Engineering Services) sourced from BEST
8.4	Water Supply	Underground and overhead water tank storage facility supplied by MES sourced from MCGM
8.5	Drainage (Plumbing & Sanitation)	Drainage collected by MES connected to municipal sewers of MCGM
8.6	Fire Precaution	No trace of fire fighting equipment.
8.7	Other (HVAC/BMS/Security Systems)	-
9.0		**Condition**
9.1	Plinth	Fair except some plumbing interventions and damaged plaster.
9.2	Walls	Fair condition
9.3	Floor	-
9.4	Stairs	-
9.5	Openings	Fairly maintained with mosquito mesh added. Poor state of openings in the rear ancillary structure.
9.6	Roofing	False ceiling obscures the truss structure. Externally seems in fair condition.
9.7	Articulation & Finishes	Well maintained internal & external wall surfaces of the main building, dilapidated condition of servants block.
9.8	Services	In fair state.
9.9	Out Buildings	Neglected state of ancillary store structure.
9.10	Overall Conditions	Fair Maintenance level: fair except store structure
10.0		**Transformation**
	Form	-
	Structure	Complete false ceiling of the sloping roof profile.
	Articulation & Finishes	-
11.0		**DP Remarks/ Perceived Threats**
		Building forms part of R zone
12.0		**Additional Notes/ References/ Documents available**
		Additional Notes: - **References:** Visual dictionary of Architecture - Francis D.K.Ching, Van Nostrand Reinhold, a division of International Thomson publishing Inc. Mumbai Eicher City Map – Good Earth.

Front façade with and extended porch with sloping Mangalore tiled roof

Side façade with arched openings and an additional structure

Army Wives Welfare Association			041(b)
		Common Ref No: 041(b) Card No: 81 Ward (Part): A (Part V) CS No: 9 (Colaba division) Plot Area: Part of 15,618.86 sq. m B U Area: - Date: 25/01/05 Recorded by: Sonal Modak Reviewed by: Int: Sonal Modak Ext: Sonal Modak Photo Ref: 041(b)_Bungalow opposite No. 16.	 Location Plan

1.0		**Denomination**			
1.1	Name of Premises	Army Wives Welfare Association			
1.2	Earlier Name	Indeterminable			
1.3	Built in:	20th century	Extension Date :	-	
2.0		**Access**			
2.1	Main	Robert Road - vehicular and pedestrian			
2.2	Subsidiary	-			
3.0		**Ownership pattern**			
3.1	Present	Owner - Central Government			
3.2	Past	Owner			
3.3	Status	Owner			
4.0		**Use**			
4.1	Present	Institutional			
4.2	Past	Residential			
4.3	Usage	Daily			
5.0		**Significance & value Classification**			
5.1	Townscape (Manmade)	The main access is from north-west side of the plot serving both as an entry and exit. The building is set deep into the plot with large front setback.			
5.2	Architectural Description	**Planning** A large spacious bungalow with central access through a porch and *verandah* on all sides. The structure is covered with double sloping Mangalore tile roof. Toilet block is detached located on eastern side of the main building. Ancillary structures like administrative offices, computer classes, beauty parlor, stitching classes, tailoring unit are spread over the site. A sloping porch at the rear side connects the main building to the ancillary structure. **Features** The low-rise structure has double sloping roof with clerestory, supported on wooden trusses, with a wooden decorative fascia. The openings are rectangular with sloping wooden *chajjas*. **Style** The structure derives influence from colonial and vernacular style.			
5.3	Intrinsic	-			
5.4	Value Classification	A(arc), A(his), B(per), B(des), B(uu), E, F, G(grp), I(sce).	Recommended grade	II B	
6.0		**Topography**			
6.1	Floors	Ground structure			
7.0		**Construction**			
7.1	Plinth	Normal height plinth in ashlar rubble masonary and stone plinth protection band			
7.2	Walls	Thick load bearing brick walls with wooden columns supporting the roof.			
7.3	Floor	-			
7.4	Stairs	-			
7.5	Openings	Door and window openings with rectangular wooden frames and wooden paneled glazed sash double leaf shutters. All openings are provided sloping *chajjas* with Mangalore tiles.			
7.6	Roofing	Double level sloping Mangalore tile roof supported on wooden trusses, with clearstory.			

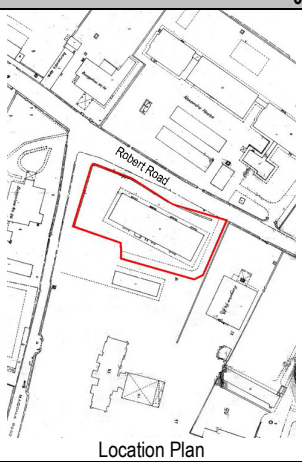
Army Wives Welfare Association			041(b)
7.7	Articulation	-	
7.8	Finishes	Walls are plastered and painted externally and internally. IPS and ceramic tile floor finish.	
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -	
7.10	Compound/ Fence/ Gate	Brick wall compound	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Landscaped portions demarcating circular entry and exit driveways Paved pathways connecting the ancillary structure. Water storage tanks on western side.	
8.0		**Services & Utilities**	
8.1	Lighting	Adequate natural light, supplemented with artificial lighting	
8.2	Ventilation	Adequate natural ventilation through windows and *verandahs*, supplemented with electrical fans	
8.3	Electricity	MES	
8.4	Water Supply	MES	
8.5	Drainage (Plumbing & Sanitation)	MES	
8.6	Fire Precaution	Nil	
8.7	Other (HVAC/BMS/Security Systems)	Window air conditioning units installed at places.	
9.0		**Condition**	
9.1	Plinth	Fair – Seepage has been observed some parts.	
9.2	Walls	Fair	
9.3	Floor	-	
9.4	Stairs	-	
9.5	Openings	Fair – Arched window openings have been altered to rectangular shape with aluminium glazed shutters, *Verandah* space has been enclosed	
9.6	Roofing	Fair – covered with false ceiling. Dampness due to leakages on false ceiling has been observed at places	
9.7	Articulation & Finishes	-	
9.8	Services	Fair	
9.9	Out Buildings	Fair	
9.10	Overall Conditions	Good	Maintenance level | Good
10.0		**Transformation**	
	Form	-	
	Structure	-	
	Articulation & Finishes	Façade has been painted	
11.0		**DP Remarks/ Perceived Threats**	
		Building forms part of R zone	
12.0		**Additional Notes/ References/ Documents available**	
		Additional Notes: - **References:** Eicher Goodearth Ltd. (2002) *City Map – Mumbai*, Mumbai.	

Front façade with sloping Mangalore tiled roof overlooking a the front landscaped court

Rear façade with verandah with sloping roof, wooden barge board etc

Staff Residential Bungalow			042
Not Available		Common Ref No: 042 Card No: 82 Ward (Part): A (Part V) CS No: 11 (Colaba Division) Plot Area: Part of 15618.86 sq. m B U Area: - Date: Recorded by: Sachin Borkar Reviewed by: Int: Permission denied Ext: Permission denied Photo Ref.: -	Not Available Location Plan
1.0		**Denomination**	
1.1	Name of Premises	Staff Residential Bungalow	

Note: Permission denied due to 'Z' security

Malhotra House				043
		Common Ref No: 043 Card No: 83 Ward (Part): A (Part V) CS No: 11 (Colaba division) Plot Area: Part of 91693.03 sq. m B U Area: - Date: 25/01/2005 Recorded by: Sonal Modak Reviewed by: Int: Sonal Modak Ext: Sonal Modak Photo Ref: 043_Malhotra house.	 Location Plan	
1.0		**Denomination**		
1.1	Name of Premises	Malhotra House		
1.2	Earlier Name	Malhotra House		
1.3	Built in:	Indeterminable	Extension Date:	-
2.0		**Access**		
2.1	Main	Robert Road – vehicular and pedestrian		
2.2	Subsidiary	-		
3.0		**Ownership pattern**		
3.1	Present	Owner - Central Government		
3.2	Past	Owner –The Governor of Bombay & Others		
3.3	Status	Owner		
4.0		**Use**		
4.1	Present	Residential, Institutional – Library		
4.2	Past	Residential		
4.3	Usage	Daily		
5.0		**Significance & value Classification**		
5.1	Townscape (Manmade)	The structure is located on a corner plot with two different access gates; one for residents and the other one for library.		
5.2	Architectural Description	**Planning** The building has an elongated rectangular plan with semi-covered verandahs on all four sides and is accessed through an extended sloping porch The building is divided in roughly three units lengthwise, with the main staircase in the center Ground floor occupies two residential flats and first floor level occupies three. A part of ground floor houses a library with a separate entry through a sloping roof porch. All service areas and kitchens are located on rear side. **Features** Arched openings with pilasters, passages with wooden railing, sloping Mangalore tile roof supported on wooden truss **Style** Structure derives influence from colonial and vernacular style.		
5.3	Intrinsic	-		
5.4	Value Classification	A(his), B(per), B(des), B(uu), F, G(grp)	Recommended grade	II B.
6.0		**Topography**		
6.1	Floors	G+2		
7.0		**Construction**		
7.1	Plinth	Low height plinth in grey stone with a plinth protection band.		
7.2	Walls	Thick load bearing external walls		
7.3	Floor	RCC slab and beam structure		
7.4	Stairs	Wooden staircase with wooden balustrade and handrail.		
7.5	Openings	Rectangular door and arched window openings with wooden paneled glazed shutters Verandahs on all sides are semi covered, enclosed with MS grills.		
7.6	Roofing	Hipped sloping roof supported on wooden truss with wooden		
7.7	Articulation	Arched openings, wooden railing in passages, bands, pilasters		

Malhotra House			043
7.8	Finishes	Walls plastered and painted from internally as well as externally.	
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -	
7.10	Compound/ Fence/ Gate	Brick wall with coping.	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Open space on all sides with garages on eastern side.	
8.0		**Services & Utilities**	
8.1	Lighting	Inadequate natural light supplemented by artificial lighting	
8.2	Ventilation	Adequate natural ventilation through openings supplemented with artificial ventilation	
8.3	Electricity	MES	
8.4	Water Supply	MES	
8.5	Drainage (Plumbing & Sanitation)	MES	
8.6	Fire Precaution	-	
8.7	Other (HVAC/BMS/Security Systems)	Window air conditioning units installed in places.	
9.0		**Condition**	
9.1	Plinth	Fair – Plant and moss growth has been observed at places	
9.2	Walls	Fair – Minor cracks have been observed on external wall.	
9.3	Floor	Fair	
9.4	Stairs	Poor – Deteriorated timber members of the main staircase	
9.5	Openings	Poor – Exposed reinforcement have been observed in lintels levels.	
9.6	Roofing	Poor – In many places wooden members have deteriorated.	
9.7	Articulation & Finishes	-	
9.8	Services	Poor – Corroded and broken service pipes causing leakages and dampness in walls. Plant growth. Haphazard electrical wiring.	
9.9	Out Buildings	Garages mostly not in used are totally neglected.	
9.10	Overall Conditions	Fair	Maintenance level | Poor
10.0		**Transformation**	
	Form	-	
	Structure	Verandahs on western side are enclosed with brick masonary in some parts.	
	Articulation & Finishes	-	
11.0		**DP Remarks/ Perceived Threats**	
		Building forms part of R zone	
12.0		**Additional Notes/ References/ Documents available**	
		Additional Notes: - **References:** FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc. Eicher Goodearth Ltd. (2002) *City Map – Mumbai,* Mumbai.	

Railing detail with floor bands etc

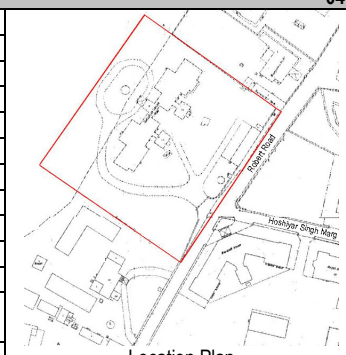
Entrance extended porch with sloping roof and wooden barge board

Building façade with arched openings with bands

Wooden painted staircase with wooden railing

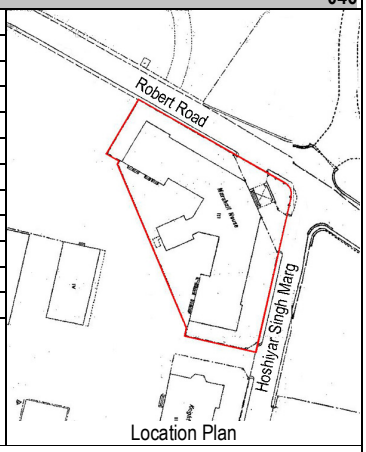
Bungalow			044
Not Available		Common Ref No: 044 Card No: 84 Ward (Part): A (Part V) CS No: - Plot Area: - B U Area: - Date: Recorded by: Sachin Borkar Reviewed by: Int: - Ext: - Photo Ref:	Not Available Location Plan
1.0		**Denomination**	
1.1	Name of Premises	Bungalow	

Note: Building not located due to inadequate information

Magdala House			045
		Common Ref No: 045 Card No: 85 Ward (Part): A part V CS No: 4 (Colaba division) Plot Area: Part of 307056.86 sq. m B U Area: - Date: 25/01/2005 Recorded by: Arun Wadhwa Reviewed by: Int: Permission denied Ext: Arun Wadhwa Photo Ref.: 045_Backbay House (Magdala house)	 Location Plan
1.0		**Denomination**	
1.1	Name of Premises	Magdala House	
1.2	Earlier Name	Backbay house No. 14,37 & 38	
1.3	Built in:	1937 (as per tablet)	Extension Date: -
2.0		**Access**	
2.1	Main	Robert Road	
2.2	Subsidiary	-	
3.0		**Ownership pattern**	
3.1	Present	Owner - Central Government	
3.2	Past	Owner - The Secretary of State for India in Council & Others	
3.3	Status	Owner	
4.0		**Use**	
4.1	Present	Residential accommodation for Army Officers	
4.2	Past	Same as above	
4.3	Usage	Residential	
5.0		**Significance & Value Classification**	
5.1	Townscape (manmade)	Long building standing centrally on a large piece of land accessed through a driveway up to a porch on the rear western side with a well-maintained lawn and parking space. The building fronts the rear western side while servants blocks are attached to the front east side.	
5.2	Architectural Description	**Planning** Large spaciously planned houses serving as residences to high-ranking army officers. Symmetrically planned residential apartments with a central stair and common lobby space. A continuous veranda along the east side forms a linear organization. The plan of each house is basically a guest/study room at the entrance followed by kitchen and dining. The living room projects out in front of the dining. The bedrooms are placed to the other side of the living with a narrow rear portion-serving toilet & store facilities. The servant's wing is attached to the rear side of kitchen with a central passage & small rooms flanking it. **Features** Projecting cornice bands at floor levels. Continuous sloping R.C.C *chajja* feature over window openings. **Style** Colonial with no particular style/ features	
5.3	Intrinsic	Very spacious and elaborate volume with a high ceiling.	
5.4	Value Classification	A(his), B(per), B(des), B(uu), F, G(grp)	Recommended grade: II B
6.0		**Topography**	
6.1	Floors	G+2	
7.0		**Construction**	
7.1	Plinth	Low plinth about 0.3 M high plaster finished.	
7.2	Walls	Non-load bearing brick masonry walls and R.C.C structural members.	
7.3	Floor	Flat R.C.C slab supported on beams and columns.	
7.4	Stairs	C – shaped R.C.C stair with a central open well. Narrow spiral stair in the servant's block.	
7.5	Openings	Rectangular door/ window openings, with wood framed glazed panel window shutters and double leaf wood paneled door shutters. Squarish ventilator openings high on the wall surfaces.	
7.6	Roofing	Sloping Mangalore tile hipped roof on both the wings of the main building. Flat concrete	

Magdala House		045
		slab over staircase and servants block.
7.7	Articulation	No significant articulation feature except for floor level cornice bands.
7.8	Finishes	Rough plastered / painted external wall finishing smooth plaster finish to the interiors. Painted door/ window wooden shutters.
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -
7.10	Compound/ Fence/ Gate	1.5 m. high masonry wall all around the large plot with an Iron gate to the southern side of the main road.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Attached servants block to both wings of the main building. Singular garage structure abutting the road front.
8.0		**Services & Utilities**
8.1	Lighting	Inadequate natural light in internal rooms; relies on electric light fixtures.
8.2	Ventilation	Adequate natural ventilation also supplemented by artificial means.
8.3	Electricity	BEST
8.4	Water Supply	Underground & overhead water tank storage facility supplied by M.E.S sourced from MCGM
8.5	Drainage (Plumbing & Sanitation)	Drainage collected by M.E.S connected to sewers of MCGM.
8.6	Fire Precaution	No trace of fire fighting equipment.
8.7	Other (HVAC/BMS/Security Systems)	Window unit Air conditioners.
9.0		**Condition**
9.1	Plinth	Fair in main building, damaged in servants block
9.2	Walls	Fair in main building, cracks and plant growth observed in servants block.
9.3	Floor	Fair condition in main building, cracks and exposed steel reinforcement observed in servants block.
9.4	Stairs	Poor state of maintenance. The servant's stair is in damaged and neglected state.
9.5	Openings	Fairly maintained except for modified shutters. Poor state of shutters in servants block.
9.6	Roofing	Sloping roof in main building in fair condition, while the slab in servants' wing and staircase in poor condition.
9.7	Articulation & Finishes	Well maintained internal & external wall surfaces of the main building, dilapidated condition of servants block.
9.8	Services	Leakage observed in plumbing pipes in the servants block.
9.9	Out Buildings	Neglected state of unused parking structure.
9.10	Overall Conditions	Fair Maintenance level: Fair except servants block
10.0		**Transformation**
	Form	-
	Structure	Projecting balconies on the first and second floor seem later additions or restructured. One of the servant's stairs seems to be reconstructed into a double flight from a spiral.
	Articulation & Finishes	-
11.0		**DP Remarks/ Perceived Threats**
		Building forms part of R zone
12.0		**Additional Notes/ References/ Documents available**
		Additional Notes: - **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation*. FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc. Eicher Goodearth Ltd. (2002) *City Map – Mumbai,* Mumbai.

Note: Photography permission denied

Marshal House			046
		Common Ref No: 046 Card No: 86 Ward (Part): A (Part V) CS No: 4 (Colaba) Plot Area: Part of 307056.86 sq. m B U Area: - Date: 27/01/2005 Recorded by: Sonal Modak Reviewed by: Int: Sonal Modak Ext: Sonal Modak Photo Ref: 046_Marshal House	 Location Plan

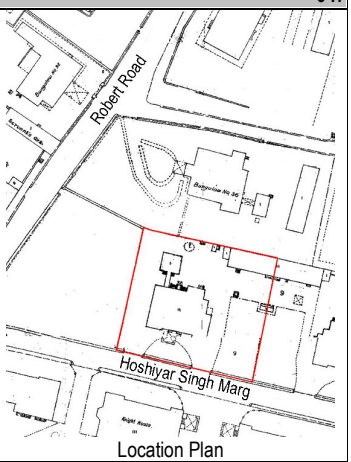
1.0		**Denomination**			
1.1	Name of Premises	Marshal House			
1.2	Earlier Name	Kumarmagalam House			
1.3	Built in:	1900's	Extension Date:	-	
2.0		**Access**			
2.1	Main	Robert Road – vehicular and pedestrian.			
2.2	Subsidiary	Hoshiyar Singh Marg – vehicular and pedestrian.			
3.0		**Ownership pattern**			
3.1	Present	Owner - Central Government			
3.2	Past	Owner - The Secretary of State for India in Council & Others			
3.3	Status	Owner			
4.0		**Use**			
4.1	Present	Residential			
4.2	Past	Residential			
4.3	Usage	Daily			
5.0		**Significance & value Classification**			
5.1	Townscape (Manmade)	The building is located on a triangular corner plot at the junction of Robert Road and Hoshiyar Singh Marg. The Main access is from the corner at the junction facing north-west through a porch. The building stands directly adjoining the roads on north and west sides.			
5.2	Architectural Description	**Planning** 'V' shape plan of the building with its main entrance from the corner through a porch. The two wings of the 'V' abut roads on both the sides. Each floor has two typical residential flats in each wing accessed from a common lobby. One enters the main triangular atrium from porch, which houses the main stone staircase. A small terrace above the porch is accessed from the first floor common corridor. A block housing servant's quarters divides the internal angle formed by two wings, into two open courtyards. All the service areas and toilet blocks are located on the interior side of two wings. **Features** Semicircular arches with cornice bands at all floor levels and at impost levels. High ceilings. **Style** Colonial structure with influence of Neo-classical and vernacular style of architecture.			
5.3	Intrinsic	-			
5.4	Value Classification	A(his), B(per), B(des), B(uu), F, G(grp)	Recommended grade	II B	
6.0		**Topography**			
6.1	Floors	G+2 with part terrace			
7.0		**Construction**			
7.1	Plinth	Medium height plinth in grey ashlar masonary with a projecting plinth protection layer.			
7.2	Walls	Thick load bearing composite walls with grey ashlar facing. Wooden partitions are used internally to demarcate the rooms.			
7.3	Floor	RCC slab and beam structure			
7.4	Stairs	Main staircase constructed in stone with wooden balustrades and handrail.			

Marshal House			046
7.5	Openings	All the doors are provided with wooden panel double shutters. Ground floor has semicircular arched window openings. Upper floors have regular rectangular openings. All the windows have wooden framed glazed panels. Ventilators in semi-circular arches are fitted with wooden louvers. Along the roads on north and west are verandahs along the length of the wings. MS jali protects verandahs.	
7.6	Roofing	Wooden truss hip roof with Mangalore roofing tiles. Terrace above porch at first floor level.	
7.7	Articulation	Cornice bands at second floor level. Plain bands at impost levels.	
7.8	Finishes	Grey ashlar masonary facing painted externally. Walls are plastered and painted internally. IPS floor finish.	
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -	
7.10	Compound/ Fence/ Gate	External wall of building itself forms boundary on northern and western sides. Brick masonary compound wall on remaining sides.	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Servant's quarters radiating out from the intersection of two wings. The two wings and the block of servants' quarters enclose two similar open courtyards on rear side.	
8.0		**Services & Utilities**	
8.1	Lighting	Adequate natural light through windows and verandah, supplemented by artificial lighting	
8.2	Ventilation	Adequate natural ventilation through windows and verandahs supplemented with electrical fans	
8.3	Electricity	MES	
8.4	Water Supply	MES	
8.5	Drainage (Plumbing & Sanitation)	MES	
8.6	Fire Precaution	-	
8.7	Other (HVAC/BMS/Security Systems)	-	
9.0		**Condition**	
9.1	Plinth	Good – Painted over without plaster.	
9.2	Walls	Good – Painted over externally.	
9.3	Floor	Good	
9.4	Stairs	Fair – Floor finish is damaged at places. Cracks in stone slabs. Chipping off stone corners.	
9.5	Openings	Good	
9.6	Roofing	Mostly not visible due to false ceiling.	
9.7	Articulation & Finishes	Fair	
9.8	Services	Poor – Broken pipes causing leakages and dampness.	
9.9	Out Buildings	-	
9.10	Overall Conditions	Fair	Maintenance level | Fair
10.0		**Transformation**	
	Form	-	
	Structure	Verandahs are enclosed in some areas.	
	Articulation & Finishes	-	
11.0		**DP Remarks/ Perceived Threats**	
		Building forms part of R zone	
12.0		**Additional Notes/ References/ Documents available**	
		Additional Notes: - **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc.	

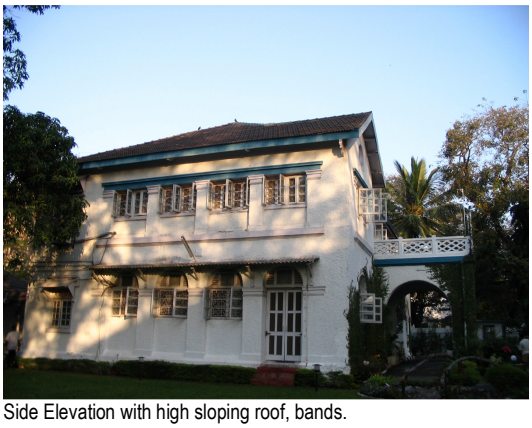
Stone clad façade with recessed arched openings with a keystone, bands.

Corridor view with sloping roof

Extended porch with arched opening, bands and stone balustrade

Staff Sadan			047
		Common Ref No: 047 Card No: 87 Ward (Part): A (Part V) CS No: 9 (Colaba division) Plot Area: Part of 15618.86 sq. m B U Area: - Date: 25/01/2005 Recorded by: Sonal Modak Reviewed by: Int: Sonal Modak Ext: Sonal Modak Photo Ref: 047_Staff sadan.	 Location Plan
1.0		**Denomination**	
1.1	Name of Premises	Staff Sadan	
1.2	Earlier Name	Staff House	
1.3	Built in:	1900's	Extension Date (if any): -
2.0		**Access**	
2.1	Main	Hoshiyar Singh Marg – pedestrian and vehicular	
2.2	Subsidiary	-	
3.0		**Ownership pattern**	
3.1	Present	Owner - Central Government	
3.2	Past	Owner - Central Government	
3.3	Status	Owner	
4.0		**Use**	
4.1	Present	Residential	
4.2	Past	Residential	
4.3	Usage	Daily	
5.0		**Significance & value Classification**	
5.1	Townscape (Manmade)	The main access is from southern side facing Hoshiyar Singh Marg	
5.2	Architectural Description	**Planning** The Bungalow has a rectangular plan with central access through a porch to a linear verandah. The rooms are planned behind verandah in two rows with the central part having a double level sloping roof and clerestory lights. All the service areas are located on northern side of the building. Bungalow is a low scaled structure with double level roof and other ground level ancillary structures spread on the west side. **Features** Semicircular arches on window openings. Simple column capitals. Asymmetrical double level sloping roof supported on wooden structural members. **Style** The building derives influence from colonial and vernacular style of architecture.	
5.3	Intrinsic	-	
5.4	Value Classification	A(his), B(per), B(des), B(uu), F, G(grp)	Recommended grade: II A
6.0		**Topography**	
6.1	Floors	G+1 with terrace.	
7.0		**Construction**	
7.1	Plinth	Low height slanting plinth in grey stone with a plinth protection band	
7.2	Walls	Thick load bearing internal as well as external walls.	
7.3	Floor	RCC slab beam structure	
7.4	Stairs	Wide timber dog-legged staircase with wooden newel post, balustrades and handrail.	
7.5	Openings	Eastern façade has semicircular arched window openings with wooden frame, glazed double shutters. The rest are rectangular openings with glazed wooden double shutters. All openings are fixed with MS grills. Rectangular clerestory openings at a higher level.	
7.6	Roofing	Wooden truss hipped roofing with Mangalore tiles and clerestory lighting.	

Staff Sadan		047
7.7	Articulation	Column capitals, arches, double level sloping roof with wooden supporting members
7.8	Finishes	Walls are plastered and painted internally as well as externally. All door and window wooden shutters and frames are painted. Floor finish has been altered to cement tiles laid in pattern.
7.9	Interiors (Movable & Immovable)	**Movable** Old wooden tables, chairs, shelves. **Immovable** -
7.10	Compound/ Fence/ Gate	Plastered brick compound wall strengthened by pilasters. Plot has separate entry and exit gates marked by pillars on either side.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	A kitchen block connected by a covered passage. A washing place, two garages, five servant's quarters, watchman's cabin etc are the built structures within the plot. Western side of the plot has a party lawn and front has concrete driveway
8.0		**Services & Utilities**
8.1	Lighting	Adequate natural light, supplemented with artificial lighting.
8.2	Ventilation	Adequate natural ventilation through windows and verandahs supplemented with electrical fans
8.3	Electricity	MES
8.4	Water Supply	MES
8.5	Drainage (Plumbing & Sanitation)	MES
8.6	Fire Precaution	-
8.7	Other (HVAC/BMS/Security Systems)	Strict manual security at the entrance. Window air conditioning units have been installed in some areas.
9.0		**Condition**
9.1	Plinth	Fair
9.2	Walls	Fair
9.3	Floor	Fair
9.4	Stairs	Fair
9.5	Openings	Fair
9.6	Roofing	Fair
9.7	Articulation & Finishes	Fair
9.8	Services	Fair
9.9	Out Buildings	Fair
9.10	Overall Conditions	Fair Maintenance level - Fair
10.0		**Transformation**
	Form	-
	Structure	Out buildings have been added in the plot using new materials.
	Articulation & Finishes	Creeper covers the entire front porch.
11.0		**DP Remarks/ Perceived Threats**
		Building forms part of R zone
12.0		**Additional Notes/ References/ Documents available**
		Additional Notes: - **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc.

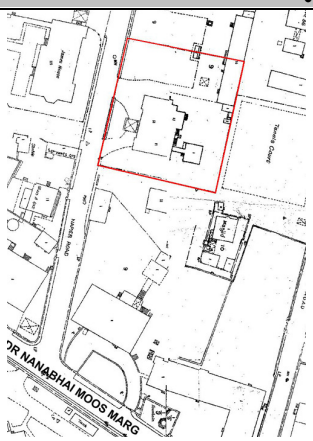


Side Elevation with high sloping roof, bands.

Rear Elevation with additions

Interior view with arched openings.

Wooden staircase with wooden railing, band etc

Tech House (22, Napier Road)			048
		Common Ref No: 048 and 066 Card No: 88 Ward (Part): A (Part V) CS No: 9 (Colaba division) Plot Area: Part of 15,618.86 sq. m B U Area: - Date: 27/01/2005 Recorded by: Sonal Modak Reviewed by: Int: Sonal Modak Ext: Sonal Modak Photo Ref: 048_22,Napier road.	 Location Plan
1.0		**Denomination**	
1.1	Name of Premises	Tech House	
1.2	Earlier Name	22, Napier Road	
1.3	Built in:	1900's	Extension Date : -
2.0		**Access**	
2.1	Main	Hoshiyar Singh Marg – pedestrian and vehicular	
2.2	Subsidiary	-	
3.0		**Ownership pattern**	
3.1	Present	Owner - Central Government	
3.2	Past	Owner	
3.3	Status	Owner	
4.0		**Use**	
4.1	Present	Residential	
4.2	Past	Residential	
4.3	Usage	Daily	
5.0		**Significance & value Classification**	
5.1	Townscape (Manmade)	The main access is from southern side of Hoshiyar Singh Marg with separate entrance and exit gates.	
5.2	Architectural Description	**Planning** Rectangular symmetrical structure with a central access through porch and *verandah* along three sides. All the service areas are located on rear northern side of the building. **Style** The building derives influence from colonial and vernacular style **Features** Segmental arches on ground floor window openings. Simple column capitals.	
5.3	Intrinsic	-	
5.4	Value Classification	A(his), B(per), B(des), B(uu), F, G(grp)	Recommended grade: II A
6.0		**Topography**	
6.1	Floors	G+1 with terrace	
7.0		**Construction**	
7.1	Plinth	Medium height stone plinth with plinth protection band	
7.2	Walls	Thick load bearing internal as well as external walls.	
7.3	Floor	RCC slab and beam structure	
7.4	Stairs	Wide wooden dog-legged staircase with wooden newel post, balustrades and handrail.	
7.5	Openings	Segmental arch arcade along *verandah* on all sides. Rectangular door and window openings with wooden frame, glazed double shutters. Few windows are fitted with wooden louvers. All openings are fixed with MS grills. Rectangular clerestory openings at a higher level.	
7.6	Roofing	Timber truss hipped roofing with Mangalore tiles and clerestory lighting.	
7.7	Articulation	Column capitals.	
7.8	Finishes	Walls are plastered and painted internally and externally.	

Tech House (22, Napier Road)		048
		All door and windows wooden shutters are painted. IPS flooring floor finish in rooms and marble mosaic tiles in *verandahs*
7.9	Interiors (Movable & Immovable)	**Movable** Old wooden tables, chairs, shelves. **Immovable** Wooden partitions.
7.10	Compound/ Fence/ Gate	Plastered brick compound wall with coping, strengthened by pilasters. Plot has separate entry and exit gates marked by pillars on either side.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	A kitchen block connected by a covered passage. A washing place, two garages, five servant's quarters, watchman's cabin etc are the built structures within the plot. Western side of the plot has a party lawn and front has concrete driveway
8.0		**Services & Utilities**
8.1	Lighting	Adequate natural light, supplemented with artificial lighting equipment wherever necessary.
8.2	Ventilation	Adequate natural ventilation through windows and *verandahs*, supplemented with electrical fans as required.
8.3	Electricity	MES
8.4	Water Supply	MES
8.5	Drainage (Plumbing & Sanitation)	MES
8.6	Fire Precaution	-
8.7	Other (HVAC/BMS/Security Systems)	-
9.0		**Condition**
9.1	Plinth	Fair
9.2	Walls	Fair
9.3	Floor	Fair
9.4	Stairs	Fair
9.5	Openings	Fair
9.6	Roofing	Fair
9.7	Articulation & Finishes	Fair
9.8	Services	Fair
9.9	Out Buildings	Fair
9.10	Overall Conditions	Fair Maintenance level - Fair
10.0		**Transformation**
	Form	-
	Structure	-
	Articulation & Finishes	The building has undergone painting.
11.0		**DP Remarks/ Perceived Threats**
		Building forms part of R zone
12.0		**Additional Notes/ References/ Documents available**
		Additional Notes: - **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc.

Extended porch with arched opening, bands, stone balustrade etc

Side elevation with a sloping roof overlooking the landscaped court

Rear open space with ancillary structures

Ancillary structure

Wooden staircase with wooden decorative railing and newel post

Roof skylight supported with wooden truss

Knight House and James House			049
		Common Ref No: 049 Card No: 89 Ward (Part): A (Part IV) CS No: 4 (Colaba division) Plot Area Part of 307056.86 sq. m B U Area: - Date: 27/01/2005 Recorded by: Arun Wadhwa Reviewed by: Int: Permission denied Ext: Arun Wadhwa Photo Ref: 049_Knight & James House.	 Location plan

1.0		**Denomination**	
1.1	Name of Premises	Knight House and James House	
1.2	Earlier Name	Knight House and James House	
1.3	Built in:	1924 (as per G.E Records)	Extension Date: -
2.0		**Access**	
2.1	Main	Hoshiyar Singh Marg – vehicular and pedestrian	
2.2	Subsidiary	-	
3.0		**Ownership pattern**	
3.1	Present	Owner - Central Government	
3.2	Past	Owner	
3.3	Status	Owner	
4.0		**Use**	
4.1	Present	Residence of senior Army Officers	
4.2	Past	Residence	
4.3	Usage	Residential - Daily	
5.0		**Significance & value Classification**	
5.1	Townscape (manmade)	Two symmetrical buildings placed with longer sides along the road front and open space to the rear side accessed through a porch attached to the narrow side.	
5.2	Architectural Description	**Planning** Rectangular plan with continuous long verandah along the front side providing access to spacious internal rooms arranged side by side interconnected with each other. Entrance through a vehicular porch along the narrow side leading to the staircase lobby opening into verandahs on each floor landing. Originally kitchen, store and servant's room were located in the separate wing connected through a narrow passage to the rear. Toilets and ancillary facilities are located in a narrow bay along the rear side. All the three levels have typical layouts with the top floor being pitched roof. **Features** Airy *verandah* space on the front side with high floor heights and spacious room sizes. Cornice bands on floor levels. Semicircular arch verandah openings on ground floor. **Style** The building displays vernacular and colonial style features devoid of any ornamental features.	
5.3	Intrinsic	-	
5.4	Value Classification	A(his), B(per), B(des), B(uu), F, G(grp)	Recommended grade: II B
6.0		**Topography**	
6.1	Floors	G+2	
7.0		**Construction**	
7.1	Plinth	Normal height plinth dressed in grey basalt ashlar stone course.	
7.2	Walls	Load bearing brick masonry walls.	
7.3	Floor	Reinforced concrete slab and beam resting on load bearing walls.	
7.4	Stairs	Regular double flight concrete stair with winders at mid-landing level and wooden balusters & handrail. External cast iron spiral staircase centrally supported to the servant's wing.	

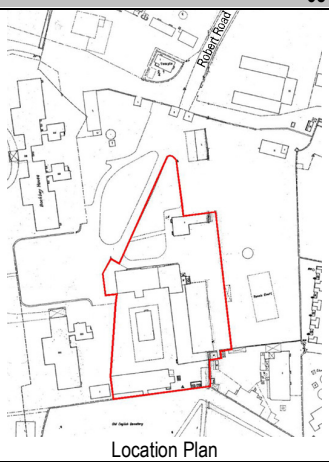
Knight House and James House			049
7.5	Openings	Semicircular arch openings in ground floor verandahs. Rectangular door and window openings with partly glazed and partly paneled shutters. Square ventilator openings below ceiling level.	
7.6	Roofing	Sloping Mangalore tile hip roof over the main building, supported on wooden king post truss. Connected servants wing has flat concrete roof.	
7.7	Articulation	Cornice bands at floor & intermediate lintel levels.	
7.8	Finishes	Externally rough plastered finish and smooth plastered and painted internal surfaces. Polished and painted door and window shutters. Varied floor finishes in all the floors.	
7.9	Interiors (Movable & Immovable)	**Movable** Ordinary furniture belonging to the occupant with no particular decorative or ornamental value. **Immovable** -	
7.10	Compound/ Fence/ Gate	Low compound wall	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Open space around the building with old trees. Paved open space between buildings and rear portion and a garage structure to the south side with servant's accommodation above.	
8.0		**Services & Utilities**	
8.1	Lighting	Adequate natural light, supplemented by artificial light fixtures.	
8.2	Ventilation	Adequate natural ventilation, supplemented by artificial means.	
8.3	Electricity	MES	
8.4	Water Supply	MES	
8.5	Drainage (Plumbing & Sanitation)	MES	
8.6	Fire Precaution	Few fire extinguishers.	
8.7	Other (HVAC/BMS/Security Systems)	Window unit air conditioning units	
9.0		**Condition**	
9.1	Plinth	Fair - organic growth has been observed at places	
9.2	Walls	Fair - Servant's wing with extensive seepage and damage.	
9.3	Floor	Fair - exposed reinforcement in the ground floor.	
9.4	Stairs	Fair - spiral steel staircase is in a poor condition	
9.5	Openings	Fair – damaged openings in servant's wing. Garage doors are in a corroding state	
9.6	Roofing	Fair - damage has been observed in the rear *verandah* portion.	
9.7	Articulation & Finishes	Fair internal wall surfaces, some blackening and seepage externally.	
9.8	Services	Poor – the plumbing lines are in a deteriorating condition, haphazard laying of electrical wiring in stairs and passages.	
9.9	Out Buildings	Poor – the condition of garage is in a deteriorating condition	
9.10	Overall Conditions	Fair	Maintenance level: Fair except servant's wing
10.0		**Transformation**	
	Form	-	
	Structure	Repair works have been carried out. Addition of toilets and other internal changes have been made	
	Articulation & Finishes	-	
11.0		**DP Remarks/ Perceived Threats**	
		Buildings form part of R zone	
12.0		**Additional Notes/ References/ Documents available**	
		Additional Notes: - **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc.	

Entrance porch with arched opening

Façade view with addition structure

INS Trata Complex (Building of INS Trata/ INS Agnibahu)			**050**
		Common Ref No: 050 Card No: 90 Ward (Part): A (Part V) CS No: 3 (Colaba division) Plot Area: Part of 175405.23 sq. m B U Area: - Date: 19/04/05 Recorded by: Sachin Borkar Reviewed by: Int: Refer # Ext: Refer # Photo Ref: 029_INS Trata	 Location Plan
1.0		**Denomination**	
1.1	Name of Premises	INS Trata Complex (NAMAC & INS Kunjali canteens and other training institutes along old tombstone)	
1.2	Earlier Name	Building of INS Trata/ INS Agnibahu	
1.3	Built in:	19th century	Extension Date: -

Note: Please Refer Building No. 68 and Card No. 3

United Services Club			051
		Common Ref No: 051 Card No: 91 Ward (Part): A (Part V) CS No: 4(Colaba division) Plot Area: Part of 307056.88 sq. m B U Area: - Date: 13/04/05 Recorded by: Prachi Merchant Reviewed by: Int: Refer # Ext: Refer # Photo Ref: 051_US Club	 Location Plan

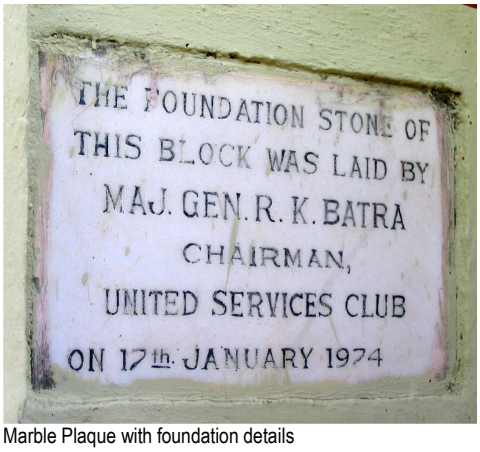
1.0		**Denomination**			
1.1	Name of Premises	United Services Club			
1.2	Earlier Name	United Services Club			
1.3	Built in:	1937	Extension Date:	-	
2.0		**Access**			
2.1	Main	Southern end of Robert road.			
2.2	Subsidiary	-			
3.0		**Ownership pattern**			
3.1	Present	Owner - Central Government			
3.2	Past	Owner			
3.3	Status	Owner			
4.0		**Use**			
4.1	Present	Club			
4.2	Past	Club			
4.3	Usage	Daily			
5.0		**Significance & Value Classification**			
5.1	Townscape (Manmade)	The campus is spread over a large parcel of land with extensive landscaping.			
5.2	Architectural Description	**Planning** Original British bungalows used as Main Administrative block and Squash & Badminton courts. **Features** Old houses with wooden beams and joists supporting the roof structure with timber staircase built in solid wood sections with ornate post and rail. **Style** -			
5.3	Intrinsic	-			
5.4	Value Classification	A(arc), A(his), B(per), B(des), B(uu), E, F, G(grp), I(sce)	Recommended grade:	II B	
6.0		**Topography**			
6.1	Floors	G and G+1 structure.			
7.0		**Construction**			
7.1	Plinth	-			
7.2	Walls	-			
7.3	Floor	-			
7.4	Stairs	Timber staircase built in solid wood sections with ornate post and rail.			
7.5	Openings	-			
7.6	Roofing	Original structures with sloping Mangalore tile roof supported on queen post truss roof and wooden beams and joists.			
7.7	Articulation	-			
7.8	Finishes	Walls are externally and internally finished in plaster and painted.			
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -			

United Services Club		051
7.10	Compound/ Fence/ Gate	-
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	-
8.0		**Services & Utilities**
8.1	Lighting	Natural supplemented with artificial means.
8.2	Ventilation	Natural supplemented with artificial means.
8.3	Electricity	MES
8.4	Water Supply	MES
8.5	Drainage (Plumbing & Sanitation)	Indeterminable
8.6	Fire Precaution	Indeterminable
8.7	Other (HVAC/BMS/Security Systems)	Indeterminable
9.0		**Condition**
9.1	Plinth	Fair.
9.2	Walls	Fair.
9.3	Floor	Fair.
9.4	Stairs	-
9.5	Openings	Fair.
9.6	Roofing	Fair – Timber sloping Mangalore tiled roof supporting members have been observed to be in a deteriorating condition due to leakage from the roof. In other RCC structures, false ceiling covers the ceiling.
9.7	Articulation & Finishes	Fair.
9.8	Services	Fair.
9.9	Out Buildings	Fair – new structure like toilet areas and storerooms have been added in the complex.
9.10	Overall Conditions	Fair | Maintenance level | Fair
10.0		**Transformation**
	Form	Original US Club Complex does not show any traces of the original built fabric with most of the new structure built in RCC.
	Structure	-
	Articulation & Finishes	-
11.0		**DP Remarks/ Perceived Threats**
		Complex forms part of R zone
12.0		**Additional Notes/ References/ Documents available**
		Additional Notes: The complex retains a few original structure which were used as the British bungalows in past. Other than the Main administrative block and squash & badminton court, majority of the Structures within are RCC new structures. **References:** # ABHA NARAIN LAMBAH ASSOCIATES (2005) *Conservation Guidelines for Heritage Structures with the Indian Navy, Mumbai,* 3 Vols, Mumbai. INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc.

Extension wing overlooking the landscaped court

Office canteen and Bar with sloping Mangalore tiled roof

Badminton court building



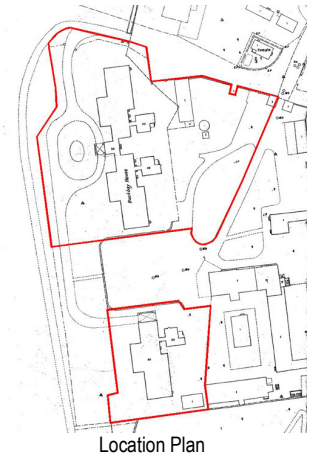
Marble Plaque with foundation details

Reception block with sloping Mangalore tiled roof

Residence of Secretary overlooking the landscaped court

Wooden staircase with wooden railing

View of Main building with gable end sloping roof

Backbay Houses No. 1 & 2			052
		Common Ref No: 052 Card No: 92 Ward (Part): A (Part V) CS No: 4 (Colaba division) Plot Area: Part of 307056.86 sq. m B U Area: - Date: 25/01/2005 Recorded by: Arun Wadhwa Reviewed by: Int: Arun Wadhwa, Sonal Modak Ext: Arun Wadhwa, Sonal Modak Photo Ref: 052_Backbay House no.1 & 2.	 Location Plan
1.0		**Denomination**	
1.1	Name of Premises	Backbay Houses No. 1 & 2	
1.2	Earlier Name	Backbay Houses No. 1 & 2	
1.3	Built in:	1938 (as per G. E Records)	Extension Date: -
2.0		**Access**	
2.1	Main	Robert Road	
2.2	Subsidiary	-	
3.0		**Ownership pattern**	
3.1	Present	Owner - Central Government	
3.2	Past	Owner	
3.3	Status	Owner	
4.0		**Use**	
4.1	Present	Residential	
4.2	Past	Residential	
4.3	Usage	Daily	
5.0		**Significance & value Classification**	
5.1	Townscape (manmade)	Buildings are accessed from the longer side through a driveway up to a porch on the western The buildings are located in the army enclave at the southernmost tip of Colaba.	
5.2	Architectural Description	**Planning** Large spaciously planned houses serving as residences to high-ranking army officers. Symmetrically planned residential apartments with a central stair and common lobby space. Continuous verandah along the west side forms a linear plan organization with a guest/study room at the entrance followed by kitchen and dining. The living room projects out in front of the dining. The bedrooms are placed to the other side of the living with a narrow rear portion-serving toilet, dressing and store facilities. The servant's wing is attached to the rear side of kitchen with a central passage and small rooms flanking it. House No. 2 is a single side apartment block that is half of House 1 accessed from a north side porch and staircase. Internal plan layout is exactly similar to House No. 1. **Features** Projecting cornice bands at floor levels. Continuous sloping R.C.C *chajja* feature over window openings. Sloping *chajjas* over window openings. Spacious rooms with high volume. **Style** The building derives influence from colonial style devoid of any significant features.	
5.3	Intrinsic	-	
5.4	Value Classification	A(his), B(per), B(des), B(uu), F, G(grp).	Recommended grade: II B
6.0		**Topography**	
6.1	Floors	G+2	
7.0		**Construction**	
7.1	Plinth	Low height plinth finished with plaster and paint	
7.2	Walls	Brick masonry walls	

Backbay Houses No. 1 & 2			052
7.3	Floor	R.C.C slab supported on beams and columns.	
7.4	Stairs	'C' shape R.C.C staircase with a central open well. Narrow spiral stair in the servant's block.	
7.5	Openings	Rectangular door and window openings, with wood framed glazed panel window shutters and double leaf wood paneled door shutters. Square ventilator openings at a higher level	
7.6	Roofing	Sloping Mangalore tile hipped roof on both the wings of the main building. Flat concrete slab over staircase and servants block.	
7.7	Articulation	Floor level cornice bands.	
7.8	Finishes	Rough plastered and painted external wall finishing, smooth plaster finish to the interiors. Painted door and window wooden shutters.	
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -	
7.10	Compound/ Fence/ Gate	1.5 M high masonry wall all around the large plot with an Iron gate to the southern side of the main road.	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Attached servants block to both wings of the main building. Singular garage structure abutting the road front.	
8.0		**Services & Utilities**	
8.1	Lighting	Inadequate natural light in internal rooms, supplemented with electric light fixtures.	
8.2	Ventilation	Adequate natural ventilation, supplemented by artificial means.	
8.3	Electricity	MES	
8.4	Water Supply	MES	
8.5	Drainage (Plumbing & Sanitation)	MES	
8.6	Fire Precaution	-	
8.7	Other (HVAC/BMS/Security Systems)	Window unit Air conditioners.	
9.0		**Condition**	
9.1	Plinth	Fair - damages have been observed in servants block	
9.2	Walls	Fair - cracks and plant growth observed in servants block.	
9.3	Floor	Fair - cracks and exposed steel reinforcement observed in servants block.	
9.4	Stairs	Fair - servant's stair is in a damaged and neglected state	
9.5	Openings	Fair - shutters in servants block are in a poor condition	
9.6	Roofing	Fair - flat terrace slab in servants' wing is in a deteriorating state	
9.7	Articulation & Finishes	-	
9.8	Services	Poor – extensive leakage in external plumbing pipes of servant's block.	
9.9	Out Buildings	Poor – Servant's wing in a dilapidated state.	
9.10	Overall Conditions	Fair	Maintenance level: Fair except for servants block
10.0		**Transformation**	
	Form	-	
	Structure	-	
	Articulation & Finishes	Minor changes to façade such as painting	
11.0		**DP Remarks/ Perceived Threats**	
		Complex forms part of R zone	
12.0		**Additional Notes/ References/ Documents available**	
		Additional Notes: - **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc.	

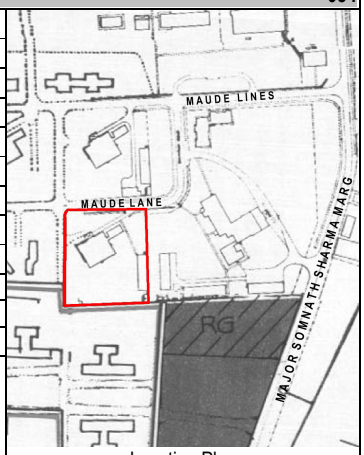
Ancillary building

Interior view

Extended porch

No. 6 Maude Lines (Dogra Lines)				053
Not Available		Common Ref No: 053 Card No: 93 Ward (Part): A (Part V) CS No: - Plot Area: - B U Area: - Date: - Recorded by: Sachin Borkar Reviewed by: - Int: - Ext: - Photo Ref: -	Not Available Location Plan	
1.0		**Denomination**		
1.1	Name of Premises	No. 6 Maude Lines (Dogra Lines)		
1.2	Earlier Name	-		
1.3	Built in:	-	Extension Date:	-

Note: Building Not Located

No. 5 Maude lane			054
		Common Ref No: 054 Card No: 94 Ward (Part): A (part V) CS No: Indeterminable Plot Area: Part of 950152.98 sq. m B U Area: - Date: 12/01/05 Recorded by: Arun Wadhwa Reviewed by: Int: Arun Wadhwa, Sonal Modak Ext: Arun Wadhwa, Sonal Modak Photo Ref.: 054_no.5 Maude Lines	 Location Plan
1.0		**Denomination**	
1.1	Name of Premises	No. 5 Maude lane	
1.2	Earlier Name	-	
1.3	Built in:	1920's	Extension Date: -
2.0		**Access**	
2.1	Main	Maude lane – vehicular and pedestrian	
2.2	Subsidiary	-	
3.0		**Ownership pattern**	
3.1	Present	Central Government - Owner	
3.2	Past	Owner	
3.3	Status	Owner	
4.0		**Use**	
4.1	Present	Residence of Senior Defence Officer.	
4.2	Past	Residence	
4.3	Usage	Daily.	
5.0		**Significance & Value Classification**	
5.1	Townscape (Manmade)	Vernacular bungalow building placed in a spacious landscaped plot with large rear open space. Accessed through a driveway from North side road.	
5.2	Architectural Description	**Planning** Rectangular plan with a projecting porch centrally to the front side; veranda spaces all around, partly accommodating kitchen, toilet and other facilities on the side and rear. Inner core of rooms, two front rooms serving as living / dining spaces with a narrow central passage accessing bedrooms in the rear half through inclined doorways. Attached dressing and toilet facilities in the side veranda spaces. Independent servant's structure placed to the east side is connected through a covered pathway. **Features** Domestic scale vernacular bungalow with distinct sloping roofs, veranda fronts and projecting gable end porch. Clearstory windows ventilating main inner rooms. Wooden veranda supports. **Style** Vernacular bungalow – Colonial influence.	
5.3	Intrinsic	Sloping Roofscape	
5.4	Value Classification	A(arc), A(his), B(per), B(des), B(uu), E, F, G(grp), I(sce)	Recommended grade: II B
6.0		**Topography**	
6.1	Floors	Ground floor	
7.0		**Construction**	
7.1	Plinth	Low plinth about 0.5 m. dressed in rough grey basalt ashlars course.	
7.2	Walls	Load bearing Brick masonry walls.	
7.3	Floor	-	
7.4	Stairs	-	
7.5	Openings	Rectangular door/ window openings with partly wooden, partly glazed shutters.	
7.6	Roofing	Two pyramidal sloping Mangalore tile roofs over central portion and lower continuous sloping roof over outer verandas with a projecting gable end porch.	

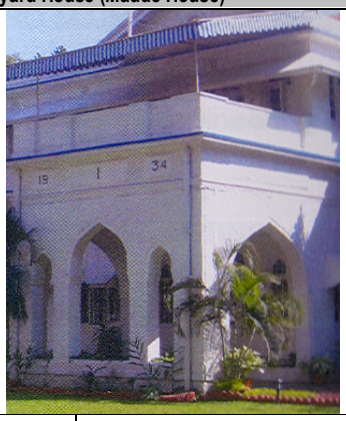
No. 5 Maude lane			054
7.7	Articulation	Roofscape, colonnaded veranda.	
7.8	Finishes	Plastered/ painted external and internal wall surfaces. Ordinary ceramic floor tiles.	
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -	
7.10	Compound/ Fence/ Gate	Iron mesh fence to the front and side boundary, brick masonry wall to the rear.	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Landscaped oval lawn within the vehicular driveway fronting the building. Old large trees present within the site. Ancillary servants' quarter connected to the east side of the main building. Large uncultivated open space to the rear side and abandoned garage structure abutting the rear wall.	
8.0		**Services & Utilities**	
8.1	Lighting	Adequate natural light supplemented by artificial means.	
8.2	Ventilation	Adequate natural ventilation also supplemented by artificial means.	
8.3	Electricity	MES	
8.4	Water Supply	MES	
8.5	Drainage (Plumbing & Sanitation)	MCGM	
8.6	Fire Precaution	Fire Extinguishers only.	
8.7	Other (HVAC/BMS/Security Systems)	-	
9.0		**Condition**	
9.1	Plinth	Fair except plastering done over stone facing and plant growth.	
9.2	Walls	Fair except seepage observed at the rear portion.	
9.3	Floor	-	
9.4	Stairs	-	
9.5	Openings	Fair except non-maintained ventilator openings.	
9.6	Roofing	Fair except minor damage to eaves board.	
9.7	Articulation & Finishes	Fair.	
9.8	Services	Poor – old and rusted plumbing lines.	
9.9	Out Buildings	Poor – neglected servants quarter without water and sanitation facilities.	
9.10	Overall Conditions	Fair.	Maintenance level | Fair
10.0		**Transformation**	
	Form	-	
	Structure	-	
	Articulation & Finishes	Minor changes	
11.0		**DP Remarks/ Perceived Threats**	
		Building forms part of R zone	
12.0		**Additional Notes/ References/ Documents available**	
		Additional Notes: GES records show the cost of construction of the building as Rs. 30202/= **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation*. FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc. Eicher Goodearth Ltd. (2002) *City Map – Mumbai,* Mumbai.	

Rear view overlooking open court

Sloping roof detail with wooden supporting members

Bungalow west of No. 6 Maude Lines				055
Not Available		Common Ref No: 055 Card No: 95 Ward (Part): A (Part V) CS No: - Plot Area: - B U Area: - Date: - Recorded by: Sachin Borkar Reviewed by: - Int: - Ext: - Photo Ref: -	Not Available Location Plan	
1.0		**Denomination**		
1.1	Name of Premises	Bungalow west of No. 6 Maude Lines		
1.2	Earlier Name	-		
1.3	Built in:	-	Extension Date:	-

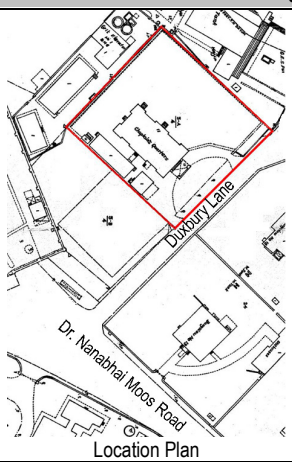
Note: Building not located due to inadequate information

Dockyard House (Maude House)			056
		Common Ref No: 056 Card No: 96 Ward (Part): A (Part V) CS No: Indeterminable Plot Area: Indeterminable B U Area: - Date: 15/04/05 Recorded by: Prachi Merchant Reviewed by: Int: Refer # Ext: Refer # Photo Ref: 066_22 napier road	Not Available Location Plan
1.0		**Denomination**	
1.1	Name of Premises	Dockyard House	
1.2	Earlier Name	Maude House	
1.3	Built in:	1934	Extension Date: -
2.0		**Access**	
2.1	Main	Off Maude lines	
2.2	Subsidiary	-	
3.0		**Ownership pattern**	
3.1	Present	Owner - Central Government	
3.2	Past	Owner	
3.3	Status	Owner	
4.0		**Use**	
4.1	Present	Residential	
4.2	Past	Residential	
4.3	Usage	Daily	
5.0		**Significance & Value Classification**	
5.1	Townscape (Manmade)	The Bungalow is located on the Maude lines road to the west of Afghan church.	
5.2	Architectural Description	**Planning** The building is set in its compound along with the ancillary structures. Rectangular building with an extended entrance porch. **Features** An entrance porch with gothic pointed arches, with a terrace above. Rectangular and circular gable wall openings emphasized with stucco keystone, sloping projecting *chajjas*, floor level stucco cornice bands, sloping roof with timber *jhilmils* supported on wooden brackets and bargeboards on square openings. **Style** Derives influence from Colonial residential style of Architecture.	
5.3	Intrinsic	-	
5.4	Value Classification	A(his), B(per), B(des), B(uu), F, G(grp)	Recommended grade: II A
6.0		**Topography**	
6.1	Floors	G+2	
7.0		**Construction**	
7.1	Plinth	Normal height stone plinth	
7.2	Walls	Load bearing brick masonry walls.	
7.3	Floor	Wooden floor supported on wooden members.	
7.4	Stairs	Wooden staircase with wooden newel post, treads, risers and decorative wooden railings. Cast iron spiral service staircase.	
7.5	Openings	Rectangular window, ventilator and circular openings with glazed paneled shutters.	
7.6	Roofing	Sloping Mangalore tiled roof supported on king post roof truss. Flat RCC slab over passages, toilet areas.	
7.7	Articulation	Porch with pointed arches, bands, sloping *chajjas*.	
7.8	Finishes	Walls are finished with grit plaster and paint. Floor is finished with wooden flooring.	
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable**	

Dockyard House (Maude House)		056
		-
7.10	Compound/ Fence/ Gate	High compound wall.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Lawns with some old and rare trees, shrubs, creepers. Concrete driveway, paved pathways around the house. Ground structures of cookhouse.
8.0		**Services & Utilities**
8.1	Lighting	Adequate light through verandah, window and ventilators, supplemented with artificial light.
8.2	Ventilation	Natural supplemented with artificial means
8.3	Electricity	MES
8.4	Water Supply	MES
8.5	Drainage (Plumbing & Sanitation)	MES
8.6	Fire Precaution	-
8.7	Other (HVAC/BMS/Security Systems)	-
9.0		**Condition**
9.1	Plinth	Fair
9.2	Walls	Fair – Growth of vegetation has been observed. Internal partitions have been added.
9.3	Floor	Fair
9.4	Stairs	Fair
9.5	Openings	Fair – Openings have been blocked. Grills have been added.
9.6	Roofing	Fair – Leakage from the roof has been observed through the roof due to deteriorating condition of wooden members. Eaves have been observed to be in a broken condition. False ceiling has been added in all the floors, covering the original roof supports. Corrosion of reinforcement bars of the *chajjas* has been observed.
9.7	Articulation & Finishes	Fair
9.8	Services	Fair – service pipes and electrical lines have been added haphazardly. AC units, water tanks have been installed in an unplanned manner. Floor finish has been altered to mosaic tiles.
9.9	Out Buildings	Fair
9.10	Overall Conditions	Fair | Maintenance level | Fair
10.0		**Transformation**
	Form	-
	Structure	-
	Articulation & Finishes	Openings have been blocked, grills have been added. Light fixtures have been added.
11.0		**DP Remarks/ Perceived Threats**
		Building forms part of R zone
12.0		**Additional Notes/ References/ Documents available**
		Additional Notes: The Dockyard House was constructed during the British colonial period in 1934. Originally the house was named as Bungalow no.1, was occupied by army authorities, before it was renamed in 1972 as Dockyard House. Prior to 1972, the low-lying land premises was levelled and used for paddy fields and vegetation. **References:** # ABHA NARAIN LAMBAH ASSOCIATES (2005) *Conservation Guidelines for Heritage Structures with the Indian Navy, Mumbai,* 3 Vols, Mumbai.

Side façade with arched openings, bands, sloping roof.

Wooden staircase with intricate wooden railing

Residence Of Bishop Of Bombay (Church of North India, St.John's House)			057
		Common Ref No: 057 Card No: 97 Ward (Part): A (Part IV) CS No: 4 (Colaba division) Plot Area: Part of 307056.86 sq. m B U Area: - Date: 11/01/05 Recorded by: Prachi Merchant Reviewed by: Int: Prachi Merchant, Sonal Modak Ext: Prachi Merchant, Sonal Modak Photo Ref: 057_Residence of Bishop of Bombay	 Location Plan
1.0		**Denomination**	
1.1	Name of Premises	Residence Of Bishop Of Bombay (Church of North India, St.John's House)	
1.2	Earlier Name	Residence of Bishop Of Bombay	
1.3	Built in:	19th century	Extension Date: -
2.0		**Access**	
2.1	Main	Duxbury Lane – vehicular and pedestrian.	
2.2	Subsidiary	-	
3.0		**Ownership pattern**	
3.1	Present	Trust -Indian Church Trust, Calcutta	
3.2	Past	Trust -Indian Church Trust, Calcutta	
3.3	Status	Trust	
4.0		**Use**	
4.1	Present	Residential – Residence of Bishop Of Bombay	
4.2	Past	Residential	
4.3	Usage	Daily	
5.0		**Significance & value Classification**	
5.1	Townscape (Manmade)	The plot is located on Duxbury lane off Dr. Nanabhai Moos Road, on the southern side of Afghan Church plot. The access to the plot is from north side and the building is accessed through an extended porch. The main building is located in the center of the plot with huge offsets on all four sides.	
5.2	Architectural Description	**Planning** The main building is rectangular in shape and is oriented in the north-south direction with the shorter side facing the north side. The central wing and towers in the four corners are higher than the other wings. The porch of the building leads into a front verandah with rooms planned in a linear manner in the central wing overlooking the verandahs in the periphery. The staircases blocks, located in the two diagonally opposite corners and the other two corner rooms, form a tower with turrets above. The servants quarters, garage shed, toilet block and water tank are in independent structures on the east side of the main structure. The ground floor houses the living, dining, bedroom, kitchen and office area with verandahs in the periphery. The first floor has three large rooms with enclosed balconies. **Features** The building is externally clad with grey rough dressed stone ashlar masonry. The floor level is defined by a buff stone band. The window and door openings have equilateral and tudor arches with buff stone voussoirs and wooden projecting chajjas. The porch has wide bucket-handle arched side openings and equilateral arched openings in the front supported on columns with decorative capitals. The verandahs and projecting balconies have a decorative wooden railing. The central wing has cross gable sloping roof with circular windows and the corner towers have conical roofs and turrets and sloping roof. **Style**	

Residence Of Bishop Of Bombay (Church of North India, St.John's House)					057
		Colonial style of planning deriving influence from vernacular style architecture.			
5.3	Intrinsic	-			
5.4	Value Classification	A(arc), A(his), B(per), B(des), B(uu), E, F, G(grp), I(sce).	Recommended grade	II A	
6.0		**Topography**			
6.1	Floors	G + 1 Bungalow, Ground structure sheds of garage, servant's quarters, toilet blocks.			
7.0		**Construction**			
7.1	Plinth	Normal height plinth of grey ashlar stone masonary, with buff stone plinth protection band.			
7.2	Walls	Composite load bearing walls.			
7.3	Floor	Cement floor supported on steel sections			
7.4	Stairs	Two wooden spiral staircases in the diagonal corners with wooden treads, risers and railings. Stone steps access the plinth of the bungalow.			
7.5	Openings	The porch opening has wide bucket-handle arched opening on sides and two equilateral arches on the front. The towers have double arched windows with a wooden Mangalore tiled sloping roof. Door and windows have openings with equilateral or tudor arches with full height glazed paneled double and four shutters and wooden louvered ventilator.			
7.6	Roofing	The central portion has a high cross gable roof supported on wooden truss members. Three out of four towers have sloping roofs. The rear south tower has a conical roof. The balconies have lean to sloping Mangalore tiled roof.			
7.7	Articulation	Arches, bands, turrets, intricate wooden railing in verandahs and projecting balconies.			
7.8	Finishes	The walls are externally finished with grey rough ashlar masonary and plaster and painted internally. The floor is finished with IPS and cement tiles.			
7.9	Interiors (Movable & Immovable)	**Movable** Old wooden chaise, chairs, tables, cupboards. **Immovable** -			
7.10	Compound/ Fence/ Gate	Brick compound wall. Two MS gates, one from Duxbury lane and other connecting from Afghan church plot from east end.			
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Servants' quarters, Toilet block, Tank, Garage with interconnecting paved pathways. Shrubs, old trees, west rear side lawn area.			
8.0		**Services & Utilities**			
8.1	Lighting	Adequate natural light through openings and verandahs, supplemented by artificial lighting.			
8.2	Ventilation	Adequate ventilation through openings and verandahs, supplemented by artificial ventilation.			
8.3	Electricity	BEST			
8.4	Water Supply	MCGM			
8.5	Drainage (Plumbing & Sanitation)	MCGM			
8.6	Fire Precaution	-			
8.7	Other (HVAC/BMS/Security Systems)	Window air conditioning units have been installed in the rooms.			
9.0		**Condition**			
9.1	Plinth	Fair – The stone is in a deteriorating state with organic growth in few places.			
9.2	Walls	Poor – Externally the stone is deteriorating with visible weathering and organic growth Internally the walls have loose plaster in some places, seepage visible in the first floor and exposed brickwork at places. Internal walls and partitions have been added to create new rooms within.			
9.3	Floor	Fair – The floor has been strengthened by adding steel sections.			
9.4	Stairs	Poor – The wooden staircase is not maintained well with few loose treads. Landing finish has been changed to IPS. Stone steps leading to the plinth have been added at various places.			
9.5	Openings	Poor – All the verandah and balcony openings have been enclosed insensitively with jalis, grills. The floor above the entrance porch and *verandah* space has been enclosed. The window and door shutters have been blocked by paneling, grills, *jails*. Shutters have been changed.			
9.6	Roofing	Fair – Roof wooden support members are deteriorating. Mangalore tiled sloping *chajjas* have been replaced by asbestos sheets.			
9.7	Articulation & Finishes	Fair – the bands have been painted insensitively. Some parts are painted and the original materials are difficult to identify. Floor is finished with new materials.			
9.8	Services	-			
9.9	Out Buildings	Poor – New toilet block, servant's quarters, and tank have been added insensitively. The landscaped portion is maintained well.			
9.10	Overall Conditions	Fair	Maintenance level	Poor	

Residence Of Bishop Of Bombay (Church of North India, St.John's House)		057
10.0		**Transformation**
	Form	Floor has been added over the porch.
	Structure	Steel supporting sections have been added to strengthen the floor.
	Articulation & Finishes	Verandah and balcony openings have been enclosed. *Jalis* and grills have been added.
11.0		**DP Remarks/ Perceived Threats**
		Building forms part of R zone
12.0		**Additional Notes/ References/ Documents available**
		Additional Notes: - **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc. Eicher Goodearth Ltd. (2002) *City Map – Mumbai,* Mumbai.

Side façade clad with grey stone, arched openings, verandahs and projected central and side bays with sloping roof

Extended entrance porch with arched openings overlooking the front courtyard

Side façade with end towers with sloping roof overlooking the side court

Openings with wooden louvers

Grey stone clad masonary with painted arched opening voussoirs

Arched opening with wooden louvers and shutters

Projecting balconies with wooden railing and sloping roof

The Prongs Lighthouse				058
		Common Ref No: 058 Card No: 98 Ward (Part): - CS No: - Plot Area: - B U Area: - Date: 07/02/06 Recorded by: Prachi Merchant Reviewed by: Int: Permission denied Ext: Permission denied Photo Ref: 58_The Prongs Lighthouse Note: The Proforma has been filled through book study.	Not available Location Plan	
1.0		**Denomination**		
1.1	Name of Premises	The Prongs Lighthouse		
1.2	Earlier Name	The Prongs Lighthouse		
1.3	Built in:	1874	Extension Date:	-
2.0		**Access**		
2.1	Main	By boat		
2.2	Subsidiary	-		
3.0		**Ownership pattern**		
3.1	Present	Owner – The Mumbai Port Trust		
3.2	Past	Owner – The Mumbai Port Trust		
3.3	Status	Owner		
4.0		**Use**		
4.1	Present	Lighthouse		
4.2	Past	Lighthouse – guarding the Prongs Reef		
4.3	Usage	Lighthouse		
5.0		**Significance & Value Classification**		
5.1	Townscape (Manmade)	Located near extreme of reef extending southward from Colaba and can be seen 18 sea miles by an observer, 18 feet above the water. This historic offshore lighthouse marks the entrance to Mumbai Harbour.		
5.2	Architectural Description	**Planning & Features** Located 1-1/5 sea miles South West by S. of the Colaba Lighthouse, The Prongs Lighthouse has a shaft or column made of solid ashlar, standing on a concrete base. The tapered stone tower with lantern and two galleries, mounted on a stone pier consists of circular shaft and is painted in bands of black, white, red and white alternately. The black being at the bottom to enable the tower to be seen more distinctly in the monsoon or early morning when there is heavy fog on the water. The lighthouse guards the Prongs Reef. There is foul ground all round for atleast 1-1/4 miles beyond the lighthouse. There are eight rooms in the lighthouse consisting of storeroom and living rooms. The apparatus is a holophotal dioptric, first order, 10 seconds flashing white light. It is composed of entirely of glass and has eight sides, the whole revolving once in 80 seconds. The lantern is entirely composed of copper and gunmetal and is glazed with triangular patterns of plate glass. The sides of the tower are hyperbolic curves. **Style** No particular style		
5.3	Intrinsic	One of the largest lighthouses in the world. It was one of the few lighthouses equipped with a cannon to repel pirates.		
5.4	Value Classification	A(his), B(uu), C(seh), H(tec)	Recommended grade	I
6.0		**Topography**		
6.1	Floors	136 feet height of centre of lantern above high water		
7.0		**Construction**		
7.1	Plinth	Solid ashlar		
7.2	Walls	Solid ashlar		
7.3	Floor	-		
7.4	Stairs	-		
7.5	Openings	-		

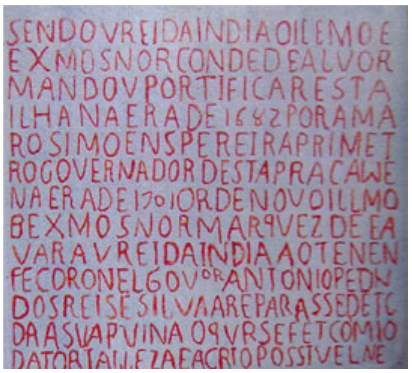
The Prongs Lighthouse			058
7.6	Roofing	-	
7.7	Articulation	-	
7.8	Finishes	The tower is painted in bands of black, white, red and white alternately, the black being at the bottom	
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -	
7.10	Compound/ Fence/ Gate	-	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	-	
8.0		**Services & Utilities**	
8.1	Lighting	Indeterminable	
8.2	Ventilation	Indeterminable	
8.3	Electricity	Indeterminable	
8.4	Water Supply	Indeterminable	
8.5	Drainage (Plumbing & Sanitation)	Indeterminable	
8.6	Fire Precaution	Indeterminable	
8.7	Other (HVAC/BMS/Security Systems)	-	
9.0		**Condition**	
9.1	Plinth	Indeterminable	
9.2	Walls	Indeterminable	
9.3	Floor	Indeterminable	
9.4	Stairs	Indeterminable	
9.5	Openings	-	
9.6	Roofing	-	
9.7	Articulation & Finishes	-	
9.8	Services	-	
9.9	Out Buildings	-	
9.10	Overall Conditions	Indeterminable	Maintenance level | Indeterminable
10.0		**Transformation**	
	Form	-	
	Structure	Indeterminable	
	Articulation & Finishes	-	
11.0		**DP Remarks/ Perceived Threats**	
		Indeterminable	
12.0		**Additional Notes/ References/ Documents available**	
		Additional Notes: Designed by Thomas Ormiston, Chief Engineer of the Port Trust from 1873 to 1882, Prong's Lighthouse was completed in 1875 at the southern tip of Colaba. The shaft or column is made of solid ashlar standing on a concrete base and was once painted in alternate bands of black, white, red and white, and could be viewed from a distance of 18 sea miles, 18 feet above the water. **References:** # Gazetteer Of Bombay City & Island – S. M. Edwards, Set in Three Volumes, Cosmo Publications, India.	

Note: Photography permission denied

Middle Ground Islet			059
		Common Ref No: 059 Card No: 99 Ward (Part): - CS No: - Plot Area: - B U Area: - Date: 13/04/05 Recorded by: Prachi Merchant Reviewed by: Int: Refer # Ext: Refer # Photo Ref: 59_Middle ground island	Not available Location Plan
1.0		**Denomination**	
1.1	Name of Premises	Middle Ground Islet	
1.2	Earlier Name	Middle Ground Islet	
1.3	Built in:	Indeterminable	Extension Date: -
2.0		**Access**	
2.1	Main	Island in the Harbour accessed by a ferry.	
2.2	Subsidiary	-	
3.0		**Ownership pattern**	
3.1	Present	Owner - Central Government	
3.2	Past	Owner	
3.3	Status	Owner	
4.0		**Use**	
4.1	Present	Defense	
4.2	Past	Defense	
4.3	Usage	Part structure abandoned.	
5.0		**Significance & Value Classification**	
5.1	Townscape (Manmade)	Located in an island to the east of Naval Dockyard, occupied a vantage location, guarding the Bombay Harbour.	
5.2	Architectural Description	**Planning** Located in an island, the middle ground islet is a group of structures varying heights, highlighted by a singular mast hoisting the Indian flag. The ground level is raised to 4mts above the level of the water, opening into the other side of the sea with guns pointing for defense and covered with layers of molten tar, The entrance into the structure is through a corridor leading to the original chambers. The internal passages lead into smaller chambers originally used for storage of ammunition, war equipment etc. Largely a flat terrain with minor slopes towards the edge of the island, the battery ground provides adequate lighting to the chambers. Gun chambers are located on the battery ground. Tower like RCC structures on either side of the battery ground as residential units for officers, sailors. **Features** Raised structure facing the sea with a singular mast hoisting the Indian flag. The battery ground is punctuated with raised skylights. The smaller low height chambers are articulated with small square punctures. The Gun chambers show a unique cast iron folding door mechanism highlighting the layers of additions made to its coastal battery. The original chambers are characterized by large span of segmental arched openings and cast iron columns supporting slabs. **Style** No particular style	
5.3	Intrinsic	-	
5.4	Value Classification	A(arc), A(his), B(per), B(des), B(uu), F, I(sce)	Recommended grade I
6.0		**Topography**	
6.1	Floors	G+1, part structures G+4	
7.0		**Construction**	
7.1	Plinth	High stone plinth.	

Middle Ground Islet			059
7.2	Walls	Basalt stone masonry load bearing walls.	
7.3	Floor	I-section girders and beams of masonry slabs supported on cast iron columns.	
7.4	Stairs	Concrete spiral staircase leading to the battery ground.	
7.5	Openings	Original chambers with large span segmental arched openings, smaller chambers with small square punctures. Gun chambers show a cast iron folding door mechanism.	
7.6	Roofing	Flat masonry slab	
7.7	Articulation	-	
7.8	Finishes	Walls are externally and internally finished in plaster and painted.	
7.9	Interiors (Movable & Immovable)	**Movable** Old elaborate teakwood furniture used for storage as wardrobes, chairs and tables in common rooms of residing sailors. **Immovable** Portuguese script in passageway leading to the main block proves its historical relevance in prior to the British take over. Teakwood door of Indian Naval ship has been installed in the memory of the services rendered by the ship to the Indian Navy for thirty years 1948-1978.	
7.10	Compound/ Fence/ Gate	-	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	-	
8.0		**Services & Utilities**	
8.1	Lighting	Natural supplemented with artificial means	
8.2	Ventilation	Natural supplemented with artificial means	
8.3	Electricity	MES	
8.4	Water Supply	MES	
8.5	Drainage (Plumbing & Sanitation)	Indeterminable	
8.6	Fire Precaution	Indeterminable	
8.7	Other (HVAC/BMS/Security Systems)	Indeterminable	
9.0		**Condition**	
9.1	Plinth	Poor – Deteriorating due to salt laden winds and continuous exposure to moisture and salts.	
9.2	Walls	Poor – Deterioration of wall and corrosion of reinforcement rods due to saline water seepage.	
9.3	Floor	Poor– The reinforcement within I section beams of slabs and *chajjas* at certain places exhibit extensive corrosion.	
9.4	Stairs	Poor – Corrosion of the reinforcement in supporting columns and steps. The staircase is not in use.	
9.5	Openings	Fair – Openings have been blocked.	
9.6	Roofing	Poor – Leakage from the roof has weakened the structure.	
9.7	Articulation & Finishes	Fair – Painted with oil distemper, which blocks the breathable surface.	
9.8	Services	Poor – Electricity and other services are unavailable in certain areas. Cables have been haphazardly added in the corridors.	
9.9	Out Buildings	Fair – Adhoc structures have been added on the ground facing the horizon.	
9.10	Overall Conditions	Poor	Maintenance level | Poor
10.0		**Transformation**	
	Form	-	
	Structure	Adhoc structures have been added on the ground facing the horizon	
	Articulation & Finishes	-	
11.0		**DP Remarks/ Perceived Threats**	
		Indeterminable	
12.0		**Additional Notes/ References/ Documents available**	
		Additional Notes: An island in the harbour, the Middle Ground Islet can bee seen from the Gateway of India with Vikrant maritime museum ship docked closely to it. Historically its been described as middle ground shoal, north east of the Dolphin Rock and two miles from the Sunk Rock, having a rocky islet near its center, about 40 ft high, surmounted by a battery. The old watch cabin on the defense base of the island show remnants of certain old electrical equipment dated 1942 an illustration of of the additions made on the island during pre independence war years. **References:** # ABHA NARAIN LAMBAH ASSOCIATES (2005) *Conservation Guidelines for Heritage Structures with the Indian Navy, Mumbai,* 3 Vols, Mumbai.	

View of the Mast



Plaque

Oyster Rock Islet			060
		Common Ref No: 060 Card No: 100 Ward (Part): - CS No: - Plot Area: - B U Area: - Date: 13/04/05 Recorded by: Prachi Merchant Reviewed by: Int: Refer # Ext: Refer # Photo Ref: 60_Oyster Rock Islet	Not available Location Plan
1.0		**Denomination**	
1.1	Name of Premises	Oyster Rock Islet	
1.2	Earlier Name	Oyster Rock Islet	
1.3	Built in:	Indeterminable	Extension Date: -
2.0		**Access**	
2.1	Main	Island in the Harbour accessed by a ferry.	
2.2	Subsidiary	-	
3.0		**Ownership pattern**	
3.1	Present	Owner - Central Government	
3.2	Past	Owner	
3.3	Status	Owner	
4.0		**Use**	
4.1	Present	Part structure abandoned.	
4.2	Past	Defense	
4.3	Usage	Part structure abandoned.	
5.0		**Significance & Value Classification**	
5.1	Townscape (Manmade)	Located in an island towards the east of Naval Dockyard/ Assaye buildings/ Afghan church.	
5.2	Architectural Description	**Planning** Original sturdy stone masonry base raised to at least 5-6 meters above the level of the water, with the original battery opening out totally on the other side facing the sea with guns pointing for defense and covered with layers of molten tar. Two tower like structures are highlighted by the cast-iron folding door mechanism. On the ground level, one of the old cannons and small bunkers are seen as remnants. **Features** The ashlar stone masonry wall defining the northern edge facing the land, punctuating with square openings and ground floor storey is articulated with segmental arched openings. Internally the structure has deep wooden beams for supporting the intermediate floors and cast iron roof truss with asbestos cement sheet roofing. The openings are recessed within corbelled brick masonry construction. **Style** No particular style	
5.3	Intrinsic	-	
5.4	Value Classification	A(arc), A(his), B(per), B(des), B(uu), F, I(sce)	Recommended grade I
6.0		**Topography**	
6.1	Floors	G+1, part structures G+4	
7.0		**Construction**	
7.1	Plinth	High stone plinth.	
7.2	Walls	Stone masonary wall	
7.3	Floor	Wooden beams for supporting the intermediate floors	
7.4	Stairs	RCC staircase block, added later.	
7.5	Openings	Recessed rectangular openings with glazed paneled shutters.	
7.6	Roofing	Cast iron roof truss with asbestos cement sheet roofing.	
7.7	Articulation	-	
7.8	Finishes	Walls are externally and internally finished in plaster and painted.	
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable**	

Oyster Rock Islet			060
		Original cannons displayed in the structure.	
7.10	Compound/ Fence/ Gate	-	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Entire island is fenced on all sides with a low height parapet wall as a second lline of defense.	
8.0		**Services & Utilities**	
8.1	Lighting	Natural supplemented with artificial means	
8.2	Ventilation	Natural supplemented with artificial means	
8.3	Electricity	MES	
8.4	Water Supply	MES	
8.5	Drainage (Plumbing & Sanitation)	Indeterminable	
8.6	Fire Precaution	Indeterminable	
8.7	Other (HVAC/BMS/Security Systems)	Indeterminable	
9.0		**Condition**	
9.1	Plinth	Poor – plinth wall requires structural strengthening due to continuous source of moisture ingress through sea water.	
9.2	Walls	Poor – Deterioration of wall and corrosion of reinforcement rods due to saline water and	
9.3	Floor	Poor– Additions of mezzanines and additional floors has added load on the existing structure. I sections have been corroded	
9.4	Stairs	Fair – Newly added RCC staircase.	
9.5	Openings	Fair -	
9.6	Roofing	Poor – Leakage from the roof has weakened the structure.	
9.7	Articulation & Finishes	Fair – new floor finish.	
9.8	Services	Fair – Haphazardly planned.	
9.9	Out Buildings	Fair	
9.10	Overall Conditions	Fair	Maintenance level | Fair
10.0		**Transformation**	
	Form	Additional floor, tower like structures on battery ground have been added,	
	Structure	Mezzanine floors have been added, and extensions on facades have been added in the form of covered sheds and small covered rooms, staircase block.	
	Articulation & Finishes	-	
11.0		**DP Remarks/ Perceived Threats**	
		Indeterminable	
12.0		**Additional Notes/ References/ Documents available**	
		Additional Notes: Mentioned as one of the chief rocks within the Bombay Harbour, the Oyester Rock was a flat rock about 70' high, surmounted by a battery, lying nearly opposite to Pilot Bunder about half a mile from the shore. **References:** # ABHA NARAIN LAMBAH ASSOCIATES (2005) *Conservation Guidelines for Heritage Structures with the Indian Navy, Mumbai,* 3 Vols, Mumbai.	

View of the Oyster Rock Islet

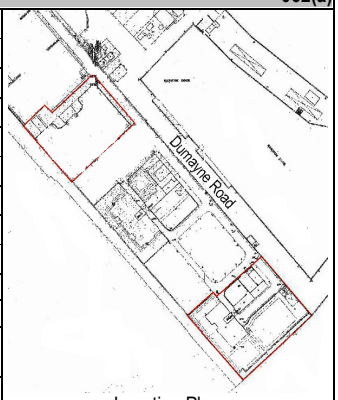
Corbelled brick masonary

Side view of the building

The Sunk Rock Lighthouse				061
Not available		Common Ref No: 061 Card No: 101 Ward (Part): - CS No: - Plot Area: - B U Area: - Date: 09/02/06 Recorded by: Prachi Merchant Reviewed by: Int: - Permission denied Ext: - Permission denied Photo Ref:	Not available Location Plan	
1.0		**Denomination**		
1.1	Name of Premises	The Sunk Rock Lighthouse		
1.2	Earlier Name	The Sunk Rock Lighthouse		
1.3	Built in:	1884	Extension Date:	-
2.0		**Access**		
2.1	Main	By boat		
2.2	Subsidiary	-		
3.0		**Ownership pattern**		
3.1	Present	Owner – The Mumbai Port Trust		
3.2	Past	Owner – The Mumbai Port Trust		
3.3	Status	Owner		
4.0		**Use**		
4.1	Present	Lighthouse		
4.2	Past	Lighthouse		
4.3	Usage	Lighthouse		
5.0		**Significance & Value Classification**		
5.1	Townscape (Manmade)	Located on the a rock, south east of Colaba point and is divided by a narrow channel from the Colaba shoal.		
5.2	Architectural Description	**Planning & Features** Located on the south east of Colaba point and is divided by a narrow channel from the Colaba shoal. The Sunk Rock Lighthouse consists of circular masonary tower painted black. The apparatus gives 5 seconds occulting read and white light. **Style** No particular style		
5.3	Intrinsic	-		
5.4	Value Classification	A(his), B(uu), C(seh), H(tec)	Recommended grade	I
6.0		**Topography**		
6.1	Floors	64 feet height of centre of lantern above high water		
7.0		**Construction**		
7.1	Plinth	Stone masonary		
7.2	Walls	Stone masonary		
7.3	Floor	-		
7.4	Stairs	-		
7.5	Openings	-		
7.6	Roofing	-		
7.7	Articulation	-		
7.8	Finishes	The tower is painted black.		
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -		
7.10	Compound/ Fence/ Gate	-		
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	-		

The Sunk Rock Lighthouse				061
8.0		**Services & Utilities**		
8.1	Lighting	Indeterminable		
8.2	Ventilation	Indeterminable		
8.3	Electricity	Indeterminable		
8.4	Water Supply	Indeterminable		
8.5	Drainage (Plumbing & Sanitation)	Indeterminable		
8.6	Fire Precaution	Indeterminable		
8.7	Other (HVAC/BMS/Security Systems)	-		
9.0		**Condition**		
9.1	Plinth	Indeterminable		
9.2	Walls	Indeterminable		
9.3	Floor	Indeterminable		
9.4	Stairs	Indeterminable		
9.5	Openings	-		
9.6	Roofing	-		
9.7	Articulation & Finishes	-		
9.8	Services	-		
9.9	Out Buildings	-		
9.10	Overall Conditions	Indeterminable	Maintenance level	Indeterminable
10.0		**Transformation**		
	Form	-		
	Structure	Indeterminable		
	Articulation & Finishes	-		
11.0		**DP Remarks/ Perceived Threats**		
		Indeterminable		
12.0		**Additional Notes/ References/ Documents available**		
		Additional Notes: Designed by Thomas Ormiston, the lighthouse with a circular masonry tower was completed in 1884 on two reefs extending for four cables NNE and SSW and 1.5 cables from the Colaba foreshore. It marks the position of a dangerous shoal of rocks in the harbour. The lighthouse is 94 feet high, painted in black and white stripes and the light is visible from a distance of 13 miles. **References:** # Gazetteer Of Bombay City & Island – S. M. Edwards, Set in Three Volumes, Cosmo Publications, India.		

Note: Photographs not available

Dumayne Road Complex: Jackson House			062(a)
		Common Ref No: 062(a) Card No: 102 Ward (Part): A (Part IV) CS No: 67 (Colaba division) Plot Area: Part of 9621.43 sq. m B U Area: - Date: 18/02/05 Recorded by: Prachi Merchant Reviewed by: Int: Prachi Merchant Ext: Prachi Merchant Photo Ref: 062a_Jackson House, Dumayne Road Comlpex.	 Location Plan

1.0		**Denomination**			
1.1	Name of Premises	Dumayne Road Complex: Jackson House			
1.2	Earlier Name	Dumayne Road Complex: Jackson House			
1.3	Built in:	1921	Extension Date:	-	
2.0		**Access**			
2.1	Main	Dumayne Road – vehicular and pedestrian.			
2.2	Subsidiary	-			
3.0		**Ownership pattern**			
3.1	Present	Owner - Mumbai Port Trust			
3.2	Past	Owner - Trustees of the Port of Bombay			
3.3	Status	Owner			
4.0		**Use**			
4.1	Present	Residential – residential flats of Bombay Port Trust Officers			
4.2	Past	Residential			
4.3	Usage	Daily			
5.0		**Significance & value Classification**			
5.1	Townscape (Manmade)	Part of a row of sea facing buildings, planned for Bombay Port Trust officers, along Dumayne Road. The building is oriented in the north-south direction and is accessed from the southern side from Dumayne Road.			
5.2	Architectural Description	**Planning** The 'C' shaped building with extended wings on the rear side, which encloses an open court in the rear northern side. The building has a symmetrical plan with a central staircase block. The central staircase block and the side wings with bay windows are higher than the flanking wings. Each flat has deep recessed *verandahs* to all rooms on the front and side. Each floor is occupied by two residential flats each for BPT officers. **Features** The ground and third floor have rectangular openings and the first and second floors have arched openings. Bands define the ground and second floor levels. The central and side blocks project out marginally; have corners quoins and stone balustrades at the terrace level. The side wings have projecting bay windows with steep sloping wooden chajjas. **Style** The building displays characteristics of the vernacular and Classical styles.			
5.3	Intrinsic	-			
5.4	Value Classification	A(arc), A(his), B(per), B(des), B(uu), E, F, G(grp)	Recommended grade	II B	
6.0		**Topography**			
6.1	Floors	G+3 with terrace.			
7.0		**Construction**			
7.1	Plinth	Normal height plinth clad with random rubble masonry.			
7.2	Walls	Load bearing composite walls.			
7.3	Floor	RCC beam and slab structure.			

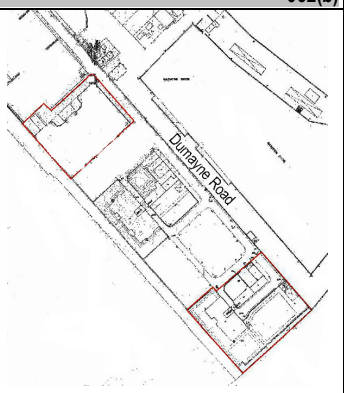
Dumayne Road Complex: Jackson House			062(a)
7.4	Stairs	Wooden open well staircase with wooden risers, treads, newel post and railing with wooden soffit. The landing area has an arched opening. Spiral cast iron staircase at the rear side for servants.	
7.5	Openings	Rectangular door openings with glazed paneled shutters along with ventilator. Arched window openings with glazed sash paneled shutters and ventilators with fixed louvered paneling.	
7.6	Roofing	Flat RCC roof. Sloping lean to roof over *verandahs* and as window chajjas.	
7.7	Articulation	Bands, coins, arched openings, bay windows.	
7.8	Finishes	Wall cladding is painted externally and internally. Floor is finished with cement tiles in the staircase lobby and flats and wooden floor in some places.	
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -	
7.10	Compound/ Fence/ Gate	Front side entrance gate with gate post. Cast iron fencing on the front and two sides. No compound wall on the rear side.	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Front portion has shrubs and some old trees. The compound has concrete paving in front. The north side facing the road has a privately maintained garden.	
8.0		**Services & Utilities**	
8.1	Lighting	Adequate natural light from verandah supplemented by artificial lighting.	
8.2	Ventilation	Adequate natural ventilation from verandah supplemented by artificial lighting.	
8.3	Electricity	BEST	
8.4	Water Supply	MCGM	
8.5	Drainage (Plumbing & Sanitation)	MCGM	
8.6	Fire Precaution	-	
8.7	Other (HVAC/BMS/Security Systems)	Individual tenants have installed window air conditioning units	
		Strict manual security at the entrance of the complex.	
9.0		**Condition**	
9.1	Plinth	Fair – stone is painted from outside.	
9.2	Walls	Fair – painted externally and internally.	
9.3	Floor	Fair – painted from below.	
9.4	Stairs	Fair – all parts are painted.	
9.5	Openings	Poor – openings are blocked to accommodate air conditioning units. Shutters have been changed, grills and *jalis* added. Wooden paneling over ventilators is in a deteriorated condition.	
9.6	Roofing	Fair - *Chajjas* have been changed to asbestos sheet roofing.	
9.7	Articulation & Finishes	Fair – all features are painted insensitively. The original materials are difficult to identify.	
9.8	Services	Fair – the service area in the rear part is not maintained well.	
9.9	Out Buildings	-	
9.10	Overall Conditions	Fair	Maintenance level | Fair
10.0		**Transformation**	
	Form	-	
	Structure	Extension onthe front side has been insensitively added. The compound wall has been covered by temporary sheet on the front side.	
	Articulation & Finishes	Openings blocked, shutters changed.	
11.0		**DP Remarks/ Perceived Threats**	
		Building forms part of R zone	
12.0		**Additional Notes/ References/ Documents available**	
		Additional Notes: - **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc. Eicher Goodearth Ltd. (2002) *City Map – Mumbai,* Mumbai.	

Wooden staircase with decorative railing and newel post

Side façade with arched openings, wooden louvers, railing and sloping chajjas

Entrance Doorway

Recessed arched opening with wooden louvers and shutters

Dumayne Road Complex: Dougal House			062(b)
		Common Ref No: 062(b) Card No: 103 Ward (Part): A (Part IV) CS No: 67 (Colaba division) Plot Area: Part of 9621.43 sq. m B U Area: - Date: 18/02/05 Recorded by: Prachi Merchant Reviewed by: Int: Prachi Merchant Ext: Prachi Merchant Photo Ref: 062b_Dougal House, Dumayne Road Complex	 Location Plan
1.0		**Denomination**	
1.1	Name of Premises	Dumayne Road Complex: Dougal House	
1.2	Earlier Name	Dumayne Road Complex: Dougal House	
1.3	Built in:	1919	Extension Date: -
2.0		**Access**	
2.1	Main	Dumayne Road – vehicular and pedestrian	
2.2	Subsidiary	-	
3.0		**Ownership pattern**	
3.1	Present	Mumbai Port Trust - Owner	
3.2	Past	Trustees of the Port of Bombay - Owner	
3.3	Status	Owner	
4.0		**Use**	
4.1	Present	Residential – residential flats for executive officers of Mumbai Port Trust.	
4.2	Past	Residential	
4.3	Usage	Daily	
5.0		**Significance & value Classification**	
5.1	Townscape (Manmade)	A part of a row of sea facing buildings, planned for Bombay Port Trust officers, at the end of Dumayne road. The building is oriented in the east-west direction and is accessed from the eastern side.	
5.2	Architectural Description	**Planning** Rectangular shaped building with setbacks on three sides except on the eastern side. The main building is connected with a porch to the servant's quarters on the east side, leading to a staircase block. The staircase block is higher than the rest of the building. All floors have wooden *verandahs* in 'C' shape overlooking the sea. The ground floor is occupied by a single flat and the upper two floors have two flats each. **Features** All building floors have arched and rectangular openings with prominent keystones. The terrace has a stone balustrade. The projecting wooden verandahs on three sides are articulated with intricate wooden railings and wooden louvered paneling with a sloping roof. **Style** Derives influence from vernacular style of Architecture.	
5.3	Intrinsic	-	
5.4	Value Classification	A(arc), A(his), B(per), B(des), B(uu), E, F, G(grp), I(sce)	Recommended grade II A
6.0		**Topography**	
6.1	Floors	G+2 with a Terrace	
7.0		**Construction**	
7.1	Plinth	Normal height plinth clad with stone with a plinth protection band.	
7.2	Walls	Load bearing composite walls.	
7.3	Floor	RCC beam and slab structure.	
7.4	Stairs	Wooden open well staircase with wooden risers, treads, newel posts and railings with wooden soffits.	
7.5	Openings	Verandah has rectangular openings with wooden columns, railing below and louvered paneling above.	

Dumayne Road Complex: Dougal House			062(b)
		Rectangular door openings with glazed paneled shutter and ventilator. Arched and rectangular window and ventilator openings with glazed paneled shutters.	
7.6	Roofing	Flat RCC roof. Sloping lean-to roof over *verandahs*.	
7.7	Articulation	Wooden verandahs, arched openings.	
7.8	Finishes	Wall cladding is painted externally and internally. Floor is finished with cement tiles and wooden flooring in some places.	
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -	
7.10	Compound/ Fence/ Gate	MS fencing on the rear side. Brick compound wall on one side. No compound wall on the front and sides.	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	The ground floor house opens into a landscaped area to the rear and side. The entrance porch is connected to servant's quarters on the northern side. Pump house, Storage room on the rear side.	
8.0		**Services & Utilities**	
8.1	Lighting	Adequate natural light from verandah supplemented by artificial lighting.	
8.2	Ventilation	Adequate natural ventilation from verandah supplemented by artificial lighting.	
8.3	Electricity	BEST	
8.4	Water Supply	MCGM	
8.5	Drainage (Plumbing & Sanitation)	MCGM	
8.6	Fire Precaution	-	
8.7	Other (HVAC/BMS/Security Systems)	Individual tenants have installed window air conditioning units	
		Strict manual security at the entrance of the complex.	
9.0		**Condition**	
9.1	Plinth	Fair – stone is painted from outside.	
9.2	Walls	Fair – painted externally and internally.	
9.3	Floor	Fair – painted from below.	
9.4	Stairs	Fair – painted from below.	
9.5	Openings	Poor – openings are blocked to accommodate air conditioning units. Shutters have been changed, grills and *jalis* added. Openings of the *verandah* spaces are enclosed by *jalis*, paneling etc.	
9.6	Roofing	Chajjas have been changed to asbestos sheet roofing.	
9.7	Articulation & Finishes	Fair – all features are painted. Original materials are difficult to identify.	
9.8	Services	Fair – the servant's area in the rear part is not maintained well.	
9.9	Out Buildings	Servant's quarters building is painted similarly to maintain the language of the main building and is of the same height.	
9.10	Overall Conditions	Fair	Maintenance level | Good
10.0		**Transformation**	
	Form	-	
	Structure	Verandah openings are enclosed by wood paneling. Tanks have been added in the terrace area.	
	Articulation & Finishes	Window shutters changed. *Jalis* and grills added.	
11.0		**DP Remarks/ Perceived Threats**	
		Building forms part of R zone	
12.0		**Additional Notes/ References/ Documents available**	
		Additional Notes: - **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc. Eicher Goodearth Ltd. (2002) *City Map – Mumbai,* Mumbai.	

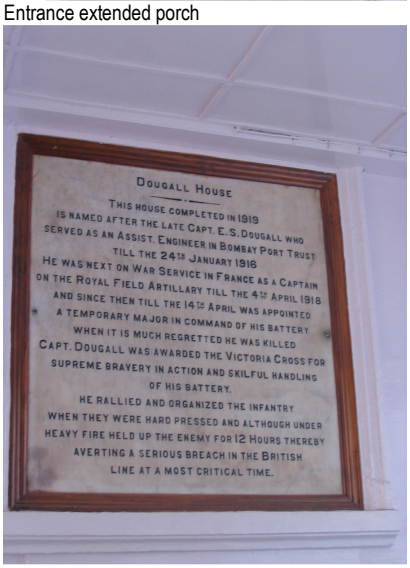
Sea side façade overlooking the rear landscaped portion

Verandahs with intricate wooden railing, louvered trellis, columns

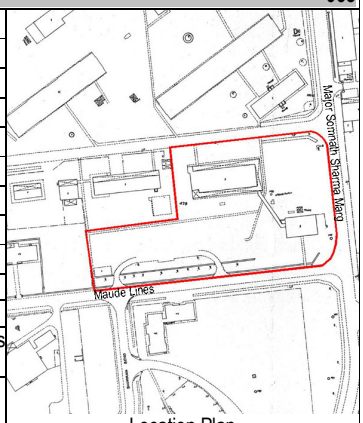
Side elevation with arched openings

Entrance extended porch

Wooden railing Detail

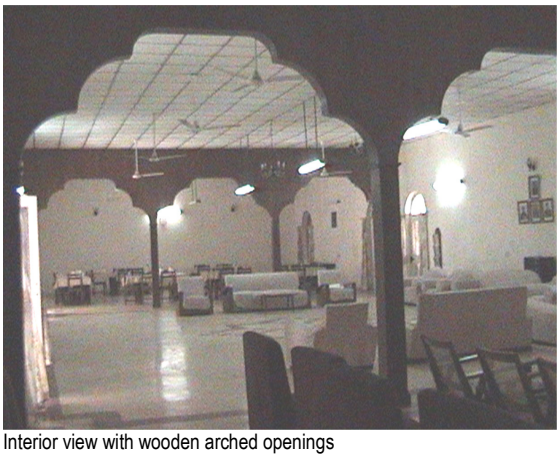


Marble plaque

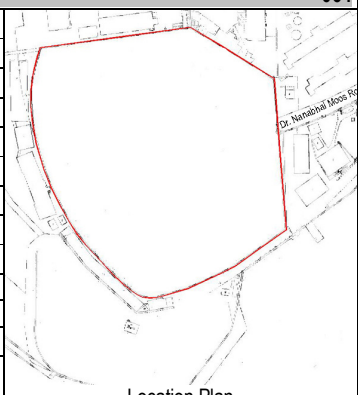
Triveni station JCO's mess (Embarkation headquarters JCO's club)				**063**
		Common Ref No: 063 Card No: 104 Ward (Part): A (Part V) CS No: 479 (Colaba division) Plot Area: Part of 950152.98 sq. m B U Area: - Date: 12/01/05 Recorded by: Prachi Merchant Reviewed by: Int: Prachi Merchant, Sonal Modak Ext: Prachi Merchant, Sonal Modak Photo Ref: 063_Embarkation Headquarter's jco's club	 Location Plan	
1.0		**Denomination**		
1.1	Name of Premises	Triveni station JCO's mess.		
1.2	Earlier Name	Embarkation headquarters JCO's club		
1.3	Built in:	1920's	Extension Date :	1999
2.0		**Access**		
2.1	Main	Major Somnath Sharma Marg		
2.2	Subsidiary	-		
3.0		**Ownership pattern**		
3.1	Present	Central Government - Owner		
3.2	Past	Owner – Secretary of State for India in Council and Others		
3.3	Status	Owner		
4.0		**Use**		
4.1	Present	JCO's Club		
4.2	Past	JCO's Club		
4.3	Usage	Daily		
5.0		**Significance & value Classification**		
5.1	Townscape (Manmade)	The plot is located inside a lane perpendicular to Major Somnath Sharma Marg. The main access to the plot is from the south side.		
5.2	Architectural Description	**Planning** The building is located towards the north end of the site. The main club building has a rectangular shape of the building with the longer side facing the south side. Single storied structure with verandahs on both sides has double layer sloping roof. The service area and an additional servants room shed is added on the west side. The main club building houses recreation room, dining area and bar area. **Features** Arched openings on square columns, verandahs with sloping roof supported on wooden members. **Style** The building derives influence from vernacular style of architecture.		
5.3	Intrinsic	-		
5.4	Value Classification	A(his), B(per), B(des), B(uu), F, G(grp)	Recommended grade	II B.
6.0		**Topography**		
6.1	Floors	Ground structure		
7.0		**Construction**		
7.1	Plinth	Low stone clad plinth with plinth protection band.		
7.2	Walls	Load bearing brick walls.		
7.3	Floor	-		
7.4	Stairs	-		
7.5	Openings	Semicircular arched door openings with glazed paneled shutters and ventilators. Rectangular window openings with glazed paneled shutters.		
7.6	Roofing	Double sloping roof. Main structure with a higher sloping roof and *verandahs* with lean-to sloping roof, supported on wooden members, with a skylight.		
7.7	Articulation	-		

Triveni station JCO's mess (Embarkation headquarters JCO's club)			**063**
7.8	Finishes	Walls are plastered and painted externally and internally. Floors are finished with cement and mosaic tiles.	
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** Internal decorative arched partitions in wood.	
7.10	Compound/ Fence/ Gate	Brick wall compound with decorative planters. Main MS gate	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	A fountain has been newly installed in the plot near the main entrance. The front and side portion, have lawn areas, old trees with tree guards. Children's play area on the west side with a temporary shed. Badminton court and water tank have been installed in rear side. Servant's quarter block added in the west side.	
8.0		**Services & Utilities**	
8.1	Lighting	Adequate natural light supplemented by artificial light.	
8.2	Ventilation	Adequate natural ventilation supplemented by artificial ventilation.	
8.3	Electricity	MES	
8.4	Water Supply	MES	
8.5	Drainage (Plumbing & Sanitation)	MES	
8.6	Fire Precaution	-	
8.7	Other (HVAC/BMS/Security Systems)	Some rooms have installed window air conditioning units.	
9.0		**Condition**	
9.1	Plinth	Fair – finished with paint. Steps added at various place. Cracks have been observed in some places.	
9.2	Walls	Fair – Partitions have been added according to new requirement.	
9.3	Floor	Fair	
9.4	Stairs	-	
9.5	Openings	Fair – shutters have been changed, blocked in few places to accommodate air conditioning units.	
9.6	Roofing	Fair - internally covered with false ceiling.	
9.7	Articulation & Finishes	Fair – finishes have been changed and maintained.	
9.8	Services	Fair – Service blocks added in the plot.	
9.9	Out Buildings	Fair	
9.10	Overall Conditions	Fair	Maintenance level | Fair
10.0		**Transformation**	
	Form	-	
	Structure	Internally the club has been completely transformed with new floor finishing, additions of partitions, Openings with changed shutters, paneling etc. Servant quarters have been added in the compound.	
	Articulation & Finishes	-	
11.0		**DP Remarks/ Perceived Threats**	
		Building forms part of R zone	
12.0		**Additional Notes/ References/ Documents available**	
		<u>Additional Notes:</u> - **<u>References:</u>** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc.	

Front façade with double sloping Mangalore tiled roof and Verandah overlooking the front court

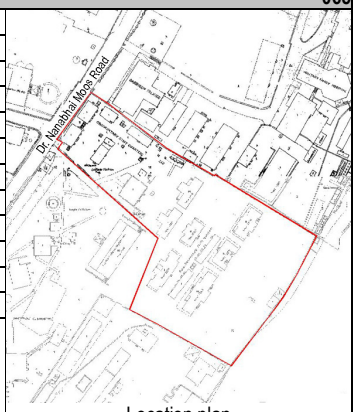


Interior view with wooden arched openings

Kendriya Vidhyalaya School (Old Colaba Cemetery)					064
		Common Ref No: 064 Card No: 105 Ward (Part): A (Part V) CS No: - 1 (Colaba Division) Plot Area: 16234.24 sq. m B U Area: - Date: 16/12/2004 Recorded by: Zankhana Prajapati Reviewed by: Int: Zankhana Prajapati Ext Zankhana Prajapati Photo Ref: 064_Old Colaba Cemetry		 Location Plan	
1.0		**Denomination**			
1.1	Name of Premises	Kendriya Vidhyalaya School			
1.2	Earlier Name	Old Colaba Cemetery			
1.3	Built in:	Was in use as cemetery in 1816 to 1872.	Extension Date:	-	
2.0		**Access**			
2.1	Main	Dr. Nanabhai Moos Road			
2.2	Subsidiary	-			
3.0		**Ownership pattern**			
3.1	Present	-			
3.2	Past	-			
3.3	Status	-			
4.0		**Use**			
4.1	Present	School			
4.2	Past	Cemetery			
4.3	Usage	Daily			
5.0		**Significance & value Classification**			
5.1	Townscape (Manmade)	Site is located at the end of Dr. Nanabhai Moos Road at the southern tip of Colaba.			
5.2	Architectural Description	**Planning** No trace of old cemetery, Kendriya Vidhyalaya school is present on the site. However there are grave stones in the cemetery area which need to be preserved. **Features** - **Style** -			
5.3	Intrinsic	-			
5.4	Value Classification	A(his), C(seh)	Recommended grade	III	
6.0		**Topography**			
6.1	Floors	-			
7.0		**Construction**			
7.1	Plinth	No trace of old cemetery, Kendriya Vidhyalaya school is present on the site.			
7.2	Walls				
7.3	Floor				
7.4	Stairs				
7.5	Openings				
7.6	Roofing				
7.7	Articulation				
7.8	Finishes				
7.9	Interiors (Movable & Immovable)				
7.10	Compound/ Fence/ Gate				
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape				
8.0		**Services & Utilities**			

Kendriya Vidhyalaya School (Old Colaba Cemetery)			064
8.1	Lighting	-	
8.2	Ventilation	-	
8.3	Electricity	-	
8.4	Water Supply	-	
8.5	Drainage (Plumbing & Sanitation)	-	
8.6	Fire Precaution	-	
8.7	Other (HVAC/BMS/Security Systems)	-	
9.0		**Condition**	
9.1	Plinth	No trace of old cemetery, Kendriya Vidhyalaya school is present on the site.	
9.2	Walls		
9.3	Floor		
9.4	Stairs		
9.5	Openings		
9.6	Roofing		
9.7	Articulation & Finishes		
9.8	Services		
9.9	Out Buildings		
9.10	Overall Conditions	-	Maintenance level -
10.0		**Transformation**	
	Form	No trace of old cemetery, Kendriya Vidhyalaya school is present on the site.	
	Structure		
	Articulation & Finishes		
11.0		**DP Remarks/ Perceived Threats**	
		Part PG / Part School.	
12.0		**Additional Notes/ References/ Documents available**	
		Additional Notes: The Colaba Cemetery was in use from 1816 and closed in 1872. **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* Eicher Goodearth Ltd. (2002) *City Map – Mumbai,* Mumbai.	

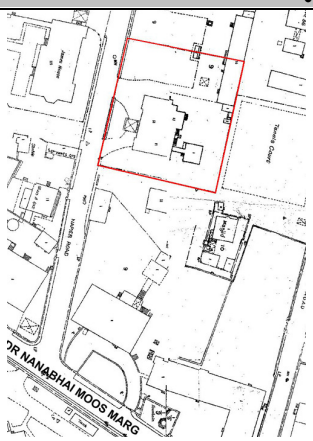
Newly constructed building of Kendriya Vidhyalaya School with no trace of the Cemetery

Meteorological Department Offices			065
		Common Ref No: 065 Card No: 106 Ward (Part): A (Part V) CS No: 12 (Colaba Division) Plot Area: Part of 23618.08 sq. m B U Area: - Date: 03/1/2005 Recorded by: Arun Wadhwa Reviewed by: Int: Permission denied Ext: Arun Wadhwa, Prachi Merchant Photo Ref: 065_Meteriological department.	 Location plan
1.0		**Denomination**	
1.1	Name of Premises	Meteorological Department Offices	
1.2	Earlier Name	Formerly Colaba observatory complex.	
1.3	Built in:	19th century	Extension Date: -
2.0		**Access**	
2.1	Main	Dr. Nanabhai Moos Road - Vehicular & Pedestrian	
2.2	Subsidiary	-	
3.0		**Ownership pattern**	
3.1	Present	Owner - Government of India	
3.2	Past	Owner – The Central Government and Others	
3.3	Status	Owner	
4.0		**Use**	
4.1	Present	Office of the Meteorological department.	
4.2	Past	Observatory complex.	
4.3	Usage	Daily	
5.0		**Significance & value Classification**	
5.1	Townscape (manmade)	Situated within the large compound, originally the Colaba Observatory Complex and is accessed from the west side road front. Characterized by numerous low barrack structures, a high tower and dense foliage in a sloping site.	
5.2	Architectural Description	**Planning** The main RCC structure serving as office, high tower surmounted by a dome and residential quarters are plain functional buildings without any heritage value. Though numerous barrack structures are very old and in vernacular style they were originally part of the Observatory. **Features** - **Style** -	
5.3	Intrinsic	The first Meteorological department in the country	
5.4	Value Classification	A(his)	Recommended grade III
6.0		**Topography**	
6.1	Floors	G + 1 and semi basement in main building G + 2 residential quarter buildings and single storied barracks.	
7.0		**Construction**	
7.1	Plinth	RCC	
7.2	Walls	Brick walls	
7.3	Floor	RCC	
7.4	Stairs	RCC	
7.5	Openings	Framed with partly glazed panels	
7.6	Roofing	RCC	
7.7	Articulation	-	
7.8	Finishes	Plastered and painted	
7.9	Interiors (Movable & Immovable)	**Movable** -	

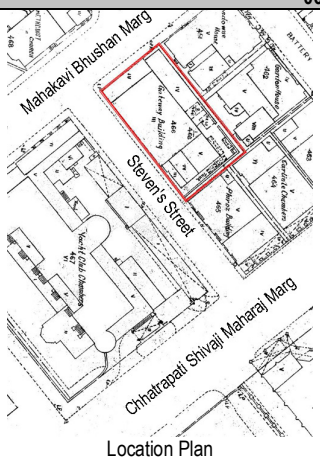
Meteorological Department Offices			065
		Immovable -	
7.10	Compound/ Fence/ Gate	-	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	-	
8.0		**Services & Utilities**	
8.1	Lighting	Indeterminable	
8.2	Ventilation	Indeterminable	
8.3	Electricity	Indeterminable	
8.4	Water Supply	Indeterminable	
8.5	Drainage (Plumbing & Sanitation)	Indeterminable	
8.6	Fire Precaution	-	
8.7	Other (HVAC/BMS/Security Systems)	-	
9.0		**Condition**	
9.1	Plinth	Fair	
9.2	Walls	Fair	
9.3	Floor	Fair	
9.4	Stairs	Fair	
9.5	Openings	Fair	
9.6	Roofing	Fair	
9.7	Articulation & Finishes	Fair	
9.8	Services	Fair	
9.9	Out Buildings	Fair	
9.10	Overall Conditions	Fair	Maintenance level: Fair
10.0		**Transformation**	
	Form	-	
	Structure	-	
	Articulation & Finishes	Minor changes	
11.0		**DP Remarks/ Perceived Threats**	
		Part of the complex forms part of R zone	
12.0		**Additional Notes/ References/ Documents available**	
		Additional Notes: - **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* Eicher Goodearth Ltd. (2002) *City Map – Mumbai,* Mumbai.	

Subsidiary building with sloping roof

Newly constructed building with no trace of the old structure

Tech House (22, Napier Road)			066
		Common Ref No: 048 and 066 Card No: 107 Ward (Part): A (Part V) CS No: 9 (Colaba division) Plot Area: Part of 15,618.86 sq. m B U Area: - Date: 27/01/2005 Recorded by: Sonal Modak Reviewed by: Int: Sonal Modak Ext: Sonal Modak Photo Ref: 048_22,Napier road.	 Location Plan
1.0		**Denomination**	
1.1	Name of Premises	Tech House	
1.2	Earlier Name	22, Napier Road	

Note: Please Refer Building No. 48 and Card No. 88

Mahindra and Mahindra building			067
	Common Ref No: 067 Card No: 108 Ward (Part): A (Part III) CS No: 466 (Colaba division) Plot Area: 821.54 sq. m B U Area: - Date: 4/01/2005 Recorded by: Zankhana Prajapati Reviewed by: Int: Zankhana Prajapati, Sonal Modak Ext: Zankhana Prajapati, Sonal Modak Photo Ref: 067_Mahindra & Mahindra Bldg.	 Location Plan	

1.0		**Denomination**	
1.1	Name of Premises	Mahindra and Mahindra building	
1.2	Earlier Name	Gateway House	
1.3	Built in:	Indeterminable	Extension Date: -
2.0		**Access**	
2.1	Main	Steven's Street	
2.2	Subsidiary	Mahakavi Bhushan Road	
3.0		**Ownership pattern**	
3.1	Present	Owner – Private	
3.2	Past	Owner – The Trustees of the Port of Bombay	
3.3	Status	Owner	
4.0		**Use**	
4.1	Present	Offices	
4.2	Past	Offices	
4.3	Usage	Daily	
5.0		**Significance & value Classification**	
5.1	Townscape (manmade)	The building stands at the junction of Steven's Street and Kavi Bhushan Road. The main access to the building is from Steven's street. It has prominent *chatri* like pilasters on terrace	
5.2	Architectural Description	**Planning** The building has a rectangular plan with the longer side along the Steven's Street. The building is ground plus two storied high with part third and fourth floor on two ends of the building. Entrance of the building is from Steven's Street from the center which leads to the corridor and staircase areas which at each floor level connects to passage which leads to different offices. Toilets are between main and service staircase. Service staircase leads to third and fourth floor. All floors have office premises. **Features** Ground floor has rectangular openings above which alternate segmented and Islamic arches with medallions and scallop bands as ornamental features are present. First floor has rectangular openings within Mughal arches and third and fourth floors have rectangular openings. Each floor is defined by a cornice band and the terrace is marked by stone parapets with *Chatri* like pilasters with a decorative floral band, medallions and carved spandrels in arches. **Style** Some elements of the building display characteristics that seem derived from Indo Saracenic style of architecture.	
5.3	Intrinsic	-	
5.4	Value Classification	A(arc), B(per), B(des), E	Recommended grade III
6.0		**Topography**	
6.1	Floors	G+2 with part third and fourth floor.	
7.0		**Construction**	
7.1	Plinth	Low height grey ashlar stone masonary plinth with a plinth protection band	

Mahindra and Mahindra building					067
7.2	Walls	Brick walls with external grey stone fascia in ashlar masonry.			
7.3	Floor	First floor has jack arch flooring, second has I sections embedded in concrete with decorative cast iron columns.			
7.4	Stairs	Two staircases, main staircase is L-shaped with a wooden handrail and balustrade and winders while the second RCC doglegged staircase			
7.5	Openings	All doors have rectangular openings. Ground and first floor windows are rectangular shaped within pointed arch openings and the rest of the floors have rectangular window openings. All windows have double or triple glazed panels in wooden frames.			
7.6	Roofing	Partly terrace and part sloping roof with steel truss, gable ends with mangalore tile roofing.			
7.7	Articulation	Floral motif, cornice band and *Chatri* like ornamentation.			
7.8	Finishes	External wall has Malad stone ashlar masonry and fourth floor has china mosaic. Internal walls are plastered and painted. Flooring varies from marble, granite, ceramic tile, mosaic to terracotta tiles.			
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -			
7.10	Compound/ Fence/ Gate	Building abuts the entire plot boundary.			
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	-			
8.0		**Services & Utilities**			
8.1	Lighting	Adequate natural light through door and window openings supplemented by electric light fixtures.			
8.2	Ventilation	Adequate natural ventilation through door-window openings supplemented by electric fans.			
8.3	Electricity	BEST			
8.4	Water Supply	MCGM			
8.5	Drainage (Plumbing & Sanitation)	MCGM			
8.6	Fire Precaution	Fire extinguishers			
8.7	Other (HVAC/BMS/Security Systems)	CMS-swipe card and central air conditioning system.			
9.0		**Condition**			
9.1	Plinth	Fair - Partly covered by footpath and planter box.			
9.2	Walls	Poor - Heavy cracks and exposed brickwork			
9.3	Floor	Poor - Reinforcement is exposed at places, I sections are corroded; plaster and concrete are falling off.			
9.4	Stairs	Fair			
9.5	Openings	Poor - Broken windowpanes, openings have been blocked with masonry and plywood, *Chajjas* and window air conditioning units have been added.			
9.6	Roofing	Poor - Rusting of steel members			
9.7	Articulation & Finishes	Poor - Plaster peeling off, stone painted and having cracks, dust accumulation and plant growth at cornices.			
9.8	Services	Fair			
9.9	Out Buildings	-			
9.10	Overall Conditions	Poor	Maintenance level:	Poor (the building is under repair)	
10.0		**Transformation**			
	Form	Addition of two wings at diagonal corners of building.			
	Structure	-			
	Articulation & Finishes	Openings have been blocked, external façade is in an unmaintained state			
11.0		**DP Remarks/ Perceived Threats**			
		Building forms part of C1 zone			
12.0		**Additional Notes/ References/ Documents available**			
		Additional Notes: - **References:** Visual dictionary of Architecture- Francis D.K.Ching, Van Nostrand Reinhold, a division of International Thomson publishing Inc. INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.*			

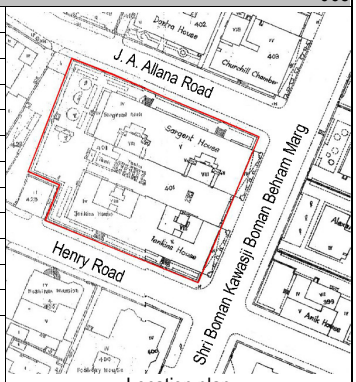
Grey stone clad building with pointed arched openings, stone balustrade etc

Frieze articulation detail

Arched opening detail with frieze band, arch

Jack arch roof supported on steel columns with brackets

Internal wooden staircase with wooden railing

Sergeant and Jenkins House			068
		Common Ref No: 068 Card No: 109 Ward (Part): A (Part III) CS No: 401 (Colaba Division) Plot Area: 3027 sq. m B U Area: - Date: 03/1/2005 Recorded by: Arun Wadhwa Reviewed by: Int: Arun Wadhwa, Sonal Modak Ext: Arun Wadhwa, Sonal Modak Photo Ref: 068_Sargent's House	 Location plan

1.0		**Denomination**	
1.1	Name of Premises	Sergeant and Jenkins House	
1.2	Earlier Name	Sergeant and Jenkins House	
1.3	Built in:	1920's	Extension Date: - 1950's (fourth floor added)
2.0		**Access**	
2.1	Main	J. A. Allana Road - vehicular and pedestrian	
2.2	Subsidiary	Shri Boman Kawasji Boman Behram Marg - vehicular and pedestrian	
3.0		**Ownership pattern**	
3.1	Present	Indian Institute of Science, Bangalore. (Government of India)	
3.2	Past	J. N. Tata - Owner	
3.3	Status	Owner - tenant	
4.0		**Use**	
4.1	Present	Commercial and residential - Showroom on ground floor and residences above.	
4.2	Past	Residential	
4.3	Usage	Daily	
5.0		**Significance & value Classification**	
5.1	Townscape (manmade)	Two identical buildings on a corner plot with a pedestrian arcade, accessed from north and south side abutting road fronts. The building forms a part of the planned residential buildings on the Old Merewether road with common features such as pedestrian arcade and uniform heights.	
5.2	Architectural Description	**Planning** Long rectangular plan with two symmetrical wings and a central staircase in each wing along the longer side. Residential apartments flank both sides of wide C-shaped staircase on upper floors. Each apartment is laid out with a continuous verandah on the front and one side, with a narrow verandah to the rear side overlooking the internal duct. A series of three principal rooms are placed to the front with kitchen and connected servant's wing to the rear side. Toilets open into internal chowk, and are flanked by servant's staircase and passage. East side has a pedestrian arcade in both buildings, which are mirror images of each other. **Features** The front east side is characterized by brick faced façade with a pedestrian arcade and continuous arch openings on all the typical floors, triangular arches at ground floor and semicircular at upper levels. Distinct cornice bands mark the floor levels, higher on the ground floor and uniform height at the three upper floor levels. Projecting wooden verandahs supported on wooden brackets and marked by distinct latticework in ventilator portion and railing at parapet level. Sloping *chajja* feature along the verandah fronts with wooden eaves board, decorative relief panels in arch portion of window openings. **Style** The building derives an influence from colonial style	
5.3	Intrinsic	-	
5.4	Value Classification	A(arc), B(per), B(des), E, G(grp)	Recommended grade: II B
6.0		**Topography**	
6.1	Floors	G+4 - Main building, G+7 - Servant's wing	
7.0		**Construction**	
7.1	Plinth	Plinth height dressed in grey basalt stone, low plinth in the rear servant's wing.	
7.2	Walls	Brick masonry load bearing walls and wood framed structural system	

Sergeant and Jenkins House			068
7.3	Floor	Shahabad stone slabs supported over wooden members.	
7.4	Stairs	C – shaped wooden staircase with a large open well in both the wings. Narrow steel spiral stair from fourth floor to terrace. Narrow single flight wooden stair in the servant's wing.	
7.5	Openings	Arched and rectangular facade openings with wood framed glazed panel and louvered shutters and separate ventilator panels. External façade doors have upper glazed and lower wood paneled shutters. Also north side *verandah* openings are supported on wooden members with iron railing parapets.	
7.6	Roofing	Sloping asbestos sheet roof over added fourth floor.	
7.7	Articulation	Rec brick façade, brick arch openings, wooden *verandahs* with wooden eaves board, cornice bands	
7.8	Finishes	Red brick faced external wall surfaces and stone arch openings and cornice floor bands. Plastered and painted internal wall finishing. Ceramic tile and varied modified floor finishes.	
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** Antique decorative brackets and wooden carved features in first floor premises of 'Keramos' showroom.	
7.10	Compound/ Fence/ Gate	Low height stone dressed parapet wall with iron railing above, decorative stone posts flank the iron gate entrance along the road front, open pedestrian arcade along the east road.	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Open paved central space between two symmetrical buildings housing services like water tank and pump house.	
8.0		**Services & Utilities**	
8.1	Lighting	Inadequate natural light in passages, staircase lobby and servant's wing, supplemented by artificial means.	
8.2	Ventilation	Poorly ventilated internal duct and servant's toilet areas.	
8.3	Electricity	BEST	
8.4	Water Supply	MCGM	
8.5	Drainage (Plumbing & Sanitation)	MCGM	
8.6	Fire Precaution	-	
8.7	Other (HVAC/BMS/Security Systems)	Window and split air conditioning units	
9.0		**Condition**	
9.1	Plinth	Poor – cracks and damage along the rear side.	
9.2	Walls	Fair - extensive damage in the reconstructed servant's area	
9.3	Floor	Fair - extensive damage in the reconstructed servant's area	
9.4	Stairs	Fair condition of main staircase but extremely poor state of servant's stair, almost on the verge of collapse.	
9.5	Openings	Fair - modified window shutters, addition of grills, encroached *verandah* spaces	
9.6	Roofing	Fair - minor damage due to leakage. Leakage in the terrace of the servant's portion has been observed.	
9.7	Articulation & Finishes	Fair – poorly maintained Servant's area	
9.8	Services	Poor – leaking and corroding plumbing lines.	
9.9	Out Buildings	-	
9.10	Overall Conditions	Poor – in the rear and side walls, Servants wing in a dilapidated condition	Maintenance level: Low
10.0		**Transformation**	
	Form	-	
	Structure	Completely reconstructed servant's wing is in a dilapidated state.	
	Articulation & Finishes	-	
11.0		**DP Remarks/ Perceived Threats**	
		Building forms part of R zone	
12.0		**Additional Notes/ References/ Documents available**	
		Additional Notes: The Bombay Port trust reclaimed several acres of land at Colaba and Apollo Bunder during 1873 to 1903 to provide spacious and valuable residential estates. It evolved as a planned residential scheme. As part of the scheme, shops were set up at the lower floors unified by the mandatory requirement of an Arcade along Merewether road. **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc.	

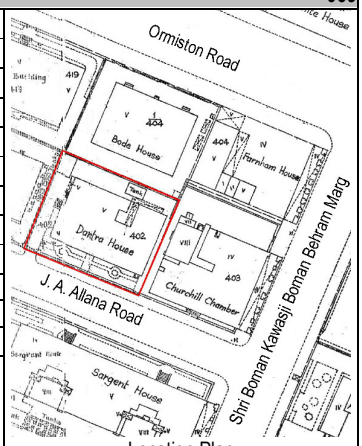
Rear façade with recessed pointed arched openings

Minton tile flooring

Verandah with intricate wooden railing, trellis work, barge board, brackets etc

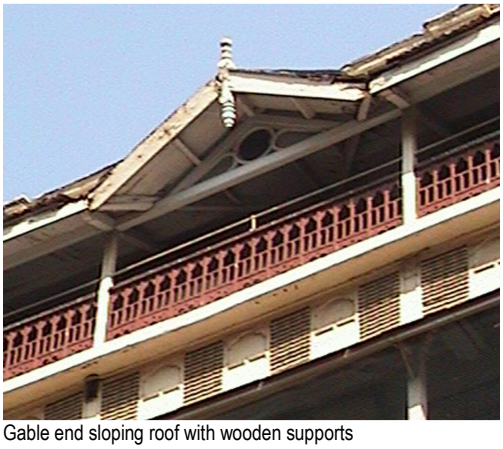
Front façade with an arcade, arched openings

Wooden staircase with wooden railing, newel post etc

Allana House			069
		Common Ref No: 069 Card No: 110 Ward (Part): A (Part I) CS No: 402 (Colaba division) Plot Area: 706.06 sq. m B U Area: - Date: 27/12/2004 Recorded by: Sonal Modak Reviewed by: Int: Sonal Modak Ext: Sonal Modak Photo Ref: 069_Allana House.	 Location Plan

1.0		**Denomination**			
1.1	Name of Premises	Allana House			
1.2	Earlier Name	Allana House			
1.3	Built in:	Indeterminable	Extension Date:	-	
2.0		**Access**			
2.1	Main	J. A. Allana Road – pedestrian			
2.2	Subsidiary	-			
3.0		**Ownership pattern**			
3.1	Present	Allana Company Ltd - Private owner			
3.2	Past	The Treasure of Charitable Endowments Bombay Presidency			
3.3	Status	Owner			
4.0		**Use**			
4.1	Present	Commercial – offices			
4.2	Past	Commercial – offices			
4.3	Usage	Daily			
5.0		**Significance & value Classification**			
5.1	Townscape (Manmade)	ng is located along J. A. Allana Road with its main central access from south side. The building is located in the vicinity of the Shri Boman Kawasji Boman Behram Marg (Old Mereweather road), maintaining the uniform of height along with the other buildings.			
5.2	Architectural Description	**Planning** Building is rectangular in plan with a central open courtyard serving as a light well. Central main access, leading to a common lobby and main staircase. The lobby leads a narrow passage, connecting different departments and offices The service areas and toilet block are located around the central open courtyard. A lift shaft has been added on rear (northern) side. **Features** Projecting timber balconies on front façade along the entire length. Timber sloping weather sheds on rear façade. Central entrance bay with a gable roof with Mangalore roofing tiles. **Style** The building derives influence from vernacular style of architecture.			
5.3	Intrinsic	-			
5.4	Value Classification	A(arc), B(per), B(des), E, G(grp)	Recommended grade	II B	
6.0		**Topography**			
6.1	Floors	G+4			
7.0		**Construction**			
7.1	Plinth	Medium height plinth in grey basalt.			
7.2	Walls	Thick load bearing external walls.			
7.3	Floor	Wooden structure with wooden beams, rafters and floorboards laid over it.			
7.4	Stairs	Two staircase - main open-well wooden staircase with wooden balustrades and handrail. Cast iron service staircase in the internal open court.			
7.5	Openings	Rectangular door and window openings with wooden framed glazed double shutters.			

Allana House		069
7.6	Roofing	Partly wooden sloping roof with Mangalore roofing tiles, partly flat RCC slab.
7.7	Articulation	Projecting wooden balconies on front and side with wooden balustrades.
7.8	Finishes	Walls are plastered and painted internally and externally. Wooden and minton floor finish
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -
7.10	Compound/ Fence/ Gate	Brick masonary compound wall
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Narrow service alley on eastern side. Internal open court housing services like water storage tank, pump house etc.
8.0		**Services & Utilities**
8.1	Lighting	Adequate natural daylight from windows and balconies supplemented by artificial lighting.
8.2	Ventilation	Adequate natural ventilation supplemented by artificial ventilation
8.3	Electricity	BEST
8.4	Water Supply	MCGM
8.5	Drainage (Plumbing & Sanitation)	MCGM
8.6	Fire Precaution	-
8.7	Other (HVAC/BMS/Security Systems)	Window air conditioning units have been installed in few places.
9.0		**Condition**
9.1	Plinth	Fair – Repainted externally as well as internally.
9.2	Walls	Fair – organic growth has been observed at places
9.3	Floor	Good
9.4	Stairs	Fair – Original wooden treads are covered with rubber floor sheets.
9.5	Openings	Fair – Shutters have been replaced in many places.
9.6	Roofing	Fair – Roofing tiles are broken in some places.
9.7	Articulation & Finishes	Fair – Wooden members are in a deteriorating state at places.
9.8	Services	Fair – Leakages through broken service pipes has been observed at places
9.9	Out Buildings	Fair
9.10	Overall Conditions	Fair | Maintenance level | Fair
10.0		**Transformation**
	Form	Addition of lift shaft in the internal open court on rear (northern) side of the building.
	Structure	-
	Articulation & Finishes	-
11.0		**DP Remarks/ Perceived Threats**
		Building forms part of C1 zone
12.0		**Additional Notes/ References/ Documents available**
		Additional Notes: - **References:** FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc. INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation*.

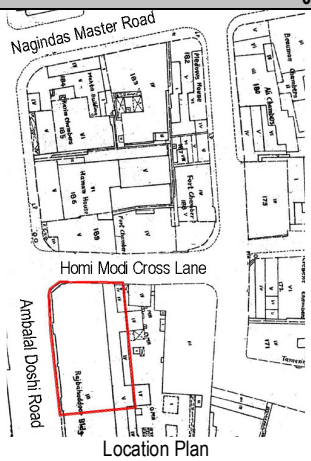


Gable end sloping roof with wooden supports

Balconies with intricate wooden railing, trellis work

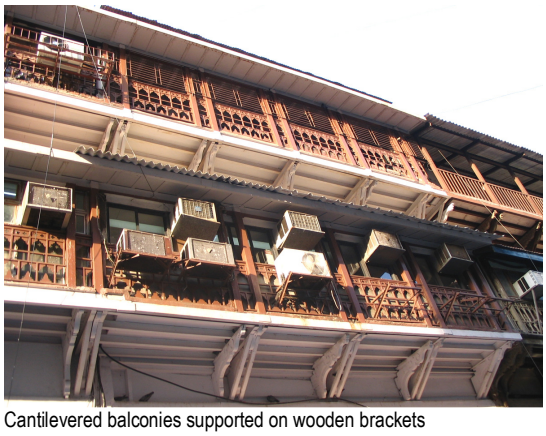
Minton tile flooring

Balconies with intricate wooden railing, trellis work

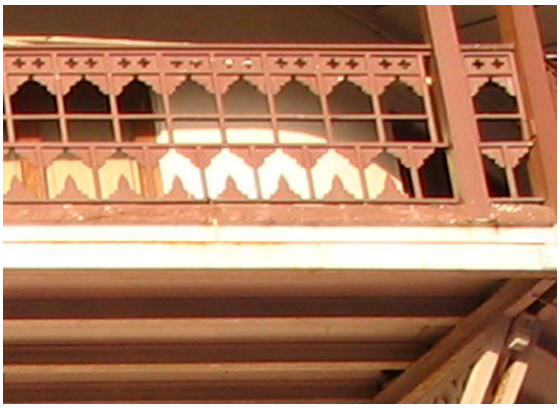
Raj Bahadur mansion No. 20			070
		Common Ref No: 070 Card No: 111 Ward (Part): A (Part III) CS No: 190 (Fort division) Plot Area: 2703.15 sq. m B U Area: - Date: 24/12/2004 Recorded by: Zankhana Prajapati Reviewed by: Int: Zankhana Prajapati, Arun Wadhwa Ext: Zankhana Prajapati, Arun Wadhwa Photo Ref: 070_Raj Bahadur Mansion no.20.	 Location Plan

1.0		**Denomination**	
1.1	Name of Premises	Raj Bahadur mansion No. 20	
1.2	Earlier Name	Raj Bahadur mansion No. 20	
1.3	Built in:	1889	Extension Date: -
2.0		**Access**	
2.1	Main	Ambalal Doshi Road	
2.2	Subsidiary	7, Homi Modi Cross Lane	
3.0		**Ownership pattern**	
3.1	Present	Owner - Private	
3.2	Past	Owner – Raj Bahadur and their minor sons Badrivishal Pana & Others	
3.3	Status	Owner	
4.0		**Use**	
4.1	Present	Commercial - Offices and shops	
4.2	Past	Commercial - Offices and shops	
4.3	Usage	Daily	
5.0		**Significance & value Classification**	
5.1	Townscape (manmade)	Prominent corner building at the junction of Ambalal Doshi Marg and Homi Modi Cross Lane. Access to building is through Ambalal Doshi Marg.	
5.2	Architectural Description	**Planning** The building is rectangular in plan with entry from Ambalal Doshi Marg. The building is part of a large complex of buildings located at the junction of Ambalal Doshi Marg and Homi Modi Cross Lane. Toilets and services are located on the rear side, facing the internal courtyard. T The staircase block is located near the entrance and lobby space, with abutting offices. Toilets are located behind the staircase block. Ground floor houses shops, and the first, second and mezzanine floors house offices **Features** Has a continuous verandah on the front elevation with intricate wooden *jalis*, decorative wooden brackets, fascia board, wooden column capital, wooden railing and balusters of balcony. **Style** Building displays features of Indian vernacular style.	
5.3	Intrinsic	-	
5.4	Value Classification	A(arc), B(per).	Recommended grade II B
6.0		**Topography**	
6.1	Floors	G+ 2 with mezzanine.	
7.0		**Construction**	
7.1	Plinth	Low height plinth of stone	
7.2	Walls	Brick wall	
7.3	Floor	Wooden framed structure, replaced by I-sections.	
7.4	Stairs	Main marble clad open well concrete staircase with cast iron balusters and handrail.	
7.5	Openings	Double leaved wooden paneled door. Rectangular window openings with different patterns according to individual premises.	

Raj Bahadur mansion No. 20					070
7.6	Roofing	Has a sloping roof covered with mangalore tiles supported on steel trusses.			
7.7	Articulation	Wooden *jalis*, decorative wooden brackets, fascia board, wooden column capital, wooden railing and baluster of balcony.			
7.8	Finishes	Walls are plastered and painted externally and internally. Floor finish has been altered to suit individual tenants requirement			
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -			
7.10	Compound/ Fence/ Gate	Building abuts the entire plot.			
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Internal open courtyard shared by other surrounding buildings.			
8.0		**Services & Utilities**			
8.1	Lighting	Natural light through door-window openings supplemented by electric light fixtures.			
8.2	Ventilation	Natural ventilation through door-window openings supplemented by electric fans.			
8.3	Electricity	BEST			
8.4	Water Supply	MCGM			
8.5	Drainage (Plumbing & Sanitation)	MCGM			
8.6	Fire Precaution	Presence of fire extinguishers.			
8.7	Other (HVAC/BMS/Security Systems)	Window air conditioning units.			
9.0		**Condition**			
9.1	Plinth	Poor - plastered and painted, clad with different materials			
9.2	Walls	Fair – plaster and paint peeling off some places.			
9.3	Floor	Fair – newly constructed, after an outbreak of fire in the building			
9.4	Stairs	Fair – in an unmaintained condition			
9.5	Openings	Fair - Window openings have been altered, blocked to accommodate air conditioners, grills have been added.			
9.6	Roofing	Fair			
9.7	Articulation & Finishes	Fair – in an unmaintained condition			
9.8	Services	Poor - Leaking drainage pipelines, electrical wiring has been added in a haphazard and dangerous manner. Unhygienic toilet conditions			
9.9	Out Buildings	-			
9.10	Overall Conditions	Fair.	Maintenance level:	Fair.	
10.0		**Transformation**			
	Form	-			
	Structure	After fire in 1994 floors, *verandah* and staircase have been newly constructed in cast iron.			
	Articulation & Finishes	Floor and wall finish has been altered according to the individual tenants requirement			
11.0		**DP Remarks/ Perceived Threats**			
		Building forms part of C1 Zone			
12.0		**Additional Notes/ References/ Documents available**			
		<u>Additional Notes:</u> - **<u>References:</u>** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc.			



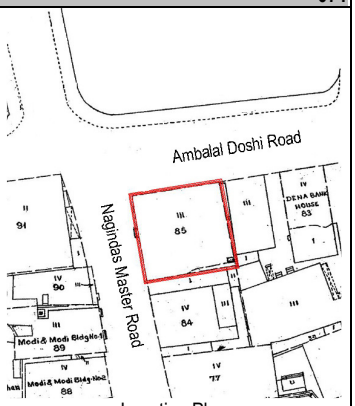
Cantilevered balconies supported on wooden brackets



Wooden railing detail

Interior view with sloping supported on wooden members

Wooden roof skylight over atrium

Narang House			071
		Common Ref No: 071 Card No: 112 Ward (Part): A (part III) CS No: 85 (Fort Division) Plot Area: 328.60 sq m B U Area: - Date: 24/12/2004 Recorded by: Arun Wadhwa Reviewed by: Int: Arun Wadhwa, Zankhana Prajapati Ext: Arun Wadhwa, Zankhana Prajapati Photo Ref.: 071_Narang House	 Location Plan

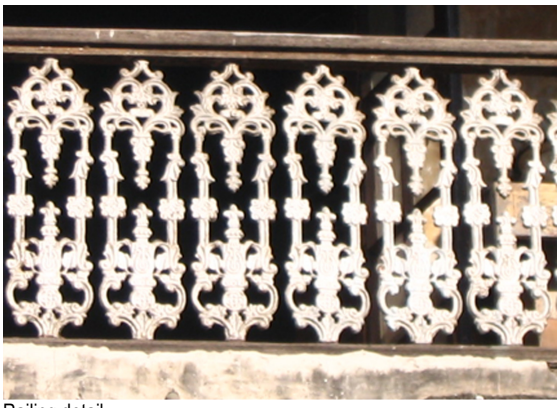
1.0		**Denomination**	
1.1	Name of Premises	Narang House	
1.2	Earlier Name	Narang house	
1.3	Built in:	Indeterminable	Extension Date: -
2.0		**Access**	
2.1	Main	Ambalal Doshi Marg	
2.2	Subsidiary	Nagindas Master Road	
3.0		**Ownership pattern**	
3.1	Present	Owner - Private	
3.2	Past	Owner – Govind Tejoomal Narang	
3.3	Status	Owner – tenant	
4.0		**Use**	
4.1	Present	Private offices and shops	
4.2	Past	Commercial	
4.3	Usage	Commercial	
5.0		**Significance & Value Classification**	
5.1	Townscape (manmade)	Prominent corner building facing two intersecting lanes in a dense commercial locality. Accessed from the north side street into a narrow entrance leading into a staircase lobby. Marked by overhanging wooden verandas continuous along the two road fronts and curvilinear profile at the intersection.	
5.2	Architectural Description	**Planning** Corner building located at the intersection of Nagindas Master Road and Ambalal Doshi Marg. Narrow entrance from the east end leading to a stair. Upper floors with office spaces accessed from staircase lobby and common passage. Toilets at the rear side through a connecting passage. Ground floor premises vacant and locked. **Features** Projecting verandas on the first and second floor supported on ornately carved iron brackets. Wooden verandas with foliated arches and circular openings. Decorative wrought iron railings in veranda parapet. **Style** Vernacular style	
5.3	Intrinsic	Unique wooden verandahs – decorative as well functional in shielding against rain and heat.	
5.4	Value Classification	A(arc), B(per), B(des), E, F	Recommended grade: II B
6.0		**Topography**	
6.1	Floors	G+2	
7.0		**Construction**	
7.1	Plinth	Low plinth about a foot high, constructed in rubble stone masonry.	
7.2	Walls	Brick masonry walls and wooden supporting column members	
7.3	Floor	Wooden floor boards supported on wooden rafters and heavy post.	
7.4	Stairs	Regular double flight wooden stair supported on wooden members. Staircase Winders from first to second floor. Large newel post and simple balusters in wood. Skylight above staircase.	
7.5	Openings	Arched trefoil passage openings and rectangular openings with glazed paneled shutters.	
7.6	Roofing	Sloping Mangalore tile roof supported on wooden truss.	

Narang House			071
7.7	Articulation	Wooden veranda with foliated arch like brackets feature, decorative iron brackets supporting wooden verandas.	
7.8	Finishes	Plaster painted wall surfaces, wooden veranda members. Varied and modified floor finishes over wooden floor boards.	
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -	
7.10	Compound/ Fence/ Gate	No compound wall as the building itself fronts the street on two sides and abuts adjoining buildings on the other two sides.	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	-	
8.0		**Services & Utilities**	
8.1	Lighting	Adequate Natural light except in internal passage, supplemented by electric light fixtures.	
8.2	Ventilation	Adequate Natural ventilation through door-window openings supplemented by electric fans.	
8.3	Electricity	BEST	
8.4	Water Supply	Old Well at the front side boundary, and MCGM	
8.5	Drainage (Plumbing & Sanitation)	MCGM	
8.6	Fire Precaution	-	
8.7	Other (HVAC/BMS/Security Systems)	window unit A.C	
9.0		**Condition**	
9.1	Plinth	Poor – neglected state and vandalized by hawkers.	
9.2	Walls	Fair except seepage and cracks to the rear.	
9.3	Floor	Fair except minor damage to wooden members.	
9.4	Stairs	Poor - damaged and weak stair treads,	
9.5	Openings	Poor – neglected shutters and interventions	
9.6	Roofing	Fair wooden members but loose Mangalore tiles and decaying eaves board.	
9.7	Articulation & Finishes	Poor – neglected and non-maintained finishes.	
9.8	Services	Poor – neglected plumbing and messy electrical lines.	
9.9	Out Buildings	-	
9.10	Overall Conditions	Poor finishes and openings.	Maintenance level: Low
10.0		**Transformation**	
	Form	-	
	Structure	-	
	Articulation & Finishes	Thick paint layer applied on the external stone dressed façade, detrimental and insensitive to the building fabric.	
11.0		**DP Remarks/ Perceived Threats**	
		Building forms part of C1 zone	
12.0		**Additional Notes/ References/ Documents available**	
		Additional Notes: Hawkers, food stalls occupy immediate surroundings of the buildings causing damage as well as unhygienic conditions. **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc. SHARADA DWIVEDI and RAHUL MEHROTRA (2001) *Fort Walks,* Bombay : Eminence Designs Pvt. Ltd.	

Front façade with projecting portion with intricate railing and wooden trellis work

Decorative bracket detail

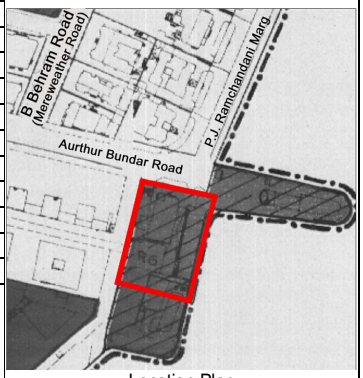
Stone cladding



Railing detail

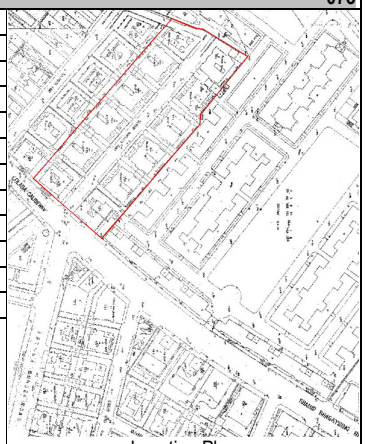
Skylight

Wooden staircase with wooden railing and newel post

Radio Club				072
		Common Ref No: 072 Card No: 113 Ward (Part): A (Part III) CS No: Indeterminable Plot Area: - B U Area: - Date: 10-05-06 Recorded by: Prachi Merchant Reviewed by: Int: Permission denied Ext: Permission denied Photo Ref.: 072_Radio club	 Location Plan	
1.0		**Denomination**		
1.1	Name of Premises	Radio Club		
1.2	Earlier Name	Radio Club		
1.3	Built in:	1930's	Extension Date :	-
2.0		**Access**		
2.1	Main	Junction of Aurthur Bundar Road and P.J. Ramchandani Marg		
2.2	Subsidiary	-		
3.0		**Ownership pattern**		
3.1	Present	Private		
3.2	Past	Private		
3.3	Status	Private		
4.0		**Use**		
4.1	Present	Club		
4.2	Past	Club		
4.3	Usage	Daily		
5.0		**Significance & value Classification**		
5.1	Townscape (Manmade)	Prominent corner plot, located at the end of P. J. Ramchandani Marg and accessed through Aurthur Bundar Road, overlooking the sea.		
5.2	Architectural Description	**Planning** Newly constructed building as a Club with deck overlooking the sea. **Features** No Prominent features. **Style** -		
5.3	Intrinsic	First radio station in Bombay was installed here.		
5.4	Value Classification	A(his)	Recommended grade:	III
6.0		**Topography**		
6.1	Floors	G+2		
7.0		**Construction**		
7.1	Plinth	-		
7.2	Walls	-		
7.3	Floor	-		
7.4	Stairs	-		
7.5	Openings	-		
7.6	Roofing	-		
7.7	Articulation	-		
7.8	Finishes	-		
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -		

Radio Club					072
7.10	Compound/ Fence/ Gate	- -			
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Deck space and garden of the Club overlooks the sea.			
8.0		**Services & Utilities**			
8.1	Lighting	-			
8.2	Ventilation	-			
8.3	Electricity	BEST			
8.4	Water Supply	MCGM			
8.5	Drainage (Plumbing & Sanitation)	MCGM			
8.6	Fire Precaution	-			
8.7	Other (HVAC/BMS/Security Systems)	-			
9.0		**Condition**			
9.1	Plinth	-			
9.2	Walls	-			
9.3	Floor	-			
9.4	Stairs	-			
9.5	Openings	-			
9.6	Roofing	-			
9.7	Articulation & Finishes	-.			
9.8	Services	-			
9.9	Out Buildings	-			
9.10	Overall Conditions	-	Maintenance level:	Good	
10.0		**Transformation**			
	Form	Newly Constructed building			
	Structure	-			
	Articulation & Finishes	-			
11.0		**DP Remarks/ Perceived Threats**			
		Recreational Ground			
12.0		**Additional Notes/ References/ Documents available**			
		Additional Notes: - **References:** -			

Note: Photography permission denied

Colaba Land Co-operative Housing Society (Bradys Flats)				**073**
		Common Ref No: 073 Card No: 114 Ward (Part): A (Part III) CS No: 1-12/324 (Colaba division) Plot Area: 641.771 sq. m B U Area: - Date: 10/12/2004 Recorded by: Prachi Merchant Reviewed by: Int: Sonal Modak, Prachi Merchant Ext: Sonal Modak, Prachi Merchant Photo Ref: 073_Brady's Flats.	 Location Plan	
1.0		**Denomination**		
1.1	Name of Premises	Colaba Land Co-operative Housing Society		
1.2	Earlier Name	Bradys Flats		
1.3	Built in:	1925-1928	Extension Date :	-
2.0		**Access**		
2.1	Main	Sohrab Bharucha Marg to access 1-9 no. buildings – vehicular and pedestrian		
2.2	Subsidiary	1st Pasta lane to access the 10 no. building – vehicular and pedestrian		
3.0		**Ownership pattern**		
3.1	Present	Private Society		
3.2	Past	Owner – Colaba land Cooperative Society		
3.3	Status	Society		
4.0		**Use**		
4.1	Present	Residential		
4.2	Past	Residential		
4.3	Usage	Daily		
5.0		**Significance & value Classification**		
5.1	Townscape (Manmade)	The plot is located off Shahid Bhagat Singh Road on the west side and is accessed by the private Sohrab Bharucha marg. The buildings are located on either side of the central access road, with the building entrances facing towards the road. The identical façade imparts a distinctive character to the street.		
5.2	Architectural Description	**Planning** Each building has a symmetrical plan with a central staircase with 2 flats on either side on each floor. The society has 10 identical buildings with the central and side wing higher than the rest. The building is accessed through a porch, leading to the entrance lobby, with two flats on either side. Each flat has a verandah space in front facing the road. The service areas are located on the rear side and are accessed through a cast iron spiral staircase from the internal courtyard. The two buildings are connected with a rear open internal court and garage area in the front. All the floors house residential flats. **Features** The central staircase block entrance is defined by pilasters along with brackets, entablature, corner quoins, geometric pattern motifs and a semicircular pediment on top. The building has rectangular openings and side bay windows with wooden sloping chajjas and a projecting sill band. Front façade has balconies with wooden railings and a sloping Mangalore tile roof. The façade has floor level bands and corner quoins. **Style** The building façade derives influence from the classical and vernacular style of architecture		
5.3	Intrinsic	One of the first planned societies		
5.4	Value Classification	A(arc), B(per), B(des), B(uu), E, F	Recommended grade:	II B
6.0		**Topography**		

Colaba Land Co-operative Housing Society (Bradys Flats)					**073**
6.1	Floors	G+3 with part terrace.			
7.0		**Construction**			
7.1	Plinth	Normal height plinth of rough grey ashlar stone masonry with a protection band.			
7.2	Walls	Thick load bearing brick walls.			
7.3	Floor	RCC beam and slab structure.			
7.4	Stairs	central wooden staircase with wooden curtail, risers, treads, soffit, handrail, newel cast iron railing. Cast iron spiral service staircase in the internal court.			
7.5	Openings	The main entrance is through a rectangular opening defined by pilasters with brackets and entablature. Rectangular window openings with glazed paneled sash double shutters and a ventilator.			
7.6	Roofing	Sloping Mangalore tile hip roofing with wooden supports, over the flats in 'C' shape and garage. Flat roof over the rear portion of the building. Sloping chajjas with Mangalore tile roofing over window openings.			
7.7	Articulation	Bands, sill bands, coins, semicircular pediments, pilasters, entablature.			
7.8	Finishes	The walls are finished with rough sand faced plaster and paint externally and plaster and paint internally. Flooring in the lobby area has cement tiles.			
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** Wooden panel for name plates at the entrance lobby area in each building.			
7.10	Compound/ Fence/ Gate	Brick and plastered compound wall upto 2'-0", with cast iron fence above. Cast iron gate with pilaster at the gate post.			
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Front open space on either side of the buildings is lined with shrubs and with trees like Ashok, Jam, Jamun, Mango. Garage area and the service court have paved areas. The buildings have a concrete footpath in the setback area, on either side of the road.			
8.0		**Services & Utilities**			
8.1	Lighting	Adequate natural light through window openings and rear internal court.			
8.2	Ventilation	Adequate natural ventilation through window openings.			
8.3	Electricity	BEST			
8.4	Water Supply	MCGM			
8.5	Drainage (Plumbing & Sanitation)	MCGM			
8.6	Fire Precaution	Fire hydrants at a regular distance placed on the footpath.			
8.7	Other (HVAC/BMS/Security Systems)	Window air conditioning units have been installed by individual tenants.			
9.0		**Condition**			
9.1	Plinth	Fair			
9.2	Walls	Good - Wall is plastered and painted internally and externally.			
9.3	Floor	Good			
9.4	Stairs	Good			
9.5	Openings	Fair - In many places openings of the window have been blocked to accommodate air conditioning units. Shutters have been changed; grills and *jalis* have been added. Balconies have been enclosed.			
9.6	Roofing	Good - Internally the ceiling has been covered, as per individual requirements. The roof has been strengthened by MS sections at places			
9.7	Articulation & Finishes	Good – Internal finishing materials have been changed according to individual tenants requirements.			
9.8	Services	Good			
9.9	Out Buildings	Good			
9.10	Overall Conditions	Good	Maintenance level:	Good	
10.0		**Transformation**			
	Form	-			
	Structure	Openings blocked, balconies enclosed, *chajjas* at few places changed.			
	Articulation & Finishes	-			
11.0		**DP Remarks/ Perceived Threats**			
		Buildings form part of R zone. Some reserved as PG.			
12.0		**Additional Notes/ References/ Documents available**			
		Additional Notes: A harmonious and well-maintained housing estate, the Brady's flats on Sohrab Bharoocha Marg, named after the architect who designed the colony for the staff of the engineering			

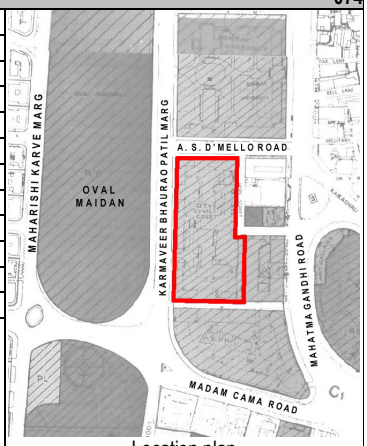
		firm of W H Brady & Company which specialised in cotton spinning. This turn of the century housing scheme employs a functional design for the overall layout to maximise the number of buildings on the available land. There are ten identical three-storeyed building blocks on either side of the beautiful tree-lined road, which has a variety of shady Ashok, Jam, Jamun and Mango trees. The buildings have comfortable verandas incorporated within all apartments as well as an internal ventilation courtyard. The identical facades impart a distinctive character to the streets that comprise the Brady's Estate. **References:** FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc. INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* RAHUL MEHROTRA, GUNTER NEST and SANDHYA SAVANT (1994) *The Fort Precinct in Bombay – Conserving an Image Centre*, 2 Vols, Bombay.

Symmetrical façade with central and side projecting bays, balconies with sloping chajjas etc

Detail of the openings with bands, sloping chajjas, corner quoins etc

Compound wall detail

Wooden staircase block with Minton flooring tiles

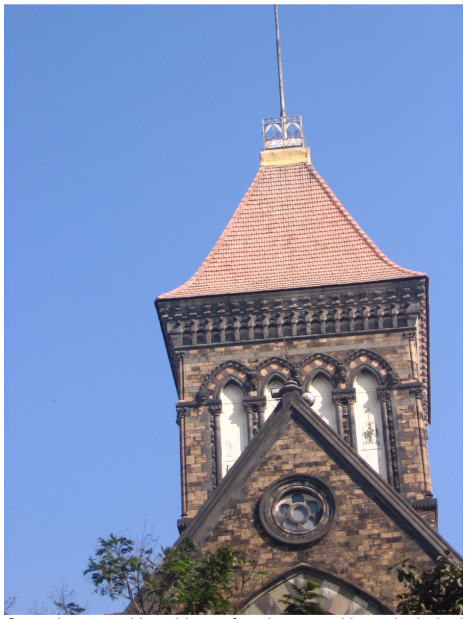
Old Secretariat			074
		Common Ref No: 074 Card No: 115 Ward (Part): A (Part III) CS No: 31(Fort Division) Plot Area: 1085.01 sq. m B U Area: - Date: 28/12/2004 Recorded by: Arun Wadhwa Reviewed by: Int: Arun Wadhwa, Prachi Merchant Ext: Arun Wadhwa, Prachi Merchant Photo Ref: 074_Old Secretariat.	 Location plan

1.0		**Denomination**	
1.1	Name of Premises	Old Secretariat	
1.2	Earlier Name	Offices of the Government of Bombay	
1.3	Built in:	Completed March 1874, Commenced April 1867	Extension Date: -
2.0		**Access**	
2.1	Main	Karmaveer Bhaurao Patil Marg – vehicular and pedestrian	
2.2	Subsidiary	A. S. D'mello Road (University road) - vehicular and pedestrian	
3.0		**Ownership pattern**	
3.1	Present	Owner - State Government Of Maharashtra	
3.2	Past	Owner – The Governor of Maharashtra	
3.3	Status	Owner	
4.0		**Use**	
4.1	Present	City Civil and Sessions Court, Post Office and Sheriff's Office.	
4.2	Past	Offices of the Government of Bombay, Secretariat.	
4.3	Usage	Institutional - Court of Law	
5.0		**Significance and value Classification**	
5.1	Townscape (manmade)	Long prominent building facing the oval maidan to its west, placed alongside High Court, University, PWD offices. The building is built in the same period and with similar architectural language, has been consciously conceived as an urban design gesture, forming an interesting skyline along the eastern edge of Oval maidan. Accessed through the central porch along the long western front and also from the rear eastern side.	
5.2	Architectural Description	**Planning** Long symmetrical building planned along the central staircase with slightly projecting wings splayed at the corners. Large floor heights provide increase the overall scale of the building with a high pyramidal roof tower above the central staircase. A continuous verandah along the long eastern side connecting all activities varying from first floor offices to courtrooms on the second and third floors. Toilets and other ancillary facilities are attached to the long eastern verandah. Ground floor has PWD and Sheriff's office. Library is placed in the central wing on the first floor. Registrars and staff activities are accommodated along the long length of first floor. Courtrooms along with the judge's chambers are placed on the second and third floor. Western side verandahs accommodate varied staff areas and judges chamber. An annex building has been added parallel to the long rear side and is connected by floor level passages. **Features** Large pointed recessed arch opening in the projecting gable end at the front and a high pyramidal roof tower in the centre of the long west façade. Polychromatic arched openings, alternate grey basalt with buff porbander pointed arches on ground and red basalt with buff porbander on smaller shallow arches on upper floors. Decorative terrace cornice band, continuous along the entire length of the building and central tower base. Large iron brackets supporting deep awnings on the front façade. Intricately carved floral relief panel in arched openings with medallions at the main porch entrance.	

		Stone carved lion head in column capitals below the central staircase landing. Highly intricate wooden tracery ventilator panels within pointed arch openings. **Style** The building derives influence from Venetian Gothic style of architecture		
5.3	Intrinsic	Porte-cochere (porch) bears Governor Frere's coat of arms, a lasting tribute to his vision for Bombay and its Governance.		
5.4	Value Classification	A(arc), A(his), B(per), B(des), B(uu), C(seh), D(bio), E, F, I(sce)	Recommended grade:	I
6.0		**Topography**		
6.1	Floors	G+3		
7.0		**Construction**		
7.1	Plinth	Normal height plinth dressed in Malad ashlar stone course with grey basalt plinth protection.		
7.2	Walls	Load bearing rubble masonry stonewalls.		
7.3	Floor	Shahabad stone slabs on wooden supports and steel girders in case of large spans.		
7.4	Stairs	Central C- shaped cantilevered stone staircase with an open well accommodating lift block. Wooden spiral stairs supported from the walls, at both the ends of the long front facade. Two narrow spiral service stairs centrally supported on the rear long side.		
7.5	Openings	High and shallow pointed arch openings on circular columns in verandahs. Multi foil ventilator in the arch portion of openings. Double door window with outer louvered and inner diamond sash glazed paneled shutters. Wooden tracery works in the ventilator panels. Dormer roof windows at regular intervals along the long roof.		
7.6	Roofing	Steep sloping Mangalore tile roof, high pyramidal tower at center and corner blocks, supported on intricate wooden truss work.		
7.7	Articulation	Continuous cornice band at terrace level and base of pyramidal roof over high central tower, recessed arch opening, large metal bracket supporting sloping awnings on the western verandah fronts. Ornate column capitals supporting arches over circular columns.		
7.8	Finishes	Yellow Kurla stone external dressed facades and basalt dressing to inside of verandah walls. Plaster painted internal wall surfaces. Wood paneled ceiling in major courtrooms. Original Minton tiles on the ground floor and also in some courtrooms on the upper floors. Varied floor finishes in the rest of the building.		
7.9	Interiors (Movable and Immovable)	**Movable** Neo Gothic scheme included John Adam's furniture design in teak inlaid with blackwood, few courtrooms. **Immovable** -		
7.10	Compound/ Fence/ Gate	Low parapet wall upto 1 M with iron railing above. Two iron gates on the front western side and also a gate on the rear eastern side.		
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Large plot with various ancillary structures. G+5 annex building parallel to the rear east side. G+5 N.C.C building to the southern side. Long single storied structure at the rear side, houses emergency staff quarters. P.W.D barrack buildings abut the front boundary wall. Paved space at the rear and side spaces serve as vehicular accesses.		
8.0		**Services and Utilities**		
8.1	Lighting	Adequate natural light except for some areas including central staircase, thus supplemented by artificial light.		
8.2	Ventilation	Adequate natural ventilation supplemented by artificial means.		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire Precaution	Fire extinguishers		
8.7	Other (HVAC/BMS/Security Systems)	Window air conditioning units.		
9.0		**Condition**		
9.1	Plinth	Poor – plantations and numerous plumbing interventions around the plinth area have caused seepage		
9.2	Walls	Fair – dampness has been observed due to seepage.		
9.3	Floor	Fair - replacement of wooden supporting members with steel sections		
9.4	Stairs	Fair - deteriorating wooden treads, poorly maintained service stair.		
9.5	Openings	Poor - Iron grills enclosing *verandah* openings, damaged and poorly finished door and window shutters. Addition of metal sheet *chajjas* and bamboo mat over window openings.		
9.6	Roofing	Fair - damage at few places		
9.7	Articulation and Finishes	Poor - blackened stone-faced facades and damaged carved features at some places.		
9.8	Services	Poor - electrical and plumbing services in neglected condition		
9.9	Out Buildings	Poor - N.C.C building is in a poor condition, P.W.D barracks are in a fair condition		
9.10	Overall Conditions	Fair - poor finishes and services.	Maintenance level: Poor	

Old Secretariat		074
10.0		**Transformation**
	Form	Lift shafts and connecting bridge with the annex added to the long rear side.
	Structure	Many toilets and partitions built in *verandah* spaces.
	Articulation and Finishes	Iron grills fixed to veranda openings damaging column capitals.
11.0		**DP Remarks/ Perceived Threats**
		City Civil Court
12.0		**Additional Notes/ References/ Documents available**
		Additional Notes: The building, with a frontage of around 450 feet, was designed in a Venetian Gothic style by Colonel Wilkins of the Royal Engineers and completed in 1874. It now houses a number of courts and government departments. Constructed in rubble and stone, the walls are faced with Kurla stone. The corridor arches on the ground floor are of alternate Porebunder stone and blue basalt while those on the first floor level are alternate red basalt and Porebunder stone. The pillars are moulded Kurla cut-stone, corridor shafts, capitals and cornices of milky white Hemnagar sandstone. There are two wings to the east, the ends of which form three sides of an octagon. The main staircase is illuminated by shafted windows, contained in a lofty arch rising through the building and culminating in a large gable at the top. The arcaded verandahs facing the westerly breezes are designed to provide ventilation and light to the building. The main doors are of beautifully carved wood and were designed by George Twigge Molecey. Frontage of about 450 Ft. and the central tower rises about 170 Ft high. Designed by Colonel H St Clair Wilkins of the Royal Engineers and executed by PWD from its own funds and became a Paradigm of subsequent work in Bombay.
		References: SHARADA DWIVEDI and RAHUL MEHROTRA (2001) *Fort Walks,* Bombay : Eminence Designs Pvt. Ltd. FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc. Christopher W London, *Bombay Gothic,* India Book HousePvt. Ltd. INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.*

Central bay with recessed arched opening with buff and red stone voussoirs supported on columns with Corinthian capitals.



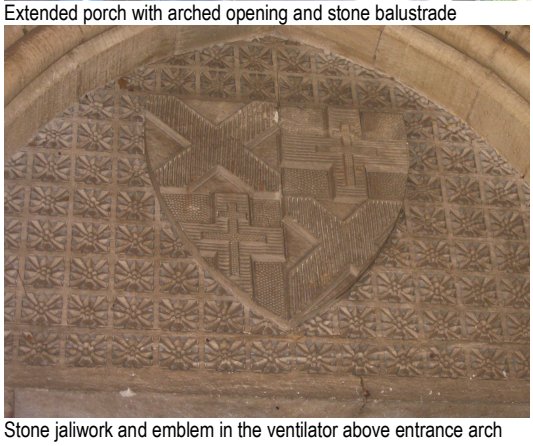
Central tower with gable roof and tower with conical sloping roof with stone cornice band, arched and round openings

Terrace arched openings with wooden louvered and glazed paneled shutters

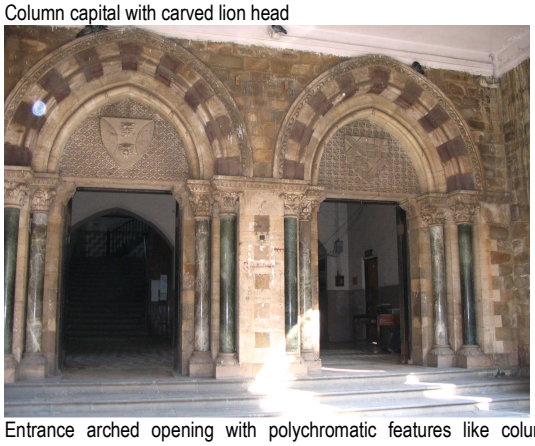
Arched opening with buff and red stone voussoirs, round opening, sill band and wooden glazed sash windows

Extended porch with arched opening and stone balustrade

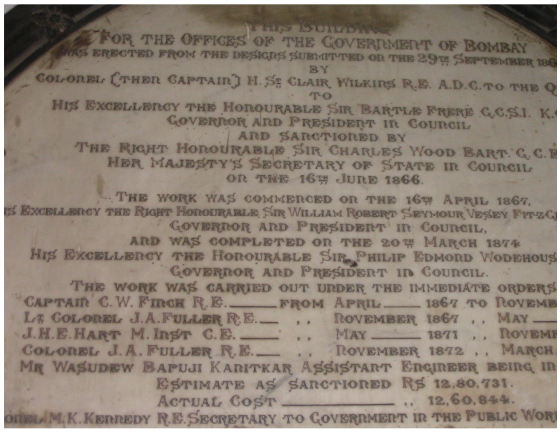
Column capital with carved lion head



Stone jaliwork and emblem in the ventilator above entrance arch



Entrance arched opening with polychromatic features like columns, alternate red and buff stone arch voussoirs, ventilator stone jail work



Marble tablet

Series of openings and intricately carved stone cornice band and balustrade.

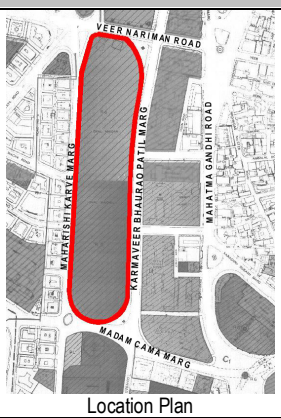
Sloping roof with wooden supporting members

Services on façade.

Roof truss structure supporting sloping roof

Newly constructed lift shaft and passage connecting annex building

South side ancillary structure

Oval Maidan			075
		Common Ref No: 075 Card No: 116 Ward (Part): A (Part III) CS No: 11(Fort division) Plot Area: Part of 91693.08 sq. m B U Area: - Date: 10/11/04 Recorded by: Prachi Merchant Reviewed by: Int: Not applicable Ext: Prachi Merchant, Sonal Modak Photo Ref: 075_Oval Maidan.	 Location Plan

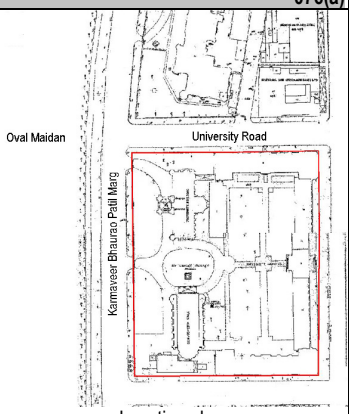
1.0		**Denomination**			
1.1	Name of Premises	Oval Maidan			
1.2	Earlier Name	Oval Madian			
1.3	Built in:	-	Extension Date:	-	
2.0		**Access**			
2.1	Main	Bound by Karamveer Bhaurao Patil Marg, Maharshi Karve Road, Madam Cama Road.			
2.2	Subsidiary	-			
3.0		**Ownership pattern**			
3.1	Present	Owner - State Government			
3.2	Past	Owner – The Governor of Bombay and Others			
3.3	Status	Owner			
4.0		**Use**			
4.1	Present	Public open space used partially as a walking track, cricket ground and a pedestrian thoroughfare between Maharshi Karve Road and Karmaveer Bhaurao Patil Marg			
4.2	Past	Public open space			
4.3	Usage	Daily			
5.0		**Significance & value Classification**			
5.1	Townscape (Manmade)	The central open space is located in a plot bound by Karamveer Bhaurao Patil Marg in the east, Maharshi Karve Road on the west, Madam Cama Road in the south and Veer Nariman Road on the north side. The space is part of the large swatch of land separating the fort district from the rest of the city. The buildings around this space form an important nature of the townscape of the city with Victorian Neo-Gothic buildings like University building, Secretariat building, High Court and PWD building built in 19th century lined on the eastern side and 20th century Art Deco style residential buildings on the western side.			
5.2	Architectural Description	**Planning and Features** A large open space that was once at the edge of the city but today stands in between the Victorian Neo-Gothic buildings on the east and the Art deco buildings on the west. The recently added railing that encircles the entire space. **Style -**			
5.3	Intrinsic	One of the most important public spaces in the city.			
5.4	Value Classification	A(his), B(uu), C(seh), E, I(sce), J	Recommended grade:	I	
6.0		**Topography**			
6.1	Floors	-			
7.0		**Construction**			
7.1	Plinth	-			
7.2	Walls	-			
7.3	Floor	-			
7.4	Stairs	-			
7.5	Openings	-			
7.6	Roofing	-			
7.7	Articulation	-			
7.8	Finishes	-			

Oval Maidan			075
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -	
7.10	Compound/ Fence/ Gate	MS fence on low height brick wall.	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	The ground is lined with palm trees along the walking track. Statues of M.G.Ranade and Sorabjee Shapurjee Bengalee installed at the North and South end of the Maidan	
8.0		**Services & Utilities**	
8.1	Lighting	-	
8.2	Ventilation	-	
8.3	Electricity	BEST	
8.4	Water Supply	MCGM	
8.5	Drainage (Plumbing & Sanitation)	MCGM	
8.6	Fire Precaution	-	
8.7	Other (HVAC/BMS/Security Systems)	-	
9.0		**Condition**	
9.1	Plinth	-	
9.2	Walls	-	
9.3	Floor	-	
9.4	Stairs	-	
9.5	Openings	-	
9.6	Roofing	-	
9.7	Articulation & Finishes	-	
9.8	Services	-	
9.9	Out Buildings	Poor – East side sheds are not maintained well.	
9.10	Overall Conditions	Good	Maintenance level | Good
10.0		**Transformation**	
	Form	-	
	Structure	Bus stop and BMC Sheds have sprung up on the eastern edge. Large billboard on the northern side, which obstructs the view from Veer Nariman Road.	
	Articulation & Finishes	-	
11.0		**DP Remarks/ Perceived Threats**	
		Recreation Ground.	
12.0		**Additional Notes/ References/ Documents available**	
		Additional Notes: After the demolition of the Fort in the mid-1860s, many new building plots and roads were laid out on the freed space. The single stretch of open space known as the Esplanade, which lay to the west of the Fort, was thus subdivided into four distinct sections comprising the Cross and Azad maidans in the north, the central portion of the Oval maidan, and the Cooperage maidan in the south. The open greensward of the Oval maidan provides a counterpoint for the row of 1930s Art Deco residential houses at its western periphery, valiantly facing the imposing 19th century Gothic edifices on the eastern edge. Trees that line the maidan where dozens of cricket pitches are set up during the day. In addition to its use as a cricket ground, the Oval is also used as a shortcut by thousands of commuters. The Oval, which once had a riding track on the periphery known as Rotten Row, was restored and re-fenced by the OVAL Trust in 1997. **References:** SHARADA DWIVEDI and RAHUL MEHROTRA (2001) *Fort Walks,* Bombay : Eminence Designs Pvt. Ltd. FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc. INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* SHARADA DWIVEDI and RAHUL MEHROTRA (2001) *The Cities Within*, Bombay : Eminence Designs Pvt. Ltd. RAHUL MEHROTRA, GUNTER NEST and SANDHYA SAVANT (1994) *The Fort Precinct in Bombay – Conserving an Image Centre*, 2 Vols, Bombay. Eicher Goodearth Ltd. (2002) *City Map – Mumbai,* Mumbai. ABHA NARAIN LAMBAH *Through the Looking Glass – The Grade I Heritage of Mumbai,* Mumbai: Urban Design Research Institute, Jasubhai Media and Super Book House.	

A view of the maidan

Statue 1

Statue 2

Sir Cowasjee Jehangir Convocation Hall of the University of Bombay			076(a)
		Common Ref No: 076(a) Card No: 117 Ward (Part): A (Part III) CS No: 148 (Fort division) Plot Area: Part of 22108.03 sq. m B U Area: - Date: 29/12/2004 Recorded by: Arun Wadhwa Reviewed by: Int: Arun Wadhwa, Zankhana Prajapati Ext: Arun Wadhwa, Zankhana Prajapati Photo Ref: 076(a) Convocation Hall.	 Location plan
1.0		**Denomination**	
1.1	Name of Premises	Sir Cowasjee Jehangir Convocation Hall of the University of Bombay.	
1.2	Earlier Name	Initially known as University Senate Hall.	
1.3	Built in:	Completed 1874, commenced 1869	Extension Date: -
2.0		**Access**	
2.1	Main	K. Bhaurao Patil Marg – Vehicular and Pedestrian	
2.2	Subsidiary	M.G. Road, A. S. D'mello Road, University Road.	
3.0		**Ownership pattern**	
3.1	Present	Owner - State Government	
3.2	Past	Owner – The University of Bombay & Others	
3.3	Status	Owner	
4.0		**Use**	
4.1	Present	Convocation Hall, Seminar Hall	
4.2	Past	Convocation Hall.	
4.3	Usage	Institutional - Occasionally	
5.0		**Significance & Value Classification**	
5.1	Townscape (manmade)	The building forms part of an important avenue of impressive gothic buildings planned as urban design gesture during colonial rule along the Oval Maidan.	
5.2	Architectural Description	**Planning** Convocation building is placed alongside the Library building and Rajabai tower at the western edge of the large university campus with an ample lawn in front. Entrance is through a porch from the north side. Large rectangular hall with an attached semicircular apse portion serving as a stage at the rear. An extended porch and spiral staircases flanking the gable end on the north side indicate the entrance with a foyer space right below the gallery. Projecting balconies on three sides except the rear, serve as viewing galleries with long wooden benches therein. Verandah spaces flank the long hall on both the longer sides at ground and gallery floor. **Features** High gable ended north side with a large recessed circular rose window flanked by projecting open arcade spiral staircases and distinct steep spires at all the four corners. Semicircular apse with pointed arch openings, decorative column capitals, cornice band, terrace parapet. Identical east and west arcade facades with setback buttressing and projecting stone gargoyles. Larger pointed arches on ground floor with smaller arches on the first floor with foliated circular stain glass panels. Intricate ornamental features – floral pattern, animal forms on cornice band, column capitals in the interiors. Circular rose window with stain glass panels depicting Zodiac signs in the gable end on the northern facade. Highly ornate iron brackets supporting projecting gallery and parapet railings. **Style** The building displays Neo Gothic features in it architecture.	
5.3	Intrinsic	Famous personalities like William Wordsworth, Lord Hardingee, Dadabhai Naoroji, JRD Tata, etc. have been conferred Honorary degree of LL.D. Circular rose window with twelve divisions and stained glass depicting the months of the year and signs of the Zodiac. Stained glass panels depicting coats of arms of numerous	

		Governors, eminent personalities and countries.		
5.4	Value Classification	A(arc), A(his), B(per), B(des), B(uu), C(seh), D(bio), E, F, I(sce)	Recommended grade	I
6.0		**Topography**		
6.1	Floors	Ground + mezzanine		
7.0		**Construction**		
7.1	Plinth	Plinth height about 1.0 M dressed in grey basalt ashlar stone with projecting top cornice in buff basalt course.		
7.2	Walls	Load bearing rubble masonry walls and circular stone columns.		
7.3	Floor	Wooden floorboards supported over wooden members form first floor gallery. Groin vaulted verandas of the first floor. Raised wooden platform forms the convocation stage at the ground floor.		
7.4	Stairs	Pair of circular stone spiral stairs flanking both the front sides supported on load bearing stonewalls. Elaborate stone cut navel post and decorative balusters. Very narrow spiral stairs lead to the terrace within spires on all the four corners.		
7.5	Openings	Large pointed arch openings with smaller arches and circular openings within. Double shutter door openings, outer wooden louvered and inner glazed geometric sash panels. Varied color and design of stained glass panels in arch and circular ventilators.		
7.6	Roofing	High sloping Mangalore tile gable ended roof over the main hall, lower over the side verandahs, internally teakwood planking forms vault. Steep stone spires over circular staircase at the corners.		
7.7	Articulation	Wheel rose window in two layers with twelve divisions in each. Decorative cornice bands, finely carved column capitals on circular columns		
7.8	Finishes	Malad stone ashlar course dressed in external and verandah walls. Ornamental carved features in soft Porbander stone. Plastered painted internally. Granite circular columns supporting entrance arches. Minton floor tiling and stained glass panels in window and ventilator openings. Decorative Iron brackets supporting projecting gallery and parapet railings.		
7.9	Interiors (Movable & Immovable)	**Movable** Marble busts of eminent personalities like Pherozshah Mehta, Kashinath Trimbak Telang, Narayan Chandravarkar, Vithal Chandravarkar, Chimanlal H Setalvad. Old wooden tables. **Immovable** -		
7.10	Compound/ Fence/ Gate	Low compound wall with iron railing above and central iron gate.		
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Located within the large university campus along with Library, Rajabai Clock Tower and the main University building. Expansive lawn with old and varied trees in the central open space. Statue of Sir Cowasjee Jehangir in front of the entrance porch. Marble statue of Thomas Ormiston, Dean of faculty of Civil Engineering to the east side lawn.		
8.0		**Services & Utilities**		
8.1	Lighting	Adequate natural light through large openings on all sides, supplemented by artificial light fixtures.		
8.2	Ventilation	Adequate natural ventilation, also supplemented by artificial means.		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing & Sanitation)	MCGM		
8.6	Fire Precaution	Few fire extinguishers.		
8.7	Other (HVAC/BMS/Security Systems)	-		
9.0		**Condition**		
9.1	Plinth	Poor - neglected state, cracks and broken steps.		
9.2	Walls	Poor - dampness in walls.		
9.3	Floor	Fair except for vandalized and neglected state in some areas.		
9.4	Stairs	Poor - neglected state, broken treads and missing balusters, vandalized narrow stair leading to terrace.		
9.5	Openings	Poor - some stained glass panels and wood louvered door shutters damaged.		
9.6	Roofing	Fair - except for damp patches and damaged plaster from inside, also asphalting incongruously done over Mangalore tiling. Stone finials in neglected state.		
9.7	Articulation & Finishes	Poor - neglected state. Blackened stone facades, damaged gargoyles, finial, cornices.		
9.8	Services	Fair.		
9.9	Out Buildings	-		
9.10	Overall Conditions	Poor	Maintenance level: Poor & neglected.	
10.0		**Transformation**		
	Form	-		
	Structure	-		

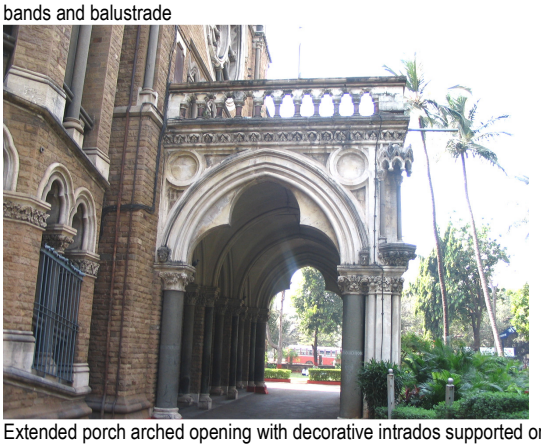
Sir Cowasjee Jehangir Convocation Hall of the University of Bombay		076(a)
	Articulation & Finishes	Intricate stone carvings inside the interiors have been painted over. Cement pointing done over stone dressed courses.
11.0		**DP Remarks/ Perceived Threats**
		Public Hall
12.0		**Additional Notes/ References/ Documents available**
		Additional Notes: The Fort University complex comprises the Library, the Senate or Convocation Hall and administrative offices. The Hall 104 feet long, 44 feet wide & 63 feet high designed to seat about a thousand people. The university complex took eight to twelve years to design and complete and the buildings established new standards of proficiency in the city's Architectural profession. Eminent British Architect Sir George Gilbert Scott designed the building. Estimated cost 415804/- Actual cost 379389/- Coats of arms of Sir Bartle Frere, Sir Seymour Fitzgerald, Sir Philip Wodehouse,and Sir George Russell Clerk, successive Governors of Bombay can be seen in the eastern lancet lights. The Rose, the Shamrock and the thistle symbolise England, Ireland and Scotland in the stained glass below. Sir Cowasjee Jehangir's coat of arms and those of England, Scotland, Ireland, Wales and Bombay are depicted in the western stained glass windows. **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* SHARADA DWIVEDI and RAHUL MEHROTRA (2001) *The Cities Within*, Bombay : Eminence Designs Pvt. Ltd. RAHUL MEHROTRA, GUNTER NEST and SANDHYA SAVANT (1994) *The Fort Precinct in Bombay – Conserving an Image Centre*, 2 Vols, Bombay. FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc. SHARADA DWIVEDI and RAHUL MEHROTRA (2001) *Fort Walks,* Bombay : Eminence Designs Pvt. Ltd. ABHA NARAIN LAMBAH *Through the Looking Glass – The Grade I Heritage of Mumbai,* Mumbai : Urban Design Research Institute, Jasubhai Media and Super Book House. Imperial designs & Indian realities the planning of Bombay city 1845-1875 – Mariam Dossal, Oxford Indian paperbacks SIR BANNISTER FLETCHER *A History of Architecture,* CBS publication and distributors.

Staircase tower clad with buff stone, arched opening supported on slender columns, stone bands and balustrade

Pointed arched opening with decorative intrados, columns with decorative capitals, round opening, stained glass shutters

Front façade of main structure with gable end roof, an extended porch with arched opening, staircase block with arched and round openings, cornice bands and balustrade

Curvilinear apsidal end with arched openings, stone balustrade and cornice bands, side towers etc



Extended porch arched opening with decorative intrados supported on column with decorative capital, cornice bands, balustrade etc

Front façade with decorative round rose opening

Statue 1

Verandah with arched opening, minton tile flooring

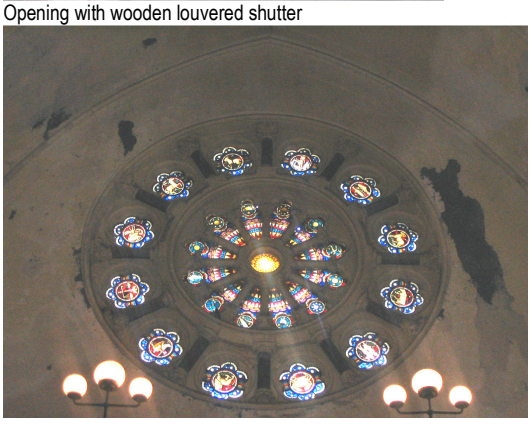
Intricately carved brackets supporting the roof

Statue 2

Entrance door with intricately carved wooden paneled shutter

Opening with wooden louvered shutter

Stone gargoyle



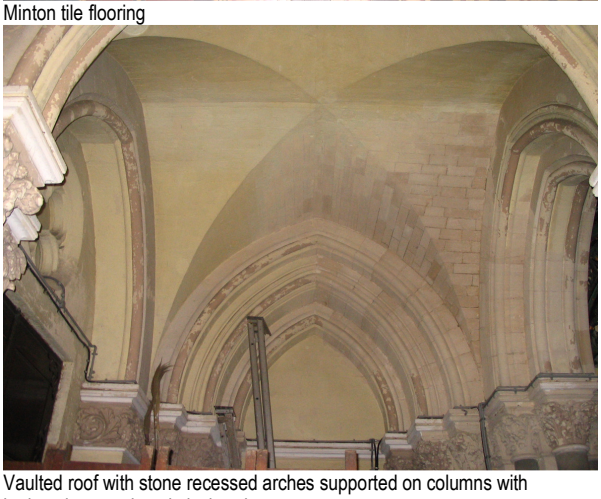
Internal view of the rose window with stain glass panel

Arched window with stain glass panel

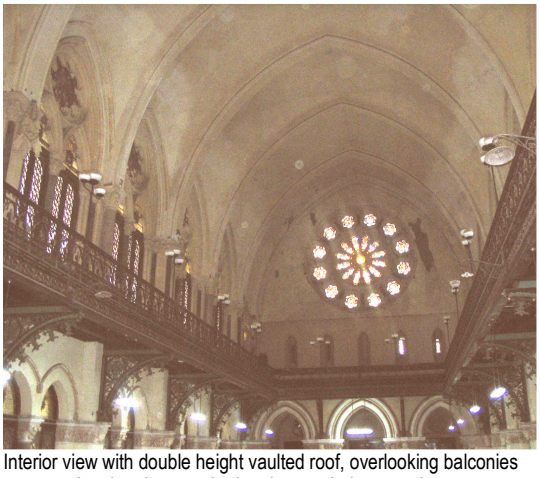
Stone staircase with decorative railing and newel post

Minton tile flooring

Old wooden furniture

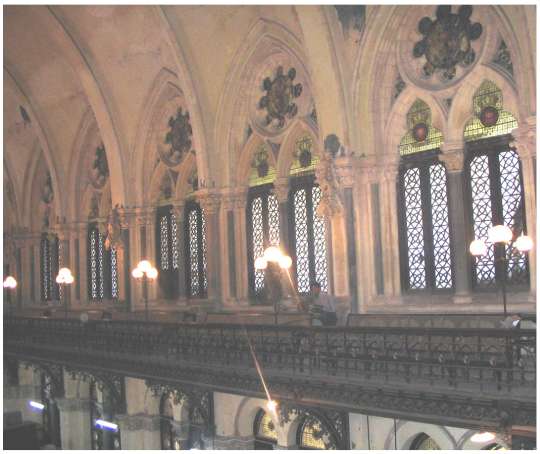


Vaulted roof with stone recessed arches supported on columns with intricately carved capitals, bands etc.



Interior view with double height vaulted roof, overlooking balconies supported on brackets, arched and rose window openings

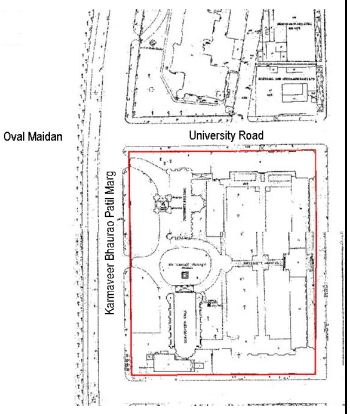
Marble plaque



Arched opening with decorative intrados, rose window ventilator

Marble Busts

Human face stone carved motif with floral and animal decorative frieze

University Library and Annex building					076(b)
Convocation Hall Annex building		Common Ref No: 076(b) Card No: 118 Ward (Part): A (Part III) CS No: 148 (Fort Division) Plot Area: 22108.03 sq. m B U Area: - Date: 28/12/2004 Recorded by: Zankhana Prajapati Reviewed by: Int: Zankhana Prajapati, Arun Wadhwa Ext: Zankhana Prajapati, Arun Wadhwa Photo Ref: 076_Mumbai University Library.			 Location Plan
1.0		**Denomination**			
1.1	Name of Premises	University Library and Annex building			
1.2	Earlier Name	Bombay University - Library			
1.3	Built in:	Commenced in 1869 and completed in 1878.	Extension Date	Annex building: 1920's	
2.0		**Access**			
2.1	Main	Karamveer Bhaurao Patil Marg			
2.2	Subsidiary	Annex building - Mahatma Gandhi Marg (gate closed) and University road, A D'mello road (gate closed)			
3.0		**Ownership pattern**			
3.1	Present	Owner - State Government.			
3.2	Past	Owner – The University of Bombay & Others			
3.3	Status	Owner.			
4.0		**Use**			
4.1	Present	Library			
4.2	Past	Library			
4.3	Usage	Daily			
5.0		**Significance & value Classification**			
5.1	Townscape (Manmade)	The library and Rajabai Tower lies along Bhavrao Patil Marg in front of Oval maidan and between the Old Secretariat and High Court. Main access to the building is through Bhavrao Patil Marg. The building forms part of an important avenue of impressive Gothic buildings planned as an imposing urban design gesture during colonial rule along the Oval maidan front. The Rajabai clock tower is an important landmark symbolizing for many years, the city of Mumbai. Annex building is located at the east side of the plot facing the street on three sides.			
5.2	Architectural Description	**Planning** Convocation Hall: Library building is placed alongside the Convocation Hall at the western edge of the large university campus with an ample front lawn. Entrance is through a *porte-cochere* formed by Rajabai tower and an arcade at the ground floor. It is rectangular in plan with the Rajabai clock tower in the center of the front façade behind which is a half octagonal projection of the main staircase block. The building is a ground plus one structure. The Rajabai tower is 280 feet high. The two storey University Library has Rajabai tower abutting the center of the main building, with large pointed arch openings at the base to provide the Library's *porte-cochere*. The ground floor has a huge groin-vaulted entrance hall with a large reception counter on right. Two lecture rooms are separated from this hall by wooden screens, each with stained glass inserted within. The front two corners have spiral staircases terminating in conical feather cut patterned			

		roofs. The central staircase is placed to the left of the reception desk. Walking up from the ground floor, where two cross arches spring from a capital, we can see carved heads of Homer and Shakespeare. The staircase also has a vaulted ceiling lit by large lancet stained glass windows. At first floor the landing leads to the large reading room with a teak wood vaulted roof above it. The reading room has a 32-foot high ceiling, and is lit from the north and south by large stone Early English bar-tracery windows, and from east and west through a series of large pointed arch windows, shaded by an arcade on west. The clock tower consists of seven storeys; the fourth floor of the tower contains clock's mechanism. The opal glass dials can be illuminated at night, originally by gas jets placed behind them. The corner balconies below the dial were intended as viewing points. It forms decorative pinnacles at the top of the tower; the canopies support the buttress holding the octagonal crocketed lantern that terminates the composition. Annex building: Annex building is a 'C' shaped building enclosing courtyards and central access paved road. The building is symmetrical with a central wing and north and south wing similar wings. Each wing has a central staircase higher than the rest. The verandahs of the East and South wing face the street. The rooms are accessed through verandahs overlooking the internal courtyard. North wing occupies the library extension and Record room on the ground floor, the Vice chancellors wing on the first floor with verandahs overlooking the internal courtyard. The south and east wings occupy administration offices, library, canteen etc **Features** Two intricately carved spiral staircase shafts at the two ends and centrally with Rajabai tower mark the building front façade. The main building is divided into four bays on each side at ground floor and eight bays on first floor level forming an arcade at both first and ground floor levels. The elevations show and interesting composition using Malad, Porbander, Coorla, red sandstone and gray basalt stone. An arabesque patterned cornice band marks each floor with floral and animal motif in it. All openings are huge pointed arched openings with two lancet window and multifoil rose window within it forming a high gothic characteristic. The arches are marked with ornate intrados and extrados with decorative floral and motif bands. The arch ends are marked by mask or floral motif. The entrance arch has ornate tracery at the base of Rajabai clock tower. The ground floor arcade is marked with decorative column capitals and ribbed-groined vault. The first floor arcade is formed by multifoil arch with multifoil rose window above it with decorative spandrel and cornice band above which railing is present. On the Rajabai clock tower there are projecting balconies supported on decorative brackets and have ornately carved railing with sculptures on it - four sides representing 24 castes of western India, standing within niches or sitting under canopies of crocketed pinnacle forms of varying Neo-Gothic designs. Beautiful stained glass in arched window openings and ornamentation elements such as grotesque flying gargoyles, buttresses, floral motifs, medallions, impost bands, crocketed pinnacles and finials. Annex building is clad with buff stone, with central staircase higher bay, arched openings, projecting columns externally like pilasters in stone **Style** The building displays characteristics of Neo Gothic style.		
5.3	Intrinsic	The library building, houses a fine collection of rare manuscripts, maps and books. Marble busts of Homer and Shakespeare are present on the cross arches underneath the landing to the staircase. On the stone steps at the entrance to the library is a benchmark similar to those at the Town Hall and the PWD building.		
5.4	Value Classification	A(arc), A(his), B(per), B(des), B(uu), C(seh), D(bio), E, F, I(sce)	Recommended grade	I Annex bldg: IIA
6.0		**Topography**		
6.1	Floors	G + 1 with clock tower and book stacking area with mezzanines. G + 2 Annex building		
7.0		**Construction**		
7.1	Plinth	Low stone plinth with edging done for plinth protection.		
7.2	Walls	Load bearing stonewalls with stone ashlar masonry as external fascia and plastered and painted inside with circular columns for support.		

University Library and Annex building			076(b)
7.3	Floor	Floor rests on ribbed-groined vault in arcade and ground floor hall and has coffered ceiling in the adjacent two rooms.	
7.4	Stairs	Six staircases are present. The main central staircase is a grand stone spiral staircase with stain glass windows, decorative Corinthian column capitals and animal form post and stone balusters. Two spiral stone staircases are at the two corners in front of the building while one staircase is inside the Rajabai tower. Two cast iron staircases are also found in the book stacking area of which one was spiral and other doglegged.	
7.5	Openings	Large pointed arch openings with smaller arches and circular openings within. Double shutter door openings, outer wooden louvered and inner glazed geometric sash panels. Varied color and design of stain glass panels in arch and circular ventilators.	
7.6	Roofing	High sloping Mangalore tile gable ended roof over the main hall, teakwood-vaulted ceiling from inside, steep stone spires over circular staircase at the corners.	
7.7	Articulation	Cornice bands, Corinthian column capitals, finials, grotesque gargoyles, and statues of Indian attire in niches, tracery, and masks at arch ends, floral motifs, projecting balconies.	
7.8	Finishes	Malad stone ashlar course dressed in external and veranda walls. Ornamental carved features in soft Porbander stone. Internal walls are plastered and painted. Flooring is done in Minton tiling.	
7.9	Interiors (Movable & Immovable)	**Movable** Old tables, chairs, decorative bookshelves, light chandeliers, portraits, statues, model of building, reading ledge. **Immovable** Plaques, tablets, partition panels, wooden door panels with stained glass.	
7.10	Compound/ Fence/ Gate	Compound wall with stone at the lower end and cast iron railing. Has stone gateposts and a cast iron decorative gate.	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Located within the large university campus along with Convocation Hall and the main university building. Expansive lawn with old and varied trees in the central open space. Statue of Sir Cowasjee Jehangir in front of the entrance porch of Convocation Hall. Marble statue of Thomas Ormiston, Dean of faculty of Civil Engineering to the east side lawn.	
8.0		**Services & Utilities**	
8.1	Lighting	Adequate Natural light through door-window openings supplemented by electric light fixtures.	
8.2	Ventilation	Adequate Natural ventilation through door-window openings supplemented by electric fans.	
8.3	Electricity	BEST	
8.4	Water Supply	MCGM	
8.5	Drainage (Plumbing & Sanitation)	MCGM	
8.6	Fire Precaution	Presence of fire extinguishers.	
8.7	Other (HVAC/BMS/Security Systems)	-	
9.0		**Condition**	
9.1	Plinth	Fair – blackening of stone, dust accumulation, plant and moss growth.	
9.2	Walls	Fair –certain portions painted, blackened stone surface, dampness, badly done cement pointing.	
9.3	Floor	Fair – stacking areas have some exposed reinforcement in ceiling.	
9.4	Stairs	Fair – main staircase is well maintained and in good condition but the two spiral staircases at the corners are neglected, in poor condition and not in use.	
9.5	Openings	Poor – windowpanes broken at some places, dust accumulation, grilled to prevent damages, electric conduits running through arch openings, doors are in fair condition, verandah arcade not maintained.	
9.6	Roofing	Indeterminable	
9.7	Articulation & Finishes	Poor – blackening of surface, dust accumulation, has seepage and plant growth, badly done cement pointing, Minton tiling in verandah not maintained and changed in certain portions.	
9.8	Services	Fair – electrical wiring runs haphazardly.	
9.9	Out Buildings	-	
9.10	Overall Condition	Good	Maintenance level | Fair
10.0		**Transformation**	
	Form	-	
	Structure	-	
	Articulation & Finishes	Painted stonewall and articulation.	
11.0		**DP Remarks/ Perceived Threats**	
		Library	
12.0		**Additional Notes/ References/ Documents available**	
		Additional Notes: The Fort University complex comprises the Library, the Senate or Convocation Hall and	

administrative offices. The Library with the Rajabai clock tower were both designed by the eminent British architect, Sir Gilbert Scott. The library building, housing a fine collection of rare manuscripts, maps and books was commenced in 1869 and completed in 1878. Premchand Roychand, a well-known banker of the last century, funded the library and the 280 feet high Rajabai Clock tower. The ornamentation on the Rajabai Tower includes immense 8 feet tall statues representing the many communities that form the population of cosmopolitan Bombay, modelled by a local engineer, Rao Bahadur Mukund Ramchandra. Inside, the ground floor has two side rooms, a central hall and a staircase vestibule. The upper floor is approached by a stone spiral stairway, along which are lovely stained glass windows. The library reading room on the first floor is embellished with stained glass windows and a remarkable arched teakwood ceiling. The Rajabai Tower clock chimes on the Westminster pattern. The carillon or joy-bells, which can play 16 different tunes including God Save the Queen, has unfortunately been in disrepair for several years. The restful gardens of the University complex have some unusual, old and beautiful trees and statues.

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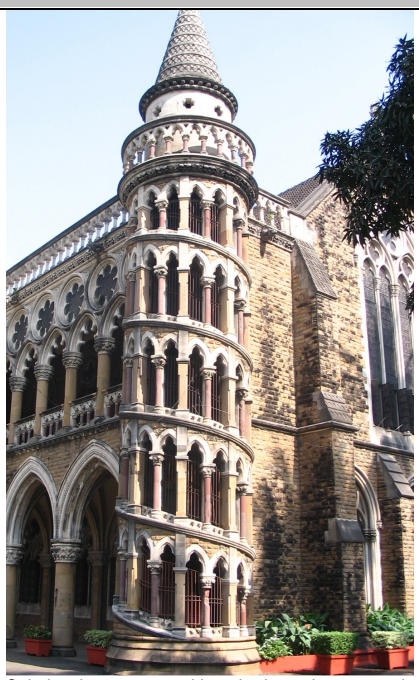
FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc.
SHARADA DWIVEDI and RAHUL MEHROTRA (2001) *Fort Walks,* Bombay : Eminence Designs Pvt. Ltd.
ABHA NARAIN LAMBAH *Through the Looking Glass – The Grade I Heritage of Mumbai,* Mumbai : Urban Design Research Institute, Jasubhai Media and Super Book House.
Imperial designs & Indian realities the planning of Bombay city 1845-1875 – Mariam Dossal, Oxford Indian paperbacks
SIR BANNISTER FLETCHER *A History of Architecture,* CBS publication and distributors.

Arcade with arched openings and vaulted roof supported on columns with intricately carved capitals, minton tile flooring etc.

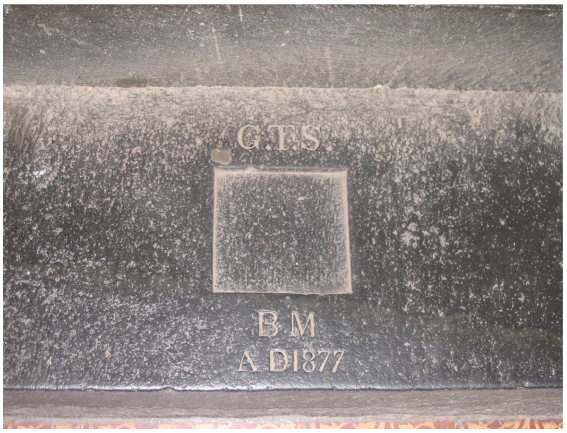
Main entrance with recessed arches with decorative stone freize, column capital, jail work

Rajabai tower clad with Buff stone clad recessing Rajabhai tower with arched and round openings, stone balustrade and cornice bands, clock at the top etc

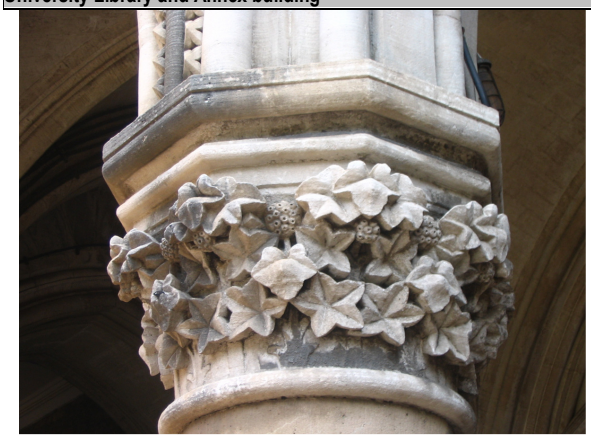


Spiral staircase tower with arched openings, stone bands and balustrade, pilasters supporting the structure.

Balcony detail with decorative floral bands, brackets, railing with arches on red stone columns with decorative capital, trifoil motif etc



Bench mark in black stone



Column capital with intricately carved floral pattern, bands etc.

Verandah arched openings with decorative intrados, carved stone balustrade, rose windows above, cornice band etc

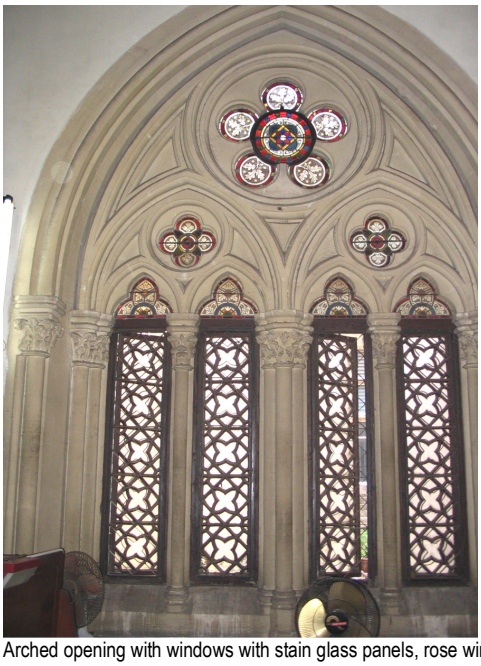
Entrance bay flanked by side block with arched openings and corner staircase tower topped with a spire

Carved wooden furniture

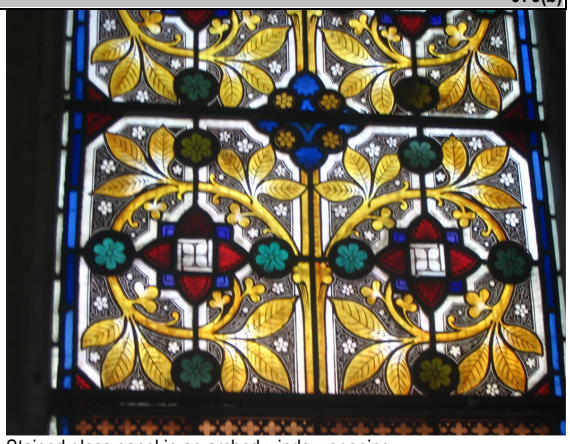
Marble bust in the library

Arcade with arched openings

Doors with glazed paneled shutters


Arched opening with windows with stain glass panels, rose window etc

Stone gargoyle



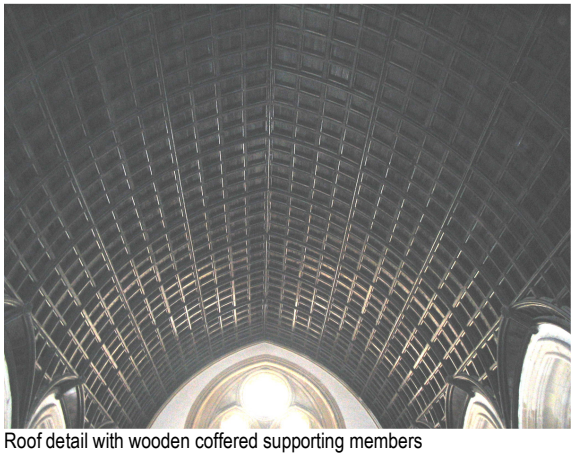
Stained glass panel in an arched window opening

Glazed wooden door panels

Library internal view with full height arched openings and vaulted roof supported on wooden members

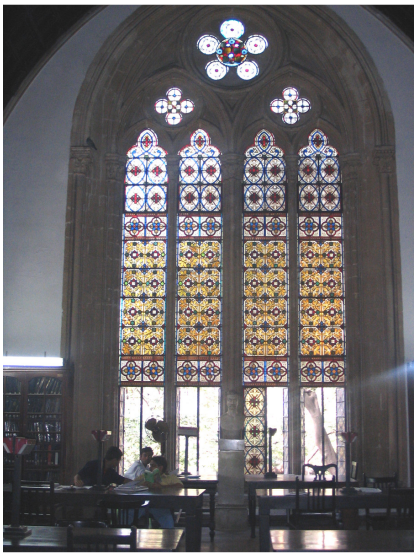
Statue in stone at the entrance with decorative stone bands, pinnacles

Wooden carved newel post



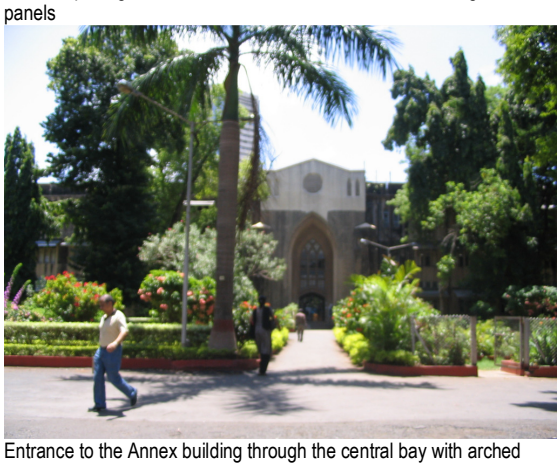
Roof detail with wooden coffered supporting members

Spiral staircase with stone and wood railing



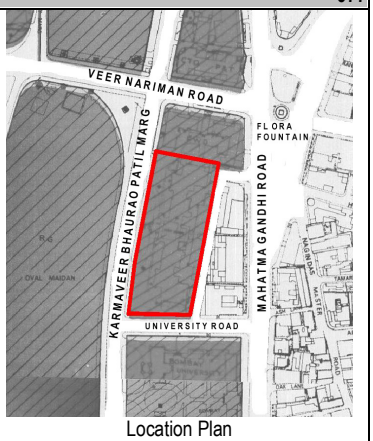
Arched opening with arched and rose windows with stained glass panels

Marble tablet



Entrance to the Annex building through the central bay with arched opening overlooking landscaped gardens on either side of the paved pathway

Verandah pointed arched openings overlooking the garden

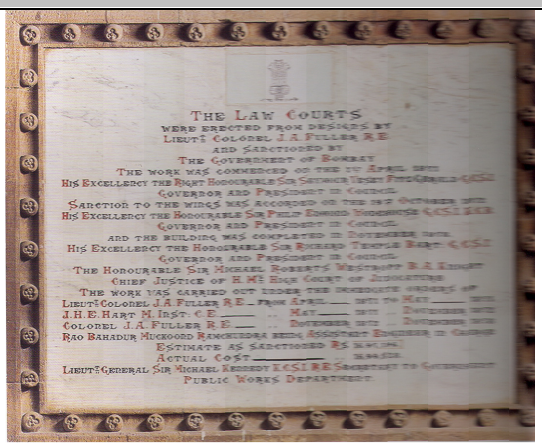
High Court			077
		Common Ref No: 077 Card No: 119 Ward (Part): A (Part II) CS No: 149 Plot Area: 32.61sqm. B U Area: - Date: 26/10/2004 Recorded by: Sachin Borkar Reviewed by: Int: Ext: Arun Wadhwa, Prachi Merchant, Sonal Modak, Zankana Prajapati Photo Ref.: 077_High Court	 Location Plan
1.0		**Denomination**	
1.1	Name of Premises	High Court	
1.2	Earlier Name	High Court	
1.3	Built in:	Construction commenced in 1871, Completed in 1878, Building occupied in 1879.	Extension Date (if any): Annex Building- 1930's.
2.0		**Access**	
2.1	Main	Karmaveer Bhaurao Patil Marg (Mayo Road), Entry restricted to Judges only.	
2.2	Subsidiary	Dr. Mahamahopadhyay Kane Marg (Eldon Road) Common Public Entry, subsidiary entry from northern side PWD building.	
3.0		**Ownership pattern**	
3.1	Present	State Government	
3.2	Past	State Government	
3.3	Status	Ownership	
4.0		**Use**	
4.1	Present	Judiciary, Court of Law	
4.2	Past	Judiciary, Court of Law	
4.3	Usage	Daily	
5.0		**Significance & Value Classification**	
5.1	Townscape (Natural/ Manmade)	High Court forms one of the major buildings, which were planned on the Esplanade after the demolition of the fort walls. The main feature that strikes is the impressive scale of the building. High Court, the University, the PWD offices and the Secretariat built in the same period and with a similar architectural language, were consciously conceived as an urban design gesture, which forms an interesting skyline. High Court, which forms a part of the entire streetscape of eastern edge of Oval Maidan, bears a strong visual character and line of sight from across the Maidan.	
5.2	Architectural Description	**Planning** It's a U-shaped building with a central courtyard on the rear side. Northern and southern ends of the building, overlooking the open court are specifically planned for administrative purposes and the longer side caters to the Court activities, and Judges chambers. Verandahs and corridors form the major circulation spaces as also the transition between the interiors and exteriors. The main western side entrance has been planned with a porch for Judges and a driveway. Spiral staircases have been strategically planned at the corners of the building, which form the special feature of the facade. **Features** The Facade is punctuated with arches and columns supporting the verandahs and corridors that run through the complete length of each floor. The front facade is flanked by four octagonal towers enclosing spiral staircases with steep spires on the top. On either side of the main (western) entrance is a 120 feet high octagonal tower with life-size statues. One is a blindfolded "Goddess of Justice" holding a sword of justice in one hand with equally balanced scales in the other and the second spirelet with "Goddess of Mercy" with hands folded in supplication. Dormer windows punctuate the steep roof slopes. Groined corridor forms the welcoming feature at the central entrance on western side. **Style**	

		It derives a strong influence from Neo-Gothic style, English Gothic style and also has certain local influences. Neo-Gothic elements are predominantly observed like spires, pointed arches, traceries etc. that form coherent part of the building facade.		
5.3	Intrinsic	The High Court was associated with the National freedom movement of India. High Court forms an important court of archives and records. Prominent freedom fighters, leaders of Independence movement and luminaries have been associated with the High Court. The Historic trial of Lokmanya Balgangadhar Tilak in 1908, was conducted in the imposing Criminal Court, later known as 'The Central Court'. In terms of the features two life-sized stone statues, one of a blindfolded "Goddess of Justice" holding a sword of justice in one hand with equally balanced scales in the other and the second spirelet with "Goddess of Mercy" with hands folded in supplication, surmount octagonal tower on the either side of the western entrance of the High Court. The carved stone detailing found on walls, atop columns, on the springing point of corridor arches, and at many nooks & corners, comprise of botanical motifs and a menagerie of animals, reptiles and birds. The western side corridor arch column capitals are carved in porbandar stone, depicting the heads of different communities in Bombay		
5.4	Value Classification	A(arc), A(his), A(cul), B(per), B(des), B(uu), C(seh), D(bio), E, F, G(grp), H(tec), I(sce)	Recommended grade:	I
6.0		**Topography**		
6.1	Floors	G + 3, Mezzanine floors have been added in the corridors of 2nd and 3rd floor. Central file store is accommodated in the central roof. Housing is provided for the Court keeper in the north and the south wing. Accommodation was been provided for several Court officers and employees within the apartments in the wings that rise above the roof of third floor.		
7.0		**Construction**		
7.1	Plinth	The plinth marginally varies in height from east to west, as the site is sloping along seaside. Two types of stones have been used as different courses namely grey basalt and buff basalt.		
7.2	Walls	The walls are constructed in rubble, with lime mortar joints. The lintels of the openings are of the arched/ flat stone courses and the stone sills of the windows project into a sloped coping.		
7.3	Floor	Plate iron girders and timber joists support the upper concrete floors with tongue and grooved narrow planking on fillets. Floor finish consists of clay based and Italian mosaic tiles. In many places decorated Minton tiles have been used. Some courtrooms have raised platforms, finished with wooden flooring.		
7.4	Stairs	Main Eastern side staircase is an open well staircase constructed in stone. It has a decorative cast iron railing and teak wood handrail. Two pairs of spiral private staircases constructed in stone are enclosed in octagonal towers. Two elliptical staircases on eastern side are constructed in stone, cantilevered from the wall. These are provided with decorative cast iron railing with carved wooden handrail. Nine single flight wooden staircases ascend from third floor to the mezzanine and attics. These are provided with wooden balustrades and handrail. Seven spiral wooden staircases lead to judges' chambers from third floor. These have decorative wreathe pieces, balustrades and teakwood handrails. Six narrow spiral enclosed stone staircases ascend from the first to the third floor.		
7.5	Openings	The facade is punctuated with a series of arches supported on columns. The door and window openings are also arched with intricately carved wooden traceries. The teak wood double doors consist of an inner teakwood double leaf fixed louvered paneled shutter and an outer teakwood double leaf, glazed paneled shutter with diamond shaped sashes. Original iron grilled double leaf doors, lead to spiral staircases. Windows consist of teakwood single/ double leaf glazed shutters, with diamond shaped sashes. High vertical openable windows serve as Clerestory to the Central Courtroom. Gable Dormer windows are located within the roof slopes.		
7.6	Roofing	The High court has a hipped roof with terracotta tiles over tongue and grooved teak planking supported over teak wood trusses. Gable Dormer windows punctuate the roof slopes at regular intervals. The central portion has a high pyramidal roof with stone turrets at the four corners. The roof of the octagonal towers end in steep stone decorated spires.		
7.7	Articulation	Extensive detailed ornamentation is seen more in interiors than the exteriors. Animals, plant life and mythological characters have been depicted through the bands, cornices, column capitals, column bases, mouldings and springing point of arches. All along the corridors are stone carved balustrades and handrails. Carved stone water fountains are positioned at various places on each floor. Each floor is accentuated by the porbunder projecting stone bands supported by carved stone brackets.		

High Court		077
7.8	Finishes	The walls are finished with hammer dressed grey Sewree basalt stone in shallow courses (approximately 10 cm) on exterior face, and finished with lime plaster from inside. The lighter bands of Porbunder limestone used in the column capitals and balustrades relieve the grey exterior facade. The buff basalt and red sandstone in the columns, arches and other decorative elements give Polychromatic effect to the exteriors. The floor in the courtrooms and corridors were originally paved with Minton and Italian Mosaic tiles.
7.9	Interiors (Movable & Immovable)	**Movable** Each of the judges' chambers is equipped with a round table, chairs, a couch, carved cabinets and bookcases. A unique piece of furniture, served as a miniature pantry resembling size, shape and appearance to a baptismal font. Wooden furniture like benches, chairs form a significant part of the interiors. There are various portraits of former judges in the courtrooms and the library **Immovable** Statue of M C Chagala, First Indian Chief Justice of Bombay is kept in a niche of the second floor corridor. Commemorative marble plaque with decorative stone border, describing the title of the building, date of completion and details of people involved in the construction, is inscribed in the wall at the first floor landing of the main staircase. There is an ornamental wooden canopy above judge's seat in the main courtroom. Viewing gallery on the three sides of main courtroom are finished with teakwood floor, heavily carved teakwood railings and supporting brackets.
7.10	Compound/ Fence/ Gate	The Compound wall is made in the grey basalt stone upto an approximate height of 2'6", above which is an iron Railing with decorative motif at the top. The annexe building and other ancillary structures form the eastern edge of the premises. The original Iron entrance gates still stand in their places.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	The eastern side open court forms as a pedestrian and vehicular entrance to the all the buildings of the premises. Ancillary structures for the garages, a canteen and support services such as police chowky, pump rooms etc. are located on the east side along the annexe building. The western and southern side has a soft landscaped garden with some rare cannonball trees. Statue of Sir D F Mulla and Sir Lawrence Jenkins, distinguished counsel and Judge respectively, represented Bombay High Court on the judicial committee, are located in the front lawns along the driveway. The northern side is shared with the PWD building.
8.0		**Services & Utilities**
8.1	Lighting	Natural daylight through verandahs and skylights together with electrical lighting fixtures suspended from high ceiling.
8.2	Ventilation	Verandahs act as wind catchers allowing natural ventilation through traceries and openings. Dormer windows supplement the ventilation process. Electrical fans have been suspended from high ceiling and few courtrooms are provided with forced ventilation like Air- conditioners.
8.3	Electricity	BEST
8.4	Water Supply	MCGM
8.5	Drainage (Plumbing & Sanitation)	MCGM
8.6	Fire Precaution	Initial fire fighting and a few additional equipments like, hosepipes and hose taps are installed on each floor.
8.7	Other (HVAC/BMS/Security Systems)	Security guards posted.
9.0		**Condition**
9.1	Plinth	No evident damages.
9.2	Walls	Structure lacking maintenance. Leakages in downtake pipes have caused dampening and weakening of walls at certain places.
9.3	Floor	Few damages seen in the floor structure. In few places, old and replaced floor tiles are in a damaged state
9.4	Stairs	The staircase structure lack maintenance. Few iron railing balustrades of the staircases are missing and many are damaged. The narrow spiral staircases are in a neglected state.
9.5	Openings	At certain places window ventilators are damaged and altered.
9.6	Roofing	Low maintenance, few roofing tiles are damaged/ missing.
9.7	Articulation & Finishes	Low maintenance in terms of cleanliness. Stone surfaces have ugly moss growth. The insensitive installation of taps in corridors has destroyed the aesthetic integrity.
9.8	Services	The routing of electrical wires, plumbing and air-conditioner pipes have caused considerable damage.
9.9	Out Buildings	Low maintenance in comparison to the main building.

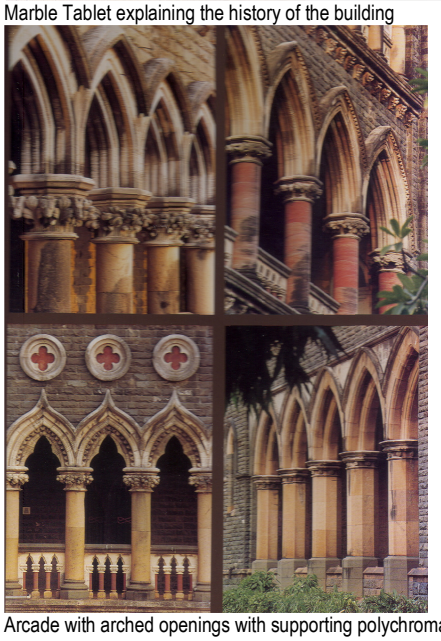
High Court			077
9.10	Overall Conditions	Fair	Maintenance level : Fair
10.0		**Transformation**	
	Form	The insensitive installation of lift shafts has destroyed the integrity of the aesthetics of the building. Asbestos sheet chajjas have been used to serve as weather shading devices at certain windows. Some of the functions of the high court have been transferred to PWD building, which is now connected by a covered walkway.	
	Structure	The main staircase is strengthened by adding I-section. Additions of mezzanine floors supported on I-sections in the corridors of the 2nd and 3rd floor alter the interior space Original carved stone water fountain juxtaposed with modern water cooler. Corridors have been encroached where the records are stacked haphazardly.	
	Articulation & Finishes	Oil painting (black) to column shaft at the western side entrance corridor. The original floor tiles have been insensitively replaced by ceramic and mosaic tiles in the corridors, Judge's chambers and courtrooms.	
11.0		**DP Remarks/ Perceived Threats**	
		High court, building forms part of C1 zone	
12.0		**Additional Notes/ References/ Documents available**	
		Additional Notes: Commenced in 1871 and completed in 1878 at a cost of Rs 16.5 lakhs, the High Court is next to the Victoria Terminus, the second largest Gothic building in the city. The length of the building is an enormous 562 feet, the breadth 187 feet and the height to the eaves, 90 feet. The architect, Colonel Fuller of the Royal Engineers, is believed to have designed the building from a sketch taken by him of magnificent castle on the River Rhine while touring around Germany. The imposing turrets, the massive central tower and the black local stone used in the construction, give the High Court the appearance of a massive fortress. The building has galleries open to the westerly breezes, a grand central staircase, beautiful Minton tiling, well appointed court rooms and a library room with portraits of distinguished judges and eminent lawyers. There is beautifully carved detailing atop the many pillars and arches, comprising human heads, birds and beasts with several, including a monkey judge wearing an eye-patch, holding aloft tilted scales of justice and foxes wearing lawyers' neck bands, lampooning the legal profession. All the interior fittings were executed to the designs of John Adams. Outside the Court is a well which provides water for orthodox Hindus who will not drink tap water. Until a number of lakes were created in the suburbs from the 1850s, Bombay's water supply came from such wells that once dotted the entire city. Height of central tower to eaves 90 feet and that of central tower is 178 feet. The actual cost of the project was Rs 16,44,528, were as the sanctioned estimate was Rs. 16,47,196. **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc. SHARADA DWIVEDI and RAHUL MEHROTRA (2001) *Fort Walks,* Bombay : Eminence Designs Pvt. Ltd. RAHUL MEHROTRA and SHARADA DWIVEDI (2004) *The Bombay High Court - The story of the building – 1878-2003*, Bombay : Eminence Designs Pvt. Ltd. *Buildings of the Kalaghoda Art District*, (2000) Marg Publications, Max Mueller Bhavan Bombay, Urban Design Research Institute. MARIAM DOSSAL (1996) *Imperial designs and Indian Realities - The Planning of Bombay City -* 1845-1875, Bombay : Oxford University Press. SIR BANNISTER FLETCHER *A History of Architecture,* CBS publication and distributors.	

Top view of the central wing with sloping roof at various levels, spires etc



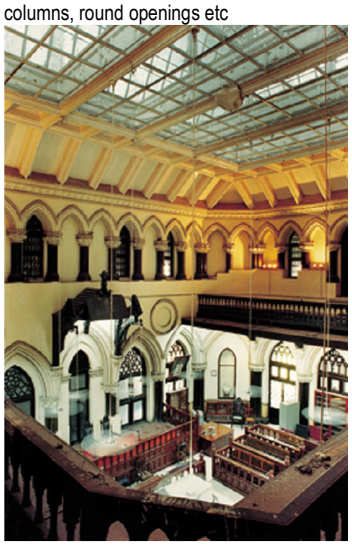
Marble Tablet explaining the history of the building

Central tower clad in grey stone with high end gable roof, spires etc



Arcade with arched openings with supporting polychromatic stone columns, round openings etc

Intricate floral motif articulation in buff stone

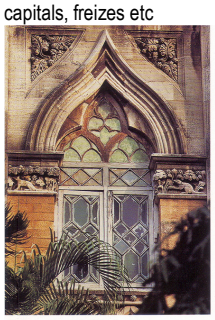


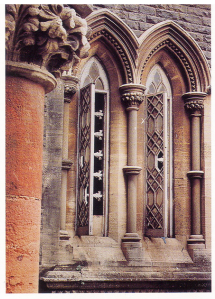
Double height courtroom with overlooking balcony and skylight

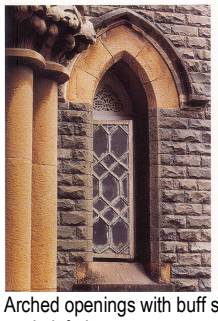
Entrance lobby with vaulted ceiling

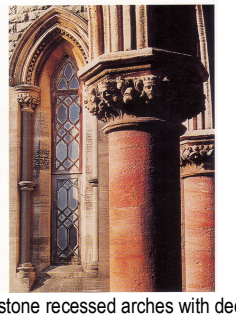
Main entrance with recessed arched opening with decorative column capitals, freizes etc

Grey stone clad building facades around the internal courtyard



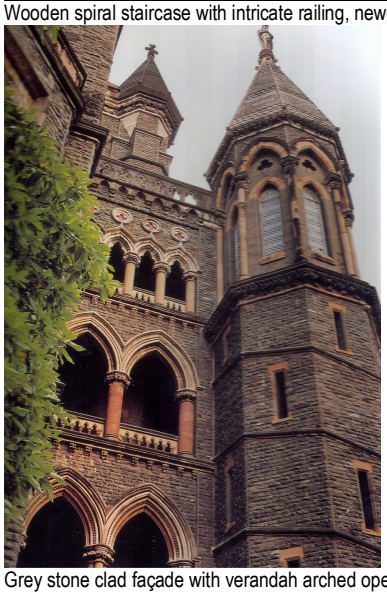






Arched openings with buff stone recessed arches with decorative column capital, freizes etc

Wooden spiral staircase with intricate railing, newel post



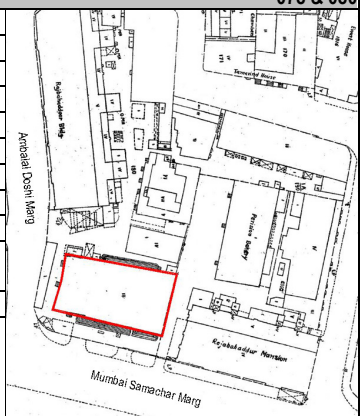
Minton tile flooring

Grey stone clad façade with verandah arched openings and corner staircase tower with a spire

Spires with stone statues, floral pinnacles etc.

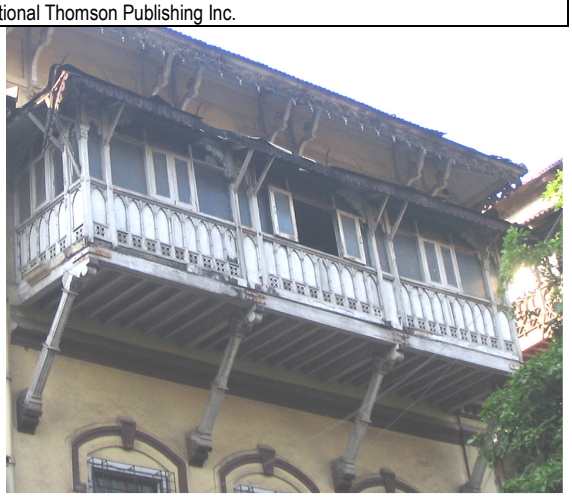
Wooden louvered and glazed sash shutter with ventilator decorative tracery work

Old wooden furniture

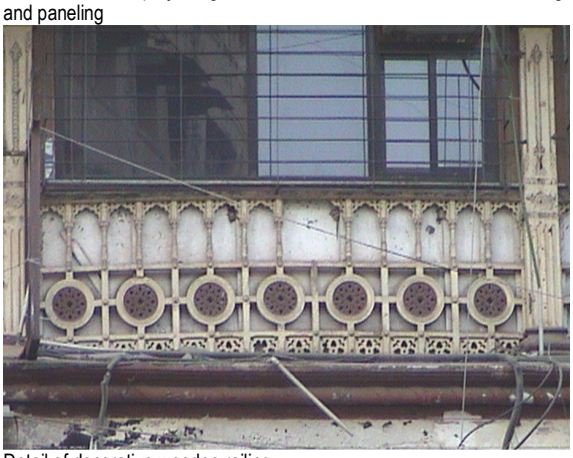
Old Governor's House				078 & 080
		Common Ref No: 078 & 080 Card No: 120 Ward (Part): A (part II) CS No: 190 (Fort division) Plot Area: 76.09sqm. B U Area: - Date: 27/12/2004 Recorded by: Sonal Modak Reviewed by: Int: Zankhana Prajapati, Sonal Modak Ext: Zankhana Prajapati, Sonal Modak Photo Ref.: 078_Old Governor's House	 Location Plan	
1.0		**Denomination**		
1.1	Name of Premises	Old Governor's House		
1.2	Earlier Name	Old Governor's House		
1.3	Built in	Indeterminable	Extension Date: -	
2.0		**Access**		
2.1	Main	Mumbai Samachar Marg		
2.2	Subsidiary	Ambalal Doshi Marg		
3.0		**Ownership pattern**		
3.1	Present	Indeterminable		
3.2	Past	Smt. Anandibai Shantaram Kanvinde and others.		
3.3	Status	Indeterminable		
4.0		**Use**		
4.1	Present	Commercial - Offices and shops.		
4.2	Past	Residential		
4.3	Usage	Daily		
5.0		**Significance & Value Classification**		
5.1	Townscape (manmade)	Corner building at the junction of Mumbai Samachar Marg and Ambalal Doshi Marg. Access to building is through rear of the building from Ambalal Doshi Marg. Building forms the part of a banking street and depicts characters of vernacular architecture.		
5.2	Architectural Description	The building has square plan with entry from rear. The building is ground plus two storied high with mezzanine. The main entry is from rear with staircase block next to entrance and lobby space, abutting to which are office areas. Toilets are right of staircase block. Ground floor has shops, whereas the first, second and mezzanine has office premises. Intricate wooden *jalis*, decorative wooden brackets, fascia board, wooden column capital, wooden railing and baluster of balcony, verandah, cornice bands, segmental arch window in first floor and semicircular arch window in ground floor. Building represents derivatives of Indian vernacular style.		
5.3	Intrinsic	-		
5.4	Value Classification	A(arc), B(per), B(des)	Recommended grade:	II A
6.0		**Topography**		
6.1	Floors	G+2 with mezzanine.		
7.0		**Construction**		
7.1	Plinth	Medium height grey stone plinth.		
7.2	Walls	Thick load bearing brick walls, plastered and painted. Cladded in staircase area.		
7.3	Floor	Timber floor with wooden planks and joist as supporting members.		
7.4	Stairs	One doglegged staircase is present. Timber staircase with marble treads and risers. Cast iron hollow pipes as balusters and handrail.		
7.5	Openings	Double leaf wooden paneled door. Most of the original doors are replaced by new doors made by individual premise holders. Semicircular arch on ground, segmental arch at first and second has rectangular window		

		openings. Has decorative wooden balconies and verandah supported on decorative brackets.
7.6	Roofing	Mangalore tile roofing over timber framework; has decorative eaves board fascia, supported on decorative brackets.
7.7	Articulation	Cornice bands, segmental and semicircular arches, *Jalis,* wooden fascia and decorative wooden brackets.
7.8	Finishes	External and internal walls are plastered and painted. Flooring is of varying nature from Minton tiling, terracotta, wooden planks
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -
7.10	Compound/ Fence/ Gate	Building abuts the entire plot
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	- -
8.0		**Services & Utilities**
8.1	Lighting	Natural light through door and window openings supplemented by electric light fixtures.
8.2	Ventilation	Natural ventilation through door-window openings supplemented by electric fans.
8.3	Electricity	BEST
8.4	Water Supply	MCGM
8.5	Drainage (Plumbing & Sanitation)	MCGM
8.6	Fire Precaution	-
8.7	Other (HVAC/BMS/Security Systems)	Window Air conditioning units
9.0		**Condition**
9.1	Plinth	Bad - Plastered and painted, covered with planters, not visible from many places.
9.2	Walls	Bad - Cracks at certain places, new walls constructed, exposed brickwork.
9.3	Floor	Bad - Wooden members are dilapidated, cracks in wooden planks.
9.4	Stairs	Fair - Handrail and baluster broken, rusted, treads broken, aluminum anti-slip band loose, pan stains.
9.5	Openings	Bad - Window pattern changed, broken panes, A.C. penetration, grilled, enclosed verandah, covered with wooden plywood, ground floor arch totally covered by temporary shed and Ad-hoarding.
9.6	Roofing	Bad - Wooden fascia blackened, tile blackened, bitumen poured, wooden brackets and supporting members deteriorating and balcony roof replaced by AC sheets.
9.7	Articulation & Finishes	Bad - Plaster and paint peeling off, web formation, dust accumulation, tobacco stains, plant growth, broken arches and cornice bands and wooden brackets broken and missing.
9.8	Services	Bad - Leaking drainage pipelines, electrical wiring are haphazard and dangerous. Dark lobby and corridor, unhygienic conditions near toilets.
9.9	Out Buildings	-
9.10	Overall Conditions	Bad | Maintenance level: | Low
10.0		**Transformation**
	Form	Balconies enclosed and ground floor elevation totally changed.
	Structure	Addition of part mezzanine and strengthening of building with I - section.
	Articulation & Finishes	Reconstructed balconies and painted surfaces.
11.0		**DP Remarks/ Perceived Threats**
		Building forms part of C1 zone
12.0		**Additional Notes/ References/ Documents available**
		Additional Notes: The old Government House, former residence of the Governors of Bombay, was acquired by the East India Company in 1757. It was initially known as the New House and after 1767 as the Company's House or President's House. Although renovated over the years with several illegal encroachments and additions with the facade covered by ugly signs and hoardings, the house still displays features typical of 18th and 19th century architecture, including carved and pierced woodwork in window frames and balconies. A commemorative plaque on the side facing south, denotes that Jonathan Duncan, Governor of Bombay from 1795 to 1811, died here in 1811. Governor Duncan was a renowned Persian scholar, familiar with several Indian languages and who initiated the abolition of infanticide in Uttar Pradesh and Kathiawar. Subsequent Governors preferred residing at Parel (now the Haffkine Institute) and at Malabar Point. From 1829 till 1873 the house was occupied by the Government Secretariat until it was sold in 1886. **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.*

Front façade with projecting wooden balconies, verandah intricate railing and paneling



Wooden projecting balcony supported on wooden brackets, railing, decorative eaves board etc

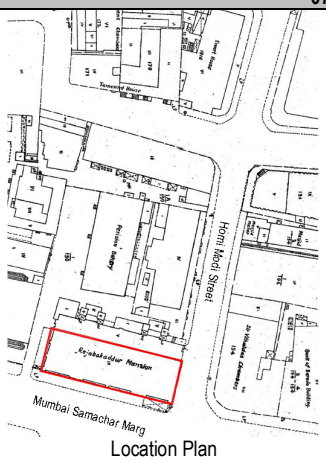


Detail of decorative wooden railing

Sloping roof with wooden decorative brackets and eaves board

Wooden intricate jail work

Minton tile flooring

Raj Bahadur Mansion No. 22 and 28			079
		Common Ref No: 79 Card No: 121 Ward (Part): A (Part III) CS No: 1/190. Plot Area: 2616.25 sq m. B U Area: - Date: 27/12/2004 Recorded by: Zankhana Prajapati Reviewed by: Int: Zankhana Prajapati, Sonal Modak Ext: Zankhana Prajapati, Sonal Modak Photo Ref: 079_Raj Bahadur Mansion no.22 & 28	 Location Plan
1.0		**Denomination**	
1.1	Name of Premises	Raj Bahadur Mansion No. 22 and 28	
1.2	Earlier Name	Raj Bahadur Mansion No. 22 and 28	
1.3	Built in:	Indeterminable	Extension Date: -
2.0		**Access**	
2.1	Main	Mumbai Samachar Marg.	
2.2	Subsidiary	Homi Modi Cross Lane.	
3.0		**Ownership pattern**	
3.1	Present	Indeterminable	
3.2	Past	Vrandavanlal Goverdhanlal and others.	
3.3	Status	Owner.	
4.0		**Use**	
4.1	Present	Offices and shops.	
4.2	Past	Offices and shops.	
4.3	Usage	Daily.	
5.0		**Significance & value Classification**	
5.1	Townscape (manmade)	Corner building at the junction of Mumbai Samachar Marg and Homi Modi Cross Lane. Access to building is from Mumbai Samachar Marg. Building forms part of banking street and displays characteristics of vernacular architecture.	
5.2	Architectural Description	**Planning** The building has a rectangular plan with entry from Mumbai Samachar Marg. The building is ground plus three storied high with mezzanine. The building is part of large complex of building located at the junction of Mumbai Samachar Marg and Homi Modi Cross lane, toilets and services are at the rear facing the internal courtyard. The main entry is from Mumbai Samachar Marg with staircase block next to the entrance and lobby space, abutting which are office areas. Floors are at split-levels with rear offices at mid-landing level. Toilets are behind staircase block. Ground floor has shops, whereas the first, second, third and mezzanine has office premises. **Features** A continuous verandah on the front elevation with intricate wooden *jalis*, decorative wooden brackets, fascia board, wooden column capital, wooden railing and balusters. **Style** Building displays characteristics of Indian vernacular style.	
5.3	Intrinsic	-	
5.4	Value Classification	A(arc), B(per), B(des), E.	Recommended grade: II A
6.0		**Topography**	
6.1	Floors	G+3 with mezzanine.	
7.0		**Construction**	
7.1	Plinth	Medium height plinth in gray stone.	
7.2	Walls	Brick load bearing wall plastered and painted ground floor has rusticated stone columns.	
7.3	Floor	Timber flooring.	

7.4	Stairs	One staircase is present. The staircase is open well doglegged in timber with wooden tread and riser. Has a wooden handrail and balusters.
7.5	Openings	Double leaf wooden paneled door. New doors made by individual premise holders replace most of the original doors. Rectangular window openings with different pattern according to individual premises. Has a continuous verandah along the front and side façade.
7.6	Roofing	Has a sloping roof covered with Mangalore tiles supported on timber trusses.
7.7	Articulation	Wooden *jalis*, decorative wooden brackets, fascia boards, wooden column capitals, wooden railings and balusters of balcony.
7.8	Finishes	External walls are plastered and painted. Internal walls are plastered and painted. Flooring is of varied nature.
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -
7.10	Compound/ Fence/ Gate	Building abuts the entire plot.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Has an inner open space shared by other surrounding buildings.
8.0		**Services & Utilities**
8.1	Lighting	Natural light through door-window openings supplemented by electric light fixtures.
8.2	Ventilation	Natural ventilation through door-window openings supplemented by electric fans.
8.3	Electricity	BEST
8.4	Water Supply	MCGM
8.5	Drainage (Plumbing & Sanitation)	MCGM
8.6	Fire Precaution	-
8.7	Other (HVAC/BMS/Security Systems)	Window AC units present.
9.0		**Condition**
9.1	Plinth	Poor – blackening of stone, *pan* stains, dust accumulation, broken stone, cracks and painted and cladded surface.
9.2	Walls	Poor – plaster and paint peeling off some places, tobacco stains, dust accumulation, replastered surface, exposed brickwork and broken brickwork.
9.3	Floor	Poor – broken wooden slats, wear and tear, supported by I-sections.
9.4	Stairs	Poor – handrail, treads and balustrade broken, dust accumulation and tobacco spitting stains.
9.5	Openings	Poor - Window pattern changed, broken panes, A.C. casings, grills, verandah enclosed, addition of hoardings, wooden members deteriorated, addition of rolling shutters.
9.6	Roofing	Poor – replaced rafters, broken tiles, seepage even after bitumen coat for waterproofing.
9.7	Articulation & Finishes	Poor - Plaster and paint peeling off, web formation, dust accumulation, tobacco stains, and plant growth.
9.8	Services	Poor - Leaking drainage pipelines, electrical wiring is haphazard and dangerous. Unhygienic conditions near toilets.
9.9	Out Buildings	-
9.10	Overall Conditions	Poor | Maintenance level: | Poor
10.0		**Transformation**
	Form	Verandahs enclosed.
	Structure	Steel sections used to support floors and staircase.
	Articulation & Finishes	Addition of hoardings on the facade.
11.0		**DP Remarks/ Perceived Threats.**
		Part of C1 commercial zone.
12.0		**Additional Notes/ References/ Documents available**
		Additional Notes: - **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* SHARADA DWIVEDI and RAHUL MEHROTRA (2001) *The Cities Within*, Bombay : Eminence Designs Pvt. Ltd. RAHUL MEHROTRA, GUNTER NEST and SANDHYA SAVANT (1994) *The Fort Precinct in Bombay – Conserving an Image Centre*, 2 Vols, Bombay.

		FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc. SHARADA DWIVEDI and RAHUL MEHROTRA (2001) *Fort Walks,* Bombay : Eminence Designs Pvt. Ltd. Eicher Goodearth Ltd. (2002) *City Map – Mumbai,* Mumbai.

Front façade with projecting balconies supported on double wooden brackets

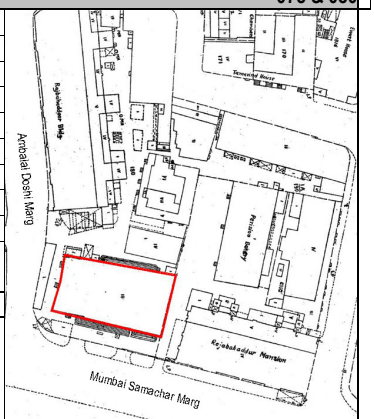
Projecting balconies with wooden railing

Wooden railing

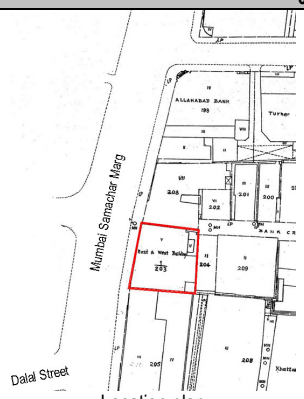
Wooden decorative brackets supporting the balconies

Detail of the atrium with skylight above

Wooden staircase

Old Governor's House			078 & 080
		Common Ref No: 080 & 078 Card No: 122 Ward (Part): A (part II) CS No: 190 (Fort division) Plot Area: 76.09sqm. B U Area: - Date: 27/12/2004 Recorded by: Sonal Modak Reviewed by: Int: Zankhana Prajapati, Sonal Modak Ext: Zankhana Prajapati, Sonal Modak Photo Ref.: 078_Old Governor's House	 Location Plan
1.0		**Denomination**	
1.1	Name of Premises	Old Governor's House	
1.2	Earlier Name	Old Governor's House	
1.3	Built in	Indeterminable	Extension Date: -

Note: Please refer Building no: 78, Card No: 119.

East and West building			081
		Common Ref No: 081 Card No: 123 Ward (Part): A (Part II) CS No: 1/203 (Fort division) Plot Area: 453.18 sq m. B U Area: - Date: 10/0/2005 Recorded by: Arun Wadhwa Reviewed by: Int: Arun Wadhwa, Zankhana Prajapati Ext: Arun Wadhwa, Zankhana Prajapati Photo Ref: 081_East and West Insurance bldg.	 Location plan

1.0		**Denomination**	
1.1	Name of Premises	East and West building.	
1.2	Earlier Name	East and West building.	
1.3	Built in:	1900's	Extension Date: -
2.0		**Access**	
2.1	Main	Mumbai Samachar Marg.	
2.2	Subsidiary	-	
3.0		**Ownership pattern**	
3.1	Present	Life Insurance Corporation of India	
3.2	Past	East and West Insurance Company.	
3.3	Status	Tenanted.	
4.0		**Use**	
4.1	Present	Private Offices.	
4.2	Past	Offices.	
4.3	Usage	Daily.	
5.0		**Significance & value Classification**	
5.1	Townscape (manmade)	Located between a row of continuous buildings abutting the road somewhat similar in scale to the rest of the streetscape with a verandah feature along the façade. Accessed from narrow entrance passage lobby from the west side of Mumbai Samachar Marg.	
5.2	Architectural Description	**Planning**: Rectangular plan with verandas along both front and rear sides with separate staircase and toilet blocks attached at the rear. Ground floor is lined with commercial establishments except a narrow passage at the southern end leading to the rear staircase and lift lobby. Each floor has typical layout with offices laid side by side accessed through rear verandah and sharing common toilets at the rear end. Fifth floor has a small square premises accessed by side stair from the fourth floor verandah. **Features**: Foliated archways on simple moulded columns mark the front verandah façade. Decorative iron railing in rear verandas. Stone *jali* parapet in verandahs and terrace. Decorative wooden brackets supporting beams in the floor structure. **Style** The building displays vernacular influences.	
5.3	Intrinsic	-	
5.4	Value Classification	A(arc), B(per), B(des), E	Recommended grade: II B
6.0		**Topography**	
6.1	Floors	G+4 and part fifth floor.	
7.0		**Construction**	
7.1	Plinth	Low plinth height of about 0.3 m.	
7.2	Walls	Load bearing brick masonry walls.	
7.3	Floor	Wooden floorboards on rafters and heavy steel girders spanning large widths.	
7.4	Stairs	Regular double flight stair, originally wooden, reconstructed in RCC.	
7.5	Openings	Shallow arched door/window openings with wooden louvered shutters, lately replaced. Wood framed glazed paneled door/window shutters along with partitions towards the passage.	
7.6	Roofing	Sloping Mangalore tile hip roof supported on wooden trusses over fourth floor.	

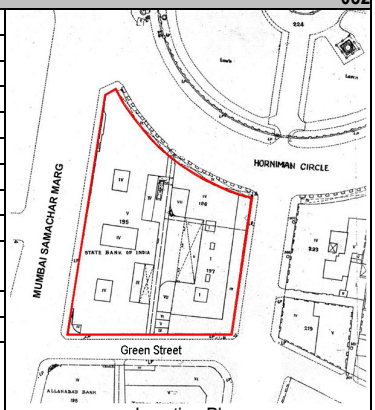
East and West building			081
		Also sloping pyramidal roof over part fifth floor.	
7.7	Articulation	Arch verandah feature.	
7.8	Finishes	Plastered painted external and internal wall surfaces. Wooden verandah fronts reconstructed.	
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** Original wooden signboard at the ground floor entrance lobby with occupant's name & availability status. Wooden partition walls subdividing offices and segregating rear verandah passage.	
7.10	Compound/ Fence/ Gate	Iron gate at the entrance passage with E&W monogram inscribed. Similar monogram is also inscribed in the lift cage. Occupies the entire plot abutting buildings on both sides and road front with a very narrow rear space sharing about 1.5 m. high compound wall.	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Abuts buildings on both sides and road front with a very narrow rear space.	
8.0		**Services & Utilities**	
8.1	Lighting	Inadequate natural light in entrance lobby hence relies on artificial lighting.	
8.2	Ventilation	Relies more on artificial means of ventilation.	
8.3	Electricity	BEST.	
8.4	Water Supply	MCGM. Underground and Overhead Water storage tank.	
8.5	Drainage (Plumbing & Sanitation)	MCGM. Connected to Municipal sewer lines.	
8.6	Fire Precaution	-	
8.7	Other (HVAC/BMS/Security Systems)	Window air conditioning units	
9.0		**Condition**	
9.1	Plinth	Poor- Seepage and damage on the rear side; modified and extended steps on the front side.	
9.2	Walls	Poor - Cracks, exposed brickwork and damp wall surfaces.	
9.3	Floor	Poor - Reconstructed verandahs with exposed reinforcement.	
9.4	Stairs	Poor- Reconstructed stair also damaged with loose wooden floorboards, damaged handrail poor finishing.	
9.5	Openings	Poor- Damaged and enclosed front verandah openings. A.C. units fitted haphazardly within openings; modified door window shutters.	
9.6	Roofing	Fair- except for some decay of wooden supports and asphalt waterproofing over Mangalore tiling.	
9.7	Articulation & Finishes	Poor - Blackened wall surfaces, poor flooring in common passages, also *pan* stains in staircase & passages.	
9.8	Services	Poor - Exposed unplanned electrical wiring, lift in non-functional state, poor condition of common toilets and plumbing lines.	
9.9	Out Buildings	-	
9.10	Overall Conditions	Poor.	Maintenance level: Negligible.
10.0		**Transformation**	
	Form	-	
	Structure	Poor state of reconstructed staircase and verandas by Repair Board. Mezzanines added.	
	Articulation & Finishes	Haphazard signages and modifications seem incongruous on the façade.	
11.0		**DP Remarks/ Perceived Threats**	
		Part of C1 Commercial Zone	
12.0		**Additional Notes/ References/ Documents available**	
		Additional Notes: Cessed building partly reconstructed by Repair Board. Building front along the road is encroached by hawkers. **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* SHARADA DWIVEDI and RAHUL MEHROTRA (2001) *The Cities Within*, Bombay : Eminence Designs Pvt. Ltd. RAHUL MEHROTRA, GUNTER NEST and SANDHYA SAVANT (1994) *The Fort Precinct in Bombay – Conserving an Image Centre*, 2 Vols, Bombay. FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc. SHARADA DWIVEDI and RAHUL MEHROTRA (2001) *Fort Walks,* Bombay : Eminence Designs Pvt. Ltd. Eicher Goodearth Ltd. (2002) *City Map – Mumbai,* Mumbai.	

Front Façade

Front façade with arched openings with decorative intrados, balustrade etc

Interior view of the wooden sloping roof

Entrance gate with the logo of the building 'EW" inscribed in it.

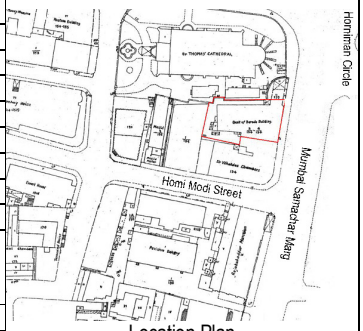
State Bank of India			082
		Common Ref No: 082 Card No: 124 Ward (Part): A (Part III) CS No: 195 Plot Area: 2362.89 sq m. B U Area: - Date: 06/04/2005 Recorded by: Arun Wadhwa Reviewed by: Int: Prachi Merchant, Zankhana Prajapati Internal photography permission denied Ext: Prachi Merchant, Zankhana Prajapati Photo Ref: 082_State Bank of India building.	 Location Plan
1.0		**Denomination**	
1.1	Name of Premises	State Bank of India	
1.2	Earlier Name	State Bank of India	
1.3	Built in:	Completed in October 1924.	Extension Date: -
2.0		**Access**	
2.1	Main	Mumbai Samachar Marg – vehicular and pedestrian.	
2.2	Subsidiary	Horniman circle, Bank street and Green street - vehicular and pedestrian.	
3.0		**Ownership pattern**	
3.1	Present	State Bank of India - Owner	
3.2	Past	State Bank of India - Owner	
3.3	Status	Government.	
4.0		**Use**	
4.1	Present	Commercial – Bank	
4.2	Past	Commercial – Bank	
4.3	Usage	Daily	
5.0		**Significance & value Classification**	
5.1	Townscape (manmade)	Landmark corner building to the south-west side of historic Horniman Circle. Main public access from long and massive scale west façade, subsidiary access from east and north fronts. Forms an important part of a well planned urban design gesture along the crescent shaped north side complimenting the circular Horniman garden with similar façades, features and pedestrian arcade of buildings on all sides.	
5.2	Architectural Description	**Planning**: Large building with two wings oriented north-south parallel to each other enclosing open space in between and facing road fronts along all four sides. Crescent shaped north side similar to other buildings facing Horniman Circle. Main public access centrally from the long west side into a lobby flanked by banking halls on both sides for financial transactions. A wide staircase with lower central flight flanked by two upper flights at mid-landing. High ground floor also accommodates part mezzanine accessed from mid landing. Upper floors indeterminable as access denied. **Features**: Long symmetrical stone dressed west façade with massive fluted columns and ionic capitals sit on a high base and topped by heavy cornice band. All window openings are covered by sloping wooden awning feature, semicircular over ground floor. Central entrance bay is marked by a triangular pediment feature above the projected opening. Crescent shaped north façade facing Horniman circle has rusticated ground floor arcade with distinct cornice bands at all upper floors. Façade is characterized by circular colonnaded bays with semicircular arch openings and unique keystone with fine carved faces of men and women at alternate floors. Stone baluster parapet at first and second floor, also decorative trophy like feature adorn terrace parapet at third floor. East and south side have plain facades with large recessed openings influenced by Art Deco character. North west and south west edges are splayed with rusticated features. **Style** Neo Classical features.	
5.3	Intrinsic	Part of well planned frontage around Horniman circle with pedestrian arcade and unique façade features.	
5.4	Value Classification	A(arc), A(his), B(per), B(des), B(uu), C(seh), E, F, G(grp), I(sce)	Recommended grade: I

State Bank of India			082
6.0		**Topography**	
6.1	Floors	G+3	
7.0		**Construction**	
7.1	Plinth	High plinth about 1.2 M accommodating a basement level below.	
7.2	Walls	Indeterminable due to false ceiling.	
7.3	Floor	Flat RCC slab supported on beams and columns.	
7.4	Stairs	Wide main stair with lower central flight flanked by two upper flights at mid-landing level. Many subsidiary staircases to the rear side and in east wing.	
7.5	Openings	Rectangular window openings along the long west as well as east and south sides. Semicircular arch openings along the crescent shaped north side. All external window shutters are wood framed glazed panel shutters. Also separate ventilator panels provided. Large and heavy wooden door shutters at the main entrance.	
7.6	Roofing	Indeterminable since access denied.	
7.7	Articulation	Massive fluted columns with ionic capitals, molded base and topped by distinct cornice band in the long west façade. Also triangular pediment feature over main entrance at the centre. Rusticated arch openings in crescent shaped arcade facing Horniman circle, fine carved human face over keystone in semicircular arch openings, projecting circular colonnade with capital and base, also distinct cornice bands at floor levels.	
7.8	Finishes	Buff basalt stone dressed west, south and east external façades, light colored stone dressed features in the north façade. Plastered/ painted internal wall surfaces and internal facades. Varied floor finishes including mosaic and ceramic tiles.	
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -	
7.10	Compound/ Fence/ Gate	Building itself forms boundary along all four sides fronting road with narrow footpath around. Iron gates centrally to the north and south side accessing open space between the two wings.	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Central paved open space between the two wings accommodates services, electric installations and transport loading & unloading.	
8.0		**Services & Utilities**	
8.1	Lighting	Inadequate natural light internally, relies on artificial sources.	
8.2	Ventilation	Relies on artificial means – fully air-conditioned spaces.	
8.3	Electricity	BEST.	
8.4	Water Supply	MCGM. Underground and Overhead Water storage tank.	
8.5	Drainage (Plumbing & Sanitation)	MCGM Connected to Municipal sewer lines.	
8.6	Fire Precaution	Smoke detectors and fire fighting system present.	
8.7	Other (HVAC/BMS/Security Systems)	Central AC system. Also burglar alarm system in specific areas and high personnel security.	
9.0		**Condition**	
9.1	Plinth	Fair except internal sides due to neglected state.	
9.2	Walls	Fair except internal sides due to neglected state.	
9.3	Floor	Indeterminable as extensive false ceilings done.	
9.4	Stairs	Fair condition of main stair, neglected condition of subsidiary staircases.	
9.5	Openings	Fair	
9.6	Roofing	Indeterminable since access denied.	
9.7	Articulation & Finishes	Fair condition of restored stone dressed external facades	
9.8	Services	Fair	
9.9	Out Buildings	-	
9.10	Overall Conditions	Fair	Maintenance level: Fair
10.0		**Transformation**	
	Form	Third floor seems to be added later.	
	Structure	Extensive false ceiling and innumerable internal changes.	
	Articulation & Finishes	-	
11.0		**DP Remarks/ Perceived Threats**	
		Building forms part of C1 Zone.	
12.0		**Additional Notes/ References/ Documents available**	
		Additional Notes: The stone frontages of the buildings around Elphinstone (now Horniman) Circle – which became the city's first planned business district – were designed by James Scott, Chief Engineer of the Elphinstone Land & Press Company which was established in 1858. The first building erected in the Circle was occupied by the Bank of Bombay (now State Bank of India) and the remaining buildings were completed by 1873. Adjoining its old counterpart is the massive but handsome stone faced State Bank of India building. Designed by T S Gregson	

State Bank of India		082
		of the firm of Gregson, Batley & King, the building was completed in October 1924. Further south on a corner site is the attractive Allahabad Bank stone building and next to it the Art Deco Union Bank building. **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc.

Buff stone clad building with ionic columns, cornice bands, corner quoins

Note: Permission for internal photography denied.

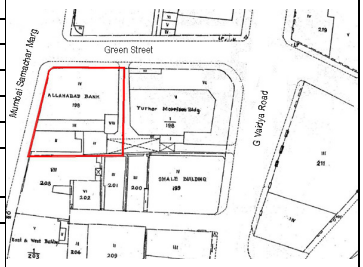
Bank of Baroda				083
		Common Ref No: 083 Card No: 125 Ward (Part): A part II CS No: 3/194 Plot Area: 821.91 sqm. B U Area: 3437.00 sqm. Date: 2/02/2005 Recorded by: Zankhana Prajapati Reviewed by: Int: Zankhana Prajapati, Sonal Modak Internal photography permission denied Ext: Zankhana Prajapati, Sonal Modak Photo Ref.: 083_Bank of Baroda builiding	 Location Plan	
1.0		**Denomination**		
1.1	Name of Premises	Bank of Baroda		
1.2	Earlier Name	Bank of Baroda		
1.3	Built in:	1927	Extension Date: -	
2.0		**Access**		
2.1	Main	Mumbai Samachar Marg		
2.2	Subsidiary	-		
3.0		**Ownership pattern**		
3.1	Present	Bank of Baroda		
3.2	Past	The Bank Of Baroda Limited.		
3.3	Status	Owner.		
4.0		**Use**		
4.1	Present	Bank		
4.2	Past	Indeteminable		
4.3	Usage	Institutional Bank		
5.0		**Significance & Value Classification**		
5.1	Townscape (manmade)	Building abutting St. Thomas Cathedral at Mumbai Samachar Marg. Access to building is from the two ends, from Mumbai Samachar Marg. Building forming the part of banking street.		
5.2	Architectural Description	The building has linear plan with shorter façade facing Mumbai Samachar Marg. The building is ground plus five storied high with basement. The building has two wings and the two wings are connected on II and III floor level. The main entry is from left side of front façade, which enters the lobby with lift and staircase, which leads to the office areas in the right. The toilets and services are at rear and far right corners of the building. *Jharoka* like projection, pointed arch opening at I floor, balcony projection, floral motif.		
5.3	Intrinsic	-		
5.4	Value Classification	A(arc), A(his), B(per), B(des), B(uu), E, F	Recommended grade:	II A
6.0		**Topography**		
6.1	Floors	G+ 5 floors with terrace and basement.		
7.0		**Construction**		
7.1	Plinth	Low plinth and external fascia cladded with black granite till sill level of ground floor.		
7.2	Walls	Composite load bearing walls, internal brick wall and external stone fascia in some portions.		
7.3	Floor	Wooden flooring partly on top floor rest all is R.C.C. beam and slab floor.		
7.4	Stairs	Two staircases are present. The main staircase is C shaped with CI railing and wooden handrail, basement has wooden treads and has skylight above. The second staircase is only from ground to mezzanine and is of wood.		
7.5	Openings	Heavy wooden door at entrance. Internal doors are of pointed arch or rectangular shapes with double leaves. First floor has pointed arch openings and rest are rectangular openings with double leaf glass panels in wooden frames.		
7.6	Roofing	Steel trusses with rivets, part terrace and part A.C. sheet roofing.		
7.7	Articulation	*Jharoka*, brackets, cornice bands, floral motif band.		
7.8	Finishes	External plastered and painted and partly exposed stone fascia.		

Bank of Baroda					083
		Internal walls are plastered and painted.			
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -			
7.10	Compound/ Fence/ Gate	Building abuts the entire plot.			
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	- -			
8.0		**Services & Utilities**			
8.1	Lighting	Natural light through door and window openings supplemented by electric light fixtures.			
8.2	Ventilation	Natural ventilation through door-window openings supplemented by electric fans.			
8.3	Electricity	BEST			
8.4	Water Supply	MCGM			
8.5	Drainage (Plumbing & Sanitation)	MCGM			
8.6	Fire Precaution	Extinguisher and fire alarm system.			
8.7	Other (HVAC/BMS/Security Systems)	Window airconditioning units have been installed			
9.0		**Condition**			
9.1	Plinth	Fair- transformed, as it is clad with black granite.			
9.2	Walls	Fair- Cracks at certain places.			
9.3	Floor	Undeterminable due to false ceiling.			
9.4	Stairs	Good - tiles weathered at some places.			
9.5	Openings	Fair. Window frames changed, painted, A.C. units replaced.			
9.6	Roofing	Not determined.			
9.7	Articulation & Finishes	Poor - Painted floral band motif. External stone façade has been plastered and painted, hoardings have been installed covering the articulation. Flooring changed as per user, presence of marble mosaic tiles and marbonite.			
9.8	Services	Poor- haphazard arrangement of electrical wires in staircase and floor area. Sewage pipes are in fair condition.			
9.9	Out Buildings	-			
9.10	Overall Conditions	Fair	Maintenance level:	Fair	
10.0		**Transformation**			
	Form	No change.			
	Structure	Addition of part mezzanine. Cooling towers on terrace.			
	Articulation & Finishes	Addition of Ad Hoarding. Painted external wall.			
11.0		**DP Remarks/ Perceived Threats**			
		Building forms part of C1 zone			
12.0		**Additional Notes/ References/ Documents available**			
		Additional Notes: Designed by Claude Batley, with Marsland Price & Company as the contractors, the building was completed in 1928. **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc.			

Projecting balconies with decorative bands, brackets in stone.

Ornamentation

Note: Permisiion for internal photography denied.

Allahabad Bank			084
		Common Ref No: 84 Card No: 126 Ward (Part): A (part II) CS No: 198 (Fort division) Plot Area: 945.65 sq.m B U Area: - Date: 1/02/2005 Recorded by: Zankhana Prajapati, Sonal Modak Reviewed by: Int: Zankhana Prajapati, Sonal Modak Internal photography permission denied Ext: Zankhana Prajapati, Sonal Modak Photo Ref.: 084_Allahabad Bank	 Location Plan

1.0		**Denomination**	
1.1	Name of Premises	Allahabad Bank	
1.2	Earlier Name	Allahabad Bank	
1.3	Built in:	1920's	Extension Date: -
2.0		**Access**	
2.1	Main	Mumbai Samachar Marg	
2.2	Subsidiary	Green Street	
3.0		**Ownership pattern**	
3.1	Present	The Allahabad Bank Limited.	
3.2	Past	The Allahabad Bank Limited.	
3.3	Status	Owner	
4.0		**Use**	
4.1	Present	Bank	
4.2	Past	Bank	
4.3	Usage	Daily	
5.0		**Significance & Value Classification**	
5.1	Townscape (manmade)	Corner building at the junction of Mumbai Samachar Marg and Green Street. Access to building is from west side, from Mumbai Samachar Marg. It is an ornamental building forming the part of an important banking street.	
5.2	Architectural Description	Planning of the Allahabad bank cannot be determined because internal permission denied. The building is ground plus three storied high with buff basalt stone fascia. Pediment like ornate entrance, semicircular arch openings on ground floor, coroneted window on first floor and second and third flat arch windows with prominent keystone detail. Cornice bands on first, third and terrace level, decorative balcony projection, and Corinthian style column capital with high base, corbels, fret bands, and console. Building represents derivatives of Neoclassical style.	
5.3	Intrinsic	-	
5.4	Value Classification	A(arc), A(his), B(per), B(des), B(uu), E, F	Recommended grade: II A
6.0		**Topography**	
6.1	Floors	G+3	
7.0		**Construction**	
7.1	Plinth	Medium height buff basalt stone plinth fascia, edging done for plinth protection.	
7.2	Walls	External buff basalt stone fascia, rest undeterminable.	
7.3	Floor	Undeterminable	
7.4	Stairs	Undeterminable	
7.5	Openings	Ground floor semicircular arch; first, second and third- flat arch openings with prominent keystone.	
7.6	Roofing	Not determined.	
7.7	Articulation	Pediment main entrance wooden balconies, broken pediment side entrance, accouplement on top floor between window, cornice and corbel at each floor level, fret and dentil bands and floral motif.	
7.8	Finishes	External buff basalt fascia and entrance columns clad with granite. Rest not determined.	
7.9	Interiors (Movable & Immovable)	**Movable** Not determined. **Immovable**	

Allahabad Bank					084
		Not determined.			
7.10	Compound/ Fence/ Gate	Building abuts the entire plot. Cast iron fencing later addition.			
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Very narrow open space with adjoining building on the two sides. Planter box in sides of building.			
8.0		**Services & Utilities**			
8.1	Lighting	Natural light through door-window openings supplemented by electric light fixtures.			
8.2	Ventilation	Natural ventilation through door-window openings supplemented by electric fans.			
8.3	Electricity	BEST			
8.4	Water Supply	MCGM			
8.5	Drainage (Plumbing & Sanitation)	MCGM			
8.6	Fire Precaution	-			
8.7	Other (HVAC/BMS/Security Systems)	Window air conditioning units have been installed			
9.0		**Condition**			
9.1	Plinth	Fair- covered with planters, band broken, chipped out, blackened at certain portion, dust accumulation, pan stained.			
9.2	Walls	Fair - blackened wall fascia, seepage along the drain pipes, dust accumulation, weathering, plant growth, and sticking of bills.			
9.3	Floor	Undeterminable			
9.4	Stairs	Undeterminable			
9.5	Openings	Poor - addition of grills, hoarding covering the openings, window AC units, broken and replaced shutters, collapsible gate added on entrance, dust accumulation.			
9.6	Roofing	Undeterminable			
9.7	Articulation & Finishes	Poor - blackening of features, weathering, cracks, and loose stone.			
9.8	Services	Poor - Corroded original service pipes, broken pipes, excessive leakage at rear and plant growth			
9.9	Out Buildings	-			
9.10	Overall Conditions	Fair	Maintenance level:	Fair	
10.0		**Transformation**			
	Form	-			
	Structure	Indeterminable			
	Articulation & Finishes	Addition of Hoarding			
11.0		**DP Remarks/ Perceived Threats**			
		Building forms part of C1 zone			
12.0		**Additional Notes/ References/ Documents available**			
		Additional Notes: Corner site stone building with pleasing woodwork in the balconies **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc.			

Building corner façade with projecting balcony with decorative bracket, pediment tympanum, cornice bands, balustrade etc

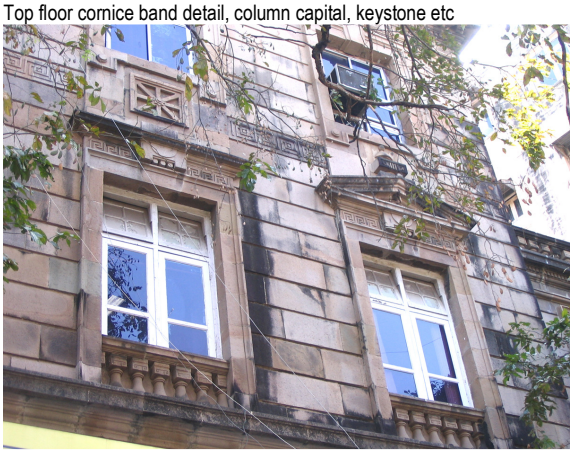
Entrance with pediment supported on columns with capital, dentils, decorative tympanum etc

Ornamentation above opening

Arched window opening with prominent keystone, frieze band.

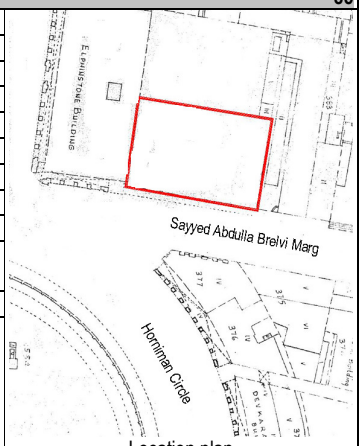
Top floor cornice band detail, column capital, keystone etc

Ornamentation



Articulation

Note: Permission for internal photography denied.

Bombay Samachar Press			85
		Common Ref No: 85 Card No: 127 Ward (Part): A (part II) CS No: 382(Fort division) Plot Area: B U Area: - Date: 05/04/2005 Recorded by: Arun Wadhwa Reviewed by: Int: Permission denied Ext: Arun Wadhwa Photo Ref.: 085_Bombay Samachar Press	 Location plan

1.0		**Denomination**	
1.1	Name of Premises	Bombay Samachar Press.	
1.2	Earlier Name	Bombay Samachar Press.	
1.3	Built in:	Indeterminable	Extension Date: -
2.0		**Access**	
2.1	Main	Sayyed Abdulla Brelvi Road. – vehicular and pedestrian.	
2.2	Subsidiary	-	
3.0		**Ownership pattern**	
3.1	Present	Bombay Samachar Press - Owner	
3.2	Past	Governor of Maharashtra - Owner	
3.3	Status	Private owner	
4.0		**Use**	
4.1	Present	Commercial – Newspaper press and office.	
4.2	Past	Commercial – Newspaper press and office.	
4.3	Usage	Daily.	
5.0		**Significance & value Classification**	
5.1	Townscape (manmade)	Prominent building in between a straight row of side abutting buildings on Sayyed Abdulla Brelvi Road close to the Horniman circle junction. Access from east facing road front. Marked by unique red brick finish front façade and continuous arch openings.	
5.2	Architectural Description	**Planning**: Indeterminable **Features**: Red brick faced long façade low in scale with continuous arch openings dressed in light colored stone. Decorative cornice band at terrace level and fine trefoil pattern stone parapet feature. Decorative capital and pediment feature at terrace level over the brick faced impost segregating bays. Interesting pattern ventilator panels in arch portion of first floor openings. **Style** No particular style, influence of vernacular features.	
5.3	Intrinsic	-	
5.4	Value Classification	A(arc), A(his), B(per), B(des), B(uu), C(seh), E, F	Recommended grade: II A
6.0		**Topography**	
6.1	Floors	G+1 floors and part second.	
7.0		**Construction**	
7.1	Plinth	Plinth height about 0.6 m.	
7.2	Walls	Indeterminable	
7.3	Floor	Indeterminable	
7.4	Stairs	Indeterminable	
7.5	Openings	Semicircular and segmental arch façade openings with wood framed glazed panel shutters and separate ventilator with radiating panels.	
7.6	Roofing	Indeterminable	
7.7	Articulation	Decorative cornice band at terrace level and fine trefoil pattern stone parapet feature, decorative capital and pediment feature at terrace level over the brick faced impost.	
7.8	Finishes	Red brick finish front façade with stone dressed arch openings and decorative features.	

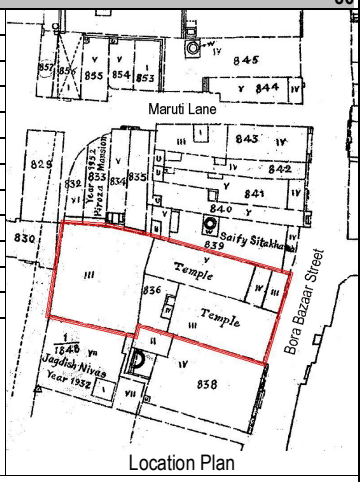
		Wooden door window shutters.	
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -	
7.10	Compound/ Fence/ Gate	Building itself forms boundary along the east front side and abuts buildings to the north and south side.	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Indeterminable	
8.0		**Services & Utilities**	
8.1	Lighting	Indeterminable	
8.2	Ventilation	Indeterminable	
8.3	Electricity	BEST	
8.4	Water Supply	MCGM	
8.5	Drainage (Plumbing & Sanitation)	MCGM	
8.6	Fire Precaution	Indeterminable	
8.7	Other (HVAC/BMS/Security Systems)	Indeterminable	
9.0		**Condition**	
9.1	Plinth	Indeterminable	
9.2	Walls	Indeterminable	
9.3	Floor	Indeterminable	
9.4	Stairs	Indeterminable	
9.5	Openings	Fair - well maintained state of external openings	
9.6	Roofing	Indeterminable	
9.7	Articulation & Finishes	Fair – painted external wall finishes and features	
9.8	Services	Indeterminable	
9.9	Out Buildings	-	
9.10	Overall Conditions	Fair	Maintenance level: Fair
10.0		**Transformation**	
	Form	Indeterminable	
	Structure	Indeterminable	
	Articulation & Finishes	Indeterminable	
11.0		**DP Remarks/ Perceived Threats**	
		Building forms part of C1 zone	
12.0		**Additional Notes/ References/ Documents available**	
		Additional Notes: The red brick building has served as the offices of the city's oldest Gujarati newspaper, the *Mumbai Samachar* first published in 1822. Benjamin Guy Horniman after whom the Circle is named, was for several years editor of the *Bombay Chronicle*, the English language newspaper published by the *Mumbai Samachar* Press. The architecture of the building is unique and perhaps it is the only one of its kind in the Fort area – an industrial prototype which has survived on account of its use. **References:** Visual dictionary of Architecture - Francis D.K.Ching, Van Nostrand Reinhold, a division of International Thomson publishing Inc. Mumbai Eicher City Map – Good Earth.	

Red brick building with white painted arches, cornice bands etc

Arched opening with recessed window, stone balustrade, floor bands etc

Detail of the decorative band, balustrade etc

Note: Internal permission for survey denied

Kot Shantinathji Jain Derasar (Jain Temple)			**86**
		Common Ref No: 86 Card No: 128 Ward (Part): A (Part II) CS No: 316 Plot Area: 233.28 sqm B U Area: - Date: 06/04/2005 Recorded by: Arun Wadhwa Reviewed by: Int: Permission denied Ext: Arun Wadhwa Photo Ref: 086_Jain temple	 Location Plan
1.0		**Denomination**	
1.1	Name of Premises	Kot Shantinathji Jain Derasar.	
1.2	Earlier Name	Jain Temple	
1.3	Built in:	1809	Extension Date: -
2.0		**Access**	
2.1	Main	Bora Bazar Street.	
2.2	Subsidiary	-	
3.0		**Ownership pattern**	
3.1	Present	Jain Trust.	
3.2	Past	Trust.	
3.3	Status	Trust.	
4.0		**Use**	
4.1	Present	Temple and charity.	
4.2	Past	Temple – place of worship.	
4.3	Usage	Daily.	
5.0		**Significance & Value Classification**	
5.1	Townscape (manmade)	Small front along the long continuous stretch of abutting buildings in the dense and narrow Bazaar street. Accessed from the east facing front along the Bora bazaar street. The façade with rich ornamentation relieves the plain monotonous character of utilitarian buildings in the surrounding.	
5.2	Architectural Description	**Planning** Original stone structure has rectangular plan with narrow front and larger depth abutting buildings along the sides. A narrow entrance veranda provides access to wider central bay housing the principal deity flanked by two narrow bays housing various deities in wall niches. Similar shrines are also located on first and second floor accessed by wide staircase along the north side in the later added wing also stretching to the rear west side with a large hall on the first floor. Additional residential quarters, dining and ancillary facilities are also housed within the added RCC wing. Small internal *chowk* segregates the main temple from the extension carried out to the rear west side. **Features** Narrow symmetrical front façade with richly carved figures and ornamental features painted in polychromatic tones forms the main feature. Entrance marked by carved figures of *dwarpal* on the circular columns spanned by a foliated arch supported on elephant trunk and decorated in rich floral motifs, also similar smaller arches flanks both side. Also richly carved spandrel with winged goddess and Sun God. Fluted column projection form bays on the upper floors within which openings are set with decorative lintels and brackets. Second floor is marked by projecting balconies, smaller side ones supported on distinct corbel with richly carved floral motifs and a monkey figure and longer central one supported over decorative brackets and elephant trunks. Narrow façade is relieved by cornice bands with carved decorative motifs. Decorative stone parapets in the ground floor verandas. **Style** Vernacular Hindu style.	
5.3	Intrinsic	Rich polychromatic colors and richly carved figures and motifs create a distinct character.	
5.4	Value Classification	A(arc), A(cul), B(per), B(des), B(uu), C(seh), E, F	Recommended grade: II A

6.0		**Topography**
6.1	Floors	G + 2 floors original temple structure and G+3 RCC extension wing.
7.0		**Construction**
7.1	Plinth	Plinth height of about 0.9 m. dressed in grey basalt stone.
7.2	Walls	Load bearing rubble stone masonry walls, Brick masonry non load bearing walls with RCC columns in the extension wing.
7.3	Floor	Wooden floorboards supported over wooden beams and rafters, RCC slab in the extension wing.
7.4	Stairs	Pair of C-shaped basalt stone stairs with lift shaft flanking the veranda in the central wing.
7.5	Openings	Arch openings on the ground and first floor; rectangular on the second floor with wood framed and glazed panel window shutters, full height with lower one up to sill height and fenced by iron bars. Also separate openable ventilator panel. Decorative wood paneled entrance door. Simple rectangular openings with wood framed glazed panel door window shutters in the extension wing.
7.6	Roofing	Flat shahabad stone slabs supported over wooden rafters and beams in the original temple, flat RCC slab in the extension wing.
7.7	Articulation	Foliated arches with decorative carvings, decorative lintel and supporting brackets, projecting balcony feature with highly decorative corbels, decoratively treated floor level cornice bands.
7.8	Finishes	Stone carved features are finished in rich polychromatic colors, marble cladding in the main shrine and upto dado level in hall spaces. Otherwise plaster painted wall surfaces. Floor finish in varied marble patterns.
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -
7.10	Compound/ Fence/ Gate	No compound wall as building directly fronts the street on both east and west side. The two sides along the north and south are abutted by adjoining buildings.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	-
8.0		**Services & Utilities**
8.1	Lighting	Adequate except staircases, also relies on artificial sources.
8.2	Ventilation	Adequate except staircases, also relies on artificial means.
8.3	Electricity	BEST.
8.4	Water Supply	MCGM. Underground and Overhead Water storage tank.
8.5	Drainage (Plumbing & Sanitation)	MCGM Connected to Municipal sewer lines.
8.6	Fire Precaution	-
8.7	Other (HVAC/BMS/Security Systems)	-
9.0		**Condition**
9.1	Plinth	Fair
9.2	Walls	Fair except minor seepage.
9.3	Floor	Fair
9.4	Stairs	Fair well maintained
9.5	Openings	Fair
9.6	Roofing	Fair.
9.7	Articulation & Finishes	Fair
9.8	Services	Fair
9.9	Out Buildings	Fair
9.10	Overall Conditions	Fair | Maintenance level: Fair
10.0		**Transformation**
	Form	Plain RCC extension along the north and rear west side.
	Structure	-
	Articulation & Finishes	Rich and vibrant paint finish over stone carved features and figures both external and internally.
11.0		**DP Remarks/ Perceived Threats**
		Building forms part of R zone
12.0		**Additional Notes/ References/ Documents available**
		Additional Notes: The Kot Shantinathji Jain Derasar established in 1809, with two *dwarpals* at the base and intricate carvings on the facade. The high plinth, columns and balconies of the *dera* give clear clues to what the area looked like in the 19th century. **References:**

SHARADA DWIVEDI and RAHUL MEHROTRA (2001) *The Cities Within*, Bombay : Eminence Designs Pvt. Ltd.
FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc.

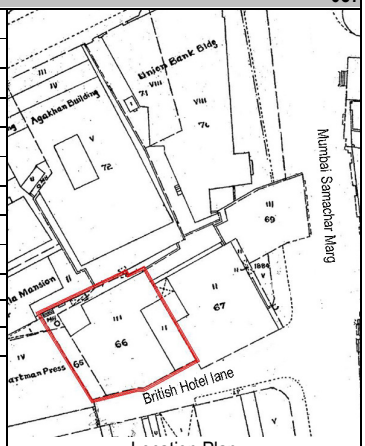
Arched opening with polychromatic decorative animal, floral and deity motifs

Projecting balcony with floral and animal pattern motifs, bands etc

Entrance arcade with arched openings with highly ornamented column capitals, bands etc

Façade openings with projecting balconies, decorative brackets, bands etc

Dwarpal at the entrance forming a part of the façade ornamentation

Bandukwala building					087
		Common Ref No: 087 Card No: 129 Ward (Part): A (Part II) CS No: 66 (Fort Division) Plot Area: 404.68 sq m. B U Area: - Date: 18/11/2004 Recorded by: Zankhana Prajapati Reviewed by: Int: Zankhana Prajapati, Arun Wadhwa Ext: Zankhana Prajapati, Arun Wadhwa Photo Ref: 087_Bandukwala House.	 Location Plan		
1.0		**Denomination**			
1.1	Name of Premises	Bandukwala building.			
1.2	Earlier Name	Bandukwala building.			
1.3	Built in:	1898	Extension Date	-	
2.0		**Access**			
2.1	Main	British Hotel lane			
2.2	Subsidiary	-			
3.0		**Ownership pattern**			
3.1	Present	Indeterminable			
3.2	Past	Taherbhoy Mahomedally Bandukwalla.			
3.3	Status	Tenanted			
4.0		**Use**			
4.1	Present	Residential cum Commercial.			
4.2	Past	Shops and residential.			
4.3	Usage	Daily.			
5.0		**Significance & Value Classification**			
5.1	Townscape (Manmade)	The building is along British Hotel lane, and the access is from the center of the building. It maintains the profile of the lane, as it gets inclined towards its east end. Building also carries the features of the entire streetscape that once existed across the street.			
5.2	Architectural Description	**Planning** Building is rectangular in plan with the longer side along the length of British Hotel lane and has a rear open space. It is ground plus two-storied high with a sloping roof. Building is divided into two parts with a straight flight stair in the center. A bank and offices occupy the ground floor, first floor has residences and an office while the second floor is residential. Towards the western end there is a narrow cross lane, which has entries to the other buildings abutting it. The eastern end shares a common wall with the adjacent building. **Features** Front façade is composed of two symmetrical bays with the front façade very ornately treated. All the openings are semicircular arched openings with prominent keystone with floral carving, with Corinthian column capitals. The sides of the windows are treated with Classical style fluted columns. Cornice bands with a dentil band below it mark all the floors. The building has two gable ends with pitch roofs with bargeboard and finial like wooden members. **Style** It derives strong influences from the Neo Classical style.			
5.3	Intrinsic	-			
5.4	Value Classification	A(arc), B(per), F	Recommended grade:	II A	
6.0		**Topography**			
6.1	Floors	G+2			

Bandukwala building		087
7.0		**Construction**
7.1	Plinth	Plinth is low, approximately one riser high; made of stone with edging for plinth protection.
7.2	Walls	Walls are constructed in both brick and stone where all the ornate features are in stone and partitions are in brick.
7.3	Floor	Flooring is constructed on wooden joists with wooden planks laid on it. The floor rests on wooden columns internally.
7.4	Stairs	It has a wooden, narrow, straight flight staircase, with landings at first and second floors. Number of risers is less due to the low height of the building.
7.5	Openings	All window openings are arched, semi-circular on the first floor, pointed arches in second floor. Windows have ventilators above the springing line, below the sill and in between are the double shuttered windowpanes. Doors are double shutter-paneled doors.
7.6	Roofing	Two pitched roofs sitting above the two halves of the building with wooden rafter and eaves with Mangalore tiles. Very ornate, vertical wooden piece resembling pinnacle is seen.
7.7	Articulation	Eaves board and pinnacle resembling vertical wooden piece is decorative. Wooden bracket detail at column and joist junction and front façade ornamentation form major features of the building.
7.8	Finishes	Intricate carvings are in stone and stuccowork for cornice band moldings are done in plaster but both have been repainted and original nature is lost.
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** Wooden handrail of the staircase is the only part remaining of old building.
7.10	Compound/ Fence/ Gate	No compound wall or fence as the building sits on the entire plot area. It has a collapsible grill at the main entrance as gate.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Very narrow passage at rear-end and is in dilapidated condition with seepage of water through drain; damp and unhygienic disposal of waste in passage.
8.0		**Services & Utilities**
8.1	Lighting	Adequate natural light through door-window openings supplemented by electric light fixtures.
8.2	Ventilation	Adequate natural ventilation through door-window openings supplemented by electric fans.
8.3	Electricity	BEST
8.4	Water Supply	MCGM
8.5	Drainage (Plumbing & Sanitation)	MCGM
8.6	Fire Precaution	-
8.7	Other (HVAC/BMS/Security Systems)	-
9.0		**Condition**
9.1	Plinth	Poor - Plinth is in poor condition; stones are damaged and broken at many places. Rear side is in a dilapidated condition and major transformations have occurred at the west side of the building by cladding tiles. At some places plant growth is visible.
9.2	Walls	Poor - Exposed brickwork and repairs at side and rear end are in poor condition and cornices are weathered and blackened.
9.3	Floor	Fair - Original wooden flooring is seen only in first floor residence whereas in all other premises it has been transformed and changed to granite, ceramic tiles, etc.
9.4	Stairs	Fair - Wooden staircase was strengthened but is still structurally weak.
9.5	Openings	Poor - Old windows are in bad state, needs polish, repair; hinges are loose, glass panes broken and in the rear elevation box-grilled *jalis* have been added. Arched openings have been closed at east of front façade and have been replaced by AC units.
9.6	Roofing	Fair - Main roof's eaves board is cracked, and Mangalore tiles are replaced at certain places. Cement-corrugated slabs replace rear part of the roof.
9.7	Articulation & Finishes	Poor - All features of the front façade are obscured and not clear due to dust accumulation, painting, weathering, hoardings and signboards. Plaster and paint is peeling off at many places and at rear and side elevation has exposed brickwork.
9.8	Services	Poor - Rainwater and sewage pipes are haphazardly placed with no maintenance; they are left exposed on the front and side façades; addition of water tank for two of the premises for extra usage. AC units have incongruously punctuated the façade and due to leakage spoiling the façade. Electrical lines and conduits are exposed in the main staircase.
9.9	Out Buildings	-
9.10	Overall Conditions	Poor. | Maintenance level | Poor.
10.0		**Transformation**
	Form	-
	Structure	Steel columns and girders have added to reinforce the structural system. At western end a shop owner has created a mezzanine floor by going below plinth, a kind of basement.
	Articulation & Finishes	Building has undergone plastering and painting so the original nature cannot be determined.

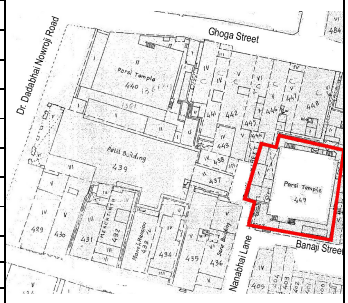
Bandukwala building		087
11.0		**DP Remarks/ Perceived Threats**
		Building forms part of C1 zone
12.0		**Additional Notes/ References/ Documents available**
		Additional Notes: - **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation*. SHARADA DWIVEDI and RAHUL MEHROTRA (2001) *The Cities Within*, Bombay : Eminence Designs Pvt. Ltd. RAHUL MEHROTRA, GUNTER NEST and SANDHYA SAVANT (1994) *The Fort Precinct in Bombay – Conserving an Image Centre*, 2 Vols, Bombay. FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc. SHARADA DWIVEDI and RAHUL MEHROTRA (2001) *Fort Walks,* Bombay : Eminence Designs Pvt. Ltd. Eicher Goodearth Ltd. (2002) *City Map – Mumbai,* Mumbai.

Main building entrance with arched opening with decorative keystone and column capital

Building with sloping roof, cornice bands etc

Side open space with major transformation

Arched opening with stucco features

Seth Banaji Limji Daremeher (Adarian)			88
		Common Ref No: 88 Card No: 130 Ward (Part): A (Part II) CS No: 449 (Fort division) Plot Area: 103.76 sq .m B U Area: - Date: 19/05/01 Recorded by: Prachi Merchant Reviewed by: Int: Refer # Ext: Refer # Photo Ref.: 088_Banaji Limji Agiary	 Location Plan
1.0		**Denomination**	
1.1	Name of Premises	Seth Banaji Limji Daremeher (Adarian)	
1.2	Earlier Name	-	
1.3	Built in:	1709	Extension Date: 15th April1865 (reconstructed)
2.0		**Access**	
2.1	Main	Banaji Street	
2.2	Subsidiary	-	
3.0		**Ownership pattern**	
3.1	Present	Seth Banaji Limji Agiary Trust (Trustees: Burjor Banaji, Adi Banaji, Dadi Banaji, Jamshed Banaji, Bachamai Wadia)	
3.2	Past	Indeterminable	
3.3	Status	Trust	
4.0		**Use**	
4.1	Present	Religious	
4.2	Past	Religious	
4.3	Usage	Daily	
5.0		**Significance & Value Classification**	
5.1	Townscape (Manmade)	It is situated on a corner plot located along the subsidiary Banaji Street amongst the dense development of Fort. The site is composed of independently standing massive structure with prominent pyramidal Mangalore tile roof, complimented by small ancillary structures along the side open spaces. It has a high masonry boundary wall with buttresses and battlements on top giving it a fort like appearance. The high boundary wall renders the site a high degree of privacy along the dense business district development.	
5.2	Architectural Description	**Planning & Features** The Agiary has minimum front, side and rear open spaces accommodating the curtilege structures affronted by the dominating fort like high compound wall. The main structure consists of Kebla enclosure, which is fronted by the ceremony, prayer hall and is surrounded by Verandah on three sides used for ancillary activities. Towards the rear is the Baj Hall leading to the rear ancillary areas as well as to the attic, which accommodates the dome (gumbad) above Kebla enclosure. <u>Ablution Pavilion (kasti enclosure):</u> The Ablution area is accommodated in the front open space, facing the main gate and below the overhang of the large timber roof It has a high glazed tiles dado and kotah stone flooring. <u>Kebla:</u> Kebla is centrally located, fifteen feet square with the Kebla doorway eccentrically placed on the east wall. Four shutter teak wood paneled windows with brass rods fixed within heavy teakwood frame. It has a centrally positioned stone pedestal called the 'adhere' on which the 'afarghanyu' (fire vessel made of German silver) is placed, surmounted by a German silver tray holding the fire crowned by a German silver 'chattar' (umbrella) which is in turn covered by a masonary dome. The walls of the Kebla are cladded with glazed tiles and adorned with swords, scabbards and metal 'goorooj' (head of bull). Large brass bells are hung from two opposite sides of the ceiling. The floor of the Kebla is finished with marble flooring. <u>Prayer Hall:</u> The prayer hall forms a part of the front Ceremony Hall and admeasures about 25' x 30'. The prayer space affronting the Kebla is raised by six inches, and is three feet deep and fifteen feet wide along the length of Kebla.	

		Ceremony Hall: The ceremony Hall has Kota flooring with glazed tile and granite band dado. The Hall has a false ceiling accommodating lighting. Large pendulum wall clock, photo frames and frame with graphic representation of the Banaji Limji family tree adorn the walls of the ceremony hall. The central Hall is surrounded by an eight feet wide verandah along the East and South, which is used for ancillary activities. The Baj Hall, which is fifteen feet deep, spans the entire length of the structure and is accessed from the ceremony hall. Kota stone flooring and the walls have a glazed tiles dado touching the ceiling. Ventilation shafts air the top attic, which is further, ventilated by dormer. The Baj Hall is well ventilated from three sides by four shuttered teak wood paneled windows. The three doorways lead to the rear ancillary spaces while the one on east side leads to the verandah and storage room. ave a congregation Hall. (Boiwala's)in serving: The Northeast corner of the Agiary structure has a small room serving as a rest room, change room and storage for the priest. There is no permanent residence for the priest in serving. Curtilage Structure (Wells etc): The curtilege structures are located along the west side and rear open space of the main structure. They accommodate toilet and bath blocks and a large kitchen block attached to the boundary wall. Narrow passage between the curtilege and main structure roofed with timber lean-to-roof. **Style** The structure derives influence from pre-industrial vernacular style architecture.
5.3	Intrinsic	The Agiary complex houses the oldest consecrated fire in Mumbai.
5.4	Value Classification	A(arc),A(his),A(cul),B(per),B (des), B(uu),C(seh),D(bio), E | Recommended grade: I
6.0		**Topography**
6.1	Floors	G structure with part attic over ceremony Hall and Kebla enclosure
7.0		**Construction**
7.1	Plinth	Three feet high plinth in stone masonry finished with Kota stone flooring
7.2	Walls	Composite structure with timber trabeated frame and load bearing brick wall
7.3	Floor	The attic floor is simple timber floor, bridging joists and boarding for flooring with IPS floor finish
7.4	Stairs	Three feet wide timber staircase leads to the attic floor with wooden stringer, treads, risers and handrail.
7.5	Openings	Timber framed glazed paneled window and timber paneled four shuttered doors adorn the structure on all four sides
7.6	Roofing	Timber trussed hip roof with timber rafters, purlins, battens, boarding and Mangalore tiles.
7.7	Articulation	The teakwood trellis work along the Verandah from the sill to the roof has elaborate workmanship. Small span teak wood trusses, stained glass panels along the entry add to the elegance of the structure.
7.8	Finishes	Externally the structure is finished with glazed tile dado upto the sill level while internally the dado covers the complete wall surface. Timber roofing and opening members are finished with oil paint
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -
7.10	Compound/ Fence/ Gate	The main feature of this Agiary is the high-buttressed masonry compound wall with battlement on top and attached piers rendering it a fort like character. It is finished with cement paint.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	The side open space accommodates the kitchen, toilet and bath blocks in masonry and galvanised iron sheet roof covers the passage between the main structure and the curtilege. It is finished with Kota stone flooring. The side open space along the southwest corner accommodates a small well.
8.0		**Services & Utilities**
8.1	Lighting	Adequate along the verandah, ceremony hall and Baj hall through a set of double shuttered glazed windows
8.2	Ventilation	Adequate in verandah and ceremony hall. Ventilating shafts along the Baj hall.
8.3	Electricity	BEST
8.4	Water Supply	Well water and piped water through the MCGM connected supply.
8.5	Drainage (Plumbing & Sanitation)	MCGM
8.6	Fire Precaution	-

Seth Banaji Limji Daremeher (Adarian)			88
8.7	Other (HVAC/BMS/Security Systems)	-	
9.0		**Condition**	
9.1	Plinth	Fair	
9.2	Walls	Fair	
9.3	Floor	Fair	
9.4	Stairs	Fair	
9.5	Openings	Fair	
9.6	Roofing	Fair	
9.7	Articulation & Finishes	Fair	
9.8	Services	Fair	
9.9	Out Buildings	Fair	
9.10	Overall Conditions	Good	Maintenance level: Fair
10.0		**Transformation**	
	Form	-	
	Structure	-	
	Articulation & Finishes	Excessive glazed tile dado has effectively diminished the austerity of the religious structure	
11.0		**DP Remarks/ Perceived Threats**	
		Building forms part of C1 zone	
12.0		**Additional Notes/ References/ Documents available**	
		Additional Notes: The Banaji Agiary or Parsi fire temple has the oldest sacred fire in the city installed in 1709 by a wealthy trader, Banaji Limji. The original building was severely damaged in the Great Fire in the Fort of 1803 and was rebuilt five decades later in 1854 after sufficient funds had been collected. It is believed that during construction, devout Parsis poured eggs and toddy into the piles of lime, to strengthen the lime. **References:** # The Study conducted by Pankaj Joshi Consultants with support from Mr Jamshed Guzder, Merwanji D M Jeejeebhoy Trust and Mrs Ketie Mehta, Gulestan and Rustom Billimoria Charitable Trust through auspices of Mr Cyrus Guzder.	

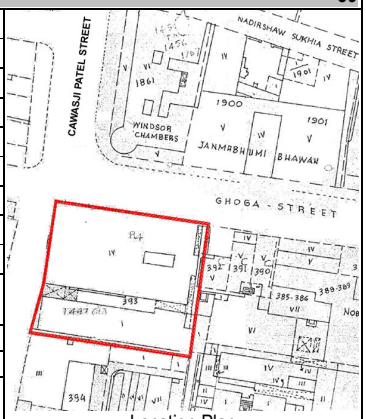
Verandah sloping roof with wooden supporting members

Verandah with wooden paneling, trellis work, skylight etc

Wooden trelis work

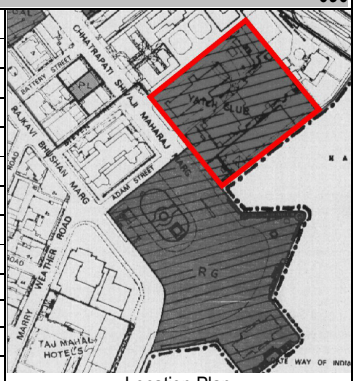
View of the Kebla

Marble tablet with symbol

Wadia House			89
		Common Ref No: 89 Card No: 131 Ward (Part): A (Part III) CS No: 393 (Fort division) Plot Area: 1020.90 sq m. B U Area: - Date: 03/02/2005 Recorded by: Sonal Modak Reviewed by: Int: Sonal Modak Internal photography permission denied Ext: Sonal Modak Photo Ref: 089_Wadia Building.	 Location Plan

1.0		**Denomination**			
1.1	Name of Premises	Wadia House			
1.2	Earlier Name	Seth Hai Ismail Haji Habin Trust Building			
1.3	Built in:	Indeterminable.	Extension Date	-	
2.0		**Access**			
2.1	Main	Junction of Janmabhoomi Marg and Patel Marg – Pedestrian			
2.2	Subsidiary	-			
3.0		**Ownership pattern**			
3.1	Present	Seth Hai Ismail Haji Habin Trust			
3.2	Past	Seth Hai Ismail Haji Habin Trust			
3.3	Status	Owner, Tenant			
4.0		**Use**			
4.1	Present	Commercial – Shops, Offices. Residential.			
4.2	Past	Commercial – Shops, Offices. Residential.			
4.3	Usage	Daily			
5.0		**Significance & value Classification**			
5.1	Townscape (Manmade)	The building is located at the junction of Janmabhoomi Marg and Patel Marg. Main access is from the intersection of both the streets.			
5.2	Architectural Description	**Planning** No special planning features observed. **Features** Concrete bands at each floor level **Style** No particular style observed.			
5.3	Intrinsic	-			
5.4	Value Classification	Nil	Recommended grade	Delete	
6.0		**Topography**			
6.1	Floors	G + 3			
7.0		**Construction**			
7.1	Plinth	Medium height plinth.			
7.2	Walls	Brick masonry walls.			
7.3	Floor	RCC flat slab.			
7.4	Stairs	RCC doglegged.			
7.5	Openings	Rectangular with wooden frame glazed double shutters.			
7.6	Roofing	RCC flat slab.			
7.7	Articulation	-			
7.8	Finishes	Plastered and painted internally as well as externally.			
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -			
7.10	Compound/ Fence/ Gate	Building sits on entire plot.			
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	-			

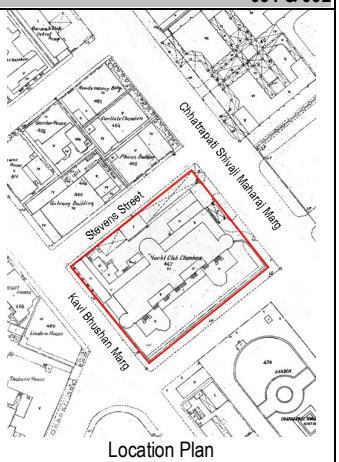
Wadia House			89
8.0		**Services & Utilities**	
8.1	Lighting	Adequate natural light through door-window openings supplemented by electric light fixtures.	
8.2	Ventilation	Adequate Natural ventilation through door-window openings supplemented by electric fans.	
8.3	Electricity	BEST	
8.4	Water Supply	MCGM	
8.5	Drainage (Plumbing & Sanitation)	MCGM	
8.6	Fire Precaution	-	
8.7	Other (HVAC/BMS/Security Systems)	-	
9.0		**Condition**	
9.1	Plinth	Fair	
9.2	Walls	Fair	
9.3	Floor	Fair	
9.4	Stairs	Fair	
9.5	Openings	Fair	
9.6	Roofing	Fair	
9.7	Articulation & Finishes	Fair	
9.8	Services	Fair	
9.9	Out Buildings	Fair	
9.10	Overall Conditions	Fair	Maintenance level Poor
10.0		**Transformation**	
	Form	The building is totally reconstructed using modern materials like RCC frame structure.	
	Structure	Original structure has been replaced by RCC frame structure.	
	Articulation & Finishes	-	
11.0		**DP Remarks/ Perceived Threats**	
		Building forms part of C1 zone	
12.0		**Additional Notes/ References/ Documents available**	
		Additional Notes: The building is a 'Deleted' building in the existing Heritage list. Building is totally reconstructed with no traces of the original structure and features retained. **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* SHARADA DWIVEDI and RAHUL MEHROTRA (2001) *The Cities Within*, Bombay : Eminence Designs Pvt. Ltd. RAHUL MEHROTRA, GUNTER NEST and SANDHYA SAVANT (1994) *The Fort Precinct in Bombay – Conserving an Image Centre*, 2 Vols, Bombay. FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc. SHARADA DWIVEDI and RAHUL MEHROTRA (2001) *Fort Walks,* Bombay : Eminence Designs Pvt. Ltd. Eicher Goodearth Ltd. (2002) *City Map – Mumbai,* Mumbai.	

Atomic Energy Offices – BARC			090
		Common Ref No: 090 Card No: 132 Ward (Part): A (part III) CS No: 47 Plot Area: 1497.5sqm. B U Area: - Date: Recorded by: Prachi Merchant Reviewed by: Int: Permission denied Ext: Permission denied Photo Ref.: -	 Location Plan

1.0		**Denomination**			
1.1	Name of Premises	Atomic Energy Offices - BARC			
1.2	Earlier Name	Old Yatch Club			
1.3	Built in:	1881	Extension Date:	-	
2.0		**Access**			
2.1	Main	Chhatrapati Shivaji Marg			
2.2	Subsidiary	-			
3.0		**Ownership pattern**			
3.1	Present	Central Government			
3.2	Past	The President of India & Others-Incharge of Indian Navy & Others			
3.3	Status	Ownership			
4.0		**Use**			
4.1	Present	BARC			
4.2	Past	BARC			
4.3	Usage	Daily			
5.0		**Significance & Value Classification**			
5.1	Townscape (Manmade)				
5.2	Architectural Description	**Planning** Indeterminable **Features** Low scale buildings with sloping Mangalore tiled roof, wooden trelis work, railing etc Stone building with arched openings, bands etc. **Style** Building derives influence from Vernacular style of Architecture			
5.3	Intrinsic				
5.4	Value Classification	A(arc), A(cul), B(per), B(des), B(uu), C(seh), I(sce), E	Recommended grade:	II A	
6.0		**Topography**			
6.1	Floors	G+5 with part terrace			
7.0		**Construction**			
7.1	Plinth	Indeterminable			
7.2	Walls	-			
7.3	Floor	-			
7.4	Stairs	-			
7.5	Openings	-			
7.6	Roofing	-			
7.7	Articulation	-			
7.8	Finishes	-			
7.9	Interiors (Movable & Immovable)	**Movable** – **Immovable** -			
7.10	Compound/ Fence/ Gate	-			
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	-			

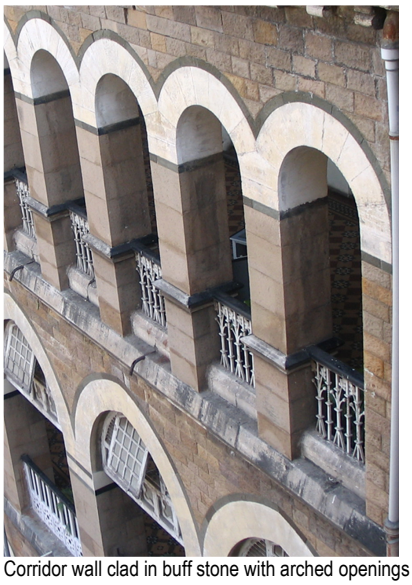
Atomic Energy Offices – BARC			090
8.0		**Services & Utilities**	
8.1	Lighting	-	
8.2	Ventilation	-	
8.3	Electricity	-	
8.4	Water Supply	-	
8.5	Drainage (Plumbing & Sanitation)	-	
8.6	Fire Precaution	-	
8.7	Other (HVAC/BMS/Security Systems)	-	
9.0		**Condition**	
9.1	Plinth	-	
9.2	Walls	-	
9.3	Floor	-	
9.4	Stairs	-	
9.5	Openings	-	
9.6	Roofing	-	
9.7	Articulation & Finishes	-	
9.8	Services	-	
9.9	Out Buildings	-	
9.10	Overall Conditions	-	Maintenance level | Fair
10.0		**Transformation**	
	Form	Transformations to the building are taking place.	
	Structure	-	
	Articulation & Finishes	-	
11.0		**DP Remarks/ Perceived Threats**	
		No Reservation	
12.0		**Additional Notes/ References/ Documents available**	
		Additional Notes: The site of the Gothic style offices of the Atomic Energy Commission (former Yacht Club), Yacht Club which adjoined what was then called the Marine Parade, was obtained from the Port Trust on a 50 year lease. A strip of road lying between the site and the harbour was added, and laid out as a garden and promenade for the members. The single-storeyed building was designed by Government architect John Adams and was opened in 1881. The club had a spacious veranda running the entire length on the east and housed a fine billiard room, cloak, dressing, bath, card and ice rooms at the ground level with a commodious 55 x 30 feet dining hall at the upper level. A teak wainscoted ballroom with a vaulted roof and several residential rooms were addded in later years. The Yacht Club became famous throughout India as a popular social centre and for the yachting races held here each weekend with a regatta hosted at the height of the season. **References:** # Gazetteer Of Bombay City & Island – S. M. Edwards, Set in Three Volumes, Cosmo Publications, India. SHARADA DWIVEDI and RAHUL MEHROTRA (2001) *The Cities Within*, Bombay : Eminence Designs Pvt. Ltd.	

Note: Survey and photography permission denied

Royal Bombay Yacht Club (Yacht club)			091 & 092
		Common Ref No: 091 & 092 Card No: 133 Ward (Part): A (Part III) CS No: 467 (Colaba division) Plot Area: 3316 sq .m B U Area: - Date: 24/12/04 Recorded by: Prachi Merchant Reviewed by: Int: Prachi Merchant, Sonal Modak Ext: Prachi Merchant, Sonal Modak Photo Ref.: 091-092_Yatch Club	 Location Plan
1.0		**Denomination**	
1.1	Name of Premises	Royal Bombay Yacht Club	
1.2	Earlier Name	R. B. Yacht Club Annexe	
1.3	Built in:	1846	Extension Date: 1980's
2.0		**Access**	
2.1	Main	Chhatrapati Shivaji Marg	
2.2	Subsidiary	Stevens Street	
3.0		**Ownership pattern**	
3.1	Present	Mumbai Port Trust	
3.2	Past	Bombay Port Trust	
3.3	Status	Ownership	
4.0		**Use**	
4.1	Present	Club and Residential	
4.2	Past	Club and Residential	
4.3	Usage	Daily	
5.0		**Significance & Value Classification**	
5.1	Townscape (Manmade)	Prominent corner building on an independent plot at the junction of Chhatrapati Shivaji Maharaj Marg, Stevens Street, and Kavi Bhushan Marg. The building is located at the end of Chhatrapati Shivaji Maharaj Marg, accessed from the north side The building is juxtaposed with other important buildings of different styles and period, like Dhanraj Mahal to the north, Taj Mahal Hotel and Gateway Of India to the east	
5.2	Architectural Description	**Planning** The rectangular shaped building with extended wings on all sides, enclosing a garden on the east side. The building is accessed through a porch leading to a corridor on the west side, rooms in the center and verandah on the east side. The main staircase is located in the center on the west side in a semi circular block, spiral staircases are located in the west side corners The corner towers are taller than the rest of the structure with high gable roof. The east side is stepped with the first, second recessed inside and the topmost floor further recessed inside. The club houses administrative offices, canteen, lounge area on the ground floor. First floor occupies bar, restaurant, kitchen etc. The upper floors occupy rooms with sea facing balconies. Toilet block is located in the southeast corner. **Features** Entrance porch with pointed arched openings. The building is lined with a row of arched openings with buff stone voussoir pieces, grey stone projecting column and springing point band. Verandahs and passages with intricate cast iron carvings The rear portion is stepped with the corner tower and uppermost floor gable roof with wooden truss gable roof dormer windows, wooden eaves, brackets and pinnacle. The gable portion is finished with china mosaic work in the spaces between the wooden truss members, wooden floral pattern band with animal face motif at the center. The central projecting bay on the east and circular staircase block has arched openings.	

Royal Bombay Yacht Club (Yacht club)					091 & 092
		Corner cylindrical block on the east side with conical shaped pointed sloping roof with projecting *chajjas* supported on wooden brackets **Style** The building derives influence from Gothic style of architecture			
5.3	Intrinsic	The building is located on the axis once planned as a promenade with Wellington fountain on the west and Gateway Of India in the east.			
5.4	Value Classification	A(arc), A(his), B(per), B(des), B(uu), C(seh), E, F	Recommended grade:		II A
6.0		**Topography**			
6.1	Floors	G+5 with part terrace			
7.0		**Construction**			
7.1	Plinth	Low grey stone clad plinth with a plinth protection band			
7.2	Walls	Thick load bearing brick walls			
7.3	Floor	Wooden structure with wooden rafters, beams supporting the cement flooring			
7.4	Stairs	Main wooden 'C' shape staircase with central lift well, wooden railing and steps Two cast iron spiral staircases on wither ends.			
7.5	Openings	Segmental arched openings with glazed paneled ventilator shutters, wooden louvered door and window shutters. Projecting bay windows with glazed paneled shutters. Stained glass paneling at places. Passage and verandah arched openings with intricately carved cast iron railings Ground floor door openings to the garden with large paneled pivoted double shutters. Intricate *jali* work at the entrance gate with 'RBYC' written on it. Top floor dormer and oriel windows with glazed paneled shutters.			
7.6	Roofing	Gable roof with Mangalore tiles. Internal wooden truss with skylight.			
7.7	Articulation	Arched and rectangular openings, stain glass paneling, grey stone floor level bands, projecting roof supported on wooden brackets, cylindrical tower with pointed sloping roof, gable roof eaves, dormer windows.			
7.8	Finishes	Walls are finished with buff stone externally, painted internally. Floor is finished with Minton tile flooring and wooden at places			
7.9	Interiors (Movable & Immovable)	**Movable** Wooden chaise, service counters, sculptures, ship models, tables and chairs, partitions, wardrobes, old bell, plaque of commodores **Immovable** Original Lift cast iron support with internal wooden paneling, with corinthian capitals.			
7.10	Compound/ Fence/ Gate	Brick compound wall with grill above, front original MS gate with 'Y' club symbol in the *jaliwork*.			
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Godown, garage, watchman residential sheds occupy the space on the west side.			
8.0		**Services & Utilities**			
8.1	Lighting	Adequate natural light through verandahs and passages, supplemented with artificial light			
8.2	Ventilation	Adequate natural ventilation through verandahs and passages, supplemented with artificial ventilation			
8.3	Electricity	BEST			
8.4	Water Supply	MCGM			
8.5	Drainage (Plumbing & Sanitation)	MCGM			
8.6	Fire Precaution	Fire extinguishers have been installed at regular intervals in the passage and rooms.			
8.7	Other (HVAC/BMS/Security Systems)	Air conditioning units have been installed in the rooms			
9.0		**Condition**			
9.1	Plinth	Fair			
9.2	Walls	Fair – Organic growth has been observed, weathering of stone. Partitions have been added on the topmost floor. Leakage has been observed on the roof			
9.3	Floor	Fair			
9.4	Stairs	Fair			
9.5	Openings	Fair – Shutters have been changed, blocked at many places to accommodate air conditioning units, paneling in deteriorating state, jalis have been added.			
9.6	Roofing	Fair – The wooden supporting members are in deteriorating condition, leakage observed			
9.7	Articulation & Finishes	Fair – few parts are in a broken condition.			
9.8	Services	Fair – electrical wires have been added in a haphazard manner,			
9.9	Out Buildings	Fair – Additional wing on the south west corner and floor above porch has been added insensitively, rear open portion occupies structures, garages.			
9.10	Overall Conditions	Fair	Maintenance level		Fair
10.0		**Transformation**			
	Form	-			
	Structure	Floor has been added above porch, wing has been added on the south west side.			

Royal Bombay Yacht Club (Yacht club)		091 & 092
	Articulation & Finishes	Openings have been blocked, shutters have been changes, painted features at places.
11.0		**DP Remarks/ Perceived Threats**
		Building forms part of R zone
12.0		**Additional Notes/ References/ Documents available**
		Additional Notes: The Yacht Club building, which originally functioned as a residential annexe is situated aptly between Adams (now renamed) and Stevens Street. Designed by John Adams, the five-storeyed building is in the Gothic style. Construction of the building was completed in 1897, supervised by F W Stevens, assisted by his son Charles Stevens. The rubble masonry walls are faced with buff Kurla Khandki stone while the cornices, arches and courses are of Porebunder stone. The eastern facade has two gables at either end with a handsome oriel or bay window in the centre, rising from the first floor through the height of the building. Most of the residential rooms, designed with access to cooling cross-ventilation, face east, with a magnificent view of the harbour and the Gateway of India. **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc. Eicher Goodearth Ltd. (2002) *City Map – Mumbai,* Mumbai.



Corridor wall clad in buff stone with arched openings and decorative railing

Corridor internal view with arched openings, minton tile flooring

Arched opening with glazed paneled shutters

Eaves board detail with floral motif

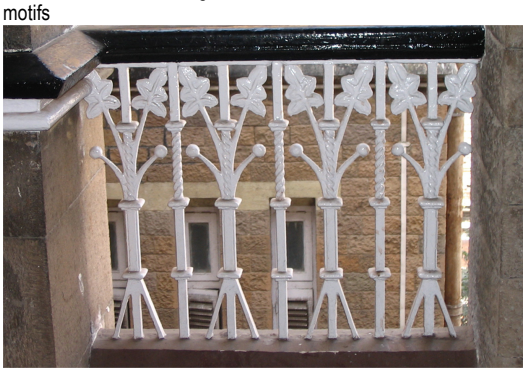
Wooden furniture

Entrance porch with arched opening

Dormer windows in sloping roof

Façade treatment on the gable end roof with tile mosaic and human face motifs

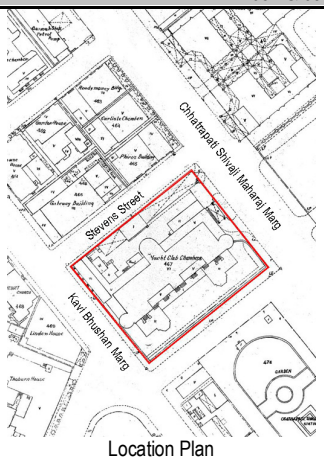
Minton tile flooring



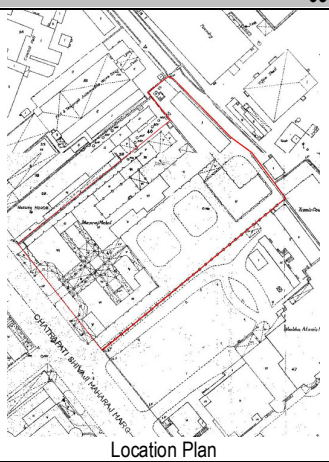
Cast iron railing

piral staircase

Stain glass panel

Royal Bombay Yacht Club (Yacht club)			091 & 092
		Common Ref No: 92 & 91 Card No: 134 Ward (Part): A (Part III) CS No: 467 (Colaba division) Plot Area: 3316 sq .m B U Area: - Date: 24/12/04 Recorded by: Prachi Merchant Reviewed by: Int: Prachi Merchant, Sonal Modak Ext: Prachi Merchant, Sonal Modak Photo Ref.: 091-092_Yatch Club	 Location Plan
1.0		**Denomination**	
1.1	Name of Premises	Royal Bombay Yacht Club	

Refer card no. 133

Dhanraj Mahal			093
		Common Ref No: 093 Card No: 135 Ward (Part): A (Part III) CS No: 40 (Colaba division) Plot Area: 6837.85 sq m. B U Area: - Date: 15/02/05 Recorded by: Prachi Merchant Reviewed by: Int: Prachi Merchant, Zankhana Prajapati Ext: Prachi Merchant, Zankhana Prajapati Photo Ref: 093_Dhanraj Mahal.	 Location Plan

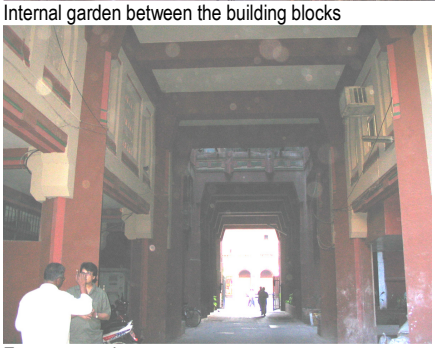
1.0		**Denomination**		
1.1	Name of Premises	Dhanraj Mahal		
1.2	Earlier Name	Dhanraj Mahal		
1.3	Built in:	1935	Extension Date	-
2.0		**Access**		
2.1	Main	Chhatrapati Shivaji Marg – vehicular and pedestrian		
2.2	Subsidiary	-		
3.0		**Ownership pattern**		
3.1	Present	Private – Raja Dhanraj Gir family		
3.2	Past	Private – Aboo Bucker Abdul Rehman & others – Leased to Navy quarters		
3.3	Status	Owner – Tenant.		
4.0		**Use**		
4.1	Present	Residential – Flats, Commercial – Offices, Shops, Restaurants.		
4.2	Past	Residential – Flats, Commercial – Offices, Shops, Restaurants.		
4.3	Usage	Daily		
5.0		**Significance & value Classification**		
5.1	Townscape (Manmade)	The building complex is located at a prime node, creating a vista of buildings of various periods and styles with Metro cinema and Yacht Club on the west side, Maharashtra State Police Headquarters building and Wellington Fountain on the north side, Gateway of India in the south. The building complex is accessed from the west side through a front setback lined with a row of shops.		
5.2	Architectural Description	**Planning** The front side part of the building is raised on an arcade, opening into a line of shops. The portion above the porch is higher than in the rest of the building. The building has rectangular shaped blocks with extended chamfered wings with a central open space between them and interconnecting courtyards in the side and rear. Entrance to the complex is from a grand extended porch leading to the blocks through the courtyard. All the buildings have front entrance porches running along the length of the building to be used for parking. The shops occupy the ground floor portion of the front 'C' portion. Residential flats, commercial offices, institution and art gallery occupy the ground and other floors. The top floor is interconnected. **Features** The building façade is finished with a red color grit finish plaster and paint. The building has features such as emphasized horizontal and vertical geometric patterns in the form of brackets, friezes, corbels on the façade. The chamfered wings and projecting bay windows with wooden sloping chajjas add to the geometric articulation. **Style** The building derives influence from Art Deco style of Architecture.		
5.3	Intrinsic	The residential-commercial complex was built by Raja Dhunrajgirji Narsinggirji, was the former site of Watson's Hotel Annexe.		
5.4	Value Classification	A(arc), B(per), B(des), B(uu), E, F	Recommended grade	II B

Dhanraj Mahal		093
6.0		**Topography**
6.1	Floors	G + 4 with Terrace.
7.0		**Construction**
7.1	Plinth	Normal height plinth with external sides finished with grit plaster paint.
7.2	Walls	Thick brick external walls
7.3	Floor	RCC slab beam structure with diagonal columns.
7.4	Stairs	Each block has a main doglegged RCC staircase and a rear narrow RCC service staircase.
7.5	Openings	Rectangular openings with glazed paneled shutters
7.6	Roofing	Flat RCC Terrace, wooden chajjas over windows.
7.7	Articulation	Bands, friezes, geometric patterns.
7.8	Finishes	External wall finished with grit plaster and painted and internal walls finished with plaster and paint. Floor finished with mosaic tiles.
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -
7.10	Compound/ Fence/ Gate	MS gate at the entrance area in the west side. Side brick compound wall. The central landscaped areas are enclosed with MS fences.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Central courtyard has two defined landscaped islands with rear old trees, shrubs, etc. This area is paved with concrete and used for parking. Garages occupy the rear open space. The northern side has servant's quarters. The southern portion has four small sheds for watchman, pump room, etc.
8.0		**Services & Utilities**
8.1	Lighting	Adequate light through openings and courtyards. The internal passages are not well lit.
8.2	Ventilation	Adequate light through openings and courtyards supported by artificial light.
8.3	Electricity	BEST
8.4	Water Supply	MCGM
8.5	Drainage (Plumbing & Sanitation)	MCGM
8.6	Fire Precaution	-
8.7	Other (HVAC/BMS/Security Systems)	Individual tenants have installed window and split AC's. Strict manual security at the entrance along with a surveillance camera in few blocks.
9.0		**Condition**
9.1	Plinth	Fair
9.2	Walls	Fair – evident seepage marks on the top floor common area and internal court facades. Organic growth on the southern side.
9.3	Floor	Fair – RCC of the floor is exposed in few parts of the fourth floor.
9.4	Stairs	Fair – Maintained well. Finishing material has been changed in few blocks.
9.5	Openings	Poor – Openings have been blocked to house AC's, shutters have been changed. Front side openings have been blocked by hoardings. Grills and *jalis* are added to the window openings. South side façade is not maintained at all and many changes to the shutters are made.
9.6	Roofing	Fair – Changes have been made to the terrace area. Window wooden chajjas replaced by asbestos sheets.
9.7	Articulation & Finishes	Fair – all the articulation features are painted. Few places they are in a deteriorating condition.
9.8	Services	Poor – Electric lines and service pipes are haphazardly planned in the side and front areas.
9.9	Out Buildings	Poor – not maintained well.
9.10	Overall Conditions	Fair | Maintenance level: | Poor
10.0		**Transformation**
	Form	-
	Structure	Extensions made on the southern front side. Extensions and enclosures made in the terrace floor by fencing etc. Openings are blocked.
	Articulation & Finishes	-
11.0		**DP Remarks/ Perceived Threats**
		Building forms part of C1 zone
12.0		**Additional Notes/ References/ Documents available**
		Additional Notes: The vast residential-commercial complex was built in the Art Deco style of the 1930s by

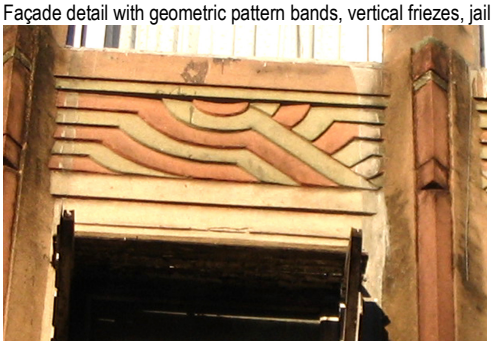
Dhanraj Mahal		093
		Raja Dhunrajgirji Narsinggirji, occupying 8,000 square yards of land leased from the Port Trust and was the former site of Watson's Hotel Annexe. For its time, Dhunraj Mahal was the largest and costliest single building scheme undertaken in the city. The initial designs were prepared by the architectural firm of Gregson, Batley & King and then modified jointly with Shapoorji Chandabhoy & Company who were in charge of the execution of the work, which was completed in 1936. The residential flats are built around a central courtyard approached through a large, imposing gateway. The ground floor houses a number of shops and restaurants, and has a covered arcade. **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* SHARADA DWIVEDI and RAHUL MEHROTRA (2001) *The Cities Within*, Bombay : Eminence Designs Pvt. Ltd. RAHUL MEHROTRA, GUNTER NEST and SANDHYA SAVANT (1994) *The Fort Precinct in Bombay – Conserving an Image Centre*, 2 Vols, Bombay. FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc. SHARADA DWIVEDI and RAHUL MEHROTRA (2001) *Fort Walks,* Bombay : Eminence Designs Pvt. Ltd. Eicher Goodearth Ltd. (2002) *City Map – Mumbai,* Mumbai.

Internal garden between the building blocks

Façade detail with geometric pattern bands, vertical friezes, jail work etc



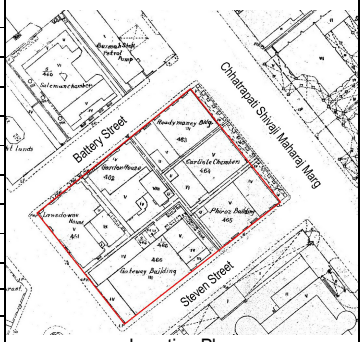
Entrance porch



Frieze and vertical motif detail

Building arcade with geometric pattern column capital

Newly furbished staircase finish

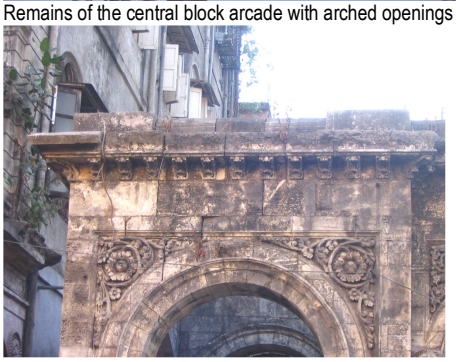
Kalapesi Trust buildings					094
		Common Ref No: 094 Card No: 136 Ward (Part): A (Part III) CS No: - 462 , 463, 465 (Colaba Division) Plot Area: 428sqm. B U Area: - Date: 16/12/2004 Recorded by: Sonal Modak Reviewed by: Int: Permission denied Ext: Sonal Modak, Abhay Patil Photo Ref: 094_Kalapesi Trust Bldg.		 Location Plan	
1.0		**Denomination**			
1.1	Name of Premises	Kalapesi Trust buildings			
1.2	Earlier Name	Kalapesi Trust buildings			
1.3	Built in:	1930's	Extension Date	-	
2.0		**Access**			
2.1	Main	Chhatrapati Shivaji Marg			
2.2	Subsidiary	Chhatrapati Shivaji Marg			
3.0		**Ownership pattern**			
3.1	Present	Private – Multiple Owners			
3.2	Past	Private – Kalapesi Trust			
3.3	Status	Owner and Tenants			
4.0		**Use**			
4.1	Present	Commercial, Residential, Hawkers have occupied the arcade of the ruined middle structure.			
4.2	Past	Commercial, Residential			
4.3	Usage	Daily			
5.0		**Significance & Value Classification**			
5.1	Townscape (Manmade)	The building complex is located on a main street, creating a vista of buildings of various periods and styles with buildings like Maharashtra Police Headquarters building and Wellington Fountain on the west side towards the Gateway of India in the south. The building complex is accessed through various entrance gates leading to different areas. Three buildings form the complex following similar architectural style and scale.			
5.2	Architectural Description	**Planning** The complex comprises of three similar looking buildings following similar features, scale and architectural style having symmetrical frontage namely Feeroz building, Kalapesi Trust building, which is completely destroyed and Suba Guest House Building. All three buildings are rectangular in plan having separate staircases. Ground floors of all three buildings have shops having access through an arcade. Upper floors of the Feroz building are occupied by individual residents. The building in the centre is totally ruined and is vacant. The third building is occupied by Suba Guest House. **Features** Arcade on ground level having semicircular arches with decorative arch springing points resting on circular Corinthian columns with decorative keystones. The first floor arches have square engaged columns with fluting; second floor has Ionic engaged columns, which support arches. The side bays are projecting out and are topped with simple gable pediments at the second floor level. Notable features are cornice bands at floor levels, floral motifs, intricately carved spandrels at ground level, perforated trefoil arch parapet at second floor level, rusticated columns surfaces etc. **Style** The building shows significant influences of Neo-Classical architecture.			
5.3	Intrinsic	-			
5.4	Value Classification	A(arc), B(per), B(des)	Recommended grade	III	
6.0		**Topography**			
6.1	Floors	Feeroz Building and Suba Guest House Building - G+3 Kalapesi Trust building in the centre – Ground Floor Structure			

Kalapesi Trust buildings					094
7.0		**Construction**			
7.1	Plinth	Medium height plinth in grey basalt about 2 ft. in height.			
7.2	Walls	External thick load bearing walls. Internal non-structural walls.			
7.3	Floor	Timber flooring system with wooden rafters and wooden floorboards.			
7.4	Stairs	Timber staircase with wooden balustrade, handrails and decorative newel post.			
7.5	Openings	Arched door/window openings with timber frame glazed double shutters.			
7.6	Roofing	Timber truss with Mangalore roofing tiles.			
7.7	Articulation	Engaged columns with Corinthian column capitals, decorative spandrel.			
7.8	Finishes	Feeroz building has exposed stone exteriors and plastered and painted internal walls. Middle building is in a ruined state. Suba Guest House building is plastered and painted internally as well as externally.			
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -			
7.10	Compound/ Fence/ Gate	Buildings occupy the entire plot with narrow alleys in between two buildings.			
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	-			
8.0		**Services & Utilities**			
8.1	Lighting	Adequate daylight supplemented by artificial lighting.			
8.2	Ventilation	Adequate natural ventilation except for stairwells supplemented with artificial ventilation systems.			
8.3	Electricity	BEST			
8.4	Water Supply	MCGM			
8.5	Drainage (Plumbing & Sanitation)	MCGM			
8.6	Fire Precaution	-			
8.7	Other (HVAC/BMS/Security Systems)	-			
9.0		**Condition**			
9.1	Plinth	Poor – Major alterations done by the shop owners on ground floor. Plant growth.			
9.2	Walls	Fair – Feeroz Building and Suba Guest House Building walls are in fair condition with little seepage observed. Poor – middle building is in totally ruined condition and is not in use.			
9.3	Floor	Fair – No evident damage observed.			
9.4	Stairs	Fair – Except for the cleanliness- not maintained.			
9.5	Openings	Poor – shutters have been replaced in most of the places.			
9.6	Roofing	Indeterminable			
9.7	Articulation & Finishes	Poor – Plant growth seen. Broken, chipped stone features. Blackening of stone observed.			
9.8	Services	Poor – Broken service pipes resulting in leakage and dampness. Plant growth. Narrow alleys are in completely neglected state.			
9.9	Out Buildings	-			
9.10	Overall Conditions	Feeroz Building and Suba Guest House Building – Fair Middle Building - Poor	Maintenance level	Poor	
10.0		**Transformation**			
	Form	Additions of top floor.			
	Structure	-			
	Articulation & Finishes	Hoardings cover the façade features of the structure. Hawkers occupy arcaded passage on ground floor level.			
11.0		**DP Remarks/ Perceived Threats**			
		Part Commercial Zone, Centre building reserved as parking lot.			
12.0		**Additional Notes/ References/ Documents available**			
		Additional Notes: - **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* RAHUL MEHROTRA, GUNTER NEST and SANDHYA SAVANT (1994) *The Fort Precinct in Bombay – Conserving an Image Centre*, 2 Vols, Bombay. FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc. Eicher Goodearth Ltd. (2002) *City Map – Mumbai,* Mumbai.			

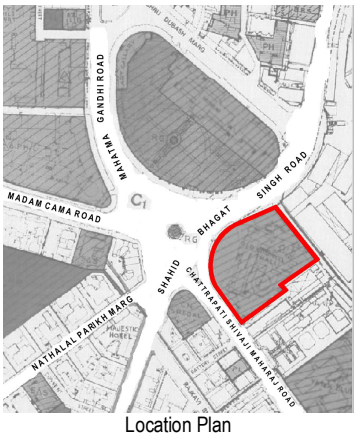
View of the building

Remains of the central block arcade with arched openings

Arch detail with decorative column capitals, floral pattern spandrel, bands etc


Detail of the cornice band, floral pattern spandrel etc

Arcade in a dilapidated state

Maharashtra State Police Headquarters			095
		Common Ref No: 095 Card No: 137 Ward (Part): A (Part III) CS No: 36 (Colaba division) Plot Area: 10503.420 sq m. B U Area: - Date: 30/12/05 Recorded by: Arun Wadhwa Reviewed by: Int: Prachi Merchant, Sonal Modak, Arun Wadhwa Internal photography permission denied Ext: Prachi Merchant, Sonal Modak, Arun Wadhwa Photo Ref: 095_Maharashtra State Police Headquarters.	 Location Plan

1.0		**Denomination**			
1.1	Name of Premises	Maharashtra State Police Headquarters			
1.2	Earlier Name	Royal Alfred Sailor's Home			
1.3	Built in:	Commenced: Feb 1872 Completed: Feb 1876	Extension Date:	1928 - Bombay Legislative Council 1980 – Maharashtra State Police Headquarters	
2.0		**Access**			
2.1	Main	Shahid Bhagat Singh Marg – vehicular and pedestrian.			
2.2	Subsidiary	Chhattrapati Shivaji Marg (exit from the plot)- vehicular and pedestrian.			
3.0		**Ownership pattern**			
3.1	Present	Owner - State Government			
3.2	Past	Owner - State Government			
3.3	Status	Owner			
4.0		**Use**			
4.1	Present	Government Services			
4.2	Past	Government Services			
4.3	Usage	Daily			
5.0		**Significance & value Classification**			
5.1	Townscape (Manmade)	Prominent corner building located at the Shyamaprasad Mukherjee chowk at the junction of Shahid Bhagat Singh road and Chhattrapati Shivaji Marg. The building is located on a plot with huge front and side setbacks and is accessed from the west side from Shahid Bhagat Singh Marg and an exit can be found on the south side to Chhattrapati Shivaji Marg. The building is juxtaposed with other important buildings of different styles and period, like Majestic Hostel, Indian Mercantile Mansion, Regal cinema, Prince of Wales museum and Cowasji Jehangir Hall (NGMA) around the circle.			
5.2	Architectural Description	**Planning** Main building is rectangular in shape with its longer side facing west. The building is planned with a central projecting entrance lobby leading to the main staircase connecting both the side wings. The building has a central projecting wing, and side twin towers with conical roof, standing taller than the rest of the wings, with lower terrace spaces in between. The office rooms (initially planned as Sailors rooms) are planned in the east side, connected with passages and verandahs on the west side and projecting balconies on the east side. **Features** The rough stone dressed grey clad stone building has a central projecting wing with an extended porch accessed through side pointed and front three semicircular arched openings with alternate buff and grey voussoir pieces. The springing point of the arches is adorned with animal motifs and round motif with Sailors Home symbol engraved below. The arches are supported on corner double columns and flying buttress. The columns have projecting capital bands and wide base. The porch has a terrace above with stone balustrade and corner finials with gargoyles below. The entrance porch displays a marble bas-relief of Baroda's Khanderao Gaekwad Sayaji Rao II. The central wing ends into a pediment decorated with stone crocketing, finial and bands of floral motif below. The tympanum is highly decorative with the figures of Neptune surrounded by nymphs and sea horses. To the left and right, two griffins bear shields that display coats of arms.			

		The ground floor openings have pointed double arched openings with alternate buff and grey voussoir pieces supported on square columns with bands at the column capital level. The first floor has double pointed arched openings, supported on short columns with decorative capitals and round floral motifs above with stone-carved balustrade below. Cornice bands define the floor levels. The second floor and the third floor of the central wing have a row of four arched openings and round windows above with alternate buff and red stone voussoirs and double side short columns with decorative capitals. The middle wings have terrace spaces with quatrefoil stone balustrade. The side towers have ground floor double arches with smaller arches within the bigger. The tower has receding floors supported in the corners with flying buttress, corner stone scroll motif with topmost level with round arched openings above with cast iron jali, depicting sailing and other names inscribed within. The tower roof flares outward and is supported on timber brackets to create deep shade to the stonework below. Bands define the floor levels. Internally the openings are arched and are supported on columns with decorative capitals with floral motifs, intricately carved cast iron ventilator *jalis*, symbols and monograms of sailor anchors, name engraved at places. **Style** Gothic style		
5.3	Intrinsic	The bands, mouldings and carved corners in buff-coloured Porbunder stone with the caps and finer carvings in Hemnagar stone, were crafted by students of the JJ School of Art under the supervision of Professor John Lockwood Kipling (father of the famous writer, Rudyard Kipling). The funds for this building were donated by Maharaja Khanderao Gaekwad of Baroda.		
5.4	Value Classification	A(arc), A(his), B(per), B(des), B(uu), E, F, I(sce)	Recommended grade	I
6.0		**Topography**		
6.1	Floors	Central wing G+4, other wings G+3		
7.0		**Construction**		
7.1	Plinth	Normal height - grey stone clad plinth with buff stone bands.		
7.2	Walls	Load bearing stone rubble masonry walls.		
7.3	Floor	Stone slabs over wooden members in the verandah and internal areas.		
7.4	Stairs	Main central stair has a grand open well constructed with wooden treads and risers enclosed by intricate cast iron railing. Narrow and steep winding wooden stairs in both the wings.		
7.5	Openings	Verandah and passage arched openings: Semicircular, pointed, round arches with intricate *jali* work in the ventilators. Arched doors and windows with double shutters of wooden paneled and louvered door with cast iron *jali* work and floral motifs at places.		
7.6	Roofing	The central portion has higher hip sloping Mangalore tile roof with overhangs over the central block. The twin towers on sides have high pyramidal sloping roof with overhangs supported on brackets. Asymmetrical sloping roof over extended wing. Several small pyramidal roofs.		
7.7	Articulation	Arches, buttress, gargoyles, bands, pediments, polychromatic stone features.		
7.8	Finishes	The walls are finished with rough dressed grey stone externally with red and buff stone features. Internally walls are finished with plaster and paint. Floor is finished natural stone.		
7.9	Interiors (Movable & Immovable)	**Movable** Heavy wooden furniture of table and chairs. **Immovable** Marble plaque in the entrance lobby explaining the history of the building.		
7.10	Compound/ Fence/ Gate	High brick compound wall with fence and planters above. Two main cast iron gates for entry and exit with gate posts.		
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Front landscaped islands with trees, lawn and shrubs. Security sheds at both the entrances.		
8.0		**Services & Utilities**		
8.1	Lighting	Adequate light through verandah and passage spaces, supplemented by artificial lighting.		
8.2	Ventilation	Adequate ventilation through verandah and passage spaces, supplemented by artificial ventilation.		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing & Sanitation)	MCGM		
8.6	Fire Precaution	Fire extinguishers are installed at regular intervals		
8.7	Other (HVAC/BMS/Security Systems)	Main rooms have window AC's installed.		
		Manual security.		
9.0		**Condition**		
9.1	Plinth	Fair – Plantation around plinth. Water stains are observed at few places.		

9.2	Walls	Fair – The rear side is not well maintained. Internal partitions have been added to suit their requirement.			
9.3	Floor	Fair – at some places the wooden members of the flooring are in a deteriorating state. Steel sections have been added for additional support.			
9.4	Stairs	Fair – finishes have been changed.			
9.5	Openings	Fair – The openings have been blocked to house AC's, shutters have been changed, door, window and verandah openings are blocked with shutters, jali, grills			
9.6	Roofing	Fair – observed from external side only.			
9.7	Articulation & Finishes	Fair – Blackening of stone cladding, features are not maintained well. At places features have been painted insensitively.			
9.8	Services	Fair – Electric wires have been added insensitively passing through openings, ventilator *jalis*, and walls. Some old plumbing lines are in a damaged state.			
9.9	Out Buildings	Fair – New buildings at the rear east side have been added: Canteen, Green House, Office block, Servants quarters, BEST substation.			
9.10	Overall Conditions	Fair	Maintenance level		Fair
10.0		**Transformation**			
	Form	-			
	Structure	Extensions have been made in various buildings. I-sections have been installed to strengthen the floor.			
	Articulation & Finishes	Openings have been blocked, shutters have been changed. Outbuildings have been insensitively added. *Chajjas* have been replaced with asbestos sheet. Façade features have been painted insensitively in the porch area.			
11.0		**DP Remarks/ Perceived Threats**			
		Old Council Hall, building forms part of C1 zone			
12.0		**Additional Notes/ References/ Documents available**			
		Additional Notes: Police Commissioner's Office (Formerly Royal Alfred Sailors' Home and Old Council Hall) This is the oldest and perhaps historically the most important building constructed in the city after the demolition of the Fort walls in the 1860s. The sprawling Royal Alfred Sailor's Home, which in later years functioned as the Council Hall, is now the Maharashtra State Police headquarters. It was built on the site of Mendham's Point, the oldest English cemetery in the city – Mendham being the first Englishman to be buried here. The main building, designed in the Gothic style by the renowned architect, Frederick William Stevens, is 270 feet long and 58 feet wide and was completed in 1876. Important features include the sculpture of Neptune in bas-relief in the pediment at the top and the ingenious use of different coloured natural stones in the building, which is faced with blue basalt. The bands, mouldings and carved corners in buff-coloured Porebunder stone with the caps and finer carvings in Hemnagar stone, were crafted by students of the JJ School of Art under the supervision of Professor John Lockwood Kipling (father of the famous writer, Rudyard Kipling). The arches are of Hemnagar stone mixed with Kurla and basalt. The aesthetic combination of the various local stones gives the building a striking appearance. The renowned British writer, Joseph Conrad, once stayed in the 1880s in the Sailors' Home and his visit and experiences here inspired the story of the sailing ship, *The Nigger of the Narcissus*, which he finished writing in 1897. In 1928, the Bombay Government took over the building for use by the Bombay Legislative Council. A new Council Hall was built behind the Sailor's Home and connected by a corridor to the main building. Designed by the Consulting Architect to the Government, J Mercer, the walls of the Council Hall were built of stone with a yellow basalt facing. A unique feature incorporated in the building was the flooring of the main Chamber in rubber asbestos. The Council Hall was probably the first building in Bombay – and perhaps in the country to be equipped with an air-conditioning plant. In the 1980s, the buildings were taken over by the Maharashtra Police Headquarters. **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* SHARADA DWIVEDI and RAHUL MEHROTRA (2001) *The Cities Within*, Bombay : Eminence Designs Pvt. Ltd. RAHUL MEHROTRA, GUNTER NEST and SANDHYA SAVANT (1994) *The Fort Precinct in Bombay – Conserving an Image Centre*, 2 Vols, Bombay. FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc. SHARADA DWIVEDI and RAHUL MEHROTRA (2001) *Fort Walks,* Bombay : Eminence Designs Pvt. Ltd.			

Grey stone clad front façade with polychromatic façade features

Arched openings with red and white painted voussoirs, decorative column capitals, round openings with jaliwork etc

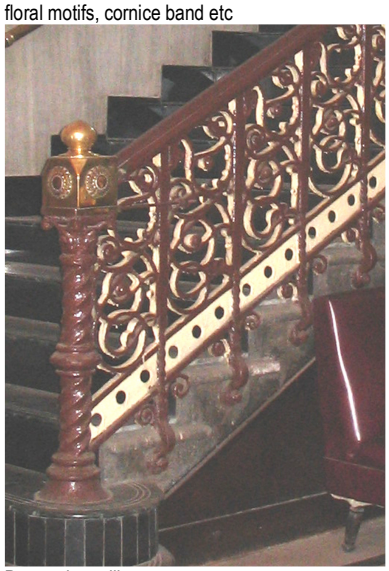
Extended porch with supporting pilasters, arched openings, bands etc

Entrance arch detail with animal motif and motif of building past name emblem 'Sailors home'

Door detail with round openings, trefoils, columns with decorative capitals

Arched opening with decorative balustrade, columns with decorative capitals, floral motifs, cornice band etc

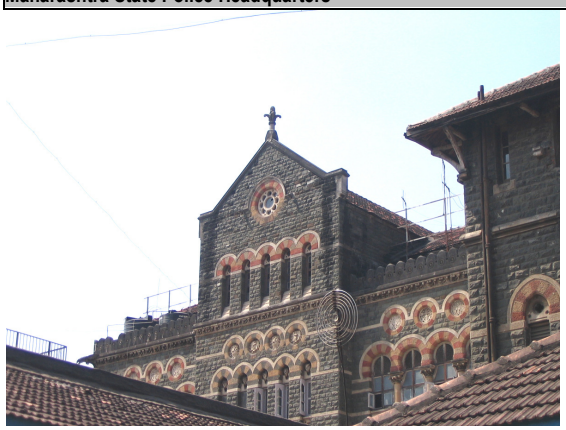
Internal door with wooden louvered shutters and decorative ventilator jaliwork



Decorative railing

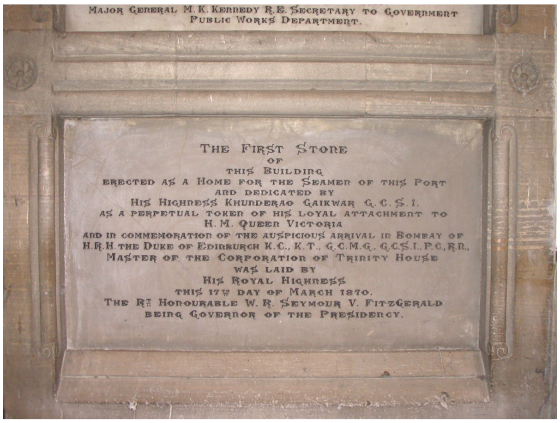
Detail of Human face motif in a round opening

Gargoyle from the porch corner

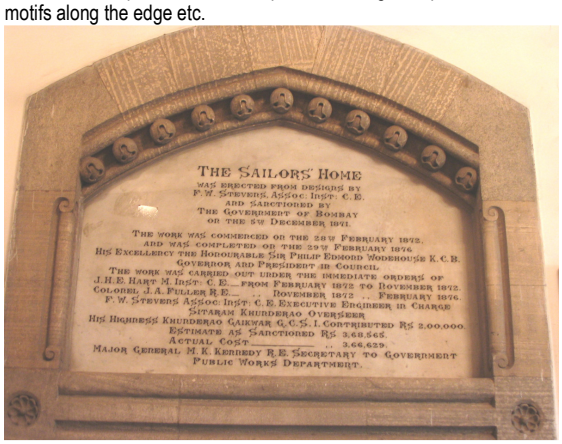


Grey stone clad building with gable end roof, polychromatic façade features etc

Gable end with pediment with sculpted human figures, pinnacles, decorative motifs along the edge etc.

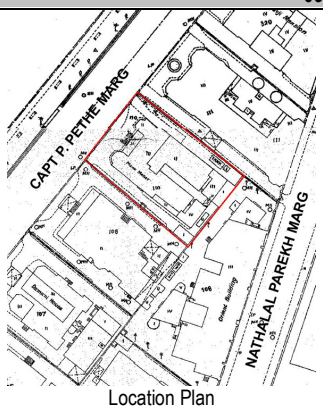


Marble tablet 1



Marble table 2

Entrance door arched opening with decorative arched bands, column capitals etc

Taraporewala Mansion and other buildings of the same period					096
		Common Ref No: 096 Card No: 138 Ward (Part): A (Part IV) CS No: Indeterminable Plot Area: Indeterminable B U Area: - Date: 03/02/2005 Recorded by: Sonal Modak Reviewed by: Int: Permission denied Ext: Sonal Modak, Zankhana Prajapati Photo Ref.: 096_Taraporewala Mansion and buildings of the same period	 Location Plan		
1.0		**Denomination**			
1.1	Name of Premises	Taraporewala Mansion and other buildings of the same period			
1.2	Earlier Name	Taraporewala Mansion and other buildings of the same period			
1.3	Built in:	Indeterminable	Extension Date:	Indeterminable	
2.0		**Access**			
2.1	Main	Captain Pethe Road – Vehicular and Pedestrian			
2.2	Subsidiary	Khatau Road - Pedestrian			
3.0		**Ownership pattern**			
3.1	Present	Indeterminable			
3.2	Past	Indeterminable			
3.3	Status	Not in use.			
4.0		**Use**			
4.1	Present	Not in use. Declared dilapidated.			
4.2	Past	Residential			
4.3	Usage	Not in use. Declared dilapidated.			
5.0		**Significance & Value Classification**			
5.1	Townscape (Manmade)	The building is located on a corner of Captain Pethe Road and Khatau Road facing west. The main access is through a projecting porch from Captain Pethe Road from western side having separate entry and exit gates.			
5.2	Architectural Description	**Planning** The plan is roughly rectangular with central open courtyard having well inside. The longer side is along Khatau road on northern side, which is two storey high. Main entrance is through a porch, which leads to a common lobby topped by three fluted Islamic domes looking like a Rajasthani *chhatri*. The structure on rear side is totally in dilapidated state. There is a continuous balcony along the periphery of courtyard looking inwards. Front side of porch has three segmented Islamic arches resting on fluted circular columns with bulbous column bases. Sides of porch have wide similar Islamic arch on either side. **Features** Three Islamic fluted domes topped by finial like features looking like a Rajasthani *chhatri*, central one being bigger in size. Islamic-segmented pointed arches for all door/window openings. Projecting balconies covered with *chhatri* like weather sheds resting on decorative stone brackets. Stained glass awnings supported by timber framework. Stone jail parapet and compound walls. Carved floral motifs just below the central dome on front elevation. **Style** Visible influence of Rajasthani architecture style with Colonial planning features. Also influence of Indo Saracenic style.			
5.3	Intrinsic	-			
5.4	Value Classification	A(arc), B(per), B(des), B(uu), E, F, I(sce)	Recommended grade:	II A	
6.0		**Topography**			
6.1	Floors	G + 1 partly, G + 2 partly with part basement.			
7.0		**Construction**			
7.1	Plinth	Medium plinth about 2 ft. 6 inches high bell shaped in grey stone with plinth protection			

		layer. Part of structure has high plinth to accommodate ventilators for basement.
7.2	Walls	Indeterminable
7.3	Floor	Indeterminable
7.4	Stairs	Indeterminable
7.5	Openings	Arched windows with *chhatri* like decorative weather sheds. Openings have wooden framed shutters with partly wooden louvers and partly glazed panels. Projecting balconies at upper floor level covered by *chhatri* like weather protection.
7.6	Roofing	Access denied
7.7	Articulation	Decorative stone brackets, cornice bands, corbels, *Chhatri* like chajjas, onion shaped domes, Islamic-segmented pointed arches for all door/window openings, bulbous column bases and decorative column capitals etc. form important part of facades.
7.8	Finishes	External exposed stone ashlar masonary.
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -
7.10	Compound/ Fence/ Gate	Stone compound wall with stone jail and Cast Iron gate with separate entry and exit gates. Gates defined by stone columns toped with decorative domes.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	A well in central open courtyard.
8.0		**Services & Utilities**
8.1	Lighting	Indeterminable
8.2	Ventilation	Indeterminable
8.3	Electricity	BEST
8.4	Water Supply	MCGM
8.5	Drainage (Plumbing & Sanitation)	MCGM
8.6	Fire Precaution	Indeterminable
8.7	Other (HVAC/BMS/Security Systems)	Indeterminable
9.0		**Condition**
9.1	Plinth	Poor - In a dilapidated state.
9.2	Walls	Access denied
9.3	Floor	Access denied
9.4	Stairs	Access denied
9.5	Openings	Poor - In a dilapidated state.
9.6	Roofing	Access denied
9.7	Articulation & Finishes	Poor - In a dilapidated state.
9.8	Services	Not in use.
9.9	Out Buildings	In dilapidated state.
9.10	Overall Conditions	Poor | Maintenance level | Poor
10.0		**Transformation**
	Form	Totally damaged structure. It is declared as a dilapidated structure.
	Structure	-
	Articulation & Finishes	-
11.0		**DP Remarks/ Perceived Threats**
		Building forms part of R zone.
12.0		**Additional Notes/ References/ Documents available**
		Additional Notes: The Bombay City Improvement Trust undertook one of its most successful schemes on the western foreshore of Colaba. Land was reclaimed at a cost of Rs 5,00,000 opening up 90,000 square yards of valuable building sites overlooking the sea. On this newly reclaimed land, the Trust commissioned an up-market residential area consisting of spacious one to two-storey Edwardian bungalow-villas, built in varying eclectic styles. Completed in 1905, and named after T W Cuffe, a prominent member of the City Improvement Trust Cuffe Parade was appreciated not only for its outstanding urban design which optimised the use of the sea-front location, but also because it brought Government a handsome return for its investment from the buying capacity of the more privileged. A new length of road aligned along the seafront was also completed in 1906 and a superbly situated raised promenade, stepped up safely away from road traffic, was built along the waterfront. This was the 'Parade', with a shell-strewn beach at its northern tip. Very few of the original bungalows now survive and should be adequately protected. **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and*

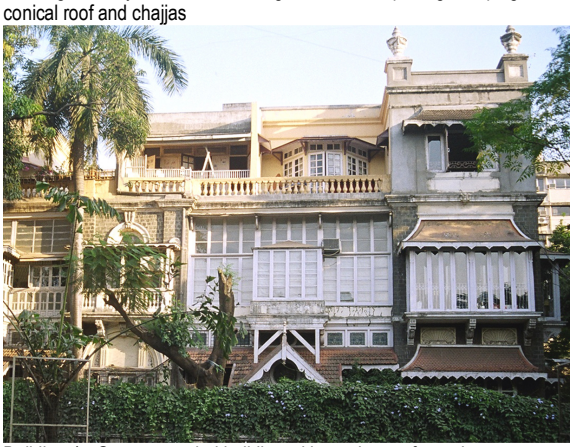
Structures listed for Conservation.
FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc.
Eicher Goodearth Ltd. (2002) *City Map – Mumbai,* Mumbai.

Front façade with arched openings with decorative intrados, lotus shaped column base, decorative jail bands etc

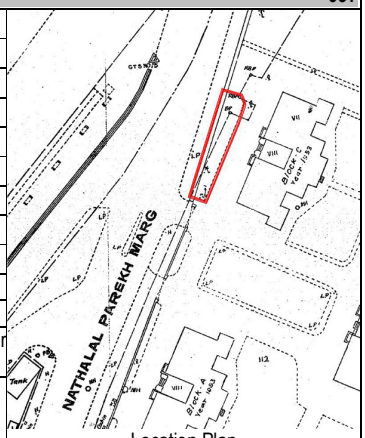
Building 1 - Grey stone clad building with corner projecting bays, arched openings, bands etc

Building 2 - Grey stone clad building with arched openings, sloping and conical roof and chajjas

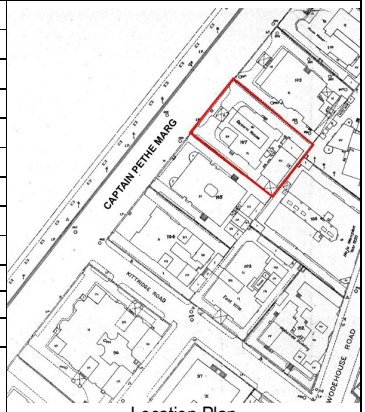
Building 3 - Grey stone clad building with sloping and conical roof, bands, balustrade etc



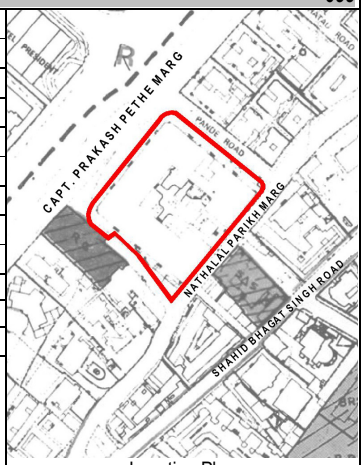
Building 4 - Grey stone clad building with much transformations

Cast Iron fencing at Badhwar Park					097
		Common Ref No: 097 Card No: 139 Ward (Part): A (Part III) CS No: - 112 (Colaba Division) Plot Area: 47171.87 sqm. B U Area: - Date: 16/12/2004 Recorded by: Sonal Modak Reviewed by: Int: Sonal Modak, Prachi Merchant Ext: Sonal Modak, Prachi Merchant Photo Ref: 097_Cast iron fencing at Badhwar Park.	 Location Plan		
1.0		**Denomination**			
1.1	Name of Premises	Cast Iron fencing at Badhwar Park			
1.2	Earlier Name	Cast Iron fencing at Badhwar Park			
1.3	Built in:	Indeterminable	Extension Date	-	
2.0		**Access**			
2.1	Main	Captain Pethe Marg.			
2.2	Subsidiary	-			
3.0		**Ownership pattern**			
3.1	Present	Central Government			
3.2	Past	Central Government			
3.3	Status	Owner			
4.0		**Use**			
4.1	Present	The fencing forms the compound wall to the residential complex.			
4.2	Past	Cast iron fence enclosing Badhwar Park			
4.3	Usage	-			
5.0		**Significance & value Classification**			
5.1	Townscape (Manmade)	Located on the Caption Pethe Marg, used as fencing for Badhwar park building complex.			
5.2	Architectural Description	**Planning** No trace of the cast iron fencing. **Features** - **Style** -			
5.3	Intrinsic	-			
5.4	Value Classification	Nil	Recommended grade	Delete	
6.0		**Topography**			
6.1	Floors	-			
7.0		**Construction**			
7.1	Plinth	-			
7.2	Walls	-			
7.3	Floor	-			
7.4	Stairs	-			
7.5	Openings	-			
7.6	Roofing	-			
7.7	Articulation	-			
7.8	Finishes	-			
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -			
7.10	Compound/ Fence/ Gate	-			
7.11	Curtilage/ Unbuilt space/ Out	-			

Cast Iron fencing at Badhwar Park			097
	Buildings/ Landscape		
8.0		**Services & Utilities**	
8.1	Lighting	-	
8.2	Ventilation	-	
8.3	Electricity	-	
8.4	Water Supply	-	
8.5	Drainage (Plumbing & Sanitation)	-	
8.6	Fire Precaution	-	
8.7	Other (HVAC/BMS/Security Systems)	-	
9.0		**Condition**	
9.1	Plinth	-	
9.2	Walls	-	
9.3	Floor	-	
9.4	Stairs	-	
9.5	Openings	-	
9.6	Roofing	-	
9.7	Articulation & Finishes	-	
9.8	Services	-	
9.9	Out Buildings	-	
9.10	Overall Conditions	-	Maintenance level: -
10.0		**Transformation**	
	Form	-	
	Structure	No trace of the cast iron fencing. The cast iron fencing at Badhwar Park garden and the building complex has been replaced by brick compound wall with MS fencing above.	
	Articulation & Finishes	-	
11.0		**DP Remarks/ Perceived Threats**	
		Plot forms part of R zone	
12.0		**Additional Notes/ References/ Documents available**	
		Additional Notes: - **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.*	

Damani House				098
		Common Ref No: 098 Card No: 140 Ward (Part): A (Part III) CS No: - 107 (Colaba Division) Plot Area: 1165.55 sqm. B U Area: - Date: 16/12/2004 Recorded by: Sonal Modak Reviewed by: Int: Sonal Modak, Prachi Merchant Ext: Sonal Modak, Prachi Merchant Photo Ref: 098_Damani House.	 Location Plan	
1.0		**Denomination**		
1.1	Name of Premises	Damani House		
1.2	Earlier Name	Damani House		
1.3	Built in:	-	Extension Date	-
2.0		**Access**		
2.1	Main	Captain Pethe Marg.		
2.2	Subsidiary	-		
3.0		**Ownership pattern**		
3.1	Present	Private		
3.2	Past	Private		
3.3	Status	Owner		
4.0		**Use**		
4.1	Present	Residential		
4.2	Past	Residential		
4.3	Usage	Daily (under construction)		
5.0		**Significance & Value Classification**		
5.1	Townscape (Manmade)	Located on the Captain Pethe Marg, along with other buildings of different periods and styles.		
5.2	Architectural Description	**Planning** The original Damani house has been demolished and a new building has been constructed on the same plot. **Features** - **Style** -		
5.3	Intrinsic	-		
5.4	Value Classification	Nil	Recommended grade	Delete
6.0		**Topography**		
6.1	Floors	Under construction		
7.0		**Construction**		
7.1	Plinth	Newly constructed building with no trace of the original building		
7.2	Walls	-		
7.3	Floor	-		
7.4	Stairs	-		
7.5	Openings	-		
7.6	Roofing	-		
7.7	Articulation	-		
7.8	Finishes	-		
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -		
7.10	Compound/ Fence/ Gate	-		

Damani House			098
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	-	
8.0		**Services & Utilities**	
8.1	Lighting	-	
8.2	Ventilation	-	
8.3	Electricity	-	
8.4	Water Supply	-	
8.5	Drainage (Plumbing & Sanitation)	-	
8.6	Fire Precaution	-	
8.7	Other (HVAC/BMS/Security Systems)	-	
9.0		**Condition**	
9.1	Plinth	-	
9.2	Walls	-	
9.3	Floor	-	
9.4	Stairs	-	
9.5	Openings	-	
9.6	Roofing	-	
9.7	Articulation & Finishes	-	
9.8	Services	-	
9.9	Out Buildings	-	
9.10	Overall Conditions	-	Maintenance level: -
10.0		**Transformation**	
	Form	The original Damani house has been demolished and a new building has been constructed on the same plot.	
	Structure		
	Articulation & Finishes		
11.0		**DP Remarks/ Perceived Threats**	
		Building forms part of R zone	
12.0		**Additional Notes/ References/ Documents available**	
		Additional Notes: - **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.*	

Panday Sanatorium (Merwan Baug)			**099**
		Common Ref No: 099 Card No: 141 Ward (Part): A (Part IV) CS No: Indeterminable Plot Area: Indeterminable B U Area: - Date: 03/2/2005 Recorded by: Zankhana Prajapati Reviewed by: Int: Zankhana Prajapati, Sonal Modak Ext: Zankhana Prajapati, Sonal Modak Photo Ref: 099_Merwan Baug.	 Location Plan
1.0		**Denomination**	
1.1	Name of Premises	Panday Sanatorium	
1.2	Earlier Name	Merwan Baug	
1.3	Built in:	1863 – from inscription on column.	Extension Date: -
2.0		**Access**	
2.1	Main	Nathalal Parekh Road.	
2.2	Subsidiary	Capt. Prakash Pethe Marg and Pandey Road.	
3.0		**Ownership pattern**	
3.1	Present	Merwan Baug Trust.	
3.2	Past	Merwan Baug Trust.	
3.3	Status	Trust.	
4.0		**Use**	
4.1	Present	Trust office and residential units.	
4.2	Past	Trust office and residential units.	
4.3	Usage	Daily	
5.0		**Significance & value Classification**	
5.1	Townscape (Manmade)	It is a corner plot at the junction of Nathalal Parekh Road, Capt. Prakash Pethe Marg and Pandey Road. Main access to the building is through Nathalal Parekh Road.	
5.2	Architectural Description	**Planning** A 'C' – shaped plan with both sides having extended bays and an internal court. The annex building is built in front of the court where the main entrance gate once stood. The building is basically a ground storied structure but the tower portion is ground plus two storied high. The building has an intricate roofing pattern. The entrance to the building is from Nathalal Parekh Road, but it is from the narrow side open space instead of the original grand entrance facing the internal court, which has been replaced by annex building. The building is an extended C- shaped building with five bays of residential units, which have verandahs on both sides of bays covered with sloping roofs supported on wooden trusses and cast iron columns. All the residential units are one room with kitchen and bath and have common toilets. Service ducts are laid in the middle of each bay. Internal court has a statue of Framjee Merwan under a *chatri,* with two wells out of which one well is not in use. Internal court was once well landscaped and maintained but now is dilapidated. In the middle of the bay facing Pandey Road there lay one ground plus two-storied clock tower. **Features** The building is a ground structure with a covered verandah on both sides of the bays supported on wooden members and cast iron columns with inscription. It has semicircular arched openings and intricate roof detail. One bay has a clock tower that is ground plus two storied marked by a cornice band at each floor level and has semicircular arched openings. Internal court has *chhatri* with domed roof which houses statue of Framjee Merwan. Has Corinthian column capital in some columns and in columns supporting *chhatri*. **Style** The building displays characteristics of the Vernacular style.	
5.3	Intrinsic	The dadgah fire, originally at Merwanjee Framjee Panday's bungalow at Mazagaon, which	

Panday Sanatorium (Merwan Baug)					**099**
		was originally owned by the Portuguese Governor of Goa, was shifted to Merwan Baug. The dadgah fire with priest's quarters is housed in one room.			
5.4	Value Classification	B(per), B(des), B(uu), E, F	Recommended grade		IIB
6.0		**Topography**			
6.1	Floors	Ground structure with clock tower G+2.			
7.0		**Construction**			
7.1	Plinth	Medium height gray stone ashlars masonry plinth with edging done for plinth protection.			
7.2	Walls	Load bearing stonewalls, plastered and painted externally and internally, arches are in brick.			
7.3	Floor	Black stone and buff basalt stone lay on rammed earth.			
7.4	Stairs	Staircase within the tower is not visible but there are many stone steps up to plinth level.			
7.5	Openings	All doors are within semicircular arched openings. All doors are double leaf wooden panel doors with ventilators above. All windows are within semicircular arched openings. All windows are double leaf, glazed panel with ventilators above.			
7.6	Roofing	Sloping roof supported on wooden members and cast iron columns, covered with Mangalore tiles.			
7.7	Articulation	Cornice band, Corinthian column capital and c*hatri* with statue.			
7.8	Finishes	External walls are plastered and painted. Internal walls are plastered and painted. Flooring is in ceramic tiles.			
7.9	Interiors (Movable & Immovable)	**Movable** Old wooden benches along the length of inner verandah. **Immovable** Wooden partitions, cast iron columns with inscription on it.			
7.10	Compound/ Fence/ Gate	Stone compound wall with cast iron fencing above it and wooden gates.			
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Internal court and open space at two sides. Wells, a planter box and landscape in side open spaces.			
8.0		**Services & Utilities**			
8.1	Lighting	Adequate natural light through door-window openings supplemented by electric light fixtures.			
8.2	Ventilation	Adequate natural ventilation through door-window openings supplemented by electric fans.			
8.3	Electricity	BEST			
8.4	Water Supply	MCGM			
8.5	Drainage (Plumbing & Sanitation)	MCGM			
8.6	Fire Precaution	-			
8.7	Other (HVAC/BMS/Security Systems)	-			
9.0		**Condition**			
9.1	Plinth	Poor – covered with moss and plant growth, stone broken, has cracks, dust accumulation, blackening of stone and loose stone.			
9.2	Walls	Poor – badly done cement pointing, plant growth at certain areas, service pipe leakage, exposed stone and brickwork, heavy cracks and seepage problems. Not maintained and in neglected condition.			
9.3	Floor	Fair – replaced and missing stone, cement patchwork is done, replaced with varied tiling in individual premises.			
9.4	Stairs	Poor – steps are broken, loose stone, baluster and handrail missing, cracks; treads are missing in certain places, plant growth, dust accumulation, holes and blackening of stone.			
9.5	Openings	Poor – frames of window and shutter closed and not in use, lack of maintenance, ventilator closed, missing and broken glass panels, weathering of wooden members and painted wooden members.			
9.6	Roofing	Dilapidated – wooden members deteriorating, tiling are missing, exposed wooden members, extensive seepage problem.			
9.7	Articulation & Finishes	Fair – blackening of surface, dust accumulation.			
9.8	Services	Poor – leakage and broken pipe, rusted pipes, plant growth, duct not maintained and totally unhygienic condition and haphazard electrical layout.			
9.9	Out Buildings	Poor – neglected.			
9.10	Overall Conditions	Dilapidated.	Maintenance level		Poor.
10.0		**Transformation**			
	Form	-			
	Structure	Addition of annex building in place of original entrance and bays.			
	Articulation & Finishes	-			

Panday Sanatorium (Merwan Baug)		**099**
11.0		**DP Remarks/ Perceived Threats**
		Plot forms part of R zone
12.0		**Additional Notes/ References/ Documents available**
		Additional Notes: Merwan Baug, also known as the Merwanjee Framjee Panday Sanatorium was founded on 4th December 1865 by Merwanjee Framjee Panday at a cost of Rs 4,14,060. There are five contiguous and large blocks of buildings with spacious verandahs, with 76 rooms, each with kitchen room and bathroom. A large clock tower stands in the central garden. Free accommodation is given to Parsees who are ill or convalescing, with free medical advise. The dadgah fire, originally at Merwanjee Framjee Panday's bungalow at Mazagaon, which was originally owned by the Portuguese Governor of Goa, was shifted to Merwan Baug. The dadgah fire with priest's quarters is housed in one room. **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* Eicher Goodearth Ltd. (2002) *City Map – Mumbai,* Mumbai.

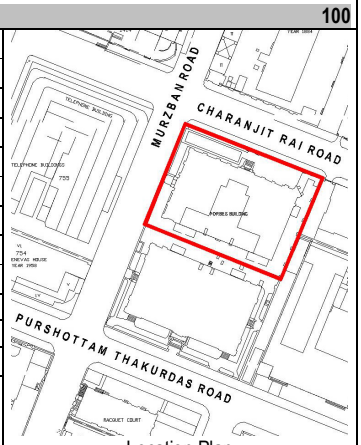
Verandah with corner double columns supporting the sloping wooden roof

Stone structure at the entrance with arched opening, columns, balustrade etc

Tower with arched openings, bands etc

Column inscription

Main door with wooden paneled and louvered shutters

Forbes Building				100
		Common Ref No: 100 Card No: 142 Ward (Part): A (Part II) CS No: 753 (Fort division) Plot Area: 1872.92 sqm. B U Area: - Date: 22/12/04 Recorded by: Sachin Borkar Reviewed by: Int: Sonal Modak, Sachin Borkar Ext: Sonal Modak, Sachin Borkar Photo Ref. Photo Ref.: 100_Forbes building Internal photography permission denied	 Location Plan	
1.0		**Denomination**		
1.1	Name of Premises	Forbes Building		
1.2	Earlier Name	Indeterminable		
1.3	Built in:	Indeterminable	Extension Date (if any)	
2.0		**Access**		
2.1	Main	Charanjit Rai Road		
2.2	Subsidiary	Murzban Road		
3.0		**Ownership pattern**		
3.1	Present	Indeterminable		
3.2	Past	Indeterminable		
3.3	Status	Indeterminable		
4.0		**Use**		
4.1	Present	Commercial		
4.2	Past	Commercial		
4.3	Usage	Daily		
5.0		**Significance & value Classification**		
5.1	Townscape (Manmade)	The building forms a part of the planned Hornby Estate.		
5.2	Architectural Description	**Planning** Rectangular building stands on a corner plot with the entrance highlighted on the two sides of the building fronting adjacent roads. A small garden abuts the main entrance on the northern side. The building has a simple plan with a central staircase flanked with office space on either side. **Features** Arches and pediment-like features highlight the entrance. The façade has elements like pilasters, cornice bands, and decorative arched weather **Style** The building displays characteristics of the Neo-Classical Style		
5.3	Intrinsic	-		
5.4	Value Classification		Recommended grade	
6.0		**Topography**		
6.1	Floors	G + 5 with basement		
7.0		**Construction**		
7.1	Plinth	The building has a high plinth to accommodate a basement.		
7.2	Walls	The external walls are partly built in RCC and partly in brick with a cladding of finely dressed buff basalt stone. The internal walls are in brick.		
7.3	Floor	The floor is largely RCC slab supported on steel beams. At some places, timber joists as supporting members are observed.		
7.4	Stairs	The building has two staircases. The main staircase in the anterior portion of the building has an open well and is constructed in timber with the treads finished in stone. The railing is in timber. The mid-		

		landings are finished in contemporary tile and stone. The second staircase, which is a service staircase is located in the rear of the building and is constructed in RCC.
7.5	Openings	The openings on the ground floor and first floor are arched and those on the higher floors are flat. The windows and doors of the balconies are glazed and the ventilators are sashed. Step balconies have been provided at the first floor level. The building has a flat RCC roof.
7.6	Roofing	The building has a flat RCC roof.
7.7	Articulation	The rusticated façade has a central bay above the entrance with subsidiary bays on either sides of the building. Pilasters, cornice bands and other decorative façade details enhance the overall character.
7.8	Finishes	The floor has been relaid with contemporary tile and stone. The walls have been plastered and painted. The external stone clad wall has been painted. The staircase has also been finished with contemporary materials in tile and stone.
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -
7.10	Compound/ Fence/ Gate	The compound wall is built of buff basalt stone up to a height of approximately three and a half feet topped with a cast iron railing. Gateposts flank the main entrance gate.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	A small garden abuts the building on the northern side. The side open space is hard paved. A BEST substation is located on the side of the building. There are a few ancillary structures of a temporary nature built within the compound abutting the main building.
8.0		**Services & Utilities**
8.1	Lighting	The building gets natural light but is dependant on artificial lighting.
8.2	Ventilation	Besides natural ventilation to the common areas, all other office spaces have forced ventilation
8.3	Electricity	BEST
8.4	Water Supply	MCGM
8.5	Drainage (Plumbing & Sanitation)	MCGM
8.6	Fire Precaution	Every office has been equipped with intelligent fire detection system.
8.7	Other (HVAC/BMS/Security Systems)	All office premises in the building have central air conditioning system. Besides, many window air conditioners have been installed.
9.0		**Condition**
9.1	Plinth	Good
9.2	Walls	Fair - The external walls are in a well-maintained condition. Internally, many areas are devoid of internal partition brick walls
9.3	Floor	Fair – Covered by false ceilings and false floors
9.4	Stairs	Good
9.5	Openings	Fair - All windows and doors have been painted.
9.6	Roofing	Good
9.7	Articulation & Finishes	Fair - All special features, especially on the façade are painted
9.8	Services	Good
9.9	Out Buildings	Fair - The ancillary structures are painted and maintained.
9.10	Overall Conditions	Good | Maintenance level | Good
10.0		**Transformation**
	Form	No visible changes observed
	Structure	Partitions of a temporary nature have been installed as per the requirements of the user. Due to change in user over a period of time and execution of new interior layouts, conventional partition panels may have replaced internal partition walls. Water tanks and air-conditioning plant has been installed on the terrace.
	Articulation & Finishes	Internally, the soffit of ceiling, underside of the staircase has been covered thus hiding the original character and material.
11.0		**DP Remarks/ Perceived Threats**
		Building forms part of C1 zone
12.0		**Additional Notes/ References/ Documents available**
		Additional Notes: - **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc. Eicher Goodearth Ltd. (2002) *City Map – Mumbai,* Mumbai.

Projecting windows with ornamented pediments, prominent keystone etc

Entrance to the building, ornamented with semicircular pediment, rusticated joints, scroll bracket, floral pattern etc

Side façade with a projecting bay

Arched window opening detail with rusticated joints, dentil band etc

West side façade clad with buff stone, step balconies with cast iron railing, floor bands etc