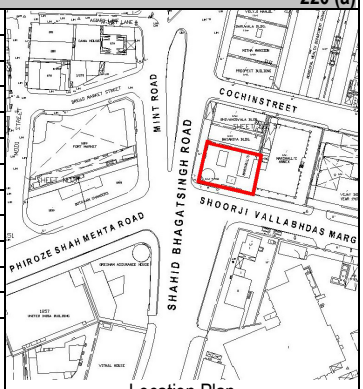
Marshall's Building			220 (a)
		Common Ref No: 220 (a) Card No: 304 Ward (Part): A (Part II) CS No: 1092 Plot Area: 1467.39 sq. m B U Area: Date: 30/12/2004 Recorded by: Arun Wadhwa Reviewed by: Int: Arun Wadhwa, Zankhana Prajapati Ext: Arun Wadhwa, Zankhana Prajapati Photo Ref.: 220(a)_Marshall's building	 Location Plan

1.0		**Denomination**			
1.1	Name of Premises	Marshall's Building			
1.2	Earlier Name	Marshall's Building			
1.3	Built in:	1906	Extension Date:	-	
2.0		**Access**			
2.1	Main	Shoorji Vallabhdas Road			
2.2	Subsidiary	Shahid Bhagat Singh Road			
3.0		**Ownership pattern**			
3.1	Present	Marshall's, Sons & Company (India) ltd			
3.2	Past	Marshall's sons & Co Ltd (Lessers & Others)			
3.3	Status	Owner - Tenant			
4.0		**Use**			
4.1	Present	Commercial – offices, residential, bank			
4.2	Past	Commercial offices of Marshall's			
4.3	Usage	Daily			
5.0		**Significance & value Classification**			
5.1	Townscape (Manmade)	Prominent corner building at the junction of Shahid Bhagat Singh Road and Shoorji Vallabhdas Road The building imparts a significant urban character rat the street intersection with its curved portion surmounted by an imposing dome			
5.2	Architectural Description	**Planning** The building is accessed from the west through an entrance opening into a staircase lobby All floors occupy large office spaces on all three levels Toilet are located on the northern side of the building facing the narrow open space Ground floor is occupied by Central Bank with a circular entrance lobby from the curved portion **Features** The building has a rounded corner at the street intersection with segmental arched openings on circular columns and ornamentally carved capitals with human head figures, surmounted by a dome The corner entrance is highly decorative with arched opening with an emphasized keystone, columns with ornamentally carved capitals with human head figures, tympanum with human figure and carved medallions Carved human embellishments, stone and tablets punctuate the facade Distinct keystone over large openings with projecting sill and lintel bands. Pediments over openings over rectangular columns with festoon, floral wreath feature on the tympanum Continuous projecting cornice bands on stone block bracket and pediments with dentil mouldings over openings define the floor levels. Large human size marble statues of warrior sitting on Lion, are flanked on wither side of the corner curved portion **Style** The building derives influence from European Renaissance style of Architecture			
5.3	Intrinsic	-			
5.4	Value Classification	A(arc), B(per), B(des), B(uu), F, I(sce)	Recommended grade	II A	
6.0		**Topography**			
6.1	Floors	G+3 with basement and part fourth floor			

Marshall's Building		220 (a)
7.0		**Construction**
7.1	Plinth	High plinth in stone
7.2	Walls	External load bearing brick masonary walls, internal brick masonary walls
7.3	Floor	RCC supported on I sections and circular iron columns
7.4	Stairs	Main wooden open well 'C'-shaped staircase with wooden treads and risers and lift located in the main entrance lobby Spiral steel staircase with intricate wrought iron railing.
7.5	Openings	Rectangular openings with glazed paneled shutter
7.6	Roofing	Flat RCC slab supported on concrete beams and columns, part sloping roof with Mangalore tile on part fourth floor Large circular wooden dome at the corner covered with copper sheet externally
7.7	Articulation	Cornice bands, dome, pediments, arched openings
7.8	Finishes	Exterior walls are finished in grey basalt ashlar course dressing, with buff basalt features and Porbunder stone carvings. Internally the walls are finished with plaster and paint. Marble mosaic floor finish at the circular lobby
7.9	Interiors (Movable & Immovable)	**Movable** Medals. Over 300 gold and silver medals which the company has received at various international exhibitions across the globe **Immovable** -
7.10	Compound/ Fence/ Gate	No compound wall. The building abuts the road directly. Small MS gate to access the narrow space common to the adjoining building
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Independent small blocks have been added on the terrace
8.0		**Services & Utilities**
8.1	Lighting	Adequate lighting through large door and window openings supplemented with electric lighting.
8.2	Ventilation	Adequate ventilation through large door and window openings supplemented with electric fans and air-conditioning devices.
8.3	Electricity	BEST
8.4	Water Supply	MCGM
8.5	Drainage (Plumbing & Sanitation)	MCGM
8.6	Fire Precaution	Few tenanted offices have installed fire extinguishers
8.7	Other (HVAC/BMS/Security Systems)	Installation of window unit and split air conditioning in office premises
9.0		**Condition**
9.1	Plinth	Poor – the plinth is finished with cement.
9.2	Walls	Poor – Damp portions, loose plaster and cracks have been observed on staircase wall
9.3	Floor	Poor – Exposed reinforcement has been observed at places, strengthening of the structure has been done by adding I sections
9.4	Stairs	Fair – the wooden parts are in deteriorating condition
9.5	Openings	Poor – Shutters have been altered, missing and broken shutters have been observed. Grills have been installed, window openings have been blocked to accommodate air conditioning units
9.6	Roofing	Poor – deteriorating wooden parts of the dome, exposed truss members and damaged copper sheeting has been observed.
9.7	Articulation & Finishes	Fair – Hoardings have covered many features, few features in a broken condition.
9.8	Services	Fair
9.9	Out Buildings	Fair
9.10	Overall Conditions	Poor | Maintenance level | Poor
10.0		**Transformation**
	Form	No visible changes.
	Structure	No visible changes.
	Articulation & Finishes	No visible changes.
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.
Ballard Estate – A corporate District (2000) Urban Design Research Institute and Bombay First.



Corner buff stone clad building with arched opening, pediments, dentil bands at floor level, floral motifs etc



Corner bay surmounted with an imposing dome with standing statues of warriors in stone on either side of the dome base.



Entrance arched opening with scroll bracket keystone, arched pediment on columns with Corinthian capitals with dentil band, ornamented tympanum with human figure motifs.



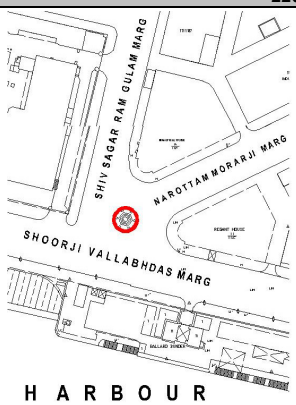
Pediment above entrance opening with decorative floral motif.



Column capital detail with human and floral motif



Statue of standing warriors and lion in stone on either side of the dome base

War Memorial			220(b)
		Common Ref No: 220(b) Card No: 305 Ward (Part): A (Part II) CS No: - Plot Area: - B U Area: - Date: 25/11/2004 Recorded by: Zankhana Prajapati Reviewed by: Int: Zankhana Prajapati, Arun Wadhwa Ext: Zankhana Prajapati, Arun Wadhwa Photo Ref: 220(b)_War Memorial.	 Location Plan

1.0		**Denomination**			
1.1	Name of Premises	War Memorial			
1.2	Earlier Name	-			
1.3	Built in:	1919(from plaque)	Extension Date:	-	
2.0		**Access**			
2.1	Main	Jamadar Bapu Lakshman Chowk (Junction of Shoorji Vallabhdas Road, Sprott Road, Narottam Morarji Marg.)			
2.2	Subsidiary	-			
3.0		**Ownership pattern**			
3.1	Present	Mumbai Port Trust			
3.2	Past	Bombay Port Trust			
3.3	Status	Owner			
4.0		**Use**			
4.1	Present	Memorial			
4.2	Past	Memorial			
4.3	Usage	Daily			
5.0		**Significance & Value Classification**			
5.1	Townscape (Manmade)	The Fountain is located in an important urban node at Jamadar Bapu Lakshman Chowk (Junction of Shoorji Vallabhdas Road, Sprott Road, Narottam Morarji Marg.) bound by an array of buildings of the Ballard Estate Precinct.			
5.2	Architectural Description	**Planning** It is located on a circular plot, which has bollards with chains encircling it. The fountain is placed at the center of this basin. The memorial starts from below as three irregular hexagonal steps having a similar profile pedestal/base of buff basalt dressed ashlar masonry with templates on its larger sides. On its top is a continuous band with circular petalled ornamentation. Above it is the base of the column having three ornamental winged lions. The column is circular, fluted and has an imposing metal lamp painted black as the crowning feature. **Features** Stone column with plaque, column base covered with three winged lions with floral motif, medallion, and egg and dart band, foliated and metal lamp as crowning feature. **Style** -			
5.3	Intrinsic	The memorial was built to commemorate all the personnel who died during World War I.			
5.4	Value Classification	A(his), B(per), B(des), B(uu), E, I(sce)	Recommended grade	I	
6.0		**Topography**			
6.1	Floors	-			
7.0		**Construction**			
7.1	Plinth	Medium height in buff basalt stone ashlar masonry.			
7.2	Walls	-			
7.3	Floor	-			
7.4	Stairs	-			
7.5	Openings	-			

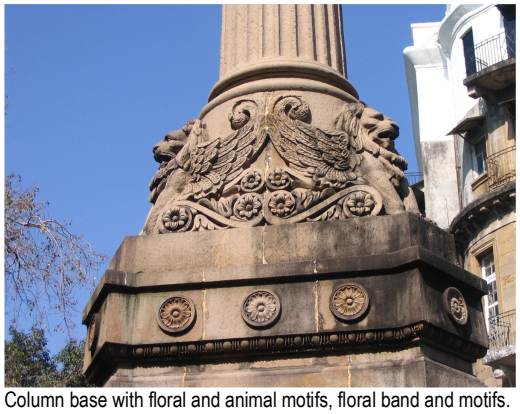
War Memorial			220(b)
7.6	Roofing	-	
7.7	Articulation	Three winged lions with floral motifs, medallions, egg and dart band, foliated and plaque.	
7.8	Finishes	Stone is buff basalt stone and the lamp is painted black.	
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -	
7.10	Compound/ Fence/ Gate	Has bollards with chains encircling it.	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Paved area around the memorial. Presence of planter boxes.	
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- except for the phrases painted on surface.	
9.2	Walls	-	
9.3	Floor	-	
9.4	Stairs	-	
9.5	Openings	-	
9.6	Roofing	-	
9.7	Articulation & Finishes	Good - Blackening of stone surface and articulation. Dust accumulation.	
9.8	Services	-	
9.9	Out Buildings	-	
9.10	Overall Conditions	Good	Maintenance level | Fair.
10.0		**Transformation**	
	Form	-	
	Structure	-	
	Articulation & Finishes	-	
11.0		**DP Remarks/ Perceived Threats**	
		Forms part of C1 zone	
12.0		**Additional Notes/ References/ Documents available**	
		Additional Notes: A monument to Bombay Port Trust personnel who died during World War I, the memorial has great historic value. It has immense significance as landmark. The Port Trust Memorial is a critical feature of George Wittet's urban scheme for the Ballard estate corporate district. The sculpture is representative of the finest traditions of the Edwardian era and is structured around the concept of a view corridor punctuated by an urban artefact. This neo classical monument is constructed in buff basalt stone with a central fluted column shaft surmounted by a lamp. The shaft rests on a triangular base with chamfered edges, placed on a platform of three stone steps. On each of three faces, are placed brass plaques, remembering those who were martyred in the First World War. One of the plaques has a keyhole, perhaps leading to a vault chamber. The stone carvings include floral wreaths, winged lions and flowers. **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. ABHA NARAIN LAMBAH *Through the Looking Glass – The Grade I Heritage of Mumbai,* Mumbai : Urban Design Research Institute, Jasubhai Media and Super Book House. *Ballard Estate – A Corporate District* (2000) Urban Design Research Institute and Bombay First.	



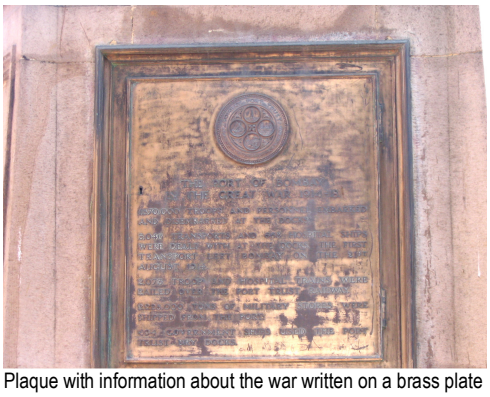
View of memorial in stone with a high square pedestal, decorative round tapering base with fluted shaft surmounted with a lamp post



Column with a fluted shaft surmounted with a lamp post.



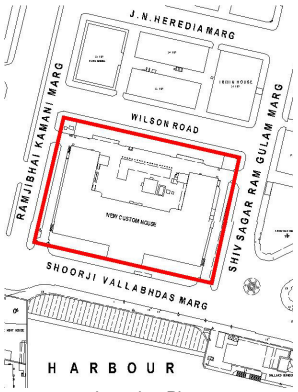
Column base with floral and animal motifs, floral band and motifs.



Plaque with information about the war written on a brass plate



Railing and Plinth added lately

Mumbai Port Trust building (Port Bhavan)			220(c)
		Common Ref No: 220(c) Card No: 306 Ward (Part): A (Part II) CS No: - 1094 (Fort Division) Plot Area: 3383.81 sq m. B U Area: - Date: 17/2/2005 Recorded by: Zankhana Prajapati Reviewed by: Int: Zankhana Prajapati, Prachi Merchant Ext: Zankhana Prajapati, Prachi Merchant Photo Ref.: 220(c) Bombay Port Trust building	 Location Plan

1.0		**Denomination**			
1.1	Name of Premises	Mumbai Port Trust building (Port Bhavan)			
1.2	Earlier Name	Bombay Port Trust building.			
1.3	Built in:	Commenced in Jan 1889, completed in Nov 1891.	Extension Date:	-	
2.0		**Access**			
2.1	Main	Shoorji Vallabhdas Marg.			
2.2	Subsidiary	Cochin Street.			
3.0		**Ownership pattern**			
3.1	Present	Mumbai Port Trust			
3.2	Past	Bombay Port Trust			
3.3	Status	Owner			
4.0		**Use**			
4.1	Present	Offices of Mumbai Port Trust.			
4.2	Past	Offices of Bombay Port Trust.			
4.3	Usage	Daily			
5.0		**Significance & Value Classification**			
5.1	Townscape (Manmade)	It is a corner building at the junction of Shoorji Vallabhdas Road and R. Kamani Road. Access to the building is through the porch from Shoorji Vallabhdas Marg. The building is marked with imposing corner, massive gray stone façade, pilasters on top and projecting bay above porch.			
5.2	Architectural Description	**Planning** It has C – shaped plan with one side having extended bay and having internal court. The annex building is connected to the main building to its left. The building abuts the road on front and right side and at rear and left side has open space. The building is ground plus three storied high with part terrace and part sloping roof. Two floors are elevated at the right corner, which also marks the corner. The entrance to the building is through main porch where you enter entrance lobby, which leads to staircase and lift block. It has an arcaded verandah on front and all sides internal as well as outside between which offices are placed. There are three more staircases to the building, two doglegged and one spiral along with the main staircase; spiral is located at front left corner, one doglegged is on rear right corner and another one opens to internal court. Behind main staircase toilets are located intercepted by lobby space. **Features** The building is built in gray stone horizontally marked by cornice bands at each floor level and vertically divided in to a series of bays by semicircular arched openings along the verandah on all sides. The front façade has four projecting bays with porch being the most projected wing. All the features are in buff basalt stone like prominent arch with keystone and imposts, cornice band at each floor level, decorative motif of ship at porch, railing and pilasters at terrace. **Style** The building has displays few characteristics of Indo Saracenic style.			
5.3	Intrinsic	-			
5.4	Value Classification	A(arc), B(per), B (des), B (uu), E, F, G(grp)	Recommended grade:	II A.	
6.0		**Topography**			
6.1	Floors	G + 3 with part terrace and part sloping roof and projecting corner.			

Mumbai Port Trust building (Port Bhavan)					220(c)
7.0		**Construction**			
7.1	Plinth	High plinth of approx. 1.5 m. high in gray stone with edging done for plinth protection.			
7.2	Walls	Load bearing stonewalls, painted inside and exposed stone fascia outside. Arches, imposts, cornice and terrace railing and pilasters in buff basalt stone.			
7.3	Floor	Major areas have wooden floor with old ceramic tiling, but RCC slab and jack arch flooring is also present.			
7.4	Stairs	Four staircases are present. The main staircase is C-shaped with lift block inside; two doglegged staircases- one at the rear right corner of the building and other opening in the internal court. The fourth is spiral staircase at left corner of the building. The main staircase is made of stone and has cast iron decorative baluster with wooden handrail, two-doglegged staircases are also stone staircase with wooden handrail and balusters and the spiral staircase is of cast iron.			
7.5	Openings	All openings of arcade are semicircular arched openings. All doors are within semicircular arched openings. All doors either single or double leaf wooden panel door with ventilators above. All windows are semicircular arched openings. All windows have either double or four leaf glazed panel with ventilators above.			
7.6	Roofing	Right corner has been emphasized with a tower with a flag post. Building is partly terraced and partly with a sloping roof supported on wooden members and covered with mangalore tiles, and part RCC slab.			
7.7	Articulation	Cornice band, decorative motif of ship at porch, railing and pilasters at terrace.			
7.8	Finishes	External gray stone fascia with features in buff basalt stone. Internal walls are painted. Flooring is done in ceramic tiles.			
7.9	Interiors (Movable & Immovable)	**Movable** Old wooden tables, chairs and iron safe. **Immovable** Hinges, brackets, wooden partition, cast iron grills and columns.			
7.10	Compound/ Fence/ Gate	Front and right side of building abuts the plot boundary and rear has stone compound wall with gatepost. Cast iron gate at rear with BPT logo.			
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Has internal court and narrow strip of open space at rear. Has one G+1 storied outbuilding functioning as offices; planter box in front.			
8.0		**Services & Utilities**			
8.1	Lighting	Adequate natural light through door-window openings supplemented by electric fixtures.			
8.2	Ventilation	Adequate natural ventilation through door-window openings supplemented by electric units.			
8.3	Electricity	BEST			
8.4	Water Supply	MCGM			
8.5	Drainage (Plumbing & Sanitation)	MCGM			
8.6	Fire Precaution	Fire hydrant system with extinguishers.			
8.7	Other (HVAC/BMS/Security Systems)	Window AC units.			
9.0		**Condition**			
9.1	Plinth	Poor – covered with planter box in front, pointing, dust accumulation, rear is in neglected state, covered with debris, seepage from pipes.			
9.2	Walls	Fair – badly done cement pointing, plant growth at certain area, service pipe leakage.			
9.3	Floor	Fair – wooden members are wearing out, RCC slab has exposed reinforcement but jack arch flooring is in good condition.			
9.4	Stairs	Fair – main staircase is well maintained but rest all are in neglected state, needs repairs, polish and maintenance.			
9.5	Openings	Poor – window AC units, frames of window and shutter closed and not in use, lack of maintenance, ventilator closed, missing and broken glass panels, addition of grills and painted wooden members.			
9.6	Roofing	Fair – tower projection is in neglected state, pilasters and railings are maintained.			
9.7	Articulation & Finishes	Fair – external stone fascia has dust accumulation, internal stonewall is painted, tiling is weathered at certain areas and articulation are well maintained.			
9.8	Services	Poor – leakage and broken pipes, 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	Fair.	Maintenance level	Poor.	
10.0		**Transformation**			
	Form	-			

Mumbai Port Trust building (Port Bhavan)		220(c)
	Structure	Addition of mezzanine floor may have altered structural loading.
	Articulation & Finishes	Painted internal stone wall surface.
11.0		**DP Remarks/ Perceived Threats**
		Building forms part of C1 zone.
12.0		**Additional Notes/ References/ Documents available**
		Additional Notes: Designed by Architect George Wittet. **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. *Ballard Estate – A Corporate District* (2000) Urban Design Research Institute and Bombay First.



Grey stone clad building with arched openings, balustrade, bands



Arched window with keystone and voussoirs in buff stone, full height opening with balustrade in stone.



Extended porch bay with arched openings in grey and buff stone



Corner tower rising above the building with arched openings and floor bands



Ceiling with wooden supports



Insignia of Bombay Port Trust in cast iron in the gate



Side symmetrical façade with arched openings and bands



Three dimensional motif of a ship in the spandrel of the arched openings



Balustrade detail in stone



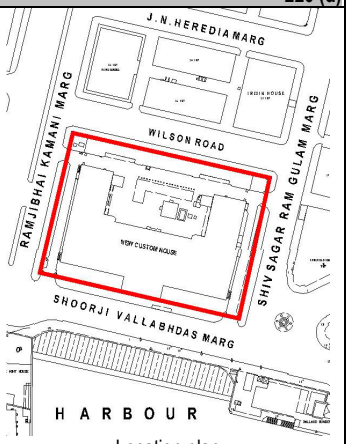
Internal corridor with arched openings, minton tile flooring etc



Tablet in marble



Cast iron gate with intricate design

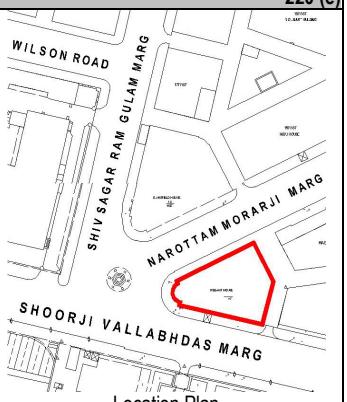
New Custom House			220 (d)
		Common Ref No: 220 (d) Card No: 307 Ward (Part): A (Part II) CS No: 47/1187 (Fort Division) Plot Area: Indeterminable B U Area: - Date: 17/02/05 Recorded by: Prachi Merchant Reviewed by: Int: Prachi Merchant, Zankhana Prajapati Ext: Prachi Merchant, Zankhana Prajapati Photography permission denied Photo Ref.: 220(d)_New Custom House	 Location plan

1.0		**Denomination**	
1.1	Name of Premises	New Custom House	
1.2	Earlier Name	New Custom House	
1.3	Built in:	1913-1915	Extension Date: -
2.0		**Access**	
2.1	Main	Shoorji Vallabhdas Marg – pedestrian and vehicular	
2.2	Subsidiary	Wilson Road, S.S. Ramgulam Marg, R. Kamani marg – pedestrian	
3.0		**Ownership pattern**	
3.1	Present	Central Government	
3.2	Past	Central Government	
3.3	Status	Owner	
4.0		**Use**	
4.1	Present	Government Offices	
4.2	Past	Government Offices, Hospital during first world war.	
4.3	Usage	Daily	
5.0		**Significance & value Classification**	
5.1	Townscape (manmade)	Prominent building located with roads on all four sides, with main access from Shoorji Vallabhdas Marg. The building forms a part of Ballard Estate precinct. The plot is accessed from the south side through an elaborate ornate porch.	
5.2	Architectural Description	**Planning** The building is a symmetrically planned 'C' shaped, with its longer side facing south, and enclosing an open court inside. The building stands on the plot as a singular mass, with the prominent central portion projecting out. The building is accessed from the south side, through a central extended porch leading to a central double height staircase lobby, connected to wings on either side. The extended wings open into verandahs and passages, which overlook outside and in the courtyard. Toilet blocks extend out on both sides on the north end. Staircase blocks have been added at the junction of two wings in the internal courtyard. The lift blocks are located in the extended wing on the east and west side. The longitudinal wing encloses terrace spaces on the terrace level and is connected to the newly constructed building with a bridge in the internal courtyard. The ground and upper floors occupy office spaces with canteen on the ground floor, guest houses on the topmost floors. **Features** The ground floor of the building is clad with rusticated buff stone masonary, with semicircular arched verandah openings with human face motif as a keystone, overlooking the front and side setback. The top floors have been clad with buff stone ashlar masonary. The central projecting wing is elaborately ornamented with concave arched entrance with thick columns on both sides, with geometric friezes on it. The upper concave recessed arched opening with edge moulding, Doric columns with decorative capitals on both side, geometrical friezes at the top and sill level, medallion motif and architrave floral motifs, dentil corbelling. Topmost projecting bands are supported on decorative scroll like stone brackets. The side parts of the upper wings have single window with a decorative projecting architrave. The name 'Custom House' has been engraved within the top level band.	

New Custom House					220 (d)
		The upper two floors have double height recessed arched openings with rectangular openings at a lower level and double arched openings with a round opening at the upper level. The openings have columns on either side with projecting capital bands. Overall façade shows features such as floor bands at floor level, floral motifs, round openings. The topmost floor has rectangular openings with projecting cornice bands. **Style** Building derives influences from European Renaissance of Architecture.			
5.3	Intrinsic	-			
5.4	Value Classification	A(arc), B(per), B (des), B (uu), E, F, G(grp)	Recommended grade	II A	
6.0		**Topography**			
6.1	Floors	G+3 with terrace			
7.0		**Construction**			
7.1	Plinth	Normal height grey stone plinth.			
7.2	Walls	Load bearing stone wall. Internal brick walls.			
7.3	Floor	RCC slab and beam structure, wooden flooring with wooden supporting members at places.			
7.4	Stairs	Two main dogleg RCC staircases with stone finished treads, risers and wooden railing.			
7.5	Openings	Ground floor arched openings in the verandah spaces. First floor and third floor rectangular openings with glazed paneled shutters. Second floor semicircular arched full height opening with glazed paneled shutter and cast iron railing and ventilators. Round openings with glazed pivoted shutters.			
7.6	Roofing	Main 'C' shape building has sloping Mangalore tile roof, supported on wooden members.			
		Other parts in RCC.			
7.7	Articulation	Arched openings, bands, geometric motifs, brackets, columns.			
7.8	Finishes	Walls are externally clad with buff stone. Internally walls are finished with plaster and paint. The floor is finished with natural stone and wood at places.			
7.9	Interiors (Movable & Immovable)	**Movable** Wooden benches, chairs, billiards room high chair. **Immovable** -			
7.10	Compound/ Fence/ Gate	Low stone compound wall with MS fence above. Two main gates on the south side at both ends with low round stone gate posts with anchor motifs.			
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Front side has fenced landscaped areas with some old trees on either side of the porch. Side setbacks have some old tree and shrubs. New annex building has been added on the north side connected with a bridge from the old building at the first and third level. Water tanks, police chowky, parking area, ATM have been added in the side setbacks.			
8.0		**Services & Utilities**			
8.1	Lighting	Adequate Natural light through openings, supplemented by electric light fixtures.			
8.2	Ventilation	Adequate Natural ventilation through openings supplemented by electric fans, AC's.			
8.3	Electricity	BEST			
8.4	Water Supply	MCGM			
8.5	Drainage (Plumbing & Sanitation)	MCGM			
8.6	Fire Precaution	Fire hydrants have been installed at intervals, Fire escape staircase.			
8.7	Other (HVAC/BMS/Security Systems)	AC units are installed in the room. Manual security at the entrance.			
9.0		**Condition**			
9.1	Plinth	Poor – At places the level is negligible.			
9.2	Walls	Fair – Loose plaster, seepage and cracks observed at places. Partitions have been added internally according to the requirement.			
9.3	Floor	Fair – Mezzanine floor has been added on the third floor, adding load on the floor.			
9.4	Stairs	Fair			
9.5	Openings	Poor – Openings have been blocked by paneling, brick wall. AC's have been installed. Grills have been added to window and verandah openings, window shutters have been changed			
9.6	Roofing	Poor – Steel of the RCC ceiling has been exposed.			
9.7	Articulation & Finishes	Fair – Bands and other features have been broken at places.			
9.8	Services	Poor - Pipes have been added in a haphazard manner. Holes have been made at places to pass service pipes. AC's have been added in the south side and internal passages. Units have been installed in the rear courtyard.			
9.9	Out Buildings	Poor – out buildings and annex building have been insensitively added.			
9.10	Overall Conditions	Fair	Maintenance level:	Poor	
10.0		**Transformation**			

New Custom House		220 (d)
	Form	-
	Structure	New building has been added at the rear along with a bridge.
	Articulation & Finishes	Openings are blocked, opening size and shutters have been changed, grills added. Verandah openings have been blocked. The internal courtyard is used as a dump yard and many services have been installed inside insensitively.
11.0		**DP Remarks/ Perceived Threats**
		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. SHARADA DWIVEDI and RAHUL MEHROTRA (2001) *Fort Walks,* Bombay : Eminence Designs Pvt. Ltd. *Ballard Estate – A Corporate District* (2000) Urban Design Research Institute and Bombay First.

Note: Photography permission denied

Darabshaw House			220 (e)
		Common Ref No: 220 (e) Card No: 308 Ward (Part): A (Part III) CS No: 11/1187 (Fort division) Plot Area: 690.82 sqm. B U Area: - Date: 17/02/05 Recorded by: Zankhana Prajapati Reviewed by: Int: Arun Wadhwa, Zankhana Prajapati Ext: Arun Wadhwa, Zankhana Prajapati Photo Ref.: 220(e)_Darabshaw house	 Location Plan

1.0		**Denomination**			
1.1	Name of Premises	Darabshaw House			
1.2	Earlier Name	Darabshaw House			
1.3	Built in:	1920's	Extension Date:	-	
2.0		**Access**			
2.1	Main	Junction of Narottam Morarji Marg and Shoorji Vallabhdas Marg			
2.2	Subsidiary	Access to ground floor from side open spaces to the north and south side, presently unused.			
3.0		**Ownership pattern**			
3.1	Present	Darabshaw B. Khurshedji & Co.			
3.2	Past	Darabshaw B. Khurshedji & Co.			
3.3	Status	Owner - Tenant			
4.0		**Use**			
4.1	Present	Commercial			
4.2	Past	Commercial			
4.3	Usage	Daily			
5.0		**Significance & Value Classification**			
5.1	Townscape (Manmade)	Prominent corner building at the junction of Narottam Morarji Marg and Shoorji Vallabhdas Marg Part of a planned Ballard Estate commercial zone with control guidelines like retaining similar façade character and street profile. Prominent corner building overlooking the war memorial within Ballard estate precinct			
5.2	Architectural Description	**Planning** The building form is a site response and abuts the road Corner building with a triangular plan and curved profile at the road intersection. Entrance lobby and staircase located at the curved corner facing the intersection. Large floor space with access flanking both sides of stair. Services and toilets located to the rear eastern side on both sides. **Features** Curved corner profile with semicircular arch entrance facing the street intersection. Continuous semi-circular and step segmental arch openings stone dressed at the ground floor. Continuous projecting balcony cornice bands supported on brackets at the first and fourth floor slab levels. Façade openings spanning three floor high with sill and lintel bands defining floor levels Intricate wrought iron railing work as window grills **Style** The building derives influence from European Renaissance 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 A	
6.0		**Topography**			
6.1	Floors	G+5			
7.0		**Construction**			
7.1	Plinth	Low plinth of rough dressed stone masonry t with a rain-drip course.			
7.2	Walls	Brick masonry walls			

Darabshaw House			220 (e)
7.3	Floor	RCC slab supported on a structural grid of concrete columns and beams.	
7.4	Stairs	C- shaped staircase constructed in concrete with a central lift shaft. Wrought iron decorative railing panel with wooden handrail and large newel post.	
7.5	Openings	Openings with wooden glazed panel shutters	
7.6	Roofing	Sloping pitched roof with cement sheet finish supported on trusses and false ceiling finish from within.	
7.7	Articulation	Projecting balcony like features in the form of cornice bands.	
7.8	Finishes	Exterior walls are finished in yellow stone ashlar masonry medium course whereas internally the surfaces are plastered. All door and window openings are emulsion painted. The ornamental detailing and projecting features are painted in white.	
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -	
7.10	Compound/ Fence/ Gate	No compound wall as the building shares open space with adjoining buildings except the street front. Collapsible gate at the entrance leading to stair. Iron gate enclosing open space with adjoining buildings on the two sides.	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	-	
8.0		**Services & Utilities**	
8.1	Lighting	Adequate natural lighting through large openings supplemented with artificial lighting.	
8.2	Ventilation	Adequate natural ventilation through large openings 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 in few tenanted offices	
8.7	Other (HVAC/BMS/Security Systems)	Installation of window unit and split air-conditioning in office premises.	
9.0		**Condition**	
9.1	Plinth	Fair - seepage problem and organic growth has been observed on sides and rear face	
9.2	Walls	Fair - damaged plaster, cracks and plant growth has been observed externally as well as internally. Damp and poorly finished surfaces.	
9.3	Floor	Fair - ceiling plaster and finish in poor condition.	
9.4	Stairs	Fair - encroachment of services has been done in a haphazard manner	
9.5	Openings	Fair - extensive replacement of wooden operable shutters with aluminum sliding shutters. Some window openings are damaged with missing panes and broken shutters on the side and rear facades. Box type iron grills have been fitted to the openings externally. Air-conditioning units have been installed within the openings altering wooden shutters.	
9.6	Roofing	Fair	
9.7	Articulation & Finishes	Fair	
9.8	Services	Poor - old plumbing lines cause leakage affecting strength and hygiene. Unplanned additions in plumbing, electrical and telephone lines have damaged the external fabric as well mar the visual congruity of the facades.	
9.9	Out Buildings	-	
9.10	Overall Conditions	Fair	Maintenance level | Fair
10.0		**Transformation**	
	Form	-	
	Structure	Addition of fifth floor, False ceiling and interior alterations.	
	Articulation & Finishes	Signboards on the porch and projecting frieze band. Paint finishing on projecting decorative features on the façade.	
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. *Ballard Estate – A corporate District* (2000) Urban Design Research Institute and Bombay First.	



Buff stone clad corner building with recessed windows, floor bands, additional floor



Ground floor façade with arched openings, floor band.



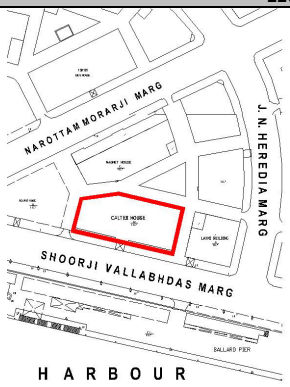
Corner curved portion with rectangular openings, recessed windows, bands etc



Arched and rectangular openings with a floor band with brackets



Side façade with arched openings, inset windows, few additions for taking services wtc

Hindustan Bhavan					220(f)
		Common Ref No: 220(f) Card No: 309 Ward (Part): A (Part II) CS No: 10/1187 (Fort Division) Plot Area: 972.96 sq m. B U Area: - Date: 14/04/2005 Recorded by: Sonal Modak Reviewed by: Int: Permission denied Ext: Sonal Modak Photo Ref: 220(f)_Hindustan Bhavan	 Location Plan	
1.0		**Denomination**			
1.1	Name of Premises	Hindustan Bhavan			
1.2	Earlier Name	Hindustan Bhavan			
1.3	Built in:	1920's	Extension Date	-	
2.0		**Access**			
2.1	Main	Shoorji Vallabhdas Marg - Pedestrian			
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	Commercial - Offices			
4.2	Past	Commercial - Offices			
4.3	Usage	Daily			
5.0		**Significance & Value Classification**			
5.1	Townscape (Manmade)	Located along a row of buildings on a tree-lined avenue maintaining similar height & features as per urban design regulations laid down for the entire Ballard Estate. Main access is from Shoorji Vallabhdas Marg from the southern road front.			
5.2	Architectural Description	**Planning** Rectangular building plan with longer façade facing the road and sharing common open spaces with buildings on sides and rear. Large floor heights without any setback or interception generate an urban scale-volume to the building block. Typical layout on all upper floors with open office spaces intercepted only by supporting columns and window openings on three sides. Front façade is divided in five vertical bays with side and central bays slightly projecting out. **Features** Symmetrical front façade in dressed yellow ashlar masonary. Main entrance is through a central projecting porch. Having projecting continuous cornice bands at first and third floor levels, which serve as continuous, step out balconies with cast iron railing. Ground floor has series of semicircular arches with projecting imposts and keystones resting on entablature and a cornice band. First floor windows are rectangular while second floor windows have projecting cornice bands and third floor windows have weather shades of G. I. Sheets on wooden boarding supported by curvilinear brackets. Topmost floor is plastered and painted and slightly recessed. **Style** Influence of European Renaissance style features.			
5.3	Intrinsic	-			
5.4	Value Classification	A(arc), B(per), B (des), B (uu), E, F, G(grp)	Recommended grade	II A	
6.0		**Topography**			
6.1	Floors	G + 4			
7.0		**Construction**			
7.1	Plinth	Medium plinth about 2 ft. high in yellow ashlar masonry.			

Hindustan Bhavan					220(f)
7.2	Walls	Load bearing yellow ashlar masonry along the entire periphery, open internal space is supported on columns.			
7.3	Floor	Indeterminable			
7.4	Stairs	Indeterminable			
7.5	Openings	Large door/window openings with timber frame and double-glazing panels.			
7.6	Roofing	Indeterminable			
7.7	Articulation	Cornice bands, Bas-relief sculptures.			
7.8	Finishes	Yellow kurla stone dressed external wall surfaces and plaster painted internal finishes.			
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -			
7.10	Compound/ Fence/ Gate	No compound wall, only an Iron gate enclosing the common open space along both the sides.			
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Paved open space shared with adjoining buildings. Tree lined avenue along the front and services located in the rear common space.			
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)	Split & window unit air-conditioners.			
9.0		**Condition**			
9.1	Plinth	Fair except plumbing interventions along the sides and rear.			
9.2	Walls	Fair except plant growth and plumbing interventions on the rear side. Also seepage observed internally along the toilet walls.			
9.3	Floor	Indeterminable			
9.4	Stairs	Indeterminable			
9.5	Openings	Fair except poor maintenance.			
9.6	Roofing	Indeterminable			
9.7	Articulation & Finishes	Fair except minor blackening, plant growth and interventions. Poor state of internal wall and floor finishes.			
9.8	Services	Fair– old and neglected plumbing lines to the rear side.			
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: - **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. *Ballard Estate – A corporate District* (2000) Urban Design Research Institute and Bombay First.			



Buff stone clad building with arched and rectangular openings, floor bands etc



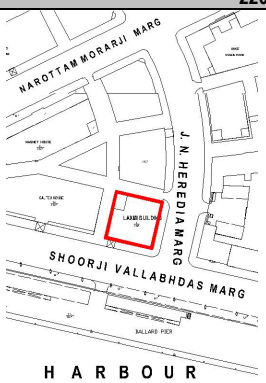
Rectangular openings with bands, floral motif band, scroll brackets, balustrade etc



Extended porch for main entrance with arched opening



Arched opening with a prominent keystone, arch band in geometric pattern

Laxmi Building			220(g)
		Common Ref No: 220(g) Card No: 310 Ward (Part): A (Part II) CS No: 9/1187 (Fort Division) Plot Area: Indeterminable B U Area: - Date: 06/04/2005 Recorded by: Sonal Modak Reviewed by: Int: Permission denied Ext: Sonal Modak Photo Ref: 220(g)_Laxmi building	 Location Plan
1.0		**Denomination**	
1.1	Name of Premises	Laxmi Building	
1.2	Earlier Name	Laxmi Building	
1.3	Built in:	1920's	Extension Date: -
2.0		**Access**	
2.1	Main	Shoorji Vallabhdas Marg - Pedestrian	
2.2	Subsidiary	J. N. Heredia Marg - Pedestrian	
3.0		**Ownership pattern**	
3.1	Present	Private	
3.2	Past	Private	
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)	Located on a corner plot at the junction of Shoorji Vallabhdas Marg and J N Heredia Marg with a tree-lined avenue maintaining similar height & features as per urban design regulations laid down for the entire Ballard Estate. Main side access from Shoorji Vallabhdas Marg on southern side with semicircular projecting canopy.	
5.2	Architectural Description	**Planning** Square corner building with two sides facing two different roads and symmetrical façades, sharing common open spaces with buildings on sides and rear. Large floor heights without any setback or interception generate an urban scale-volume to the building block. Building has symmetrical front façade in yellow ashlar masonary with central entrance. **Features** Ground floor has semicircular arches with projecting keystones. Entrance is defined by cantilevered barrel vault. There is a continuous projecting balcony at first and third floor levels resting on corbels with cast iron railing. Second floor has bay type bracketed step out balconies. The window openings on upper floors of front facade are rectangular architrave openings. **Style** Influence of European Renaissance 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 A
6.0		**Topography**	
6.1	Floors	G + 4 with basement	
7.0		**Construction**	
7.1	Plinth	Medium plinth about 2 ft. 6 inches high in yellow ashlar masonry.	
7.2	Walls	Load bearing yellow ashlar masonry along the entire periphery, open internal space is supported on columns.	
7.3	Floor	Indeterminable	

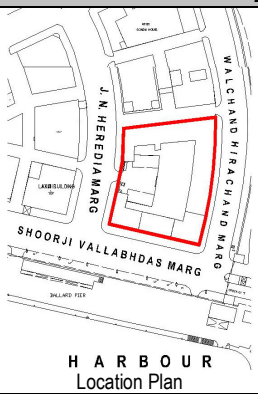
Laxmi Building					220(g)
7.4	Stairs	Indeterminable			
7.5	Openings	Large door/window openings with timber frame and double-glazing panels.			
7.6	Roofing	Indeterminable			
7.7	Articulation	Cornice bands, Bas-relief sculptures.			
7.8	Finishes	Yellow Kurla stone dressed external wall surfaces and plaster painted internal finishes.			
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -			
7.10	Compound/ Fence/ Gate	No compound wall, only an Iron gate enclosing the common open space along both the sides.			
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Paved open space shared with adjoining buildings. Tree lined avenue along the front and services located in the rear common space.			
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)	Split & window unit air-conditioners.			
9.0		**Condition**			
9.1	Plinth	Good			
9.2	Walls	Good externally.			
9.3	Floor	Indeterminable			
9.4	Stairs	Indeterminable			
9.5	Openings	Fair – Heavy grills have been installed in all the window openings.			
9.6	Roofing	Indeterminable			
9.7	Articulation & Finishes	Good – Well maintained.			
9.8	Services	Fair – old and neglected plumbing lines to the rear side.			
9.9	Out Buildings	-			
9.10	Overall Conditions	Good	Maintenance level	Good	
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: - **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. *Ballard Estate – A corporate District* (2000) Urban Design Research Institute and Bombay First.			



Entrance arched canopy extended with arch band



Buff stone clad building with arched openings, balcony projections with cast iron railing supported on brackets

Mackinon and Mackenzie Building					220(h)
		Common Ref No: 220(h) Card No: 311 Ward (Part): A (Part II) CS No: 6/1187 (Fort Division) Plot Area: 2245.37 sq m B U Area: - Date: 14/04/2005 Recorded by: Sonal Modak Reviewed by: Int: Permission denied Ext: Sonal Modak Photo Ref: 220(h)_Mackinon & Mackenzie building	 H A R B O U R Location Plan	
1.0		**Denomination**			
1.1	Name of Premises	Mackinon and Mackenzie Building			
1.2	Earlier Name	Mackinon and Mackenzie Building			
1.3	Built in:	1920's	Extension Date	-	
2.0		**Access**			
2.1	Main	Shoorji Vallabhdas Marg - Pedestrian			
2.2	Subsidiary	J. N. Heredia Marg – Pedestrian, Walchand Hirachand Marg			
3.0		**Ownership pattern**			
3.1	Present	Private			
3.2	Past	Private			
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)	Located on a corner plot at the junction of Shoorji Vallabhdas Marg, J N Heredia Marg and Walchand Hirachand Marg with a tree-lined avenue maintaining similar height & features as per urban design regulations laid down for the entire Ballard Estate. Main side access is from Shoorji Vallabhdas Marg on southern side. This is an imposing yellow stone building forming a local landmark.			
5.2	Architectural Description	**Planning** Building is 'C' – shaped in plan with open side facing J. N. Heredia Marg. Access was denied so plan indeterminable. **Features** The ground floor has segmental arches. Entrance through the central bay has rusticated masonary. Decorative ancon brackets supporting cornice band above define the main doorway. A continuous cornice band runs at first and third floor level, which is resting on a series of decorative brackets at third floor level. There are two Circular double storey columns over the entrance frame and a marble statue behind which is a screen of rectangular windows. This central bay is capped by a mansard like roof having a flat top and a cast iron railing. Upper floor windows are rectangular with moldings and protected by weather shades. Quoins mark the corners of the building. There is a continuous balcony looking inward along the internal face of the 'C' - shaped building. **Style** Influence of European Renaissance 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 A	
6.0		**Topography**			
6.1	Floors	G + 5			
7.0		**Construction**			
7.1	Plinth	Medium plinth about 2 ft. 6 inches high in yellow ashlar masonry.			
7.2	Walls	Load bearing yellow ashlar masonry along the entire periphery, open internal space is supported on columns.			

Mackinon and Mackenzie Building			220(h)
7.3	Floor	Indeterminable	
7.4	Stairs	Indeterminable	
7.5	Openings	Large door/window openings with timber frame and double-glazing panels.	
7.6	Roofing	Indeterminable	
7.7	Articulation	Cornice bands, Bas-relief sculptures.	
7.8	Finishes	Yellow kurla stone dressed external wall surfaces and plaster painted internal finishes.	
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -	
7.10	Compound/ Fence/ Gate	No compound wall, only an Iron gate enclosing the common open space along both the sides. The open side of the 'C' - shaped building has a wide entrance gate marked by two decorative stone columns.	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Paved open space shared with adjoining buildings. Tree lined avenue along the front and services located in the rear common space.	
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)	Split & window unit air-conditioners.	
9.0		**Condition**	
9.1	Plinth	Good	
9.2	Walls	Good externally.	
9.3	Floor	Indeterminable	
9.4	Stairs	Indeterminable	
9.5	Openings	Fair – Heavy grills have been installed in all the window openings.	
9.6	Roofing	Indeterminable	
9.7	Articulation & Finishes	Good – Well maintained.	
9.8	Services	Fair – old and neglected plumbing lines to the rear side.	
9.9	Out Buildings	-	
9.10	Overall Conditions	Good	Maintenance level | Good
10.0		**Transformation**	
	Form	No visible changes from outside	
	Structure	No visible changes from outside	
	Articulation & Finishes	No visible changes from outside	
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. *Ballard Estate – A corporate District* (2000) Urban Design Research Institute and Bombay First.	



Buff stone clad building with central higher bay with columns, sloping roof with dormer windows, rectangular openings, band of brackets



Corner quoins in buff stone



Balcony projection with cast iron railing, opening band, sloping chajja, brackets, bands etc



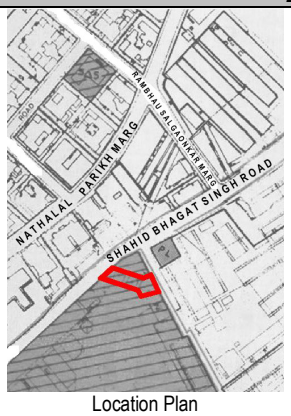
Entrance opening with scroll brackets



Bracket detail at floor level



Gate with stone gate posts

Sassoon Dock Gate			221
		Common Ref No: 221 Card No: 312 Ward (Part): A (Part IV) CS No: Indeterminable Plot Area: - B U Area: Date: 18/02/05 Recorded by: Prachi Merchant Reviewed by: Int: Prachi Merchant Ext: Prachi Merchant Photo Ref. 221_Sassoon Dock Gate	 Location Plan
1.0		**Denomination**	
1.1	Name of Premises	Sassoon Dock Gate	
1.2	Earlier Name	Sassoon Dock Gate	
1.3	Built in:	1875	Extension Date: -
2.0		**Access**	
2.1	Main	Shahid Bhagat Singh Marg – vehicular and pedestrian.	
2.2	Subsidiary	-	
3.0		**Ownership pattern**	
3.1	Present	Owner – Mumbai Port Trust	
3.2	Past	Owner – Bombay Port Trust	
3.3	Status	Owner	
4.0		**Use**	
4.1	Present	Entrance gate	
4.2	Past	Entrance gate, Dock manager's bungalow, watchman's and lighthouse keeper's residence.	
4.3	Usage	Roadway – daily. Rest areas are not in use.	
5.0		**Significance & value Classification**	
5.1	Townscape (Manmade)	A prominent single storey structure gate building, located off Shahid Bhagat Singh Marg. The gate accessed off Shahid Bhagat Singh Marg, as the main Sasson Dock Gate entrance.	
5.2	Architectural Description	**Planning** Rectangular shaped entrance building diagonally placed with its longer side facing in the north-south direction The Building forms entrance and exit portals with central staircase block and side residential blocks. The central staircase block continues into a clock tower forming the higher level than two wings of residences on either side. The toilet blocks at the end are higher than the residential wings. The staircase block leads to the residential wings with passage facing the south and north side. The staircase continues to the clock tower. A residential structure is located in the east side and two other structures on the west. Contractors occupy the ground floor of the gate-building; garage and the first floor not in use. The East side structure has single room on the first and second floor with wooden verandah in the periphery. The structure has double sloping Mangalore tiled roof with wooden and steel support members. A single flight wooden staircase on the east end connected the two floors. The ground floor is occupied by the BPT office space and first floor is not in use. The toilet block is outside. BPT officers occupy the west side bungalows. **Features** The three towers have semicircular arched openings with arch bands and circular openings above. The bands define levels. The structures have corner quoins. The towers, rooms, toilet block and clock tower have sloping roofs with wooden supporting members and wooden brackets. The passages have cast iron railings on the north and south sides with lean-to roofs. **Style** No particular style	
5.3	Intrinsic	-	

Sassoon Dock Gate				221
5.4	Value Classification	B(per), B (des), B (uu), E, F	Recommended grade	I
6.0		**Topography**		
6.1	Floors	G+1		
7.0		**Construction**		
7.1	Plinth	Low height grey stone plinth.		
7.2	Walls	Load bearing composite walls		
7.3	Floor	Wooden flooring with wooden beam support structure.		
7.4	Stairs	Main dogleg wooden staircase with wooden treads, risers and railing. Open well wooden staircase with wood treads, risers and railing.		
7.5	Openings	Passage- rectangular openings with full height glazed paneled shutters. Doors have louvered paneled double shutters. Arched doors and windows have glazed paneled shutters with ventilators. Internal arched openings		
7.6	Roofing	The residential area, toilet blocks and clock tower have sloping roofs with wooden supporting structure. The passage has lean-to sloping roof.		
7.7	Articulation	Arches, bands, wooden brackets, corner quoins, cast iron railing.		
7.8	Finishes	The walls are finished with grey stone now finished with plaster and paint externally and internally. The floor is finished with wood.		
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -		
7.10	Compound/ Fence/ Gate	Brick compound wall is constructed on the west end. The east and west side bungalows have brick compound wall with MS gates.		
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Vegetable vendors occupy the area around the gate building. The bungalow premises have paved areas, shrubs and old trees.		
8.0		**Services & Utilities**		
8.1	Lighting	Adequate natural light, supplemented with artificial light.		
8.2	Ventilation	Adequate ventilation, supplemented with 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)	Manual security.		
9.0		**Condition**		
9.1	Plinth	Poor – the level is negligible due to changes made in the road level.		
9.2	Walls	Fair – Seepage, organic growth, cracks are noticed.		
9.3	Floor	Fair – the floor is supported by I-sections for strengthening.		
9.4	Stairs	Poor – The wood of the main staircase is deteriorating. The clock tower staircase is unused and in a neglected and inhuman conditions.		
9.5	Openings	Poor – The window openings are blocked and shutters are changed. The ground floor is occupied by contractors, hawkers, garages. The first floor has been occupied for storage.		
9.6	Roofing	Poor – The wooden parts are in an unmaintained condition.		
9.7	Articulation & Finishes	Fair – all the features are painted. The original material is difficult to identify.		
9.8	Services	Fair – the electric wires are crossing across haphazardly.		
9.9	Out Buildings	Fair		
9.10	Overall Conditions	Poor	Maintenance level	Poor
10.0		**Transformation**		
	Form	-		
	Structure	The west side of ground floor has been occupied by a garage. The surrounding area has been occupied by hawkers. A compound wall has been built on the west rear side. Beyond the wall, the ground floor of tower is occupied by contractors and is in an unhygienic condition.		
	Articulation & Finishes	Hoardings have blocked openings. Shutters of the openings have been changed.		
11.0		**DP Remarks/ Perceived Threats**		
		Structure forms part of I3 zone		

Sassoon Dock Gate		221
12.0		**Additional Notes/ References/ Documents available**
		Additional Notes: In 1875 Sassoon Dock, the first wet dock and bunder, was built at eastern Colaba by David Sassoon & Company on a piece of land reclaimed from the sea by the Back Bay Company. **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.



Symmetrical building with side higher bays with arched openings, central vehicular way, central clock tower, sloping roof etc



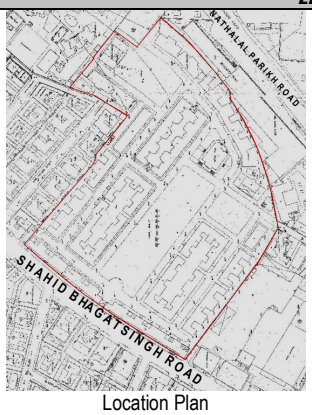
Ceiling with wooden supports



Arched window with recessed arch band, shutter with double openable glazed paneled shutter, fanlight etc



Central clock tower with corner grey stone quoins, sloping roof on brackets, directional pointer at the top

Cusrow Baug					222
		Common Ref No: 222 Card No: 313 Ward (Part): A (Part IV) CS No: 1/112, 2/112, 3/112, 3A/112, 1/424, 2/322 (Colaba division) Plot Area: Indeterminable B U Area: - Date: 21/12/2004 Recorded by: Sonal Modak Reviewed by: Int: Sonal Modak Ext: Sonal Modak Photo Ref.: 222_Cusrow Baug		 Location Plan	
1.0		**Denomination**			
1.1	Name of Premises	Cusrow Baug			
1.2	Earlier Name	Cusrow Baug			
1.3	Built in:	1930's	Extension Date:	1936: Addition of Block 'C' and 'D' 1938: Addition of Block 'J' and 'K' 1958: Addition of Block 'S' and 'T' 1958: Addition of Pavilion for recreational activities.	
2.0		**Access**			
2.1	Main	Shahid Bhagat Singh Marg – Vehicular and Pedestrian			
2.2	Subsidiary	-			
3.0		**Ownership pattern**			
3.1	Present	Wadia Trust (Parsi Panchayat)			
3.2	Past	Wadia Trust (Parsi Panchayat)			
3.3	Status	Owner			
4.0		**Use**			
4.1	Present	Commercial – shops, residential			
4.2	Past	Commercial – shops, residential			
4.3	Usage	Daily			
5.0		**Significance & Value Classification**			
5.1	Townscape (Manmade)	It is one of the oldest Parsi colonies where residential accommodation is strictly reserved for members of the community. It forms a prominent landmark on Shahid Bhagat Singh Marg.			
5.2	Architectural Description	**Planning** The complex consists of total 17 residential buildings along with large open spaces, play areas, Fire Temple, Pavilion building etc. **Style** No particular style as such. Displays few influences of Art Deco style of architecture. **Features** Plain facades with continuous sloping concrete chajjas at first, second and third floor level. Main entry from a high entrance gate with semicircular arch having prominent keystone in stone.			
5.3	Intrinsic	-			
5.4	Value Classification	A(arc), B(per), B(des), B(uu), C(seh), E, F, I(sce)		Recommended grade	II B
6.0		**Topography**			
6.1	Floors	U-Block G+7, P-Block G+2 and some are G+4 or G+3			
7.0		**Construction**			
7.1	Plinth	Medium height plinth in grey basalt stone.			
7.2	Walls	Load bearing thick external walls			
7.3	Floor	Concrete slab supported on concrete beams.			
7.4	Stairs	Some of the buildings have centrally located timber staircase with wooden handrail. Other buildings have concrete staircases.			
7.5	Openings	Rectangular window openings with wooden shutters and frames Concrete sloping chajja provided as weather shade.			
7.6	Roofing	All buildings have sloping Mangalore tile roof supported on timber trusses.			
7.7	Articulation	-			

Cusrow Baug			222
7.8	Finishes	Walls are plastered and painted from internally as well as externally.	
7.9	Interiors (Movable & Immovable)	**Movable** Old large meeting table, writing table, chairs, shelves etc. in society office **Immovable** Wooden Balustrades and handrail in society office.	
7.10	Compound/ Fence/ Gate	External wall of road facing longitudinal building forms frontal boundary. On rear side half height walls and M.S. railing form the compound wall.	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Central lawn, children's play equipments, Pavilion building, Fire Temple, water storage tanks, pump house, electric sub station.	
8.0		**Services & Utilities**	
8.1	Lighting	Natural light through door-window openings supplemented by electric light fixtures.	
8.2	Ventilation	Naturally through door-window openings supplemented by electric fans and air-conditioning units according to the residents' choice.	
8.3	Electricity	BEST	
8.4	Water Supply	MCGM	
8.5	Drainage (Plumbing & Sanitation)	MCGM	
8.6	Fire Precaution	No trace of fire fighting or precautionary system.	
8.7	Other (HVAC/BMS/Security Systems)	Window unit air-conditioners installed at various locations.	
9.0		**Condition**	
9.1	Plinth	Plinth is plastered and painted externally. Covered with planters at many places. Dampness due to leakage from service pipes. Moss growth.	
9.2	Walls	Plaster and paint peeling of due to leakage from service pipes.	
9.3	Floor	Plaster and paint peeling of due to leakage and dampness.	
9.4	Stairs	Wooden treads damaged due to wear and tear over the years. Dust accumulation. Concrete staircase treads chipping off.	
9.5	Openings	New grills have been put. Window units of Air Conditioners have been installed in many places. Ventilators above window openings are blocked by plywood.	
9.6	Roofing	Fair – No evident damage observed.	
9.7	Articulation & Finishes	-	
9.8	Services	At some places drainage pipes are leaking due to breakage.	
9.9	Out Buildings	Fair – Maintained well	
9.10	Overall Conditions	Good	Maintenance level | Fair
10.0		**Transformation**	
	Form	No visible changes	
	Structure	No visible changes	
	Articulation & Finishes	No visible changes	
11.0		**DP Remarks/ Perceived Threats**	
		Part of Residential Zone	
12.0		**Additional Notes/ References/ Documents available**	
		Additional Notes: The site for Cusrow Baug was purchased in the year 1933. Sir Ness Wadia built Cusrow Baug over the years and through the Second World War. After the completion of the A, B, C, D, E, F, G, H, M, Q, and R blocks, Sir Ness Wadia had bought additional adjoining land. **References:** 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.	



Imposing entrance bay in buff stone with rectangular and round opening, sloping chajja, central grand arched opening



New residential building



Front façade with rectangular openings, bands etc



Agiary in the building compound



Landscaped area



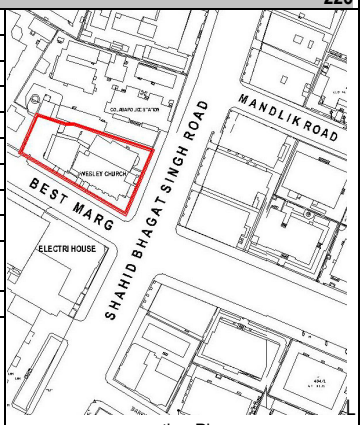
Pavilion building



Old residential building block



Wooden staircase with railing

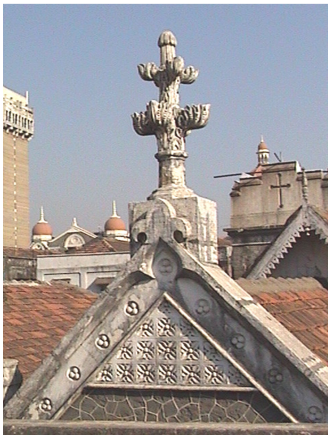
Wesley's Church			223
		Common Ref No: 223 Card No: 314 Ward (Part): A (Part III) CS No: 433 (Colaba division) Plot Area: 1093.64 sqm. B U Area: - Date: 10/12/2004 Recorded by: Prachi Merchant Reviewed by: Int: Sonal Modak, Prachi Merchant Ext: Sonal Modak, Prachi Merchant Photo Ref.: 223_Wesley's Church	 ocation Plan
1.0		**Denomination**	
1.1	Name of Premises	Wesley's Church	
1.2	Earlier Name	Wesleyan Methodist Military and Naval Church parsonage and Colaba High School.	
1.3	Built in:	1890	Extension Date: -
2.0		**Access**	
2.1	Main	Shahid Bhagat Singh Marg – Pedestrian and vehicular	
2.2	Subsidiary	BEST Marg - Pedestrian	
3.0		**Ownership pattern**	
3.1	Present	Mission	
3.2	Past	Mission	
3.3	Status	Tenant (Canara Bank, Hostel)	
4.0		**Use**	
4.1	Present	Religious – Church, Residential – Hostel and Pastors House, Commercial – Bank.	
4.2	Past	Religious - Church	
4.3	Usage	Religious, Residential, Commercial - Daily	
5.0		**Significance & Value Classification**	
5.1	Townscape (Manmade)	Corner building standing at the junction of Shahid Bhagat Singh Marg and BEST Marg. This building is one of the first Wesleyan Methodist churches in Mumbai.	
5.2	Architectural Description	**Planning** The main Church is located on the eastern side and has a central main access through a porch and the Bank located on the eastern side is accessed from the side. The annex residential part is located on the rear western end and is accessed from the subsidiary road. Terrace space on the first floor between the annex building and the church, has double height with a skylight above and side openings, lighting the church on the western end. Part residence on the first and second floor. The Hostel occupies a part of the second floor. **Features** The Main façade has asymmetrically planned wings with high gable roof structure on either side with the central and rear flat higher staircase blocks. The building is clad with grey stone in a combination of random rubble and ashlar masonary. The building façade features consist of: openings of equilateral arches with double trefoil arches and multifoil rose windows within, stained glass shutters, cornice bands, sill bands, semicircular, corbels, friezes, gable end features such as pediments with tympanum, finial, splayed pilasters on the side and battlement parapet. **Style** The building derives influence from Gothic revival style of Architecture	
5.3	Intrinsic	This building is one of the first Wesleyan Methodist churches in Mumbai.	
5.4	Value Classification	A(arc), B(per), B(des), B(uu), C(seh), E, F, I(sce)	Recommended grade: II A
6.0		**Topography**	
6.1	Floors	G + 2 with a basement	
7.0		**Construction**	
7.1	Plinth	High plinth of grey stone with a double plinth protection band.	
7.2	Walls	Thick load bearing walls supported by splayed pilasters.	

		Annex building has composite load bearing walls and internal brick walls.
7.3	Floor	Annex building has RCC floor.
7.4	Stairs	There are 3 staircases in all. Main RCC staircase with wooden handrail, newel post and steps leading to the residence Side RCC staircase on the rear to access the hostel and residential parts of the building. Narrow wooden ladder leading to the belfry in the eastern side.
7.5	Openings	The main entrance is through a porch with an arched opening, consisting of a wooden paneled shutter with intricate carvings on it. The side residential entrance door has a unique shape with wooden paneled door and unique brass hardware. Windows openings have equilateral arched openings with long trefoil double arches and rose windows within. The openings have fixed stained glass. All internal doors- arched or rectangular openings; have wooden paneled shutters with intricate carvings on it.
7.6	Roofing	Arched braced Mangalore tile on wooden truss over the church. The entrance area has an RCC folded slab. Flat concrete slab over residential and staircase block. Windows have semicircular RCC chajjas.
7.7	Articulation	Internal arched braced roof with decorative brackets, cornice bands, corbels, friezes, gable end features such as pediments with tympanum, finial, splayed pilasters on the side and battlement parapet.
7.8	Finishes	Grey stone ashlar and random rubble masonary cladding for the exteriors and internally plaster and paint. The main church has marble stone flooring.
7.9	Interiors (Movable & Immovable)	**Movable** Wooden furniture like prayer hall chairs, benches, table, fin organ, cupboards, book shelves and carved wooden baldachin all form a significant part of the church interiors. Marble statues and plaques, Lectern (eagle sculptor of brass) used as reading desk is a very ornamental metal piece. **Immovable** Wooden paneling on the choir wall dado, wooden cross on the wall, wooden partition at the entrance, wooden railing with brass stand etc.
7.10	Compound/ Fence/ Gate	Plastered stone compound with fencing above. 2 MS gates on the eastern side, 1 gate on southern side.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Shrubs, potted plants, flag post island in the side open spaces.
8.0		**Services & Utilities**
8.1	Lighting	Natural light through long window openings. Adequate in the church. First floor inadequate in the residential areas
8.2	Ventilation	Natural ventilation is inadequate.
8.3	Electricity	BEST
8.4	Water Supply	MCGM
8.5	Drainage (Plumbing & Sanitation)	MCGM
8.6	Fire Precaution	No traces.
8.7	Other (HVAC/BMS/Security Systems)	Window AC units have been installed.
9.0		**Condition**
9.1	Plinth	Fair - Blackening of stone due to moss growth.
9.2	Walls	Fair - Wall is plastered and painted internally. The stone has deteriorated from outside.
9.3	Floor	Fair – maintained well.
9.4	Stairs	Fair. Alterations made to the original staircase; is in a good condition. Main timber staircase is fitted upon with granite treads at some places.
9.5	Openings	Poor - In many places openings of the window are blocked to house AC units. Shutters are changed, stained glass has been replaced, grills and *jalis* added. Hoardings block some of the openings. Rolling shutters added to the main entrance opening.
9.6	Roofing	Poor - Steel sections of roofing trusses are corroded though roofing is mostly not visible due to false ceiling. Heavy leakage takes place through roofing.
9.7	Articulation & Finishes	Fair - Ornamental features lack maintenance .
9.8	Services	Fair
9.9	Out Buildings	-
9.10	Overall Conditions	Fair | Maintenance level: | Good
10.0		**Transformation**
	Form	-
	Structure	Hoardings on the bank side façade blocking the openings, chajjas changed, illegal enclosure and additions on the Bank side. Plot boundary enclosed with extended grill towards the edge of the building in the east side.

Wesley's Church		223
	Articulation & Finishes	-
11.0		**DP Remarks/ Perceived Threats**
		Building with shopline, building forms part of R zone
12.0		**Additional Notes/ References/ Documents available**
		Additional Notes: The small but comely Wesleyan Methodist Church once had a tall steeple. The Governor, Lord Reay laid the foundation stone in the 1880s. **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.



Grey stone clad building with lancet windows, high gable end sloping roof



Detail of finial at the gable end

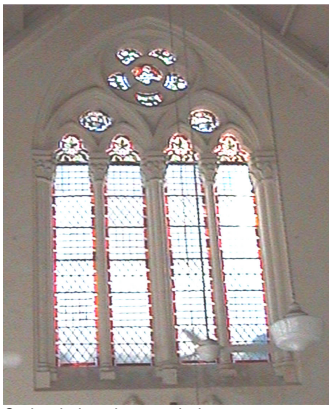


Arched openings with band



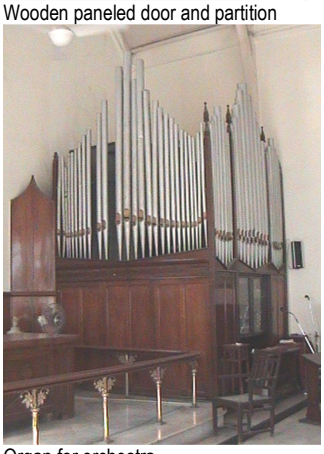
Arched window opening with trifoil arch, band etc

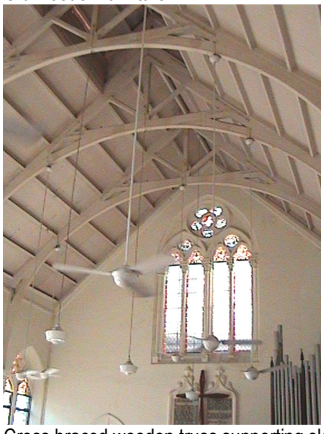

Subsidiary entrance with pilasters, trifoil arched opening

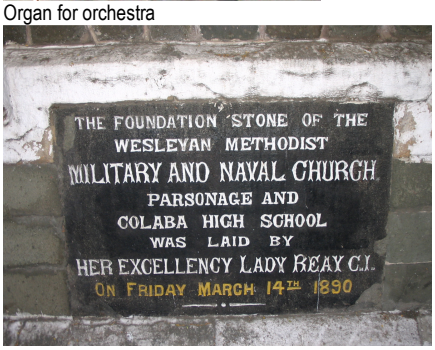

Stained glass lancet window


Wooden paneled door and partition

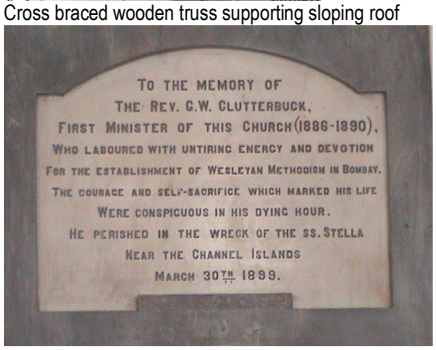

Old wooden furniture


Organ for orchestra

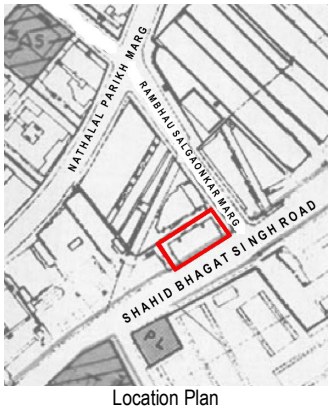

Cross braced wooden truss supporting sloping roof



Tablet at the plinth level



Tombstone with marble paque

Kuvar House			224
		Common Ref No: 224 Card No: 315 Ward (Part): A (Part IV) CS No: 115 (Colaba division) Plot Area: Indeterminable 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.: 224_Kuvar House	 Location Plan
1.0		**Denomination**	
1.1	Name of Premises	Kuvar House	
1.2	Earlier Name	Kuvar House	
1.3	Built in:	1891	Extension Date: -
2.0		**Access**	
2.1	Main	Shahid Bhagat Singh Marg.	
2.2	Subsidiary	Rambhau Salgaonkar Marg	
3.0		**Ownership pattern**	
3.1	Present	Private	
3.2	Past	Private - Bhivandiwala	
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)	Corner building located at the junction of Shahid Bhagat Singh Marg and Rambhau Salgaonkar marg, with its main access from the east side. The building is located on the south east side of the Sassoon Dock gate.	
5.2	Architectural Description	**Planning** The building is directly accessed from the road, leading to a central staircase block with two flats on the each floor on either side. The staircase block with a hipped roof, is higher than the rest of the wings. The flats have a front verandah and side projecting balconies. The rooms are located in the rear west side accessed by a passage. All the floors house residential flats. **Features** The building has a central staircase wing higher than the rest of the wings, with a rectangular opening flanked with rectangular columns with decorative capitals and round motif above, the upper floor staircase window openings are adorned with swan neck pediment, arched opening with keystone emphasized, ending in a broken pediment. The other bay floor levels are defined with bands. The corner chamfered bay and the side façade have arched openings with double arched openings and semicircular ventilator within, decorative springing point, projecting balconies supported on brackets, cast iron railing, bands at floor levels. The ground floor openings have swan neck pediment. The parapet of the building terrace has geometric friezes. **Style** No particular style.	
5.3	Intrinsic	-	
5.4	Value Classification	B(per)	Recommended grade: III
6.0		**Topography**	
6.1	Floors	G+3 with terrace	
7.0		**Construction**	
7.1	Plinth	High plinth with stone cladding and plinth protection band.	

Kuvar House			224
7.2	Walls	Load bearing brick walls.	
7.3	Floor	Stone slab flooring supported on steel I sections.	
7.4	Stairs	Main wooden dogleg staircase with wooden risers, treads and railing, curtail and newel post.	
7.5	Openings	Main entrance door of rectangular shape. Arched window openings with glazed paneled double shutters.	
7.6	Roofing	Staircase block with high gable sloping Mangalore tiled roof. Flat terrace over residential flats.	
7.7	Articulation	Bands, projecting balconies, floral motifs, pediments over openings.	
7.8	Finishes	The walls are plastered and painted externally and internally. Floor is finished with cement tiles.	
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -	
7.10	Compound/ Fence/ Gate	Brick compound wall on the side only, with fence above. Main entrance directly into the staircase lobby. Side compound gate from the north side.	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	The side and rear space abutting the compound wall is unpaved.	
8.0		**Services & Utilities**	
8.1	Lighting	Adequate light through verandah and balconies supplemented with artificial light.	
8.2	Ventilation	Adequate ventilation through verandah and balconies supplemented with 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)	Individual tenants have installed window and split AC's No security.	
9.0		**Condition**	
9.1	Plinth	Poor – the plinth stone is not maintained with parts broken and blackened.	
9.2	Walls	Fair – at few places, loose plaster and seepage is observed.	
9.3	Floor	Fair – The floor is strengthened with steel supports.	
9.4	Stairs	Poor – The wood of the staircase is in a deteriorating condition. The staircase head height at the ground floor is covered.	
9.5	Openings	Poor – The openings have been blocked to house AC's, shutters are changed, grills are added. Balconies have been enclosed. Rear openings have been completely altered.	
9.6	Roofing	Fair. Chajjas of the windows have been altered.	
9.7	Articulation & Finishes	Poor – Some articulation is in a broken condition.	
9.8	Services	Poor – Electric wires and service pipes have been haphazardly added.	
9.9	Out Buildings	-	
9.10	Overall Conditions	Poor	Maintenance level | Poor
10.0		**Transformation**	
	Form	-	
	Structure	Floor has been strengthened, by adding steel sections. Balconies have been enclosed.	
	Articulation & Finishes	Openings have been blocked, shutters have been changed, grills have been added.	
11.0		**DP Remarks/ Perceived Threats**	
		No Reservation.	
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.	



Corner building with projecting balcony arched openings, floor bands



Projecting balcony with decorative brackets



Central bay with broken pediment, arched openings, bands etc



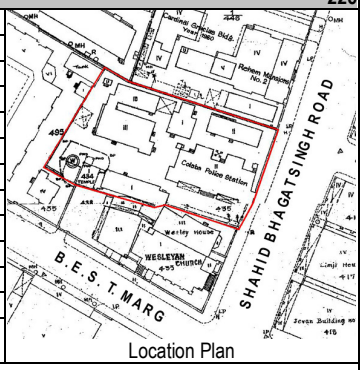
Entrance with floral pattern stucco work above, floral motif



Balcony supported on brackets, metal railing, sloping chajjas etc



Arched window with floral motifs

Colaba Police Station			225
		Common Ref No: 225 Card No: 316 Ward (Part): A (Part III) CS No: 435 (Colaba division) Plot Area: 5474.12 sq m. B U Area: - Date: 7/12/04 Recorded by: Prachi Merchant Reviewed by: Int: Prachi Merchant, Sonal Modak Ext: Prachi Merchant, Sonal Modak Photo Ref.: 225_Colaba Police Station	 Location Plan

1.0		**Denomination**			
1.1	Name of Premises	Colaba Police Station			
1.2	Earlier Name	Colaba Police Station			
1.3	Built in:	1905	Extension Date:	-	
2.0		**Access**			
2.1	Main	Shahid Bhagat Singh Marg – Vehicular and Pedestrian			
2.2	Subsidiary	-			
3.0		**Ownership pattern**			
3.1	Present	State Government			
3.2	Past	State Government			
3.3	Status	Ownership			
4.0		**Use**			
4.1	Present	Government services: residential - Offices of Police services, IPS officers residence, commercial			
4.2	Past	Government services			
4.3	Usage	Daily			
5.0		**Significance & Value Classification**			
5.1	Townscape (Manmade)				
5.2	Architectural Description	**Planning** Complex of a group of independent structures consisting of main building (passport office, office area and IPS officer's residence), ACP's office building, ladies and staff office room building, detection and record room building, and residential building. Typical vernacular style planning with verandah spaces on the front and rear side. The entrance is through two arched openings. The staircase blocks are located on the two ends. The central and two side bays with hipped roof are higher than the verandah spaces with lean to roofs. **Features** The building consists of features such as grey stone ashlar masonary cladding, wooden carved and louvered perforated paneling, wooden verandahs with lean to roof, wooden chajjas on wooden brackets, arched openings with prominent keystone, bands. **Style** The building derives influence from Vernacular style of architecture			
5.3	Intrinsic	-			
5.4	Value Classification	B(per), B(uu)	Recommended grade	II B.	
6.0		**Topography**			
6.1	Floors	Main, ACP's office building, ladies-staff room structures of G+1, Store building, residential building of G+2.			
7.0		**Construction**			
7.1	Plinth	Low plinth of grey stone with a plinth protection band.			
7.2	Walls	Thick stone load bearing walls. Verandah supported on wooden columns and beam structure.			
7.3	Floor	Wooden flooring with concrete above.			
7.4	Stairs	Main building: Three staircases Two side wooden spiral staircases with wooden treads and risers and railing. Spiral staircase to access the service area from rear. Other buildings have doglegged and open well wooden staircase with wooden treads, risers and railing.			

7.5	Openings	Segmental arched window and door openings with fixed wooden louvered and carved *jali* ventilators and glazed paneled shutters. Long window openings on the side walls have upper and lower window paneled shutters and fixed MS *jali*. Rectangular external and segmental arched internal verandah openings with wooden structural framework.
7.6	Roofing	Mangalore tile hip roof over wooden framework over the building and lean to roof with manglore tiles over the verandah areas.
7.7	Articulation	Wooden verandahs, wooden louvered paneling and railing, bands, segmental arches
7.8	Finishes	Walls are clad with grey stone ashlar masonary externally and plastered and painted from inside. The flooring has natural stone finish.
7.9	Interiors (Movable & Immovable)	**Movable** Wooden chairs, table, cupboards etc. **Immovable** Wooden paneling in the verandah spaces.
7.10	Compound/ Fence/ Gate	Main entrance gate on the east side, with stone wall gate posts and MS gates. The compound wall has a stone wall upto 2'-0" with MS fence. The police quarters are connected by a pedestrian gate from the west rear side.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Landscaped island on the front side with potted plants, trees, benches and a flag post area. The buildings are interconnected by paved areas.
8.0		**Services & Utilities**
8.1	Lighting	Inadequate natural light through verandahs and openings supported by artificial lighting.
8.2	Ventilation	Inadequate natural ventilation through verandahs and openings.
8.3	Electricity	BEST
8.4	Water Supply	MCGM
8.5	Drainage (Plumbing & Sanitation)	MCGM
8.6	Fire Precaution	No traces
8.7	Other (HVAC/BMS/Security Systems)	Manual security, window AC's installed in the head officer's office and residential area.
9.0		**Condition**
9.1	Plinth	The residential building is in a dilapidated condition. Fair – the height of the plinth is varying due to level changes.
9.2	Walls	Fair – the walls are punctured to take services, ceramic tile dado added in the verandahs. Externally the walls are plastered and painted over stone cladding.
9.3	Floor	Fair – the floor finish has been changed to ceramic tile flooring.
9.4	Stairs	Fair – the staircase soffit is blocked with paneling.
9.5	Openings	Poor – many openings are blocked with paneling to take window AC's, shutters are changed, *jali* and grills have been added.
9.6	Roofing	Manglore tile roofing has been changed to asbestos sheet covering in few places. Wooden fascia of the roof has been broken in few places, new chajjas are added.
9.7	Articulation & Finishes	Poor - wooden railing and paneling has deteriorated. Wall and floor finishes are altered to take new materials. Articulation and finishes are not maintained.
9.8	Services	Poor - electrical wiring added insensitively
9.9	Out Buildings	Many new out buildings added without any proper planning and design are in a poor condition.
9.10	Overall Conditions	Fair | Maintenance level | Poor
10.0		**Transformation**
	Form	RCC toilet block has been added to the main building insensitively. The Detection room building has been extended to the west side insensitively. Many out buildings have been added in the compound.
	Structure	Blocking of openings, adding of temporary sheds, hoardings. The compound open area is used as a dumpyard. An arched portal, tea stall and *chowky* added at the entrance.
	Articulation & Finishes	Insensitive painting done.
11.0		**DP Remarks/ Perceived Threats**
		Police Station, 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.



Grey stone clad symmetrical with central higher bay with sloping roof, arched openings, front and rear verandah spaces etc



Ancillary building in dilapidated condition



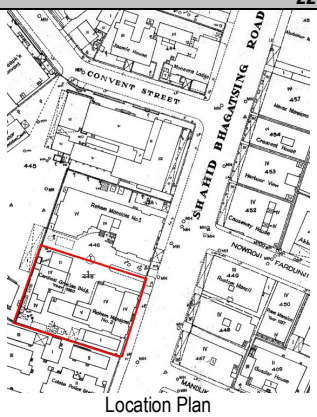
Arched windows with louvers, frieze bands at sill level etc



Entrance with arched opening with prominent keystone, louvers etc



Main building with wooden trellis work, louvers, railing etc

Rehem Mansion 1 & 2			226
		Common Ref No: 226 Card No: 317 Ward (Part): A (Part III) CS No: 446, 1/446 (Colaba division) Plot Area: 2962.38 sqm. B U Area: Date: 10/12/04 Recorded by: Prachi Merchant Reviewed by: Int: Sonal Modak, Prachi Merchant Ext: Sonal Modak, Prachi Merchant Photo Ref. 226_Rehem Mansion 1& 2	 Location Plan

1.0		**Denomination**			
1.1	Name of Premises	Rehem Mansion 1 & 2			
1.2	Earlier Name	Rehem Mansion 1 & 2			
1.3	Built in:	1910	Extension Date:	1960 Cardinal Gracious Building	
2.0		**Access**			
2.1	Main	Shahid Bhagat Singh Marg - vehicular and pedestrian			
2.2	Subsidiary	-			
3.0		**Ownership pattern**			
3.1	Present	Archbishops Trust - Owner			
3.2	Past	His Grace The Most Reverend & Others, Trustees for the City of Bombay Improvement Trust & Others			
3.3	Status	Owner - Tenant			
4.0		**Use**			
4.1	Present	Commercial shops with Residential above			
4.2	Past	Commercial shops with Residential above			
4.3	Usage	Daily			
5.0		**Significance & Value Classification**			
5.1	Townscape (Manmade)	Planned Residential cum Commercial complex with shops in the front, forms a part of buildings of Colaba causeway 'tourist precinct' on Shahid Bhagat Singh Marg. The entrance to the buildings is through the central open space directly accessed from the main road.			
5.2	Architectural Description	**Planning** Complex of two linear buildings overlooking the central open space. The front side facing the road has a shop line on the ground floor and residential flats on all floors. Each building has a central staircase wing with two flats on the either side of the staircase. The staircase block is higher than the residential wings. The flats have entrances through large verandah spaces. The room spaces are large and are connected by passages. The Servants staircase is on the rear end of the building. **Features** Grey stone clad building is characterized by floor level bands, arched openings with bands, wooden balconies with railing and columns, corbels, wooden jails and *chajjas*, brackets **Style** No particular style observed.			
5.3	Intrinsic	-			
5.4	Value Classification	B(per), B(des), B(uu)	Recommended grade	III	
6.0		**Topography**			
6.1	Floors	G + 3			
7.0		**Construction**			
7.1	Plinth	Rough grey ashlar stone masonry high plinth with protection band.			
7.2	Walls	Thick load bearing walls composite external and internal wall			
7.3	Floor	Steel section supports with concrete flooring.			
7.4	Stairs	'C' shaped staircase with a lift well in the center.			

		Wooden staircase with wooden risers, treads, handrails with a wooden newel post at the ground floor.
7.5	Openings	The main entrance is through a rectangular door opening with a ventilator. The floor openings have segmental arches with ventilators. All the windows have wooden frames and glazed panels with ventilators above. The verandahs have wooden railing and wooden *chajjas* on wooden brackets.
7.6	Roofing	Sloping Mangalore tile roof on wooden trusses. Flat concrete slab over staircase block.
7.7	Articulation	Bands, corbels, arches, wooden balconies with wooden *chajjas* and wooden railing.
7.8	Finishes	Walls with grey stone cladding on the external side and plastered and painted from the internal side. Floor finished with Minton tiles.
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** Each flat has decorative wooden paneling in the living room area.
7.10	Compound/ Fence/ Gate	Main gate entrance from the east side with shops overlooking the main road and has no front compound wall. Plastered stone compound wall on the side and rear side.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	No front open space. Side open spaces occupied by pump house, watchman's cabin, and restaurant kitchen, parking area. Cardinal Gracious Building added in the compound on the rear side. Concrete paving in the central open space with tree inland in the centre.
8.0		**Services & Utilities**
8.1	Lighting	Adequate light through the verandah spaces and openings. Inadequate in the passages, supported with artificial lighting.
8.2	Ventilation	Adequate ventilation through verandah spaces and openings. Inadequate in the passages 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)	Air conditioning units have been installed by individual tenants.
		Manual security system.
9.0		**Condition**
9.1	Plinth	Fair - water seepage through the plinth has been observed, front side plinth height has been altered for accommodating shops.
9.2	Walls	Fair - The stone on the external façade has weathered and has silt collection. Plaster peeling off due to leakage on the rear side. Severe seepage and dampness is observed in the internal walls. Organic growth on the front façade of Building 1.
9.3	Floor	Poor - Due to ground water seepage. Steel support added to the floor for strengthening.
9.4	Stairs	Fair - The wood of the staircase is deteriorating due to low maintenance.
9.5	Openings	Poor - Window and ventilators openings have been blocked for accommodating air conditioning units. Shutters have been changed, grills have been added, verandah openings have been enclosed.
9.6	Roofing	Fair - The Mangalore tiling is deteriorating, terrace floor has been loaded with water tanks etc.
9.7	Articulation & Finishes	Poor - The bands are in a broken condition
9.8	Services	Poor - Exposed wires have been added haphazardly.
9.9	Out Buildings	Poor - Drainage pipes have been observed to be in a leaking condition
9.10	Overall Conditions	Fair | Maintenance level | Poor
10.0		**Transformation**
	Form	Third floor has been added, extensions have been made
	Structure	Steel support added to the floor for strengthening, Water tanks have been installed at the terrace level.
	Articulation & Finishes	Openings have blocked by hoardings, shutters are changed, grills added etc. Verandah openings have been enclosed.
11.0		**DP Remarks/ Perceived Threats**
		Building forms part of R zone with shop line
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.



Grey stone clad building with arched openings, bands etc



Corner projecting balconies with wooden columns, railing, sloping chajjas



Internal central courtyard between two buildings



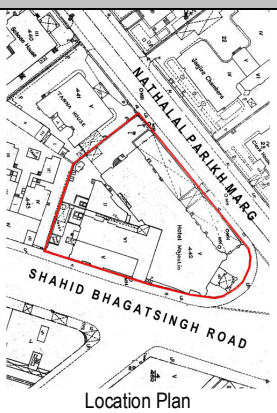
Arched window with round opening, arch band, floral motif at the springing point



Wooden decorative railing



Floral motif band detail

Majestic MLA Hostel				227
		Common Ref No: 227 Card No: 318 Ward (Part): A (Part III) CS No: 442 (Colaba division) Plot Area: 2906.38sq m. B U Area: - Date: 30/12/04 Recorded by: Prachi Merchant Reviewed by: Int: Prachi Merchant, Sonal Modak Ext: Prachi Merchant, Sonal Modak Photo Ref.: 227_Majestic Hostel		 Location Plan
1.0		**Denomination**		
1.1	Name of Premises	Majestic MLA Hostel		
1.2	Earlier Name	Majestic MLA Hostel		
1.3	Built in:	1875	Extension Date:	1928 (Rooms added on the top floor)
2.0		**Access**		
2.1	Main	Junction of Shahid Bhagat Singh Marg and Nathalal Parekh Marg– pedestrain		
2.2	Subsidiary	Shahid Bhagat Singh Marg and Nathalal Parekh Marg.		
3.0		**Ownership pattern**		
3.1	Present	State Government		
3.2	Past	State Government		
3.3	Status	Owner - Tenant		
4.0		**Use**		
4.1	Present	MLA Hostel, Commercial – Shops, Offices, Restaurants.		
4.2	Past	MLA Hostel, Commercial.		
4.3	Usage	Daily		
5.0		**Significance & value Classification**		
5.1	Townscape (Manmade)	Prominent corner building located at the S.P.Mukherjee chowk at the junction of Shahid Bhagat Singh Marg and Nathlalal Parekh Marg. The Hostel entrance is from the east side and the other shop and restaurant entrances are from north and west side. The building form is a response to the corner site context. The building is juxtaposed with other important buildings of different styles and period, like Police Headquarters, Indian Mercantile Mansion, Regal cinema, Prince of Wales museum and Cowasji Jehangir Hall (NGMA).		
5.2	Architectural Description	**Planning** The building derives the 'V' shape from the shape of the site, with its two wings aligned to the access roads, enclosing an internal court. The building is accessed from three sides; East, West and North side. The north side entrance is through an elaborate extended porch. The circulating functions are located in the center, opening into an atrium space with skylight above, and rear extended wings on either side. The atrium opens into terrace spaces in the front on the north side. The building is one single mass with taller and emphasized north side façade with tall minarets and central façade feature in front and side bays with decorative features. The ground floor houses some famous and old shops, and restaurants. The basement is occupied by storage area for 'Sahakari Bhandar'. The top floors are occupied by common triangular atrium space from the first floor, with extended terraces on each floor to the north side and double loaded corridors in the wings occupying offices, MLA rooms etc. The servants' quarters are added at the rear of the building in the service area. **Features** Prominent grey stone clad building with white bands defining floor levels and highly ornamented façade features. The North side entrance façade has an extended porch with Islamic arched openings with decorative intrados and *jali* work in the spandrels, supported on columns with decorative base and capitals. The porch has two octagonal minarets on either side with marginally projecting cornice bands, geometric pattern friezes. The porch has a terrace above with stone balustrade parapet. The other floors are setback overlooking the terrace of porch. The second and third floors have double height Islamic arched openings with triple arches		

		within, *jali* work and turrets on either side, with terrace above. The topmost floor has its central portion has turrets on either side with fortified balustrade, flanked with two octagonal minarets on either side. The minarets are adorned with projecting corbel bands, geometric pattern friezes with star shaped opening, and chatris as watch towers on top. The side facades have a taller central wing with ground entrance with decorative arched opening with decorative intrados, projecting *jharokhas* with brackets, with the bay ending into turrets and balustrade. The recessed lined with a row of pointed arched windows recessed marginally in. The projecting bays have projecting balconies with decorative brackets. The windows have curved projecting wooden chajjas. Internally the triangular atrium is lined with cast iron columns with decorative brackets. Lift well walls are adorned with decorative *jali* work and floral pattern motifs. The overlooking balconies with decorative cast iron railing. The skylight is supported on steel trusses. The passage and lobby openings have arches supported on columns with decorative capitals with intricately carved intrados. The projecting bay has intricately carved ceiling and wall space with bands, friezes, and architrave. **Style** The building derives influence from Indo Saracenic style of architecture.
5.3	Intrinsic	-
5.4	Value Classification	A(arc), B(per), B(des), B(uu), C(seh), E, F, I(sce) | Recommended grade: | II A
6.0		**Topography**
6.1	Floors	G+4 with basement and terrace, Ground floor servants quarter structure.
7.0		**Construction**
7.1	Plinth	High (due to basement) plinth clad with grey stone and stone plinth protection band.
7.2	Walls	Load bearing stone external walls and internal brick walls.
7.3	Floor	Jack-arch construction with cast iron supporting columns.
7.4	Stairs	Main open well wooden staircase on the east side, with wooden treads, risers and railing. Two lifts, one in the staircase lobby and other in the atrium space. RCC staircase from ground floor level to the basement.
7.5	Openings	Porch arches and other main entrances have arched openings with decorative intrados. Internal doors have arched openings with paneled shutters with upper part as louvered, with ventilator above. Windows have arched openings with full height double glazed paneled shutters with ventilators. Passage openings are arched with decorative intrados.
7.6	Roofing	Arch braced roof over the atrium with a skylight. The central portion has sloping Mangalore tile roof. The side wings and front portion has flat RCC terrace slab.
7.7	Articulation	Bands, arches, minarets, *jharokhas*, cornice bands, decorative stone brackets, balustrade.
7.8	Finishes	The walls are externally clad with grey stone and plastered and painted inside. Floors are finished with cement tiles.
7.9	Interiors (Movable & Immovable)	**Movable** Wardrobes and dressing tables in rooms, tables, chairs, electric box covers. **Immovable** -
7.10	Compound/ Fence/ Gate	The building directly abuts the road. No compound wall and fence accept in the south side.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	The west side of the building setback has been occupied by shops and restaurant with asbestos covering. Footpath in front of the east side and the porch is paved. The south side setback has unpaved areas, and has been occupied by garage and servants quarter.
8.0		**Services & Utilities**
8.1	Lighting	Adequate light through skylight, balconies, terraces and openings supplemented by artificial light.
8.2	Ventilation	Adequate ventilation through balconies, terraces and openings supplemented by artificial ventilation.
8.3	Electricity	BEST
8.4	Water Supply	MCGM
8.5	Drainage (Plumbing & Sanitation)	MCGM (original cast iron pipes observed)
8.6	Fire Precaution	Extinguishers are installed at every floor level.
8.7	Other (HVAC/BMS/Security Systems)	Individual tenants have installed window and split AC's. Manual security to the society.
9.0		**Condition**
9.1	Plinth	Poor – The band and the stone cladding is deteriorating. Seepage is observed. The level has changed due to alterations made by individual tenants.
9.2	Walls	Poor – the plaster is damaged and seepage is observed from the top floor levels. Cracks and organic growth observed in the rear side. Punctures are made through walls for passing electric wires and sanitation pipes

9.3	Floor	Fair – Due to its deteriorating state, the floor have been strengthened with steel sections. Tanks have been installed on the Terrace level.
9.4	Stairs	Fair – The main wooden staircase is in a deteriorating condition.
9.5	Openings	Poor – The openings have been blocked to house AC's, shutters have been changed, grills have been added, basement windows have been blocked. Ground floor door openings have been altered to suit individual tenant's requirement insensitively. Opening sizes have been changed, paneled in an insensitive manner. Balconies have been enclosed with grills, panels.
9.6	Roofing	Fair – The condition of roof is deteriorating. Tanks have been added on the terrace. Extensions have been made towards the east side.
9.7	Articulation & Finishes	Poor – Some features are in a broken condition. Floor finish has been altered and replaced by ceramic tiles.
9.8	Services	Poor – Electrical wires in the passages are haphazardly added. Water coolers have been installed in the common area. Leakages observed.
9.9	Out Buildings	Servant's quarter has been added in the court. The south side compound area is not maintained well, used as a dump yard. Watchman's cabin has been added in the porch. Front open space of footpath is completely occupied by hawkers.
9.10	Overall Conditions	Fair | Maintenance level | Poor
10.0		**Transformation**
	Form	
	Structure	Extensions have been made on the west side to add shops, restaurant. Porch has been added. Watchman's cabin has been added at the porch area. I-sections have been installed to strengthen the floor. Balconies have been enclosed. Extensions to the blocks are made at the rear side.
	Articulation & Finishes	Openings are blocked, opening size and shutters have been changed, grills have been added. Outbuildings have been insensitively added in the rear portion. Chajjas have been replaced with asbestos sheet. The ground floor is completely covered by hoardings, hawkers, leaving no trace of the original structure.
11.0		**DP Remarks/ Perceived Threats**
		Building has a shop line and 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. SHARADA DWIVEDI and RAHUL MEHROTRA (2001) *Fort Walks,* Bombay : Eminence Designs Pvt. Ltd.



Grey stone clad corner building with alternate rising bays, corner turrets, pointed arched openings, projecting balconies, bands, brackets, frieze bands etc



Projecting balcony with stone jail railing supported on decorative brackets, floor bands, frieze bands etc


Stone balustrade


Corner detail of the turret with decorative brackets, frieze panel, dentil band


Central atrium with overlooking verandah spaces with decorative railing, skylight etc


Entrance to 'Sahakari Bhandar' flanked by columns with decorative capitals and base


Internal round column with floral motif base


Chattri at the terrace level


Decorative internal arch in the passage


Central atrium with a lift shaft




SAHAKARI BHANDAR
सहकारी भांडार

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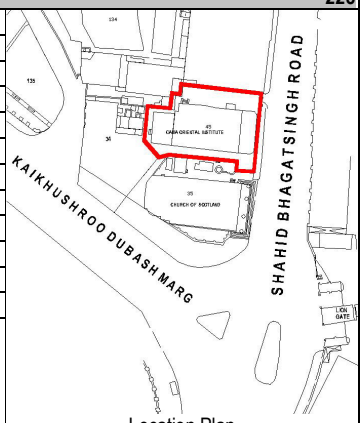
Cama Oriental Institute			228
		Common Ref No: 228 Card No: 319 Ward (Part): A (Part III) CS No: 45 (Fort Division) Plot Area: 852.01 sq m. B U Area: - Date: 02/02/2005 Recorded by: Zankhana Prajapati Reviewed by: Int: Zankhana Prajapati, Sonal Modak Ext: Zankhana Prajapati, Sonal Modak Photo Ref: 228_Cama Oriental Institute.	 Location Plan
1.0		**Denomination**	
1.1	Name of Premises	Cama Oriental Institute	
1.2	Earlier Name	Cama Oriental Institute	
1.3	Built in:	Indeterminable	Extension Date: -
2.0		**Access**	
2.1	Main	Shahid Bhagat Singh Marg.	
2.2	Subsidiary	-	
3.0		**Ownership pattern**	
3.1	Present	Cama Trust	
3.2	Past	Cama Trust	
3.3	Status	Trust/Tenant	
4.0		**Use**	
4.1	Present	Institute, Graphic Advertising and school.	
4.2	Past	-	
4.3	Usage	Institutional– Daily.	
5.0		**Significance & Value Classification**	
5.1	Townscape (manmade)	The building is on the left of Shahid Bhagat Singh Marg and in front of Lion Gate The main access to the building is from Shahid Bhagat Singh Marg. The road is the oldest surviving streetline vista in Bombay, closely associated with its evolution and the development of maritime activities.	
5.2	Architectural Description	**Planning** The building has a rectangular plan with narrow side along the road. The building is ground plus five storied high with sloping roof and part terrace. Entrance of the building is from Shahid Bhagat Singh Marg from the center of the building, which leads to corridor and lift in left and staircase at right. Toilets are in the rear right corner of the building. Ground and first have a hall, second has office areas, third has graphic institute, and fourth and fifth floor has a nursery school. The multipurpose hall is of double height with projecting balconies at first floor level. **Features** The building is a simple elongated rectangular block with curved corners. The building has Ashofarohar at the entrance, has decorative bull shaped column capital in stone at entrance, floral motif on front facade, rectangular opening and cornice band at terrace level. **Style** Building displays characteristics of the Art-Deco style.	
5.3	Intrinsic	-	
5.4	Value Classification	A(arc), B(per), B(uu), E	Recommended grade: III
6.0		**Topography**	
6.1	Floors	G + 5 with part terrace.	
7.0		**Construction**	
7.1	Plinth	Medium height stone plinth.	
7.2	Walls	Load bearing brick wall.	
7.3	Floor	R.C.C. floors.	
7.4	Stairs	One main dogleg staircase is present with cast iron decorative balustrade with wooden handrail.	
7.5	Openings	Rectangular door openings with heavy panel double leaf wooden door.	

		All windows are rectangular openings. All windows are either single leaf or double leaf fully glazed.
7.6	Roofing	Part terrace and part truss gable roof.
7.7	Articulation	Column capital at entrance, cornice band and floral motif.
7.8	Finishes	External walls are plastered and painted. Internal walls are plastered and painted. Flooring in some portion is of ceramic marble mosaic tiles, cement tiles and dado of ceramic mosaic tiles.
7.9	Interiors (Movable & Immovable)	**Movable** Old chairs, benches and tables. **Immovable** Old hinges and fixtures.
7.10	Compound/ Fence/ Gate	Compound wall is stone with cast iron fencing. Has cast iron gate at both sides of the building.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Has open space on sides of the building. No outbuildings. No landscape.
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	No trace.
8.7	Other (HVAC/BMS/Security Systems)	Window AC units.
9.0		**Condition**
9.1	Plinth	Fair - Blackening and weathering of plinth and has seepage from side.
9.2	Walls	Fair - Cracks at certain places and reinforcement and brickwork exposed.
9.3	Floor	Poor - Beams are sagging and have developed cracks exposing reinforcement.
9.4	Stairs	Fair - Tiles are broken, exposed reinforcement and walls have plaster and paint peeling off.
9.5	Openings	Fair - Window frame painted, transformed and has window units and dust accumulation.
9.6	Roofing	Good - The entire roof is poured with asphalt and stone parapet- damaged at certain portion.
9.7	Articulation & Finishes	Fair - Dust accumulation on articulation. Internal plaster and paint peeling off. External plaster and paint peeling off Tiling has holes and dents.
9.8	Services	Good - Well maintained.
9.9	Out Buildings	-
9.10	Overall Conditions	Good | Maintenance level: | Fair
10.0		**Transformation**
	Form	No visible changes
	Structure	No visible changes
	Articulation & Finishes	No visible changes
11.0		**DP Remarks/ Perceived Threats**
		Building forms part of C1 zone
12.0		**Additional Notes/ References/ Documents available**
		Additional Notes: The K R Cama Institute of Oriental Studies was built in the Art Deco style of the 1930s and houses a rare collection of books and manuscripts on Parsi culture and history. On this site once stood a quaint, spherical stone structure known as the icehouse, accessible from the top by a circular iron staircase. It was built in 1843 with a public subscription of Rs 10,000 to store ice imported from the United States of America. After ice began to be manufactured locally, the icehouse was used as a godown until its demolition at the end of the 19th century. **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 façade of the building with rectangular openings, rounded building corners



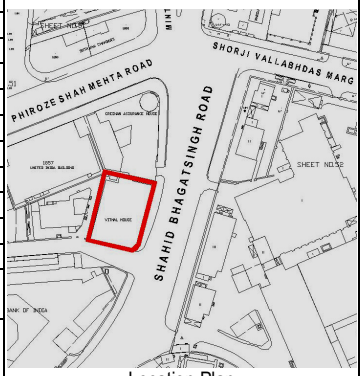
Main entrance flanked by fluted columns with animal motif capitals



Detail of the animal motif column capital at the entrance



Internal staircase with wooden and metal railing

FOMA Flag Officer Maharashtra Area (Headquarters Western Naval Command)			229
		Common Ref No: 229 Card No: 320 Ward (Part): A (Part II) CS No: 1869 (Fort division) Plot Area: Part of 681.16 sqm. B U Area: - Date: 14/04/05 Recorded by: Prachi Merchant Reviewed by: Int: Refer # Ext: Refer # Photo Ref: 229_headquarters western naval command	 Location Plan

1.0		**Denomination**			
1.1	Name of Premises	FOMA Flag Officer Maharashtra Area			
1.2	Earlier Name	Headquarters Western Naval Command			
1.3	Built in:	1930	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 - Central Government			
3.3	Status	Owner			
4.0		**Use**			
4.1	Present	Headquarters of the Navy Training Division.			
4.2	Past	Headquarters of the Navy.			
4.3	Usage	Daily			
5.0		**Significance & value Classification**			
5.1	Townscape (Manmade)	The building is located on the Shahid Bhagat Singh road to the north of Asiatic library building and Horniman circle. The main access is from the east side of the Shahid Bhagat Singh road.			
5.2	Architectural Description	**Planning** Rectangular building oriented in the north south direction, is accessed from the east side directly from the footpath. **Features** The building façade is characterized by uniform square openings, punctuated with vertical pilasters, horizontal bands. The edges of the building are rounded. Internally each floor is unique with wooden partitions and paneling. **Style** The building derives influence from Art Deco style of Architecture.			
5.3	Intrinsic	-			
5.4	Value Classification	B(per)	Recommended grade	III	
6.0		**Topography**			
6.1	Floors	G+6 with terrace			
7.0		**Construction**			
7.1	Plinth	Normal stone clad plinth			
7.2	Walls	Brick walls.			
7.3	Floor	RCC structure supported on columns and beams.			
7.4	Stairs	Wooden dogleg staircase with timber railing and balustrade.			
7.5	Openings	Recessed rectangular openings with wooden paneled shutters.			
7.6	Roofing	Partly sloping Mangalore tiles roof and partly flat-terrace with china mosaic tiles.			
7.7	Articulation	Uniform rectangular openings, vertical pilasters, bands.			
7.8	Finishes	Walls are finished with plaster and paint. Linoleum and ceramic tile floor finishing.			
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 – Internal partitions have been added.		
9.3	Floor	Fair – Shed has been added on the terrace floor.		
9.4	Stairs	Fair		
9.5	Openings	Fair – Openings have been blocked to occupy air conditioning units.		
9.6	Roofing	Fair – Leakage from the roof has been observed through the roof.		
9.7	Articulation & Finishes	Fair – Porch has been added on the front façade. Service pipes and AC units have been installed on the front façade. Original floor finish has been replaced by linoleum sheet and ceramic tile floor finish.		
9.8	Services	Fair – Air conditioning units and other services like toilets and electrical lines have been added in an unplanned manner. Seepage from the service pipes has been observed.		
9.9	Out Buildings	Fair		
9.10	Overall Conditions	Fair	Maintenance level	Fair
10.0		**Transformation**		
	Form	-		
	Structure	Service areas and water coolers have been added.		
	Articulation & Finishes	-		
11.0		**DP Remarks/ Perceived Threats**		
		Building forms part of C1 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, Mumbai.		



Corner curved façade detail with vertical and horizontal bands, rectangular openings



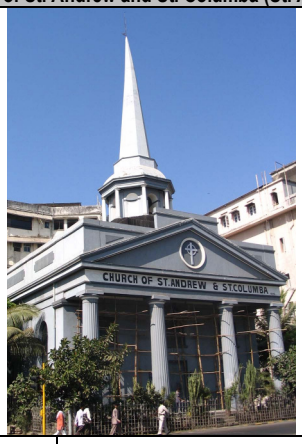
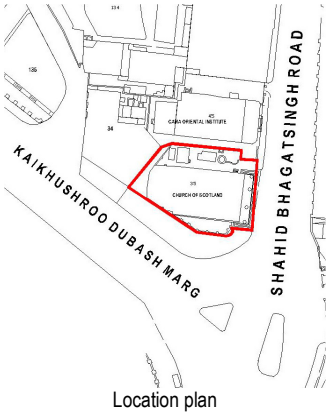
Internal staircase



Internal space modified according to requirement



Entrance porch added later, openings blocked with jail etc

Church of St. Andrew and St. Columba (St. Andrew Scott's Kirk)			230
		Common Ref No: 230 Card No: 321 Ward (Part): A (part III) CS No: 35 Plot Area: Indeterminable B U Area: - Date: 7/12/2004 Recorded by: Arun Wadhwa Reviewed by: Int: Arun Wadhwa, Zankhana Prajapati Ext: Arun Wadhwa, Zankhana Prajapati Photo Ref.: 230_St. Andrews Church	 Location plan
1.0		**Denomination**	
1.1	Name of Premises	Church of St. Andrew and St. Columba	
1.2	Earlier Name	St. Andrew Scott's Kirk	
1.3	Built in:	Commenced 1815 and completed 1818.	Extension Date: Elegant spire added in 1823 and replaced in 1826.
2.0		**Access**	
2.1	Main	Shahid Bhagat Singh Marg – vehicular and pedestrian.	
2.2	Subsidiary	K. Dubash Marg – pedestrian.	
3.0		**Ownership pattern**	
3.1	Present	Mission	
3.2	Past	Mission	
3.3	Status	Owner	
4.0		**Use**	
4.1	Present	Church	
4.2	Past	Church	
4.3	Usage	Daily - worship	
5.0		**Significance & Value Classification**	
5.1	Townscape (manmade)	Prominent corner building marked by a steep spire visible from the wide street intersection opposite to Lion gate. Accessed from east side Shahid Bhagat Singh Marg. High colonnaded portico and a steep conical spire impart commanding urban presence to the church building.	
5.2	Architectural Description	**Planning** Entrance into a high portico fronting the street, leading to a vestibule with access to spiral stair at both the sides. Large rectangular prayer hall with a semicircular apse and beyond. Narrow mezzanine serving as prayer gallery above the entrance accessed by spiral stairs to both sides of the entrance lobby. **Features** Steep spire hexagonal in plan, placed on colonnaded base surmounted by a dome and semicircular arch openings within. Triangular pediment on high fluted columns of Doric order. Semi-circular arch, high window openings on the sidewalls and upper portion of the apse. Decorative relief work in the form of semi-circular arch colonnade along the apse wall. Marble/stone font for baptistery. Ornately carved wood furniture, screens and pulpit. **Style** Georgian style features.	
5.3	Intrinsic	Music organ room.	
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 with spire.	
7.0		**Construction**	
7.1	Plinth	Rough dressed low plinth about a foot in height, with continuous steps along the front and sides of the portico.	
7.2	Walls	Heavy load bearing walls constructed in stone rubble masonry.	
7.3	Floor	No original trace of flooring, presently marble floor finish. Original flagstone flooring in the	

		lobby and entrance portico. Plain concrete floor finishing in the gallery.
7.4	Stairs	Narrow spiral wooden stair supported on a central wooden post with simple wooden railing & handrail. Steep straight flight wooden stair to the roof truss.
7.5	Openings	High semi-circular arch openings form window openings with metal frame and glazed panels. Large wood panel folding door shutters. Louvered window shutters above the entrance through portal.
7.6	Roofing	Mangalore tile sloping gable roof supported on heavy timber king post truss. Internally flat ceiling panels on timber rafters.
7.7	Articulation	-
7.8	Finishes	Plastered and painted wall surfaces both internal and external. Polished wood work of furniture, staircase,
7.9	Interiors (Movable & Immovable)	**Movable** Wooden seating in the large prayer hall. **Immovable** Marble tablet in memory of Pastor Rev. Dr. McPherson Many tablets with decorative features in remembrance of prominent personalities related to the church. Marble/stone font for baptistery. Wood panel forming the organ. High pulpit in wood.
7.10	Compound/ Fence/ Gate	Decorative iron gate from the main east front, additional gate at the northern end to caretaker's residence. A small gate at the southern side for service access.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Marginal open space on the street fronts to the east and south side landscaped with plants and few trees. Northern side has single storied houses, two in a row and a toilet block at the end.
8.0		**Services & Utilities**
8.1	Lighting	Natural light through high window openings supplemented by electric light fixtures.
8.2	Ventilation	Natural ventilation through high 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 of fire fighting or security system.
8.7	Other (HVAC/BMS/Security Systems)	-
9.0		**Condition**
9.1	Plinth	Fair – well maintained.
9.2	Walls	Fair - renovation undertaken recently.
9.3	Floor	Floor level in fair state except for wearing out of original flagstone flooring. Plain concrete finishing in the gallery needs maintenance.
9.4	Stairs	Fair state.
9.5	Openings	Fair state except at a few places at the upper level. Large exhaust fans installed at the louvered openings.
9.6	Roofing	Fair state since renovation in process.
9.7	Articulation & Finishes	Fair – well maintained.
9.8	Services	Fair - Well maintained
9.9	Out Buildings	Fair –small residential quarters.
9.10	Overall Conditions	Fair | Maintenance level: good
10.0		**Transformation**
	Form	No visible changes
	Structure	No visible changes
	Articulation & Finishes	No visible changes
11.0		**DP Remarks/ Perceived Threats**
		Building forms part of C1 zone.
12.0		**Additional Notes/ References/ Documents available**
		Additional Notes: Conferred with Urban Heritage Award 1993 by Indian Heritage Society Bombay Chapter. Architect Capt. Sam Good fellow. **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.



Imposing entrance with a pediment on ionic columns, spire behing

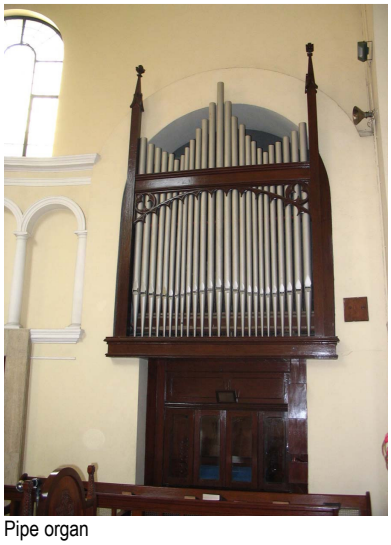


Plaque in marble

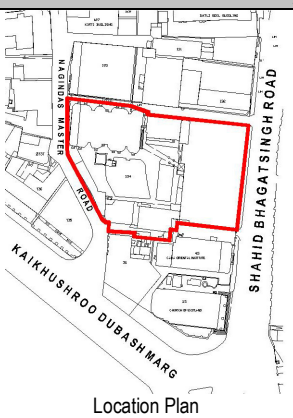

Memorabilia in stone



Tablet in metal


Pipe organ


Arched opening leading to apse with old furniture, series of arched openings aboce

Great Western Building			231
		Common Ref No: 231 Card No: 322 Ward (Part): A (Part III). CS No: 134 (Fort Division). Plot Area: 4505.88 sq m. B U Area: - Date: 16/11/2004 Recorded by: Zankhana Prajapati Reviewed by: Int: Zankhana Prajapati, Arun Wadhwa Ext: Zankhana Prajapati, Arun Wadhwa Photo Ref: 231_Old Admiralty House.	 Location Plan

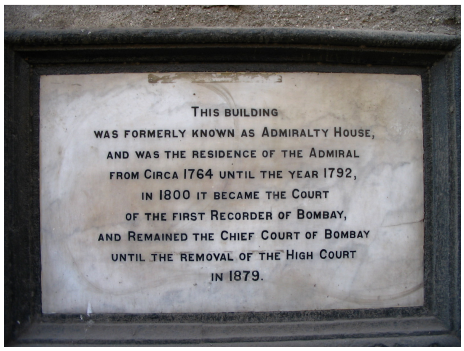
1.0		**Denomination**			
1.1	Name of Premises	Great Western Building			
1.2	Earlier Name	Old Admiralty House			
1.3	Built in:	1764 (Commemorative plaque)	Extension Date:	1890's – 5 storied wing and 3 storied wing added.	
2.0		**Access**			
2.1	Main	Shahid Bhagat Singh Marg.			
2.2	Subsidiary	Nagindas Master Street			
3.0		**Ownership pattern**			
3.1	Present	Private			
3.2	Past	Residence of Governor of Bombay, residence of Commander of Chief of the Indian Fleet, served as Recorder's Court House until 1878 later it was converted to Great Western Hotel and later on it was sub-divided into several residential and commercial establishments.			
3.3	Status	Owner/Tenant			
4.0		**Use**			
4.1	Present	Ensemble, Akbarally's, Alok Nanda & Co., offices and residences. Commercial/residential			
4.2	Past	Residence of Governor of Bombay, residence of Commander of Chief of the Indian Fleet, served as Recorder's Courthouse until 1878 later it was converted to Great Western Hotel and later on it was sub-divided into several residential and commercial establishments			
4.3	Usage	Daily.			
5.0		**Significance & value Classification**			
5.1	Townscape (Manmade)	The building is along Shahid Bhagat Singh Marg and accessed is through a central entrance. In the past it served as an important landmark building.			
5.2	Architectural Description	**Planning** Large and palatial looking building fronting the road. Originally it had an entrance porch. Entire complex comprises of three buildings and three other small buildings. Currently the inner planning is very random as the entire floor is divided into office and residential premises with no clear circulation space. The main building has one main central staircase with two additional staircases at the rear. Ground and first floor were originally 30 ft high and now a mezzanine has been added in each of the premises either at one, two or three levels. **Features** It is a simple building with rectangular openings. Building has a large opening in the front façade with a projecting balcony at the second floor level. To emphasize the opening it has a projection band of on all sides. The original balcony balusters were intricately carved in wrought iron and the wooden brackets supporting the balcony are strengthened by adding two cast iron brackets on the sides. **Style** It has displays characteristics of the Colonial Style.			
5.3	Intrinsic	Originally a bridge existed between the main building and 5-storeyed annex at first floor level, but at present only four carved cast iron columns are prevalent.			
5.4	Value Classification	A(his), B(uu), E, F	Recommended grade	II A	
6.0		**Topography**			
6.1	Floors	Main building - G + 2, (mezzanine floor added to each floor) Annex building - G + 5, G + 3 structure. There is a three-ground substructure, which connects the main building with the annex.			

Great Western Building			231
7.0		**Construction**	
7.1	Plinth	Plinth is of approximate 1'-6" height of coarse black basalt stone.	
7.2	Walls	External wall is of black basalt stone, which is plastered internally, as well as externally except for the front arched portion, which has an exposed dressed black basalt stone surface. Internal walls are of brick masonry and of wood paneling.	
7.3	Floor	Originally the flooring was laid on wooden joists, be it wooden planks or Minton tiling, but presently I – sections have been added to strengthened the floor joists; flooring is of varying nature from ceramic tiles to stone.	
7.4	Stairs	Main staircase is constructed in stone risers and treads. Till the first floor, a wooden handrail prevails and above that a steel baluster and handrail is provided. Two additional rear staircases made of concrete with tread of black stone.	
7.5	Openings	Entrance comprises of three semicircular arched openings made of black basalt stone. Original doors are heavy paneled, double shuttered wooden doors. Internal doors of various premises are all transformed according to the interiors done by occupants. Windows of the front façade are huge narrow openings. They are composed of double shutters with small grids of glass panes fixed in wooden framework.	
7.6	Roofing	Roof of the entire main building comprises of a series of five pitched Mangalore tiled roofs with the center one being large and of greater height. 5-storeyed annex building has flat roof whereas the 3-storeyed annex building has a pitched Mangalore-tiled roof.	
7.7	Articulation	Wooden brackets.	
7.8	Finishes	Walls are finished with plaster both internally as well as externally. Entrance-arched opening is of exposed black basalt stone. Minton tile flooring is seen at some places only. At many place the flooring finish has been changed according to the user.	
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -	
7.10	Compound/ Fence/ Gate	Main and other building mostly abut the entire plot periphery except for the few small stretches of compound wall made of brick and plastered. No trace of fence is seen but there were individual wrought iron gate for each annex building.	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Plot has few small outbuildings, which are in dilapidated state with no maintenance. In center of the plot is a court like space which is used as the back entry as well as for kids to play and park two wheelers, no landscaping is done, but the narrow space which exist between two building is very unhygienic.	
8.0		**Services & Utilities**	
8.1	Lighting	Natural daylight through long openable windows, together with electrical lighting fixtures suspended from high ceiling.	
8.2	Ventilation	Long windows, doors act as the natural ventilators but there is also a presence of AC units as well as fans.	
8.3	Electricity	BEST	
8.4	Water Supply	MCGM	
8.5	Drainage (Plumbing & Sanitation)	MCGM	
8.6	Fire Precaution	Fire extinguishers in some offices.	
8.7	Other (HVAC/BMS/Security Systems)	-	
9.0		**Condition**	
9.1	Plinth	Poor - Plinth has deteriorated on roadside and at many places has been clad with different types of stone and ceramic tiles.	
9.2	Walls	Poor - Structure lacks maintenance. Leakage in down-take pipes have caused dampening and weakening of walls at certain places. At many places portions of the wall have been reconstructed. Even the wooden partition walls are in poor state.	
9.3	Floor	Fair - Intermittent damage seen in the floor structure. In many places, old and replaced floor tiles are in a damaged state.	
9.4	Stairs	Poor - Staircase structure lacks maintenance. Few iron-railing balustrades of the staircases are missing and many are damaged. Narrow rear staircases are in a neglected state.	
9.5	Openings	Poor - At certain places window ventilators are damaged, altered and punctuated with AC units and hence disturbing the homogenous façade. Doors have also gone through major transformation from one premise to another.	
9.6	Roofing	Poor - Low maintenance, few roofing tiles are damaged/ missing.	
9.7	Articulation & Finishes	Poor - Low maintenance in terms of cleanliness. Many cracks and peeling of plaster is seen through out the building.	
9.8	Services	Poor - Routing of electrical wires, plumbing and air-conditioner pipes have caused considerable damage.	
9.9	Out Buildings	Poor - Low maintenance in comparison to the main building.	
9.10	Overall Conditions	Poor	Maintenance level | Poor.

Great Western Building		231
10.0		**Transformation**
	Form	To the rear two-staircase blocks have been added which were built when the building was converted to Great Western Hotel.
	Structure	Many mezzanine floors have been added to each of the floors and thus the building has gone major structural changes. Some years back steel columns and joists have been placed beside and below the wooden members. A cast iron framework has strengthened the three semicircular arches at the entrance.
	Articulation & Finishes	Major transformation in finishes has been occurred internally from wood cladding to ceramic tiles etc.
11.0		**DP Remarks/ Perceived Threats**
		Building forms part of C1 zone
12.0		**Additional Notes/ References/ Documents available**
		Additional Notes: It was said that J.R.D. Tata, was not allowed by the British in the Great Western Hotel and in protest he made Taj Mahal Hotel to show his power and supremacy. Building is in great need of conservation and repair as it is in a very dilapidated condition. **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.



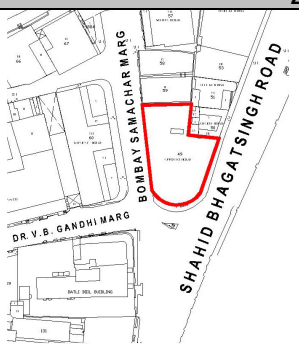
Newly plastered building with arched openings, chajja on second floor with brackets, additional floors



Plaque in marble describing the history of the building



Internal staircase with alterations made

105, Apollo street (Writers Building)			232
		Common Ref No: 232 Card No: 323 Ward (Part): A (Part III) CS No: 49 (Fort division) Plot Area: 841.97 sqm. B U Area: - Date: 25/11/2004 Recorded by: Arun Wadhwa Reviewed by: Int: Arun Wadhwa, Zankhana Prajapati Ext: Arun Wadhwa, Zankhana Prajapati Photo Ref.: 232_Old Writer's House	 Location plan

1.0		**Denomination**	
1.1	Name of Premises	105, Apollo street	
1.2	Earlier Name	Writers Building	
1.3	Built in:	1802.	Extension Date: -
2.0		**Access**	
2.1	Main	Mumbai Samachar Marg – vehicular and pedestrian.	
2.2	Subsidiary	Access to ground floor premises from Shahid Bhagat Singh Marg	
3.0		**Ownership pattern**	
3.1	Present	Indeterminable	
3.2	Past	Indeterminable	
3.3	Status	Ownership with multi tenanted premises.	
4.0		**Use**	
4.1	Present	Commercial - Retail shops, private offices, Go down,	
4.2	Past	Secretariat during early British rule.	
4.3	Usage	Daily	
5.0		**Significance & Value Classification**	
5.1	Townscape (Manmade)	Prominently placed at the Y- shaped intersection of Shahid Bhagat Singh Marg and Mumbai Samachar Marg Main access from west side road front, ground floor premises also accessible from east side road. Curved profile with overhanging balconies at the Y- shaped street intersection generates fair site response to the urban setting.	
5.2	Architectural Description	**Planning** Building occupies the corner site at the road intersection, with corner rounded off facing the junction. Centrally located staircase leads to all upper floors being typically planned accessed by narrow balcony like passage along the road fronts. Common toilet and services are planned on the northern side with an open to sky internal duct to ventilate the inner lobby area. **Features** Arched openings on ground floor. Overhanging continuous balcony with curved profile at the corner. **Style** No particular style	
5.3	Intrinsic	One of the earliest buildings in the historic area-serving as secretariat to the British Regime.	
5.4	Value Classification	A(his), B(per), B(uu), C(seh)	Recommended grade: II B
6.0		**Topography**	
6.1	Floors	G + 2 floors with extensive mezzanines added to the large floor heights.	
7.0		**Construction**	
7.1	Plinth	Very low plinth level now submerged within the pavement level.	
7.2	Walls	External load bearing masonry walls plastered on both external and internal side.	
7.3	Floor	The floors are constructed in wooden planks supported on rafters and heavy girders. Recent re-strengthening by replacing decayed wooden structural members. The projecting verandahs are also similarly constructed	
7.4	Stairs	Originally both the stairs were built in wood, replaced with concrete slab and steel supports recently. The original wooden railing is retained.	
7.5	Openings	Large shallow arched openings in masonry at the ground floor and flat horizontal openings at the upper levels along the veranda.	
7.6	Roofing	Series of pitched roof originally supported on wooden trusses and covered with Mangalore	

		tiles, now replaced with cement sheets and supported on steel member trusses.	
7.7	Articulation	No particular articulation features observed. Few wooden carved columns and ornate capital of Corinthian order salvaged and placed at the ground floor.	
7.8	Finishes	No clue about the original finishes, some old photograph shows intricate wooden detailing onto the projecting verandas. Plastered surfaces and polished/painted wooden and steel members are the kind of finishes existing.	
7.9	Interiors (Movable & Immovable)	**Movable** No traces of original interiors observed. **Immovable** No traces of original interiors observed.	
7.10	Compound/ Fence/ Gate	No compound or fence as the building extends right unto the very narrow pavement. The building entrance has collapsible gates at both the entrances leading to the staircases.	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	-	
8.0		**Services & Utilities**	
8.1	Lighting	Adequate natural light except in internal passages also supplemented with electric lighting.	
8.2	Ventilation	Adequate natural ventilation except in subdivided internal rooms, cabins, etc. supplemented by artificial means.	
8.3	Electricity	BEST	
8.4	Water Supply	MCGM	
8.5	Drainage (Plumbing & Sanitation)	MCGM	
8.6	Fire Precaution	Absence of fire fighting system, individual tenanted offices have installed smoke detectors, fire alarms, etc. Unsatisfactory in case of major outbreak of fire.	
8.7	Other (HVAC/BMS/Security Systems)	-	
9.0		**Condition**	
9.1	Plinth	Poor - Low plinth obscured due to the encroachment by shops upon pavement and addition of steps and platforms. Plant growth and weathering action visible at certain portions to the eastern side affecting plinth courses.	
9.2	Walls	Poor - External walls being severely damaged have been recently repaired and plastered. Internally walls are damaged, cracks development and exposed brickwork.	
9.3	Floor	Poor - Original wooden planks in deteriorating state in verandahs, weakening of floor structure observed and uneven levels. Commercial office occupants have overlaid ceramic tiles over the wooden flooring. Many unoccupied premises are in bad condition.	
9.4	Stairs	Fair - replaced concrete staircases supported on steel sections seem in fair condition. Old handrail and balusters require periodic maintenance.	
9.5	Openings	Poor - Several alterations to window and door openings observed. Full height glass doors in place of wooden paneled shutters. Some window openings are damaged with missing panes and broken shutters on the side and rear facades. Many original door shutters in poor condition due to lack of maintenance since the premises are unoccupied or tenanted.	
9.6	Roofing	Fair - Replaced cement roofing supported on steel trusses are in fair state, still seem dark and dingy from within with very low maintenance.	
9.7	Articulation & Finishes	Poor - The external of the building is plastered without any paint finish thus seems unaesthetic and prone to seepage. Similar negligence to the internal surfaces with unfinished and dilapidated surfaces throughout the building.	
9.8	Services	Poor – low maintenance.	
9.9	Out Buildings	At the rear side extended portion houses toilet block and air conditioning equipments. BEST substation to the side of the rear entry.	
9.10	Overall Conditions	Poor	Maintenance level: Low
10.0		**Transformation**	
	Form	No major transformation to the form as such.	
	Structure	Extensive re-strengthening/repair work to roof and structural members undertaken a few years ago. Wooden truss and staircase supporting members replaced with steel sections. Wooden columns similarly replaced with steel hollow sections and steel supports added to the projecting cantilevered verandas below the first floor.	
	Articulation & Finishes	Major transformation to finishes as the building is occupied by numerous and varied occupants. Serious lack of maintenance has transformed the building into an ordinary looking, dilapidated structure. Hoardings and encroachments on the ground floor have affected the building condition severely.	
11.0		**DP Remarks/ Perceived Threats**	
		Building forms part of C1 zone	

105, Apollo street (Writers Building)		232
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. 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.

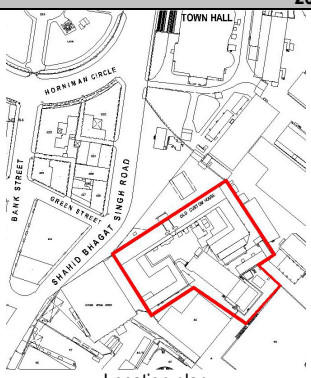


Corner building with arched openings on the ground floor, projecting balconies with railing and columns supported by brackets, sloping roof


Entrance with arched opening now blocked flanked by fluted round columns

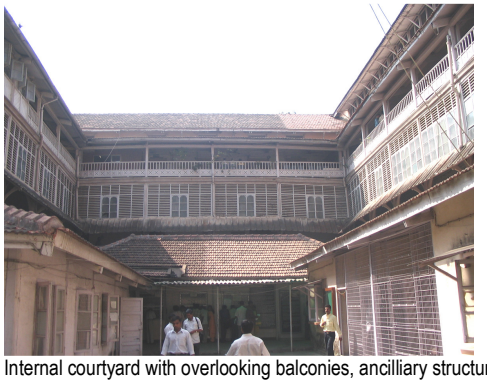


Continuous balcony with projecting chajjas supported on columns, internal openings blocked and altered

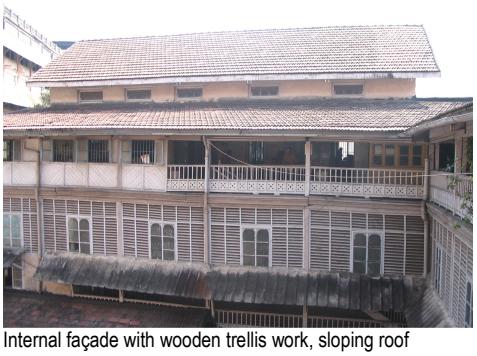
Old Customs House			233
		Common Ref No: 233 Card No: 324 Ward (Part): A (Part II) CS No: 1/46, 17/46, 2/46, 213, 212 (Fort Division) Plot Area: - Indeterminable B U Area: - Date: 11/02/05 Recorded by: Prachi Merchant Reviewed by: Int: Prachi Merchant, Arun Wadhwa Ext: Prachi Merchant, Arun Wadhwa Photo Ref.: 233_Old Customs House	 Location plan
1.0		**Denomination**	
1.1	Name of Premises	Old Customs House	
1.2	Earlier Name	Barracks for Portuguese Garrison, Residence and offices of writers of East India Company, Collector and District Magistrate	
1.3	Built in:	1710 -1895	Extension Date: - 1710-14, 1757-58, 1895, 1921
2.0		**Access**	
2.1	Main	Shahid Bhagat Singh Marg – vehicular and pedestrian	
2.2	Subsidiary	-	
3.0		**Ownership pattern**	
3.1	Present	State Government	
3.2	Past	State Government	
3.3	Status	Owner	
4.0		**Use**	
4.1	Present	Government offices inclusive of collector's office, land record, excise office, property registration office, marriage bureau.	
4.2	Past	Government offices	
4.3	Usage	Daily.	
5.0		**Significance & Value Classification**	
5.1	Townscape (manmade)	One of the oldest surviving buildings in the city. The building is located in an angle, off Shahid Bhagat Singh Marg, oriented in the north-east and south-west direction with the Asiatic Society Library to its north side. The low-rise character of the Old Customs House buildings accentuates the grand scale of the Town Hall with contrast.	
5.2	Architectural Description	**Planning** The building is square in shape, with its two 'C' shape wings placed opposite each other with an enclosed courtyard in the center. The building is accessed, through an extended porch from the west side, through three semicircular arched openings, leading to a corridor to the 'C' shaped wings on either side. Each wing is accessed by a straight flight of steps to the first floor from the entrance lobby and from the east end of the wing. The rooms are lined along the periphery, with internal wooden verandahs overlooking the courtyard. The building is planned as a single mass with sloping roof structures. New buildings are added in the east, central and the rear side. **Features** The extended entrance porch is a later addition, through three arched openings with a terrace above. The porch and the main building façade have rusticated stone masonry. The front façade has rectangular openings on the ground floor along with arch motif in plaster above with a human face keystone. The upper floors have rectangular full height window openings with continuous chajjas supported brackets. The internal façade is lined with wooden verandahs with wooden posts, wooden louvered paneling and trellis work, chajjas supported on wooden brackets, wooden railing. **Style** Building derives influence from Vernacular style of Architecture with few traces of Neo Classical style.	
5.3	Intrinsic	-	
5.4	Value Classification	A(his), B(per), B(uu), C(seh), E, F	Recommended grade: II A.
6.0		**Topography**	

Old Customs House		233
6.1	Floors	G + 3 with mezzanine
7.0		**Construction**
7.1	Plinth	Low plinth, clad with grey stone with a protection band
7.2	Walls	Load bearing stone wall with lime mortar internally and externally.
7.3	Floor	Wooden flooring with wooden beams and planks, along with jack-arch construction.
7.4	Stairs	Four single flight wooden staircases with wooden steps leading to the first floor, located at the end of each 'C' shaped wing. Each floor is connected with the lower floor with a single flight of steps.
7.5	Openings	The entrance door is through a semicircular arch flanked with columns on either side and with floral motifs above. The porch is accessed through arched openings. The internal doors are rectangular with wooden paneled shutters. The façade has rectangular window openings with full height partly glazed and partly paneled shutters. The windows have round MS grills fixed from inside. Internally the verandah openings have glazed paneled shutters.
7.6	Roofing	The wings have Mangalore tile sloping roof supported on wooden members. The windows have *chajjas* supported on wooden brackets.
7.7	Articulation	Wooden verandahs, panelling, railing, arched openings.
7.8	Finishes	Walls are externally clad with grey stone. Internally and externally walls are finished with plaster and paint. The floor is finished with natural stone and with wood at places.
7.9	Interiors (Movable & Immovable)	**Movable** Chairs, tables, mezzanine level storage racks. **Immovable** -
7.10	Compound/ Fence/ Gate	The building directly opens on the road and does not have a compound wall. The rear side of the plot has MS fence on the south and north side.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	The compound has a semicircular landscaped island in the front of porch with parking lot north side. The central portion is paved with a covered pathway connecting internally. The central portion has an old tree with a tree guard. The canteen and office area shed has been added in the central open space. Annex building of G+4 has been added on the east side, blocking the opening of the courtyard. Garage blocks, BEST Substation, Town Hall post office occupy the front northwest side. Many out buildings have been added in the compound: Toilet block, ground structure of Encroachment department with wooden sloping roof, constructed in 1939, land survey record department, have been added on the northeast side. The PWD department and the marriage registration department are located in the southeast side of the plot.
8.0		**Services & Utilities**
8.1	Lighting	Adequate natural light through verandah and openings, supplemented by electric light fixtures.
8.2	Ventilation	Adequate natural ventilation through verandah and 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's and outdoor units are installed on the added floor. Manual security at the entrance.
9.0		**Condition**
9.1	Plinth	Fair – the grey stone plinth is deteriorating and level has reduced to half due to alterations made in the road level.
9.2	Walls	Fair – loose plaster and cracks observed. Seepage observed. Partitions have been added internally to suit the requirement.
9.3	Floor	Poor – The wooden parts of the flooring are deteriorating. The top floor has been added later. Accept at few places, the floor finish has been completely changed. I sections have been added to strengthen the sagging floor on the third floor. At few places false ceiling has been added. Loft spaces have been added.
9.4	Stairs	Poor – wooden parts of the staircase are deteriorating and are improperly maintained.
9.5	Openings	Poor – openings have been blocked to occupy AC's, grills have been added, window shutters have been changed, *chajjas* have been replaced. Front side openings have been completely altered. The verandah openings have been completely blocked by paneling,

		shutters.		
9.6	Roofing	Poor – wooden parts of roof structure are ripping apart and are in a deteriorating condition. *Chajjas* have been replaced by asbestos sheets.		
9.7	Articulation & Finishes	Poor – The verandah features are in a deteriorating condition. Wooden louvered panels have been replaced, and are in a broken condition at places. The front façade features are painted. The materials are difficult to identify.		
9.8	Services	Poor - Pipes are added in a haphazard manner in the rear side. Walls have been puncture to add new sanitation pipes.		
9.9	Out Buildings	Poor – Top floor has been added over the existing structure. The out buildings, covered pathways in the courtyard and in the sides of the plot have been added insensitively without any cohesion with the original building. Connection between the old and annex building has been made insensitively. The toilet block is not maintained well.		
9.10	Overall Conditions	Poor	Maintenance level:	Poor
10.0		**Transformation**		
	Form	Floor has been added.		
	Structure	Extensions at various places have been made. Out buildings have been added. Steel sections have been added to support the existing wooden floor.		
	Articulation & Finishes	Verandah openings have been blocked, opening size and shutters have been changed, grills have been added.		
11.0		**DP Remarks/ Perceived Threats**		
		Government Offices, forms part of C1 zone		
12.0		**Additional Notes/ References/ Documents available**		
		Additional Notes: The Old Customs House is one of the oldest surviving historic buildings in Bombay. The Collector's Offices and the Land Records Registry are now located in this large, stone building which was originally constructed as barracks for the Portuguese garrison and was taken over by the East India Company in 1665 when the Bombay islands were ceded to England. Thereafter it functioned as the residence and offices of the 'Writers' or civil servants of the Company. One such writer, an artist named James Forbes, recorded in *Oriental Memoirs* that whilst in Bombay in the mid-18th century, he was paid such a poor salary that when he could "afford neither supper nor candles", he read Shakespeare by moonlight on the flat roof of this building. The front wing of the building was probably constructed in 1714 by the East India Company and in 1802, the Company relocated its own Customs House here. A few years later, the southern end served as the General Post Office until it was gutted by fire. Extensive additions including **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.		



Internal courtyard with overlooking balconies, ancilliary structures



Internal façade with wooden trellis work, sloping roof



Projecting entrance porch with arched openings, rusticated joints



Façade detail with wooden louvered and trellis work



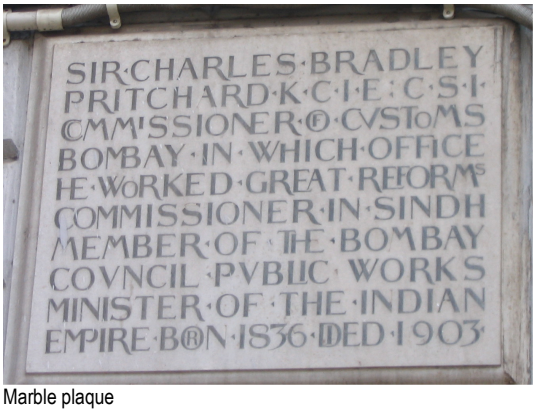
Verandah with wooden railing



Internal wooden staircase



Internal verandah with wooden railing, columns, sloping roof with wooden supports



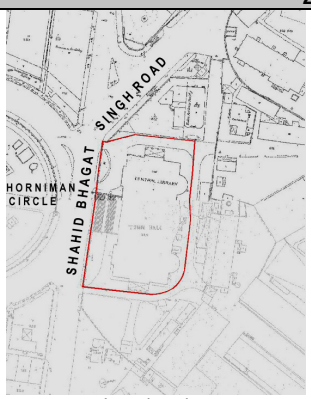
Marble plaque



Arched entrance through an extended porch



Internal wooden bracket detail

The Asiatic Society of Bombay and Central Library (Old Town Hall)			234
		Common Ref No: 234 Card No: 325 Ward (Part): A (Part II) CS No: 225 (Fort Division) Plot Area: 11241.14 sq m. B U Area: - Date: 11/02/05 Recorded by: Prachi Merchant Reviewed by: Int: Prachi Merchant, Zankhana Prajapati Ext: Prachi Merchant, Zankhana Prajapati Photo Ref.: 234 _The Asiatic Society of Bombay (1804) Central Library (Old Town Hall)	 Location plan
1.0		**Denomination**	
1.1	Name of Premises	The Asiatic Society of Bombay and Central Library (Old Town Hall)	
1.2	Earlier Name	Town Hall	
1.3	Built in:	1833	Extension Date: -
2.0		**Access**	
2.1	Main	Shahid Bhagat Singh Marg – vehicular and pedestrian	
2.2	Subsidiary	-	
3.0		**Ownership pattern**	
3.1	Present	State Government	
3.2	Past	State Government	
3.3	Status	Owner - Tenant	
4.0		**Use**	
4.1	Present	Government offices, Public library, Public hall.	
4.2	Past	Civic centre, Convocation Hall	
4.3	Usage	Daily.	
5.0		**Significance & Value Classification**	
5.1	Townscape (manmade)	Imposing longitudinal building built on the Bombay Green, with a magnificent vista. The building has an axial orientation with a west facing view of Horniman Circle, St. Thomas Cathedral and Flora Fountain.	
5.2	Architectural Description	**Planning** The building is symmetrical and rectangular in shape with its longer side facing west. The building stands as an imposing longitudinal mass with three higher entrance pediments than the rest of the building. The Central Public Library is accessed through a prominent high flight of steps, leading to the directly to the first floor. The symmetrical wings on either side have entrance porch on the west, north and south sides and circular wings extended from the east side façade. The flight of steps leads to the platform lined with columns below the prominent central pediment. This leads to the Central library and reading area, which consists of three longitudinal bays with the central bay higher than the two. The rear portion houses service wings inclusive of canteen, toilets. The south wing houses part office space and oval shaped Darbar Hall on the east corner with an extended circular bay. The west side wing occupies the Director of Libraries offices and reading rooms. The first floor and ground floor are connected with a circular staircase with skylight above. The Hall and offices open into a terrace space above the porch on the south side and east side. The north side houses the Asiatic society library with central double height circulation space along with the two way semicircular staircase flights with a sky-lit above. The library consists of reading rooms for students, mezzanine galleries, and reference library area. The Hall and offices open into a terrace space above the porch on the south side and east side. The ground floor wings are accessed from the west side and through a porch from the north-south side with terrace above. It houses stamp office on the south side with central space occupied by the office and the north side by the Directorate of Libraries and an NGO. **Features** The front long façade has a central single flight of stone steps with wrought iron railing, leading to a portico platform lined with a row of eight fluted Doric columns supporting the imposing pediment above. The pediment has its name displayed in its tympanum. The base of the pediment has geometric pattern motifs and dentil corbel below the band.	

		The front east side and north-south side projecting entrance porticos have three arched openings, terrace above and row of four fluted Doric columns above. The windows are full height with louvered shutters and curved sloping wooden chajjas and carved wooden fascia. The rear east side has two projecting circular bays lined with rectangular windows. Internally the main hall is lined with Corinthian columns supporting high sloping roof now covered with glazed false ceiling. The ceiling is lined with dentil corbel bands. The north and south have coffered ceiling with bands around. The floor below the central fight of steps has vaulted ceiling. The staircase lobbies on either side have marble sculptures on pedestal with skylight above. **Style** Building derives influence from Neo Classical style of architecture.		
5.3	Intrinsic	The Town Hall datum level indicating the '0' sea level is engraved on the square stone surface at the north side lowest step. The main grand assembly hall of the Town Hall was used as civic center for civic debates and important civic and political decisions were resolved at public meetings held in the assembly rooms. The building also played an important role in educational, cultural and social life of the city. Until completion of the Fort University buildings, convocation ceremonies were also held here.		
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 + 1		
7.0		**Construction**		
7.1	Plinth	Low plinth, almost negligible.		
7.2	Walls	Load bearing brick wall.		
7.3	Floor	Wooden flooring with wooden beams and planks.		
7.4	Stairs	Main flight of external stone steps with cast iron railing. South and North side wing has double circular flight of stone staircase with double height sky lit central space, and overlooking gallery with intricately carved wrought iron railing. Cast iron spiral staircase on the north and south side from the ground level to the porch terrace level. Internal wooden spiral staircases connect the north side reading areas to the mezzanine levels.		
7.5	Openings	Ground floor arched door openings with partly sash glazed and partly paneled double shutters, with fixed glazed ventilators above. Doors and windows of the first floor have rectangular openings with full height double shutters. Glazed paneled shutters and louvered shutters with ventilators. The lower portion is covered with MS bars. Internal doors between different sections with deep wooden architrave of the wall thickness, with dentil corbel at lintel level with wooden paneled and louvered shutters.		
7.6	Roofing	The main hall has Mangalore tile roof with internal glass false ceiling in three bays with the central higher than the side bays. The side wings have conical skylight openings within the sloping roof.		
7.7	Articulation	Stepped entrance, arched openings, pediments, Doric and Corinthian columns, bands, corbels, windows with wooden chajjas.		
7.8	Finishes	Walls are externally clad with grey stone. Internally and externally walls are finished with plaster and paint. The floor is finished with natural stone in checkered and other geometric pattern and wooden floor at places.		
7.9	Interiors (Movable & Immovable)	**Movable** Chairs, reading tables **Immovable** Commemorative plaque on the south side entrance portico wall, explaining the details of the construction of the Town Hall. The south side of the main hall, occupies a standing marble statue of Mountstuart Elphinstone, Governor of Bombay from 1819 to 1827, who championed the cause of education in India. The south vestibule occupies the statue of a 19th centuary financer, Sir Charles Forbes by British sculpture Sir Francis Chantrey. The North wing occupies a standing statue of soldier and historian John Malcom and seated Matthew Nobles marble figure of philanthropist and educationist Sir Jagannath Shankerseth. North foyer also houses Thomas Woolner's statue of Sir Bartle Frere, Governer of Bombay from 1862 to 1867 and of Sir Jamsetjee jeejeebhoy, J H Foleys standing statue of Governor John, Lord Elphinston and bronze bust of Sanskrit scholar P V Kane, who was conferred the honour of Bharat Ratna. The Darbar Hall displays fine portraits of scholars like Bhagwanlal Indarji, Dr Bhau Daji Lad		

		and James Mackintosh, recorder or Chief Justice of Bombay who was instrumental in establishing the Town Hall as well as Asiatic Society. The library on the north wing has wooden mezzanine with wooden railing, storage units, old seasoned teakwood shelves, and periodical room furniture including the easy chairs with footrest.
7.10	Compound/ Fence/ Gate	The building directly opens on the road and does not have compound wall. The plot has MS fence on the south and north side.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	The compound has some landscaped islands with rare old trees and shrubs and fenced landscaped area on the south side. The north side houses Red Cross society building and staff quarters on the south side. Toilet block has been added in the rear side. The east side has the entrance to the INS Angre and Gungate.
8.0		**Services & Utilities**
8.1	Lighting	Adequate natural light through openings, supplemented by electric light fixtures.
8.2	Ventilation	Adequate natural ventilation through 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)	AC units are installed in the front side rooms. Manual security at individual Library entrances.
9.0		**Condition**
9.1	Plinth	All the building parts are painted white externally. The original materials are difficult to identify. Fair
9.2	Walls	Fair – Loose plaster and cracks observed. Seepage observed in the south side area.
9.3	Floor	Fair
9.4	Stairs	Fair – The wrought iron railing of the main flight of steps is in a broken condition.
9.5	Openings	Poor – Openings have been blocked to occupy AC's. Grills have been added, window shutters have been changed. Chajjas have been replaced. Rear side openings have been completely altered. Front side openings have been blocked insensitively to occupy AC outdoor units.
9.6	Roofing	Fair – Few leakages observes in the south side wing.
9.7	Articulation & Finishes	Fair – All the features are painted white.
9.8	Services	Poor - Pipes are added in a haphazard manner in the rear side.
9.9	Out Buildings	Fair – Toilet block is insensitively added at the rear. Staircase has been added at the rear leading to the roof. The toilet block is not maintained well.
9.10	Overall Conditions	Fair | Maintenance level: | Fair
10.0		**Transformation**
	Form	-
	Structure	In the front side, AC units have been added and covered with *jali.* Toilet block and other extensions have been done in the rear side.
	Articulation & Finishes	Openings are blocked, opening size and shutters have been changed, grills have been added. Since there is compound wall demarcating the boundaries, hawkers have occupied some area inside the premises on the north side.
11.0		**DP Remarks/ Perceived Threats**
		Town Hall and Library, forms part of C1 zone
12.0		**Additional Notes/ References/ Documents available**
		Additional Notes: The building was designed by Colonel Thomas Cowper to symbolise might and power. This imposing structure is 200 feet long and 100 feet deep. The Asiatic Society of library houses a collection of 1,00,000 books inclusive of some of the rare books in Sanskrit, ancient and modern and european languages. It houses old antiquities and rare manuscripts like Dante's Divine Comedy, Aranyaka Parvan of Mahabharata, the Sopra relics, History of Dharmasastra. **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.

		ABHA NARAIN LAMBAH *Through the Looking Glass – The Grade I Heritage of Mumbai,* Mumbai : Urban Design Research Institute, Jasubhai Media and Super Book House.] *The Asiatic Society Of Bombay 1804-2004, A Guide to its History, Collections and activities* : Pragati Art Printers. (brochure of the Asiatic Society of Bombay published during the 200 years of celebrations)



Imposing white structure with a flight of steps, extended porch on ionic columns with a pediment above, rectangular openings



Projecting balconies with fluted ionic columns, rectangular windows, pediment with geometric pattern, sloping chajjas etc



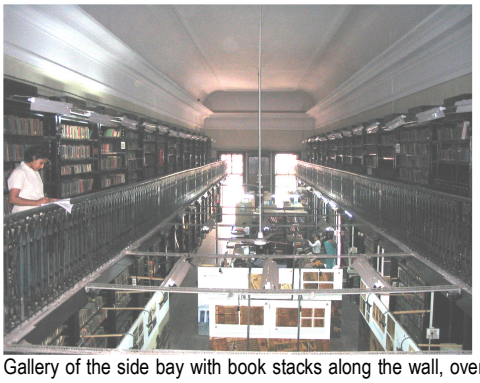
Main reading hall with vaulted ceiling on fluted columns with Corinthian capitals



Detail of the floral pattern Corinthian capital



Conference room with old wood furniture, wooden paneled shutters for rectangular openings



Gallery of the side bay with book stacks along the wall, overlooking the ground floor



Cornice detail of the internal room



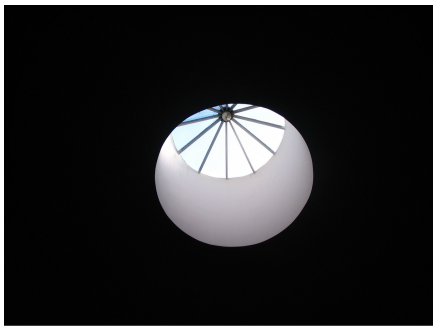
Window with louvered shutters, wooden sloping chajja



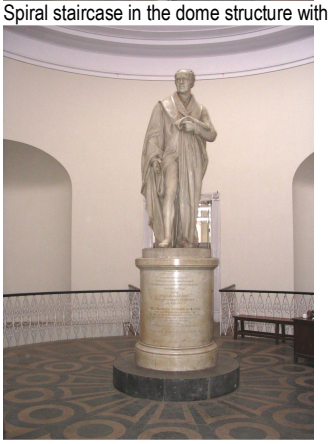
Wooden spiral staircase with wooden railing



Spiral staircase in the dome structure with metal railing



Skylight over the dome structure



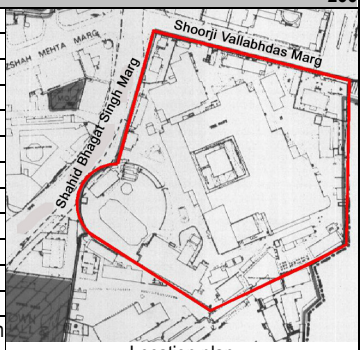
Marble Statue on pedestal with dome structure above



Lobby space with a dome above, overlooking balconies, arched openings, staues of various personalities



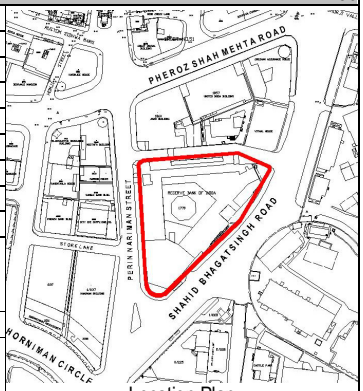
Detail of the metal railing in the overlooking balconies

The Mint			235
		Common Ref No: 235 Card No: 326 Ward (Part): A (Part II) CS No: 229 Plot Area:- B U Area: - Date: 13-05-06 Recorded by: Prachi Merchant Reviewed by: Int: Permission denied Ext: Permission denied Photo Ref: 235_The Mint Note: The proforma has been filled through archival information.	 Location plan

1.0		**Denomination**	
1.1	Name of Premises	The Mint	
1.2	Earlier Name	The Mint	
1.3	Built in:	1833	Extension Date: -
2.0		**Access**	
2.1	Main	Shoorji Vallabhdas Marg	
2.2	Subsidiary	Shahid Bhagat Singh Marg – vehicular and pedestrian	
3.0		**Ownership pattern**	
3.1	Present	State Government	
3.2	Past	Governor of Bombay Presidency	
3.3	Status	Owner	
4.0		**Use**	
4.1	Present	Production of commemorative and development oriented coins	
4.2	Past	Coin Production	
4.3	Usage	Institution	
5.0		**Significance & Value Classification**	
5.1	Townscape (manmade)	The Mint building is located at the junction of Shoorji Vallabhdas Marg and Shahid Bhagat Singh Marg, opposite the Reserve Bank Of India building. The building was a part of the planned Fort area, located to the left of Asiatic Library and Old Custom House which was fronted by Horniman circle	
5.2	Architectural Description	**Planning** The original building is quadrangular, the western side having two stories occupying Mint Master, Assay Master and Bullion department. The northern side is occupied by Standard melting room. Extention was made on the North Eastern end to accommodate workshops for repair of machinery. Additional strongholds were built in the quadrangle. Linear symmetrical building with central porch with ionic columns, and side bays with sloping roof. **Features** Central double height porch with ionic columns. **Style** The building derives influence from Neo Classical style of Architecture	
5.3	Intrinsic	The first Indian anna nickel coin was coined in Bombay Mint in 1907	
5.4	Value Classification	A(arc), A(his)	Recommended grade: IIB
6.0		**Topography**	
6.1	Floors	G + 2	
7.0		**Construction**	
7.1	Plinth	-	
7.2	Walls	Stone	
7.3	Floor	-	
7.4	Stairs	-	
7.5	Openings	Rectangular openings with sloping chajjas	
7.6	Roofing	Sloping Mangalore tiled roof	
7.7	Articulation	-	
7.8	Finishes	-	

7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -		
7.10	Compound/ Fence/ Gate	High Compound wall with strict security arrangement		
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)	MCGM		
8.6	Fire Precaution	-		
8.7	Other (HVAC/BMS/Security Systems)	-		
9.0		**Condition**		
9.1	Plinth	Indeterminable		
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	-		
	Structure	-		
	Articulation & Finishes	-		
11.0		**DP Remarks/ Perceived Threats**		
		Part of I3 + Part No Reservation		
12.0		**Additional Notes/ References/ Documents available**		
		Additional Notes: Mint with an Ionic portico was built on a strip of land reclaimed from the sea. It was designed by Major John Hawkins of the Bombay Engineers and completed in 1829 and enlarged in 1864. Coining was commenced in 1830. Besides coins, the Mint also produces medals of various types, for Ministry of Defence, Ministry of Home Affairs, educational institutions, social service institutions, badges etc. It is also a centre for the issuance of gold ingots in exchange of unrefined gold tendered by licensed dealers. The institution also has a separate department that makes official weights and measures such as metric weights, capacity, and linear measures for state governments, laboratories and the Bureau Of Indian Standards The new highrise Reserve Bank of India building was constructed on the site of a large circular tank in front of the Mint, the water of which was formerly used for condensing exhaust steam. **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.		

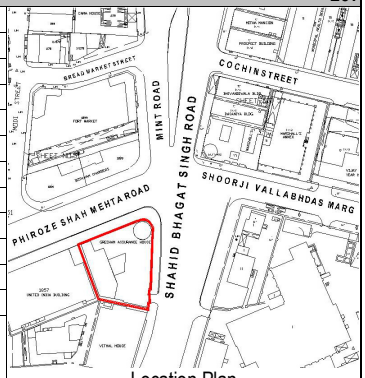
Note: Photographs not available

Reserve Bank building			236
		Common Ref No: 236 Card No: 327 Ward (Part): A (part II) CS No: 1779 (Fort division) Plot Area: 4970.95 sqm. B U Area: - Date: 06/04/2005 Recorded by: Arun Wadhwa Reviewed by: Int: Permission denied Ext: Arun Wadhwa Photography permission denied Photo Ref.: 236_Reseverve Bank Of India Note: The proforma has been filled through archival information.	 Location Plan

1.0		**Denomination**	
1.1	Name of Premises	Reserve Bank of India (Old building)	
1.2	Earlier Name	Reserve Bank building	
1.3	Built in:	Completed in April 1939.	Extension Date: -
2.0		**Access**	
2.1	Main	Shahid Bhagat Singh Marg – vehicular and pedestrian.	
2.2	Subsidiary	Perin Nariman Street	
3.0		**Ownership pattern**	
3.1	Present	Reserve Bank of India - Owner	
3.2	Past	Reserve 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 building with long front along Shahid Bhagat Singh Marg and splayed corner at the wide intersection towards Town hall. Main access from east side Shahid Bhagat Singh Marg, subsidiary access also along the west and north sides. Impressive scale and robust external appearance of an otherwise functionally planned building.	
5.2	Architectural Description	**Planning** Indeterminable. **Features** Long symmetrical Malad stone dressed front façade with a large and recessed entrance bay flanked by massive circular columns with decorative capitals. Façade is punctuated by rectangular openings spanning three floors forming vertical recessed bays with inset cast-iron infill window panels. Terrace level is marked by a prominent cornice band. South west edge facing the wide road intersection is splayed responding to location. **Style** Influence of Colonial features	
5.3	Intrinsic	-	
5.4	Value Classification	A(arc), A(his), B(per), B(des), B(uu), C(seh), F, I(sce)	Recommended grade: II A
6.0		**Topography**	
6.1	Floors	G + 4 floors.	
7.0		**Construction**	
7.1	Plinth	Plinth height about 0.9 m.	
7.2	Walls	Indeterminable.	
7.3	Floor	Indeterminable.	
7.4	Stairs	Indeterminable.	
7.5	Openings	Large rectangular openings spanning entire heights with inset cast-iron infill window panels. Window shutters are sleek metal framed and glazed panel.	
7.6	Roofing	Indeterminable.	
7.7	Articulation	Impressive entrance flanked by massive circular columns and decorative capitals, distinct cornice band at terrace level, vertical opening bays with inset cast-iron window panel.	
7.8	Finishes	Fine dressed yellow Malad stone external wall surfaces and cast-iron infill window panels.	

		Internal finishes indeterminable.	
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -	
7.10	Compound/ Fence/ Gate	Low compound wall with high iron railing above securing the front side, building itself fronts the footpath all around.	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	-	
8.0		**Services & Utilities**	
8.1	Lighting	Indeterminable.	
8.2	Ventilation	Indeterminable	
8.3	Electricity	BEST.	
8.4	Water Supply	MCGM. Water storage tank.	
8.5	Drainage (Plumbing & Sanitation)	MCGM Connected to Municipal sewer lines.	
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	Indeterminable	
9.6	Roofing	Indeterminable	
9.7	Articulation & Finishes	Indeterminable	
9.8	Services	Indeterminable	
9.9	Out Buildings	Indeterminable	
9.10	Overall Conditions	Fair externally otherwise indeterminable.	Maintenance level: Fair externally otherwise indeterminable.
10.0		**Transformation**	
	Form	-	
	Structure	Indeterminable	
	Articulation & Finishes	-	
11.0		**DP Remarks/ Perceived Threats**	
		Building forms part of C1 zone	
12.0		**Additional Notes/ References/ Documents available**	
		Additional Notes: On 1st April 1935, the Reserve Bank of India came into operation and the Bombay branch was opened in the old Bank of Bombay. It functioned there for four years before its own new building was constructed close by, opposite the Mint. On this site had formerly stood old military barracks, solid relics of the old Fort whose demolition in 1925 proved to be a formidable task. The site lay vacant until 1936, when a large plot in the angle formed by the junction of Mint Road and Bazaargate Street was purchased outright by the Reserve Bank of India. J A Ritchi, partner in Bombay of Palmer & Turner, was appointed consulting architect to the Bank. The impressive building was completed in April 1939. As the headquarters for India's premier bank, the building was designed to be entirely utilitarian, giving an impression of security and solidity without ornamentation or architectural flourish. The building stands out in Bombay as one of the finest examples of construction in Malad stone. The building's most outstanding feature is the magnificent main entrance section with its lofty dimensions, enhanced by two giant stone columns on each side. **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.	

Note: Photographs not available

Gresham Assurance House				237
		Common Ref No: 237 Card No: 328 Ward (Part): A (Part II) CS No: 1845 (Fort Division). Plot Area: 965.35 sqm. B U Area: - Date: 17/02/2005. Recorded by: Arun Wadhwa Reviewed by: Int: Arun Wadhwa, Sonal Modak Ext: Arun Wadhwa, Sonal Modak Photo Ref: 237_Gresham Assurance.	 Location Plan	
1.0		**Denomination**		
1.1	Name of Premises	Gresham Assurance House		
1.2	Earlier Name	Gresham Assurance House		
1.3	Built in:	1939	Extension Date	-
2.0		**Access**		
2.1	Main	Junction of Shahid Bhagat Singh Marg and Sir Pherozshah Mehta Road		
2.2	Subsidiary	-		
3.0		**Ownership pattern**		
3.1	Present	Life Insurance Corporation of India - Owner		
3.2	Past	Gresham Assurance Ltd.		
3.3	Status	Owner and Tenant		
4.0		**Use**		
4.1	Present	Offices – Commercial		
4.2	Past	Offices		
4.3	Usage	Daily		
5.0		**Significance & Value Classification**		
5.1	Townscape (Manmade)	Corner building at the major intersection of Shahid Bhagat Singh Marg with P. M. Road. Accessed from both the road fronts.		
5.2	Architectural Description	**Planning** Corner building with an accentuated corner. It is accessed through staircases at both the ends of the street front. Typical floor layout with pantry and toilet facilities on the rear side. Central truncated triangular atrium derives light in the passages on the second, third and fourth floor. Large height ground floor with mezzanine and access to basement. LIC occupies entire first floor while private offices take up subdivided spaces on other floors. A small canteen is housed in the domed terrace block. Basement lies vacant, while the ground floor is being leased out to a bank. **Features** Imposing curved corner with recessed profile flanked by large circular Ionic columns surmounted by a dome forms the most striking feature marking the street intersection. Rusticated semicircular arch openings on the ground floor and recessed window openings on upper floor façade form distinct vertical bands. Also a large cornice band at terrace level marks the building edge. Ionic column capitals on heavy circular columns. Dome crowned by lantern marks an important silhouette at the street intersection. Stone medallion or cartouche at the entrance inscribing company monogram. **Style** Influence of Renaissance style of architecture.		
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 + 4 & basement		
7.0		**Construction**		
7.1	Plinth	About 1.2 m. height, buff basalt stone finish punctuated by basement ventilator openings.		
7.2	Walls	Brick masonry non-load bearing walls and RCC structural members.		
7.3	Floor	Flat RCC slab resting on beams and columns.		
7.4	Stairs	Two regular double flight RCC stairs at both ends of the road fronts. Also lift lobby shared at floor level landing.		
7.5	Openings	Rusticated semicircular arch openings on ground floor seem to be large door sized. Metal frame glazed panel window shutters. Double leaf wooden door shutters forming office		

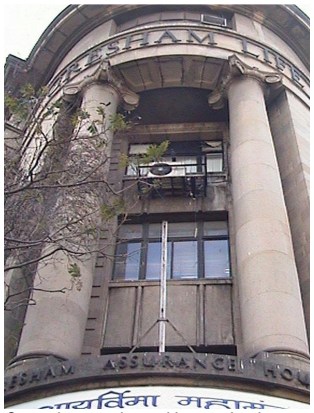
		entrances.
7.6	Roofing	Flat RCC floor slab and dome over the pavilion at terrace corner. Acrylic covered skylight on concrete frame over the central void.
7.7	Articulation	-
7.8	Finishes	Buff basalt stone dressing over the two roadside external facades. Plain plaster painted wall surfaces to the internal and rear external wall surfaces. Varied floor finishes throughout the building. Original marble finish stairs retained.
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -
7.10	Compound/ Fence/ Gate	Building itself forms the boundary along the road fronts.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	-
8.0		**Services & Utilities**
8.1	Lighting	Adequate natural light except in some portions, relies more on artificial sources.
8.2	Ventilation	Adequate natural ventilation, relies on A.C. units.
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)	Split and window Unit A.C.'s
9.0		**Condition**
9.1	Plinth	Fair - except seepage in basement floor.
9.2	Walls	Fair - except staircase & common areas.
9.3	Floor	Indeterminable - due to false ceilings.
9.4	Stairs	Fair - except minor cracks & wear tear.
9.5	Openings	Fair - except modified window shutters.
9.6	Roofing	Indeterminable - due to false ceilings. Fair condition of dome at terrace level.
9.7	Articulation & Finishes	Fair - except staircase & common areas.
9.8	Services	Fair - except the two rear sides with old & neglected plumbing & garbage disposed.
9.9	Out Buildings	-
9.10	Overall Conditions	Fair | Maintenance level | Fair
10.0		**Transformation**
	Form	No visible changes
	Structure	No visible changes
	Articulation & Finishes	No visible changes
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. 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.


Arch opening with rusticated joints, glazed shutters


Decorative column capital



Buff stone clad building with ground floor arched openings with rusticated joints, corner curved bay, above rectangular openings, bands etc



Curved corner bay with round columns with decorative capitals surmounted with a dome



Corner curved bay dome with a finial.



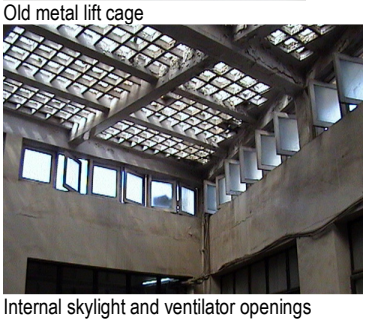
Entrance with the building name and emblem above the opening



Old metal lift cage



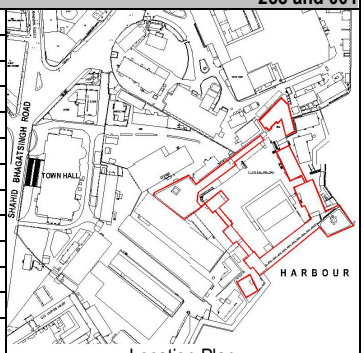
Light fixtures



Internal skylight and ventilator openings



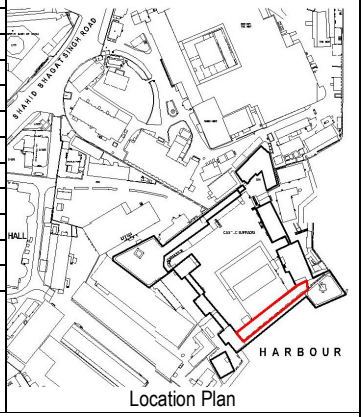
Internal spaces as per new modifications

INS Angre – Walls and Bastions			238 and 001
		Common Ref No: 238 and 001 Card No: 329 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: Sachin Borkar 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	

Note: Refer Card no. 1, 3, 4, 5

References:

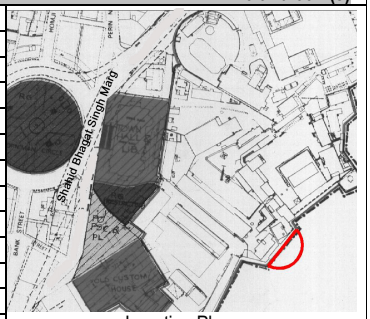
ABHA NARAIN LAMBAH ASSOCIATES (2005) *Conservation Guidelines for Heritage Structures with the Indian Navy, Mumbai,* 3 Vols. Project Report courtesy Indian Navy.

INS Angre – Headquarters Building (Manor house)			239 and 001(2)
		Common Ref No: 239 and 001(2) Card No: 330 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: Sachin Borkar 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	

Note: Refer Common Ref No: 001(2), Card no. 2

References:

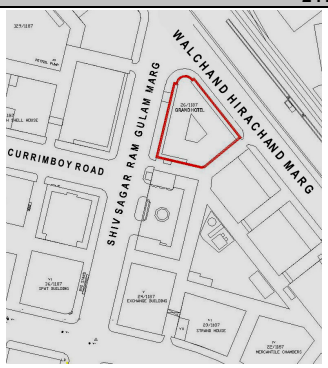
ABHA NARAIN LAMBAH ASSOCIATES (2005) *Conservation Guidelines for Heritage Structures with the Indian Navy, Mumbai,* 3 Vols. Project Report courtesy Indian Navy.

Fragment of Old Fort Wall (Naval Dockyard, Remnants of the Old Fort Wall)			240 and 002 (5)
		Common Ref No: 240 and 002 (5) Card No: 331 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	

Note: Refer Common ref no: 002 (5), Card no. 10

References:

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

Grand Hotel			241
		Common Ref No: 241 Card No: 332 Ward (Part): A (Part II) CS No: 26 / 1187 (Fort Division) Plot Area: 969.25 sq m. B U Area: - Date: 06/04/2005 Recorded by: Sonal Modak Reviewed by: Int: Permission denied Ext: Sonal Modak Photo Ref: 241_Grand Hotel	 Location Plan
1.0		**Denomination**	
1.1	Name of Premises	Grand Hotel	
1.2	Earlier Name	Grand Hotel	
1.3	Built in:	1920's	Extension Date: -
2.0		**Access**	
2.1	Main	Shri. Shivsagar Ramgulam Marg	
2.2	Subsidiary	-	
3.0		**Ownership pattern**	
3.1	Present	Indeterminable	
3.2	Past	Indeterminable	
3.3	Status	Indeterminable	
4.0		**Use**	
4.1	Present	Commercial – Restaurant and lodge	
4.2	Past	Commercial – Restaurant and lodge	
4.3	Usage	Daily	
5.0		**Significance & Value Classification**	
5.1	Townscape (Manmade)	Located on a corner plot at the junction of Walchand Hirachand Marg and Sprott Road with a tree-lined avenue maintaining similar height & features as per urban design regulations laid down for the entire Ballard Estate. It is an imposing corner building forming a local landmark. Main access is from corner of Walchand Hirachand Marg and Sprott Road.	
5.2	Architectural Description	**Planning** Building is triangular in plan in response to the plot, having corner entrance from a curved wall. Facades are symmetrical sharing common open spaces with buildings on sides and rear. Circular corner tower rises higher than the rest of the building height. Large floor heights without any setback or interception generate an urban scale-volume to the building block. **Features** Main entrance is from the corner of the building from the junction of Walchand Hirachand Marg and Sprott Road. Yellow ashlar masonary having circular edge forming circular tower rising above the building height. Ground floor windows have segmental arches with curvilinear awnings. Upper floor openings are architrave openings with lintel heads. A continuous bracketed cornice band forming balconies at first floor level. Second floor has step out balconies resting on stone brackets with cast iron railing. **Style** Influence of European Renaissance 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 A
6.0		**Topography**	
6.1	Floors	G + 4	
7.0		**Construction**	
7.1	Plinth	Medium plinth about 2 ft. 6 inches high in yellow ashlar masonry.	
7.2	Walls	Load bearing yellow ashlar masonry along the entire periphery, open internal space is supported on columns.	
7.3	Floor	Indeterminable	
7.4	Stairs	Indeterminable	

Grand Hotel					241
7.5	Openings	Large door/window openings with timber frame and double-glazing panels and awnings.			
7.6	Roofing	Indeterminable			
7.7	Articulation	Cornice bands.			
7.8	Finishes	Yellow Kurla stone dressed external wall surfaces and plastered-painted internal finishes.			
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -			
7.10	Compound/ Fence/ Gate	No compound wall, only an iron gate enclosing the common open space along the sides.			
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Paved open space shared with adjoining buildings. Tree lined avenue along the front and services located in the rear common space.			
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)	Split & window unit air-conditioners.			
9.0		**Condition**			
9.1	Plinth	Good except plumbing interventions along the rear side.			
9.2	Walls	Good			
9.3	Floor	Indeterminable			
9.4	Stairs	Indeterminable			
9.5	Openings	Good			
9.6	Roofing	Indeterminable			
9.7	Articulation & Finishes	Good			
9.8	Services	Fair – old and neglected plumbing lines to the rear side.			
9.9	Out Buildings	-			
9.10	Overall Conditions	Good	Maintenance level	Good	
10.0		**Transformation**			
	Form	Indeterminable, No visible changes externally.			
	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: - **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. *Ballard Estate – A Corporate District* (2000) Urban Design Research Institute and Bombay First.			



Corner curved higher bay with arched and rectangular openings, bands, surmounted by a dome


Corner detail with decorative bracket, bands etc


Projecting balcony supported on brackets, floor and dentil bands


Recessed arched window opening with sill band, sloping chajja etc


Detail of the cornice band of the projecting balcony

Hague Building			242
		Common Ref No: 242 Card No: 333 Ward (Part): A (Part II) CS No: 17/1187 (Fort Division) Plot Area: 520.26 sq m. B U Area: - Date: 25/11/2004 Recorded by: Zankhana Prajapati Reviewed by: Int: Zankhana Prajapati, Arun Wadhwa Ext: Zankhana Prajapati, Arun Wadhwa Photo Ref: 242_Hague building.	 Location Plan

1.0		**Denomination**			
1.1	Name of Premises	Hague Building			
1.2	Earlier Name	Hague Building			
1.3	Built in:	1920's	Extension Date:	-	
2.0		**Access**			
2.1	Main	Shivsagar Ramgulam Marg			
2.2	Subsidiary	-			
3.0		**Ownership pattern**			
3.1	Present	Private - SF Dyes.			
3.2	Past	Alexander Hague/Bombay Port Trust.			
3.3	Status	Owner/Tenant			
4.0		**Use**			
4.1	Present	Paramount Universal Studio, SF Dyes, other commercial offices.			
4.2	Past	Commercial.			
4.3	Usage	Daily.			
5.0		**Significance & Value Classification**			
5.1	Townscape (Manmade)	The building is along Shivsagar Ramgulam Marg and the entrance to the building is from the left end. It is part of the Ballard Estate precinct and follows the urban pattern of that area.			
5.2	Architectural Description	**Planning** Commercial building with a large floor area for office use. Entrance is from the left of the front façade and has a C shaped staircase. All service utilities are to the rear of the building. **Features** Sides of the building protrude out as compared to central bay and it has three semicircular arches with continuous projecting imposts. Ground floor has semi-circular arched openings and other floors have huge flat arched openings, with keystone projections. Cornice Band runs along the first and terrace floor's floor level, supported with a series of small brackets. Wooden awning on first floor level. Arched opening of the entrance has ornately carved ancon, and the façade is of yellow Malad stone. **Style** It displays characteristics of the European Renaissance style.			
5.3	Intrinsic	-			
5.4	Value Classification	A(arc), B(per), B (des), B (uu), E, F, G(grp)	Recommended grade	II A	
6.0		**Topography**			
6.1	Floors	G + 2 with part floor.			
7.0		**Construction**			
7.1	Plinth	Low plinth of one riser, in stone with slight projection at top.			
7.2	Walls	Non-load bearing brick walls with stone ashlar masonry on the facades.			
7.3	Floor	R.C.C. slab supported on beam and column and mezzanine level built in some office premises.			
7.4	Stairs	R.C.C. staircase supported from sides, ground floor had stone stairs, first had stone treads & second had wooden treads with decorative wooden balusters and railing. Originally lift block was present which does not exist currently.			

Hague Building			242
7.5	Openings	Entrance is of flat arched openings made of yellow dressed stone. Original doors are heavy paneled, double shuttered wooden doors. Internal doors of various premises have all transformed according to the interiors done by occupants. All openings of the ground floor are semicircular arched openings and the first and second are flat arch plain openings with a prominent cornice.	
7.6	Roofing	Building has a flat roof.	
7.7	Articulation	Balcony projections over the cornice band forms a major articulation.	
7.8	Finishes	Façade has a stone masonry fascia and internal walls are plastered.	
7.9	Interiors (Movable & Immovable)	**Movable** Nothing was visible, as the building has gone through major transformations. **Immovable** Decorative wooden baluster and small wooden gate at second floor staircase leading to terrace.	
7.10	Compound/ Fence/ Gate	Iron gate at entrance is of original nature.	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Adjoining space between the buildings is paved and it directly opens to the street. The plot does not have any out building or compound wall.	
8.0		**Services & Utilities**	
8.1	Lighting	Natural daylight through windows, together with electrical light fixtures.	
8.2	Ventilation	Natural ventilation but there is presence of AC units as well as fans.	
8.3	Electricity	BEST	
8.4	Water Supply	MCGM	
8.5	Drainage (Plumbing & Sanitation)	MCGM	
8.6	Fire Precaution	No integrated fire precaution system is present but some offices do have fire extinguishers for emergency.	
8.7	Other (HVAC/BMS/Security Systems)	-	
9.0		**Condition**	
9.1	Plinth	Fair - Plinth is in good condition in front but at rear and sides it has deteriorated due to seepage from drainpipe and dampening.	
9.2	Walls	Fair - Plant growth in certain area is a structural threat if not taken care of. Leakages in down take pipes and at balcony projections have blackened the wall at certain places. It is punctuated with AC units.	
9.3	Floor	Indeterminable.	
9.4	Stairs	Poor - Reinforcement exposed at certain areas. Baluster and railing joints were loose and unpolished. Electrical conduits are open and exposed at landings.	
9.5	Openings	Fair - At certain places window ventilators are damaged and altered; punctuated with AC units and hence disturbing the homogenous façade. Doors have also gone through major transformation from one premise to another. Collapsible gate closing the opening in ground floor; windowpanes broken and pattern changed.	
9.6	Roofing	Indeterminable.	
9.7	Articulation & Finishes	Poor - Small patches of cement pointing in wall, stone surface colored and blackened. Many cracks and peeling of plasters is seen in staircase. Coping brackets are damp due to seepage.	
9.8	Services	Poor - The routing of electrical wires, plumbing and air-conditioner pipes have caused considerable damage.	
9.9	Out Buildings	-	
9.10	Overall Conditions	Fair. | Maintenance level | Poor.	
10.0		**Transformation**	
	Form	-	
	Structure	Mezzanine addition in some premises, no other visible change.	
	Articulation & Finishes	Ad Hoardings and Nameplates destroy the uniformity of the building.	
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. *Ballard Estate – A Corporate District* (2000) Urban Design Research Institute and Bombay First.	



Buff stone clad building with arched and rectangular openings, dentil bands, sloping chajjas



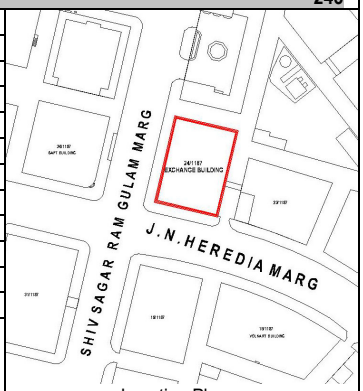
Side façade with rectangular openings, Blocked for taking services



Recessed main entrance with scroll brackets, bands etc



Decorative brackets supporting the projecting balconies

Exchange House			243
		Common Ref No: 243 Card No: 334 Ward (Part): A (Part II) CS No: 24 / 1187 (Fort Division) Plot Area: 634.06 sq m. B U Area: - Date: 06/04/2005 Recorded by: Sonal Modak Reviewed by: Int: Permission denied Ext: Sonal Modak Photo Ref: 243_Exchange House	 Location Plan
1.0		**Denomination**	
1.1	Name of Premises	Exchange House	
1.2	Earlier Name	Exchange House	
1.3	Built in:	1922 (as per relief)	Extension Date: -
2.0		**Access**	
2.1	Main	Shri. Shivsagar Ramgulam Marg - Pedestrian	
2.2	Subsidiary	J. N. Heredia Marg - Pedestrian	
3.0		**Ownership pattern**	
3.1	Present	Indeterminable	
3.2	Past	Indeterminable	
3.3	Status	Indeterminable	
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)	Located on a corner plot at the junction of Shri. Shivsagar Ramgulam Marg and J N Heredia Marg with a tree-lined avenue maintaining similar height & features as per urban design regulations laid down for the entire Ballard Estate. Main access is central from Shri. Shivsagar Ramgulam Marg on west side.	
5.2	Architectural Description	**Planning** Rectangular corner building with two sides facing two different roads and symmetrical main façade, sharing common open spaces with buildings on sides and rear. Large floor heights without any setback or interception generate an urban scale-volume to the building block. Building has symmetrical front façade in yellow ashlar masonary with central entrance protected by a projecting cornice band lintel. **Features** Main entrance having projecting cornice band lintel resting on two ancons on its either side. Side bays have segmental arch window openings, in between there are two semicircular arched windows with *archivolt* at ground floor level. The first and second floors have rectangular flat arch window openings. Central bay of front façade rises higher than the rest parapet and has inscriptions on it. Topmost floor is recessed with low slope roof having dormer windows. Two cornice bands are seen at first and third floor levels resting on corbels. Modillions seen at third floor level. **Style** Influence of European Renaissance 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 A
6.0		**Topography**	
6.1	Floors	G + 4	
7.0		**Construction**	
7.1	Plinth	Medium plinth about 2 ft. 6 inches high in yellow ashlar masonry.	
7.2	Walls	Load bearing yellow ashlar masonry along the entire periphery, open internal space is	

		supported on columns.		
7.3	Floor	Indeterminable		
7.4	Stairs	Indeterminable		
7.5	Openings	Large door/window openings with timber frame and double-glazing panels.		
7.6	Roofing	Indeterminable		
7.7	Articulation	Cornice bands, Bas-relief sculptures.		
7.8	Finishes	Yellow kurla stone dressed external wall surfaces and plaster painted internal finishes.		
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -		
7.10	Compound/ Fence/ Gate	No compound wall, only an iron gate enclosing the common open space along both the sides.		
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Paved open space shared with adjoining buildings. Tree lined avenue along the front and services located in the rear common space.		
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)	Split & window unit air-conditioners.		
9.0		**Condition**		
9.1	Plinth	Fair except plumbing interventions along the sides and rear.		
9.2	Walls	Fair except plant growth and plumbing interventions on the rear side. Also seepage observed internally along the toilet walls.		
9.3	Floor	Indeterminable		
9.4	Stairs	Indeterminable		
9.5	Openings	Fair except poor maintenance.		
9.6	Roofing	Indeterminable		
9.7	Articulation & Finishes	Fair except minor blackening, plant growth and interventions. Poor state of internal wall and floor finishes.		
9.8	Services	Poor – old and neglected plumbing lines to the rear side.		
9.9	Out Buildings	-		
9.10	Overall Conditions	Fair	Maintenance level	Low
10.0		**Transformation**		
	Form	No visible changes externally.		
	Structure	No visible changes externally.		
	Articulation & Finishes	No visible changes externally.		
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. SHARADA DWIVEDI and RAHUL MEHROTRA (2001) *Fort Walks,* Bombay : Eminence Designs Pvt. Ltd. *Ballard Estate – A Corporate District* (2000) Urban Design Research Institute and Bombay First.		



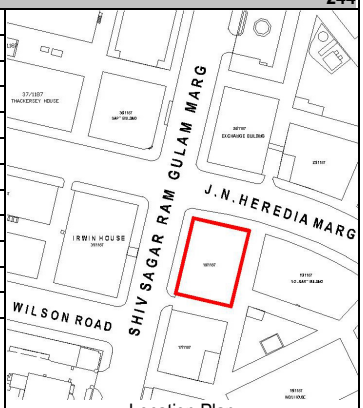
Side façade



Entrance



Arched façade

Vakil House					244
		Common Ref No: 244 Card No: 335 Ward (Part): A (Part II). CS No: 18/1187 (Fort Division). Plot Area: 634.53 sqm. B U Area: - Date: 26/11/2004 Recorded by: Zankhana Prajapati Reviewed by: Int: Zankhana Prajapati Ext: Zankhana Prajapati Photo Ref: 244_Vakil House.	 Location Plan	
1.0		**Denomination**			
1.1	Name of Premises	Vakil House			
1.2	Earlier Name	Vakil House			
1.3	Built in:	1920's	Extension Date:	-	
2.0		**Access**			
2.1	Main	Shivsagar Ramgulam Marg			
2.2	Subsidiary	J. N. Heredia Marg			
3.0		**Ownership pattern**			
3.1	Present	Private			
3.2	Past	Bombay Port Trust.			
3.3	Status	Owner/Tenant			
4.0		**Use**			
4.1	Present	Restaurant, Northern Marine Shipping Ind., J. S. A- solicitor's office, MSC private ltd.			
4.2	Past	Offices.			
4.3	Usage	Daily.			
5.0		**Significance & Value Classification**			
5.1	Townscape (Manmade)	It is part of Ballard Estate Precinct and follows the urban pattern of that area. The building is on the corner plot of the road junction of J. N. Heredia Marg and Shivsagar Ramgulam Marg.			
5.2	Architectural Description	**Planning** Building has main entrance; entry to the restaurant and one office from Sprott Road. It maintains the profile of the plot and of street. Through the entrance you enter the staircase lobby with lift block. All service utilities are to the rear of the building. **Features** Prominently marked projections incorporating balcony and ground floor openings in unison and marking it in unique form of detailing. It has a wooden porch in front of one premise in ground floor. Ground floor has segmental arched openings and other floors have huge flat arched openings, with keystone projections. Cornice Band runs along the first and terrace floor's floor level, supported with series of small brackets. The façade is of yellow Malad stone. **Style** It displays characteristics of the European Renaissance style.			
5.3	Intrinsic	-			
5.4	Value Classification	A(arc), B(per), B (des), B (uu), E, F, G(grp)	Recommended grade	II A	
6.0		**Topography**			
6.1	Floors	G + 3			
7.0		**Construction**			
7.1	Plinth	Low plinth of buff basalt stone.			
7.2	Walls	Non-load bearing brick walls with stone ashlar masonry on the facades.			
7.3	Floor	The entire building has wooden flooring; while in ground and certain portions have concrete beams and slabs. In certain areas tiling has been done in marble granite and ceramic tiles.			
7.4	Stairs	The staircase is a wooden staircase and is carpeted, with wooden dado done to the adjacent walls and has marble and granite landing. It has wooden handrail and baluster. Lift block is present.			

Vakil House		244
7.5	Openings	Entrance is of semicircular arched openings made of yellow dressed stone. Original doors are heavy paneled, double shuttered wooden doors. Internal doors of various premises are all transformed according to the interiors done by occupants. All openings of ground floor are segmental arched openings, but on both sides of entrance are segmental arched openings and the first and second floor openings are flat arch plain opening with a prominent cornice.
7.6	Roofing	Building has flat roof with prominent cornice band.
7.7	Articulation	Balcony projection over the cornice band is a major articulation.
7.8	Finishes	Façade has stone masonry fascia and internal walls are plastered.
7.9	Interiors (Movable & Immovable)	**Movable** Nothing was visible, as the building has gone through major transformation. **Immovable** Nothing was visible, as the building has gone through major transformation.
7.10	Compound/ Fence/ Gate	Iron gates at the side of the compound.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Adjoining space between the buildings is paved and it directly opens to the street. The plot does not have any out building or compound wall.
8.0		**Services & Utilities**
8.1	Lighting	Natural daylight through windows, together with electrical light fixtures.
8.2	Ventilation	Natural ventilation but there is presence of AC units as well as fans.
8.3	Electricity	BEST
8.4	Water Supply	MCGM
8.5	Drainage (Plumbing & Sanitation)	MCGM
8.6	Fire Precaution	No integrated fire precaution system is present but some offices do have fire extinguishers for emergency.
8.7	Other (HVAC/BMS/Security Systems)	AC units.
9.0		**Condition**
9.1	Plinth	Fair - Plinth is in good condition in front but at rear and side it has deteriorated due to seepage from drainpipe and dampening. It also has plant growth at certain places, loose and broken stone and stains of tobacco.
9.2	Walls	Fair - Plant growth in certain area is a structural threat if not taken care of. Leakages in down take pipes and at balcony projections have blackened the wall at certain places.
9.3	Floor	Fair - The condition of the flooring was good and nothing else was visible due to false ceiling.
9.4	Stairs	Good - Stair area seems to have undergone recent restoration and is in good condition.
9.5	Openings	Fair - New grills added in all ground floor openings. At certain places window ventilators altered and punctuated with AC units and hence disturbing the homogenous façade. Doors have also gone through the major transformation from one premise to another.
9.6	Roofing	Indeterminable.
9.7	Articulation & Finishes	Fair - Small patches of cement pointing in wall, stone colored and blackened. Many cracks and peeling of plasters is seen in staircase. Coping brackets are damp due to seepage.
9.8	Services	Good - Good condition.
9.9	Out Buildings	-
9.10	Overall Conditions	Fair. | Maintenance level | Fair.
10.0		**Transformation**
	Form	-
	Structure	Addition of mezzanine at certain premises may have changed structural loading system.
	Articulation & Finishes	Plant growth, finishes have been changed and stone are blackened.
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. *Ballard Estate – A Corporate District* (2000) Urban Design Research Institute and Bombay First.



Buff stone clad building with rectangular openings with bands, projecting balconies with supporting cornice band



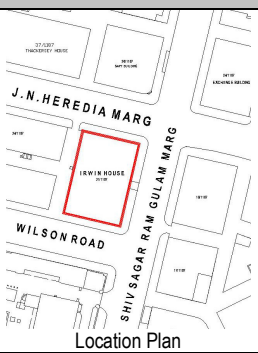
Detail of projecting balconies with supporting band of brackets



Arched entrance opening with bands



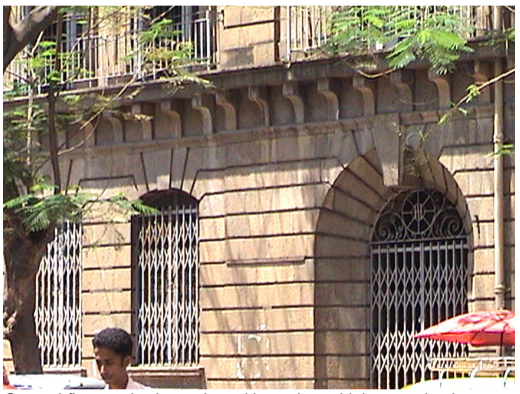
Opening detail with bands around

Videsh Daak Bhavan (Irwin House)			245
		Common Ref No: 245 Card No: 336 Ward (Part): A (Part II) CS No: 31 / 1187 (Fort Division) Plot Area: 872.63 sq m B U Area: - Date: 06/04/2005 Recorded by: Sonal Modak Reviewed by: Int: Permission denied Ext: Sonal Modak Photo Ref: 245_Irwin House.	 Location Plan
1.0		**Denomination**	
1.1	Name of Premises	Videsh Daak Bhavan	
1.2	Earlier Name	Irwin House	
1.3	Built in:	1922 (as per inscription)	Extension Date: -
2.0		**Access**	
2.1	Main	Shri. Shivsagar Ramgulam Marg - Pedestrian	
2.2	Subsidiary	J. N. Heredia Marg – Pedestrian Wilson Road - Pedestrian	
3.0		**Ownership pattern**	
3.1	Present	Central Government of India	
3.2	Past	Central Government of India	
3.3	Status	Owner	
4.0		**Use**	
4.1	Present	Commercial – Offices and Foreign Post Office	
4.2	Past	Commercial – Offices and Foreign Post Office	
4.3	Usage	Daily	
5.0		**Significance & Value Classification**	
5.1	Townscape (Manmade)	Located on a corner plot having roads on three sides with a tree-lined avenue maintaining similar height & features as per urban design regulations laid down for the entire Ballard Estate. The main entrance is from Sprott Road on eastern side.	
5.2	Architectural Description	**Planning** Rectangular corner building with three sides facing three different roads and symmetrical main façade, sharing common open spaces with buildings on sides and rear. Large floor heights without any setback or interception generate an urban scale-volume to the building block. Centrally located main open well staircase and services located on rear side. Topmost floor has recessed inclined face. Building has symmetrical front façade in yellow ashlar masonary with central entrance protected by a projecting sloping roof porch with teak wood posts. **Features** Ground floor has semicircular concave arches at ends with a series of segmental arches up to the central bay. Above runs a projecting cornice band, forming step out balconies. Openings have crown lintels with projecting keystones and the central bay openings have balustrades. A rectangular pediment with rectangular opening with side ancon like decorative features atop the central bay. Projecting cornice lintel band resting on ancons protects openings. **Style** Influence of European Renaissance 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 A
6.0		**Topography**	
6.1	Floors	G + 4	
7.0		**Construction**	
7.1	Plinth	Medium plinth about 2 ft. 6 inches high in yellow ashlar masonry.	
7.2	Walls	Load bearing yellow ashlar masonry along the entire periphery, open internal space is supported on columns.	
7.3	Floor	Indeterminable	
7.4	Stairs	Indeterminable	

7.5	Openings	Large door/window openings with timber frame and double-glazing panels.		
7.6	Roofing	Indeterminable		
7.7	Articulation	Cornice bands, simple pediments, ancons.		
7.8	Finishes	Yellow Kurla stone dressed external wall surfaces and plaster painted internal finishes.		
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -		
7.10	Compound/ Fence/ Gate	No compound wall, only an iron gate enclosing the common open space along both the sides.		
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Paved open space shared with adjoining buildings. Tree lined avenue along the front and services located in the rear common space.		
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)	Split & window unit air-conditioners.		
9.0		**Condition**		
9.1	Plinth	Fair except plumbing interventions along the sides and rear.		
9.2	Walls	Fair except plant growth and plumbing interventions on the rear side. Also seepage observed internally along the toilet walls.		
9.3	Floor	Indeterminable		
9.4	Stairs	Indeterminable		
9.5	Openings	Fair except poor maintenance.		
9.6	Roofing	Indeterminable		
9.7	Articulation & Finishes	Fair except minor blackening, plant growth and interventions. Poor state of internal wall and floor finishes.		
9.8	Services	Poor – old and neglected plumbing lines to the rear side.		
9.9	Out Buildings	-		
9.10	Overall Conditions	Fair	Maintenance level	Low
10.0		**Transformation**		
	Form	No visible changes externally.		
	Structure	No visible changes externally.		
	Articulation & Finishes	No visible changes externally.		
11.0		**DP Remarks/ Perceived Threats**		
		Post Office, 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. SHARADA DWIVEDI and RAHUL MEHROTRA (2001) *Fort Walks,* Bombay : Eminence Designs Pvt. Ltd. *Ballard Estate – A Corporate District* (2000) Urban Design Research Institute and Bombay First.		



Buff stone clad building with arched and rectangular buildings, cornice bands, sloping chajjas



Ground floor arched opening with rusticated joints, projecting balconies with bracket band



Side façade with rusticated joints in buff stone



Step balcony with stone balustrade, sloping chajja, band with scroll bracket etc



Detail of the entrance opening with round opening above with the year of the building construction

Henely House				246
		Common Ref No: 246 Card No: 337 Ward (Part): A (Part II) CS No: 14/1187 Plot Area: 559.79 sqm. B U Area: Date: 26/11/2004 Recorded by: Zankhana Prajapati Reviewed by: Int: Zankhana Prajapati Ext: Zankhana Prajapati Photo Ref.: 246_Henley House	 Location Plan	
1.0		**Denomination**		
1.1	Name of Premises	Henely House		
1.2	Earlier Name	Henely House		
1.3	Built in:	1920's	Extension Date:	-
2.0		**Access**		
2.1	Main	J. N. Heredia Marg		
2.2	Subsidiary	Narottam Morarji Marg		
3.0		**Ownership pattern**		
3.1	Present	New India Assurance		
3.2	Past	Bombay Port Trust.		
3.3	Status	Owner-Tenant		
4.0		**Use**		
4.1	Present	Commercial – Offices, Sale Exhibition		
4.2	Past	Commercial		
4.3	Usage	Daily		
5.0		**Significance & Value Classification**		
5.1	Townscape (Manmade)	Part of a planned Ballard Estate commercial zone with control guidelines like retaining similar façade character and street profile Corner building located junction of J. N. Heredia Marg and Narottam Morarji Marg		
5.2	Architectural Description	**Planning** The Building has two entrances. It maintains the profile of the plot and curvature of street. All service utilities are to the rear of the building. Floor spaces are huge with column grid, not intercepted with partition wall at ground floor and third floor levels. **Features** The corner of the building clad in yellow Malad stone is emphasized with high parapet wall, which makes the building look higher. The corner entrance is defined by a huge semicircular arched opening with 4 semicircular steps. The ground floor has semi-circular arched openings and other floors have huge flat arched openings, with keystone projections. A cornice Band runs along the first and terrace floor's floor level, supported with series of small brackets. **Style** The building derives influence from European Renaissance 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 A
6.0		**Topography**		
6.1	Floors	G+3		
7.0		**Construction**		
7.1	Plinth	High stone plinth		
7.2	Walls	Brick walls with stone ashlar masonry on the facades.		
7.3	Floor	R.C.C. Slab supported on beam and column and mezzanine levels have been built in some office premises.		

Henely House			246
7.4	Stairs	Two staircases. R.C.C. staircase supported from sides with wooden handrail and baluster in main staircase, subsidiary entrance with wooden staircase. A Lift block is present.	
7.5	Openings	Entrance is flat and has semicircular arched openings of yellow dressed stone. Original doors are heavy paneled, double shuttered wooden doors. Internal doors of various premises are all transformed according to the interiors done by occupants. All openings of ground floor are semicircular arched openings, and the first and second are flat arch plain opening with a prominent cornice.	
7.6	Roofing	Building has a flat RCC roof.	
7.7	Articulation	Balcony projection over the cornice band is a major articulation.	
7.8	Finishes	Façade has stone masonry fascia and internal walls are plastered.	
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 daylight through windows, together with electrical light fixtures.	
8.2	Ventilation	Natural ventilation but there is also presence of AC units as well as fans.	
8.3	Electricity	BEST	
8.4	Water Supply	MCGM	
8.5	Drainage (Plumbing & Sanitation)	MCGM	
8.6	Fire Precaution	No integrated fire precaution system is present but some offices do have fire extinguishers for emergency.	
8.7	Other (HVAC/BMS/Security Systems)	No trace.	
9.0		**Condition**	
9.1	Plinth	Fair - rear and side plinth is deteriorating due to seepage from drainpipe, organic growth at certain places, loose and broken etc	
9.2	Walls	Fair - organic growth in certain area is a structural threat if not taken care of. Leakages in down take pipes and at balcony projections have blackened the wall at certain places.	
9.3	Floor	Fair - exposed reinforcement in certain areas, beams have cracks and reinforcement is exposed.	
9.4	Stairs	Fair – stair wall, beams and landing are in dilapidated condition. Reinforcement is exposed at certain areas. Baluster and railing joints were loose and unpolished.	
9.5	Openings	Fair - At certain places window ventilators are damaged, blocked to accommodate air conditioning units. Collapsible gates have been installed closing the opening in ground floor, window panes are broken and pattern has been changed. Balcony on the 3rd and 1st floor is not in use.	
9.6	Roofing	Indeterminable	
9.7	Articulation & Finishes	Fair - small patches of cement pointing have been observed in the wall, cracks have been developed, peeling of plaster has been observed, coping brackets are damp due to seepage.	
9.8	Services	Fair – haphazard addition of electrical wires, plumbing and air-conditioning pipes	
9.9	Out Buildings	-	
9.10	Overall Conditions	Fair	Maintenance level | Fair
10.0		**Transformation**	
	Form	-	
	Structure	-	
	Articulation & Finishes	Openings and finishes have been altered	
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.	

		Ballard Estate – A corporate District (2000) Urban Design Research Institute and Bombay First.



Arched openings on the ground floor



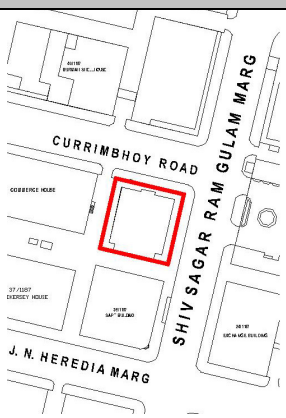
Side façade used to take services



Main entrance with recessed arched opening, semi circular steps



Corner façade with rectangular openings, projecting balconies supported on brakets

Kaiser-I Hind building			247
		Common Ref No: 247 Card No: 338 Ward (Part): A (Part II) CS No: 35/1187 (Fort Division) Plot Area: 612.23 sq m. B U Area: - Date: 10/02/2005 Recorded by: Zankhana Prajapati Reviewed by: Int: Zankhana Prajapati, Sonal Modak Ext: Zankhana Prajapati, Sonal Modak Photo Ref: 247_Kaiser-I-Hind.	 Location plan

1.0		**Denomination**	
1.1	Name of Premises	Kaiser-I Hind building	
1.2	Earlier Name	Kaiser-I Hind building	
1.3	Built in:	1920's	Extension Date: -
2.0		**Access**	
2.1	Main	Currimbhoy Road.	
2.2	Subsidiary	Shivsagar Ramgulam Marg.	
3.0		**Ownership pattern**	
3.1	Present	Private	
3.2	Past	The trustees of the Port of Bombay (Lessee) and others.	
3.3	Status	Trust/Tenant	
4.0		**Use**	
4.1	Present	Alfred and Hubert Co., Films Division and Architect Kamal Malik's office	
4.2	Past	Offices	
4.3	Usage	Daily	
5.0		**Significance & Value Classification**	
5.1	Townscape (manmade)	It is located on a corner plot at the junction of Currimbhoy Road and Shivsagar Ramgulam Marg. The main access to the building is from Currimbhoy Road. The building is a part of the Ballard Estate Precinct.	
5.2	Architectural Description	**Planning** The building is square with a symmetrical plan. It is ground plus four storied high with a basement and terrace. Entrance of the building is from Currimbhoy Road from the center, which leads to the staircase and lift block behind which offices are located. All floors have offices. **Features** Semicircular arched openings on ground floor, rectangular opening on all the other floors with a cornice band on first, third, and terrace levels which forming a balconet at the third floor level. The building also has prominent scroll keystones in plaster and architraves around the rectangular openings. The entrance to the building is through an arch having Tuscan engaged painted columns, with ancon at the side of the opening and a Vitruvian scroll and other decorative bands. **Style** Building displays features of the European Renaissance style.	
5.3	Intrinsic	-	
5.4	Value Classification	A(arc), B(per), B (des), B (uu), E, F, G(grp)	Recommended grade: II A
6.0		**Topography**	
6.1	Floors	G + 4, with basement.	
7.0		**Construction**	
7.1	Plinth	Low height stone plinth with edging for plinth protection.	
7.2	Walls	Composite load bearing wall with external stone fascia and internally plastered and painted.	
7.3	Floor	RCC slab with column beam structure.	
7.4	Stairs	One staircase - RCC L-shaped with lift block with mild steel balusters and wooden handrail.	
7.5	Openings	All doors are rectangular openings with single or double leaved wooden shutter.	

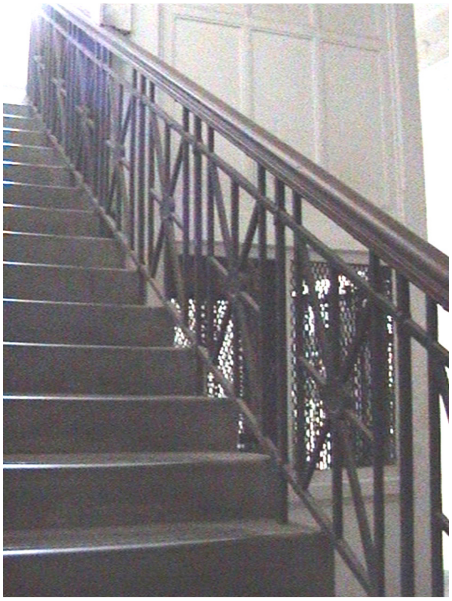
		Ground floor windows have semicircular arched openings and all other floors have rectangular openings. They have double or four leaf-glazed shutters with ventilators above and for the basement. A balcony projection can be seen on the third floor.		
7.6	Roofing	Part terrace and part sloping roof.		
7.7	Articulation	Cornice band on first, third, and terrace level, ancon at the side of the opening, Vitruvian scroll band and other decorative bands.		
7.8	Finishes	External walls - yellow stone ashlar masonry; Internal walls are plastered and painted. Tiling is varied but mostly in cement tiles.		
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -		
7.10	Compound/ Fence/ Gate	The building occupies the entire plot with cast iron gates at the sides of the building.		
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Side open space on two sides of the building.		
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)	AC units.		
9.0		**Condition**		
9.1	Plinth	Fair - Edging broken, dust accumulation and stone surface painted.		
9.2	Walls	Fair - Blackened stone surface in some areas, sticking of bills, dust accumulation and plant growth.		
9.3	Floor	Indeterminable due to presence of a false ceiling.		
9.4	Stairs	Good - Well maintained.		
9.5	Openings	Fair - Addition of grills, window AC units, window frames changed, closed, pattern changed and broken window glass.		
9.6	Roofing	Indeterminable due to no access.		
9.7	Articulation & Finishes	Fair - Arches of ground floor are covered. Internal plaster and paint peeling off at certain places. External wall painted at certain areas, dust accumulation. Floor Tiling is maintained reasonably.		
9.8	Services	Poor - Broken and leaking sewage pipes, unhygienic, blackened with plant growth.		
9.9	Out Buildings	-		
9.10	Overall Conditions	Fair.	Maintenance level:	Fair.
10.0		**Transformation**		
	Form	Addition of fourth floor in part of the building.		
	Structure	-		
	Articulation & Finishes	At the second floor in Architect's Kamal Malik office the internal walls are clad with decorative bricks.		
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. *Ballard Estate – A Corporate District* (2000) Urban Design Research Institute and Bombay First.		



Buff stone clad building entrance with band around the opening


Projecting band with decorative brackets, frieze band etc


Rectangular opening detail with a band around


Internal wooden staircase

Wakefield House			248
	Common Ref No: 248 Card No: 339 Ward (Part): A (Part II) CS No: 16/1187 Plot Area: 957.36 sqm. B U Area: - Date: 25/11/2004 Recorded by: Zankhana Prajapati Reviewed by: Int: Arun Wadhwa, Zankhana Prajapati Ext: Arun Wadhwa, Zankhana Prajapati Photo Ref.: 248_Wakefield house	 Location Plan	

1.0		**Denomination**			
1.1	Name of Premises	Wakefield House			
1.2	Earlier Name	Wakefield House			
1.3	Built in:	1920's	Extension Date:	-	
2.0		**Access**			
2.1	Main	Shri Shivsagar Ramgulam Marg (Sprott Road)			
2.2	Subsidiary	Narottam Morarji Marg			
3.0		**Ownership pattern**			
3.1	Present	Owner			
3.2	Past	Owner			
3.3	Status	Owner - Tennant			
4.0		**Use**			
4.1	Present	Commercial – shops, offices, restaurants			
4.2	Past	Commercial			
4.3	Usage	Daily			
5.0		**Significance & Value Classification**			
5.1	Townscape (Manmade)	Prominent corner building with curved corner façade located at the junction at which the war memorial is located Part of a well conceived commercial layout with control guidelines in sense of retaining similar façade character and street profile			
5.2	Architectural Description	**Planning** The building is accessed from the Sprott Road at the west, with its wings on either side along the side roads. All floors above are typically planned with office spaces on either sides of the corridor. Common toilet and services are planned on the northern side with an open to sky duct to ventilate the inner lobby area. Citibank, Britannia restaurant, and retail shops occupy ground floor, shipping company offices are located on the upper floors **Features** The prominent curved corner building is emphasised with features like curvilinear balconies supported on brackets and the curved parapet feature at the top. Continuous semi-circular arched openings with prominent keystone detail in stone, projecting cornice bands supported by concrete block brackets. The entrance is flanked with columns and capital order in stone relief work **Style** The building derives influence from European Renaissance 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 A	
6.0		**Topography**			
6.1	Floors	G+4 with mezzanine floor levels added			
7.0		**Construction**			
7.1	Plinth	Low height plinth in rough stone masonry			
7.2	Walls	Rubble stone masonry walls on the ground floor and brick masonry on the upper floors.			
7.3	Floor	RCC supported beams and columns			
7.4	Stairs	RCC 'C'-shaped staircase with a central lift shaft supported on slender columns with			

		wooden railing and newel post at the ground floor.
7.5	Openings	Large door openings at the first & fourth floor, projecting balcony like features at some places on second and third level. Window openings with wooden paneled glazed shutters and top hung ventilator.
7.6	Roofing	Flat RCC slab supported on concrete beams and columns. Openings in slab for light and ventilation provided.
7.7	Articulation	Projecting balcony like features in the form of cornice bands
7.8	Finishes	Exterior walls are finished in yellow stone ashlar masonry medium course whereas internally the surfaces are plastered. All door and window openings are emulsion painted. The ornamental detailing and projecting features are painted in white.
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -
7.10	Compound/ Fence/ Gate	No compound wall. The building abuts the road share open space with adjoining buildings. Collapsible gate at the entrance leading to stair. Iron gate enclosing open space with adjoining buildings on the two sides.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	-
8.0		**Services & Utilities**
8.1	Lighting	Large door and window openings with louvered panels provide ample daylight supplemented with electric lighting.
8.2	Ventilation	Large door and window openings provide natural ventilation along with electric fans and air-conditioning devices.
8.3	Electricity	BEST
8.4	Water Supply	MCGM
8.5	Drainage (Plumbing & Sanitation)	MCGM
8.6	Fire Precaution	Few tenanted offices have installed fire extinguishers
8.7	Other (HVAC/BMS/Security Systems)	Installation of window unit and split air conditioning in office premises
9.0		**Condition**
9.1	Plinth	Poor – the plinth height has been altered due to encroachment by retail shops on ground floor. Seepage has been observed at places
9.2	Walls	Poor - damaged plaster, cracks and organic growth has been observed externally as well as internally.
9.3	Floor	Fair
9.4	Stairs	Fair - *pan* stains and encroachment of services has been done in a haphazard manner.
9.5	Openings	Fair – Shutters have been altered, missing and broken shutters on the side and rear facades have been observed. Grills have been installed, window openings have been blocked to occupy air conditioning units
9.6	Roofing	Fair - exposed reinforcement and corrosion of steel reinforcement from the inner side of terrace slab has been observed
9.7	Articulation & Finishes	Fair - Cracks and exposed steel reinforcement observed in cornice and bracket members. Balcony railing is damaged and unmaintained.
9.8	Services	Poor - old plumbing lines have caused leakage affecting strength and hygiene. Unplanned additions in plumbing, electrical and telephone lines have damaged the external fabric as well as the visual congruity of the facades.
9.9	Out Buildings	-
9.10	Overall Conditions	Fair | Maintenance level | Poor
10.0		**Transformation**
	Form	No visible changes externally.
	Structure	No visible changes externally.
	Articulation & Finishes	No visible changes externally.
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.



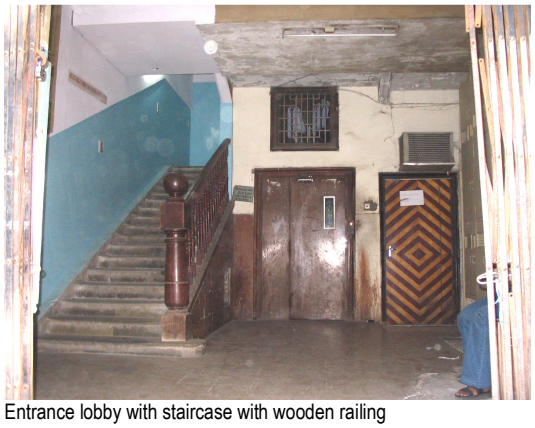
Buff stone clad corner building with a curved bay with rectangular openings, cornice band, projecting balconies etc



Projecting balcony with bracket support



Arched opening, frieze band, service pipes covering the façade features etc



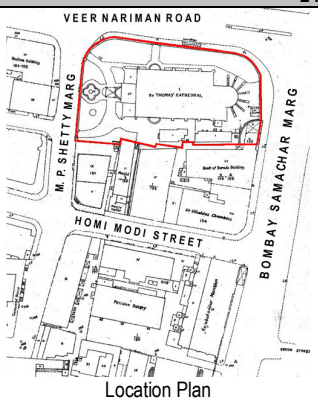
Entrance lobby with staircase with wooden railing



Façade stucco articulation

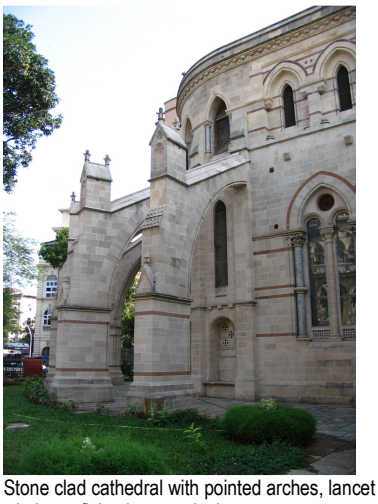


Cornice detail supporting projecting balconies

St. Thomas Cathedral			249
		Common Ref No: 249 Card No: 340 Ward (Part): A (Part II) CS No: 193 (Fort division) Plot Area: 89.97 sqm. B U Area: - Date: 04/11/2004 Recorded by: Zankhana Prajapati Reviewed by: Int: Arun Wadhwa, Zankhana Prajapati Ext: Arun Wadhwa, Zankhana Prajapati Photo Ref.: 249_St Thomas Cathedral	 Location Plan
1.0		**Denomination**	
1.1	Name of Premises	St. Thomas Cathedral	
1.2	Earlier Name	St. Thomas Cathedral	
1.3	Built in:	Commenced in 1672, Completed in 1718	Extension Date: -
2.0		**Access**	
2.1	Main	M. P. Shetty Marg	
2.2	Subsidiary	Veer Nariman Road	
3.0		**Ownership pattern**	
3.1	Present	Trust (Church of North India)	
3.2	Past	Trust	
3.3	Status	Owner	
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 high clock tower is symbolic and visible in the vicinity. Strategically located on the western edge of the Horniman Circle, the building forms a part of the vista on Veer Nariman Road	
5.2	Architectural Description	**Planning** The building has an elongated plan. The prayer hall comprises of a long nave flanked by a colonnade and aisle on both sides. Bema separates nave from apse where presently choir is situated. Apse is semi-circular in plan and is supported by flying buttress. **Features** Heavy massive columns on square bases form a colonnade along the nave with stone vaults springing from the columns. Flying buttresses form a unique feature supporting the apse. The pointed arches, ribbed vaults and groined vaults form the main character of the building. The backdrop behind the altar has a series of pointed arched windows with exquisite stain glasswork, gothic canopies, crockets and finials. Apse and bema is constructed in Porbunder stone. The pulpit is magnificently carved from marble and stone. Wooden baldachin at the left aisle serves as a mini chapel for special congregation. The clock tower, which serves, as a landmark is the oldest in the city. The space within the nave and the aisles is a very sacrosanct voluminous space. Column capitals within the apse are highly ornamental and the friezes have floral motifs. The entire wall is lined with marble sculptures. Ornamental metal brackets are used for hanging fan and light fixtures. The pulpit is a hexagonal base in green marble with statue and highly ornate decoration. Spires, finials of clock tower are of very ornate nature. **Style** The Cathedral derives influence from Gothic style with the apse is neo-gothic style and tower in Victorian Gothic Style.	
5.3	Intrinsic	Oldest surviving church in the city and representing earliest British church buildings in India. The Cathedral is the one of the few buildings with the flying buttress support in Mumbai.	
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	Main Cathedral structure - G structure with mezanine, Bellfry and clock tower - G+
7.0		**Construction**
7.1	Plinth	Low height stone plinth
7.2	Walls	Stone load bearing walls, plastered with lime mortar, supported by stone buttresses
7.3	Floor	Floor above presbyter's room and storeroom is constructed of wooden rafters and planks whereas the 3 tiers of the clock tower are laid in brick in the form of a dome covered by timber flooring.
7.4	Stairs	Wooden curvilinear and L-shaped staircases leading to the storeroom and the floors in the clock tower are constructed in timber with wooden treads, risers, handrails and balusters.
7.5	Openings	Massive arched opening forming the entrance doorway with wooden double folding shutter and semicircular fixed stain glass panel on top. Subsidiary door openings on either side of the prayer hall are of double leaf folding shutters with semi-circular fixed glass on top. All window openings are large semi-circular arched openings, comprising of wooden louvered windows in 3 parts with a semi-circular fixed glass on top. The apse consists of three receding levels of pointed arch openings with topmost with exquisite stain glass. The bema has three pointed arched openings at a higher level for fixed glass There are numerous pointed arches, semi-circular arches, rose windows; stain glass panels and the entire façade is intercepted with detailed ornamentation.
7.6	Roofing	The roof above the prayer hall is of stone vault supported on heavy columns and sidewalls. The central vault has circular openings, which function as skylights. There is a vaulted roof above the presbyter's room and the storeroom. The bema has a groined vault and the apse has a ribbed vault made of Porbunder stone.
7.7	Articulation	Arched openings, stain glass work, rose windows, flying buttress, vaulted ceiling, clock tower with spires, bands
7.8	Finishes	The walls of the prayer hall, the ceiling and columns are finished with lime plaster. Buff coloured, finely dressed Porbunder stone used in the apse and the bema. Entrance lobby, presbyter's room and storeroom have Minton tiling. Central corridor of prayer hall is laid with marble and the remaining flooring is in black basalt stone. The apse and bema have marble flooring.
7.9	Interiors (Movable & Immovable)	**Movable** Ornate chairs of prayer hall and choir are made of old teakwood. Wood furniture like benches, reading ledge, and piano stand all form a significant part of the interiors of the Cathedral. Carved wooden baldachin and cathedra (bishop's chair). Storage cabinet on first floor contains all the record of marriage and baptism ceremony from the time cathedral is functioning. Shelves, bookrack, antique wood clock, cathedra, cupboards, and portraits of earlier bishops are all kept in the storeroom above presbyter's room. Lectern (eagle sculptor of brass) used as reading desk is a very ornamental metal piece. There are multiple ornamental replicas of crosses. **Immovable** Many marble inscriptions/tablets/medallions invaluable statuary forms the ornamentation of the interior of prayer hall. Marble statuary on the Sarcophagus, the coffin of Bombay's first priest. Intricately carved stone font at the left of the nave, which is used for baptism. Church has high box pews, each section allotted to different rank of people. Stain glass panel of three kings which is known as three-king altar. A cast iron bell and clock mechanism present in clock tower.
7.10	Compound/ Fence/ Gate	Entrance cast iron grilled gate with pillars, railing on a low stone base. Two gates on the western side, one gate located on northern side of the building.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Southern side of cathedral has a single storey structure functioning as a nursery school, originally used as servant's quarters. Planters surround the building and line up along the compound wall with ornamental plants. Ornate fountain at the entrance donated by Cowasji Jehangir. Some very old trees are present on the northern side. An entire row of gravestones which are in memory of eminent personalities.
8.0		**Services & Utilities**
8.1	Lighting	Adequate natural light through large window opening and stain glass at apse, supplemented with artificial lighting
8.2	Ventilation	Adequate natural ventilation through louvered 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

8.7	Other (HVAC/BMS/Security Systems)	-
9.0		**Condition**
9.1	Plinth	Fair - restoration work has been carried out.
9.2	Walls	Fair - chipped plaster has been observed in clock tower.
9.3	Floor	Fair - superficial cracks have been observed at certain places. Cement grouting has been done in patches within basalt flooring. At places wooden planks are missing
9.4	Stairs	Fair - Staircase in clock tower has structurally deteriorated
9.5	Openings	Fair - Fixed glass panels have been added in front of all the stain glass. At some places stain glass have been broken replaced by other glass. Louvered windows are damaged at certain places. Rose window and pointed arch window are also in a bad condition.
9.6	Roofing	Fair - Peeling of plaster has been observed at places, stone masonry has been exposed. The brick domes in the clock tower are in bad condition
9.7	Articulation & Finishes	Fair - As the cathedral is under restoration, condition of all the articulation and finishes is good.
9.8	Services	Fair - extensive seepage in altar area and along its southern face has been observed. Severe damage to the masonry and invaluable marble statuary.
9.9	Out Buildings	Fair
9.10	Overall Conditions	Fair | Maintenance level | Fair
10.0		**Transformation**
	Form	Addition of an incongruous porch with a galvanized iron corrugated roof at the main entrance
	Structure	-
	Articulation & Finishes	Oil painting at dado level, which is detrimental to building's historical fabric. Flooring material has been changed at many places.
11.0		**DP Remarks/ Perceived Threats**
		Building forms part of C1 zone
12.0		**Additional Notes/ References/ Documents available**
		Additional Notes: The church was built during the Governorship of Charles Boone, who contributed a large part to its construction and donated the church bell. The stain glass is the original works by Charles Kemp and Henry Holiday, leading artists of their times. A restoration program is under way and is being conducted by an architectural firm Somaya and Kalappa St Thomas Cathedral, which was recently selected for the UNESCO Asia-Pacific heritage conservation award 2004. **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. Eicher Goodearth Ltd. (2002) *City Map – Mumbai,* Mumbai. 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.



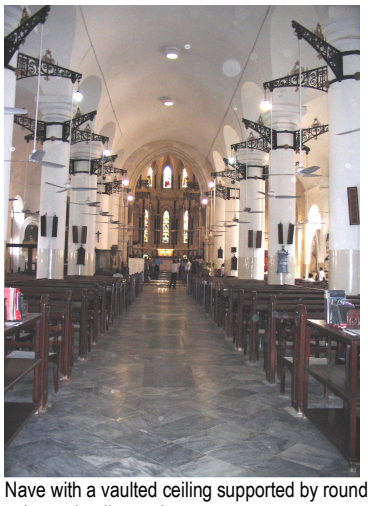
Stone clad cathedral with pointed arches, lancet windows, flying buttress in the apse area



Rising clock tower with rose window, pointed arched opening, belfry, turrets etc



Cathedra in wood



Nave with a vaulted ceiling supported by round columns leading to the apse



Detail of the pointed lancet windows, columns with decorative capitals, frieze band at sill level



Bema lancet window with pointed arched openings, round ventilator, bands, friezes



Ribbed vault detail in the apse area



Decorative tapering motif in stone with floral pattern



Sculpture in stone - 1



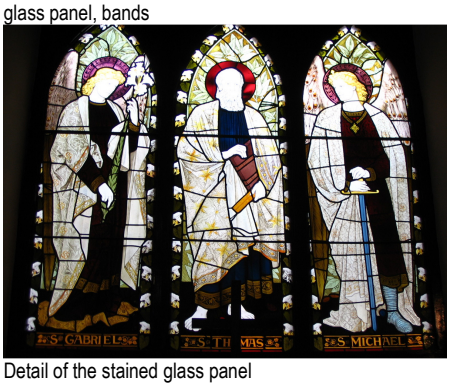
Sculpture in stone - 2



Apse with ribbed vault, pointed arch windows with stained glass panel, bands



Sarcophagus in marble with decorative frieze band and Plaque in the base



Detail of the stained glass panel

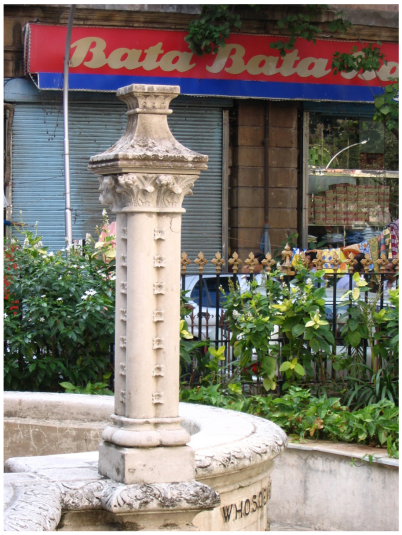
Fountain at St. Thomas Cathedral (entrance court of the St Thomas Cathedral)			250
		Common Ref No: 250 Card No: 341 Ward (Part): A (Part II) CS No: 193 (Fort division) Plot Area: - B U Area: - Date: 4/111/04 Recorded by: Prachi Merchant Reviewed by: Int: NA Ext: Prachi Merchant, Arun Wadhwa Photo Ref.: 250_Fountain in St. Thomas Cathedral	 Location Plan
1.0		**Denomination**	
1.1	Name of Premises	Fountain at St. Thomas Cathedral (entrance court of the St Thomas Cathedral)	
1.2	Earlier Name	Fountain at St. Thomas Cathedral	
1.3	Built in:	1865	Extension Date: -
2.0		**Access**	
2.1	Main	Internal access from the St. Thomas Cathedral compound. M. P. Shetty Marg – vehicular and pedestrian.	
2.2	Subsidiary	-	
3.0		**Ownership pattern**	
3.1	Present	Trust (Church of North India)	
3.2	Past	Trust	
3.3	Status	Owner	
4.0		**Use**	
4.1	Present	Fountain - Not in use	
4.2	Past	Water fountain and pyaav for animals	
4.3	Usage	Not in use	
5.0		**Significance & Value Classification**	
5.1	Townscape (Manmade)	The Fountain is located inside the St. Thomas Cathedral compound in the front landscaped setback. The fountain is centrally aligned with the entrance porch and the main axis of the Cathedral on the west side of the compound.	
5.2	Architectural Description	**Planning** The plan of the main water tank with basin is of clover shape The clover shaped fountain located in the centre of basin, consists of two levels, 1st level with four bell shaped bowls. Second level with spouts, spires, cross. A spout extended from the tank to the exterior side as a Pyaav for the animals. Drainage channel from the main tank is extended to the landscaped area **Features** Fountain structure is highly ornamented and consists of features such as trifoiled pointed arches, columns with decorative pedestals and floral pattern capitals, free standing pillars at the tank level, spires, animal spouts, polychromatic column finishes, floral motifs, crockets, pinnacle and finial etc. **Style** The fountain derives a strong influence from Gothic Revival style.	
5.3	Intrinsic	The spout extended from the tank level to the exterior side of the compound once served as a Pyaav for the animals. The fountain was donated by Sir Cawasji Jehangir to St Thomas Cathedral.	
5.4	Value Classification	A(arc), A(his), B(des), B(uu), E, F	Recommended grade I
6.0		**Topography**	
6.1	Floors	-	
7.0		**Construction**	
7.1	Plinth	Low stone plinth of Water Tank.	
7.2	Walls	-	
7.3	Floor	-	
7.4	Stairs	-	
7.5	Openings	-	
7.6	Roofing	-	

Fountain at St. Thomas Cathedral (entrance court of the St Thomas Cathedral)			250
7.7	Articulation	Columns, Bowls, pointed arches, pinnacles, finial, crockets, spires, floral motifs.	
7.8	Finishes		
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -	
7.10	Compound/ Fence/ Gate	The fountain boundary is enclosed by a marble parapet in the periphery.	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Original Iron entrance gate on either side of the compound. The Fountain has paved area around it. The surrounding has landscaped islands with shrubs and old trees.	
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	All the parts of the fountain are insensitively finished with oil paint. There are numerous layers of oil paint of different colours, resulting in clogging of pores. Since the Fountain is unused and neglected state, this area is used as a dump yard. Fair -Plinth is in good state due to recent restoration.	
9.2	Walls	-	
9.3	Floor	-	
9.4	Stairs	-	
9.5	Openings	-	
9.6	Roofing	-	
9.7	Articulation & Finishes	Multiple layers of paint are applied on the Fountain parts. The original material and finish cannot be identified. Few features are chipped.	
9.8	Services	-	
9.9	Out Buildings	-	
9.10	Overall Conditions	Poor	Maintenance level | Poor
10.0		**Transformation**	
	Form	No visible changes.	
	Structure	No visible changes.	
	Articulation & Finishes	No visible changes.	
11.0		**DP Remarks/ Perceived Threats**	
		Fountain is part of the St. Thomas' Cathedral which forms part of C1 Zone.	
12.0		**Additional Notes/ References/ Documents available**	
		Additional Notes: The eminent British architect, Sir Gilbert Scott, who designed the Bombay University Library and Convocation Hall, also designed in England the Gothic fountain at the western entrance to St Thomas' Cathedral. The engraved words on the fountain read, '*Whosoever drinketh of the water that I shall give him shall never thirst'*. Unfortunately, the fountain is now quite dry! **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. ABHA NARAIN LAMBAH *Through the Looking Glass – The Grade I Heritage of Mumbai,* Mumbai : Urban Design Research Institute, Jasubhai Media and Super Book House.	



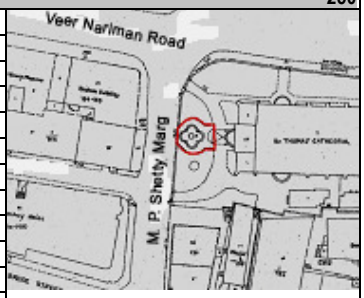
Base of the fountain in floral form


Bowl at four corners on round columns with spouts



Column on edges of the base of the fountain


Spire detail with neo gothic features

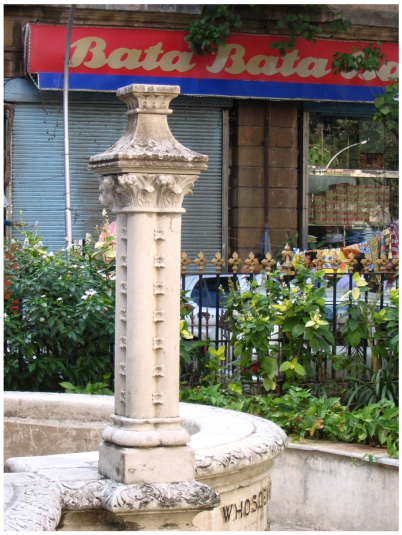
Fountain at St. Thomas Cathedral (entrance court of the St Thomas Cathedral)			250
		Common Ref No: 250 Card No: 341 Ward (Part): A (Part II) CS No: 193 (Fort division) Plot Area: - B U Area: - Date: 4/111/04 Recorded by: Prachi Merchant Reviewed by: Int: NA Ext: Prachi Merchant, Arun Wadhwa Photo Ref.: 250_Fountain in St. Thomas Cathedral	 Location Plan
1.0		**Denomination**	
1.1	Name of Premises	Fountain at St. Thomas Cathedral (entrance court of the St Thomas Cathedral)	
1.2	Earlier Name	Fountain at St. Thomas Cathedral	
1.3	Built in:	1865	Extension Date: -
2.0		**Access**	
2.1	Main	Internal access from the St. Thomas Cathedral compound. M. P. Shetty Marg – vehicular and pedestrian.	
2.2	Subsidiary	-	
3.0		**Ownership pattern**	
3.1	Present	Trust (Church of North India)	
3.2	Past	Trust	
3.3	Status	Owner	
4.0		**Use**	
4.1	Present	Fountain - Not in use	
4.2	Past	Water fountain and pyaav for animals	
4.3	Usage	Not in use	
5.0		**Significance & Value Classification**	
5.1	Townscape (Manmade)	The Fountain is located inside the St. Thomas Cathedral compound in the front landscaped setback. The fountain is centrally aligned with the entrance porch and the main axis of the Cathedral on the west side of the compound.	
5.2	Architectural Description	**Planning** The plan of the main water tank with basin is of clover shape The clover shaped fountain located in the centre of basin, consists of two levels, 1st level with four bell shaped bowls. Second level with spouts, spires, cross. A spout extended from the tank to the exterior side as a Pyaav for the animals. Drainage channel from the main tank is extended to the landscaped area **Features** Fountain structure is highly ornamented and consists of features such as trifoiled pointed arches, columns with decorative pedestals and floral pattern capitals, free standing pillars at the tank level, spires, animal spouts, polychromatic column finishes, floral motifs, crockets, pinnacle and finial etc. **Style** The fountain derives a strong influence from Gothic Revival style.	
5.3	Intrinsic	The spout extended from the tank level to the exterior side of the compound once served as a Pyaav for the animals. The fountain was donated by Sir Cawasji Jehangir to St Thomas Cathedral.	
5.4	Value Classification	A(arc), A(his), B(des), B(uu), E, F	Recommended grade I
6.0		**Topography**	
6.1	Floors	-	
7.0		**Construction**	
7.1	Plinth	Low stone plinth of Water Tank.	
7.2	Walls	-	
7.3	Floor	-	
7.4	Stairs	-	
7.5	Openings	-	
7.6	Roofing	-	

Fountain at St. Thomas Cathedral (entrance court of the St Thomas Cathedral)			250
7.7	Articulation	Columns, Bowls, pointed arches, pinnacles, finial, crockets, spires, floral motifs.	
7.8	Finishes		
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -	
7.10	Compound/ Fence/ Gate	The fountain boundary is enclosed by a marble parapet in the periphery.	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Original Iron entrance gate on either side of the compound. The Fountain has paved area around it. The surrounding has landscaped islands with shrubs and old trees.	
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	All the parts of the fountain are insensitively finished with oil paint. There are numerous layers of oil paint of different colours, resulting in clogging of pores. Since the Fountain is unused and neglected state, this area is used as a dump yard. Fair -Plinth is in good state due to recent restoration.	
9.2	Walls	-	
9.3	Floor	-	
9.4	Stairs	-	
9.5	Openings	-	
9.6	Roofing	-	
9.7	Articulation & Finishes	Multiple layers of paint are applied on the Fountain parts. The original material and finish cannot be identified. Few features are chipped.	
9.8	Services	-	
9.9	Out Buildings	-	
9.10	Overall Conditions	Poor	Maintenance level | Poor
10.0		**Transformation**	
	Form	No visible changes.	
	Structure	No visible changes.	
	Articulation & Finishes	No visible changes.	
11.0		**DP Remarks/ Perceived Threats**	
		Fountain is part of the St. Thomas' Cathedral which forms part of C1 Zone.	
12.0		**Additional Notes/ References/ Documents available**	
		Additional Notes: The eminent British architect, Sir Gilbert Scott, who designed the Bombay University Library and Convocation Hall, also designed in England the Gothic fountain at the western entrance to St Thomas' Cathedral. The engraved words on the fountain read, '*Whosoever drinketh of the water that I shall give him shall never thirst'*. Unfortunately, the fountain is now quite dry! **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. ABHA NARAIN LAMBAH *Through the Looking Glass – The Grade I Heritage of Mumbai,* Mumbai : Urban Design Research Institute, Jasubhai Media and Super Book House.	



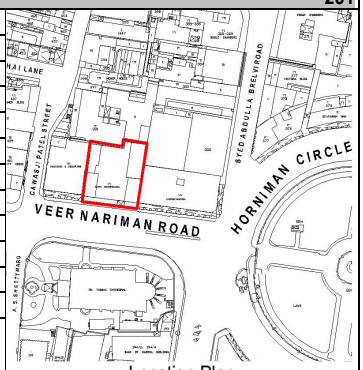
General view


Detail



Column on edges


Spire detail

Brady's House			251
		Common Ref No: 251 Card No: 342 Ward (Part): A (Part II) CS No: 379 (Fort Division) Plot Area: 1012.54 sq m. B U Area: approx. 1215.61 sq m. Date: 31/12/2005 Recorded by: Zankhana Prajapati Reviewed by: Int: Permission denied Ext: Zankhana Prajapati, Arun Wadhwa Photo Ref: 251_Brady House.	 Location Plan
1.0		**Denomination**	
1.1	Name of Premises	Brady's House	
1.2	Earlier Name	Royal Insurance Building	
1.3	Built in	Indeterminable	Extension Date: -
2.0		**Access**	
2.1	Main	Veer Nariman Road.	
2.2	Subsidiary	-	
3.0		**Ownership pattern**	
3.1	Present	Brady and Co.	
3.2	Past	Indeterminable	
3.3	Status	Owner/Tenant	
4.0		**Use**	
4.1	Present	ABN-Amro bank, Punjab National bank, Lexzard, Offices, Brady and Co.	
4.2	Past	Indeterminable	
4.3	Usage	Commercial – Daily.	
5.0		**Significance & Value Classification**	
5.1	Townscape (manmade)	One of the buildings along Veer Nariman Road, the east west axis of the fort area. The access to the building is from the right end facing the street. It is part of the Horniman Circle and the buildings in surrounding precinct.	
5.2	Architectural Description	**Planning** The building is ground plus three storied and part fourth floor is present. Through the entrance one enters staircase and corridor area with lift block, through the passage access to different offices is prevalent. Ground floor has ABN-Amro Bank and Punjab National bank, first has Lexzard and other offices on second and third floor and fourth floor has Brady and Co. **Features** The building is symmetrical with nine bays, the two ends are marked by addition of block over two bays, and a huge pediment can be seen over the central five bays. All openings are semicircular arched openings surmounted by pediment like feature with decorative tympanum. Entrance pediment has decorative tympanum and cartouche, cartouche is seen in center of pediment and on building wall surface. Has decorative wooden awning with beautifully carved brackets, flower vase like pilasters on terrace parapet, floral relief work, continuous cornice band at each floor level and dentil band inside tympanum, rustication at the ends of the building and anthemion above the entrance pediment. **Style** Building displays characteristics of Neo-Classical style.	
5.3	Intrinsic	-	
5.4	Value Classification	A(arc), B(per), B(des), B(uu).	Recommended grade: II A.
6.0		**Topography**	
6.1	Floors	G + 3 with part fourth floor and terrace.	
7.0		**Construction**	
7.1	Plinth	Medium height clad with marble in front.	
7.2	Walls	Not determined.	
7.3	Floor	Not determined.	
7.4	Stairs	One staircase is present. C-shaped open well staircase which houses lift block. Timber staircase with wooden baluster and handrail with winders supported on curvilinear	

		wooden brackets.
7.5	Openings	Semicircular and rectangular window openings. Windows have ventilators above and below lintel and sill level respectively. Window has glass panes encased in wooden framework. Has decorative wooden awning supported on decorative brackets.
7.6	Roofing	Part terrace covered with plastic corrugated sheets.
7.7	Articulation	Entrance pediment with decorative tympanum and cartouche, cartouche is seen in center of pediment and on building wall surface; beautifully carved brackets; has flower vase like pilasters on terrace parapet; floral relief work; continuous cornice and dentil band; rustication at the ends and has anthemion above the entrance pediment.
7.8	Finishes	External walls are plastered and painted. Internal walls are plastered and painted. Flooring is varied according to user.
7.9	Interiors (Movable & Immovable)	**Movable** N.A. **Immovable** N.A.
7.10	Compound/ Fence/ Gate	Entrance has collapsible gate.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Narrow open spaces on both sides with small iron gates.
8.0		**Services & Utilities**
8.1	Lighting	Inadequate natural light through door-window openings supplemented by electric light fixtures.
8.2	Ventilation	Inadequate 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	Nothing prevalent.
8.7	Other (HVAC/BMS/Security Systems)	Window AC units.
9.0		**Condition**
9.1	Plinth	Poor - Altered front – clad with marble, both sides of the building have sewage problems affecting plinth course.
9.2	Walls	Poor - Seepage on the sidewalls and not painted wall surfaces to the sides and rear.
9.3	Floor	Indeterminable - Due to false ceiling in all offices condition not determined.
9.4	Stairs	Poor - Loose and broken, cracks are present, sagged wooden treads, unfinished, missing balusters, pan stains observed. Low maintenance.
9.5	Openings	Fair - Altered door and window shutters, large fixed glass panels and AC units installed.
9.6	Roofing	Indeterminable.
9.7	Articulation & Finishes	Poor - Plaster and paint peeling off, blackening, plant growth, dust accumulation and broken bands. On ground floor arched openings and carved features damaged and obscured due to large signage along the facade. External wall painted, weathered, plant growth. Flooring changed according to user and in bad condition.
9.8	Services	Poor - Poor maintenance of plumbing lines.
9.9	Out Buildings	-
9.10	Overall Conditions	Poor. | Maintenance level: | Poor.
10.0		**Transformation**
	Form	-
	Structure	Internal rearrangement of partitions.
	Articulation & Finishes	Black granite – white marble cladding on the ground floor front façade, signage cover decorative features and openings.
11.0		**DP Remarks/ Perceived Threats**
		Building forms part of C1 zone
12.0		**Additional Notes/ References/ Documents available**
		Additional Notes: Brady's House with its attractive facade was formerly known as the Royal Insurance Building, at one time occupied by the offices of the Bombay Baroda & Central India Railways and then the *Times of India*. At the beginning of the 1900s, the building was sold and the interiors and facade were completely remodelled for the Royal Insurance Company by E W Fritchley of the firm of architects, Gostling, Chambers and Fritchley. **References:** 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.



Symmetrical building with side higher bays, arched openings with pediments, sloping chajjas, central large pediment with decorative tympanum etc



Side bay with arched pediment with decorative motifs in the tympanum, cartouche, bands supported on brackets etc



Pediment over window opening with decorative motifs in the tympanum

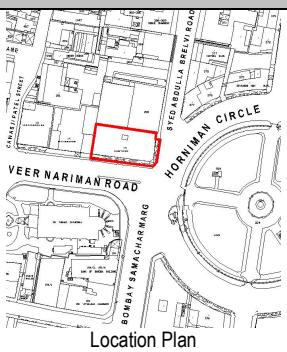


Floral pattern over pediment

Articulation



Sloping chajjas over arched openings supported on decorative brackets

Elphinstone building			252
	Common Ref No: 252 Card No: 343 Ward (Part): A (Part II) CS No: 378 (Fort division) Plot Area: 922.61 sqm. B U Area: - Date:04/01/05 Recorded by: Arun Wadhwa Reviewed by: Int: Arun Wadhwa, Zankhana Prajapati Ext: Arun Wadhwa, Zankhana Prajapati Photo Ref.: 252_Elphinstone building	 Location Plan	

1.0		**Denomination**	
1.1	Name of Premises	Elphinstone building	
1.2	Earlier Name	Elphinstone building	
1.3	Built in :	Indeterminable	Extension Date (if any) : -
2.0		**Access**	
2.1	Main	Veer Nariman road	
2.2	Subsidiary	Syed Abdulla Brelvi 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 (Natural/ Manmade)		
5.2	Architectural Description	**Planning** The building is symmetrical about the open well staircase and lift lobby. An open court with a narrow passage leads to office spaces on all sides. There are many internal modifications with subdivided office spaces. There is a toilet and a narrow spiral staircase at the rear. The entrance is on the ground floor, through the arcaded street front. The corner facing Horniman circle at the intersection is rounded off. **Features** Continuous semi circular arch openings on piers with slender circular columns with carved capitals on all four sides form the street level arcade. The first floor has a projecting moulding that forms semi circular arch openings, within which there are smaller pointed arches. There are interlacing semi circular arches on the second floor and cornice bands at all levels. There are larger semicircular arch openings in the central staircase. Spiralling red and grey stone circular columns with decorative capitals. Polychromatic stone dressing in the façade. Timber carved brackets support an inclined roof. There are iron railings on the first and second floor openings that go upto the parapet. **Style** The building displays characteristics of the Gothic Revival Style	
5.3	Intrinsic		
5.4	Value Classification	A(arc), B(per), B(des), B(uu)	Recommended grade: II A
6.0		**Topography**	
6.1	Floors	G + 3 and part fourth floor.	
7.0		**Construction**	
7.1	Plinth	Low plinth, about one foot. It is constructed in rubble masonry and dressed in grey basalt. The arcaded piers also have a defined dressed stone base.	
7.2	Walls	Heavy load bearing walls.	
7.3	Floor	The original timber floorboards are there on the first floor. The rest of the floor finishing has been transformed throughout.	
7.4	Stairs	The staircase is made of reinforced cement concrete, with an open well.	
7.5	Openings	Wooden glazed panels, double level, with full height shutters.	
7.6	Roofing	The western wing has metal truss roofing that supports wooden floorboards with mangalore tile finish. The eastern wing roofing has been replaced with asbestos sheet roofing.	

Elphinstone building			252
7.7	Articulation	The building has mouldings, stone arch openings and decorative elements within.	
7.8	Finishes	The finishes are in Malad or Kurla stone, dressed ashlar course. There is gray stone dressing in arch openings, gray and red circular columns and floral features are in porbander stone. The brackets and cornices are in basalt stone.	
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -	
7.10	Compound/ Fence/ Gate	There is a small iron gate with the adjoining Brady house building to the west. The south and east building abuts the street and the north side touches the Bombay Samachar Building.	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape		
8.0		**Services & Utilities**	
8.1	Lighting	Inadequate natural light through door-window openings supplemented by electric light fixtures.	
8.2	Ventilation	Inadequate 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	Nothing prevalent.	
8.7	Other (HVAC/BMS/Security Systems)	Window AC units.	
9.0		**Condition**	
9.1	Plinth	The stone dressing has been damaged and altered and is in poor condition, The arcade's pavement floor is damaged. The west side wall along the adjoining building suffers from seepage because of the plumbing, damaging the plinth and making it unhygienic.	
9.2	Walls	Observed in the walls were cracks, extensive seepage and dampness.	
9.3	Floor	Exposed reinforcement was observed, there were damp patches and the passage around the internal chowk was weak and damaged.	
9.4	Stairs	The stairs were dark and poorly maintained. The floor finish was damaged.	
9.5	Openings	The glass panes were broken, the shutters were poorly finished, and altered. A.C. units were installed inside the shutter openings and many openings were enclosed with brickwork or wooden panels.	
9.6	Roofing	Not accessible. The mangalore tiles were replaced with asbestos sheets in the eastern wing.	
9.7	Articulation & Finishes	The stone dressing was blackened. The ornamental features have been neglected and are dilapidated within the interior spaces and lobbies.	
9.8	Services	There are dilapidated and messy electrical conduits spanning the corridor and lobby spaces on all the floors, old and new.	
9.9	Out Buildings		
9.10	Overall Conditions	Poor	Maintenance level	Negligible
10.0		**Transformation**	
	Form	-	
	Structure	The condition of passage around the internal chowk is weak, Mezzanines and wooden partitions have been added at many places.	
	Articulation & Finishes	-	
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. SHARADA DWIVEDI and RAHUL MEHROTRA (2001) *Fort Walks,* Bombay : Eminence Designs Pvt. Ltd.	



Buff stone clad corner building with an arched arcade on the ground floor, semi circular and pointed arched openings with buff and grey stone bands and voiussoirs, bands.



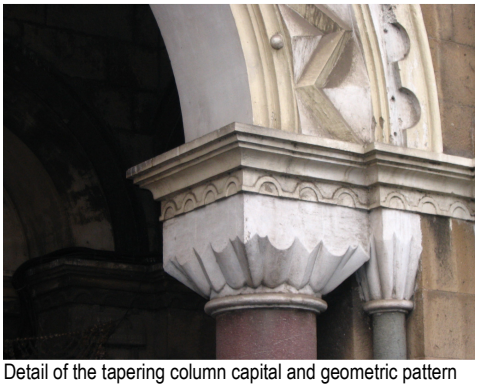
Continuous arched openings with bands with geometric and floral pattern



Ground floor corner of the arched arcade with arch band in geometric pattern, dentil band etc



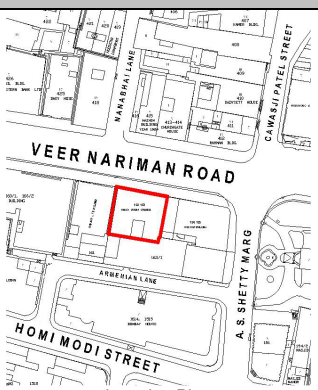
Detail of the floral pattern at the springing point of the arch band



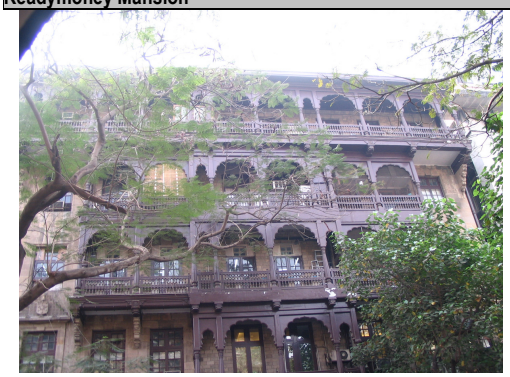
Detail of the tapering column capital and geometric pattern Band at the ground floor arched opening



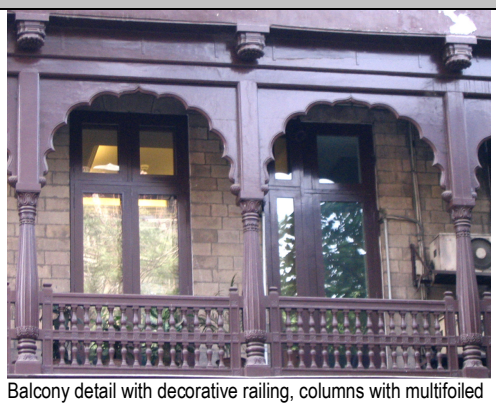
Detail of the floral pattern column capital in grey stone, Band with geometric pattern etc

Readymoney Mansion			253
		Common Ref No: 253 Card No: 344 Ward (Part): A (Part II) CS No: 162, 163 (Fort division) Plot Area: 586.12 sq mts B U Area: - Date: 31/12/2005 Recorded by: Prachi Merchant Reviewed by: Int: Sonal Modak, Prachi Merchant Ext: Sonal Modak, Prachi Merchant Photo Ref.: 253_Readymoney Mansion	 Location Plan
1.0		**Denomination**	
1.1	Name of Premises	Readymoney Mansion	
1.2	Earlier Name	Readymoney Mansion	
1.3	Built in :	Indeterminable	Extension Date (if any) : -
2.0		**Access**	
2.1	Main	Veer Nariman Road	
2.2	Subsidiary	-	
3.0		**Ownership pattern**	
3.1	Present	Private	
3.2	Past	-	
3.3	Status	Tenant	
4.0		**Use**	
4.1	Present	Commercial, offices and shops.	
4.2	Past	Residential.	
4.3	Usage	Commercial	
5.0		**Significance & Value Classification**	
5.1	Townscape (Natural/ Manmade)	Located in the main axis from Horniman circle to Flora Fountain, there is a similar skyline of G + 4 buildings.	
5.2	Architectural Description	**Planning** The building is a 'C' shaped structure with a staircase and lift well on one side. The center forms an open light court which has been closed on the first floor. The building has two entrances and a passage overlooking the court. There are balconies on the roadside. **Features** Buff basalt stone with brick backing, Influenced by an Islamic and local style of architecture, Timber projecting balconies, TW railings, floral motifs, Islamic arches, decorative brackets, floral vertical bands, elaborate entrance ornamentation, with decorative motifs above the entrance level corbels. **Style** The building derives influence from Vernacular style of Architecture	
5.3	Intrinsic	Unique wooden balconies	
5.4	Value Classification	A(arc), B(per), B (des), F	Recommended grade: II A
6.0		**Topography**	
6.1	Floors	G + 4	
7.0		**Construction**	
7.1	Plinth	Low plinth of buff basalt with a protection band.	
7.2	Walls	The external walls are load bearing, the internal walls are brick walls. The lobby has dado tiles.	
7.3	Floor	The flooring is ladi-coba with Minton tiles.	
7.4	Stairs	There is an open well staircase with a lift in the center, the treads are stone finish, the original were in timber.	
7.5	Openings	The openings are rectangular with moulding stone bands around. There are glazed panel double shutters with ventilators above. There are Islamic arched colonnaded balconies. There is a huge entrance paneled wooden double shuttered door.	
7.6	Roofing	Sloping roof over the 'C' shaped building.	
7.7	Articulation	There are decorative wooden columns, capitals, bases, stone brackets supporting balconies and decorative stone corbels.	
7.8	Finishes	The exterior is stone finished, the interior is finished according to each client and the floor finish	

		is in minton tiles.			
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -			
7.10	Compound/ Fence/ Gate	The building abuts the front road, and the side buildings.			
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	The central court is enclosed by a shop.			
8.0		**Services & Utilities**			
8.1	Lighting	Natural lighting is through the balconies and court.			
8.2	Ventilation	Natural ventilation is through the balconies and court.			
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)	AC's, Watchman, individual tenants have their own security system.			
9.0		**Condition**			
9.1	Plinth	Poor - The plinth height is reduced due to filling in of the footpath, some shops have covered the plinth with paneling.			
9.2	Walls	Poor - The walls have undergone weathering, the pointing has been done carelessly, the plaster is coming loose and holes have been made for the services.			
9.3	Floor	Poor - The steel members supporting the floor are rusting, the plaster is falling, holes have been made for services.			
9.4	Stairs	Poor - Steel sections support the original timber staircase.			
9.5	Openings	Poor - AC units and jalis have been inserted into the openings. The windows on the side have been completely blocked.			
9.6	Roofing	Poor - Mangalore tiled sloping roof			
9.7	Articulation & Finishes	Poor - Not maintained.			
9.8	Services	There are electrical conduits running across the lobby walls and staircase.			
9.9	Out Buildings				
9.10	Overall Conditions	Not maintained	Maintenance level	Poor	
10.0		**Transformation**			
	Form	The central court has been occupied. The windows doors and shutters are changed.			
	Structure	The balconies are blocked with AC's and jails.			
	Articulation & Finishes	Repositioning of timber balconies.			
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. SHARADA DWIVEDI and RAHUL MEHROTRA (2001) *Fort Walks,* Bombay : Eminence Designs Pvt. Ltd.			



Front façade with projecting balconies with wooden decorative arched, railing and railing work



Balcony detail with decorative railing, columns with multifoiled Arches, motifs etc



Detail of the balcony brackets, bands, columns with decorative base



Balcony supported on decorative stone brackets



Entrance staircase and lift lobby with cement tile flooring



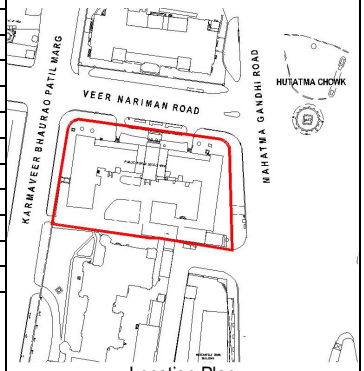
Opening band detail with geometric pattern Triangular frieze band above



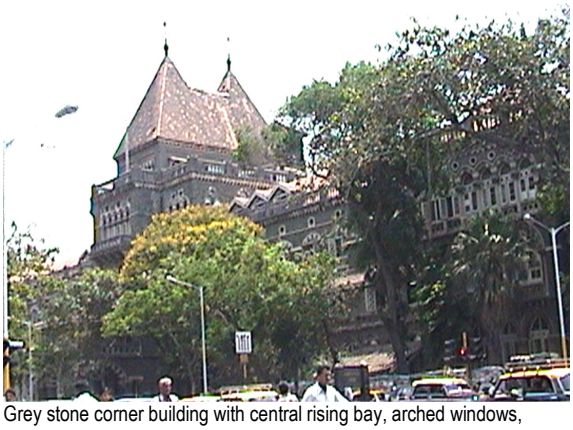
Detail of the vertical frieze band in stone



Detail of the tapering motif in stone in geometric and floral pattern

PWD Building			254
		Common Ref No: 254 Card No: 345 Ward (Part): A (Part II) CS No: 150 (Fort division) Plot Area: 6161.42 sq m B U Area: - Date: 14/04/2005 Recorded by: Sonal Modak Reviewed by: Int: Permission denied Ext: Sonal Modak Photo Ref.: 254_PWD building	 Location Plan
1.0		**Denomination**	
1.1	Name of Premises	PWD Building	
1.2	Earlier Name	PWD Building	
1.3	Built in:	1872	Extension Date: -
2.0		**Access**	
2.1	Main	Veer Nariman Road – Vehicular and Pedestrian	
2.2	Subsidiary	Karmaveer Bhaurao Patil Marg (Mayo Road) - Pedestrian	
3.0		**Ownership pattern**	
3.1	Present	State Government	
3.2	Past	State Government	
3.3	Status	Owner	
4.0		**Use**	
4.1	Present	Government Offices (Public Services)	
4.2	Past	Government Offices (Public Services)	
4.3	Usage	Daily	
5.0		**Significance & Value Classification**	
5.1	Townscape (Manmade)	The building stands on a corner plot in the same premises as that of High Court. Main access to the building is from Veer Nariman Road on northern side. It forms a part of cluster of Heritage buildings in Flora Fountain Area such as Old Insurance Building, City Bank, Flora Fountain, State Bank of India etc.	
5.2	Architectural Description	**Planning** Planning Indeterminable as access to the building denied. **Features** The Facade is punctuated with arches and columns supporting the verandahs and corridors that run along the periphery. Continuous bands run at each floor level resting on dentils at the topmost floor level. Main entrance is through a porch with pointed arches supported on circular columns with Corinthian column capitals. Pointed arches have quatre foil ventilators at top. Ornate multifoil parapet at porch terrace and top floor level. Arches are constructed in alternate yellow and buff stone. **Style** It derives a strong influence from Neo-Gothic style	
5.3	Intrinsic	-	
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	G + 2, G + 3 partly	
7.0		**Construction**	
7.1	Plinth	Medium plinth about 2 ft height in grey rough dressed ashlar masonary.	
7.2	Walls	Indeterminable	
7.3	Floor	Indeterminable	
7.4	Stairs	Indeterminable	
7.5	Openings	Arched openings with wooden frame partly glazed panels with wooden louvers at bottom.	
7.6	Roofing	Indeterminable	
7.7	Articulation	Corinthian column capitals, dentils, quatrefoil openings etc.	
7.8	Finishes	Externally grey ashlar masonary. Internal finishes indeterminable.	

PWD Building			254
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -	
7.10	Compound/ Fence/ Gate	A stone compound wall with MS fencing atop.	
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	Fair no evident damages seen. Blackening of stone.	
9.2	Walls	Indeterminable	
9.3	Floor	Indeterminable	
9.4	Stairs	Indeterminable	
9.5	Openings	Fair - At some places shutters have been replaced.	
9.6	Roofing	Indeterminable	
9.7	Articulation & Finishes	Fair – Damages to stone observed. Blackening of stone due to weathering.	
9.8	Services	Indeterminable	
9.9	Out Buildings	Indeterminable	
9.10	Overall Conditions	Fair	Maintenance level | Poor
10.0		**Transformation**	
	Form	Indeterminable	
	Structure	Indeterminable	
	Articulation & Finishes	Indeterminable	
11.0		**DP Remarks/ Perceived Threats**	
		Public Works Department, building forms part of C1 zone	
12.0		**Additional Notes/ References/ Documents available**	
		Additional Notes: The Public Works Department offices were designed by Colonel H St Clair Wilkins in the Venetian Gothic style and completed in 1872 under the supervision of Colonel J A Fuller and J H E Hart. The building is faced with cursed blue basalt stone with bands in Kurla and dressings in Porebunder stone, with red and blue basalt alternating with Porebunder stone in the arches. The building was enlarged in the 1890s with an additional wing facing west. **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.	



Grey stone corner building with central rising bay, arched windows, balustrade etc



Series of arched openings with alternate gray and buff stone voussoirs, round openings, frieze bands etc



Central tower with projecting balcony, decorative bands, high sloping roof, stone balustrade etc



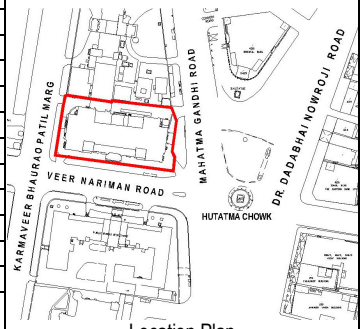
Aeries of pointed arched window with trifoiled arched opening and round openings with alternate grey and buff atone voussoirs, decorative sill band in geometric pattern, columns with decorative capitals



Projecting balcony with stone supporting brackets, stone balustrade in geometric pattern



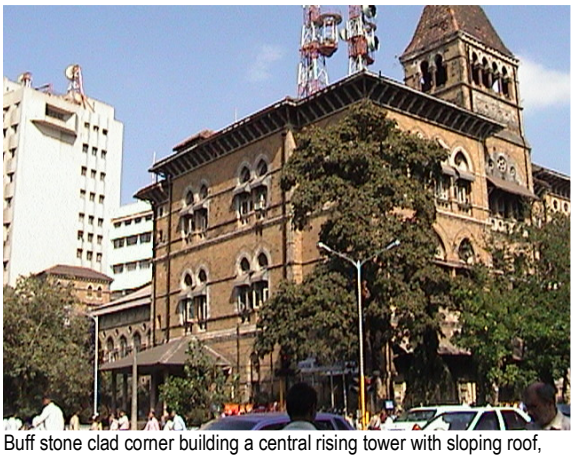
Window with sloping weather shade, dentil band above

Central Telegraph Office			255
	Common Ref No: 255 Card No: 346 Ward (Part): A (Part II) CS No: 708 (Fort division) Plot Area: 11912.67 sqm. B U Area: - Date: 22/12/2004 Recorded by: Sachin Borkar Reviewed by: Int: Sachin Borkar, Sonal Modak Ext: Sachin Borkar, Sonal Modak Photo Ref.: 255_CTO	 Location Plan	

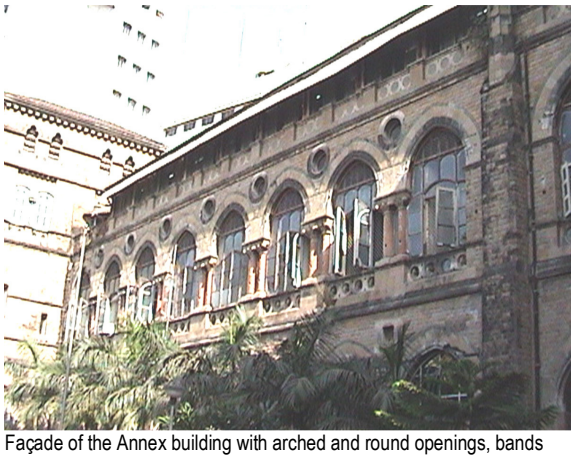
1.0		**Denomination**			
1.1	Name of Premises	Central Telegraph Office			
1.2	Earlier Name	Central Telegraph Office			
1.3	Built in:	1874	Extension Date:	Annex added	
2.0		**Access**			
2.1	Main	Veer Nariman Road			
2.2	Subsidiary	Bhaurao Patil Road, Mahatma Gandhi Road			
3.0		**Ownership pattern**			
3.1	Present	Central Government			
3.2	Past	Central Government			
3.3	Status	Owner			
4.0		**Use**			
4.1	Present	Government service - Telegraph and telecommunication Office			
4.2	Past	Government service - Telegraph office			
4.3	Usage	Daily			
5.0		**Significance & value Classification**			
5.1	Townscape (Manmade)	It forms a part of the group of buildings built on the Esplanade along Bhaurao Patil Marg. It forms an important building on the intersection of three roads and stands across the prominent node of Flora Fountain.			
5.2	Architectural Description	**Planning** The building is accessed through an entrance porch with a driveway on the southern end. The staircases are located on the eastern and western side with rising turrets with high gable roof, forming prominent features of the building Two subsidiary porches, comparatively smaller than the main one were designed on the eastern and western ends of the building. **Features** Multi-coloured stones have been used for façade treatment. Continuous pointed and trifoil arched openings. Façade is punctuated with columns with corinthian capitals, frieze bands, jali work Cornice bands in limestone highlight the different floor levels. Projecting continuous chajja with decorative wooden brackets The central hall on the second floor has a considerable high roof, which encloses a large space with trusses at regular spans. The ceiling of the central portion of the first floor is ornamental, gargoyles, the projection of the roof is supported on decorative timber brackets. The down-take pipes are of cat iron and form an interesting element. **Style** The building derives influence from Gothic style of Architecture			
5.3	Intrinsic	-			
5.4	Value Classification	A(arc), A(his), B(per), B(des), B(uu), E, F, I(sce)	Recommended grade	II A	
6.0		**Topography**			
6.1	Floors	Main building - G + 2 with mezzanine floors in some parts of the building. Annex building - G + 2			
7.0		**Construction**			
7.1	Plinth	The plinth is low and constructed of grey and buff basalt stone.			
7.2	Walls	The external wall is constructed of coarsed buff basalt. Internal walls are built of rubble plastered with lime mortar.			

7.3	Floor	Wooden flooring with wooden beams and joists, which are overlaid with tiles. The first floor slab is in RCC and rests on timber beams.
7.4	Stairs	Two main staircases located on the eastern and western side of the building. Both these staircases are in wood with a decorative railing and newel post. The staircase of the annex building is built in buff basalt stone with cast iron railing. The staircases, which are built to reach the mezzanine floors, are built in stone with decorative cast iron railing and newel post.
7.5	Openings	The openings are large and arched. The doors are of teakwood double shuttered and the windows are paneled and glazed. Some internal doors are partly louvered and partly glazed.
7.6	Roofing	The roof consists of large timber trusses with purlins and rafters covered with Mangalore tiles.
7.7	Articulation	Arches, cornice bands, gargoyles, turrets, projecting chajja on wooden brackets, jaliwork, columns with decorative capital
7.8	Finishes	The external façade is exposed stone whereas, internally, it is partly plastered and painted. The internal walls are plastered and painted. Most of the internal walls are painted with oil based paint. The floor finish consists of decorative Minton tiles in various patterns. Some parts of the building has multi-coloured clay based tiles.
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** There are two tablets one in the main building and the other in the staircase of the Annex building, which has a description of the building when it was built. The ceiling of the central portion of the first floor is decorative.
7.10	Compound/ Fence/ Gate	The compound wall is constructed of buff basalt stone upto a height of approximately three feet and a decorative cast iron railing stands above it. The gate is in cast iron fixed on to decorative gateposts on either side.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	A small landscaped garden abuts the building on the western side. On the southern side, shrubs have been planted to enhance the main entrance.
8.0		**Services & Utilities**
8.1	Lighting	Adequate natural light from the large openings and supplemented by artificial measures.
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)	Air conditioning units have been installed. Manual security system
9.0		**Condition**
9.1	Plinth	The plinth is in a good condition with no visible damage.
9.2	Walls	The walls are in a fair condition though there is water seepage observed in some parts. Ficus growth is observed on many walls. There is accumulation of grime and dirt on the exposed stone surfaces.
9.3	Floor	The floor does not show any visible damage.
9.4	Stairs	The staircases are in a fair condition and are exposed to normal wear and tear.
9.5	Openings	Many of the windows have been retrofitted with new shutters. Some of the openings have been sealed. Most other openings are in a fair condition.
9.6	Roofing	The structure of the roof is maintained though the broken Mangalore tiles need replacement
9.7	Articulation & Finishes	At many places, the details have been painted with oil-based paint. Accumulation of dust and grime observed.
9.8	Services	Water seepage observed around the toilet areas. Electrical ducting can be done in a more sensitive manner.
9.9	Out Buildings	-
9.10	Overall Conditions	Fair | Maintenance level | Fair
10.0		**Transformation**
	Form	Many of the terraces in both the main building as well as the Annex, have been partially or fully enclosed. Porch on the eastern side facing Mahatma Gandhi Road has been removed. Traces of removal are observed on the external wall.
	Structure	A lift has been installed in the well of the west side staircase. Internally, the floor of the second floor slab has been strengthened using steel supports and the first floor slab has been strengthened by RCC columns. A mezzanine has been added on the ground floor on the eastern side of the building.

Central Telegraph Office		255
	Articulation & Finishes	Many of the walls and details have been painted with oil-based paint. The roofing material of the porch has been changed to asbestos. Weather shades have been added to windows.
11.0		**DP Remarks/ Perceived Threats**
		CTO, P & T, building forms part of C1 zone
12.0		**Additional Notes/ References/ Documents available**
		Additional Notes: A part of the first floor of the Annex building is being used as residential premises for invited guests. The Telegraph Office was completed in 1874 from designs by W Paris, with Muncherjee Cowasjee Murzban as Assistant Engineer in charge. Behind it are remnants of The original General Post Office designed by J Trubshawe and J Paris, which was demolished some years ago to make way for the high-rise telecommunications building, was located behind the CTO building. a part of which was constructed on the former site of Queen Victoria's statue which is now in the Jijamata Udyan. **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. Christopher W London, *Bombay Gothic,* India Book HousePvt. Ltd. SHARADA DWIVEDI and RAHUL MEHROTRA (2001) *Fort Walks,* Bombay : Eminence Designs Pvt. Ltd.



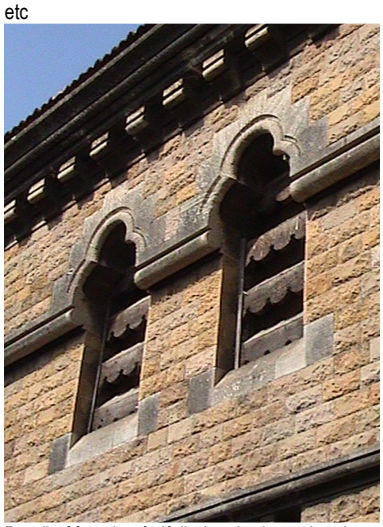
Buff stone clad corner building a central rising tower with sloping roof, with arch openings, bands, projecting chajja at the top level



Façade of the Annex building with arched and round openings, bands etc



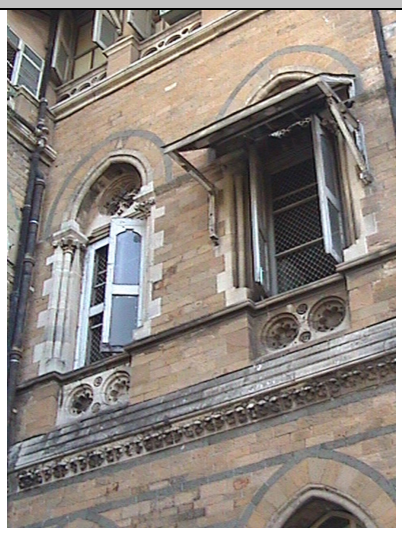
Central tower with arched openings, frieze panel, high pitched roof



Detail of façade of trifoiled arched opening, louvered shutters, dentil band etc



Projecting chajja with wooden brackets, arched openings



Arched opening with band, geometric pattern panel at sill level, floor band etc



Lift cage in wrought iron



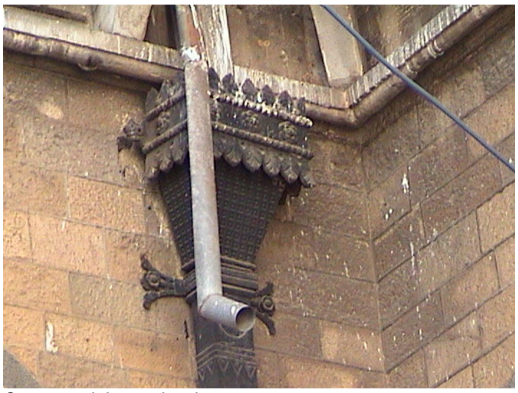
Entrance porch with an arched entrance opening, frieze band with floral pattern, metal decorative gate

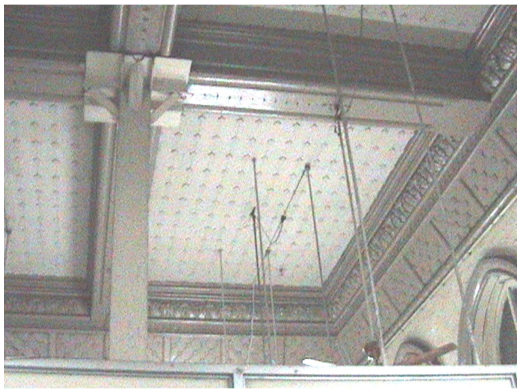


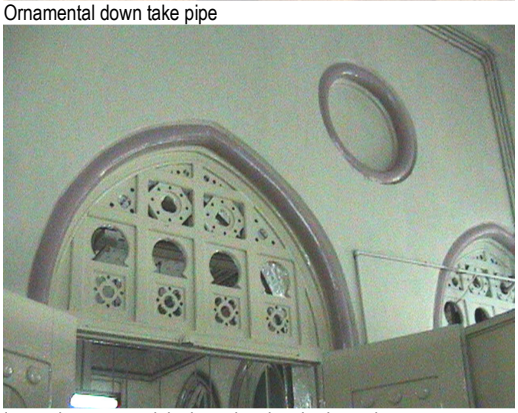
Internal space with high ceiling, arched openings on columns with decorative capitals

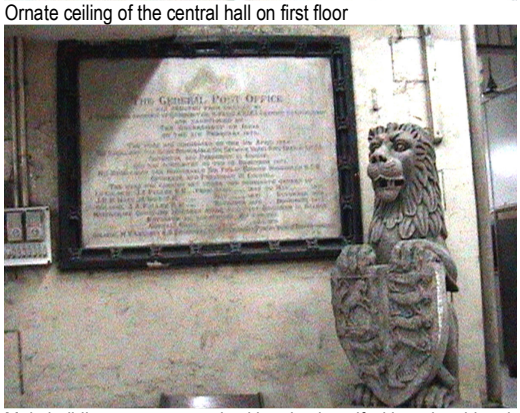


Roof truss detail suppoeting high pitched sloping roof


Ornamental down take pipe


Ornate ceiling of the central hall on first floor


Internal tracery work in the pointed arched opening

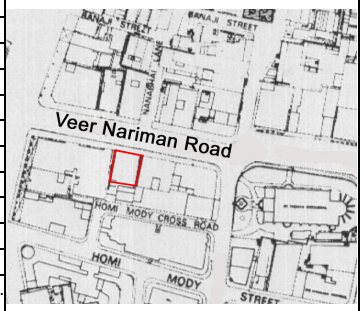


Main building entrance porch with animal motif with and emblem in stone and a marble tablet


Minton tile flooring



Marble plaque

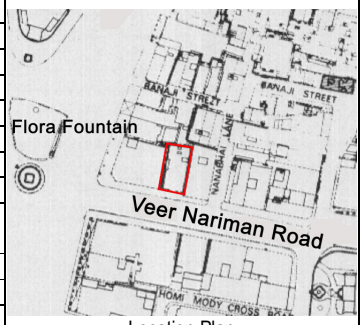
Bombay Life Building (Old Royal Insurance Co. building and Times of India building)					**256**
		Common Ref No: 256 Card No: 347 Ward (Part): A (Part II) CS No: - Plot Area: - B U Area: - Date: - Recorded by: Prachi Merchant Reviewed by: Int: - Ext: Prachi Merchant Photo Ref: 256_Old Royal Insurance Co. building and Times of India building		 Location Plan	
1.0		**Denomination**			
1.1	Name of Premises	Bombay Life Building			
1.2	Earlier Name	Old Royal Insurance Co. building and Times of India building			
1.3	Built in:	-	Extension Date	-	
2.0		**Access**			
2.1	Main	Veer Nariman Road			
2.2	Subsidiary	-			
3.0		**Ownership pattern**			
3.1	Present	LIC			
3.2	Past	Private			
3.3	Status	Owner			
4.0		**Use**			
4.1	Present	Commercial (shops and offices)			
4.2	Past	Commercial			
4.3	Usage	Daily			
5.0		**Significance & value Classification**			
5.1	Townscape (Manmade)	Building lies on the axis road leading from Horniman circle to Flora Fountain on the Veer Nariman road.			
5.2	Architectural Description	**Planning** Rectangular building with shops at the ground floor and offices above **Features** Vertical and horizontal bands around rectangular openings, projecting balcony on the first floor **Style** No significant style			
5.3	Intrinsic	-			
5.4	Value Classification	A(cul), C(seh), B(per), F, B(des)	Recommended grade:	III	
6.0		**Topography**			
6.1	Floors	G+3 (4th floor added)			
7.0		**Construction**			
7.1	Plinth				
7.2	Walls	Brick walls			
7.3	Floor	RCC			
7.4	Stairs	RCC staircase			
7.5	Openings	Rectangular openings			
7.6	Roofing	RCC			
7.7	Articulation	Vertical and horizontal bands			
7.8	Finishes	Plaster and paint			
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -			
7.10	Compound/ Fence/ Gate	No compound wall			

Bombay Life Building (Old Royal Insurance Co. building and Times of India building)			**256**
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)	MCGM	
8.6	Fire Precaution	-	
8.7	Other (HVAC/BMS/Security Systems)	-	
9.0		**Condition**	
9.1	Plinth	The building seems to have transformed.	
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	Additional floor has been added	
	Structure	Openings have been blocked to install AC units, grills have been added	
	Articulation & Finishes	-	
11.0		**DP Remarks/ Perceived Threats**	
		-	
12.0		**Additional Notes/ References/ Documents available**	
		Additional Notes: - **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.*	



Vertical and horizontal bands on the front facade


Front façade with altered ground floor with recessed rectangular openings, bands etc

RNA House (Old Sassoon building)					**257**
		Common Ref No: 257 Card No: 348 Ward (Part): A (Part II) CS No: 425 Plot Area: - B U Area: - Date: 12/05/06 Recorded by: Prachi Merchant Reviewed by: Int: Prachi Merchant Photography permission denied Ext: Prachi Merchant Photo Ref: 257_Old Sasoon building		 Location Plan	
1.0		**Denomination**			
1.1	Name of Premises	RNA House			
1.2	Earlier Name	Old Sassoon building			
1.3	Built in:	-	Extension Date	-	
2.0		**Access**			
2.1	Main	Veer Nariman Road			
2.2	Subsidiary	Banaji street			
3.0		**Ownership pattern**			
3.1	Present	Private			
3.2	Past	Private			
3.3	Status	Owner			
4.0		**Use**			
4.1	Present	Commercial			
4.2	Past	Commercial			
4.3	Usage	Daily			
5.0		**Significance & value Classification**			
5.1	Townscape (Manmade)	Building lies on the axis road leading from Horniman circle to Flora Fountain on the Veer Nariman road.			
5.2	Architectural Description	**Planning** Indeterminable **Features** Stone building with central bay with pediment higher than the side bays. Rectangular openings with ornamented band and prominent keystones, floral pattern motifs, projecting balconies supported on brackets. Corner quoins, pediment with ornamented tympanum and flame motif pinnacle etc. **Style** Derives influence from Neo classical style of Architecture			
5.3	Intrinsic	-			
5.4	Value Classification	D(bio), A(arc)	Recommended grade:	III	
6.0		**Topography**			
6.1	Floors	G+3 + sloping roof structure added on the terrace			
7.0		**Construction**			
7.1	Plinth	Shop directly opens on the footpath			
7.2	Walls	Stone load bearing walls			
7.3	Floor	Indeterminable			
7.4	Stairs	Indeterminable			
7.5	Openings	Rectangular and arched openings, projecting balconies			
7.6	Roofing	-			
7.7	Articulation	Arched openings with prominent keystones, floral pattern motifs, projecting balconies supported on brackets, Corner quoins, pediment with ornamented tympanum and flame motif pinnacle			
7.8	Finishes	Ground floor has new finishes, internally finishes have been modified			

RNA House (Old Sassoon building)			**257**
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -	
7.10	Compound/ Fence/ Gate	-	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Footpath has been occupied by hawkers	
8.0		**Services & Utilities**	
8.1	Lighting	Adequate natural lighting supported by artificial means	
8.2	Ventilation	Adequate natural ventillation supported by 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	Negligible	
9.2	Walls	Fair	
9.3	Floor	Fair	
9.4	Stairs	-	
9.5	Openings	Transformations have been made, blocked openings.	
9.6	Roofing	Fair	
9.7	Articulation & Finishes	Balcony balustrade has been altered	
9.8	Services	Fair	
9.9	Out Buildings	-	
9.10	Overall Conditions	Poor	Maintenance level: Poor
10.0		**Transformation**	
	Form	Ground floor has been completely transformed	
	Structure	Hoardings have been installed, openings have been blocked to install AC units, grills have been added	
	Articulation & Finishes	Original balustrade has been replaced with new material construction, bands are in a neglected state	
11.0		**DP Remarks/ Perceived Threats**	
		Commercial Zone + Part No Reservation	
12.0		**Additional Notes/ References/ Documents available**	
		Additional Notes: - **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.*	



Arched openings with projecting balconies supported on decorative brackets, corner quoins etc



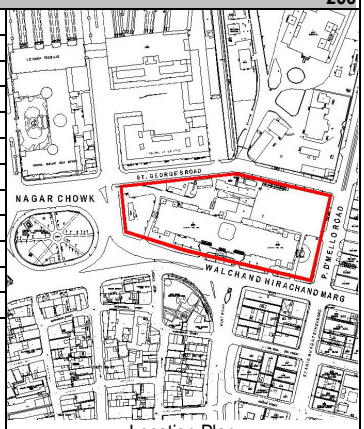
Main entrance with projecting balcony with floral tapering ornamented feature



Added structure on terrace, openings blocked etc



Central bay with ornamented pediment tympanum, floral motifs, balustrade etc

General Post Office			258
	Common Ref No: 258 Card No: 349 Ward (Part): A (Part II) CS No: 1209 (Fort division) Plot Area: 16,117.18 sq m B U Area: 1,22,289.00 sq ft Date: 13/12/2004 Recorded by: Sonal Modak Reviewed by: Int: Sonal Modak, Prachi Merchant Ext: Sonal Modak, Prachi Merchant Photo Ref.: 258_GPO	 Location Plan	

1.0		**Denomination**		
1.1	Name of Premises	General Post Office		
1.2	Earlier Name	General Post Office		
1.3	Built in:	Commencement 1st September 1904 Completion 31st March 1913 (Tablet)	Extension Date:	Annex block added on north-east side 1976
2.0		**Access**		
2.1	Main	Walchand Hirachand Marg – Vehicular and Pedestrian		
2.2	Subsidiary	P D'Mello Road – Vehicular and Pedestrian St. George Road – Pedestrian		
3.0		**Ownership pattern**		
3.1	Present	Central Government		
3.2	Past	Central Government		
3.3	Status	Owner		
4.0		**Use**		
4.1	Present	Institutional – Post Office		
4.2	Past	Institutional – Post Office		
4.3	Usage	Daily		
5.0		**Significance & Value Classification**		
5.1	Townscape (Manmade)	The building is located in the vicinity of Chhatrapati Shivaji station along Walchand Hirachand Marg facing west. The main access is from Walchand Hirachand Marg on western side. Plot has total seven entry gates from all sides. The central dome rises above the height of the building and is similar to that of The Prince of Wales Museum, which bears remarkable resemblance to that of the Gol Gumbaz at Bijapur. One can see dramatic use of surface decoration and polychromatic local stones and vibrant textures.		
5.2	Architectural Description	**Planning** Building has a symmetrical longer façade with central porch entrance from Walchand Hirachand Marg. Building is more or less a linear rectangle in plan with porch entrance in the center. Two wings on eastern and western side flank out from the central bay. Both wings have towers surmounted by smaller onion shaped domes at the center housing semi-circular staircases. The porch entrance leads to the entrance lobby leads to a central hall in which are located the counters of various activities of post office. This space continues upwards to three floors and is surmounted with a large imposing dome. Broad verandahs run along the longer wing on southern side on left and right of the central porch having access doors to various departments, which are located around the hall. Building is ground plus two storied high but the central dome gives an additional floor height to the volume of the building. There are smaller Islamic dome topped towers at either ends rising higher than the building height. It has an interesting silhouette of a large dome, two smaller domes on towers and small minarets. There is a narrow terrace at third floor level with extended rooms having sloping roof. **Features** Islamic dome above the central hall. Towers on both the sides of central bay topped by smaller Islamic domes. Stone Islamic arches. Porch having pendentive domical roof. Minarets punctuating the skyline along the parapet at third floor level.		

		Intricately carved stone *jali* pattern on "*jharokhas*'. Pierced balustrades to the most of the window arches. Small minarets dividing the stone parapet into segments at third floor level. Decorative stone brackets supporting *jharokhas* and step out balconies. Octagonal engaged columns dividing façade into vertical bays. Use of polychromatic local stones like grey basalt for masonary, yellow Kurla for dressing and soft white lime stone for decorative carved features. **Style** Has significant influence of Indo-Saracenic style of architecture.
5.3	Intrinsic	-
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	G+2 with part basement. The towers on eastern and western side and the central hall surmounted with a smaller domes rise above the building height.
7.0		**Construction**
7.1	Plinth	High plinth in rough dressed grey basalt shallow courses with ventilators for part basement with a yellow Kurla plinth protection layer.
7.2	Walls	Thick load bearing external walls with alternate grey basalt and yellow Kurla courses on ground floor level façade. Internal non-structural brick masonary walls. Wooden partitions laid as per requirement of users.
7.3	Floor	Flooring system is not constant all over. Corridors are provided with RCC slabs. Internal flooring is jack arch with MS sections.
7.4	Stairs	Total nine staircases. Main two open well timber staircase one on either side of the central entrance porch with wooden balustrade and wooden handrail. Provision of lift in the central open well. Two semi-circular stone staircases, one in each of the towers on either side. Two semicircular smaller stone staircases on rear side going down till the basement. Two open well stone staircases near the ends of the building. One straight flight timber staircase in the right wing connecting ground and first floor, which seems a later addition.
7.5	Openings	Mostly all the door and window openings have high and wide pointed Islamic arches. The window openings on rear side are high floor-to-floor arched openings. There is a wide corridor along front side of the building from one end to the other which is colonnaded, semi-covered having glazed double shutters. Door arches are high with wooden frame glazed double shutters, rectangular ventilators above and fixed glazing panel in the arch. Windows are provided with wooden frame glazed double shutters. The window openings on front façade are recessed with the thickness accommodating a screen created by pierced stone balustrade covering the height of window till lintel level.
7.6	Roofing	Part timber truss sloping roof with Mangalore roofing tiles. Roofing is partly RCC flat slab and partly jack arch slab with steel sections. The central large dome is constructed in brick.
7.7	Articulation	Decorative column capitals and bases. Engaged octagonal columns. Pierced balustrade, cornice bands and corbels. *Jharokhas* supported on decorative stone corbels.
7.8	Finishes	Externally exposed grey ashlar masonary with yellow stone bands on ground floor level. Walls are plastered and painted internally.
7.9	Interiors (Movable & Immovable)	**Movable** Old furniture, panels, racks, display board, showcases, benches. **Immovable** Wooden panels at first floor gallery level having columns and balusters, handrail, light fixtures.
7.10	Compound/ Fence/ Gate	Compound wall comprises of grey stone masonary about 5 ft. high with MS fencing above it. Stone pillars topped with decorative cupolas define all the entrance gates.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Landscaped garden demarcated by MS fencing on front (southern) side of the building. Side and rear open spaces are paved areas with few big trees. Watchman's cabin at each entry and exit. Electric substation on northern side. The open areas around building are not maintained.
8.0		**Services & Utilities**
8.1	Lighting	Adequate natural light through door-window openings and corridors supplemented by electric light fixtures.
8.2	Ventilation	Adequate natural ventilation through door-window openings and corridors supplemented by electric fans and air conditioning.
8.3	Electricity	BEST
8.4	Water Supply	MCGM
8.5	Drainage (Plumbing & Sanitation)	MCGM

General Post Office			258
8.6	Fire Precaution	Presence of fire extinguishers.	
8.7	Other (HVAC/BMS/Security Systems)	Window AC units have been installed in some areas.	
9.0		**Condition**	
9.1	Plinth	Poor – Severe leakage and dampness - needs urgent attention. Plant growth. Broken stone balustrade at plinth ventilators level.	
9.2	Walls	Fair – Plant growth.	
9.3	Floor	Fair – Flooring of all the corridors has been replaced by modern materials.	
9.4	Stairs	Fair – Main timber staircases don't have any evident damages. Poor – Semi circular staircases on rear side are not in use and are in neglected state.	
9.5	Openings	Fair – Stone arches are in filled by brick masonary in some parts. All the openings have been covered by wire mesh and new rolling shutters and fences have been added in places.	
9.6	Roofing	Fair – The central dome is repaired in patches.	
9.7	Articulation & Finishes	Poor – Some of the finials surmounting the domes are chipped and broken. Careless pointing done to external walls. Broken stone *jali* to house rainwater down take pipe at few places. Dampness due to leakages. Plan growth.	
9.8	Services	Poor – Down take pipes along the turrets broken causing leakages and dampness in the walls. Unplanned addition of electrical wiring and service pipes.	
9.9	Out Buildings	Fair	
9.10	Overall Conditions	Fair	Maintenance level | Poor
10.0		**Transformation**	
	Form	-	
	Structure	The building has been damaged over the time and has also been a victim to fire in recent years wherein the record rooms at the upper floor level have been totally gutted. This part of building is completely reconstructed.	
	Articulation & Finishes	-	
11.0		**DP Remarks/ Perceived Threats**	
		General Post Office, building forms part of C1 zone	
12.0		**Additional Notes/ References/ Documents available**	
		Additional Notes: The General Post Office of the city was first located in St. George fort. Then it was shifted to Bombay Bunder near Appollo Pier. In 1831 it was removed to the premise opposite the head of Forbes Street. Further it got shifted to the new post office building adjoining the Customs House. In 1860 it again got shifted to Bombay Fort near Apollo Street, then in 1869 shifted to its own building in the present CTO premise near Flora Fountain. Finally it found its new building in 1913 near Chhatrapati Shivaji Terminus, from where it operates there after. The General Post Office was completed in 1911, with a dome bearing a striking resemblance to that of the Gol-Gumbuz of Bijapur. The diameter of the central dome is 65 ft, which is largest dome in the city. End to end length of building is 523 ft. and width is120 ft. F. W. Stevens along with James Trubshawe and W. Paris designed the building and it was constructed at a total cost of Rs.18,09,000/- only. The Post Office was designed in what came to be termed the Indo-Saracenic style of architecture, introduced to Bombay by John Begg, Consulting Architect to Government, and his successor, George Wittet. Although the Gothic and Indo-Saracenic styles had different origins, they shared common features such as the dramatic use of surface decoration and vibrant textures executed in a variety of polychromatic local stones available in Bombay. The GPO is largest in all post offices in Asia. **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. SHARADA DWIVEDI and RAHUL MEHROTRA (2001) *Fort Walks,* Bombay : Eminence Designs Pvt. Ltd. RAIN LAMBAH *Through the Looking Glass – The Grade I Heritage of Mumbai,* Mumbai : Urban Design Research Institute, Jasubhai Media and Super Book House.	



Grey stone clad building with an imposing central dome, corner towers, rising minarets, bands etc



Side bay with pointed arched openings, rising minarets with bands etc



Entrance porch with arched opening, clad with buff and grey stone



Pointed arched openings with shutters modified, blocked openings to take in services



Stone decorative brackets in Gujrat style



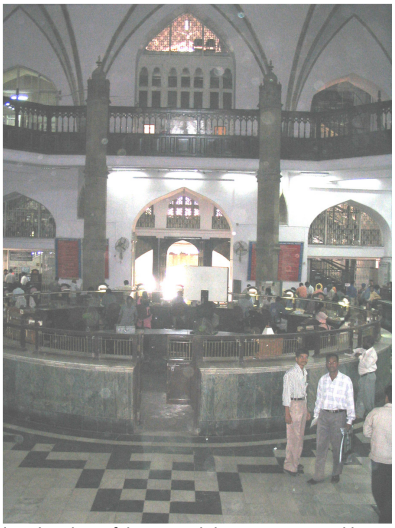
Projecting columns in grey stone with buff stone decorative capital in floral pattern



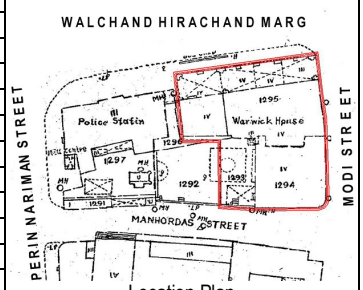
Column base in floral pattern



Internal space below dome with ribbed vaults



Interior view of the central dome structure with overlooking balconies

Blackie House					259
		Common Ref No: 259 Card No: 350 Ward (Part): A (Part II) CS No: 1295 (Fort division) Plot Area: 282.33 sq m B U Area: - Date: 15/12/2004 Recorded by: Sonal Modak Reviewed by: Int: Sonal Modak Ext: Sonal Modak Photo Ref.: 259_Blackie House	 Location Plan	
1.0		**Denomination**			
1.1	Name of Premises	Blackie House			
1.2	Earlier Name	Blackie House			
1.3	Built in:	Indeterminable	Extension Date	-	
2.0		**Access**			
2.1	Main	Walchand Hirachand Marg – Pedestrian			
2.2	Subsidiary	Modi Street – Pedestrian			
3.0		**Ownership pattern**			
3.1	Present	Private – Multiple Owners.			
3.2	Past	Private			
3.3	Status	Owner and Tenant.			
4.0		**Use**			
4.1	Present	Commercial – Shops, Offices. Residential.			
4.2	Past	Residential			
4.3	Usage	Daily			
5.0		**Significance & Value Classification**			
5.1	Townscape (Manmade)	The building lies at the intersection of Walchand Hirachand Marg and Modi Street. The main access is from Northern of Walchand Hirachand Marg. There is an arcade on ground along the building on northern side.			
5.2	Architectural Description	**Planning** The building is roughly rectangular in plan with main entrance from north side through an arcade. It has typical floor plans with changes made in internal layouts according to the needs of occupier. Building has central courtyard and main open well staircase, which is covered with a translucent material. Rooms are arranged around the central courtyard. Shops and offices are located on ground, first and second floor. Third floor houses residential flats. It has an asymmetrical front (northern) façade with four unequal vertical bays and multi foil arch arcade on ground level with a pedimented equilateral arch entrance. There is turret like circular balcony at second floor level at in north-east corner and at the end of third bay. The entrance bay has projecting bracketed balcony at second floor level. **Features** Multifoil arch arcade at ground level with a pedimented equilateral arch entrance. Drop arches resting on Corinthian engaged columns with quadrefoil parapets. Turret like circular balconies in south-east, north-east corner and at the end of third bay. The entrance bay has projecting bracketed balcony at second floor level. Buff basalt and red sandstone used alternately in drop arches. **Style** Influence of Gothic style of architecture.			
5.3	Intrinsic	-			
5.4	Value Classification	A(arc), B(per), B(uu), E	Recommended grade	II B	
6.0		**Topography**			
6.1	Floors	G+3			
7.0		**Construction**			
7.1	Plinth	Medium plinth in grey ashlar masonry.			
7.2	Walls	Thick load bearing external walls. Internal walls non-load bearing.			
7.3	Floor	Jack arch flooring with MS sections.			
7.4	Stairs	Main timber, open well central staircase with wooden balustrade and handrail and a			

		skylight. The stairwell serves as a light court.
7.5	Openings	Drop arch openings with quadrefoil balustrades. Doors have wooden panel double shutters.
7.6	Roofing	Timber truss hipped sloping roof with Mangalore roofing tiles.
7.7	Articulation	Corinthian column capitals, which support arches of openings. Decorative stone corbels on which the turret like circular balconies are resting. Decorative brackets and quadrefoil parapets. Multi foil arch arcade at ground level.
7.8	Finishes	Exposed grey ashlar masonry externally. Walls plastered and painted internally.
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -
7.10	Compound/ Fence/ Gate	Building occupies almost the entire plot except for a small open space on rear (southern) side.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	The open space on rear side is in neglected state with a water storage tank. Building abuts the road on northern and eastern side.
8.0		**Services & Utilities**
8.1	Lighting	Adequate light through balconies, verandahs and openings supplemented by artificial light.
8.2	Ventilation	Adequate ventilation through balconies, verandahs and openings supplemented by artificial ventilation.
8.3	Electricity	BEST
8.4	Water Supply	MCGM
8.5	Drainage (Plumbing & Sanitation)	MCGM (original Cast iron pipes still present in place)
8.6	Fire Precaution	No Traces.
8.7	Other (HVAC/BMS/Security Systems)	Individual tenants have installed window and split AC's.
9.0		**Condition**
9.1	Plinth	Fair - Few alterations made as per the independent shop owners on ground floor. Plant growth.
9.2	Walls	Poor – Major cracks observed internally. Leakages, dampness. Plant growth.
9.3	Floor	Fair – In most of the places floors were not visible due to false ceilings.
9.4	Stairs	Fair – Cleanliness not maintained.
9.5	Openings	Poor – Door/window shutters are replaced in most of the places. Balconies are enclosed in some parts. Some window openings are in filled by brick masonry.
9.6	Roofing	Fair
9.7	Articulation & Finishes	Poor – Not maintained. Blackening of stone surfaces. Broken features.
9.8	Services	Fair – Broken service pipes causing leakages. Plant growth.
9.9	Out Buildings	Open space in rear in neglected condition.
9.10	Overall Conditions	Fair | Maintenance level | Poor
10.0		**Transformation**
	Form	The fourth bay on western side and third floor look like later additions though they are made similar to the original stone features by maintaining heights and scale. Arches are constructed in RCC. Third floor and fourth bay is devoid of any intricate detailing and even the material used is different.
	Structure	Addition of mezzanine floors in some areas.
	Articulation & Finishes	The arcade at ground level is covered by hoardings.
11.0		**DP Remarks/ Perceived Threats**
		Building forms part of R zone
12.0		**Additional Notes/ References/ Documents available**
		Additional Notes: The front façade is symmetrical about the main entrance bay and the fourth bay and third floor looks like later additions. Though being best matched with first three bays in terms of scale and proportions, fourth bay is devoid of any intricate detailing and even the material used is different. **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.



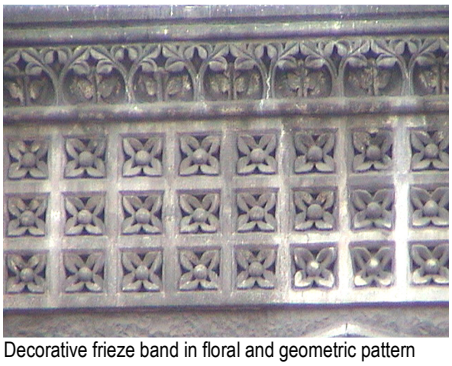
Grey stone clad building with pointed arched openings, bands, turrets with tapering motifs



Grey stone building with arched openings with alternate grey and buff stone vouissoirs



Pointed arched openings with column supports, frieze band at the sill level



Decorative frieze band in floral and geometric pattern

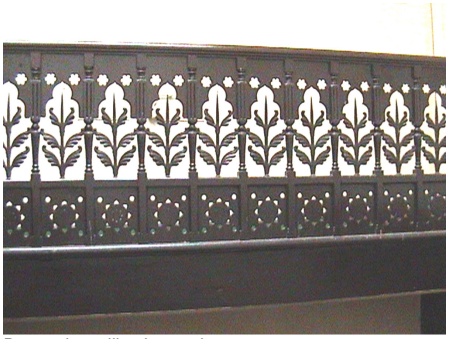




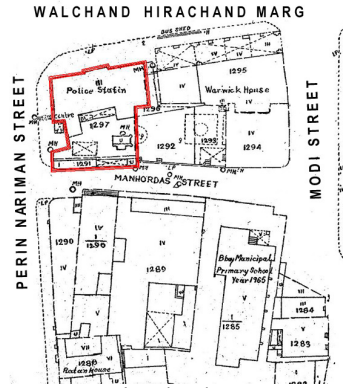
Projecting circular balcony with tapering motifs, arched opening, decorative frieze band



Entrance through an arched opening with a triangular band above



Decorative railing in wood

Deputy Police Commissioner's Office - Zone1 (Bazaar gate Police Station)			**260**
		Common Ref No: 260 Card No: 351 Ward (Part): A (part II) CS No: 1297 (Fort division) Plot Area: 305.18 sqm. B U Area: - Date: 7/12/2004 Recorded by: Arun Wadhwa Reviewed by: Int: Arun Wadhwa, Zankhana Prajapati Ext: Arun Wadhwa, Zankhana Prajapati Photo Ref.: 260_Bazargate Police Station	 Location plan

1.0		**Denomination**	
1.1	Name of Premises	Deputy Police Commissioner's Office - Zone1	
1.2	Earlier Name	Bazaar gate Police Station	
1.3	Built in:	Completed in 1881	Extension Date: -
2.0		**Access**	
2.1	Main	Walchand Hirachand Marg - Pedestrian	
2.2	Subsidiary	Perin Nariman Street – Pedestrian & Vehicular.	
3.0		**Ownership pattern**	
3.1	Present	State Government	
3.2	Past	Government	
3.3	Status	Ownership	
4.0		**Use**	
4.1	Present	Deputy Commissioner's Office - State Government.	
4.2	Past	Police Station and residential accommodation for a brief period.	
4.3	Usage	Daily.	
5.0		**Significance & Value Classification**	
5.1	Townscape (Natural/ Manmade)	Small-scale building fronting Nagar Chowk precinct.	
5.2	Architectural Description	**Planning** Symmetrical rectangular plan with central stair, large room space on both side and front veranda. Toilet and narrow veranda with a single flight stair at the rear south side. Front veranda bay continues on to the west side fronting bazaar gate street. Typical layout in all the three floors. Open space to the rear used for stationing personnel as well as parking. **Features** Front stone façade with decorative terrace top feature topped with an ornamental finial like element. Pointed, segmental arch openings supported on circular columns with ionic order. Ornate ironwork forming parapet railing. Projecting stone cornice at all floor levels and terrace coping. **Style** Colonial façade features.	
5.3	Intrinsic	-	
5.4	Value Classification	A(arc), B(per), B(uu), E	Recommended grade: II A
6.0		**Topography**	
6.1	Floors	G + 2 floors	
7.0		**Construction**	
7.1	Plinth	Low plinth about a foot high, dressed in rough buff basalt stone topped by a stringcourse.	
7.2	Walls	Heavy load bearing walls constructed in rubble masonry.	
7.3	Floor	Wooden floorboards supported on rafters and heavy girders. Toilet areas in Shahabad stone slab.	
7.4	Stairs	Central wooden stair supported on rafters and load bearing walls. Narrow single flight wooden stair cut within the rear veranda supported on wooden floor members.	
7.5	Openings	Window openings divided into lower & upper shutters with iron railing unto parapet height. Wood paneled door shutters. Front veranda openings with parapet railing.	
7.6	Roofing	Entire building is enveloped by Mangalore tile sloping hip roof supported on timber king post truss.	

Deputy Police Commissioner's Office - Zone1 (Bazaar gate Police Station)			**260**
7.7	Articulation	Cornice bands at floor levels, arch openings supported on circular columns, decorative terrace parapet with finial like feature.	
7.8	Finishes	Rough dressed buff basalt ashlar stone masonry on the front and west side façade, black basalt dressing on the rear and east side. Internal surfaces are plastered and painted. Wood work of door-window and ceiling members are finished in oil bound paint.	
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -	
7.10	Compound/ Fence/ Gate	Building directly abuts street to north and west side. Vehicular entrance iron gate from Perin Nariman street to the west. Southern boundary wall abuts shops.	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Marginal open space along the south and east sides with adjoining building. Open parking space at the rear with a shed like structure, also an underground tank with pump room abutting rear compound wall.	
8.0		**Services & Utilities**	
8.1	Lighting	Natural light through door-window openings supplemented by electric light fixtures.	
8.2	Ventilation	Naturally through door-window openings supplemented by electric fans and air-conditioning units.	
8.3	Electricity	BEST	
8.4	Water Supply	MCGM	
8.5	Drainage (Plumbing & Sanitation)	MCGM	
8.6	Fire Precaution	No trace of fire fighting or precautionary system. Fire extinguisher installed in the main cabin.	
8.7	Other (HVAC/BMS/Security Systems)	Window unit air-conditioners installed at various locations.	
9.0		**Condition**	
9.1	Plinth	Fair though plumbing interventions and planters grown close to plinth course.	
9.2	Walls	Poor - Cracks and exposed plaster observed and neglected state.	
9.3	Floor	Poor - Wooden floorboards damaged and in loose state, decaying of supporting wooden members observed. Vinyl flooring in some areas. Overall lack of maintenance.	
9.4	Stairs	Fair state of main stair, poor rear wooden stair seems in weak and damaged state.	
9.5	Openings	Poor - Open verandas on the front are covered with sliding glass panels and grills, window openings covered and modified, poorly maintained door shutters. Window unit air-conditioners installed within window panels.	
9.6	Roofing	Fair except wooden boards on the Soffit side damaged, missing at a few places, waterproofing and maintenance required.	
9.7	Articulation & Finishes	Poor - Stone façade blackened due to fungal growth and moisture, plant growth observed. Rear black basalt façade also in poor state due to seepage and chajja additions.	
9.8	Services	Poor - Messy and unplanned service lines running exposed along the walls. Plumbing lines added and in a state of neglect.	
9.9	Out Buildings	Poor - Cement sheet shed at the rear side abutting east sidewall seems dark and ill ventilated.	
9.10	Overall Conditions	Poor	Maintenance level: Negligible
10.0		**Transformation**	
	Form	No major transformation.	
	Structure	Water tank installed above the toilet block at the rear.	
	Articulation & Finishes	All stone-faced arch openings painted in white color, planter boxes at the windowsill on ground floor.	
11.0		**DP Remarks/ Perceived Threats**	
		Police Station, 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. SHARADA DWIVEDI and RAHUL MEHROTRA (2001) *Fort Walks,* Bombay : Eminence Designs Pvt. Ltd.	



Buff stone clad building with central higher bay with a pediment, arched openings



Arched openings with round columns, railing, altered shutters, added grills etc



Side façade with arched openings, bands

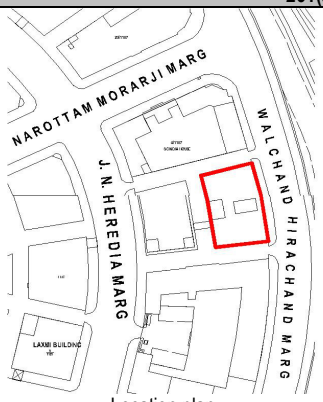


Opening with central round column, metal railing, year of construction

Bank of Baroda building (Shaw Wallace building) **261(a)**



Common Ref No: 261(a)	
Card No: 352	
Ward (Part): A (part II)	
CS No: 3/1187 (Fort division)	
Plot Area: 559.83 sqm.	
B U Area: -	
Date: 10/2/2005	
Recorded by: Arun Wadhwa	
Reviewed by:	
Int: Arun Wadhwa Ext: Arun Wadhwa	
Photo Ref.: 261(a)_Shaw Wallace building	



Location plan

1.0		**Denomination**	
1.1	Name of Premises	Bank of Baroda building	
1.2	Earlier Name	Shaw Wallace building	
1.3	Built in:	1920's	Extension Date: -
2.0		**Access**	
2.1	Main	Walchand Hirachand Marg	
2.2	Subsidiary	-	
3.0		**Ownership pattern**	
3.1	Present	Bank of Baroda - Owner	
3.2	Past	Shaw Wallace & Company Ltd.	
3.3	Status	Owner.	
4.0		**Use**	
4.1	Present	Offices of Bank of Baroda.	
4.2	Past	Offices of Shaw Wallace	
4.3	Usage	Daily	
5.0		**Significance & Value Classification**	
5.1	Townscape (manmade)	The building conforms to the urban scale and proportions as observed in other buildings of Ballrd Estate.	
5.2	Architectural Description	**Planning** Rectangular building plan symmetrical with a central C- shaped Stair accommodating lift shafts in the open well. Main access through a cantilevered vaulted porch into the staircase lobby. Deep office spaces to both sides of staircase with pantry, toilets & services located to the rear. Internal partitions subdivide the otherwise open columnar spaces. Typical layout observed on all the floors. **Features** Slight curvilinear front stone façade with distinct cornice bands & large rectangular architrave openings. Stepped arch window openings on side facades. Prominent lintel & sill in façade openings. **Style** Influence of European Renaissance style features	
5.3	Intrinsic	-	
5.4	Value Classification	A(arc), B(per), B (des), B (uu), E, F, G(grp)	Recommended grade: II A
6.0		**Topography**	
6.1	Floors	G + 4 (fourth floor seems to be later extension)	
7.0		**Construction**	
7.1	Plinth	Plinth height about 0.6 M dressed in yellow Kurla stone ashlars course with a separating cornice band.	
7.2	Walls	Non-loadbearing brick masonry walls & RCC columns.	
7.3	Floor	Concrete floor slab supported on columns & beams.	
7.4	Stairs	C- shaped concrete staircase accommodating lift shaft in between.	
7.5	Openings	Semicircular arch openings on the ground floor of front façade, central one forming the main entrance. Shallow stepped arch openings on the side & rear facades. Large rectangular architrave openings on upper floor of front facade. Wood framed glazed panel window & wooden door shutters, lately replaced with full heighted glass doors. Plain rectangular openings with aluminum windows on fourth floor.	

Bank of Baroda building (Shaw Wallace building)			**261(a)**
7.6	Roofing	Concrete slab with slightly inclined walls. Mangalore tile finished appears mansard like.	
7.7	Articulation	Floor level Cornice bands, architrave facade openings.	
7.8	Finishes	Yellow Kurla stone external stone dressed facades & plaster painted internal wall surfaces. Varied ceramic floor tiling.	
7.9	Interiors (Movable & Immovable)	**Movable** Renovated office spaces with no heritage value. **Immovable** Renovated office spaces with no heritage value.	
7.10	Compound/ Fence/ Gate	Building itself forms the boundary, iron gate & railing with adjoining buildings to secure common open spaces on both sides & rear.	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	It is connected to the first floor of the paved open space on three sides shared with the adjoining buildings. Trees line the wide road front. Plants cultivated along the front pavement.	
8.0		**Services & Utilities**	
8.1	Lighting	Inadequate natural light in staircase and certain subdivided areas, supplemented by artificial light.	
8.2	Ventilation	Adequate natural ventilation still relies on artificial means.	
8.3	Electricity	BEST	
8.4	Water Supply	MCGM- Underground & overhead water tank	
8.5	Drainage (Plumbing & Sanitation)	Drainage connected to municipal sewers of MCGM	
8.6	Fire Precaution	Fire extinguishers.	
8.7	Other (HVAC/BMS/Security Systems)	Split & window unit air-conditioners.	
9.0		**Condition**	
9.1	Plinth	Fair, except some damage & seepage observed on the sides & rear due to poor plumbing & plant cultivation close to plinth course in the front.	
9.2	Walls	Fair, except some damp patches on the rear toilet areas due to seepage.	
9.3	Floor	Undetermined due to false ceilings on all floors.	
9.4	Stairs	Fair. Well maintained except tiling done over wooden treads.	
9.5	Openings	Poor. Transformed shutters & numerous A.C units installed within openings destroying the facade integrity.	
9.6	Roofing	Indeterminable	
9.7	Articulation & Finishes	Fair.	
9.8	Services	Poor, external plumbing & electrical lines, but fair internally.	
9.9	Out Buildings	-	
9.10	Overall Conditions	Fair except services & features.	Maintenance level: fair
10.0		**Transformation**	
	Form	Fourth floor addition doesn't seem to match façade character.	
	Structure	Fourth floor extension.	
	Articulation & Finishes	Signages within the arched openings.	
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. *Ballard Estate – A Corporate District* (2000) Urban Design Research Institute and Bombay First.	



Buff stone clad building with ground floor arched openings, projecting balconies supported on a band of brackets, floor bands etc



Side view with arched openings used to take in Various services



Building with extended arched porch, floor band, pediments with scroll brackets over openings



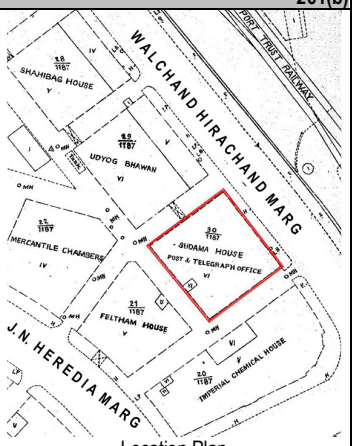
Projecting balcony with band , metal railing



Openings with pediment and scroll brackets, opening g band, recessed opening with balustrade



Floor bands with decorative brackets, openings blocked to take services

Krupanidhi			261(b)
		Common Ref No: 261(b) Card No: 353 Ward (Part): A (Part II) CS No: 30/1181 (Fort Division) Plot Area: Indeterminable B U Area: - Date: 8/02/2005 Recorded by: Zankhana Prajapati Reviewed by: Int: Zankhana Prajapati, Arun Wadhwa, Madhuri Tawde Ext: Zankhana Prajapati, Arun Wadhwa, Madhuri Tawde Photo Ref: 261(b)_Krupanidhi.	 Location Plan

1.0		**Denomination**	
1.1	Name of Premises	Krupanidhi	
1.2	Earlier Name	Krupanidhi	
1.3	Built in:	1920's	Extension Date: -
2.0		**Access**	
2.1	Main	Walchand Hirachand Marg	
2.2	Subsidiary	-	
3.0		**Ownership pattern**	
3.1	Present	Krupanidhi Trust	
3.2	Past	The trustees of the Port of Bombay (Lessee) and others.	
3.3	Status	Trust/Tenant	
4.0		**Use**	
4.1	Present	Offices, MSSIDC	
4.2	Past	Offices	
4.3	Usage	Commercial.	
5.0		**Significance & Value Classification**	
5.1	Townscape (manmade)	It is one of the buildings along the Walchand Hirachand Road. The main access to the building is from the center of the facade. It has common features of other building in the Ballard Estate precinct.	
5.2	Architectural Description	**Planning** The building has a square plan. The building is ground plus three storied high with basement and terrace. Entrance of the building is from Walchand Hirachand Road from the center, leading to a staircase and lift block behind which offices are located. There is a service staircase at rear beside which on left is a toilet block. All floors have offices. **Features** The building is in buff stone ashlar masonry; has semicircular openings on ground floor and rectangular openings on rest three floors, cornice band on ground, second and terrace level; external buff stone fascia and dentil band on ground and second floor level. **Style** Building displays characteristics of European Renaissance style.	
5.3	Intrinsic	-	
5.4	Value Classification	A(arc), B(per), B (des), B (uu), E, F, G(grp)	Recommended grade: II A.
6.0		**Topography**	
6.1	Floors	G + 3, terrace and basement.	
7.0		**Construction**	
7.1	Plinth	High stone plinth with edging for plinth protection, ventilators for basement.	
7.2	Walls	Composite wall with external stone fascia and internally plastered and painted.	
7.3	Floor	RCC floor with column beam structure.	
7.4	Stairs	Two staircases are present. One the main staircase and other the service staircase. The main staircase is RCC open well doglegged with lift in well and the service staircase is RCC doglegged.	

		The main staircase has cast iron balusters with wooden handrail while the service staircase has cast iron baluster and handrail.
7.5	Openings	All doors are rectangular openings with single or double leaf wooden shutter. Ground floor windows have semicircular arched openings and all other floors have rectangular arched openings. They are double leaf-glazed shutter. It has a balcony projection on first floor.
7.6	Roofing	Flat terrace, with staircase block; has water tanks, toilet and part small office structure above.
7.7	Articulation	Cornice and dentil bands and semicircular arches on ground floor.
7.8	Finishes	External walls- stone ashlar masonry. Internal walls are plastered and painted. Tiling is varied but mostly of cement tiles.
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -
7.10	Compound/ Fence/ Gate	Building occupies the entire plot. Cast iron gate at the sides of the building.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Has unbuilt space at sides and rear. No outbuildings. No landscape.
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	Fire extinguishers and fire alarm system are present.
8.7	Other (HVAC/BMS/Security Systems)	Surveillance camera in MSSIDC office and AC units.
9.0		**Condition**
9.1	Plinth	Fair - No edging at the rear, stone painted at rear, ventilator blocked, cement pointing and cladded with granite and marble.
9.2	Walls	Fair - Has plant growth and rear façade plastered and painted.
9.3	Floor	Fair - Is in good condition except for some places where exposed reinforcement is seen; otherwise false ceiling is done.
9.4	Stairs	Good - Newly renovated so in good condition.
9.5	Openings	Fair - Have grills added, opening are closed, frames painted, transformed, addition of window AC units.
9.6	Roofing	Good - Maintained, waterproofing done.
9.7	Articulation & Finishes	Fair - Arches of ground floor are covered. Internal Plaster and paint peeling off at certain places. External cement pointing is done and rear is plastered and painted. Tiling is maintained.
9.8	Services	Fair - Broken sewage pipes, leakage, unhygienic and has plant growth.
9.9	Out Buildings	-
9.10	Overall Conditions	Fair. | Maintenance level: | Fair.
10.0		**Transformation**
	Form	Addition of part fourth floor.
	Structure	Mezzanine in ground floor may change structural system.
	Articulation & Finishes	Arches blocked by hoarding, painted cornice band.
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. *Ballard Estate – A Corporate District* (2000) Urban Design Research Institute and Bombay First.



Buff stone clad building with arched and rectangular openings, projecting balconies, cornice band at floor level



Projecting balcony supported by Brackets metal railing etc



Arched entrance opening with a balcony above, hoardings covering the opening



Side view of the building used to take in services



Metal railing detail

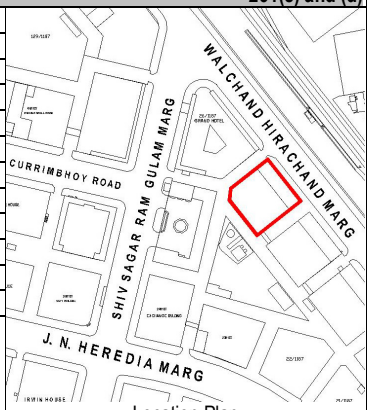


Open well staircase with lift shaf

Reliance House (Shahibag House / Ahmedabad House) **261(c) and (d)**



Common Ref No: 261(c)
Card No: 354
Ward (Part): A (Part II)
CS No: 27/1187 (Fort Division)
Plot Area: 594.21 sq m.
B U Area: 2601.28512 sq m.
Date: 24/03/05.
Recorded by: Zankhana Prajapati
Reviewed by:
Int: Zankhana Prajapati, Sachin Borkar
Ext: Zankhana Prajapati, Sachin Borkar
Photo Ref: 261(c)_Reliance House.



Location Plan

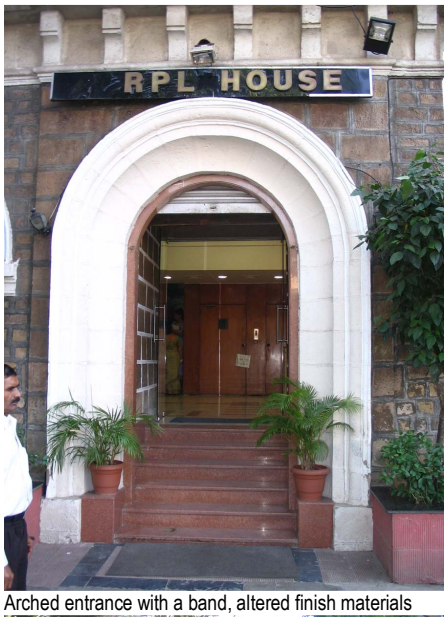
1.0		**Denomination**	
1.1	Name of Premises	Reliance House	
1.2	Earlier Name	RPL House, previously Shahibag House / Ahmedabad House	
1.3	Built in:	1920's	Extension Date: -
2.0		**Access**	
2.1	Main	Walchand Hirachand Marg.	
2.2	Subsidiary	-	
3.0		**Ownership pattern**	
3.1	Present	Private – Reliance Industries.	
3.2	Past	Private	
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 along Walchand Hirachand Marg. The main access to the building is from left end of the front facade. It has common features as of other building in Ballard Estate precinct.	
5.2	Architectural Description	**Planning** The building has a rectangular plan. The building is ground plus four storied high with terrace. Entrance of the building is from Walchand Hirachand Marg, from the left end, which leads to staircase and lift block. The pantry, service staircase and toilets are placed behind this thus forming entire left end as the service core. The entire remaining floor space is the office area. In far rear right end there is a connection made with the adjacent building where servers are placed. This continuous wing is present from first to fourth floor. All floors have offices. **Features** It is a simple building with external gray stone facade, with ground floor having semicircular arched openings whereas rest all floors have rectangular openings with prominent keystone. It has cornice bands in ground, second and third floor levels. It has wooden awnings in front of all rectangular openings. **Style** Building displays characteristics of the European Renaissance style.	
5.3	Intrinsic	-	
5.4	Value Classification	A(arc), B(per), B (des), B (uu), E, F, G(grp)	Recommended grade: II A
6.0		**Topography**	
6.1	Floors	G + 4 with terrace; fourth floor is recessed and with part terrace.	
7.0		**Construction**	
7.1	Plinth	Medium height stone plinth with low edging for plinth protection.	
7.2	Walls	Composite wall with external stone facade and internally plastered, painted and coated with wallpaper in certain places. Internally, encased columns support floor.	
7.3	Floor	R.C.C. floor.	
7.4	Stairs	Two staircases are present. The main staircase is C-shaped and encloses the lift block and	

		has C.I hollow pipes as railing. The service staircase is doglegged with C.I. balusters and railing. One C.I. spiral staircase is present in fourth floor, which gives access to terrace.
7.5	Openings	All doors are in rectangular openings with glass doors. Ground floor has semicircular openings and all other floor have rectangular openings with double leaf-glazed panels.
7.6	Roofing	Flat terrace with chip mosaic tiling have A.C. cooling tower, lift block, telecommunication tower, water tank, fan coil units and dishnet. Part terrace on fourth floor has planter boxes.
7.7	Articulation	Cornice band, prominent keystone and wooden awnings.
7.8	Finishes	External walls gray stone ashlar masonry. Internal walls are covered with wallpaper. Tiling is done in granite and marble.
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -
7.10	Compound/ Fence/ Gate	Building occupies entire plot with rolling shutters in the entrance. C.I. gates at two side of the building.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Rear and side common open space.
8.0		**Services & Utilities**
8.1	Lighting	Supplemented by electric light fixtures.
8.2	Ventilation	Central AC system.
8.3	Electricity	BEST
8.4	Water Supply	MCGM
8.5	Drainage (Plumbing & Sanitation)	MCGM
8.6	Fire Precaution	Smoke detectors and fire alarm system.
8.7	Other (HVAC/BMS/Security Systems)	Swipe card and central AC system.
9.0		**Condition**
9.1	Plinth	Fair – dust accumulation, cement pointing done.
9.2	Walls	Good – well maintained except for few places in rear, which have plant growth.
9.3	Floor	Good - is in good condition, and covered with false ceiling.
9.4	Stairs	Fair – dust accumulation, plaster and paint peeling off and service staircase is neglected.
9.5	Openings	Fair – addition of awnings, closed ground floor openings, painted wooden members.
9.6	Roofing	Fair – leakage from water tank and cooling tower leading to formation of moss, haphazard layout of service pipes and water pipes.
9.7	Articulation & Finishes	Fair - Arches of ground floor are covered. Internal plaster and paint peeling off at certain places. External cement pointing is done and rear is plastered and painted. Tiling is maintained.
9.8	Services	Fair – maintained.
9.9	Out Buildings	-
9.10	Overall Conditions	Fair. | Maintenance level: | Fair.
10.0		**Transformation**
	Form	-
	Structure	Addition of wing which joins the adjacent building
	Articulation & Finishes	Pointing redone on external facade
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. *Ballard Estate – A Corporate District* (2000) Urban Design Research Institute and Bombay First.



Buff stone clad building with arched openings, projecting bands


Arched openings blocked with paneling and altered shutters

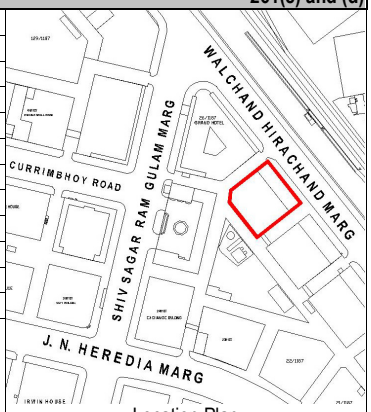


Arched entrance with a band, altered finish materials


Recessed window opening with a band

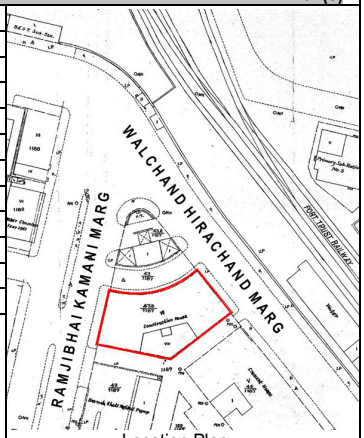

Side façade used to take services


Detail of the dentil band

Reliance House (Shahibag House / Ahmedabad House)			**261(c) and (d)**
		Common Ref No: 261(d) Card No: 355 Ward (Part): A (Part II) CS No: 27/1187 (Fort Division) Plot Area: 594.21 sq m. B U Area: 2601.28512 sq m. Date: 24/03/05. Recorded by: Sachin Borkar Reviewed by: Int: Zankhana Prajapati, Sachin Borkar Ext: Zankhana Prajapati, Sachin Borkar Photo Ref: 261(c)_Reliance House.	 Location Plan

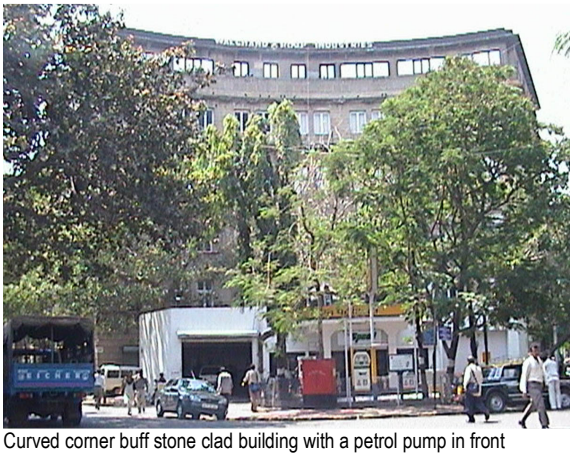
1.0		**Denomination**	
1.1	Name of Premises	Reliance House.	
1.2	Earlier Name	RPL House, previously Shahibag House / Ahmedabad House.	

Note: Refer Common Ref No: 261(c), Card no. 354.

Construction House			261(e)
		Common Ref No: 261(e) Card No: 356 Ward (Part): A (Part II) CS No: 43b/1187 (Fort Division) Plot Area: 806.86 sq m B U Area: - Date: 06/04/2005 Recorded by: Sonal Modak Reviewed by: Int: Permission denied Ext: Sonal Modak Photo Ref: 261(e)_Construction House	 Location Plan

1.0		**Denomination**			
1.1	Name of Premises	Construction House			
1.2	Earlier Name	Construction House			
1.3	Built in:	1938 (as per relief)	Extension Date	-	
2.0		**Access**			
2.1	Main	Junction of Walchand Hirachand Marg and R. Kamani Marg – Vehicular and Pedestrian			
2.2	Subsidiary	-			
3.0		**Ownership pattern**			
3.1	Present	Indeterminable			
3.2	Past	Indeterminable			
3.3	Status	Indeterminable			
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)	Located on a corner plot at the junction of Walchand Hirachand Marg and R. Kamani Marg with a tree-lined avenue maintaining similar height & features as per urban design regulations laid down for the entire Ballard Estate. Main access is from a curved façade facing the corner of two roads - Walchand Hirachand Marg and R. Kamani Marg on north.			
5.2	Architectural Description	**Planning** Wedge shaped corner building with two sides facing two different roads and a curved main façade, sharing common open spaces with buildings on sides and rear. Large floor heights without any setback or interception generate an urban scale-volume to the building block. Building has curvilinear symmetrical front façade in yellow ashlar masonary with central entrance protected by a semicircular projecting canopy. **Features** Ground floor masonary has rustication and *quoin* stones throughout the height of building on all corners. All façades are punctuated with rectangular window openings. The curvilinear façade is divided in vertical bays with engaged octagonal columns spanning three floors in height. There are continuous cornice bands at upper floors. Bas-relief sculptures on corners at first floor level. **Style** Influence of European Renaissance 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 A	
6.0		**Topography**			
6.1	Floors	G + 5			
7.0		**Construction**			
7.1	Plinth	Medium plinth about 2 ft. 6 inches high in yellow ashlar masonry.			
7.2	Walls	Load bearing yellow ashlar masonry along the entire periphery, open internal space is supported on columns.			

Construction House			261(e)
7.3	Floor	Indeterminable	
7.4	Stairs	Indeterminable	
7.5	Openings	Large door/window openings with timber frame and double-glazing panels.	
7.6	Roofing	Indeterminable	
7.7	Articulation	Cornice bands, Bas-relief sculptures.	
7.8	Finishes	Yellow Kurla stone dressed external wall surfaces and plastered / painted internal finishes.	
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -	
7.10	Compound/ Fence/ Gate	No compound wall, only an Iron gate enclosing the common open space along both the sides.	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Paved open space shared with adjoining buildings. Tree lined avenue along the front and services located in the rear common space.	
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)	Split & window unit air-conditioners.	
9.0		**Condition**	
9.1	Plinth	Fair except plumbing interventions along the sides and rear.	
9.2	Walls	Fair except plant growth and plumbing interventions on the rear side. Also seepage observed internally along the toilet walls.	
9.3	Floor	Indeterminable	
9.4	Stairs	Indeterminable	
9.5	Openings	Fair except poor maintenance.	
9.6	Roofing	Indeterminable	
9.7	Articulation & Finishes	Fair except minor blackening, plant growth and interventions. Poor state of internal wall and floor finishes.	
9.8	Services	Poor – old and neglected plumbing lines to the rear side.	
9.9	Out Buildings	-	
9.10	Overall Conditions	Fair	Maintenance level: Low
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: - **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. *Ballard Estate – A Corporate District* (2000) Urban Design Research Institute and Bombay First.	



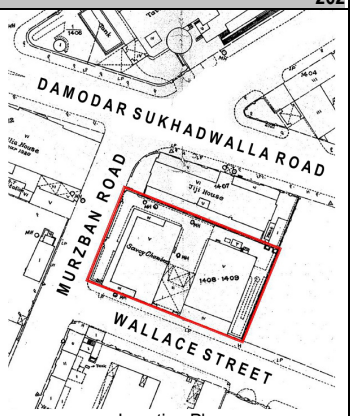
Curved corner buff stone clad building with a petrol pump in front



Corner frieze band with human figure motif, corner quoins



Buff stone clad curved building with semi circular projecting porch, triple height columns, frieze and floor bands

Apeejay Chambers			262
		Common Ref No: 262 Card No: 357 Ward (Part): A (part II) CS No: 1408 (Fort division) Plot Area: 711.54 sq. mts. B U Area: - Date: 17/12/2004 Recorded by: Sonal Modak Reviewed by: Int: Sonal Modak, Zankhana Prajapati Ext: Sonal Modak, Zankhana Prajapati Photo Ref.: 262_Apeejay Chambers	 Location Plan

1.0		**Denomination**			
1.1	Name of Premises	Apeejay Chambers			
1.2	Earlier Name	Apeejay Chambers			
1.3	Built in:	Indeterminable	Extension Date:	-	
2.0		**Access**			
2.1	Main	Wallace Street – Vehicular and Pedestrian			
2.2	Subsidiary	Murzban Road – Pedestrian			
3.0		**Ownership pattern**			
3.1	Present	Indeterminable			
3.2	Past	Indeterminable			
3.3	Status	Indeterminable			
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)	Standing on a corner of Wallace Street and Murzban Road. The building has main entrance from Wallace Street on south side of the building. Subsidiary entrance is from Murzban Road on west side.			
5.2	Architectural Description	**Planning** Apeejay Chambers comprise of two identical rectangular buildings, mirror images of each other connected by a corridor at first floor level along the Wallace street. There is open space between two blocks from where both the buildings have main access. All the floors have typical floor plan, which houses various offices on different floors. All the service areas and toilets are located on northern side of the building. **Features** Bay windows spanning first and second floors in height on western and southern facades. The building has simple plain facades. **Style** The building displays no particular style. Has influence of 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	
6.0		**Topography**			
6.1	Floors	G + 4 with part terrace			
7.0		**Construction**			
7.1	Plinth	Medium height plinth in grey basalt ashlar masonary with plinth protection band.			
7.2	Walls	Thick load bearing walls with buff basalt ashlar masonary on external face.			
7.3	Floor	Timber flooring. Mostly not visible due to false ceiling.			
7.4	Stairs	Total four staircases. Two timber dog-legged staircases as main access to the upper floors. Two cast iron spiral staircases on rear side.			
7.5	Openings	All door/window openings are rectangular fitted with double glazed shutters with ventilators above. Bay windows spanning first and second floors in height with glazed shutters.			
7.6	Roofing	Timber truss hipped roofing with mangalore tiles with part flat RCC slab roofing.			
7.7	Articulation	-			
7.8	Finishes	Exposed buff basalt ashlar masonary externally. Internally plastered and painted walls.			

		Terracotta tiles for flooring.
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -
7.10	Compound/ Fence/ Gate	Building abuts roads on west and south side. 5 ft. high brick compound wall on other sides.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Water storage tank and pump house in north-east corner of plot.
8.0		**Services & Utilities**
8.1	Lighting	Inadequate daylight available so totally dependent on artificial lighting.
8.2	Ventilation	Inadequate ventilation so totally dependent on forced 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 – Broken plinth protection layer, minor cracks observed, plant growth, leakage, blackening of stone seen.
9.2	Walls	Fair – blackening of external stone façade, leakage causing dampness, plant growth.
9.3	Floor	Fair – Could not be seen in many areas due to false ceiling.
9.4	Stairs	Fair – Cleanliness not maintained. Broken wooden treads, cracks seen.
9.5	Openings	Fair – Door/window shutters have been replaced in some places. Window openings are closed with brick masonary in some places.
9.6	Roofing	Fair – Wooden members deteriorated in some areas. Broken roofing tiles.
9.7	Articulation & Finishes	Poor – Severe cracks observed.
9.8	Services	Poor – Broken service pipes resulting in leakages. Unplanned layout of service pipes. Haphazard electrical wiring. Cleanliness not maintained.
9.9	Out Buildings	Fair
9.10	Overall Conditions	Fair | Maintenance level | Poor
10.0		**Transformation**
	Form	Bridge connecting two buildings constructed at first floor level. Addition of weather sheds to protect window openings.
	Structure	-
	Articulation & Finishes	-
11.0		**DP Remarks/ Perceived Threats**
		Building forms part of nC1 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.



Buff stone clad building with projecting corner bay with bay windows, sloping roof, terrace with stone balustrade etc



Entrance arch opening with round opening, frieze band etc



Projecting bay windows with bands and tapering base



Bay window with frieze band at sill level, shutters altered and blocked



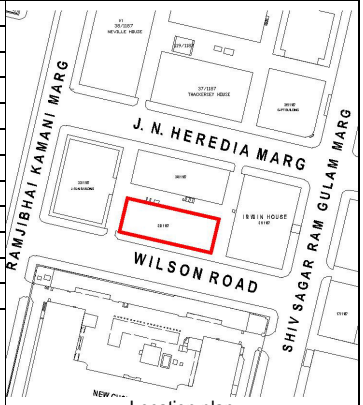
Entrance through arched opening, with decorative motif above, band



Arched recessed window with band, bracket, frieze band



Wooden staircase with wooden steps and railing

Imperial Chambers			263
		Common Ref No: 263 Card No: 358 Ward (Part): A (Part II) CS No: 32/1187 (Fort Division) Plot Area: 589.00 sq m. B U Area: - Date: 16/02/2005 Recorded by: Zankhana Prajapati Reviewed by: Int: Zankhana Prajapati, Prachi Merchant Ext: Zankhana Prajapati, Prachi Merchant Photo Ref: 263_Imperial House.	 Location plan

1.0		**Denomination**	
1.1	Name of Premises	Imperial Chambers	
1.2	Earlier Name	Imperial Chambers	
1.3	Built in:	1920's	Extension Date: -
2.0		**Access**	
2.1	Main	Wilson Road	
2.2	Subsidiary	-	
3.0		**Ownership pattern**	
3.1	Present	Mumbai Port Trust.	
3.2	Past	Bombay Port Trust.	
3.3	Status	Owner/Tenant	
4.0		**Use**	
4.1	Present	Offices	
4.2	Past	Indeterminable	
4.3	Usage	Commercial – Daily.	
5.0		**Significance & Value Classification**	
5.1	Townscape (manmade)	The building on the left of the Wilson Road. The main access to the building is from Wilson Road. Building has character similar to all buildings of Ballard Estate.	
5.2	Architectural Description	**Planning** The building has a rectangular plan with longer side along the road. The building is ground plus three storied high. Entrance of the building is from Wilson road from the center of the building, which leads to corridor and staircase area, at each floor level it connects to a passage, which leads to different offices. Toilets are behind the staircase block beside which service staircase is present. Ground floor has pension Office, first and second has offices and third has Arebee. **Features** The building is of Malad ashlar stone masonry with semicircular arched opening, segmental arch opening, pediment like window articulation on first floor; decorative bracket at terrace level, cornice bands at ground, second and terrace level; corbels, balcony projection at first floor level, keystone, mask at entrance, entrance motif and geometric band. **Style** Building displays characteristics of European Renaissance style.	
5.3	Intrinsic	-	
5.4	Value Classification	A(arc), B(per), B (des), B (uu), E, F, G(grp)	Recommended grade: II A.
6.0		**Topography**	
6.1	Floors	G + 3.	
7.0		**Construction**	
7.1	Plinth	Low plinth of stone with edging done for plinth protection.	
7.2	Walls	Thick load bearing with ashlar masonry on external fascia, and internal wall plastered and painted.	
7.3	Floor	Timber flooring supported on walls and steel columns.	
7.4	Stairs	Two staircases are present. The main staircase is C-shaped while the second staircase was not visible.	

		Timber staircase with decorative handrail and baluster.
7.5	Openings	All doors are rectangular openings. Windows are segmental, semicircular and rectangular window opening. Windows are double glazed with ventilators above.
7.6	Roofing	Not visible due to no access.
7.7	Articulation	Decorative bracket, cornice bands, corbels, balcony keystone, mask, entrance motif and geometric band.
7.8	Finishes	External walls have exposed stone fascia and ashlars masonry. Internal walls are plastered and painted. Flooring in some portion is of cement and ceramic mosaic tile.
7.9	Interiors	**Movable** Old table, chairs, clocks **Immovable** Wooden partition.
7.10	Compound/ Fence/ Gate	Building occupies the entire plot. Has iron gate at both rear and sides.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Has open space in rear and sides of the building with some old trees. Has water tank, pump room as out building.
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	Nothing prevalent.
8.7	Other (HVAC/BMS/Security Systems)	Window AC units.
9.0		**Condition**
9.1	Plinth	Fair - Seepage from rear and covered with planter box frame in front.
9.2	Walls	Fair - cement pointing, dust accumulation and cracks from rear side.
9.3	Floor	Fair - Wooden members are wearing out, columns and brackets need polishing.
9.4	Stairs	Poor - The main staircase is not maintained, wooden members wearing out. Service staircase is not in use and is in neglected condition.
9.5	Openings	Poor - Window frame changed, painted; addition of grills, AC units; broken window panes, painted door and loose hinges.
9.6	Roofing	Indeterminable.
9.7	Articulation & Finishes	Fair - Cornice band broken at certain places. Internal plaster and paint peeling off plant growth and dust accumulation. External wall blackened and has dust accumulation. Tiling is weathered, arches painted.
9.8	Services	Poor - Not maintained, leaking pipes and unhygienic condition, wiring is haphazard.
9.9	Out Buildings	Poor - Neglected condition.
9.10	Overall Conditions	Fair. | Maintenance level: | Poor.
10.0		**Transformation**
	Form	-
	Structure	Addition of mezzanine in certain office.
	Articulation & Finishes	-
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. *Ballard Estate – A Corporate District* (2000) Urban Design Research Institute and Bombay First.



Buff stone clad building with ground floor arched Openings, projecting balconies with stone balustrade



Side façade utilized to take services



Entrance through arched opening with rusticated joints



Projecting balcony with columns supporting pediment



Arched window opening with a band above



Keystone with human face motif in the entrance arch

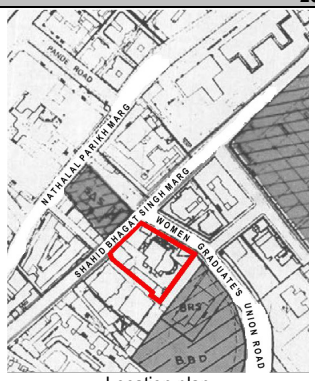

Ground floor arched window with semi circular chajja


Internal space with high column base


Balustrade detail


Frieze band with human figure motif above the entrance


Open well staircase with a lift in between

Sea Side building			264
		Common Ref No: 264 Card No: 359 Ward (Part): A (Part IV) CS No: 64 (Colaba division) Plot Area: 357.02 sqm. B U Area: - Date: 06/04/2005 Recorded by: Arun Wadhwa Reviewed by: Int: Permission denied Ext: Arun Wadhwa Photo Ref: 264_Seaside building	 Location plan
1.0		**Denomination**	
1.1	Name of Premises	Sea Side building	
1.2	Earlier Name	Sea Side building	
1.3	Built in:	Indeterminable	Extension Date: -
2.0		**Access**	
2.1	Main	Women's Graduate Union Road– Vehicular & pedestrian.	
2.2	Subsidiary	Shahid Bhagat Singh Marg - Vehicular & pedestrian.	
3.0		**Ownership pattern**	
3.1	Present	Mr. & Mrs. Mehta - private Owner	
3.2	Past	Private - Owner	
3.3	Status	Owner	
4.0		**Use**	
4.1	Present	Residence and eye hospital.	
4.2	Past	Residential	
4.3	Usage	Daily.	
5.0		**Significance & Value Classification**	
5.1	Townscape (manmade)	Corner building at the intersection of Shahid Bhagat Singh Marg and a subsidiary lane covered with dense foliage along the front. Accessed from north side lane into a large porch through a driveway and an exit gate along the west side main road. Characteristic example of vernacular villa features clearly set back from the road front.	
5.2	Architectural Description	**Planning** Rectangular building with extended porch serving as driveway and wide entrance veranda centrally. Building placed comfortably in large plot with wide open spaces all around. Access to first floor through a straight flight stair along the north side, further internal stair leads to second and third floor. Narrow verandas along the front west and rear east sides. Small ground storied circular extension to the rear side. Lawn spaces to the front and rear side and small barrack structure to the south side. **Features** Overhanging wooden verandas and gable end sloping roof profile along the front façade form the main feature. Entrance marked by an extended porch supported on circular wooden columns leading to a wide veranda bay with stone baluster parapet. Wooden verandahs are supported on brackets forming foliated arch pattern. Also decorative cast iron railing in front veranda parapets. Plain plastered facades are relieved by floor level cornice bands. Shallow segmental arch openings with separate ventilator panels. Decorative eaves board in gable end sloping roof. Decoratively carved stone relief panels in parapet at rear entrance. **Style** Vernacular villa with colonial features.	
5.3	Intrinsic	-	
5.4	Value Classification	A(arc), B(per), B (des), B (uu)	Recommended grade: III
6.0		**Topography**	
6.1	Floors	G + 3 floors.	
7.0		**Construction**	
7.1	Plinth	Low plinth about 0.6 m.	
7.2	Walls	Load bearing brick masonry walls and wooden supporting members.	
7.3	Floor	Wooden floor boards supported on wooden rafters and beam members.	

Sea Side building			264
7.4	Stairs	External straight flight wooden stair from ground to first, later L- shaped wooden stair with winders from first to second and third floors.	
7.5	Openings	Shallow segmental arch brick openings for doors and windows with wood framed glazed panel shutters, main doors also have louvered panel shutters.	
7.6	Roofing	Sloping Mangalore tile roof with overhangs and gable ends at the front and rear side as observed externally. Internally indeterminable since access denied.	
7.7	Articulation	Overhanging wooden veranda brackets with foliated pattern, floor level cornice bands, gable end overhanging roof profiles with decorative eaves board.	
7.8	Finishes	Plain plastered/ painted external wall finishes, except stone balusters and few relief features. Overhanging verandas and door- window shutters are wooden with paint- polish finish. Flooring and internal finishes indeterminable as access denied.	
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** **-**	
7.10	Compound/ Fence/ Gate	Masonry compound wall about 1.8 m high also accommodating a garage structure to the north west corner. Two gates planned to serve as entrance and exit along the north and west road fronts. Presently the north one used, while the west one is locked.	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Small barrack structure to south side, RCC G+3 structure in the rear east side serving as eye hospital.	
8.0		**Services & Utilities**	
8.1	Lighting	Adequate natural light except stair and common passage also relies on artificial sources.	
8.2	Ventilation	Adequate natural ventilation except in staircase and toilets also relies on artificial means.	
8.3	Electricity	BEST.	
8.4	Water Supply	MCGM. Water storage tank.	
8.5	Drainage (Plumbing & Sanitation)	MCGM Connected to Municipal sewer lines.	
8.6	Fire Precaution	Fire extinguishers only – no integrated fire fighting system.	
8.7	Other (HVAC/BMS/Security Systems)	window and spilt unit A.C 's.	
9.0		**Condition**	
9.1	Plinth	Poor – neglected and damaged state as observed externally.	
9.2	Walls	Poor externally – damaged, plant growth and seepage observed. Internally indeterminable as access denied.	
9.3	Floor	Indeterminable.	
9.4	Stairs	Indeterminable.	
9.5	Openings	Poor – neglected state of rear side wooden verandahs, also altered and A.C units installed in window openings.	
9.6	Roofing	Indeterminable since access denied.	
9.7	Articulation & Finishes	Poor externally - blackened wall, plinth and veranda finishes.	
9.8	Services	Poor externally – neglected old plumbing lines.	
9.9	Out Buildings	Poor condition of circular ground storey annex to the rear side and partly fair state of barrack structure to the south side.	
9.10	Overall Conditions	Poor externally	Maintenance level: Neglected externally.
10.0		**Transformation**	
	Form	Lift shaft added along the north side, also garage like addition along the front compound wall.	
	Structure	South side of front verandas and central porch reconstructed in steel sections.	
	Articulation & Finishes	-	
11.0		**DP Remarks/ Perceived Threats**	
		Building has a shop line and 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.	



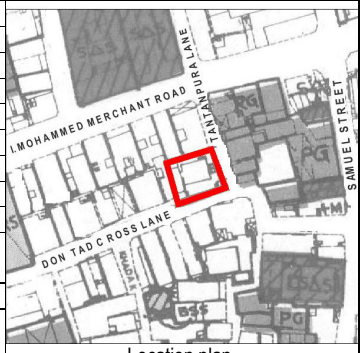
Partly modified façade with alterations and added structures



Projecting balcony with intricately carved metal railing, Wooden columns, panel work etc



Front verandah space with louvered and glazed shutters

Shaare Rason Synagogue			265
		Common Ref No: 265 Card No: 360 Ward (Part): B CS No: Indeterminable Plot Area: Indeterminable B U Area: - Date: 17/01/2005 Recorded by: Zankhana Prajapati Reviewed by: Int: Zankhana Prajapati, Arun Wadhwa Ext: Zankhana Prajapati, Arun Wadhwa Photo Ref.: 265_Shaar Rason Synagogue	 Location plan.

1.0		**Denomination**	
1.1	Name of Premises	Shaare Rason Synagogue	
1.2	Earlier Name	Shaare Rason Synagogue	
1.3	Built in:	Land purchased in 22nd December-1840 Consecrated in 4th June 1843.	Extension Date: -
2.0		**Access**	
2.1	Main	Tantanpura Street.	
2.2	Subsidiary	Dontad Cross Lane.	
3.0		**Ownership pattern**	
3.1	Present	Bene Israeli Trust.	
3.2	Past	Bene Israeli Trust.	
3.3	Status	Trust	
4.0		**Use**	
4.1	Present	Worship.	
4.2	Past	Worship.	
4.3	Usage	Daily.	
5.0		**Significance & Value Classification**	
5.1	Townscape (manmade)	It is a corner building at the junction of Tantanpura street and Dontad Cross Lane. Building is slightly setback with a high compound wall, along the continuous row of buildings fronting the long narrow lane predominantly of commercial nature with shops, godowns. Accessed through a doorway within a high compound wall from west side narrow street. Characterized by low scale plain treated external facades with surrounding utilitarian buildings.	
5.2	Architectural Description	**Planning** The building is centrally located within a rectangular plot having tenants residing in rear. It is ground structure with projecting galleries at mezzanine level, which gives ground plus one storied height. Main building is rectangular in plan accessed through front open space enclosed within the high compound wall. Stone steps lead to the main double height hall inside. Seating is arranged in rows and around the central raised platform *Bimah*, for priest to perform the rites, facing the main west *Hekhal* wall. *Hekhal* wall has religious scrolls inside which is *Torah*. Above *Torah* an eternal lamp is suspended in front of Ark called The Perpetual Lamp- in Hebrew the "*Ner Tamid*". When this lamp has a seven-branch candelabrum it is called "*Menora*". *Hanukkah* lamp with nine branches is used to celebrate the Feast of Lights or Dedication. Small mezzanine above for ladies is accessed from the long narrow staircase to the north side. Narrow passage along the south and north side. **Features** Plain simple facades with rectangular openings. Distinctly heavy cornice bands at terrace levels. Pediment to emphasize the entrance. Main hall has double height volume and a small mezzanine gallery supported on cast iron circular columns. Holy *Hekhal* is located on the west wall. The *Hekhal* and *Bimah* are ornately done in wood with carvings over it. Brass *Ner Tamid*. **Style** No particular style	
5.3	Intrinsic	One of the oldest synagogues in Maharastra.	
5.4	Value Classification	A(his), B(per), B (uu), E	Recommended grade: II A
6.0		**Topography**	
6.1	Floors	Ground and mezzanine level.	
7.0		**Construction**	
7.1	Plinth	Low stone plinth.	
7.2	Walls	Thick load bearing walls with cast iron columns as supporting members.	

7.3	Floor	Wooden floorboards supported on wooden rafters.
7.4	Stairs	Regular double flight stair with wooden treads.
7.5	Openings	Rectangular door/ window openings with wood framed and glazed panel shutters. Separate openable ventilator openings.
7.6	Roofing	Sloping Mangalore tile roof supported on wooden truss and rafters.
7.7	Articulation	Cornice band at terrace level.
7.8	Finishes	Plastered and painted external and internal walls. Kotah, natural stone as floor finish.
7.9	Interiors (Movable & Immovable)	**Movable** Wooden benches in the prayer hall. Original chairs and cupboards form the loose furniture. Wooden donation boxes are located at entrance to the prayer hall. **Immovable** Original oil lamp in front of *Heckal*; Two majestic chairs and a wooden altar table form part of the fixed furniture. There is a plaque in *Hebrew* script beside *Heckal* and in addition to marble plaques fixed on entrance wall.
7.10	Compound/ Fence/ Gate	High brick compound wall with wooden entrance door marked with simple pediment.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Has open space on front and sides, has one shed like structure being constructed at the corner, have residential tenants at rear and no landscape is prevalent.
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)	-
9.0		**Condition**
9.1	Plinth	Poor – neglected condition, no maintenance.
9.2	Walls	Fair – blackening of wall surface.
9.3	Floor	Poor – mezzanine not in use, neglected.
9.4	Stairs	Poor – weak condition with damaged treads and negligible maintenance.
9.5	Openings	Fair – painted wooden members.
9.6	Roofing	Indeterminable.
9.7	Articulation & Finishes	Fair – damaged cornice band at certain places.
9.8	Services	Fair – leaking pipes, unclean and neglected.
9.9	Out Buildings	-
9.10	Overall Conditions	Poor. | Maintenance level: Poor
10.0		**Transformation**
	Form	No visible changes.
	Structure	No visible changes.
	Articulation & Finishes	No visible changes.
11.0		**DP Remarks/ Perceived Threats**
		No reservation
12.0		**Additional Notes/ References/ Documents available**
		Additional Notes: A revolt was taken against Samuel Jacob Divekar Maistry, and he was ex-communicated. He along with few other Bene-Israels of Bombay subscribed a sum of Rs. 2725/- and purchased land on December 22, 1840. the new group rented a room in the premises owned by Daniel Kehimkar maistry, where they held services for about three years. On this very land the new synagogue, which was later named as "Shaare-Rason" was consecrated on June 4, 1843. **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. E. M. JACOB GADKAR *Shaar Harahamim Synagogue* 1796



Internal view of the Synagogue with overlooking balcony on round columns supporting wooden roof



Parapet wall jaliwork



Porch with sloping roof



Slopinf roof with wooden supports



Emblem of the symbol and year of construction



Pediment above entrace

St. Joseph Church			266
		Common Ref No: 266 Card No: 361 Ward (Part): B CS No: Indeterminable Plot Area: Indeterminable B U Area: - Date: 17/2/2005 Recorded by: Arun Wadhwa Reviewed by: Int: Arun Wadhwa, Sonal Modak Ext: Arun Wadhwa, Sonal Modak Photo Ref: 266_St. Joseph's Church.	 Location Plan

1.0		**Denomination**	
1.1	Name of Premises	St. Joseph Church	
1.2	Earlier Name	St. Joseph Church	
1.3	Built in:	1932	Extension Date:
2.0		**Access**	
2.1	Main	Nowrojee Hill Road No. 5	
2.2	Subsidiary	Samant bhai Nanji Marg (commonly known as Jail road)	
3.0		**Ownership pattern**	
3.1	Present	St Joseph Trust	
3.2	Past	St Joseph Trust	
3.3	Status	Trust	
4.0		**Use**	
4.1	Present	Worship	
4.2	Past	Worship	
4.3	Usage	Daily	
5.0		**Significance & Value Classification**	
5.1	Townscape (manmade)	Located along the north western road edge of a large plot with the school building placed opposite to the church and parochial house built later to the rear apsidal end. A stone dressed gable fronted building marked by high octagonal towers in an otherwise simple residential locality.	
5.2	Architectural Description	**Planning** Large rectangular hall accessed from an eastern side porch with an attached semicircular apse serving as altar to the western end. Small gallery above the eastern entrance accessed by a narrow spiral stair at the northern end. Subsidiary entrances from the longer northern & southern sides. Ancillary rooms flanking the semicircular altar space. **Features** A triangular gable end forms the main entrance façade flanked by projecting towers on both sides which are octagonal at the top. The wall edge is marked by a dentil like cornice feature. One can also see small continuous semi circular arched openings supported on carved column capitals in the gable ended front façade and circular openings with moldings projecting out over the stone walls and stained glass panels. The other important feature is the large vaulted space of the church hall. **Style** The building displays features reminiscent of the Classical Style	
5.3	Intrinsic	Paintings - stations of the Cross (14 nos.) signifying the Passion of the Christ.	
5.4	Value Classification	A(arc), B(per), B (des), B (uu), E, F	Recommended grade: II A
6.0		**Topography**	
6.1	Floors	Ground + part first floor gallery	
7.0		**Construction**	
7.1	Plinth	Plinth height about 0.6 m. dressed in buff basalt ashlar stone facing.	
7.2	Walls	Load bearing masonry walls.	
7.3	Floor	Wooden floorboards supported over wooden members form first floor gallery.	
7.4	Stairs	Narrow spiral concrete stair centrally supported to the north side of the front entrance. Steel ladder to the bell tower above mezzanine level on both sides.	
7.5	Openings	Semicircular arched window openings with glazed panel shutters and circular ventilator	

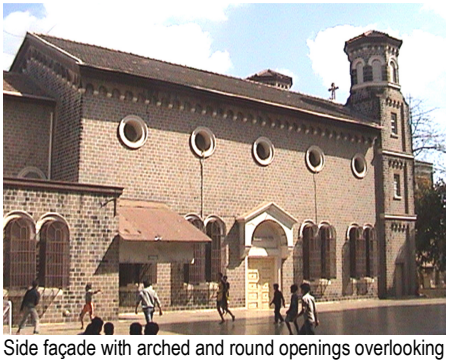
		openings enclosing stained glass panels high on the wall. Large wooden folding door shutters at the entrance.
7.6	Roofing	Sloping Mangalore tile roof, vaulted ceiling from inside. Semicircular apse portion is Mangalore tiled externally and dome finished from the inside.
7.7	Articulation	-
7.8	Finishes	Buff basalt stone ashlar course dressed externally. Plaster and paint finished internal wall surfaces. Marble floor finishing.
7.9	Interiors (Movable & Immovable)	**Movable** Statues of Jesus, Mother Mary. Stations of the Cross (14 nos.) signifying the Passion of the Christ. **Immovable** Decoratively carved marble/ granite pulpit, marble baptismal font, Altar table
7.10	Compound/ Fence/ Gate	Low compound wall about 1 M with iron railing above. Iron gate from the north leads to the main entrance, also an arched entrance with iron gate from the west side into the campus.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Church is located in a campus with a school, parochial house and paved play areas around. A large recreational ground is located to the west facing the main church entrance.
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)	Drainage connected to municipal sewers. MCGM
8.6	Fire Precaution	Few fire extinguishers.
8.7	Other (HVAC/BMS/Security Systems)	-
9.0		**Condition**
9.1	Plinth	Fair
9.2	Walls	Fair except minor patches of damp wall.
9.3	Floor	Fair
9.4	Stairs	Poor - neglected state, broken treads and missing balusters, pigeon vandalized.
9.5	Openings	Fair except grill enclosed windows.
9.6	Roofing	Fair except for damp patches & damaged plaster from inside
9.7	Articulation & Finishes	Fair. Periodically maintained.
9.8	Services	Fair. Periodically maintained.
9.9	Out Buildings	Fair
9.10	Overall Conditions	Fair | Maintenance level: Fair
10.0		**Transformation**
	Form	-
	Structure	-
	Articulation & Finishes	Cement pointing carried out on external stone dressed façade.
11.0		**DP Remarks/ Perceived Threats**
		Secondary school
12.0		**Additional Notes/ References/ Documents available**
		Additional Notes: Architect Ms Bhedvar & Bhedvar Cost of construction Rs. 145600/= An older structure used as church initially lies west across the street from the existing church presently used as kindergarten. This building could also be considered worthy of listing due to its historical relation and value. **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. SIR BANNISTER FLETCHER *A History of Architecture,* CBS publication and distributors.

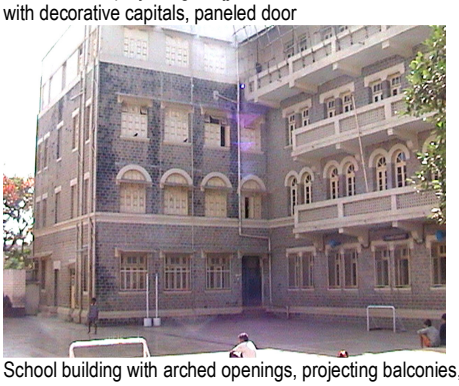

Grey stone building with central bay with gable roof, side rising towers

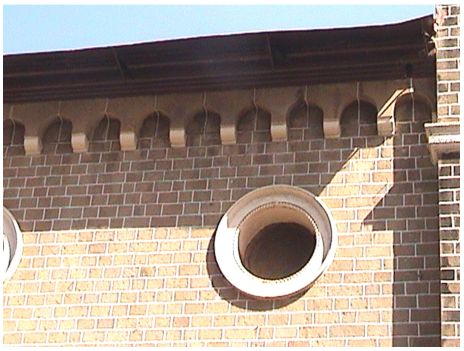

Side tower with bands, brackets etc


Residential quarters – new building


Entrance with projecting chajja on columns with decorative capitals, paneled door


Side façade with arched and round openings overlooking court


School building with arched openings, projecting balconies, bands etc


Detail of the brackets, round openings etc


Stain glass openable round window



Arched windows with concave ribbed bands, columns with decorative capitals



Stained glass window round openings at ventilator level



Wooden brackets supporting the roof



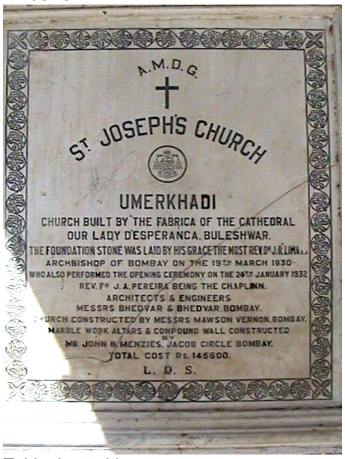
Decorative column capital in floral pattern



Apsidal end with curved ceiling, bands, arched windows



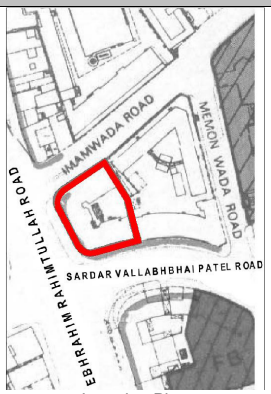
Interior space with overlooking balcony, with curved ceiling, old furniture etc



Tablet in marble



Common Ref No: 267	
Card No: 362	
Ward (Part): B	
CS No: Indetertminable	
Plot Area: Indetertminable	
B U Area: -	
Date: 17/01/2005	
Recorded by: Arun Wadhwa	
Reviewed by:	
Int: Arun Wadhwa, Sonal Modak	
Ext: Arun Wadhwa, Sonal Modak	
Photo Ref: 267_Haroon Manzil.	



Location Plan

1.0		**Denomination**		
1.1	Name of Premises	Haroon Manzil		
1.2	Earlier Name	-		
1.3	Built in:	1870	Extension Date: -	
2.0		**Access**		
2.1	Main	Imamwada Road and Sardar Vallabhbhai Patel Road– vehicular & pedestrian		
2.2	Subsidiary	Ebrahim Rahimtulla Marg - vehicular & pedestrian.		
3.0		**Ownership pattern**		
3.1	Present	Mrs. Shariffa Haroon Wangare – Owner.		
3.2	Past	Haroon Wangare - Owner		
3.3	Status	Tenants.		
4.0		**Use**		
4.1	Present	Shops on ground floor, residences on upper floors.		
4.2	Past	Shops on ground floor, residences on upper floors.		
4.3	Usage	Daily.		
5.0		**Significance & Value Classification**		
5.1	Townscape (manmade)	Corner building with major roads along the three side's symmetrical colonnaded front and curved corner profile.		
5.2	Architectural Description	**Planning** Corner building with three side roads, comprising of two symmetrical wings as mirror images about an internal service court. Ground floor is shop lined on three sides except the narrow staircase entrance that leads to the upper floors and also connects internal court and the other wing. Upper floors have a central passage with small two room tenements placed along the outer side; a smaller one-room tenement along with common toilet and wash facilities are placed on the internal side facing internal court. **Features** Symmetrical central façade with curvilinear corners and colonnaded bays with decorative capitals supported on a plain wide base at first floor level. Decorative window architrave with projecting lintel, sill and decorative relief features. Distinct cornice bands at first and fourth floor levels. Decorative curved terrace parapet feature at the corners and central bays. **Style** Influence of Colonial style features.		
5.3	Intrinsic	-		
5.4	Value Classification	A(arc), B(per)	Recommended grade:	III
6.0		**Topography**		
6.1	Floors	G + 4 floors.		
7.0		**Construction**		
7.1	Plinth	Low plinth height about 0.3 m. dressed in grey basalt stone, lately modified.		
7.2	Walls	Brick masonry walls and supporting wooden frame members.		
7.3	Floor	Wooden floorboards supported on wooden rafters.		
7.4	Stairs	Regular double flight stair with wooden treads and concrete infill soffit.		
7.5	Openings	Rectangular door window openings with wood framed and glazed panel shutters. Separate openable ventilator openings. Segmental arch relief work above openings.		
7.6	Roofing	Sloping Mangalore tile roof supported on wooden truss and rafters accommodating an attic floor.		
7.7	Articulation	Colonnaded bays with decorative capitals, distinct cornice bands at first and fourth floor level, decorative architrave openings, curved terrace parapet feature.		

7.8	Finishes	Stucco relief features on external facade, plastered/ painted internal wall surfaces. Ordinary and varied floor finish in the building.	
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -	
7.10	Compound/ Fence/ Gate	Building itself forms the boundary along the three sides, brick masonry wall along the internal chowk to the rear side.	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Open internal court has been enclosed by commercial premises leaving just a passageway connecting the two wings.	
8.0		**Services & Utilities**	
8.1	Lighting	Inadequate natural light in common passages; relies on artificial light.	
8.2	Ventilation	Inadequate natural ventilation in common passages.	
8.3	Electricity	BEST	
8.4	Water Supply	MCGM - Underground and overhead water tank	
8.5	Drainage (Plumbing & Sanitation)	Drainage connected to municipal sewers of MCGM	
8.6	Fire Precaution	-	
8.7	Other (HVAC/BMS/Security Systems)	Window and Split unit A.C.	
9.0		**Condition**	
9.1	Plinth	Poor – extensive modification to the shop fronts, also poor condition of stone dressing.	
9.2	Walls	Poor – cracks, exposed brickwork, seepage, and plant growth observed to external and internal court facades. Fair condition of the interior walls.	
9.3	Floor	Poor – structural restrengthening carried out to damaged floor members, still inadequate.	
9.4	Stairs	Poor – weak condition with damaged treads, pan stains and negligible maintenance.	
9.5	Openings	Poor - Iron grills enclosing veranda openings, damaged & poorly finished door window shutters. Addition of metal sheet *chajjas*.	
9.6	Roofing	Poor – damaged and deteriorating eaves board, but fair wooden truss members.	
9.7	Articulation & Finishes	Poor – Damaged elevation features.	
9.8	Services	Very poor – messy electrical meters and wiring at the entrance lobby, haphazard plumbing lines on the facades and water pumps installed in the staircase.	
9.9	Out Buildings	-	
9.10	Overall Conditions	Poor	Maintenance level: poor
10.0		**Transformation**	
	Form	-	
	Structure	Wooden members replaced by steel sections for restrengthening purpose.	
	Articulation & Finishes	Replastered front on the south side with damaged features.	
11.0		**DP Remarks/ Perceived Threats**	
		Building forms part of R zone with shop line.	
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.	



Corner building with curved bay, with central and side bays higher than the rest of the building with many transformations



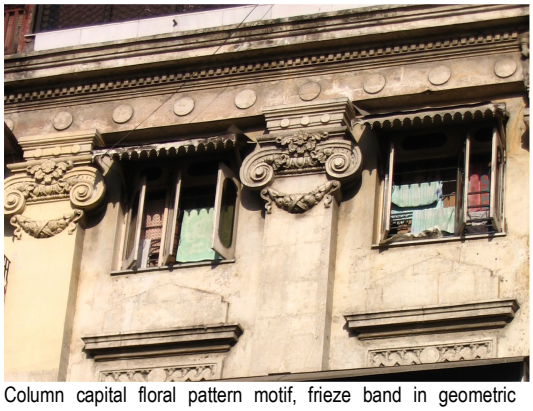
Parapet detail with floral motifs, bands etc



Window opening with side bands, decorative motifs at the top



Wooden staircase



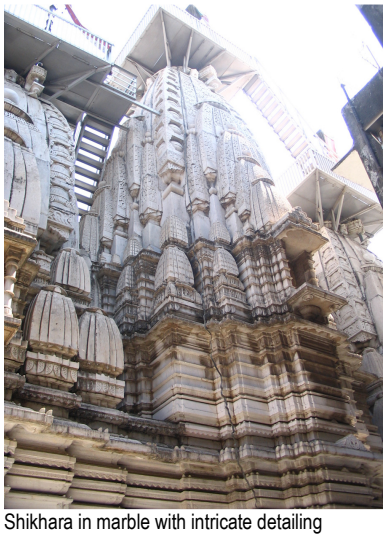
Column capital floral pattern motif, frieze band in geometric pattern

Godji Shvetamber Jain Temple			268
		Common Ref No: 268 Card No: 363 Ward (Part): C ward CS No: 2495 Plot Area: 2261.25 sqm. B U Area: (Bhuleshwar division) Date: 22/03/05 Recorded by: Prachi Merchant Reviewed by: Int: Prachi Merchant, Zankhana Prajapati Ext: Prachi Merchant, Zankhana Prajapati Photo Ref.: 268_Godiji Shvetambar Jain Temple	 Location Plan

1.0		**Denomination**			
1.1	Name of Premises	Godji Shvetamber Jain Temple			
1.2	Earlier Name	Godji Shvetamber Jain Temple			
1.3	Built in:	1868	Extension Date:	1954, 1976 – Wooden original structure was demolished and new building was constructed.	
2.0		**Access**			
2.1	Main	Kalbadevi Road			
2.2	Subsidiary	-			
3.0		**Ownership pattern**			
3.1	Present	Trust – Godji Maharaj Jain temple and Charity Trust			
3.2	Past	Trust – Godji Maharaj Jain temple and Charity Trust			
3.3	Status	Owner			
4.0		**Use**			
4.1	Present	Religious – temple			
4.2	Past	Religious – temple			
4.3	Usage	Daily			
5.0		**Significance & Value Classification**			
5.1	Townscape (Manmade)	Located on the Kalbadevi Road, along the row of other Jain temples, the temple is juxtaposed with other buildings like the Hamidia Masjid on the east, and Pydhonie Police Station and Shanti jain temples on the southeast side. The temple is accessed from the south side.			
5.2	Architectural Description	**Planning** The temple building is accessed from Kalbadevi Road through a high flight of steps leading to a verandah connecting to the main shrine building in the front and a passage at the rear. The three *shikharas* on the west are higher than the rest of the building. The main deities are located on the west side along with few others on the east side. The first floor has a double height space with an octagonal overlooking gallery from the second floor with a central higher dome surrounded by other smaller domes on the south and east sides. The staircases leading to the upper floors are located on north and south corners. The semi enclosed court area at the rear connects the main building with the residential and new hall building. The basement has temple storage area. The ground floor houses the office space in the east, and temple space in the center. The first and second floor has the temple area. **Features** The building is highly ornamented from inside and outside with intricate marble carvings on columns, parapet, inner and outer side of the domes and *shikharas* with animal and floral motifs, step treads, coffered ceiling, external *jali* work on the parapet and screens, brackets supporting projecting balconies. **Style** Jain style of architecture			
5.3	Intrinsic	One of the first Godji Maharaj Shvetamber Jain temples in Mumbai. Original wooden structure with intricate carvings and internal ceiling murals.			
5.4	Value Classification	A(arc), B(per), B (des), B (uu), E		Recommended grade	III
6.0		**Topography**			
6.1	Floors	G+2+basement+terrace			

Godji Shvetamber Jain Temple			268
7.0		**Construction**	
7.1	Plinth	High plinth with plinth protection.	
7.2	Walls	Load bearing walls	
7.3	Floor	RCC slab and beam structure.	
7.4	Stairs	Two main 'L' shaped staircases with stone treads and risers.	
7.5	Openings	External openings facing the road have *jalis*, parapets. Internal windows have aluminum glazed shutters.	
7.6	Roofing	RCC terrace with central large and side small domes, projecting *shikharas*. Sloping stone window and balcony chajjas.	
7.7	Articulation	Intricate marble carvings on columns, parapet, inner and outer side of the domes and *shikharas*, step treads, coffered ceiling.	
7.8	Finishes	Marble clad walls, columns, ceiling and parapet. Marble floor finish with yellow, green stone and brass inlay.	
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -	
7.10	Compound/ Fence/ Gate	Front collapsible *jali*.	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	No side and rear setback.	
8.0		**Services & Utilities**	
8.1	Lighting	Artificial lighting	
8.2	Ventilation	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)	Office spaces have installed AC's	
9.0		**Condition**	
9.1	Plinth	Internally everything is altered. New construction, additions and alterations done.	
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	-	
	Structure	After the original wooden structure was demolished, a completely new structure was constructed.	
	Articulation & Finishes	Marble carvings have replaced wooden carvings.	
11.0		**DP Remarks/ Perceived Threats**	
		Building forms part of R zone with shop line.	
12.0		**Additional Notes/ References/ Documents available**	
		Additional Notes: Original teakwood frame temple structure was decorated on its interior walls and ceilings with painted and gilded murals of outstanding quality, several of the paintings have been signed by the Rajasthani painters and craftsmen who did the work. All this was lost when the building was demolished in 1976. The original temple sanctuary, supported on the cantilevered base, has been preserved with new marble column structure with intricate carvings. The structure is being altered and additions are being made continuously till date. Earlier Jain devotees did not had any worship place in Bombay (At the time of demolition of Fort walls were demolished and migration of people in Bombay). 'Gharderashar' (temple in house) was set up initially in one of the rich merchant Seth Amichand Sakarchand. Later on due to increase in Jain devotees a separate Derashar was estabilished in 1830-40. In 1859 a major fire broke in Bombay and the main shrine of Godiji and other accomplish were shifted to Phydonie. New Derashar was built in 1868 in Phydonie, since most of the Jains residing in Fort were settled in Phydonie. **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.



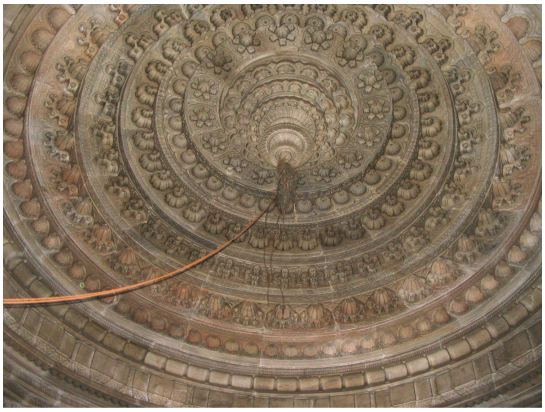
Shikhara in marble with intricate detailing



Internal column with decorative capital in stone



Column base with Hindu deities sculpture and intricate detailing



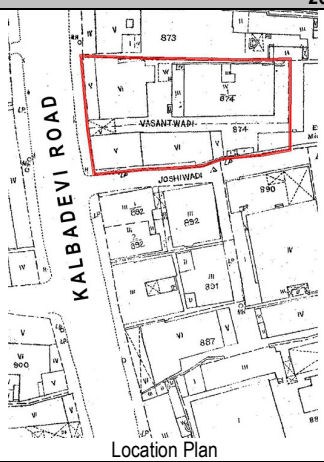
Curved dome with floral pattern bands



Parapet detailing with floral pattern overlooking the lower level



Multifoil arch with floral pattern and animal motifs

Vasant Wadi					269
		Common Ref No: 269 Card No: 364 Ward (Part): C CS No: - 874, 1/874 (Bhuleshwar Division) Plot Area: Indeterminable B U Area: - Date: 2/12/2004 Recorded by: Zankhana Prajapati Reviewed by: Int: Zankhana Prajapati, Arun Wadhwa Ext: Zankhana Prajapati, Arun Wadhwa Photo Ref: 269_Vasant Wadi.	 Location Plan	
1.0		**Denomination**			
1.1	Name of Premises	Vasant Wadi			
1.2	Earlier Name	Vasant Wadi			
1.3	Built in:	Indeterminable	Extension Date:	Many extensions and transformations have been made over the past few years.	
2.0		**Access**			
2.1	Main	Kalbadevi Road.			
2.2	Subsidiary	-			
3.0		**Ownership pattern**			
3.1	Present	Indeterminable			
3.2	Past	Indeterminable			
3.3	Status	Indeterminable			
4.0		**Use**			
4.1	Present	Residential, Offices and shops.			
4.2	Past	Residential and shops at ground floor.			
4.3	Usage	Daily			
5.0		**Significance & Value Classification**			
5.1	Townscape (Manmade)	-			
5.2	Architectural Description	**Planning** It is located along Kalbadevi Road. An arched opening marks the building entrance. The building has a central open space and many wings with different staircase blocks. The front façade was treated very ornately but over the period of time the buildings repair was done very incongruously and has lost all the characters, which was prevailing earlier. Though some of it exists in a poor state. **Features** Has ornately carved brackets supporting balcony, entrance arch and few floral motifs. **Style** Displays characteristics of the Gujarati style.			
5.3	Intrinsic	-			
5.4	Value Classification	B(per)	Recommended grade	Delete	
6.0		**Topography**			
6.1	Floors	G + 5			
7.0		**Construction**			
7.1	Plinth	Having gone through many transformations the original structure is all but invisible.			
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**
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 (Bombay Electric Supply & Transport)
8.4	Water Supply	MCGM (Municipal Corporation of Greater Mumbai)
8.5	Drainage (Plumbing & Sanitation)	MCGM (Municipal Corporation of Greater Mumbai)
8.6	Fire Precaution	No trace of fire fighting or security system.
8.7	Other (HVAC/BMS/Security Systems)	-
9.0		**Condition**
9.1	Plinth	Having gone through many transformations the original structure is all but invisible.
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	Poor. | Maintenance level | Poor.
10.0		**Transformation**
	Form	Many extensions and transformations have been made over the past few years.
	Structure	
	Articulation & Finishes	
11.0		**DP Remarks/ Perceived Threats**
		Building forms part of R zone with shop line.
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 façade with projecting balconies supported on decorative brackets, railing etc

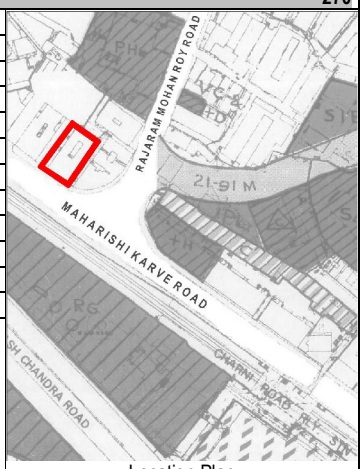

Front façade with many transformations, hoardings covering articulation, additional floor etc


Side façade with many transformations


Central entrance opening through an arched opening


Brackets supporting the projecting balconies


Façade articulation

Queen's Diamond			270
		Common Ref No: 270 Card No: 365 Ward (Part): D (part IV) CS No: Indetertminable Plot Area: Indeterminable B U Area: - Date: 10/02/2005 Recorded by: Arun Wadhwa Reviewed by: Int: Arun Wadhwa Ext: Arun Wadhwa Photo Ref.: 270_Queens Diamond	 Location Plan
1.0		**Denomination**	
1.1	Name of Premises	Queen's Diamond	
1.2	Earlier Name	Queen's Diamond	
1.3	Built in:	Indeterminable	Extension Date: -
2.0		**Access**	
2.1	Main	Maharishi Karve Marg	
2.2	Subsidiary	-	
3.0		**Ownership pattern**	
3.1	Present	Private	
3.2	Past	Indeterminable	
3.3	Status	Tenants	
4.0		**Use**	
4.1	Present	Shops, Offices & Residences.	
4.2	Past	Indeterminable	
4.3	Usage	Daily	
5.0		**Significance & Value Classification**	
5.1	Townscape (manmade)	Located along a row of buildings close to Charni road railway station. Accessed from west side road front. All buildings along the street are marked by similar scale, features and maintain road front line.	
5.2	Architectural Description	**Planning** Symmetrical building with narrow front and longer depth, front bay occupied by shops at ground floor beyond which a central C- shaped stair leads to typical layout on upper floors. Long narrow internal *chowk* in line with stair divides the plan into two symmetrical half's with narrow passages leading to small rooms along and common toilets and services at the far rear end. Offices and commercial premises are located on the first and second floor, some occupying entire wings and some with smaller units along the common passage. Residences on upper floors each occupying entire wings on both sides. **Features** Symmetrical front façade with projecting bay windows supported on heavy decorative corbels in both corners and recessed central bay openings with circular columns supporting decorative capitals. Distinct cornice bands at first, third and fifth floor level and wide lintel band at each floor level in the central bay. Projecting balconies form third floor upwards are supported on curvilinear brackets. Segmental broken pediment feature at terrace level on both side bays. Architrave segmental and rectangular openings with medallion like relief feature inset in side facades. Stone balusters and decorative iron railing observed in parapets. **Style** No particular style	
5.3	Intrinsic	-	
5.4	Value Classification	A(arc), B(per)	Recommended grade: III
6.0		**Topography**	
6.1	Floors	G + 5 & part sixth.	
7.0		**Construction**	

Queen's Diamond		270
7.1	Plinth	Plinth height of about 0.6 m. dressed in grey stone.
7.2	Walls	Load bearing brick masonry walls and wooden supporting members.
7.3	Floor	Wooden floorboards supported on rafters and beams.
7.4	Stairs	Central C- shaped wooden stair accommodating lift shaft in between.
7.5	Openings	Rectangular openings in front facade, segmental as well as rectangular architrave openings in long side facades. Originally wood framed glazed panel window shutters.
7.6	Roofing	Sloping Mangalore tile roof supported on wooden truss members.
7.7	Articulation	Projecting bay window with decorative corbel feature, circular column with decorative capital feature in central bay, broken pediment feature at terrace parapet, architrave openings and medallion like relief feature.
7.8	Finishes	Grey stone dressed front and part side facades whereas plain plaster paint finish part side and rear facades. Also plaster finished internal wall finishes. Varied floor finishes carried out over original wooden floorboards.
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -
7.10	Compound/ Fence/ Gate	Building forms boundary along the road front and shares common boundary wall to the sides and rear of height about 1.8 m. High Iron gate secures entry along the north side.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Small garage and water pump room to the rear side are the only structures in the otherwise paved open space around the building, also some trees and plantation along the compound boundary.
8.0		**Services & Utilities**
8.1	Lighting	Adequate except staircase lobby, relies on artificial sources.
8.2	Ventilation	Adequate except staircase lobby, relies on A.C units in the commercial premises.
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	Few Fire extinguishers.
8.7	Other (HVAC/BMS/Security Systems)	Window & Split unit A.C.
9.0		**Condition**
9.1	Plinth	Poor – damaged stone dressing and also pan stains seen.
9.2	Walls	Fair except plant growth and seepage in internal chowk.
9.3	Floor	Fair except few damaged wooden floorboards and rafters.
9.4	Stairs	Poor – loose tread boards and neglected state.
9.5	Openings	Poor – altered shutters, addition of metal chajjas and AC units.
9.6	Roofing	Indeterminable
9.7	Articulation & Finishes	Poor – damaged and chipped external stone dressing, insensitively painted.
9.8	Services	Fair except plumbing lines in internal chowk and messy electrical work in passages
9.9	Out Buildings	-
9.10	Overall Conditions	Fair except stone finishes and staircase. Maintenance level: Low
10.0		**Transformation**
	Form	-
	Structure	Overhanging balconies reconstructed by steel sections on the side facades.
	Articulation & Finishes	Insensitive painting of stone dressed front façade, also hoardings and signage's damage arch openings and decorative features.
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.



Symmetrical building with side higher towers with projecting libraries, broken pediment at the top



Projecting bays with sloping roof, broken pediment etc



Projecting bay windows with tapering end, decorative brackets supporting balcony etc



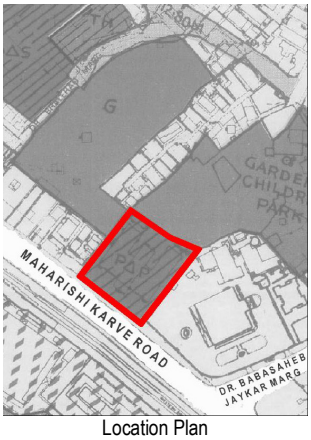
Arched and rectangular window openings, with motif and balustrade



Central wing with frieze bands etc



Openings with transformations, altered shutters etc

Byramjee Jeejeebhoy Institute			271
		Common Ref No: 271 Card No: 366 Ward (Part): D (Part IV) CS No: 8 (Bhuleshwar division) Plot Area: 2992.50 sq. m B U Area: - Date: 08/12/04 Recorded by: Arun Wadhwa Reviewed by: Int: Arun Wadhwa, Zankhana Prajapati Ext: Arun Wadhwa, Zankhana Prajapati Photo Ref.: 271_Byramjee Jeejebhoy Institute	 Location Plan
1.0		**Denomination**	
1.1	Name of Premises	Byramjee Jeejeebhoy Institute	
1.2	Earlier Name	Byramjee Jeejeebhoy Parsee charitable institute	
1.3	Built in:	Commenced March 1906, Completed April 1908	Extension Date: -
2.0		**Access**	
2.1	Main	Maharishi Karve Marg	
2.2	Subsidiary	-	
3.0		**Ownership pattern**	
3.1	Present	Byramjee Jeejeebhoy Parsee Charitable Institute	
3.2	Past	Private - Byramjee Jeejeebhoy Parsee charitable institute	
3.3	Status	Ownership	
4.0		**Use**	
4.1	Present	Institutional - School and College of Commerce	
4.2	Past	Institutional	
4.3	Usage	Daily	
5.0		**Significance & Value Classification**	
5.1	Townscape (Manmade)	Landmark building with impressive scale.	
5.2	Architectural Description	**Planning** C- shaped plan with centrally placed wide stair and full height stairwell. The two wings are accessed through a veranda on the inner side. Entry through a central driveway porch in to a large hall leading to the wide staircase. Classrooms are located in the two wings with administrative and common areas in the central portion. The library is located opposite the stairwell at the third floor beneath high steep roof. **Features** Main street façade to the west forms the main feature with high triangular roof profile topped by finial. Pointed arches with tracery throughout the façade. Circular rose window openings in the gabled portion with colored glass panels. Ornate column capitals on circular column shaft supporting pointed arch openings. Projecting floor bands with ornamental floral patterns and cornice members. Intricate floral pattern stone *jali*. Projecting balcony with trefoil parapet openings supported on curvilinear brackets. Carved wooden post supporting curvilinear brackets and parapet railing forming the veranda openings. **Style** The building derives influence from Gothic Revival style of Architecture.	
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 (part third floor)	
7.0		**Construction**	
7.1	Plinth	Low plinth constructed in rubble stone dressed with ashlar masonry	

7.2	Walls	Thick rubble masonry walls
7.3	Floor	Wooden floorboards on Shahabad stone slabs supported by wooden rafters and beams below. Original Minton tiling.
7.4	Stairs	Wide staircase with large stairwell, constructed in stone slab covered with wooden boards. Smaller wooden staircases in two side wings.
7.5	Openings	Pointed arch and segmental arch openings door and window openings. Operable louvered shutters and colored glass panels. Circular rose windows with fixed glass panels. Trefoil and Quatrefoil openings with fixed glass panels.
7.6	Roofing	Steep sloping Mangalore tiled roof with gable ends supported on wooden trusses.
7.7	Articulation	Pointed arches with tracery, circular rose window, ornate column capitals, projecting floor bands, floral patterns stone *jali,* projecting balcony, supporting curvilinear brackets.
7.8	Finishes	Externally walls are dressed in rough Malad stone, arches and openings in buff basalt, decorative features in soft limestone. Internally walls are plastered and painted. Door and window shutters are polished and painted.
7.9	Interiors (Movable & Immovable)	**Movable** Large sized painting of Sir Byramjee Jeejeebhoy **Immovable** Marble statue of Sir Byramjee Jeejeebhoy in sitting position, at the ground floor stairwell. Marble Bust of Sir Jamsetjee Jeejeebhoy
7.10	Compound/ Fence/ Gate	Very high compound to the rear eastern side-adjoining cemetery. The three sides have compound wall with high fencing above it. Two gates at both ends on the western side.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Two (G+1) sloping roof structures on the rear eastern side to serve as residential quarters for the caretaker staff. Large and old trees present with plantation in the open spaces.
8.0		**Services & Utilities**
8.1	Lighting	Natural light through door-window openings supplemented by electric light fixtures.
8.2	Ventilation	Naturally through door-window openings supplemented by electric fans and air-conditioning units in the computer and staff 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 unit air conditioners installed at various locations.
9.0		**Condition**
9.1	Plinth	Fair - various plumbing additions at the rear side have caused weakening of plinth. Planter boxes have caused water clogging damaging plinth course.
9.2	Walls	Fair - Organic growth, dampness and blackening has been observed.
9.3	Floor	Fair
9.4	Stairs	Fair - Seepage in certain walls of staircase has been observed.
9.5	Openings	Fair - All the internal doors are completely transformed as per each premise. Signboard has incongruously covered the façade openings at ground level. Openings have been blocked to accommodate air conditioning units and grills have been installed.
9.6	Roofing	Fair
9.7	Articulation & Finishes	Fair
9.8	Services	Fair - Under ground water tank has been reconstructed to a large size and pump room abutting the original structure. Addition of toilet facilities and plumbing lines.
9.9	Out Buildings	Fair
9.10	Overall Conditions	Fair | Maintenance level | Poor
10.0		**Transformation**
	Form	-
	Structure	Water tank has been installed at terrace level, lift shaft has been added
	Articulation & Finishes	Thick coat of paint insensitively carried out on ornamental column capitals and circular shaft. Decorative and ornamental features on external facades whitewashed.
11.0		**DP Remarks/ Perceived Threats**
		Primary School
12.0		**Additional Notes/ References/ Documents available**
		Additional Notes: Received Urban heritage award 1993 by Indian Heritage Society Bombay chapter. Architect Khan Bahadur Muncher Cawasjee Murzban prepared design. Cost of land and building Rs. 4,13,000. **References:**

		INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation*. Eicher Goodearth Ltd. (2002) *City Map – Mumbai,* Mumbai.



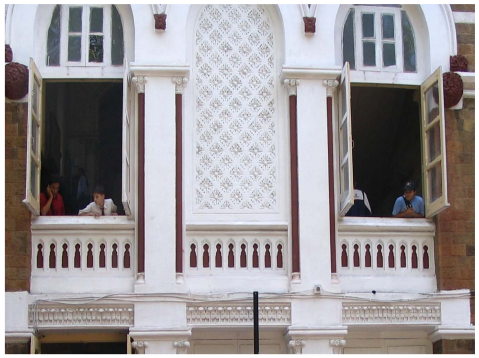
Buff atone clad building with central higher bay, side towers with gothic revival features



Projecting balcony with decorative brackets, balustrade, arched window with lancet windows



Tablet in marble



Arched window detailing with decorative jail, balustrade etc



Central bay with gable end, rose window, pointed arched openings, bands, round columns etc



Arched window with band, dentil band etc



Extended porch with arched opening, terrace above with balustrade in geometric pattern, frieze band



Arched opening with lancet windows



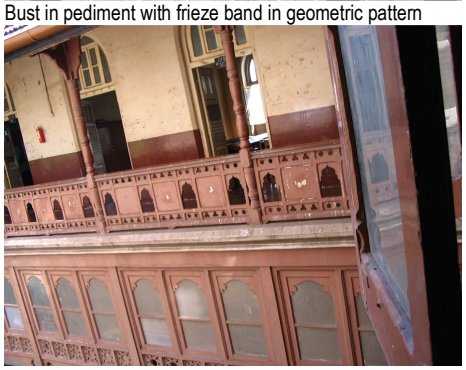
Internal space with arched openings, high ceiling on round columns



Bust in pediment with frieze band in geometric pattern



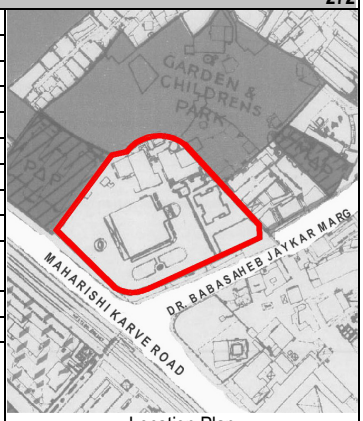
Column capital supporting arched opening



Internal overlooking passages with carved railing



Open well wooden staircase with carved railing

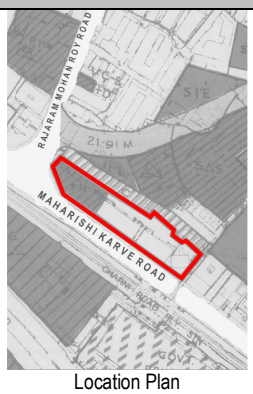
Seth Cowasji Behramji Banaji Atash Behram (Kadmi)			272
		Common Ref No: 272 Card No: 367 Ward (Part): D (Part IV) CS No: 7 (Girgaum Bhuleshwar division) Plot Area: 8173.23 sq. m B U Area: - Date: 14/05/01 Recorded by: Prachi Merchant Reviewed by: Int: Refer # Internal photography permission denied Ext: Refer # Photo Ref.: 272_Banaji Atash Behram	 Location Plan

1.0		**Denomination**			
1.1	Name of Premises	Seth Cowasji Behramji Banaji Atash Behram (Kadmi) Seth Cowasji Behramji Banaji Atash Behram.			
1.2	Earlier Name	-			
1.3	Built in:	Atash Behram 13th December, 1845	Extension Date:	Atash Adarian 17th September, 1844	
2.0		**Access**			
2.1	Main	Two entries from Dr. Babasaheb Jayker Road			
2.2	Subsidiary	Maharshi Karve Road			
3.0		**Ownership pattern**			
3.1	Present	Seth Cowasji Behramji Banaji Atash Behram Trust (Trustees: Burjor Anita, K.H. Gharda)			
3.2	Past	Trust, (Founder - Sons, Framji, Cursetji, Pestonji and grandsons Dadabhoy Rustomji Banaji)			
3.3	Status	Trust			
4.0		**Use**			
4.1	Present	Religious			
4.2	Past	Religious			
4.3	Usage	Daily -The Atash Behram experiences a large number of devotees attending on Mondays, especially in the evenings when "humbandagi " session is held.			
5.0		**Significance & Value Classification**			
5.1	Townscape (Manmade)	The Atash Behram is situated on a huge corner plot opposite the Charni Road Railway having muiltiple access from the Dr. Babasaheb Jayker Road. A flat-roofed portico, along the rear (east) of the plot marks the present entry to the Atash Behram. The scale of the Atash Behram is subtle as compared to the adjoining prominent Behramjee Jeejeebhoy School.			
5.2	Architectural Description	**Planning & Features** The main Atash Behram structure is a ground-storied load bearing structure having a prominent Mangalore tile hipped roof with muiltiple dormers. The entry facing the Charni Road station is the original entry, which is affronted by a finely detailed projecting portico. A twelve feet wide passage surrounds the entire structure connecting the present eastern entry to the ceremony hall entrance along the west. The Ceremony hall spans the entire width of the structure followed by the prayer room and centrally located Kebla enclosure. High plinth and bracketed overhangs impart character and scale. To the north of the Atash Behram are a couple of two storied structures housing the hall, priests residence and utility areas along with a number of ancillary structures. <u>Ablution Pavilian (Kasti enclosure):</u> The ablution pavilion is isolated, located opposite to the present entry to the Atash Behram. It abuts the compound wall and is a ground storied reinforced cement concrete structure with flat roof <u>Kebla:</u> The kebla is centrally positioned admeasuring about twenty feet by twenty feet topped with a masonary dome and further covered with hipped roof with ventilating dormers. The entrance to the Kebla is from the north, which is marked by an imposing four shutter teakwood door while the windows are teakwood paneled shutter with brass rods fixed to			

		the heavy frame. The flooring is finished with white ceramic tiles while the walls are clad with white glazed tiles. The Kebla has a centrally positioned stone pedestal called 'idhora' on which the 'afarganyu' (fire vessel made of German silver) is placed, surmounted by a German silver tray holding the fire. Internally the walls are adorned with swords, scabbards, and metal 'goorooj' (head of bull). Large brass bells are hung from the two opposite sides and a German silver 'chattar' (umbrella) is suspended over the fire. Prayer hall: The prayer hall is about twenty feet square affronted by the ceremony hall. The light and ventilation is only through the two doorways facing each other. The walls of the prayer hall are painted with oil based emulsion paint. Ceremony Hall: The fifteen feet high centrally located ceremony hall approximately measures twenty four by sixty feet, spanning the entire width of the structure. It has timber planked false ceiling with heavy teakwood cornices and mouldings at the junction of walls and ceiling. The floor is completely carpeted and walls are finished with oil based emulsion paint. Huge four by eight feet photo frames of Prophet and founders, and mirrors adorn the hall along with chandeliers, bell jar *diya* holders, wall clocks and elaborate teakwood prayer book cupboards. Baj Room: To the south of the structure is the Baj area of size twenty by thirty feet. It accommodates the Adarian and has a brass pipe railing segregating the worshippers from the fire urn. The Baj room has dressed basalt stone flooring with deep pavis laid for various rituals. Congregation Hall: Part of the ancillary block to the north of the Atash Behram houses the congregation hall structure, located at the first floor level with store rooms, kitchens and ancillary spaces on ground. The hall is covered with an elaborate teakwood trussed roof with Mangalore tile roofing with intricate teakwood bracketed roof overhang. Residence for priest's (Boiwala's) in serving: The priest's residence is a ground-storied load bearing structure located at the northeast end of the plot. It has a verandah in the front with gable end roofed portico, affronted by a small open space. Internally, it has a large living space, huge kitchen and a number of rooms covered by hipped mangalore tiled roof. The Boiwalas residence has a small well in front and a large well along its rear. Curtilege Structures (wells etc): Other than the Kasti pavilion, the hall structure and the Boiwala's residence, the curtilege structures include small storerooms, ancillary rooms, toilet and bath blocks. They are load bearing in nature with Mangalore tiled roof. To the north, along with storerooms, are kitchen and workspace on the ground floor. The first floor, along its entire length, accommodates a splendid truss roofed hall for various gatherings and occasions. **Style** A humane pre-industrial Vernacular structure with simple detailing inclusive of Zoroastrian motifs, placed on axis framed by strong institutional scaled buildings on the flanks.
5.3	Intrinsic	-
5.4	Value Classification	A(arc), A(his), A(cul), B(uu), C(seh), D(bio), E — Recommended grade: II A
6.0		**Topography**
6.1	Floors	Main structure - G, Ancillary hall structure – G+1
7.0		**Construction**
7.1	Plinth	The Agiary hall has a 3'-6" high stone plinth externally plastered and oil painted with grooves and sunk pointing. The plinth is finished with dressed basalt stone of 15"x15" with adequate paves laid.
7.2	Walls	Load bearing brick masonry walls 1'6" thick in lime mortar and lime plaster. Internally, they are painted with oil based emulsion paint, externally they are finished with lime wash.
7.3	Floor	No floor but clear-storey between the timber false ceiling is provided .The hipped roof accommodates light wells and ventilating pits.
7.4	Stairs	-
7.5	Openings	Windows are teakwood framed, double shuttered with glazed panels. Teakwood paneled double shutters are provided for all doorways.
7.6	Roofing	Timber framework with teakwood rafters, boarding, battens, purlins and Manglore tile. False ceiling in timber planking.
7.7	Articulation	Minimum for the Atash Behram structure except for the subtle proportions, clean roofline and circular timber post with Corinthian capitals. The two hall structures are elaborately articulated.
7.8	Finishes	Walls lime washed externally as well as internally.
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -

Seth Cowasji Behramji Banaji Atash Behram (Kadmi)			272
7.10	Compound/ Fence/ Gate	Brick masonry walls with cement plaster and lime wash .The compound wall at entry is elaborately designed over emphasizing the entry in plan.	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	The main Atash Behram structure is situated centrally within the plot with a large front set back, which is partly landscape and partly used as parking lot. The side open spaces along the two adjoining roads are densely landscaped, which shade the ground storied Atash Behram. A number of small Manglore tile roofed structures serve as kitchen, storage, service areas, well areas.	
8.0		**Services & Utilities**	
8.1	Lighting	Adequate natural lighting for surrounding passages, ceremony hall and Baj room. The prayer hall and Kebla are extremely dark to accentuate concentration of devotees.	
8.2	Ventilation	Adequate through cross ventilation through windows. Smoke dissipates through ventilating shafts.	
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	Good	
9.2	Walls	Good	
9.3	Floor	Good	
9.4	Stairs	Good	
9.5	Openings	Good	
9.6	Roofing	Good	
9.7	Articulation & Finishes	Good	
9.8	Services	Good	
9.9	Out Buildings	Good	
9.10	Overall Conditions	Good	Maintenance level | Good
10.0		**Transformation**	
	Form	In original form, the present entry portico along the west seems to be an addition as mode of construction. The proportion of flat roof addition seems to vary though the addition may have been made much earlier.	
	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:** # 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

Saifee Hospital (Akbar Peerbhoy Hostel)					**273**
		Common Ref No: 273 Card No: 368 Ward (Part): C Ward CS No: Indeterminable Plot Area: Indeterminable B U Area: - Date: 14/05/01 Recorded by: Arun Wadhwa Reviewed by: Int: Permission denied Ext: Arun Wadhwa Photo Ref.: 273_Saifee Hospital		 Location Plan	
1.0		**Denomination**			
1.1	Name of Premises	Saifee Hospital			
1.2	Earlier Name	Akbar Peerbhoy Hostel			
1.3	Built in:	Indeterminable	Extension Date:	-	
2.0		**Access**			
2.1	Main	Maharshi Karve Road			
2.2	Subsidiary	-			
3.0		**Ownership pattern**			
3.1	Present	Trust			
3.2	Past	Trust			
3.3	Status	Trust			
4.0		**Use**			
4.1	Present	Hospital			
4.2	Past	Hostel			
4.3	Usage	Daily			
5.0		**Significance & Value Classification**			
5.1	Townscape (Manmade)	The linear rectangular building forms an important part of streetscape with the Atash Behram, the Masjid on the 'T' junction of Charni Road station and Byramjee Jeejeebhoy Institute.			
5.2	Architectural Description	**Planning** Indeterminable **Features** The portion of the original structure has pointed arched openings with verandah space supported on columns with decorative capital and has decorative railing. The upper projecting floor supported on I-sections. The floor has a curved wooden *chajja* projection with decorative bargeboard. Openings with wooden paneled shutters **Style** The building derives influence from Indo Sarscenic style of Architecture			
5.3	Intrinsic	-			
5.4	Value Classification	A(arc), B(per)	Recommended grade:	III	
6.0		**Topography**			
6.1	Floors	Main structure – rebuilt, Part of Old structure – G+1			
7.0		**Construction**			
7.1	Plinth	Indeterminable			
7.2	Walls	Indeterminable			
7.3	Floor	Indeterminable			
7.4	Stairs	Indeterminable			
7.5	Openings	Indeterminable			
7.6	Roofing	Indeterminable			
7.7	Articulation	Indeterminable			
7.8	Finishes	Indeterminable			
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -			

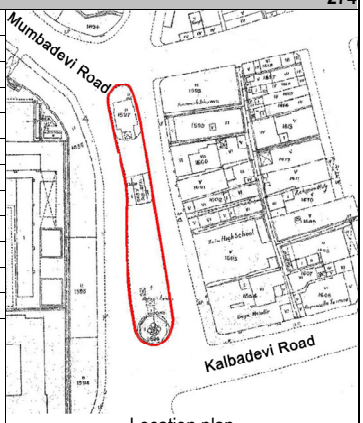
Saifee Hospital (Akbar Peerbhoy Hostel)			**273**
7.10	Compound/ Fence/ Gate	-	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	-	
8.0		**Services & Utilities**	
8.1	Lighting	Indeterminable	
8.2	Ventilation	Indeterminable	
8.3	Electricity	BEST	
8.4	Water Supply	MCGM	
8.5	Drainage (Plumbing & 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	Indeterminable	
9.6	Roofing	Indeterminable	
9.7	Articulation & Finishes	Indeterminable	
9.8	Services	Indeterminable	
9.9	Out Buildings	A new structure has been constructed besides the remaining part original structure	
9.10	Overall Conditions	Fair	Maintenance level | -
10.0		**Transformation**	
	Form	A tall structure has been newly constructed besides the original part structure	
	Structure		
	Articulation & Finishes		
11.0		**DP Remarks/ Perceived Threats**	
		Hospital	
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.	


Verandah railing, columns, pointed arched openings,

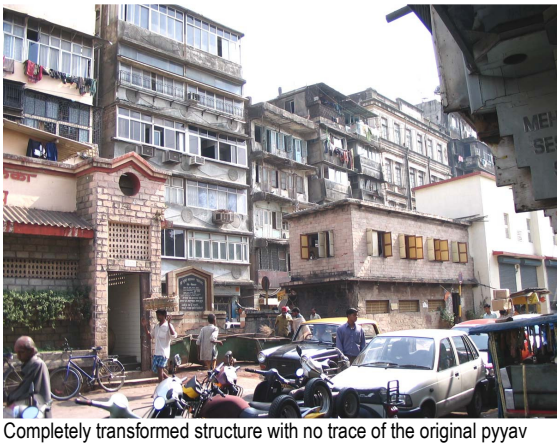

Column with decorative capital


New building

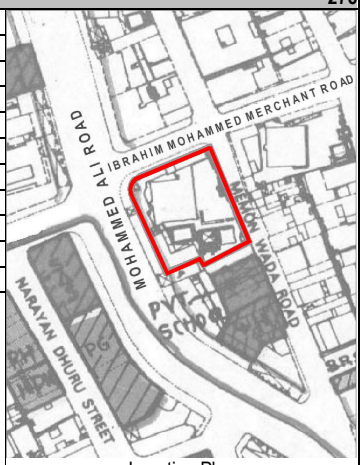

Cast iron railing

Large ordinary structure for drinking water, BEST substation (Moolji Morarji Pyaav)					**274**
		Common Ref No: 274 Card No: 369 Ward (Part): C CS No: 1596 (Bhuleshwar Division) Plot Area: 56.86 sqm. B U Area: - Date: 13/01/2005 Recorded by: Sonal Modak Reviewed by: Int: Not traceable Ext: Arun Wadhwa, Sonal Modak Photo Ref: 274_Mooljee Morarji pyaav.		 Location plan	
1.0		**Denomination**			
1.1	Name of Premises	Large ordinary structure for drinking water, BEST substation, a garbage dump yard and common toilet line the road divider			
1.2	Earlier Name	Moolji Morarji Pyaav			
1.3	Built in:	Indeterminable		Extension Date: -	
2.0		**Access**			
2.1	Main	Mumbadevi Road – Vehicular & Pedestrian			
2.2	Subsidiary	-			
3.0		**Ownership pattern**			
3.1	Present	Indeterminable			
3.2	Past	Indeterminable			
3.3	Status	Indeterminable			
4.0		**Use**			
4.1	Present	Indeterminable			
4.2	Past	Indeterminable			
4.3	Usage	Indeterminable			
5.0		**Significance & Value Classification**			
5.1	Townscape (manmade)	Located at the prime junction of Mumbadevi Road and Kalbadevi Road in the busy market place			
5.2	Architectural Description	**Planning**: Indeterminable **Features**: Indeterminable **Style**: Indeterminable			
5.3	Intrinsic	-			
5.4	Value Classification	Indeterminable	Recommended grade	III	
6.0		**Topography**			
6.1	Floors	-			
7.0		**Construction**			
7.1	Plinth	Indeterminable			
7.2	Walls	Indeterminable			
7.3	Floor	Indeterminable			
7.4	Stairs	Indeterminable			
7.5	Openings	Indeterminable			
7.6	Roofing	Indeterminable			
7.7	Articulation	Indeterminable			
7.8	Finishes	Indeterminable			
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)	Indeterminable	
9.0		**Condition**	
9.1	Plinth	Indeterminable	
9.2	Walls	Indeterminable	
9.3	Floor	Indeterminable	
9.4	Stairs	Indeterminable	
9.5	Openings	Indeterminable	
9.6	Roofing	Indeterminable	
9.7	Articulation & Finishes	Indeterminable	
9.8	Services	Indeterminable	
9.9	Out Buildings	Indeterminable	
9.10	Overall Conditions	-	Maintenance level: -
10.0		**Transformation**	
	Form	The said fountain was not traceable at the road island site, instead at its place a large ordinary structure for drinking water probably built at some later date. Adjoining it a BEST substation, a garbage dump yard and common toilet line the road divider. It's said a very ornamental fountain serving as *pyaav* to the large market area around once existed, but the whereabouts/ present status of which are not known.	
	Structure		
	Articulation & Finishes		
11.0		**DP Remarks/ Perceived Threats**	
		-	
12.0		**Additional Notes/ References/ Documents available**	
		Additional Notes: - **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.*	



Completely transformed structure with no trace of the original pyyav

Minara Masjid				275
		Common Ref No: 275 Card No: 370 Ward (Part): B CS No: Indeterminable Plot Area: Indeterminable B U Area: - Date: 28/12/2004 Recorded by: Arun Wadhwa Reviewed by: Int: Arun Wadhwa, Abhay Patil Ext: Arun Wadhwa, Abhay Patil Photo Ref.: 275_Minara Masjid	 Location Plan	
1.0		**Denomination**		
1.1	Name of Premises	Minara Masjid		
1.2	Earlier Name	Minara Masjid		
1.3	Built in:	1870	Extension Date: -	
2.0		**Access**		
2.1	Main	Mohammed Ali Road – Pedestrian		
2.2	Subsidiary	Memonwada Road - Pedestrian		
3.0		**Ownership pattern**		
3.1	Present	Minara Masjid Trust – Owner		
3.2	Past	Minara Masjid Trust - Owner		
3.3	Status	Trust		
4.0		**Use**		
4.1	Present	Mosque and shops on outer periphery of ground floor		
4.2	Past	Worship (old site of graveyard about 200 years)		
4.3	Usage	Daily		
5.0		**Significance & Value Classification**		
5.1	Townscape (manmade)	Stands at the intersection of Mohammed Ali road and Ibrahim Merchant Road. Accessed through gateways from west side from Mohammed Ali Road and eastern side by Memonwada lane. Entry from Ibrahim merchant Road is encroached by shops. Domed *darwazas* and high minarets form a landmark in the locality.		
5.2	Architectural Description	**Planning** Irregular shaped plot with gateways central to three road fronts on east, north and west side. A large open paved court with an ablution tank and single storied tomb stand to the south side. Inclined main building is oriented towards west with large rectangular hall on both ground and first floor accessed by east side verandah. The west wall of the hall has *qibla* niche protruding out on the external wall. A madrasa is attached to the south along the western side. **Features** High minarets anddomed *darwazas* form the most striking feature imparting identity to the shrine. Projecting corbelled balconies at intermediate receding levels in high minarets with decorative carvings. Foliated arches and carved capitals on the veranda fronts. Continuous floor level *chajjas* supported on decorative brackets. Sloping window *chajja* feature on curvilinear wooden brackets. Bulbous dome with decorative base and carved features in the *darwazas* and minarets. Numerous miniature dome and finial like features lining the terrace parapet. Fine carved relief feature around arch openings and doorways. **Style** Influence of Indo Saracenic style features		
5.3	Intrinsic	Focal point of festivities during Ramzan and other religious celebrations with food and sweets sold in the market outside.		
5.4	Value Classification	A(arc), A(his), A(cul), B(per), B (des), B (uu), C(seh), E	Recommended grade:	II A
6.0		**Topography**		
6.1	Floors	G + 1		
7.0		**Construction**		

Minara Masjid		275
7.1	Plinth	Plinth height about 0.5 m. of main building within the raised site of paved court area from the road level by about 0.6 m.
7.2	Walls	Brick masonry load bearing walls.
7.3	Floor	Concrete floor slab supported on beams and columns.
7.4	Stairs	C - shaped stone staircase leading to the first floor hall. Narrow spiral stairs in the two octagonal minarets.
7.5	Openings	High and shallow pointed arch openings on circular columns in verandas. Double door window shutters with outer louvered and inner diamond sash glazed paneled. Wooden tracery ventilator panels.
7.6	Roofing	Flat concrete slab in the main hall, brick dome in minarets and galleries.
7.7	Articulation	Colonnaded arcade with decorative capitals, cornice and parapet features. High Minaret with projecting balconies and corbel feature. *Chajja* like projection supported on decorative brackets. Bulbous dome in *darwaza* and minarets.
7.8	Finishes	Plastered and painted
7.9	Interiors (Movable & Immovable)	**Movable** Old wooden furniture in some of the courtrooms **Immovable** -
7.10	Compound/ Fence/ Gate	Shops form the compound of the masjid on three of its road fronts. High wall with abutting building on the south side.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Large open paved court with a *Dargah* and ablution tank.
8.0		**Services & Utilities**
8.1	Lighting	Adequate natural light also supplemented by artificial light.
8.2	Ventilation	Adequate natural ventilation also supplemented by artificial means.
8.3	Electricity	BEST
8.4	Water Supply	MCGM - Underground & overhead water tank
8.5	Drainage (Plumbing & Sanitation)	Drainage connected to municipal sewers of MCGM
8.6	Fire Precaution	-
8.7	Other (HVAC/BMS/Security Systems)	-
9.0		**Condition**
9.1	Plinth	Fair. Except some plumbing seepage.
9.2	Walls	Fair except some damp patches due to seepage.
9.3	Floor	Fair.
9.4	Stairs	Fair condition of main stair, poor condition of narrow vandalized minaret stair.
9.5	Openings	Fair.
9.6	Roofing	Fair except for domed minarets & pavilions undergoing renovation.
9.7	Articulation & Finishes	Poor. Blackened stone-faced facades & damaged carved features at some places.
9.8	Services	Fair
9.9	Out Buildings	Poor - Haphazard shops along the periphery.
9.10	Overall Conditions	Fair except features and finishes. | Maintenance level: Fair
10.0		**Transformation**
	Form	Shops fronting the three side roads hide the façade.
	Structure	-
	Articulation & Finishes	Extensive signages and shop fronts have damaged ornamental features along the periphery and seem out of context to the structure. Painted ornamental features.
11.0		**DP Remarks/ Perceived Threats**
		Building forms part of R zone with shop line.
12.0		**Additional Notes/ References/ Documents available**
		Additional Notes: - **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* SIR BANNISTER FLETCHER *A History of Architecture,* CBS publication and distributors.



Highly ornamented masjid building with minarets, dome structures, turrets, arched openings, bands, brackets etc



Arched openings



Internal façade



Articulation



Brackets



Column capital



Minarets



Darwaja



Door



Fountain



Minaret



Ornate door



Qubla



Mosque



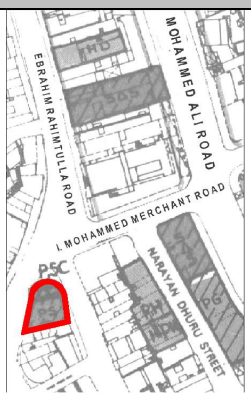
Interior view



Interior view



Window

Pydhonie Police station				276
		Common Ref No: 276 Card No: 371 Ward (Part): B CS No: Indeterminable Plot Area: Indeterminable B U Area: - Date: 2/12/2004 Recorded by: Zankhana Prajapati Reviewed by: Int: Arun Wadhwa, Zankhana Prajapati Ext: Arun Wadhwa, Zankhana Prajapati Photo Ref.: 276_Pydhonie Police Stn	 Location Plan	
1.0		**Denomination**		
1.1	Name of Premises	Pydhonie Police station		
1.2	Earlier Name	Pydhonie Police station		
1.3	Built in:	1860	Extension Date:	-
2.0		**Access**		
2.1	Main	Ebrahim Rahimtullah Marg		
2.2	Subsidiary	E. Mohammed Merchant Road		
3.0		**Ownership pattern**		
3.1	Present	State Government		
3.2	Past	Government		
3.3	Status	Owner		
4.0		**Use**		
4.1	Present	Government – Law and Order, Police station		
4.2	Past	Government – Law and Order, Police station and temporary jail		
4.3	Usage	Daily		
5.0		**Significance & Value Classification**		
5.1	Townscape (Manmade)	Prominent corner building at the street intersection. The building is located opposite the Hamidia Masjid in the corner creating a landmark node in the area.		
5.2	Architectural Description	**Planning** The entrance from the main road leads to a staircase and a central corridor connect to the various rooms. Arched verandah on the main façade, to the rear the windows open out directly to the street. The third floor verandah has wooden supports and a sloping roof. **Features** Dressed stone façade with pointed and segmental arch openings to verandah along the road. Projecting stone coping at floor levels relieving the façade and maintaining scale. Stepped terrace parapet profile in dressed stone. Elegant iron railing along the verandah front. Circular stone columns supporting pointed arch verandah openings. **Style** The building derives influence from of the Gothic revival and Colonial style		
5.3	Intrinsic	-		
5.4	Value Classification	A(his), B(per), B(uu), E	Recommended grade	II B
6.0		**Topography**		
6.1	Floors	G+3		
7.0		**Construction**		
7.1	Plinth	Low plinth in dressed black basalt stone.		
7.2	Walls	Load bearing rubble masonry stonewalls.		
7.3	Floor	Shahabad stone slabs on wooden supporting members finished with mosaic tiling		
7.4	Stairs	Narrow straight flight wooden stair supported on load bearing walls and wooden floor members with a wooden railing and handrail.		
7.5	Openings	Pointed arch and segmental arch openings on the verandah front, full height windows with		

		shutters at upper and lower levels. Wooden awnings over window openings on rear side.
7.6	Roofing	Flat stone slab roof supporting wooden members and waterproofing layer. Mangalore tile sloping roof above veranda supported on wooden rafters and post.
7.7	Articulation	Stepped terrace parapet profile in dressed stone. Decorative railing emphasizes the central bay of the front façade of the building.
7.8	Finishes	Ashlar courses of dressed black basalt stone on external façade. Plastered and painted wall surfaces on internal and verandah wall surfaces and emphasizing the arches.
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -
7.10	Compound/ Fence/ Gate	Building abuts the road. No compound wall
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Marginal open space with adjoining building to the south. Plants placed at the building entrance and in upper verandahs. Roadside stalls abut the building along the curve and rear side.
8.0		**Services & Utilities**
8.1	Lighting	Adequate natural light through openings supplemented by electric light fixtures.
8.2	Ventilation	Adequate natural ventilation through 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 - rear east side plinth in poor condition
9.2	Walls	Poor - rear east and some portions in the interior are in poor state due to seepage and damaged plaster. Service additions and encroachment on the road front causing damage to the walls.
9.3	Floor	Poor - damaged supporting members at places
9.4	Stairs	Fair
9.5	Openings	Fair - certain veranda openings covered in plastered brick with openings for windows.
9.6	Roofing	Fair - rainwater leakage in certain portion. Mangalore tile sloping roof on veranda requires periodic maintenance.
9.7	Articulation & Finishes	Fair
9.8	Services	Poor - haphazard additions and services have been added to various parts of the building.
9.9	Out Buildings	Poor - unauthorized stalls abutting the building are shabby and incongruous to the building.
9.10	Overall Conditions	Poor | Maintenance level | Poor
10.0		**Transformation**
	Form	G+1 structure has been added at the curved end
	Structure	I sections have been used to strengthen various portions of the building.
	Articulation & Finishes	Thick paint layer applied on the external stone dressed façade
11.0		**DP Remarks/ Perceived Threats**
		Police Station, 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.


Grey stone clad building with arched openings and railing


Rear façade completely transformed

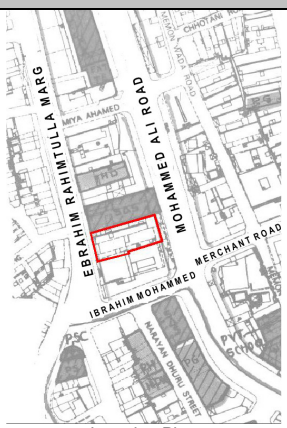

Wooden staircase with wooden supports etc


Pointed arched openings with bands, round columns, metal railing


Detail of archway with keystone, altered openings



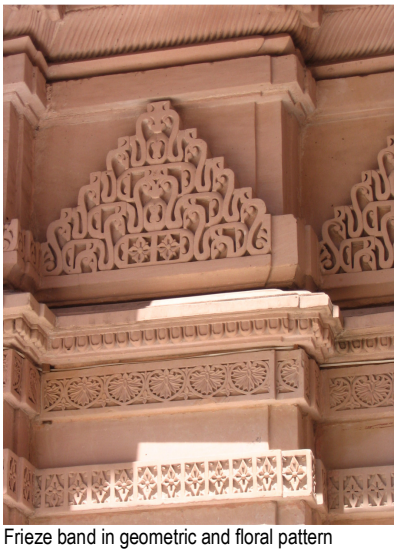
Main entrance with additions

Shantinath Jain Temple					277
		Common Ref No: 277 Card No: 372 Ward (Part): B CS No: Indeterminable Plot Area: Indeterminable B U Area: - Date: 22/03/2005 Recorded by: Zankhana Prajapati Reviewed by: Int: Zankhana Prajapati, Prachi Merchant Ext: Zankhana Prajapati, Prachi Merchant Photo Ref.: 277_Shantinath Jain Temple	 Location Plan	
1.0		**Denomination**			
1.1	Name of Premises	Shantinath Jain Temple			
1.2	Earlier Name	Shantinath Jain Temple			
1.3	Built in:	1815, Approximately 190 years old. Earlier the temple structure was wooden now reconstructed in pink stone.	Extension Date:	Reconstructed 5 years back. Originally a wooden structure now in pink stone.	
2.0		**Access**			
2.1	Main	E. Rahimtulla Marg.			
2.2	Subsidiary	-			
3.0		**Ownership pattern**			
3.1	Present	Shantinathji Maharaj Jain Temple and Charity Trust.			
3.2	Past	Shantinathji Maharaj Jain Temple and Charity Trust.			
3.3	Status	Trust.			
4.0		**Use**			
4.1	Present	Place of Worship.			
4.2	Past	Place of Worship.			
4.3	Usage	Daily			
5.0		**Significance & Value Classification**			
5.1	Townscape (Manmade)	The temple is along E. Rahimtulla Marg near Pydhonie Chowk. Main access to the building is through curvilinear arched gateway from E. Rahimtulla Marg. The building is marked with its Gujarat style intricate marble and stone carvings.			
5.2	Architectural Description	**Planning** The temple is located at the left corner of the plot having narrow open spaces around the temple building. On right and rear of the temple have residences for Jain saints and the trust office. The temple has a *sabhamandap* and garbhagriha. *Sabhamandap* has six intricately carved columns with dancing figures and musicians' figurines with floral motifs. Supported on these columns is a huge main dome. The *garbhagriha* is divided in to three zones, central being main shrine area while other two sides are subsidiary shrine areas. Above these shrines are three *shikharas* with central one being higher than other two. Thus the roof is composed of three *shikharas*, one main recessed dome in front of main *shikharas* and three subsidiary small-recessed domes on three side of main dome. **Features** The entrance is marked by intricately carved curvilinear arched opening with floral and statuary of Mahavir, with intricately carved columns, carved wooden doors with silver sheet coated over it. One also sees intricate patterns on the ceiling; ornate *shikharas*, dome, amlaka and kalash. The compound is marked by intricately carved marble Jalis screens depicting life of Mahavir. **Style** The temple displays characteristics of Gujarat style and Jain architecture.			
5.3	Intrinsic	-			
5.4	Value Classification	A(his), B(per), B(uu), E	Recommended grade:	III	
6.0		**Topography**			
6.1	Floors	Ground structure with high shikharas.			

7.0		**Construction**
7.1	Plinth	Has recessed stone plinth of medium height.
7.2	Walls	Main shrine have stonewalls and marble columns. The subsidiary shrines and columns and external screens on compound wall are in intricately carved marble.
7.3	Floor	Marble tiles laid on leveled floor formed by rammed earth.
7.4	Stairs	Cast iron staircase to reach roof top.
7.5	Openings	All doors are within rectangular openings with intricately carved wooden leafs, which are covered with silver sheets. Intricately carved curvilinear archway at entrance in marble.
7.6	Roofing	The roof is composed of three *shikharas*, one main recessed dome in front of main *shikharas* and three subsidiary small-recessed domes on three side of main dome. All domes and *shikharas* are constructed in intricately carved pink stone.
7.7	Articulation	Intricately carved entrance archway, columns, marble carved screen and intricate roof pattern.
7.8	Finishes	Pink stone external fascia, internal marble columns and flooring.
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -
7.10	Compound/ Fence/ Gate	Intricately carved entrance gateway of pink stone.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Residences for saints in rear and right side. Narrow open space around the building.
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	The entire building is newly constructed in pink stone after the old wooden structure collapsed. Thus the condition is fair.
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 entire building is newly constructed in pink stone after the old wooden structure collapsed. The new building is built five years back.
	Structure	
	Articulation & Finishes	
11.0		**DP Remarks/ Perceived Threats**
		Building forms part of R zone with shop line.
12.0		**Additional Notes/ References/ Documents available**
		Additional Notes: The entire building is newly constructed in pink stone after the old wooden structure collapsed. The new building is built five years back. **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.*



Shikharas in stone with highly intricate work



Frieze band in geometric and floral pattern



Ornamentation of animal motif aver the entrance



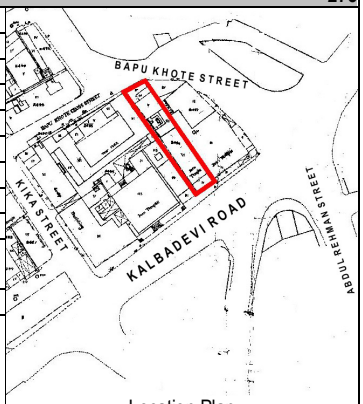
Column detail with Hindu deity motifs, floral pattern



Dome interior with decorative bands



Bracket detail with human sculpture

Mahavir Swami Jain Temple			278
		Common Ref No: 278 Card No: 373 Ward (Part): C CS No: 2496 Plot Area: Indeterminable B U Area: - Date: 07/04/2005 Recorded by: Arun Wadhwa Reviewed by: Int: Arun Wadhwa Ext: Arun Wadhwa Photo Ref.: 278_Mahavir Swami Jain Temple	 Location Plan
1.0		**Denomination**	
1.1	Name of Premises	Mahavir Swami Jain Temple	
1.2	Earlier Name	Mahavir Swami Jain Temple	
1.3	Built in:	Indeterminable	Extension Date: -
2.0		**Access**	
2.1	Main	Pydhonie V V chowk– Vehicular & pedestrian.	
2.2	Subsidiary	-	
3.0		**Ownership pattern**	
3.1	Present	Jain temple Trust.	
3.2	Past	Jain temple Trust.	
3.3	Status	Trust.	
4.0		**Use**	
4.1	Present	Temple - place of worship.	
4.2	Past	Temple – place of worship.	
4.3	Usage	Daily.	
5.0		**Significance & Value Classification**	
5.1	Townscape (manmade)	Located in between a row of Jain temple shrines abutting sideways and close to the Pydhonie junction. Accessed from east side narrow front and marked by marble clad decorative features continuous along the street lined by predominantly religious structures.	
5.2	Architectural Description	**Planning** 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 staircase slightly staggered at upper levels along the side bay. Ancillary lodging and kitchen facilities for holy men and serving members are located to the rear side along with toilet facilities. **Features** Narrow front marked by arch openings, marble clad features and projecting balcony at upper level. Ground floor entrance is marked by marble clad *torana* like feature and marble carved deity figures adorn the arch openings. Distinct cornice band segregates floor levels. First floor is marked by projecting semicircular balcony placed on a molded corbel feature supported on carved elephant head. Second floor is slightly setback with a marble baluster railing at façade level. Projecting balcony is covered by a decorative chajja feature and the openings are adorned by bracket feature carved in relief. Internal ceiling is decoratively treated with broken glass pieces at ground floor, plaster relief features on first floor and vibrantly painted at second floor level. Decorative marble work in niches housing smaller shrines. **Style** Vernacular Hindu Temple style.	
5.3	Intrinsic	-	
5.4	Value Classification	A(his), B(uu), E	Recommended grade: II B
6.0		**Topography**	
6.1	Floors	G + 2 floors	
7.0		**Construction**	
7.1	Plinth	Plinth height of about 0.3 m.	

7.2	Walls	Indeterminable	
7.3	Floor	Indeterminable	
7.4	Stairs	Indeterminable	
7.5	Openings	Segmental arch openings at ground floor entrance, rectangular openings at upper levels, wood framed glazed panel door window shutters with iron railing. Metal plated wooden door shutters to the main shrine.	
7.6	Roofing	Indeterminable	
7.7	Articulation	Floor level cornice bands, semicircular balcony and corbel feature, marble clad decorative features in colonnade and arch openings.	
7.8	Finishes	Marble clad features externally and internally, also marble floor finishes. Internally rich and vibrant mix of paint and marble clad finishes.	
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** **-**	
7.10	Compound/ Fence/ Gate	No compound wall as building directly fronts the street on front and rear side and the two sides are abutted by adjoining temple buildings.	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	-	
8.0		**Services & Utilities**	
8.1	Lighting	Indeterminable	
8.2	Ventilation	Indeterminable	
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 except the rear side shop front.	
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 though renovation in progress major marble clad surfaces.	
9.8	Services	Fair	
9.9	Out Buildings	-	
9.10	Overall Conditions	Fair – though reconstructed.	Maintenance level: Fair
10.0		**Transformation**	
	Form	-	
	Structure	-	
	Articulation & Finishes	Marble clad extensively with indistinguishable original features and finishes.	
11.0		**DP Remarks/ Perceived Threats**	
		Building forms part of R zone with shop line.	
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 facade with entrance portal, Hindu temple architecture Features in marble



Entrance to the temple



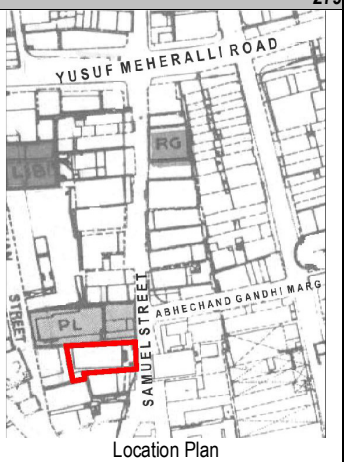
Projecting balcony with tapering feature, animal motif etc



Column with decorative base



Common Ref No: 279
Card No: 374
Ward (Part): B
CS No: Indeterminable
Plot Area: Indeterminable
B U Area: -
Date: 17/01/2005
Recorded by: Zankhana Prajapati
Reviewed by:
Int: Arun Wadhwa, Zankhana Prajapati
Ext: Arun Wadhwa, Zankhana Prajapati
Photo Ref: 279_Shaar Harahamim Synagogue.



Location Plan

1.0		**Denomination**	
1.1	Name of Premises	Shaar Harahamim Synagogue. (also known as Gate of Mercy)	
1.2	Earlier Name	Samaji Hasaji Synagogue	
1.3	Built in:	Originally built in 1796, enlarged and re-erected in 1860 (as per entrance tablet)	Extension Date: -
2.0		**Access**	
2.1	Main	Samuel Street– vehicular & pedestrian	
2.2	Subsidiary	-	
3.0		**Ownership pattern**	
3.1	Present	Bene Israeli trust.	
3.2	Past	Built by Samuel Ezeikel Dewaker	
3.3	Status	Trust	
4.0		**Use**	
4.1	Present	Worship.	
4.2	Past	Worship.	
4.3	Usage	Daily.	
5.0		**Significance & Value Classification**	
5.1	Townscape (manmade)	Slightly setback building with a high compound wall along the continuous row of buildings fronting the long narrow lane predominantly of commercial nature with shops, godowns. Accessed through a doorway within a high compound wall from east side narrow street. Characterized by low scale plain treated external facades with surrounding utilitarian buildings.	
5.2	Architectural Description	**Planning** Main building is rectangular in plan accessed through front open space enclosed within the high compound wall. Stone steps lead to a central recessed lobby and small rooms on both sides, which further lead to the main double height Hall. Seating is arranged in rows and around the central raised platform (*bima)* for reading the prayers and facing the main west wall (*Hekhal)*. Small mezzanine above for females is accessed from the long narrow annex to the north side accommodating ancillary functions and caretaker's residence. Narrow passage along the south side open space leads to a small structure enclosing a ritual tank. **Features** Plain simple facades with semicircular arch entrance opening and distinctly heavy cornice bands at first floor and terrace levels. Main hall has double height volume and a small mezzanine gallery supported on fluted circular columns with decoratively carved capitals. Holy Hekhal is located on the west wall with fine carved wooden doorway. **Style** No particular style.	
5.3	Intrinsic	Oldest synagogue in Maharashtra, utmost religious significance to the *Bene-Israeli* community.	
5.4	Value Classification	A(his), B(per), B (uu), E	Recommended grade: II B
6.0		**Topography**	
6.1	Floors	Ground and mezzanine level.	
7.0		**Construction**	
7.1	Plinth	Low Plinth height about 0.3 m. dressed in grey basalt stone, lately modified.	
7.2	Walls	Brick masonry walls and supporting wooden frame members.	
7.3	Floor	Wooden floorboards supported on wooden rafters.	

7.4	Stairs	Regular double flight stair with wooden treads and concrete infill soffit.
7.5	Openings	Rectangular door window openings with wood framed and glazed panel shutters. Separate openable ventilator openings. Segmental arch relief work above openings.
7.6	Roofing	Sloping Mangalore tile roof supported on wooden truss and rafters accommodating an attic floor.
7.7	Articulation	-
7.8	Finishes	Stone relief external features, plastered painted internal wall surfaces.
7.9	Interiors (Movable & Immovable)	**Movable** Two fine carved wooden chairs kept alongside *hekhal.* **Immovable** Silver Mezuzah is on the door post,
7.10	Compound/ Fence/ Gate	High brick masonry compound wall about 2.5 m. in height along the front and side.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Paved front open space with a well to the front southern corner, small structure enclosing the ritual tank to the rear south side and a long narrow chawl structure along the northern side.
8.0		**Services & Utilities**
8.1	Lighting	Inadequate Natural light in common passages, relies on artificial light.
8.2	Ventilation	Inadequate natural ventilation in common passages.
8.3	Electricity	BEST
8.4	Water Supply	MCGM - Underground & overhead water tank
8.5	Drainage (Plumbing & Sanitation)	Drainage connected to municipal sewers of MCGM
8.6	Fire Precaution	-
8.7	Other (HVAC/BMS/Security Systems)	Window and split unit A.C.
9.0		**Condition**
9.1	Plinth	Fair except neglected condition.
9.2	Walls	Fair except minor cracks, seepage and plant growth.
9.3	Floor	Fair condition of mezzanine.
9.4	Stairs	Poor – weak condition with damaged treads and negligible maintenance.
9.5	Openings	Fair except negligible maintenance.
9.6	Roofing	Fair
9.7	Articulation & Finishes	Fair
9.8	Services	Fair except plumbing lines on the external side.
9.9	Out Buildings	Poor damaged and neglected structure enclosing ritual bath, also
9.10	Overall Conditions	Fair except out building. | Maintenance level: fair except outbuilding.
10.0		**Transformation**
	Form	No visible changes
	Structure	No visible changes
	Articulation & Finishes	No visible changes
11.0		**DP Remarks/ Perceived Threats**
		Building forms part of C1zone within a town planning scheme.
12.0		**Additional Notes/ References/ Documents available**
		Additional Notes: The synagogue was built by Samaji Hasaji Divekar (Samuel Ezekiel Dewaker) in 1796 to serve the vast majority of about 2000 bene Israelis residing at Samuel street, Isaji street and Israel mohalla in the vicinity. The access Samuel street is named after the founder Samuel Ezekiel Dewaker. **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* SIR BANNISTER FLETCHER *A History of Architecture,* CBS publication and distributors.



Front façade with synagogue symbol motifs, painted in blue and white



Entrance with arched opening with curved steps, wooden painted furniture



Tablet with religious symbols



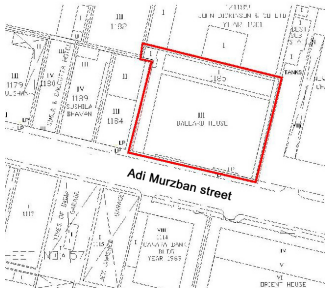
Decorative column capital



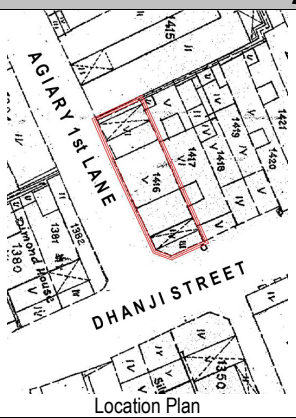
Internal view with high ceiling, wooden furniture



Interior ceiling with motifs

Ballard House			280 & 184
		Common Ref No: 280 & 184 Card No: 375 Ward (Part): A (Part II) CS No: 1185 (Fort Division) Plot Area: - 957.26 sqm. B U Area: - Date: 23/03/05 Recorded by: Sachin Borkar Reviewed by: Int: Zankhana Prajapati, Prachi Merchant Ext: Zankhana Prajapati, Prachi Merchant Photo Ref: 184 & 280_Ballard House	 Location Plan
1.0		**Denomination**	
1.1	Name of Premises	Ballard House	

Note: Refer Common Ref No: 184, Card no. 242

Jewel Cooperative. Housing society (Ustad Building)				**281**
		Common Ref No: 281 Card No: 376 Ward (Part): C CS No: 1416 (Bhuleshwar Division) Plot Area: 144.65 sqm. B U Area: - Date: 17/2/2005 Recorded by: Arun Wadhwa Reviewed by: Int: Arun Wadhwa, Sonal Modak Ext: Arun Wadhwa, Sonal Modak Photo Ref.: 281_Ustad building	 Location Plan	
1.0		**Denomination**		
1.1	Name of Premises	Jewel Cooperative. Housing society		
1.2	Earlier Name	Ustad Building		
1.3	Built in:	Indeterminable	Extension Date: -	
2.0		**Access**		
2.1	Main	Agiary 1st lane – Vehicular & Pedestrian		
2.2	Subsidiary	Dhanji Marg - Vehicular & Pedestrian		
3.0		**Ownership pattern**		
3.1	Present	Private		
3.2	Past	Indeterminable		
3.3	Status	Owner, Tenants.		
4.0		**Use**		
4.1	Present	Shops and Residences.		
4.2	Past	Indeterminable		
4.3	Usage	Daily.		
5.0		**Significance & Value Classification**		
5.1	Townscape (manmade)	Corner building in a dense commercial market place with buildings abutting on both sides along narrow crowded streets.		
5.2	Architectural Description	**Planning** Simple rectangular plan splayed at the corner with single flight stair and narrow passage to access series of small rooms along the stair and perpendicular side. Common toilets are located at the farthest corner along the passage. Ground floor is lined with continuous row of shops abutting both the street fronts except the staircase entry. **Features** Vernacular style residential building without significant features/ characteristics. Some features like floor level cornice band, carved relief panels and architrave window openings with keystone are seen on façade but not of reasonable value. **Style** No particular style observed.		
5.3	Intrinsic	-		
5.4	Value Classification	Nil	Recommended grade	Delete
6.0		**Topography**		
6.1	Floors	G + 4 and added part fifth.		
7.0		**Construction**		
7.1	Plinth	RCC		
7.2	Walls	Brick		
7.3	Floor	RCC		
7.4	Stairs	RCC		
7.5	Openings	Rectangular openings with glazed panels		
7.6	Roofing	Flat roof		
7.7	Articulation	-		
7.8	Finishes	Plastered and painted		
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -		
7.10	Compound/ Fence/ Gate	-		
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	-		

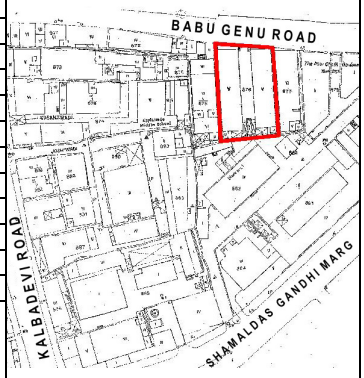
8.0		**Services & Utilities**
8.1	Lighting	Inadequate natural light in some internal portions and staircase, also relies on artificial light.
8.2	Ventilation	Adequate natural ventilation but relies on A.C. units.
8.3	Electricity	BEST
8.4	Water Supply	MCGM
8.5	Drainage (Plumbing & Sanitation)	MCGM
8.6	Fire Precaution	-
8.7	Other (HVAC/BMS/Security Systems)	Window & Split unit A.C.
9.0		**Condition**
9.1	Plinth	Poor - Plant cultivation around the plinth area & plumbing interventions to the north side.
9.2	Walls	Poor – seepage and plant growth observed.
9.3	Floor	Poor – damaged first floor and south side verandas at all levels.
9.4	Stairs	Poor – damaged and poorly maintained.
9.5	Openings	Poor - Iron grills enclosing veranda openings, damaged & poorly finished door window shutters. Addition of metal sheet *chajjas* & bamboo mat over window openings.
9.6	Roofing	Fair except the neglected and vandalized terrace block.
9.7	Articulation & Finishes	Poor - Blackened stone-faced facades and veranda features.
9.8	Services	Poor – Old and neglected electrical and plumbing services.
9.9	Out Buildings	-
9.10	Overall Conditions	Poor | Maintenance level: Negligible
10.0		**Transformation**
	Form	-
	Structure	Fifth floor added
	Articulation & Finishes	Major portions of facade are covered with Iron box grills and commercial signages present a chaotic and insensitive picture.
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.*



Corner building with projecting balconies on brackets, decorative railing, bands etc



Completely altered façade with hoardings covering the façade articulation etc

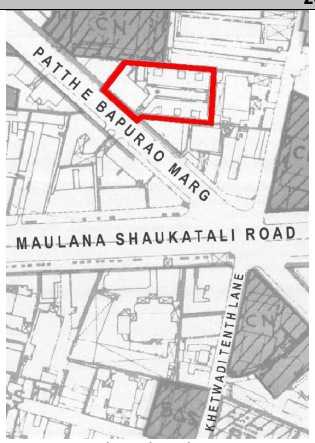
Maru Bhavan					282
		Common Ref No: 282 Card No: 377 Ward (Part): C CS No: - 876, 877 (Bhuleshwar Division) Plot Area: 1114.53 sqm. B U Area: - Date: 2/12/2004 Recorded by: Zankhana Prajapati Reviewed by: Int: Zankhana Prajapati, Arun Wadhwa Ext: Zankhana Prajapati, Arun Wadhwa Photo Ref.: 282_Maru Bhavan	 Location Plan		
1.0		**Denomination**			
1.1	Name of Premises	Maru Bhavan			
1.2	Earlier Name	Maru Bhavan			
1.3	Built in:	Indeterminable	Extension Date:	Many extensions and transformations have been made over the past few years.	
2.0		**Access**			
2.1	Main	Babu Genu Road.			
2.2	Subsidiary	-			
3.0		**Ownership pattern**			
3.1	Present	Indeterminable			
3.2	Past	Indeterminable			
3.3	Status	Indeterminable			
4.0		**Use**			
4.1	Present	Residential, Offices and shops.			
4.2	Past	Residential and shops at ground floor.			
4.3	Usage	Daily			
5.0		**Significance & value Classification**			
5.1	Townscape (Manmade)	-			
5.2	Architectural Description	**Planning** It is located along the length of Babu Genu Road. The building is C-shaped with central open space. Three staircases- one in front of each bay and the third in the center of connecting bay. Has verandah on three sides facing the court. Flanking the verandah are office and residential space. In the ground floor it has shops. The entire structural members were of wooden but are now replaced by I-sections. **Features** No specific features are present, has continuous verandah on three sides but completely transformed. **Style** Have vernacular features.			
5.3	Intrinsic	-			
5.4	Value Classification	Nil	Recommended grade	Delete	
6.0		**Topography**			
6.1	Floors	G + 4			
7.0		**Construction**			
7.1	Plinth	Having gone through many transformations the original structure is all but invisible.			
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)	-			

Maru Bhavan			282
7.10	Compound/ Fence/ Gate	-	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	-	
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 (Bombay Electric Supply & Transport)	
8.4	Water Supply	MCGM (Municipal Corporation of Greater Mumbai)	
8.5	Drainage (Plumbing & Sanitation)	MCGM (Municipal Corporation of Greater Mumbai)	
8.6	Fire Precaution	No trace of fire fighting or security system.	
8.7	Other (HVAC/BMS/Security Systems)	-	
9.0		**Condition**	
9.1	Plinth	Having gone through many transformations the original structure is all but invisible.	
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	Poor.	Maintenance level: Poor.
10.0		**Transformation**	
	Form	Completely transformed building.	
	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.*	



Front façade with projecting balconies supported on brackets, railing, arched openings etc


Internal façade with overlooking verandahs, with haphazard additions and alterations

Transvall terraces			283
		Common Ref No: 283 Card No: 378 Ward (Part): D (Part IV) CS No: 173 Plot Area: Indeterminable B U Area: - Date: 13/01/2005 Recorded by: Arun Wadhwa Reviewed by: Int: Arun Wadhwa, Sonal Modak Ext: Arun Wadhwa, Sonal Modak Photo Ref: 283_The Transval Terraces.	 Location plan

1.0		**Denomination**	
1.1	Name of Premises	Transvall terraces	
1.2	Earlier Name	Transvall terraces	
1.3	Built in:	1913 (as per entrance tablet)	Extension Date: -
2.0		**Access**	
2.1	Main	Patthe Bapurao Marg – Vehicular & Pedestrian	
2.2	Subsidiary	-	
3.0		**Ownership pattern**	
3.1	Present	Multiple Owners.	
3.2	Past	Indeterminable	
3.3	Status	Owners and Tenants.	
4.0		**Use**	
4.1	Present	Shops and Residences.	
4.2	Past	Indeterminable	
4.3	Usage	Daily.	
5.0		**Significance & Value Classification**	
5.1	Townscape (manmade)	Located along a continuous row of residential buildings with domestic scale and character accessed from the southwest road front.	
5.2	Architectural Description	**Planning** Residential complex of three buildings with ground floor shops and upper residential tenements. One of the three buildings occupies the road front while the other two are inclined towards the inside and parallel to each other along a narrow central space. Simple Plan with residential units arranged around the staircase. **Features** Vernacular style residential building with stucco features on symmetrical facade. Distinct cornice bands at floor levels, stucco relief feature above the entrance archway and widow parapets. Colonnaded verandas receded into the façade. **Style** Colonial features on stucco façade. No significant value or style as a whole.	
5.3	Intrinsic	-	
5.4	Value Classification	B(per)	Recommended grade Delete
6.0		**Topography**	
6.1	Floors	G + 3	
7.0		**Construction**	
7.1	Plinth	Low plinth about 0.3 m. in height, plaster finished.	
7.2	Walls	Brick masonry walls.	
7.3	Floor	Stone slabs supported on wooden members.	
7.4	Stairs	Narrow single flight wooden stair with simple balusters and handrail also wooden.	
7.5	Openings	Rectangular openings with simple wooden door shutters and ventilator panels. Full height windows with lower wooden shutters up to parapet and upper louvered or glazed paneled. Segmental arch window openings in the staircase bay.	
7.6	Roofing	Flat stone slab forming terrace, sloping Mangalore tile roof over staircase block.	
7.7	Articulation	Floor level cornice bands, carved relief feature in the spandrel of the segmental arch entrance doorway.	
7.8	Finishes	Plaster painted finishes to internal and external wall surfaces. Plaster stucco features on external facades. Ordinary ceramic tile flooring in most parts, varied modified tiles by individual occupants.	

Transvall terraces			283
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -	
7.10	Compound/ Fence/ Gate	-	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Ornamental water fountain and decorative light post observed in the internal open space. Also water tank and pump room located in the open space.	
8.0		**Services & Utilities**	
8.1	Lighting	Inadequate natural light in some internal portions and staircase also relies on artificial light.	
8.2	Ventilation	Inadequate natural ventilation also relies on 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)	Window unit A.C.	
9.0		**Condition**	
9.1	Plinth	Poor – numerous interventions along the shop fronts, also damage, seepage and plant growth observed.	
9.2	Walls	Poor – cracks, seepage and plant growth observed.	
9.3	Floor	Poor – Damaged and neglected state.	
9.4	Stairs	Poor – Neglected state.	
9.5	Openings	Poor - Iron grills enclosing façade openings, damaged & poorly finished door window shutters. Addition of metal sheet *chajjas* and shop fronts at ground floor.	
9.6	Roofing	Fair except the neglected and vandalized terrace block.	
9.7	Articulation & Finishes	Poor - Blackened and damaged stucco features and wall surfaces. Also reconstructed overhanging wooden balconies.	
9.8	Services	Poor – Old, neglected electrical and plumbing services.	
9.9	Out Buildings	Poor – neglected and dilapidated state of internal open space, ornamental water fountain and light post.	
9.10	Overall Conditions	Poor	Maintenance level: Negligible
10.0		**Transformation**	
	Form	-	
	Structure	Reconstructed floors and overhanging balconies.	
	Articulation & Finishes	Commercial signages mar the elevation features and addition of box iron grills, *chajjas* damage stucco features and present a chaotic and insensitive picture.	
11.0		**DP Remarks/ Perceived Threats**	
		Building forms part of R zone with shop line.	
12.0		**Additional Notes/ References/ Documents available**	
		Additional Notes: - **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.*	

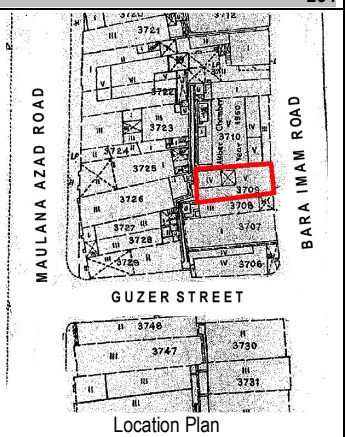


Front façade with projecting bays, balconies on round columns, ground floor rusticated joints etc



Completely transformed façade in a neglected state

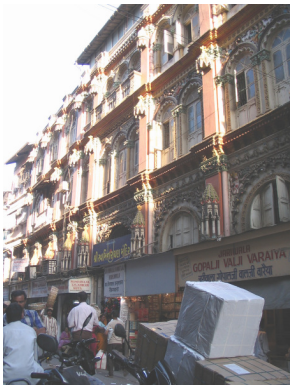
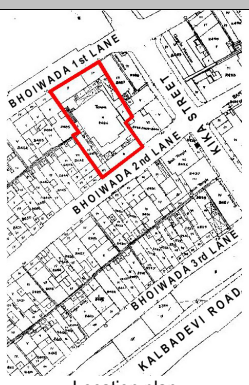
Side view

Taj Building				284
		Common Ref No: 284 Card No: 379 Ward (Part): C CS No: 3710 Plot Area: Indeterminable B U Area: - Date: 15/1/2005 Recorded by: Sonal Modak Reviewed by: Int: Sonal Modak Ext: Sonal Modak Photo Ref.: 284_Taj building		 Location Plan
1.0		**Denomination**		
1.1	Name of Premises	Taj Building		
1.2	Earlier Name	Taj Building		
1.3	Built in:	1990	Extension Date:	Entire building reconstructed.
2.0		**Access**		
2.1	Main	Bara Imam Road (off Ebrahim Rahimtullah marg) - Pedestrian		
2.2	Subsidiary	-		
3.0		**Ownership pattern**		
3.1	Present	Private		
3.2	Past	Private		
3.3	Status	Owner and Tenant.		
4.0		**Use**		
4.1	Present	Residential. Commercial – Garage, shops.		
4.2	Past	Residential		
4.3	Usage	Daily		
5.0		**Significance & Value Classification**		
5.1	Townscape (Manmade)	-		
5.2	Architectural Description	**Planning** No special planning features **Features** No special features. **Style** -		
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	Having gone through major transformations the original structure is all but invisible.		
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	Building sits on entire plot.		
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Internal narrow light court.		

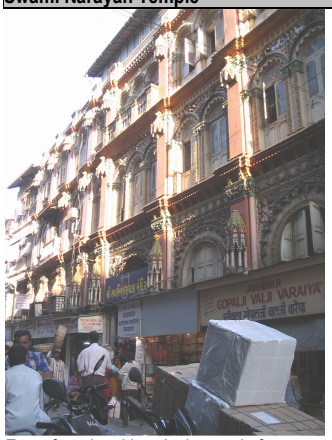
Taj Building			284
8.0		**Services & Utilities**	
8.1	Lighting	Inadequate natural light through door-window openings supplemented by electric light fixtures.	
8.2	Ventilation	Inadequate natural ventilation through door-window openings supplemented by electric fans.	
8.3	Electricity	BEST	
8.4	Water Supply	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	Poor	
9.2	Walls	Poor	
9.3	Floor	Poor	
9.4	Stairs	Poor	
9.5	Openings	Poor	
9.6	Roofing	Poor	
9.7	Articulation & Finishes	Poor	
9.8	Services	Poor	
9.9	Out Buildings	-	
9.10	Overall Conditions	Poor	Maintenance level: Poor
10.0		**Transformation**	
	Form	The original structure has been totally repaired leaving no traces of original building features.	
	Structure	Addition of topmost floor on 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:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.*	



Central projecting bay with bracket supports, with major additions and alterations

Swami Narayan Temple			285
		Common Ref No: 285 Card No: 380 Ward (Part): C CS No: 2486 (Bhuleshwar Division). Plot Area: Indeterminable B U Area: - Date: 18/1/2005 Recrecorded by: Arun Wadhwa Reviewed by: Int: Arun Wadhwa, Sonal Modak Ext: Arun Wadhwa, Sonal Modak Photo Ref: 285_Swami Narayan Temple.	 Location plan
1.0		**Denomination**	
1.1	Name of Premises	Swami Narayan Temple	
1.2	Earlier Name	Swami Narayan Temple	
1.3	Built in:	1890	Extension Date: -
2.0		**Access**	
2.1	Main	3rd Bhoiwada Lane - Vehicular and Pedestrian	
2.2	Subsidiary	2nd Bhoiwada Lane- Vehicular and Pedestrian	
3.0		**Ownership pattern**	
3.1	Present	Swami Narayan temple Trust	
3.2	Past	Swami Narayan temple Trust	
3.3	Status	Trust	
4.0		**Use**	
4.1	Present	Temple and accommodation.	
4.2	Past	Temple and accommodation.	
4.3	Usage	Daily.	
5.0		**Significance & Value Classification**	
5.1	Townscape (manmade)	Continuous façades along a row of abutting buildings in a commercial lane with shops and wholesale markets. Main access through a large doorway from the south west side narrow lane, subsidiary access from north east side lane presently occupied by shops.	
5.2	Architectural Description	**Planning** Rectangular plot abutting adjoining buildings with the main shrine located centrally and narrow wings to the front and rear side occupied by narrow shops along the road fronts. Entry through a large doorway leads to a straight flight of steps accessing the main octagonal hall topped by a dome at first floor beyond which lies the main shrine flanked by smaller shrines on both sides. Continuous passage around forms the *pradikshina padh* encircling the shrine, an important ritual in Hindu religion. Large space below the main shrine is used as *bhajan* hall and ancillary store and kitchen facilities. Residential accommodation, ceremonial hall and office are provided in the front and rear wings. An additional floor is added in the front wing, also terraces and marginal spaces are utilized for various ancillary activities. **Features** Richly treated and well-composed symmetrical front façade with foliated arches in recessed bays and distinct moulded floor cornice bands. Stone carved column capitals, frieze bands and fine relief figures of deities adore and enrich the façade. Richly ornate *crown and finial* feature on the projecting vertical bays along the front façade. Window openings are decoratively treated in relief with projecting colonnades and *chattri* feature. Highly decorative arches and colonnades of the octagonal hall with stone relief figures of deities, saint's and animal forms. High central Dome ceiling is also richly painted with various mythological figures and events. Staggering and molded marble clad surfaces of the three shrines are topped by steep pyramidal *shikaras* and *kalash*. Shikaras have multiple aedicule projecting out from staggered surfaces. Small decorative d*omed chattris* with decorative arches and pillars flank the *shikaras*. **Style** Hindu style features.	
5.3	Intrinsic	The facades and carved features are all painted over in varied primary colors creating a rich and vibrant imagery.	
5.4	Value Classification	A(arc), A(his), A(cul), B(per), B(des), B(uu), C(seh), E	Recommended grade: II A.
6.0		**Topography**	
6.1	Floors	Single floor with an upper gallery level and G + 1 floor residential accommodation.	

7.0		**Construction**
7.1	Plinth	Plinth height about 0.45 m. buff basalt stone dressed, conspicuous due to encroachments along the shop fronts.
7.2	Walls	Brick masonry walls and wooden structural supports.
7.3	Floor	Shahabad stone slabs over wooden supports in the residential wing.
7.4	Stairs	Main single flight stone stair at the entrance leading to the first floor shrine, similar straight flight stone stair to the south side. Also narrow wooden stair leading to the rooms in the residential wings.
7.5	Openings	High arch opening forms the entrance doorway with a double shutter wood paneled door. All external facades have foliated arch openings, some with separate glazed ventilator panels. Most of the window openings are full height divided into lower and upper wood framed glazed panel shutters. Some ventilator openings are iron grilled.
7.6	Roofing	Brick dome and pyramidal shikara over the main shrine. Sloping Mangalore tile roof over front and rear side residential wings. Flat terraces over the passages around the main hall.
7.7	Articulation	Steep pyramidal *shikaras* with multiple projections and staggering miniature aedicule surfacing from it, Crown finial feature on the front façade, decorative foliated arches and carved features around it. Colonnade, capitals and arches in the interior main hall.
7.8	Finishes	Plaster finish surfaces with stone relief ornamental features both external and internal walls. Brick constructed *shikaras* and dome finished with plaster relief features. Richly painted carved and relief features throughout the temple. Buff basalt dressed surfaces of the main shrine on ground floor.
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -
7.10	Compound/ Fence/ Gate	Large double height wooden doorway at the entrance, building itself forms the plot boundary abutting road front.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	-
8.0		**Services & Utilities**
8.1	Lighting	Inadequate natural light in the inner main hall thus relies on artificial light.
8.2	Ventilation	Inadequate natural ventilation in the inner main hall thus relies on artificial means.
8.3	Electricity	BEST
8.4	Water Supply	MCGM - Underground & overhead water tank
8.5	Drainage (Plumbing & Sanitation)	Drainage connected to municipal sewers of MCGM
8.6	Fire Precaution	-
8.7	Other (HVAC/BMS/Security Systems)	Window unit A.C.
9.0		**Condition**
9.1	Plinth	Poor – interventions and damages along the shop fronts.
9.2	Walls	Fair except some damage, cracks and minor seepage.
9.3	Floor	Fair except minor damage.
9.4	Stairs	Fair. Well maintained
9.5	Openings	Poor – arch openings on ground floor damaged due to shop fronts and signages and A. C. installed. Fair condition of openings on upper floors.
9.6	Roofing	Fair. Well-maintained dome and *shikara*.
9.7	Articulation & Finishes	Fair except painted stone dressed panels and decorative features.
9.8	Services	Poor - electrical wiring runs exposed on the external facades otherwise fair.
9.9	Out Buildings	-
9.10	Overall Conditions	Fair except damage to external features due to shop fronts. | Maintenance level: Fair.
10.0		**Transformation**
	Form	Third floor seems added in the front wing.
	Structure	Temporary sheds over terrace.
	Articulation & Finishes	Oil bound paint applied over facades and decorative features present a rich and vibrant effect.
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.*



Front façade with polychromatic features

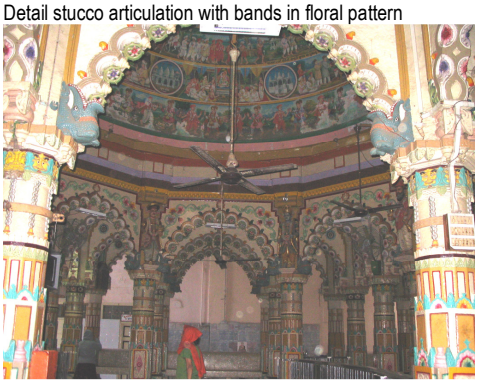

Shikhara with intricate detailing


Arched openings with decorative band, frieze band, columns etc


Door arched opening


Detail stucco articulation with bands in floral pattern


Chattri with decorative features


Interior view with multifoiled decorative arched opening, frieze bands in the dome with deity figures etc


Column capital in floral pattern

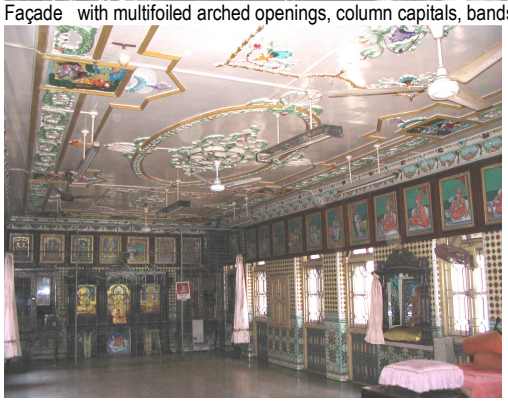

Column base with pattern


Column detail with human sculpture at the springing point of the arched opening


Shrine with ornamentation in gold


Façade with multifoiled arched openings, column capitals, bands etc

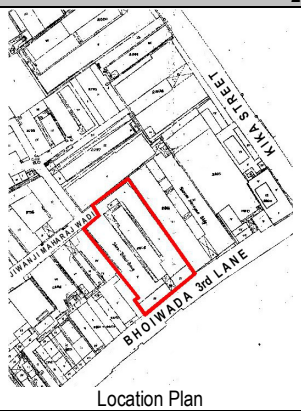

Side façade with arched openings and bands


Interior with carved ceiling, panels etc



Arch detail with deity figures, frieze bands etc


Dome with painted panels of Hindu deities

Bihari baug				286
		Common Ref No: 286 Card No: 381 Ward (Part): C CS No: 2806 (Bhuleshwar Division). Plot Area: Indeterminable B U Area: Date: 26/12/2004 Recorded by: Zankhana Prajapati Reviewed by: Int: Zankhana Prajapati Ext: Zankhana Prajapati Photo Ref.: 286_Bihari Baug	 Location Plan	
1.0		**Denomination**		
1.1	Name of Premises	Bihari baug		
1.2	Earlier Name	Bihari baug		
1.3	Built in:	Indeterminable	Extension Date:	-
2.0		**Access**		
2.1	Main	Bhoiwada 3rd lane		
2.2	Subsidiary	-		
3.0		**Ownership pattern**		
3.1	Present	Owner - Tenant		
3.2	Past	Owner - Tenant		
3.3	Status	Owner - Tenant		
4.0		**Use**		
4.1	Present	Commercial and residential		
4.2	Past	Commercial and residential		
4.3	Usage	Daily		
5.0		**Significance & Value Classification**		
5.1	Townscape (Manmade)	-		
5.2	Architectural Description	**Planning** The building is rectangular with a central courtyard. Internal verandahs overlook the long narrow central court and a wooden stair leads to different floors. The building has undergone many transformations over the years to the original architectural style or the scale of the building. **Features** - **Style** The building derives influence from Vernacular style of architecture.		
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	Undergone major transformations, no trace of the original structure		
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	-		

Bihari baug			286
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	-	
8.0		**Services & Utilities**	
8.1	Lighting	Adequate natural light through openings supplemented by artificial lighting	
8.2	Ventilation	Adequate natural ventilation through openings supplemented 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)	-	
9.0		**Condition**	
9.1	Plinth	Undergone major transformations, no trace of the original structure	
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	Poor	Maintenance level | Poor
10.0		**Transformation**	
	Form	Completely transformed building	
	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*.	



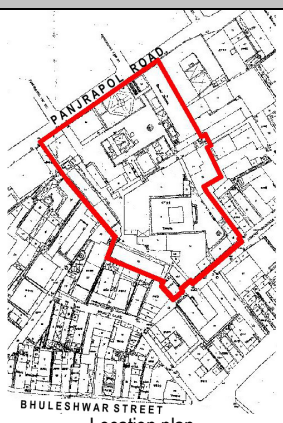
Entrance with transformations


The central courtyard with many alterations


External staircase block


Bracket supporting the projecting balcony

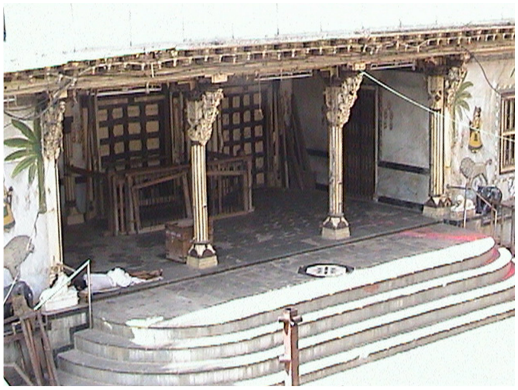

Staircase Detail

Shri Krishna Mandir (Mota Mandir)			287
		Common Ref No: 287 Card No: 382 Ward (Part): C CS No: 2794 (Bhuleshwar Division) Plot Area: 15139.72 sq m B U Area: - Date: 18/1/2005 Recorded by: Arun Wadhwa Reviewed by: Int: Arun Wadhwa, Zankhana Prajapati Ext: Arun Wadhwa, Zankhana Prajapati Photo Ref: 287_Mota Mandir.	 Location plan

1.0		**Denomination**	
1.1	Name of Premises	Shri Krishna Mandir (Mota Mandir)	
1.2	Earlier Name	Vaishnav haveli.	
1.3	Built in:	1820's	Extension Date:
2.0		**Access**	
2.1	Main	3rd Bhoiwada Lane - Vehicular & Pedestrian	
2.2	Subsidiary	-	
3.0		**Ownership pattern**	
3.1	Present	Mota Mandir Trust	
3.2	Past	Goswami family.	
3.3	Status	Trust	
4.0		**Use**	
4.1	Present	Temple and accommodation.	
4.2	Past	Temple and accommodation.	
4.3	Usage	Daily.	
5.0		**Significance & Value Classification**	
5.1	Townscape (manmade)	Temple flanked by numerous small structures around it within a large plot with narrow pathways forming very secluded environs.	
5.2	Architectural Description	**Planning** Square temple plan with an irregularly shaped narrow residential wing around its three sides except the rear connected from sides with an intention of direct access by the priest from their accommodation. The main shrine has a front recessed veranda entrance termed as Gordhan chowk leading to a large square hall 'Jagmohan chowk' flanked by spaces for music recital 'Kirtnia tibari' and 'dol tibari'. The central space forms a double height serving as viewing gallery with a pyramidal sloping roof. A small passage space fronts the main sanctuary termed as *'nij tibari'* and the sanctuary itself is referred as *'nij mandir'* flanked by *'saiya mandir'* and *'palna mandir'*. The residential wing around is marked by a continuous narrow verandah fronting the temple catering varied activities related to the daily rituals and lifestyle of the priest and his prodigies. Upper floor serves as residential premises and ground floor has smaller shrines, *bhajan* recital spaces, store and trust offices. Entrance gateways punctuate all the three sides forming passages connecting the large complex to access roads. The east side wing had collapsed in an unfortunate accident, presently being reconstructed into a multistoried structure to serve cultural and commercial interest. **Features** Simple vernacular shrine with wooden colonnaded front and finely carved brackets, capital and distinct base. Fine wood carved *brackets* are characterized by crocodile heads and horseback forms within floral and ornamental patterns. Wood carved deity figures are finely carved to form wooden supporting brackets. Wooden *jharoka* balcony with sloping *chajja* projects out of the residential wings. Decorative cast iron railing in verandah parapet. The miniature idol of *Bal Gopal* – young God Krishna is not visible to the naked eye from the visitor's position, thus has to be viewed through binoculars. Ambience within the temple complex is very distinct as in a *haveli*, secluded from outer world. **Style** Gujarat Vaishnav *Haveli* features.	
5.3	Intrinsic	The miniature idol of *Bal Gopal* – young God Krishna is not visible to the naked eye from the visitor's position, thus has to be viewed through binoculars. Also the traditional setting and rituals associated are unique and rare in the heart of a bustling urban metropolis.	

5.4	Value Classification	A(his), A(cul), B(per), B(des), B(uu), E	Recommended grade: II B
6.0		**Topography**	
6.1	Floors	Single floor with an upper gallery level and G + 1 floor residential accommodation.	
7.0		**Construction**	
7.1	Plinth	Plinth 1.0 m. buff basalt stone dressed with projecting c- shaped stone steps upto the plinth.	
7.2	Walls	Brick masonry walls and wooden structural supports.	
7.3	Floor	Wooden floorboards supported on wooden members in the residential wing.	
7.4	Stairs	L-shaped and straight flight narrow wooden stairs accessing the first floor of residential wing.	
7.5	Openings	Simple rectangular door window openings with plain wooden and glazed panel shutters. Heavy wood paneled folding double door shutters at the main entrance. Fine relief work in some door panels and ventilator *jalis*.	
7.6	Roofing	Sloping A.C sheet roof over the central shrine now under repairs/ renovation. The residential wing around also had sloping Mangalore tile roof supported on wooden truss.	
7.7	Articulation	Carved wooden brackets supporting floor and *chajja* overhangs, wooden *jharoka* projecting out of the residential wing, wooden pillars with carved capitals and bases.	
7.8	Finishes	Plaster painted wall finishes both internal and external with rich wood carved features.	
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -	
7.10	Compound/ Fence/ Gate	High compound wall to the west side, shops lining the building itself form the boundary to the east side narrow lane.	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Numerous small structures within the large complex serve as residences, various shops and commercial establishments. Also very old trees and cultivated plants present in the open courts, some of which are paved.	
8.0		**Services & Utilities**	
8.1	Lighting	Adequate natural light except in the main shrine also relies on artificial light.	
8.2	Ventilation	Centrally A.C. although adequate natural ventilation.	
8.3	Electricity	BEST	
8.4	Water Supply	MCGM - Underground & overhead water tank	
8.5	Drainage (Plumbing & Sanitation)	Drainage connected to municipal sewers of MCGM	
8.6	Fire Precaution	-	
8.7	Other (HVAC/BMS/Security Systems)	-	
9.0		**Condition**	
9.1	Plinth	Fair except the rear and external side of residential wings due to commercial interventions.	
9.2	Walls	Poor – seepage and neglected condition.	
9.3	Floor	Fair except neglected condition.	
9.4	Stairs	Poor - old and neglected condition.	
9.5	Openings	Fair except neglected condition	
9.6	Roofing	Poor – roof over the main shrine is under repair and that above residential wing neglected.	
9.7	Articulation & Finishes	Poor – neglected state of finishes and carved features.	
9.8	Services	Fair	
9.9	Out Buildings	Poor – neglected and modified structures.	
9.10	Overall Conditions	Poor	Maintenance level: Poor
10.0		**Transformation**	
	Form	-	
	Structure	East side residential wing is being reconstructed into a multistoried concrete structure with modifications also planned for the front facade of original shrine.	
	Articulation & Finishes	-	
11.0		**DP Remarks/ Perceived Threats**	
		Building forms part of R zone.	
12.0		**Additional Notes/ References/ Documents available**	
		Additional Notes: Temple belongs to *Vallabha Sampradaya* founded by Acharya Shree Mahaprabhuji Shrimad Vallabhacharya some 500 years ago, installed the Idol of Shri Nathji in Udaipur state. Later several descendants from time to time installed their own Idols and worshipped them as their family God. The idol of *bal kissonlalji* installed at *Mota Mandir* in Bombay was	

		originally installed by Shrimad Vallabhacharya himself which in course of time came to the ancestors of the present Goswamis who worshipped the idol as their family god and allowed the Darshan to followers and disciples. **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. Notes from Junior Pontiff Shri. Mandar Goswami.


Entrance to the Mandir through a verandah


Paneled doors


Stained glass panel


Brackets with human figures as decorative elements

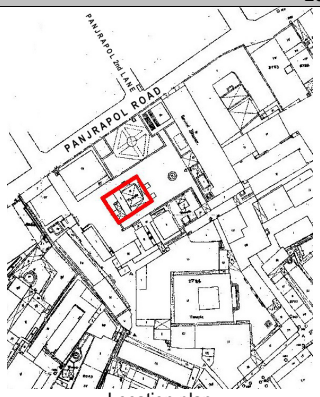

Decorative brackets


Column base with floral pattern


Heavy paneled door shutter


Jharokha with wooden columns, railings with sloping roof


New building under construction

Anakoota Kotha			288
		Common Ref No: 288 Card No: 383 Ward (Part): C CS No: 2794 (Bhuleshwar Division) Plot Area: Indeterminable B U Area: - Date: 18/1/2005 Recorded by: Arun Wadhwa, Sonal Modak Reviewed by: Int: Arun Wadhwa, Sonal Modak Ext: Arun Wadhwa, Sonal Modak Photo Ref: 288_Haribaba ki bungli.	 Location plan
1.0		**Denomination**	
1.1	Name of Premises	Anakoota Kotha	
1.2	Earlier Name	Haribaba Ki Bungli	
1.3	Built in:	1820's	Extension Date: -
2.0		**Access**	
2.1	Main	3rd Bhoiwada Lane - Vehicular & Pedestrian	
2.2	Subsidiary	-	
3.0		**Ownership pattern**	
3.1	Present	Mota Mandir Trust	
3.2	Past	Erected by Shri Govardhanesji Maharaj.	
3.3	Status	Trust.	
4.0		**Use**	
4.1	Present	Commercial establishments occupy the ground floor and first floor serves as residence.	
4.2	Past	Temple	
4.3	Usage	Daily.	
5.0		**Significance & Value Classification**	
5.1	Townscape (manmade)	Small structure located within the large Mota Mandir complex, closer to the west side entrance. Scale and appearance indicate vernacular Hindu typology.	
5.2	Architectural Description	**Planning** Small building originally with open colonnaded fronts all around, presently enclosed by brick walls between finely carved wooden pillars. Shops dealing in wholesale of utensils occupy the compound. Slightly set back upper floor forms the temporary residential accommodation of a pious person Haribaba. This small and simple residence is accessed through a narrow stair to the east side. As stated by the pontiff, the Anakoot Kotha was the venue for festivals, religious discourses and also various vedic rites, sacrifices and ceremonies held by the holy priest of the Mota Mandir. According to religious beliefs, the main deity would not leave the sanctum sanctorum except to grace the special festivals held in Anakoot Kotha, proof to which is the direct connecting passage to the main shrine. **Features** Small structure with sloping veranda colonnaded fronts with setback upper floor. Rare and finely carved wooden figures of Lord Krishna above the wooden pillars of verandah fronts. Decorative arch like brackets spanning veranda fronts below the eaves board. Stone pillars with highly decorative arches and capitals in the internal hall space. Pyramidal roofscape with lower verandah roofs. **Style** Vernacular Hindu features.	
5.3	Intrinsic	Historical significance of religious and cultural rites held in the sacred premises; presence of finely carved wooden and stone figures representing heavenly deities.	
5.4	Value Classification	A(his), A(cul), B(per), B(des), B(uu), E	Recommended grade: II B
6.0		**Topography**	
6.1	Floors	G + 1.	
7.0		**Construction**	
7.1	Plinth	Plinth height about 1.20 m. buff basalt stone dressed with projecting stone steps.	
7.2	Walls	Stone pillars seen from outside	
7.3	Floor	Indeterminable.	
7.4	Stairs	Narrow wooden stairs accessing the first floor.	
7.5	Openings	Simple rectangular door window openings with plain wooden and glazed panel shutters.	
7.6	Roofing	Sloping Mangalore tile pyramidal roof over the first floor, A.C sheet roof over the	

		verandahs.	
7.7	Articulation	-	
7.8	Finishes	Plastered/ painted wall finishes both internal and external of the structure with rich wood carved features.	
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -	
7.10	Compound/ Fence/ Gate		
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Prastav Chontara, a small stage for performing rites and the temple tank with stone ghat located to the north side of the main structure. Numerous other buildings also form part of the large compound.	
8.0		**Services & Utilities**	
8.1	Lighting	Adequate natural light also relies on artificial light.	
8.2	Ventilation	Adequate natural light also relies on artificial means.	
8.3	Electricity	BEST	
8.4	Water Supply	MCGM	
8.5	Drainage (Plumbing & Sanitation)	Drainage connected to municipal sewers of MCGM	
8.6	Fire Precaution	-	
8.7	Other (HVAC/BMS/Security Systems)	Window unit A.C.	
9.0		**Condition**	
9.1	Plinth	Poor – cracks, damage and interventions by shops occupying the ground floor.	
9.2	Walls	Fair on the first floor, indeterminable on ground floor due to denied access.	
9.3	Floor	Indeterminable due to denied access.	
9.4	Stairs	Poor – neglected condition.	
9.5	Openings	Fair – upper floor, poor – ground floor open verandas enclosed with brick walls and shutters, show windows added on the ground floor.	
9.6	Roofing	Fair – well maintained at first floor.	
9.7	Articulation & Finishes	Poor – fine wood carved features damaged due to commercial interventions. Fair condition of finishing on first floor.	
9.8	Services	Poor – unplanned additions and modifications to services by the shops. Fair on first floor.	
9.9	Out Buildings	-	
9.10	Overall Conditions	Poor - due to user change on ground floor ignoring and damaging rare carved features.	Maintenance level: Poor and damaging on ground floor. Fair on first floor.
10.0		**Transformation**	
	Form	-	
	Structure	Lofts and internal partitions added in the large open colonnaded hall.	
	Articulation & Finishes	Open colonnaded verandas enclosed with brick walls damaging carved features.	
11.0		**DP Remarks/ Perceived Threats**	
		Building forms part of R zone. The religious shrine structure is presently being used as commercial premises with damaging alterations being made to the rare and valuable features. Also a case of user change from religious to commercial use as observed from the presence of shop within the temple premises.	
12.0		**Additional Notes/ References/ Documents available**	
		Additional Notes: Part of the Mota Mandir complex of Vallabh *sampradaya* founded by Acharya Shree Mahaprabhuji Shrimad Vallabhacharya some 500 years ago. His Holiness Shri Govardhaneshji Maharaj erected Anakoot Kotha as a place for special religious festivals and discourses. It gained more prominence during the reign of Jiwanlalji Maharaj as numerous intellectual philosophical debates with scholars and *sangeet sabhas* and cultural functions would be held. A rare historical festival of Chappan Bhog with atleast ten deities of Lord Shri Krishna from various other seats of Vallabh *sampradaya* were brought together at one place for the *darshan* of devotees. Also many public meetings against the British Government and to enforce a ban on cow slaughtering were held here by Shri Gokulnathji Maharaj. **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* Notes from Junior Pontiff Shri. Mandar Goswami.	



Columns with decorative capital, openings blocked with brick work



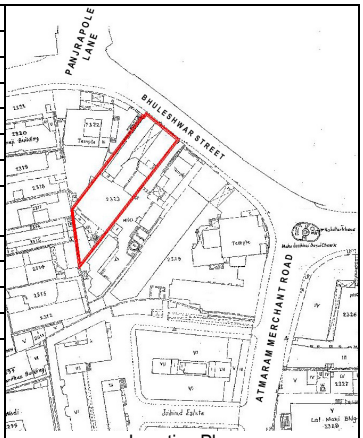
Motif of the deity at the column capital, floral pattern, multifoiled arched openings etc



Wooden carved fascia



Common Ref No: 289	
Card No: 384	
Ward (Part): C	
CS No: 2323 (Bhuleshwar division)	
Plot Area: Indeterminable	
B U Area: -	
Date: 26/03/2005	
Recorded by: Zankhana Prajapati, Prachi Merchant	
Reviewed by:	
Int: Permission denied	
Ext: Zankhana Prajapati, Prachi Merchant	
Photo Ref.: 289_Digambar Jain Temple	



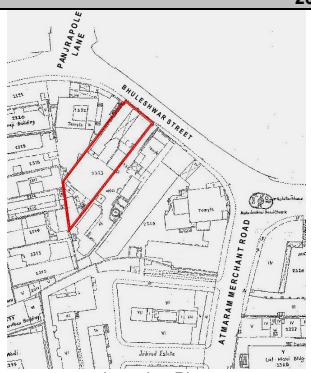
Location Plan

1.0		**Denomination**		
1.1	Name of Premises	Shri Digamber Jain Temple		
1.2	Earlier Name	Shri Digamber Jain Temple		
1.3	Built in:	Indeterminable	Extension Date:	-
2.0		**Access**		
2.1	Main	Kika Street (Bhuleshwar Road)		
2.2	Subsidiary	-		
3.0		**Ownership pattern**		
3.1	Present	Indeterminable		
3.2	Past	Indeterminable		
3.3	Status	Indeterminable		
4.0		**Use**		
4.1	Present	Religious		
4.2	Past	Religious		
4.3	Usage	Daily		
5.0		**Significance & Value Classification**		
5.1	Townscape (Manmade)	-		
5.2	Architectural Description	The building has been completely reconstructed. No trace of the original structure **Planning** No planning features. **Features** No special features. **Style** -		
5.3	Intrinsic	-		
5.4	Value Classification	A(his)	Recommended grade	III
6.0		**Topography**		
6.1	Floors	G+2		
7.0		**Construction**		
7.1	Plinth	Undergone major transformations, no trace of the original structure		
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	-
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	Undergone major transformations, no trace of the original structure
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	Completely transformed building
	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.*



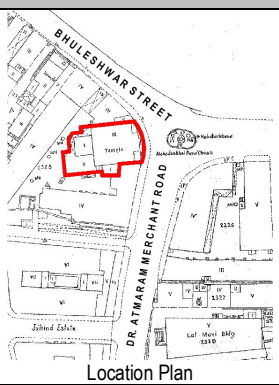
Front facade

Shri Digamber Jain Temple				289
		Common Ref No: 289 Card No: 384 Ward (Part): C CS No: 2323 (Bhuleshwar division) Plot Area: Indeterminable B U Area: - Date: 26/03/2005 Recorded by: Zankhana Prajapati, Prachi Merchant Reviewed by: Int: Permission denied Ext: Zankhana Prajapati, Prachi Merchant Photo Ref.: 289_Digambar Jain Temple	 Location Plan	
1.0		**Denomination**		
1.1	Name of Premises	Shri Digamber Jain Temple		
1.2	Earlier Name	Shri Digamber Jain Temple		
1.3	Built in:	Indeterminable	Extension Date:	-
2.0		**Access**		
2.1	Main	Kika Street (Bhuleshwar Road)		
2.2	Subsidiary	-		
3.0		**Ownership pattern**		
3.1	Present	Indeterminable		
3.2	Past	Indeterminable		
3.3	Status	Indeterminable		
4.0		**Use**		
4.1	Present	Religious		
4.2	Past	Religious		
4.3	Usage	Daily		
5.0		**Significance & Value Classification**		
5.1	Townscape (Manmade)	-		
5.2	Architectural Description	The building has been completely reconstructed. No trace of the original structure **Planning** No planning features. **Features** No special features. **Style** -		
5.3	Intrinsic	-		
5.4	Value Classification	A(his)	Recommended grade	III
6.0		**Topography**		
6.1	Floors	G+2		
7.0		**Construction**		
7.1	Plinth	Undergone major transformations, no trace of the original structure		
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	-		

Shri Digamber Jain Temple			289
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	Undergone major transformations, no trace of the original structure	
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	Completely transformed building	
	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*.	



Front façade with arche openings, bands, shikhara in the centre, grooves in the façade. Internally the temple is completely altered

Shri Ram Mandir			290
		Common Ref No: 290 Card No: 385 Ward (Part): C CS No: 2325 (Bhuleshwar division) Plot Area: Indeterminable B U Area: - Date: 23/12/2004 Recorded by: Arun Wadhwa Reviewed by: Int: Arun Wadhwa, Zankhana Prajapati Ext: Arun Wadhwa, Zankhana Prajapati Photo Ref.: 290_Ram Mandir	 Location Plan
1.0		**Denomination**	
1.1	Name of Premises	Shri Ram Mandir	
1.2	Earlier Name	-	
1.3	Built in:	1835 (as mentioned in the building tablet)	Extension Date: G + 2 addition to the front of the original shrine.
2.0		**Access**	
2.1	Main	Dr. Atmaram Merchant Road	
2.2	Subsidiary	-	
3.0		**Ownership pattern**	
3.1	Present	Bhanji Bhimji Charitable Trust	
3.2	Past	Bhanji Bhimji Charitable Trust	
3.3	Status	Trust	
4.0		**Use**	
4.1	Present	Temple & Residential accommodation, Commercial shops on the ground floor.	
4.2	Past	Temple	
4.3	Usage	Religious – place of Worship	
5.0		**Significance & Value Classification**	
5.1	Townscape (manmade)	Located in a very busy market, shikara profile forms culminating vista at the intersection of three streets.	
5.2	Architectural Description	**Planning** Street entrance to a veranda space further leads into a double height hall serving as prayer space for the devotees. The main shrine further is the original temple structure with an octagonal plan surmounted by a dome. Stairs on both sides lead to an overlooking gallery on the first floor and kitchen-service facilities at the rear side. A ceremonial hall on the second floor with ancillary storage rooms around. *Wadi*-like residential buildings flank the main temple structure. **Features** Temple front with multiple *shikaras* with a central large spire, topped by a finial, typical of Hindu temple architecture. Projecting *jharoka* like balconies supported on decorative brackets. Foliated arch openings larger on ground, smaller and multiples on upper floors. Projecting, sloping Chajja feature typical of Hindu architecture. Decorative moldings at the base and column capitals. Intricate carvings of deity figure as well as floral and ornamental motifs on Friezes, ceiling panels, and column capitals in soft limestone. Silver-plated shrine doorway with carved-etched figures of deities and ornamental motifs. Decorative terrace parapet feature with relief work. Wooden *jharoka* balconies on decoratively carved brackets in the adjoining residential veranda fronts. **Style** Hindu temple style	
5.3	Intrinsic	-	
5.4	Value Classification	A(arc), A(his), A(cul), B(per), B(des), B(uu), C(seh), E, F, I(sce)	Recommended grade: II B
6.0		**Topography**	
6.1	Floors	Ground + two floors in the main temple structure and Ground + three in the adjoining residential buildings within the complex.	
7.0		**Construction**	
7.1	Plinth	Low plinth about a foot, dressed in buff basalt stone.	

Shri Ram Mandir			290
7.2	Walls	Brick masonry non load bearing walls with wooden structural members and stone piers supporting central double height space.	
7.3	Floor	Shahabad stone slabs on wooden supporting members varied finishing observed. No trace of original floor finishing.	
7.4	Stairs	Narrow straight flight wooden stair supported on load bearing walls and wooden floor members on both sides flanking the main shrine. Simple wooden railing & handrail.	
7.5	Openings	Arched openings with partly glazed panels.	
7.6	Roofing	Main shrine is roofed by a large dome on an octagonal base constructed in brick and dressed in buff basalt with a tiered brass finial (*kalash*). Front building has a flat stone slab roof and high pyramidal *shikara* at the front. Mangalore tile sloping roof over adjoining residential building.	
7.7	Articulation	Pyramidal *shikara* surmounted by *kalash*, ornamental façade	
7.8	Finishes	Buff basalt stone ashlar course dressing on roadside façade. Decorative features external and internal of the building in soft limestone colorfully painted. Marble cladding to the walls in the shrine. Plastered and painted wall surfaces in the rest of the building.	
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -	
7.10	Compound/ Fence/ Gate	Temple complex fronting the road on two sides itself forms the boundary; the remaining sides share a common compound wall with the adjoining property.	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Very narrow open space with adjoining building on the two sides.	
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	Old Well at the front side boundary, and MCGM	
8.5	Drainage (Plumbing & Sanitation)	MCGM	
8.6	Fire Precaution	No trace of fire fighting equipment.	
8.7	Other (HVAC/BMS/Security Systems)	-	
9.0		**Condition**	
9.1	Plinth	Poor maintenance and interventions	
9.2	Walls	Extensive seepage and damage like cracks, exposed brickwork observed. Damaged stone carved features, plant growth and blackening on external surface.	
9.3	Floor	R.C.C beams and slab have cracks and exposed reinforcement in a state of corrosion. Several wooden supporting members also in a state of decay. Also poor state of finishing with damaged tiles.	
9.4	Stairs	Broken and weak stair treads, dangerous; also poor finishing	
9.5	Openings	-	
9.6	Roofing	Cracks and blackening observed in Dome; plant growth and damage to shikara, also rainwater leakage observed on asphalted terrace slab.	
9.7	Articulation & Finishes	Damaged and poor finishing of stone carved features.	
9.8	Services	Poor maintenance, leaking and unhygienic old pipes; messy unplanned electric wiring exposed at some places.	
9.9	Out Buildings	Unauthorized stalls, hawkers abutting the temple building are shabby and incongruous to the building.	
9.10	Overall Conditions	Poor	Maintenance level: Poor
10.0		**Transformation**	
	Form	Addition to the front of the original shrine.	
	Structure	Addition to the front of the original shrine.	
	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 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 façade with central rising bay with shikhara, arched openings, projecting balconies



Opening with multifoiled arch, frieze band



Balcony projection with stone jail work parapet, floral motifs etc



Central bay detail with shikhara on top

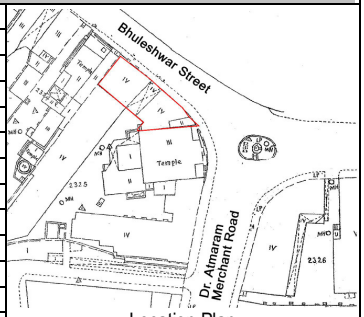


Façade articulation with openings, surface articulation, projecting chajjas on decorative brackets

Ram Mandir (Gulabchand Building) **291**



Common Ref No: 291
Card No: 386
Ward (Part): C
CS No: -
Plot Area: -
B U Area: -
Date: 12/05/06
Recorded by: Prachi Merchant
Reviewed by:
Int: Prachi Merchant
Ext: Prachi Merchant
Photo Ref: 291_Gulabchand Building



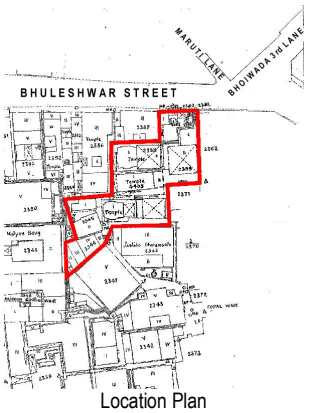
Location Plan

1.0		**Denomination**		
1.1	Name of Premises	Ram Mandir		
1.2	Earlier Name	Gulabchand Building		
1.3	Built in:	-	Extension Date	-
2.0		**Access**		
2.1	Main	Bhuleshwar street		
2.2	Subsidiary	Dr. Atmaram Merchant Road		
3.0		**Ownership pattern**		
3.1	Present	Private		
3.2	Past	Private		
3.3	Status	Owner		
4.0		**Use**		
4.1	Present	Residential and Commercial		
4.2	Past	Residential and Commercial		
4.3	Usage	Daily		
5.0		**Significance & value Classification**		
5.1	Townscape (Manmade)	Located in the prime junction of Bhuleshwar street and Dr. Atmaram Merchant Road among the busy market lane in the same compound as the Ram Mandir.		
5.2	Architectural Description	**Planning** Symmetrical building with a central high bay, side bays with projecting balconies supported on wooden brackets. **Features** Wooden balcony projections on the second and third floor supported on wooden brackets. Balcony wooden multifoiled arched openings. **Style** Derives influence from Vernacular style of Architecture		
5.3	Intrinsic	-		
5.4	Value Classification	-	Recommended grade:	Deleted
6.0		**Topography**		
6.1	Floors	G + 3		
7.0		**Construction**		
7.1	Plinth	-		
7.2	Walls	Brick walls		
7.3	Floor	-		
7.4	Stairs	Wooden staircase in the central bay		
7.5	Openings	Rectangular openings, balcony projections on the second and third floor		
7.6	Roofing	-		
7.7	Articulation	Wooden balconies with supports,		
7.8	Finishes	Plaster and paint		
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -		
7.10	Compound/ Fence/ Gate	No compound wall		
7.11	Curtilage/ Unbuilt space/ Out Buildings/	-		

Ram Mandir (Gulabchand Building)			**291**
	Landscape		
8.0		**Services & Utilities**	
8.1	Lighting	Natural lighting through balconies supported with artificial lighting	
8.2	Ventilation	Natural ventilation through balconies supported with 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)	-	
9.0		**Condition**	
9.1	Plinth	Negligible. Shop level is same as the road level	
9.2	Walls	Poor	
9.3	Floor	Poor	
9.4	Stairs	Fair	
9.5	Openings	Rectangular openings and balconies have been altered. Major transformations have occured	
9.6	Roofing	Poor	
9.7	Articulation & Finishes	Major transformation in the balcony wood work	
9.8	Services	Haphazard addition of the services	
9.9	Out Buildings	Poor	
9.10	Overall Conditions	Poor	Maintenance level: Poor
10.0		**Transformation**	
	Form		
	Structure	Balconies have been enclosed, openings have been altered, Ground floor has been encroached by vendors.	
	Articulation & Finishes	Balcony paneling and trelis work has been altered, Hoardings cover the building features.	
11.0		**DP Remarks/ Perceived Threats**	
		-	
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.	


Projecting wooden balconies with decorative brackets.


Wooden multifoiled arched balcony paneling

Bhuleshwar Devalaya Complex			292
		Common Ref No: 292 Card No: 387 Ward (Part): C CS No: - 2364, 2365, 2366, 2367, 2368, 2369, 2370. (Bhuleshwar Division) Plot Area: Indeterminable B U Area: - Date: 14/12/2004 Recorded by: Zankhana Prajapati Reviewed by: Int: Zankhana Prajapati Ext: Zankhana Prajapati Photo Ref.: 292_Bhuleshwar Devalaya Complex	 Location Plan
1.0		**Denomination**	
1.1	Name of Premises	Bhuleshwar Devalaya Complex	
1.2	Earlier Name	Bhuleshwar Devalaya Complex	
1.3	Built in:	18th century.	Extension Date: -
2.0		**Access**	
2.1	Main	Bhuleshwar Street.	
2.2	Subsidiary	-	
3.0		**Ownership pattern**	
3.1	Present	Gaud Saraswat Brahmin Trust.	
3.2	Past	Indeterminable	
3.3	Status	Trust.	
4.0		**Use**	
4.1	Present	Place of Worship.	
4.2	Past	Place of Worship.	
4.3	Usage	Daily	
5.0		**Significance & Value Classification**	
5.1	Townscape (Manmade)	The temple complex is along Bhuleshwar street and has very narrow entrance and can be easily missed out in the busy street. Main access to the building is through Bhuleshwar street. The building is marked with its vernacular style and a wooden intricately carved Gujarat style *nagaarkhana* has been built at the entrance.	
5.2	Architectural Description	**Planning** All big and small temple shrines are haphazardly arranged with no clear pattern of organization as the complex is built over the period of time. The main temple is a ground storied structure with high stone shikharas. The entrance to the complex is through Bhuleshwar street through an intricately carved wooden *nagaarkhana* that leads to a narrow alley both sides of which is flanked by small temple shrines. The temple is built of black stone. The dome is octagonal and ornamental, and is a notable example of vernacular architectural skill and ingenuity. The cupola is covered with a brass plate. Temple has a large *sabhamandap* and a *nandi* outside. The second *sabhamandap* for the singing of *kirtans* and the recitation of *purans* was built at a later date. The *lingam* within the inner sanctuary is *swayambhu* or self-generated. Surrounding the *garbhagriha* is a *pradikshana* path. The inner shrine also contains images of Parvati and Ganesh. At the edge of the pavement, which leads to the stereotyped figure of Nandi, is a stone enclosure containing images of Sitaladevi, which are supposed to exercise a healing effect upon children suffering from smallpox. To the north is a Shri Balaji temple and beside it a temple to Maruti. Next to the Ganapati temple is a large temple of Shri Rameshwar. To the south of the tank are two temples built in stone – one of Shri Shankar and the other of Ganapati. Facing these is a small well. Next to this temple is also one dedicated to Kalabhairav. To the north of the Bhuleshwar temple is the temple of a *panchamukhi* (five faces) Hanuman. To its west are images of Radha-Krishna and Vitthal-Rakhumai and one of Ranchhodji. To the south are several *shivlingas*; while in niches on the walls are images of Parvati, Ganapati and Maruti. **Features** The entrance is marked with intricately carved wooden *nagaarkhana*, with a highly ornamental wooden bracketed balcony, *jharokha* type window openings with wooden *jalis*,	

		cornice band and columns. The wooden entrance door is also intricately carved with floral motif. The main temple's *shikhara* is tall and made of black stone with *amlaka, kalash* and four *sunghas* at its each side. The *sabhamandap* has an intricately carved wall with dancing figurines and statuary with floral motif. Intricately carved wooden door that is covered with silver sheet is present just outside the *garbhagriha*. **Style** The building has displays characteristics of Vernacular Temple style.
5.3	Intrinsic	The visitors and worshippers at the temple are drawn from all castes and classes, particularly on Mondays during the month of *Shravan* and at the festival of *Mahashivatra*, when the attendance numbers several thousand. Fairs are held at the temple on the *Kojagiri Purnima* day in *Kartik*, and *palkhi* processions take place on both occasions. The *Tripuri Purnima* procession visits all localities inhabited by the Shenvi families.
5.4	Value Classification	A(arc), A(his), A(cul), B(per), B(des), B(uu), C(seh), E, F | Recommended grade: | II A
6.0		**Topography**
6.1	Floors	Ground structure with high *shikharas*.
7.0		**Construction**
7.1	Plinth	Recessed stone plinth of medium height.
7.2	Walls	Stonewalls and columns which are painted.
7.3	Floor	Marble tiles laid on leveled floor formed by rammed earth.
7.4	Stairs	Cast iron spiral staircase to reach top of shikharas.
7.5	Openings	All doors are within rectangular openings with intricately carved wooden leafs and some are covered with silver sheets. Windows are either rectangular or a series of small arches forming an arch opening with decorative floral motif in its spandrel.
7.6	Roofing	Stone *shikharas* above garbhagriha and cupola above *sabhamandap*.
7.7	Articulation	Wooden bracketed balcony, *jharokha* type widow openings with wooden *jalis*, cornice band and columns, *amlaka, kalash* and four *sunghas.*
7.8	Finishes	Walls have multiple coats of paint. Flooring is done in marble and granite tiles.
7.9	Interiors (Movable & Immovable)	**Movable** Many stone and marble idols of gods and goddesses are present throughout the complex. **Immovable** -
7.10	Compound/ Fence/ Gate	No definite compound wall, entrance gate is intricately carved wooden door.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	It is not a planned complex, so it has many small structures built over a period; no landscape present and narrow alley present.
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 and painted.
9.2	Walls	Poor – multiple layers of paint, seepage, paint peeling off.
9.3	Floor	Fair – replaced and missing stone, cement patchwork is done, replaced with varied tiling in individual premises.
9.4	Stairs	Poor – incongruous addition of spiral staircase on the main shrine's shikharas, which is rusted.
9.5	Openings	Poor – neglected, has repeated coats of varied color paints, original wood and stone nature of openings are lost.
9.6	Roofing	Dilapidated – wooden member deteriorated, they are falling off in entrance Nagaarkhana blackening of stone, seepage, and plant growth, dust accumulation.
9.7	Articulation & Finishes	Poor – blackening of surface, dust accumulation and painted surface.
9.8	Services	Poor – leakage, plant growth, unhygienic condition and haphazard electrical layout.
9.9	Out Buildings	Poor – neglected.
9.10	Overall Conditions	Dilapidated. | Maintenance level: | Poor.
10.0		**Transformation**
	Form	Addition of residence of *pujaris* and *brahmins* in the temple complex and above

		sabhamandap. Many small temple shrines and small time occupants have occupied the open and surrounding spaces and has made entire complex into congested area.
	Structure	Many incongruous additions to the main temple.
	Articulation & Finishes	Painted wall and articulation in varied color.
11.0		**DP Remarks/ Perceived Threats**
		Building forms part of R zone.
12.0		**Additional Notes/ References/ Documents available**
		Additional Notes: The original Bhuleshwar or Bholeshwar temple was built in the 18th century and the present temple, which replaced it, was erected at a cost of Rs 40,0000 by subscription around 1830. There are many accounts about the origin of the temple: some believe that a man named Bholanath founded it, calling Shiva after his own name; others say it was built by a Bania widow, to enshrine a *lingam* found by labourers who were digging the foundations of a house on the site; still others believe that a Koli woman or a Koli named Bhoiya erected it. A fourth account relates that the temple was built by a Shenvi named Mangesh Anandrao Donde, who purchased the site from the widow of a Sutar, to whom the ground, forming part of Pophalwadi belonged and who sold it in lots after her husband's demise. Malhar Naik, a Yajurvedi Brahmin, installed the image of Mahadeo in the temple, which has a large *sabhamandap* and a *nandi* outside. A Shenvi added the *sabhamandap* and pavement in 1889; while a member of the Sutar caste built a second *sabhamandap* for the singing of *kirtans* and the recitation of *purans* at a later date. The *lingam* within the inner sanctuary is *swayambhu* or self-generated, and is said to have miraculously risen out of the ground in its present position. The *lingam* is worshipped thrice daily, the evening worship usually concluding with the *arti* ceremony. There is an image of Shitaladevi in the *sabhamandap* with a Ganapati temple to the south. The temple was constructed in 1708 by a wealthy Prabhu, Dadaji Lakshajirao as he was childless. To the north is a Shri Balaji temple and beside it a temple to Maruti. Next to the Ganapati temple is a large temple of Shri Rameshwar, built by Atmaram Shimpi. **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.*



Nagaarkhana with projecting balcony with stone railing, columns etc



Threshold detail



Shikhara detail with animal figure



Main entrance door





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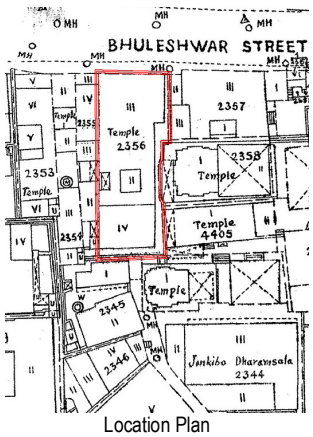
OFFENDING COMMAND: f‘~

STACK:

Krishna Pranami Mandir			293
		Common Ref No: 293 Card No: 388 Ward (Part): C CS No: 2356 (Bhuleshwar division) Plot Area: 288.46 sqm. B U Area: - Date: 07/04/2005 Recorded by: Arun Wadhwa Reviewed by: Int: Permission denied Ext: Arun Wadhwa Photo Ref.: 293_Krishna Pranami Mandir	 Location Plan

1.0		**Denomination**	
1.1	Name of Premises	Krishna Pranami Mandir	
1.2	Earlier Name	Krishna Pranami Mandir	
1.3	Built in:	Indeterminable	Extension Date: -
2.0		**Access**	
2.1	Main	Bhuleshwar Road – Vehicular & pedestrian.	
2.2	Subsidiary	-	
3.0		**Ownership pattern**	
3.1	Present	Khijra Mandir Trust.	
3.2	Past	Trust.	
3.3	Status	Trust.	
4.0		**Use**	
4.1	Present	Temple - place of worship.	
4.2	Past	Temple – place of worship.	
4.3	Usage	Daily.	
5.0		**Significance & Value Classification**	
5.1	Townscape (manmade)	Located along a row of buildings abutting sideways in a busy market street in the vicinity of wood constructed Bhuleshwar *Devalaya*. Accessed from south west facing street front and marked by decoratively carved façade features in an otherwise commercial street.	
5.2	Architectural Description	**Planning** Indeterminable. **Features** Symmetrical front façade with foliated arch openings, fine carved relief features and *chattri* like chajja feature. Ground floor entrance is marked by foliated arch opening topped by a frieze band with fine carved animal figures and decorative cornice band. Upper floors have three bays of foliated arch openings supported on circular columns supporting decorative capitals. Decorative spandrels in relief above openings and chattri like feature supported on decorative brackets typical of *Hindu* architecture. Central projecting balcony at second floor with arch openings and chattri feature. Also fine carved cornice band at terrace level and *shikara* like raised feature over terrace parapet. **Style** Vernacular Hindu Temple style.	
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 B
6.0		**Topography**	
6.1	Floors	G + 2 floors	
7.0		**Construction**	
7.1	Plinth	Plinth height of about 0.3 m.	
7.2	Walls	Indeterminable	
7.3	Floor	Indeterminable	
7.4	Stairs	Indeterminable	
7.5	Openings	Façade openings are foliated arch openings while the window openings within are rectangular with wood framed glazed panel shutters. Internally or otherwise indeterminable.	

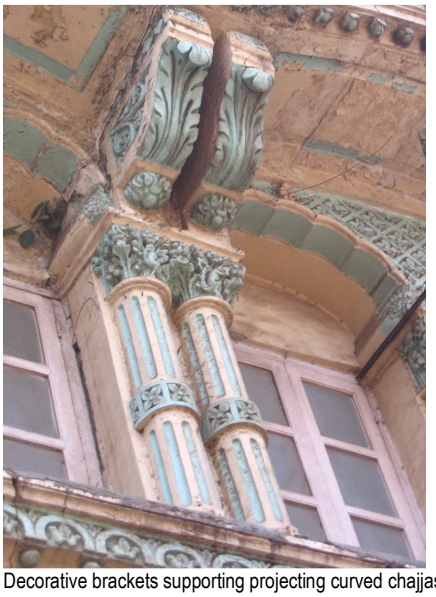
7.6	Roofing	Indeterminable	
7.7	Articulation	foliated arch openings supported on decorative capital and column feature, chattri like feature supported on decorative brackets, fine carved animal figures in frieze band above ground floor, decorative cornice bands at first and terrace levels.	
7.8	Finishes	Indeterminable	
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -	
7.10	Compound/ Fence/ Gate	No compound wall as building directly fronts the street on front side and the two sides are abutted by adjoining buildings.	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	-	
8.0		**Services & Utilities**	
8.1	Lighting	Indeterminable	
8.2	Ventilation	Indeterminable	
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	Indeterminable	
9.2	Walls	Indeterminable	
9.3	Floor	Indeterminable	
9.4	Stairs	Indeterminable	
9.5	Openings	Indeterminable	
9.6	Roofing	Indeterminable	
9.7	Articulation & Finishes	Indeterminable	
9.8	Services	Indeterminable	
9.9	Out Buildings	Indeterminable	
9.10	Overall Conditions	Indeterminable	Maintenance level: Indeterminable
10.0		**Transformation**	
	Form	-	
	Structure	Weather shade roof over the third floor terrace.	
	Articulation & Finishes	Insensitive signage installed along the shop front on ground floor damages decorative features and arch opening.	
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 projecting curved chajjas, balconies, decorative balustrade, brackets etc



Entrance multifoiled arched opening with intricate floral pattern stucco work in the spandrel and deity motifs in the tympanum



Decorative brackets supporting projecting curved chajjas, columns with decorative capitals supporting arches



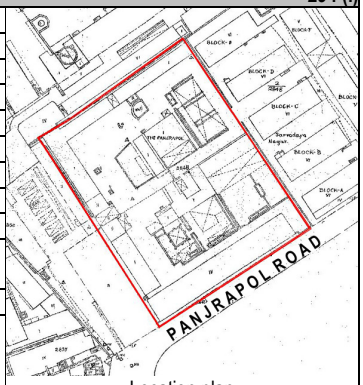
Jharokha with highly decorative stucco work in parapet, column capital etc



Articulation detail

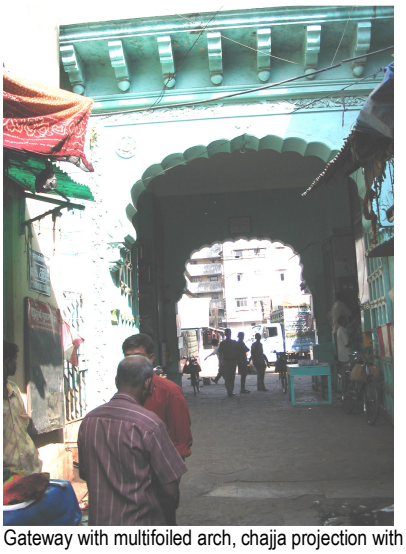


Frieze band with animal, bird motifs and floral pattern

Bombay Panjrapole			294 (i)
		Common Ref No: 294 (i) Card No: 389 Ward (Part): C CS No: 2848 (Bhuleshwar Division) Plot Area: 6345.55 sqm. B U Area: - Date: 13/01/2005 Recorded by: Arun Wadhwa Reviewed by: Int: Arun Wadhwa, Sonal Modak Ext: Arun Wadhwa, Sonal Modak Photo Ref.: 294(i)_Madhavbagh-panjrapole	 Location plan

1.0		**Denomination**	
1.1	Name of Premises	Bombay Panjrapole	
1.2	Earlier Name	Bombay Panjrapole	
1.3	Built in:	1834 (as per entrance tablet)	Extension Date: -
2.0		**Access**	
2.1	Main	Panjrapole Road – Vehicular and Pedestrian	
2.2	Subsidiary	Cawasji Patel tank Road - Vehicular and Pedestrian	
3.0		**Ownership pattern**	
3.1	Present	Panjrapole Trust	
3.2	Past	Panjrapole Trust	
3.3	Status	Trust	
4.0		**Use**	
4.1	Present	Animal shelter	
4.2	Past	Animal shelter	
4.3	Usage	Daily.	
5.0		**Significance & Value Classification**	
5.1	Townscape (manmade)	Enclosed compound located within the historic Madhav bagh complex accessed through a high gateway to the southwest side from a narrow alley flanked by commercial stalls. Characterized by low barracks arranged in a large open space enclosed within high compound wall.	
5.2	Architectural Description	**Planning** Large rectangular plot with a high entrance gateway within a G+1 building central to the southwest side. Numerous open barrack structures are either interconnected or closely placed within the large compound. The barracks are used as stables for sheltering animals and providing medical assistance to sick and needy animals brought here. **Features** High entrance gate with foliated archway and projecting *jharoka* balcony above supported on corbel feature. Relief parapet panel and carved bands around the gateway. Relief carved figure of holy cows within raised terrace parapet. Large wooden doorway at the entrance. Low sloping roof barracks, within its own particular setting for more than 150 years. **Style** Vernacular features.	
5.3	Intrinsic	One of a kind shelter serving the needs of animals.	
5.4	Value Classification	A(his), A(cul), B(per), B(des), B(uu), C(seh), E, F	Recommended grade: II B
6.0		**Topography**	
6.1	Floors	G + 1 administrative wing, barracks are ground storied only.	
7.0		**Construction**	
7.1	Plinth	Low plinth almost level to the ground in barracks. Stone constructed medium height plinth in the G+1 administrative wing.	
7.2	Walls	Brick masonry walls.	
7.3	Floor	Shahabad stone slabs supported on wooden members in the G+1 administrative wing.	
7.4	Stairs	Narrow straight flight wooden stair.	
7.5	Openings	High entrance gateway with foliated arch and huge wood paneled door shutter. Large rectangular openings with partly wooden and glazed door window shutters with	

		separate ventilator panel.
7.6	Roofing	Gently sloping Mangalore tile roof over barracks and administrative building.
7.7	Articulation	Foliated arch entrance gateway, projecting Jharoka balcony with decorative corbel feature.
7.8	Finishes	Plastered/ painted internal wall surfaces
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -
7.10	Compound/ Fence/ Gate	High compound wall enclosing the compound abutted by shop fronts on two sides to the east and south.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Numerous shops, stalls abut the spaces around the complex with narrow alleys and pathways for access, cater materials for temple rituals.
8.0		**Services & Utilities**
8.1	Lighting	Adequate natural light also relies on artificial means.
8.2	Ventilation	Adequate natural ventilation also relies on artificial means.
8.3	Electricity	BEST
8.4	Water Supply	MCGM – storage tanks
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 except minor damage.
9.2	Walls	Fair except minor damage.
9.3	Floor	Fair except minor damage.
9.4	Stairs	Fair except old and weared out.
9.5	Openings	Fair except some damage and low maintenance.
9.6	Roofing	Fair except low maintenance.
9.7	Articulation & Finishes	Fair
9.8	Services	Fair except low maintenance.
9.9	Out Buildings	Fair
9.10	Overall Conditions	Fair | Maintenance level: low
10.0		**Transformation**
	Form	No visible changes
	Structure	No visible changes
	Articulation & Finishes	No visible changes
11.0		**DP Remarks/ Perceived Threats**
		RG, structure forms part of R zone.
12.0		**Additional Notes/ References/ Documents available**
		Additional Notes: Madhav bagh complex was closely linked to the freedom struggle, being a venue of various Nationalist movements including Swadeshi and Non-cooperation movements with active citizen's participation. **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.*



Gateway with multifoiled arch, chajja projection with decorative brackets



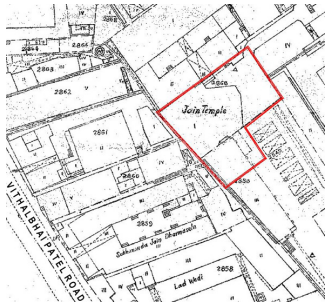
Door detail with band, floral motifs, paneled shutter



Balcony structure above the entrance with multifoiled arches, pediment with animal motifs sculptures



Detail of the animal motif sculptures

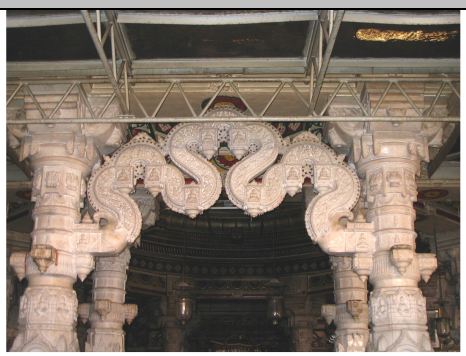
Mahavir Swami Jain Derasar			294(ii)
	Common Ref No: 294(ii) Card No: 390 Ward (Part): C CS No: - 2868 (Bhuleshwar Division) Plot Area: 6345.55 sqm. B U Area: - Date: 22/12/2004 Recorded by: Zankhana Prajapati Reviewed by: Int: Zankhana Prajapati, Arun Wadhwa Ext: Zankhana Prajapati, Arun Wadhwa Photo Ref.: 294(ii)_Jain temple	 Location Plan	

1.0		**Denomination**			
1.1	Name of Premises	Mahavir Swami Jain Derasar			
1.2	Earlier Name	Seth Motishah Jain Derasar			
1.3	Built in:	Indeterminable	Extension Date:	1939	
2.0		**Access**			
2.1	Main	Panjrapole Road (Bhuleshwar)			
2.2	Subsidiary	C. P. Tank Road.			
3.0		**Ownership pattern**			
3.1	Present	Seth Motishah Lalbaug Jain Temple Trust.			
3.2	Past	-			
3.3	Status	Trust.			
4.0		**Use**			
4.1	Present	Place of Worship.			
4.2	Past	Place of Worship.			
4.3	Usage	Daily			
5.0		**Significance & Value Classification**			
5.1	Townscape (Manmade)	The temple is in the middle of Madhav Baug Complex. Main access to the building is through Panjrapol Road. The building is marked with intricate marble and stone carvings.			
5.2	Architectural Description	**Planning** Entire temple complex comprises of main temple, besides which in the right is a rectangular building housing the trust offices and accommodation for saints and storage of food materials. Further right is large prayer hall covered with fibreglass and corrugated sheets. Towards the end of this prayer hall are two small, detached temples, which are said to be much older than the main temple. The main temple earlier was a single storied structure, which was made in intricately carved stone besides which on both sides two additional marble carved shrines have been added with two spiral staircases leading to the rooftop. Around the *sabhamandap* there is open space around the temple shrine at lower level. The roof is a complex design with high *shikharas* over main shrine, two medium *shikharas* over two additional shrines. In front of the main *shikharas* lies a huge dome with three smaller domes in front. Each dome is in recessed pattern with *amlaka*. The main *shikhara* has *amlaka* and *kalash* above it. The compound is marked by intricately carved marble *jalis* screen depicting life of Mahavir. **Features** The entrance is marked by an intricately carved curvilinear arched opening with floral motifs and statuary of Mahavir. It also has intricately carved columns, intricately carved wooden doors with silver sheet coated over it, wooden carved screens beside the main door, intricate pattern on ceiling, ornate and typical roof with *shikharas*, dome, *amlaka* and *kalash*. The compound is marked by intricately carved marble *jali* screen depicting life of Mahavir. **Style** The temple derives influences of Jain temple architecture.			
5.3	Intrinsic	-			
5.4	Value Classification	A(arc), A(his), A(cul), B(per), B(des), B(uu), C(seh), E, F	Recommended grade:	II B	
6.0		**Topography**			
6.1	Floors	Ground structure with high *shikharas*.			
7.0		**Construction**			
7.1	Plinth	Recessed stone plinth of medium height.			
7.2	Walls	Main shrine has stonewalls and columns which are painted. The subsidiary shrines and columns and external screen on compound wall are in intricately carved marble.			

Mahavir Swami Jain Derasar			294(ii)
7.3	Floor	Marble tiles laid on leveled floor formed by rammed earth.	
7.4	Stairs	Spiral staircase behind two subsidiary shrines whose nature is indeterminable.	
7.5	Openings	All doors are within rectangular openings with intricately carved wooden leafs, covered with silver sheets. Intricately carved curvilinear archway at entrance in marble.	
7.6	Roofing	Stone *shikharas* above main shrine; the other two shrines have marble *shikharas*. In front of all three *shikharas* are three recessed domes with the central one being larger than other two. One smaller dome is present in front of the bigger dome hence completing the hierarchy.	
7.7	Articulation	Intricately carved entrance archway, columns, marble carved screen compound wall and intricate roof pattern, wooden screens intricately carved beside carved doors.	
7.8	Finishes	Stonewalls are painted. Flooring is done in marble.	
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -	
7.10	Compound/ Fence/ Gate	Intricately carved marble compound screen panels depicting life story of Mahavir Swami, and three entrances also intricately carved with stone and marble.	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	It is not a planned complex- all other residences of saints, prayer hall are constructed later with no specific compound wall.	
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 – main shrine's stone plinth is painted, original nature is obliterated, later additions well maintained.	
9.2	Walls	Fair – stone walls painted, have dust accumulation.	
9.3	Floor	Good – well maintained.	
9.4	Stairs	Indeterminable.	
9.5	Openings	Fair – the main entrance is closed with new compound wall, doors are well maintained.	
9.6	Roofing	Fair – have added fiberglass and corrugated sheets.	
9.7	Articulation & Finishes	Fair – painted stone surface and have dust accumulation.	
9.8	Services	Fair – maintained.	
9.9	Out Buildings	Poor – haphazardly planned.	
9.10	Overall Conditions	Fair.	Maintenance level | Fair.
10.0		**Transformation**	
	Form	Addition of two subsidiary shrines with new plinth and roof structure, which is further, covered with fiberglass and corrugated sheets in the place surrounding the temple.	
	Structure	New addition adjoining the main temple.	
	Articulation & Finishes	Painted stone wall.	
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.*	



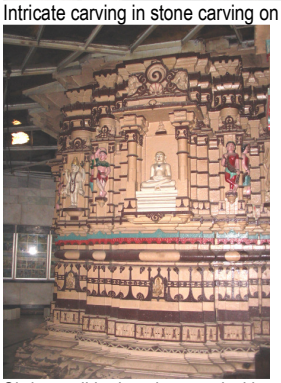
View of the shikhara with intricate carving in marble



Intricate carving in stone carving on columns, arch, brackets etc



Inner side of dome with intricate floral pattern bands



Shrine wall intricately carved with deity figures and bands



Entrance with decorative panel in stone, carved arch on columns



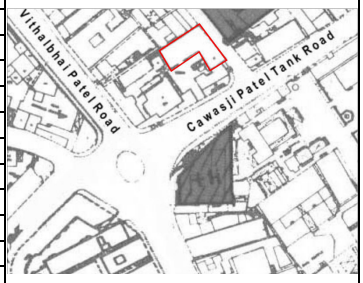
Subsidiary shrine in marble



Detail of the columns base with deity figures, bands etc



Column capital detail with carved brackets, floral pattern bands etc

Seth Madhavdas Dharamshala			295
		Common Ref No: 295 Card No: 391 Ward (Part): C CS No: 2867 (Bhuleshwar division) Plot Area: Indeterminable B U Area: - Date: 22/03/05 Recorded by: Zankhana Prajapati Reviewed by: Int: Zankhana Prajapati, Prachi Merchant Ext: Zankhana Prajapati, Prachi Merchant Photo Ref. 295_Seth Madhavdas Dharamsala	 Location Plan
1.0		**Denomination**	
1.1	Name of Premises	Seth Madhavdas Dharamshala	
1.2	Earlier Name	Seth Madhavdas Dharamshala	
1.3	Built in:	1879	Extension Date: -
2.0		**Access**	
2.1	Main	Cawasji Patel Tank Road	
2.2	Subsidiary	Ardeshir Dadi Cross Lane	
3.0		**Ownership pattern**	
3.1	Present	Madhav Baug Trust	
3.2	Past	Madhav Baug Trust	
3.3	Status	Trust	
4.0		**Use**	
4.1	Present	Shop, workshop, printing press and some residential houses.	
4.2	Past	Residential – guest house	
4.3	Usage	Daily	
5.0		**Significance & Value Classification**	
5.1	Townscape (Manmade)	The Dharamshala is along the Cawasji Patel Tank Road near C.P. Tank Chowk. Main access to the building is through Cawasji Patel Tank Road. The building is marked with its narrow entrance and a sudden opening to the main court. It has characteristics of vernacular style.	
5.2	Architectural Description	**Planning** The building is L-shaped, overlooking a front courtyard with an external wooden staircase. Residential building with chawl style planning has deep arched verandahs facing the courtyard to access the rooms along with the rear service area. Toilets are located outside as common block for all the rooms **Features** The building has verandahs on front on a prominent plinth at grade level, with decorative wooden brackets, dentil band along with cornice band, Corinthian columns capital, fluted classical columns and bargeboard. The courtyard occupies a marble tablet near the entrance gate and a marble tree guard in the center of the courtyard. **Style** The building displays a blend of Vernacular and Classical styles	
5.3	Intrinsic	-	
5.4	Value Classification	B(per), B(uu)	Recommended grade: III
6.0		**Topography**	
6.1	Floors	G+1	
7.0		**Construction**	
7.1	Plinth	Medium height stone plinth.	
7.2	Walls	Load Bearing thick walls.	
7.3	Floor	Timber flooring supported on wooden beams over which Minton tiling can be seen.	
7.4	Stairs	Straight flight wooden staircase, which is attached externally to the building.	
7.5	Openings	All doors are within rectangular openings with wooden leafs. Semicircular arched verandah.	
7.6	Roofing	Sloping roof supported on wooden members and covered with mangalore tiling.	
7.7	Articulation	Decorative wooden brackets, Corinthian column capital, dentil and cornice band and	

		decorative bargeboard.
7.8	Finishes	External and internal walls plastered and painted. Minton tiles as flooring.
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** Decorative wooden bracket.
7.10	Compound/ Fence/ Gate	Compound wall
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Court in front of the building
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 – seepage, organic growth has been observed. The plinth is in a deteriorating condition.
9.2	Walls	Poor – seepage, organic growth, cracks has been observed. Paint and plaster is peeling off
9.3	Floor	Poor – wooden members are in dilapidated condition
9.4	Stairs	Poor – wooden member are deteriorating
9.5	Openings	Poor – covered with *Chajjas*, windowpanes are in a broken condition
9.6	Roofing	Poor – seepage has been observed and wooden members are deteriorating.
9.7	Articulation & Finishes	Poor – broken band at places
9.8	Services	Poor – unhygienic conditions, broken pipes, leakages, toilets unclean
9.9	Out Buildings	Building has been added near the main entrance to the complex
9.10	Overall Conditions	Poor | Maintenance level | Poor
10.0		**Transformation**
	Form	Addition of two building in front and hence covering the front façade.
	Structure	-
	Articulation & Finishes	-
11.0		**DP Remarks/ Perceived Threats**
		-
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.


Tree guard in marble in the front entrance courtyard

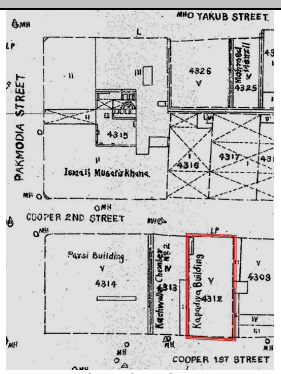

Tablet in marble with floral bands


Minton tile flooring

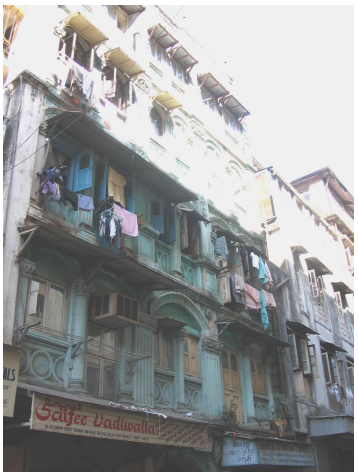

Carved brackets supporting projecting balconies


Balcony opening detail of the column capital, arche keystone, fascia band etc


Arched openings with keystones on round columns, balustrade jail work, frieze bands etc

Kapadia building				296
		Common Ref No: 296 Card No: 392 Ward (Part): C CS No: 4312 (Bhuleshwar Division) Plot Area: - 185.62 sq m B U Area: - Date: 13/01/2005 Recorded by: Arun Wadhwa Reviewed by: Int: Arun Wadhwa, Sonal Modak Ext: Arun Wadhwa, Sonal Modak Photo Ref: 296_Kapadia Building.	 Location plan	
1.0		**Denomination**		
1.1	Name of Premises	Kapadia building		
1.2	Earlier Name	Kapadia building		
1.3	Built in:	Indeterminable	Extension Date: -	
2.0		**Access**		
2.1	Main	Cooper 1st street off E. Rahimtulla marg – Vehicular & Pedestrian		
2.2	Subsidiary	Cooper 2nd street off E. Rahimtulla marg - Vehicular & Pedestrian		
3.0		**Ownership pattern**		
3.1	Present	Multiple owners		
3.2	Past	Indeterminable		
3.3	Status	Owners and Tenants.		
4.0		**Use**		
4.1	Present	Shops and Residences.		
4.2	Past	-		
4.3	Usage	Daily.		
5.0		**Significance & Value Classification**		
5.1	Townscape (manmade)	Located along a continuous row of residential buildings with domestic scale and character accessed from the south side narrow lane and also from parallel north lane.		
5.2	Architectural Description	**Planning** Small building with narrow front and rear road fronts and longer sides abutting adjoining buildings. Staircase at the centre leading to typical upper floor layout with small single room tenements and common toilets at the rear side. Internal chowk ventilates the narrow passage, stair and window openings of inner units. **Features** Vernacular style residential building with stucco features on symmetrical facade. Distinct cornice bands at floor levels, stucco fluted columns with decorative capitals and arch window openings with relief floral panels. **Style** Vernacular and colonial features on stucco façade. No significant value or style.		
5.3	Intrinsic	-		
5.4	Value Classification	B(per)	Recommended grade:	Delete
6.0		**Topography**		
6.1	Floors	G + 4 floors.		
7.0		**Construction**		
7.1	Plinth	-		
7.2	Walls	Brick masonry walls and wood framed structure.		
7.3	Floor	Stone slabs supported on wooden members.		
7.4	Stairs	Narrow single flight wooden stair with simple balusters and handrail also wooden.		
7.5	Openings	Segmental arch window openings on external facade, rectangular window shutters in two parts – lower wood paneled upto parapet and upper glazed panel. Ordinary wood panel door shutters.		
7.6	Roofing	-		
7.7	Articulation	Floor level cornice bands, segmental arch openings and decorative relief features.		
7.8	Finishes	Plaster painted finishes to internal and external wall surfaces. Plaster stucco features on		

		external facade. Ordinary ceramic tile flooring in most parts, with variations.
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	Inadequate natural light in some internal portions and staircase also relies on artificial light.
8.2	Ventilation	Inadequate natural ventilation also relies on 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)	Window unit A.C.
9.0		**Condition**
9.1	Plinth	Poor - Plant cultivation around the plinth area and plumbing interventions to the north side.
9.2	Walls	Poor – seepage and plant growth observed.
9.3	Floor	Poor – damaged and neglected state.
9.4	Stairs	Poor – damaged and poorly maintained.
9.5	Openings	Poor - Iron grills enclosing façade openings, damaged and poorly finished door window shutters. Addition of metal sheet *chajjas* and shop fronts at ground floor.
9.6	Roofing	Fair except the neglected and vandalized terrace block.
9.7	Articulation & Finishes	Poor - Blackened stone-faced facades and verandah features.
9.8	Services	Poor – extremely dilapidated condition of internal chowk. Old and neglected electrical and plumbing services.
9.9	Out Buildings	-
9.10	Overall Conditions	Poor | Maintenance level: Negligible
10.0		**Transformation**
	Form	-
	Structure	Extra floor added on the rear side terrace.
	Articulation & Finishes	Commercial signages mar the elevation features and addition of box iron grills, *chajjas* damage stucco features and present a chaotic and insensitive picture.
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.*


Saifee Vadiwalla



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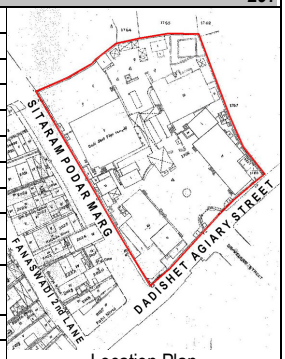
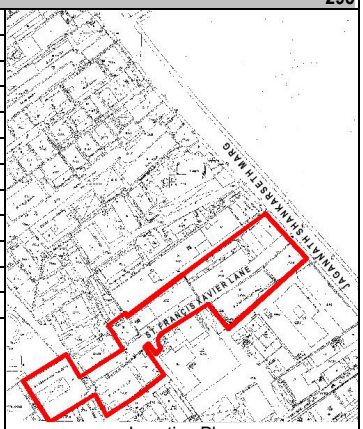
Seth Dadibhai Noshenwanji Dadiseth Atash Behram (Kadmi)			297
Photography Permission denied		Common Ref No: 297 Card No: 393 Ward (Part): C CS No: 1766 (Bhuleshwar division) Plot Area: 5646.36 sq. m B U Area: - Date: 15/05/01 Recorded by: Prachi Merchant Reviewed by: Int: Refer # Ext: Refer # Photography Permission denied Photo Ref.: 297_Dadiseth Atash Behram	 Location Plan
1.0		**Denomination**	
1.1	Name of Premises	Seth Dadibhai Noshenwanji Dadiseth Atash Behram (Kadmi)	
1.2	Earlier Name	Indeterminable	
1.3	Built in:	1783	Extension Date: Shehenshahi Atash Behram-Wadiaji built 47 years later
2.0		**Access**	
2.1	Main	Sitaram Podar Marg	
2.2	Subsidiary	Dadiseth Agiary Lane	
3.0		**Ownership pattern**	
3.1	Present	Seth Dadibhai Nosherwanji Dadiseth Atash BehramTrust. (Trustees: Ratan Lalakaka, Veera Choksi, Behram Ardeshir, Mehenosh Uranwalla)	
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 Atash Behram complex is located on a large plot along the lane named after the fire temple. The complex constructed around a concrete fore court with a landscaped roundabout accommodated in the front with most of the development along side and rear. The complex is complimented by two side flanks accommodating congregation hall structures essentially framing the axis, which leads to the rear of plot leading to the main Atash Behram structure	
5.2	Architectural Description	**Planning & Features** The complex comprises of a number of two large impressive congregation hall structures flanked on either side of plot accommodating a large front open space. It is a single storied structure is affronted by a covered colonnaded verandah with timber post and Corinthian capitals. The Agiary structure with it's main entry through the roofed portico from the affronting fore court is led through a roof portico from the affronting fore court is led through a pitched roof passage leading to the main Atash Behram, residential quarters and side ancillary and service structure. <u>Ablution Pavilion (Kasti enclosure)</u>: It is a square pavilion of fifteen feet in the centre the plot. Four piers in brick masonry support the hipped roof with Manglore tiles. It affronts the gate and accommodates the space of performing Kasti before leading to the Atash Behram. An eight feet wide and sixty feet long covered passage with Kota flooring and Manglore tile roofing supported on timber columns and Corinthian capital leads to the main Atash Behram. <u>Kebla:</u> The Kebla is centrally located within the Atash Behram. It is about eighteen feet square with marble flooring and white washed walls having in-built niches along the windows. Windows are teakwood framed, paneled with shutters and brass rods for devotees to pray and look through. It is topped with a masonry dome. The centre of the Kebla has a German silver "afarghanyu" (fire vessel) surmounted	

		by a German silver tray holding the fire. The urn is mounted on a stone pedestal called 'idhora'. The walls are adorned with swords, scabbards, and metal 'goorooj' (head of bull). Large brass bells are hung from the cieling and a German silver 'chattar' (umbrella) is suspended over the fire. Prayer Hall : L-shaped prayer hall affronts the Kebla. The prayer hall together with the Kebla is about thrity feet square. The prayer hall is completely carpeted with timber false ceiling punctuated at places by light wells. Walls accommodate in-built seating. Ceremony Hall: The front Ceremony hall about twenty-four feet is well ventilated from all three sides. It is well lit by three deep light wells provided in the roof and punctured through the timber false ceiling. Huge timber photo frames, chandeliers, *diya* bell jars and cupboards for prayer books, further adorn the hall. Yajasni Room: The Baj/ Yajasni Room is about fifteen feet by thirty feet with ventilating shafts. Along the south are sets of three windows. Flooring is finished with Kota stone. Walls are lime washed. Congregation hall: These are two Congregation Hall structures. The two and partly three stoned structures respectively on the east and west form the flaks of Atash Behram complex. The first fore court is regularly used for a number of social and cultural occasions. On the ground floor of these two structures is an arched space of about thirty feet by seventy feet complemented by storage, kitchen and straight flight timber staircase leading to the upper floors. Elaborate columns with cast iron brackets along with load bearing masonary wall support the first floor structure. The flooring is finished with dressed basalt stone, which has undergone a lot of wear and tear. The first floor has exquisite arched full-length openings with louvered shutters and elaborates timber brackets, which support the projecting roof eaves. Residence for Priest's (Boiwala's) in serving: A load bearing three-storied building along the Northeast corner of the plot opposite to the Ayash Behram accommodates the priest's residence. It has gable-ended, Manglore tiled sloping roof. Curtilege Structures (wells etc): To the rear of the plot are the ancillary spaces such as store, kitchen and well along with the Boiwala's residence. **Style** A humane pre-industrial vernacular structure with simple detailing inclusive of Zoroastrian motifs, placed on axis framed by strong institutional scaled buildings on the flanks.		
5.3	Intrinsic	Its one of the first Kadmi Atash Behram		
5.4	Value Classification	A(arc), A(his), A(cul), B(uu), C(seh), D(bio), E	Recommended grade:	II A
6.0		**Topography**		
6.1	Floors	Atash Behram – G, Hall Structures - East G+1, West G+1, Part G+2, Boiwala's residence - G+2		
7.0		**Construction**		
7.1	Plinth	Low stone plinth finished with Kota-Kudappah one feet square. In built seating all along the passage parapet walls.		
7.2	Walls	Load bearing brick masonry walls 1'6"thich in lime plaster. Internally and externally lime washed.		
7.3	Floor	No floor but clear storey between the timber false ceiling is provided. The hipped roof accommodates light wells and ventilating pits.		
7.4	Stairs	-		
7.5	Openings	Windows are teakwood framed, double shuttered with glazed panels. Teakwood paneled double shutters are provided for all doorways.		
7.6	Roofing	Timber framework with teakwood rafters, boarding, battens, purlins and Mangalore tile. False ceiling in timber planking.		
7.7	Articulation	Minimum for the Atash Behram structure except for the subtle proportions, clean roofline and circular timber post with Corinthian capitals. The two hall structures are elaborately articulated.		
7.8	Finishes	Walls lime washed externally as well as internally.		
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable**		

		-
7.10	Compound/ Fence/ Gate	Brick masonry walls with cement plaster and lime wash. The compound wall at the entry is elaborately designed over emphasising the entry in plan
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	A number of small Mangalore tile roofed structures serve as kitchen, storage, services areas, well areas etc.
8.0		**Services & Utilities**
8.1	Lighting	Adequate especially in the hall by way of light wells in timber false ceiling.
8.2	Ventilation	Adequate through cross ventilation in ceremony hall. The prayer hall lacks adequate ventilation.
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	-
9.10	Overall Conditions	Fair | Maintenance level: | Fair
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:** # 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.

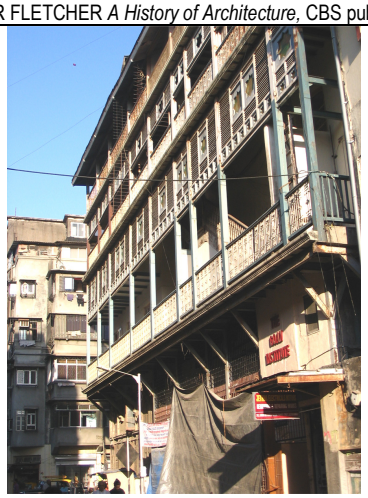
Note: Photography permission denied

Dabul Precinct				298
Not Applicable		Common Ref No: 298 Card No: 394 Ward (Part): C CS No: - Plot Area: - B U Area: - Date: 27/12/04 Recorded by: Sachin Borkar Reviewed by: Int: NA Ext: Arun Wadhwa, Sonal Modak Photo Ref.: 298_Dabul precinct	 Location Plan	
1.0		**Denomination**		
1.1	Name of Premises	Dabul Precinct		
1.2	Earlier Name	Dabul Precinct		
1.3	Built in:	varied	Extension Date:	-
2.0		**Access**		
2.1	Main	Jagannath Shankarsheth Marg		
2.2	Subsidiary	St. Francis Xavier lane		
3.0		**Ownership pattern**		
3.1	Present	Varied		
3.2	Past	Varied		
3.3	Status	Varied		
4.0		**Use**		
4.1	Present	Mixed – Residential, institutional and places of worship		
4.2	Past	Mixed – Residential, institutional and places of worship		
4.3	Usage	Daily		
5.0		**Significance & Value Classification**		
5.1	Townscape (Manmade)	This precinct characterizes a unique setting of residential buildings which coexist with a church, a school and other institutions which form a prominent character of St. Francis Xavier lane.		
5.2	Architectural Description	**Planning** The buildings are lined on both sides of St. Francis Xavier lane. While entering form Jagannath Shankarsheth Marg , the institutional buildings are located on the left and the other residential ones form the right edge. **Features** The institutional buildings are comparatively more articulate with ornate architectural features enhancing the façade. Though the buildings stand along a narrow lane, the character of the facades imparts a unique ambience to the entire lane. The residential buildings are not so ornate but definitely complement the institutional buildings as the facades have vernacular features. **Style** Residential buildings have vernacular influence, institutional buildings have Gothic influence.		
5.3	Intrinsic	-		
5.4	Value Classification	-	Recommended grade:	-
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	-
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	Fair | Maintenance level | Fair
10.0		**Transformation**
	Form	-
	Structure	-
	Articulation & Finishes	Though the institutional buildings are maintained regularly, the residential ones need need maintenance.
11.0		**DP Remarks/ Perceived Threats**
		Individual buildings have varied reservations.
12.0		**Additional Notes/ References/ Documents available**
		Additional Notes: - **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* SIR BANNISTER FLETCHER *A History of Architecture,* CBS publication and distributors.



Facade of Raghunath Prasad House and adjacent Buildings. Buildings with similar heights and sloping roof



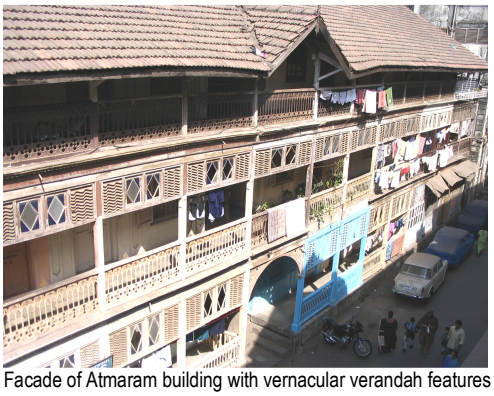
Facade of Goan Institute building with projecting balconies



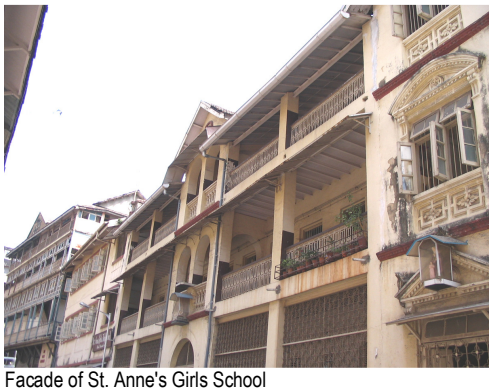
Facade of St Sebastian Church with grey stone cladding and arched openings



Facade of Sebastian Goan High School in grey stone, arched openings



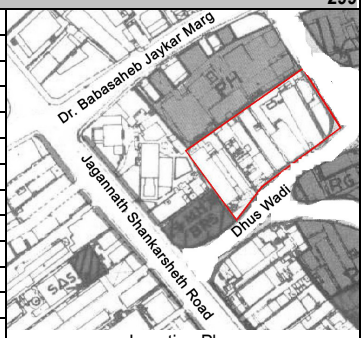
Facade of Atmaram building with vernacular verandah features



Facade of St. Anne's Girls School



Buildings adjacent to Atmaram building

Desai House					299
		Common Ref No: 299 Card No: 395 Ward (Part): C CS No: 2247, 2248 Plot Area: Indeterminable B U Area: - Date: 17/01/2005 Recorded by: Sonal Modak Reviewed by: Int: NA Ext: Sonal Modak, Arun Wadhwa Photo Ref.: 299_Desai house		 Location Plan	
1.0		**Denomination**			
1.1	Name of Premises	Desai House			
1.2	Earlier Name	Dhus Wadi			
1.3	Built in:	Indeterminable	Extension Date:	-	
2.0		**Access**			
2.1	Main	Dhus Wadi			
2.2	Subsidiary	-			
3.0		**Ownership pattern**			
3.1	Present	Indeterminable			
3.2	Past	Indeterminable			
3.3	Status	Indeterminable			
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** No planning features **Features** No special features. **Style** -			
5.3	Intrinsic	-			
5.4	Value Classification	Nil	Recommended grade:	Deleted	
6.0		**Topography**			
6.1	Floors	G + 2			
7.0		**Construction**			
7.1	Plinth	The building has been totally reconstructred in RCC.			
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	Natural light through door-window openings supplemented by electric light fixtures.			
8.2	Ventilation	Natural ventilation through door-window openings supplemented by electric fans.			

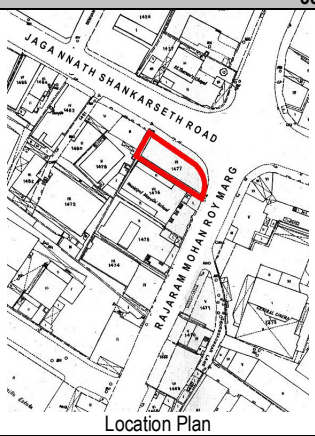
Desai House			299
8.3	Electricity	BEST	
8.4	Water Supply	MCGM	
8.5	Drainage (Plumbing & Sanitation)	MCGM	
8.6	Fire Precaution	No trace	
8.7	Other (HVAC/BMS/Security Systems)	No trace	
9.0		**Condition**	
9.1	Plinth	The building has been totally reconstructred and is in a fair condition.	
9.2	Walls		
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	Good	Maintenance level: Good
10.0		**Transformation**	
	Form	The original structure has been totally demolished and two high-rise buildings are standing in place.	
	Structure		
	Articulation & Finishes		
11.0		**DP Remarks/ Perceived Threats**	
12.0		**Additional Notes/ References/ Documents available**	
		Additional Notes: - **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.*	



Side view of the transformed building



Arched band, transformed openings

Habib building			300
		Common Ref No: 300 Card No: 396 Ward (Part): D(Part IV). CS No: 1477/79 (Bhuleshwar division) Plot Area: 220.74 sqm. B U Area: - Date: 9/12/2004 Recorded by: Zankhana Prajapati Reviewed by: Int: Arun Wadhwa, Zankhana Prajapati Ext: Arun Wadhwa, Zankhana Prajapati Photo Ref.: 300_Habib Bldg	 Location Plan

1.0		**Denomination**	
1.1	Name of Premises	Habib building	
1.2	Earlier Name	Habib building	
1.3	Built in:	Indeterminable	Extension Date: -
2.0		**Access**	
2.1	Main	Jagannath Shankarseth Marg – vehicular & pedestrian.	
2.2	Subsidiary	-	
3.0		**Ownership pattern**	
3.1	Present	Private	
3.2	Past	Private	
3.3	Status	Tenanted	
4.0		**Use**	
4.1	Present	Commercial and residential	
4.2	Past	Commercial and residential	
4.3	Usage	Daily.	
5.0		**Significance & Value Classification**	
5.1	Townscape (Natural/ Manmade)	Corner building with a curved profile at the major street intersection. Accessed along the east side road front through a narrow entrance bay leading to upper floors. Marked by vernacular type wooden verandas along the entire road front.	
5.2	Architectural Description	**Planning** Narrow rectangular building with a curved profile at the corner and continuous verandas along the road front. Staircase placed in between leading to veranda on both sides from which residential units are accessed. Rear veranda for service access and common toilet facilities located centrally to the rear of staircase block with a small internal *chowk* space. **Features** Curvilinear decorative terrace parapet profile above the corner and central staircase blocks. Column pilaster, decorative panels and relief work on the corner and central staircase block. Ornamental column capitals supporting arched openings on the ground and first floor. Projecting cornice bands at floor levels. Pointed and semi-circular arch openings with intricate tracery panel. Continuous projecting veranda openings along the street front with cast-iron railing. **Style** Victorian façade features	
5.3	Intrinsic	-	
5.4	Value Classification	A(arc), B(per), E	Recommended grade: III
6.0		**Topography**	
6.1	Floors	G + 3 floors.	
7.0		**Construction**	
7.1	Plinth	Low plinth about a foot, dressed in stone.	
7.2	Walls	Brick masonry load bearing walls and wooden supporting members embedded within walls.	
7.3	Floor	Shahabad stone panels on wooden rafters supported on timber column and beam.	
7.4	Stairs	Narrow stair in wood supported on wooden members, carved wooden balusters and handrail.	
7.5	Openings	Road front has continuous wooden veranda openings, corner and staircase front have	

		pointed and semi-circular arch openings with glazed and teak wood panel. Door and window openings to the rooms have louver and solid panel shutters. Also operable ventilator above all door openings.
7.6	Roofing	Mangalore tile sloping roof supported on timber trusses. Sloping roof profile continues on the verandas to the front.
7.7	Articulation	-
7.8	Finishes	Walls are plastered and painted both externally and internally. Relief work on the side bays and central stair block stone faced. Wooden verandas. Originally broken ceramic tile chips finishing.
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -
7.10	Compound/ Fence/ Gate	Building forms the front on the east and south whereas north and west boundary wall with adjoining buildings.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Marginal open space along the north and west sides with adjoining building. No landscape.
8.0		**Services & Utilities**
8.1	Lighting	Adequate natural light except staircase supplemented by electric light fixtures.
8.2	Ventilation	Adequate natural Ventilation supplemented by electric fans and air-conditioning units.
8.3	Electricity	BEST
8.4	Water Supply	MCGM
8.5	Drainage (Plumbing & Sanitation)	MCGM
8.6	Fire Precaution	No trace of fire fighting or precautionary system.
8.7	Other (HVAC/BMS/Security Systems)	-
9.0		**Condition**
9.1	Plinth	Poor – non-maintained and modification carried out to the shop fronts. Side and rear plinth courses weakened due to seepage.
9.2	Walls	Poor - Cracks and exposed plaster observed.
9.3	Floor	Fair - also repair works carried out.
9.4	Stairs	Poor - Wooden stair in weak condition, poor finishing levels and missing baluster members. Dark and poorly maintained.
9.5	Openings	Poor - Some verandas encroached, grilled and covered window openings, broken and altered glass panes, poorly maintained and broken door shutters in common areas.
9.6	Roofing	Fair – some wooden boards on the Soffit side damaged, missing at a few places, waterproofing and maintenance required
9.7	Articulation & Finishes	Poor - Ornamental and decorative relief features obscured and blackened due to poor maintenance. Floor finishing in poor state in common areas, modified inside the premises by individual tenants.
9.8	Services	Messy and unplanned service lines running across with exposed wires at the entrance. Plumbing lines also in a state of neglect.
9.9	Out Buildings	-
9.10	Overall Conditions	Poor | Maintenance level: Negligible
10.0		**Transformation**
	Form	No major transformation.
	Structure	Structural repair carried out replacing wooden members with iron sections. Wooden verandas encroached on north side of first floor.
	Articulation & Finishes	Signage's installed at ground level obscure and damage arch openings and ornamental detail. Metal sheet chajja fixed on to ornamentally detailed façade Non-uniform paint application to walls and verandah parapet mars façade character.
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.



Central bay higher than the rest wings, with arched openings, band, pediment above etc



Balcony with columns, railing, wooden ceiling



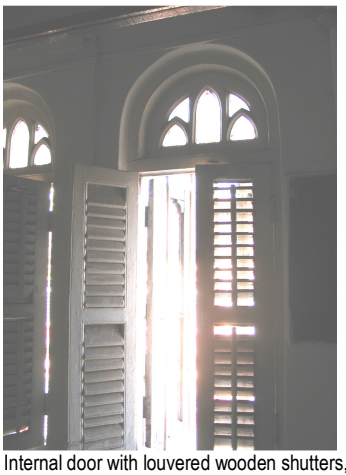
Window with arched opening, frieze band at sill level



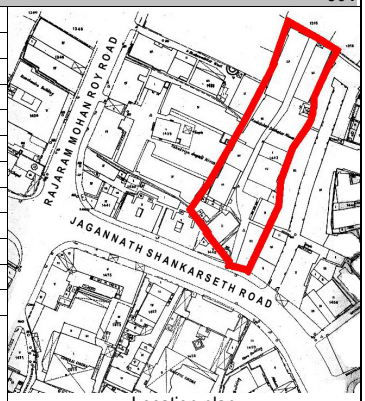
Decorative metal railing



Wooden open well staircase



Internal door with louvered wooden shutters, decorative ventilator

Kudal Deshkar Brahmin Niwas				301
		Common Ref No: 301 Card No: 397 Ward (Part): D (Part IV). CS No: 1443 (Girgaum Division). Plot Area: 3265.07 sqm. B U Area: - Date: 10/12/2004 Recorded by: Arun Wadhwa Reviewed by: Int: Arun Wadhwa, Sonal Modak Ext: Arun Wadhwa, Sonal Modak Photo Ref: 301_Kudal Deshkar Brahmin.	 Location plan	
1.0		**Denomination**		
1.1	Name of Premises	Kudal Deshkar Brahmin Niwas		
1.2	Earlier Name	Kudal Deshkar Brahmin Niwas		
1.3	Built in:	Indeterminable	Extension Date: -	
2.0		**Access**		
2.1	Main	Jagannath Shankarseth Road – Vehicular & Pedestrian		
2.2	Subsidiary	-		
3.0		**Ownership pattern**		
3.1	Present	Private		
3.2	Past	Indeterminable		
3.3	Status	Owner, Tenants.		
4.0		**Use**		
4.1	Present	Shops and Residences.		
4.2	Past	Indeterminable		
4.3	Usage	Daily.		
5.0		**Significance & Value Classification**		
5.1	Townscape (manmade)	Complex of vernacular chawl buildings, accessed from the west side road into an internal narrow access. It reflects the low scale profile of predominantly chawl settings around.		
5.2	Architectural Description	**Planning** Long inclined chawl structures around internal open space and extended wing flanking the entrance. Typical layout with small residential tenements arranged in a long row accessed through a narrow continuous verandah. **Features** Vernacular chawl building with long continuous veranda fronts and low roof profile. Wooden post and supporting brackets with simple balusters and handrail form the open verandahs. Decorative cast iron railing in some verandah parapets. **Style** Vernacular features		
5.3	Intrinsic	Social and neighborhood qualities prevalent in a chawl system.		
5.4	Value Classification	B(per)	Recommended grade:	Delete
6.0		**Topography**		
6.1	Floors	G + 2 floors.		
7.0		**Construction**		
7.1	Plinth	Low plinth about 0.3 m. in height, rubble stone constructed and plaster finished.		
7.2	Walls	Brick masonry walls and wooden frame supports.		
7.3	Floor	Jack arch floor as observed in verandas.		
7.4	Stairs	Narrow wooden stairs, single flight and L- shaped at some places.		
7.5	Openings	Verandah openings with wooden pillars and simple plain balusters. Simple rectangular openings with wood paneled door window shutters.		
7.6	Roofing	Gently sloping Mangalore tile roof, continuous over the long structure, gable ended at corners. Also asymmetrical sloping roof over some portions.		
7.7	Articulation	Long continuous wooden verandas supported on brackets		
7.8	Finishes	Plain plaster painted internal and external wall surfaces, wooden veranda members and ordinary ceramic tile floor finishes. Decorative cast iron railing at some places.		
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -		

Kudal Deshkar Brahmin Niwas			301
7.10	Compound/ Fence/ Gate	-	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Open paved space with old trees used as play and parking area. Also small ancillary structures including a shrine within the open space.	
8.0		**Services & Utilities**	
8.1	Lighting	Inadequate natural light in internal rooms, also relies on artificial light.	
8.2	Ventilation	Adequate natural ventilation also relies on 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	Poor - Plant cultivation around the plinth area and plumbing interventions to the north side.	
9.2	Walls	Fair except for poor maintenance.	
9.3	Floor	Fair except damage to some portions.	
9.4	Stairs	Fair except wear and tear and neglected maintenance.	
9.5	Openings	Fair except neglected maintenance.	
9.6	Roofing	Fair except neglected maintenance.	
9.7	Articulation & Finishes	Poor – neglected external finishing and verandah features.	
9.8	Services	Poor – Old and neglected electrical and plumbing services.	
9.9	Out Buildings	-	
9.10	Overall Conditions	Fair except finishes and services.	Maintenance level: low
10.0		**Transformation**	
	Form	No visible changes	
	Structure	No visible changes	
	Articulation & Finishes	No visible changes	
11.0		**DP Remarks/ Perceived Threats**	
		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.*	



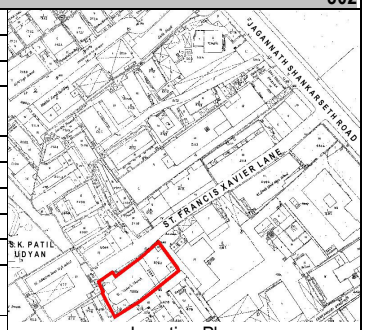
Longer façade with vernacular features like balcony with columns, railing, with major Transformations



Short façade with sloping roof, projecting balcony on wooden columns and railing



Metal railing in balcony space

St. Francis Xavier Church (St. Sebastian Church)			302
		Common Ref No: 302 Card No: 398 Ward (Part): C CS No: 2093, 2094, 2095 (Bhuleshwar & Girgaum Division) Plot Area: Indeterminable B U Area: - Date: 15/1/2005 Recorded by: Arun Wadhwa Reviewed by: Int: Arun Wadhwa, Sonal Modak Ext: Arun Wadhwa, Sonal Modak Photo Ref.: 302_St Sebastian Church	 Location Plan

1.0		**Denomination**	
1.1	Name of Premises	St. Francis Xavier Church	
1.2	Earlier Name	St. Sebastian Church	
1.3	Built in:	1891 - 1896	Extension Date: -
2.0		**Access**	
2.1	Main	St. Francis Xavier lane (off Jagannath Shankarseth Marg)	
2.2	Subsidiary	-	
3.0		**Ownership pattern**	
3.1	Present	St. Francis Xavier Trust	
3.2	Past	St. Francis Xavier Trust	
3.3	Status	Trust	
4.0		**Use**	
4.1	Present	Church and Trust office	
4.2	Past	Church	
4.3	Usage	Occasional – Place of Worship	
5.0		**Significance & Value Classification**	
5.1	Townscape (manmade)	Gable front entry from the east side narrow lane to the west off Jaganath Shankarseth Road. Stone dressed with Gothic features located alongside educational and residential buildings in a predominantly residential locality with domestic scale and character.	
5.2	Architectural Description	**Planning** Entrance from eastern side through pointed arch opening into a long rectangular hall space oriented east-west with large height and a semicircular raised apsidal western side serving as altar. Cantilevered gallery on three sides accessed by narrow spiral staircases flanking both sides of the entrance. The northern staircase has a bell arrangement culminating into Spires on both the sides. Servant's quarters are located to the rear accessed through a separate narrow spiral stair. Also adjoining school building is managed by the same trust. **Features** High gable end front flanked by towers surmounted by stone spires and finials. Stone dressed long side facades with regular pointed arch window openings, floor level cornice band and distinct terrace parapet. Stone carved capitals with floral and bird motifs surmounted on circular columns. Pointed arch openings, with smaller arches set within and stained glass panels on the stone-finished facades. Curvilinear dome surmounting the semicircular apsidal end. Steep sloping roof with hammer beam wooden truss work. Highly ornate large metal brackets supporting cantilevered galleries. Plaster carved angelical figureheads at the base of brackets. Several statutes of Jesus and saintly figures. Also the grand volume of the main hall seems an important feature. **Style** Gothic features.	
5.3	Intrinsic	Miniature chapel feature.	
5.4	Value Classification	A(arc), A(his), A(cul), B(per), B(des), B(uu), C(seh), E, F	Recommended grade: II A
6.0		**Topography**	
6.1	Floors	Single floor with an intermediate gallery level. G + 3 servants wing at the rear side.	
7.0		**Construction**	
7.1	Plinth	Low plinth about a foot high, rough dressed grey basalt stone.	
7.2	Walls	Heavy rubble stone masonry load bearing walls.	
7.3	Floor	Gallery floor is composed of wooden floorboards supported on wooden members and large iron brackets.	

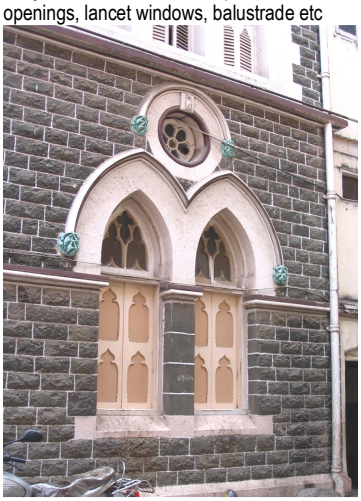
St. Francis Xavier Church (St. Sebastian Church)			302
7.4	Stairs	Narrow wooden spiral stair with a central support on both sides of the front. Simple wooden railing and handrail.	
7.5	Openings	Pointed arch openings with wooden tracery and stained glass panels. Large window openings divided into lower louvered and upper glazed panels. Small circular openings with glazed panels on the higher levels. Distinct circular rose window at the gable end.	
7.6	Roofing	High sloping Mangalore tile roof on wooden boards supported on hammer beam wooden truss culminating as brackets resting on load bearing walls. Conical stone spires surmounted on high towers flanking the front side.	
7.7	Articulation	Highly ornamental stone carved capital and frieze band	
7.8	Finishes	Rough dressed grey basalt ashlars course masonry, cyclopean course dressing to rear western side. Buff basalt dressing to openings and cornice bands. Ornamentally carved features in soft Porbander stone. Internally plaster finished with painted wall surfaces. Mosaic tile floor finishing and carpeted altar space. Marble slabs depicting memorabilia of eminent religious persons associated with the church. Marble clad finish upto dado level. Polished wooden benches and furniture.	
7.9	Interiors (Movable & Immovable)	**Movable** Old wooden chest and many statues of Jesus and saintly figures. **Immovable** Mini chapel in the apse portion. Original long wooden benches for congregation in the large prayer hall.	
7.10	Compound/ Fence/ Gate	Small compound wall with iron railing and gatepost to the southern and western side with adjoining buildings. Building abuts the lane to the east and north side.	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Very narrow open space with adjoining building on the two sides.	
8.0		**Services & Utilities**	
8.1	Lighting	Adequate natural light supplemented by artificial sources.	
8.2	Ventilation	Adequate natural ventilation supplemented by artificial fixtures.	
8.3	Electricity	BEST	
8.4	Water Supply	MCGM - Underground and overhead water tank.	
8.5	Drainage (Plumbing & Sanitation)	MCGM - Drainage connected to municipal sewers	
8.6	Fire Precaution	-	
8.7	Other (HVAC/BMS/Security Systems)	-	
9.0		**Condition**	
9.1	Plinth	Poor - Plant cultivation around the plinth within troughs made in brick masonry and filled with soil. Stone dressing oil painted.	
9.2	Walls	Fair except some cracks and damp surfaces. Neglected bell tower space vandalized by pigeons.	
9.3	Floor	Fair except wear & tear of wooden floorboards in the gallery, also vandalized flooring in the bell tower.	
9.4	Stairs	Poor - Spiral wooden stair in sagging state and vandalized staircase in the bell tower by pigeons. Also poor maintenance of wooden treads and balusters.	
9.5	Openings	Fair except for minor repairs, servants wing seems poorly maintained.	
9.6	Roofing	Fair since repair work carried out, poor maintenance to the spire in the bell tower.	
9.7	Articulation & Finishes	Fair except insensitive painting applied to stone dressed façade and ornamental features.	
9.8	Services	Fair except for servant's wing at the rear.	
9.9	Out Buildings	-	
9.10	Overall Conditions	Fair except plinth & stairs.	Maintenance level: Fair
10.0		**Transformation**	
	Form	-	
	Structure	-	
	Articulation & Finishes	Thick coat of paint applied over the external stone façades and richly carved features.	
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.* SIR BANNISTER FLETCHER *A History of Architecture,* CBS publication and distributors.	



Grey stone clad façade with pointed arched openings, lancet windows, balustrade etc



Tower with receding bays, frieze bands, arched and round openings



Pointed arched windows with floral motif at the springing point, round window etc



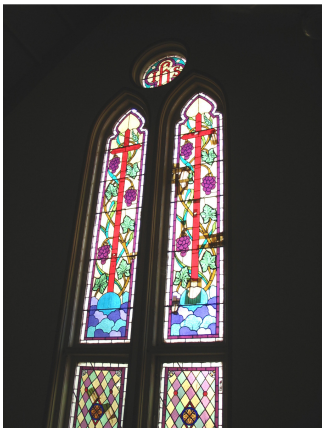
Windows with glazed paneled shutters



Tombstone in marble

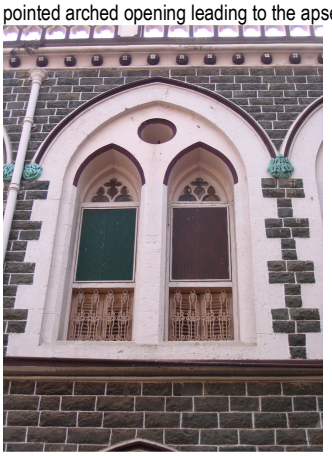


Spiral wooden staircase


Stained glass


Nave with wooden cross braced roof, pointed arched opening leading to the apse


Brackets in metal supporting balconies


Windows with lancet windows, bands above etc

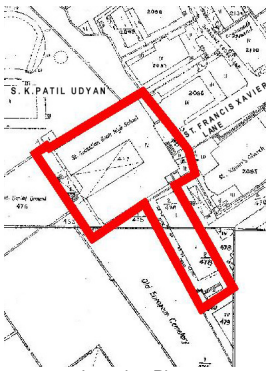

Column capital detail


Mask


Gallery space overlooking the main church area with sloping roof



Tablet

St. Sebastine Goan High School			303
		Common Ref No: 303 Card No: 399 Ward (Part): C CS No: 477 Plot Area: 1045.99 sq m. B U Area: - Date: 17/01/2005 Recorded by: Sonal Modak Reviewed by: Int: Sonal Modak, Arun Wadhwa Ext: Sonal Modak, Arun Wadhwa Photo Ref: 303_Sebastian Goan High School.	 Location Plan

1.0		**Denomination**			
1.1	Name of Premises	St. Sebastine Goan High School			
1.2	Earlier Name	St. Sebastine Goan High School			
1.3	Built in:	1919	Extension Date:	1960-65 New wing added on south-east side.	
2.0		**Access**			
2.1	Main	St. Francis Xavier's lane – Pedestrian			
2.2	Subsidiary	-			
3.0		**Ownership pattern**			
3.1	Present	Trust			
3.2	Past	Trust – The Church of St. Francis Xavier, Dabul			
3.3	Status	Owner			
4.0		**Use**			
4.1	Present	Institutional – High School			
4.2	Past	Institutional – High School			
4.3	Usage	Daily			
5.0		**Significance & Value Classification**			
5.1	Townscape (Manmade)	The building stands at the end of the Dabul precinct facing St. Francis Xavier's Street on north-east forming a focal point of the area.			
5.2	Architectural Description	**Planning** Rectangular in plan, the building has a central large community hall. Main access is eccentric from St. Francis Xavier's Street on north-east. Entrance is defined by a haunch arch. **Features** Bands at first and third floor level. Engaged coupled square columns on either sides of entrance archway highlight central entrance bay with a pediment atop on which stands a statue of St. Sebastine. Façade consists of stucco features like corbels, dentils. Windows have architraves. **Style** It displays no particular style. The architecture displays the influence of vernacular style.			
5.3	Intrinsic	-			
5.4	Value Classification	A(arc), B(per), B(des), B(uu), F	Recommended grade	II B	
6.0		**Topography**			
6.1	Floors	G + 4 Main Building, G + 3 Added Wing			
7.0		**Construction**			
7.1	Plinth	Medium plinth about 2 ft. high.			
7.2	Walls	Thick load bearing external walls. Internal non load-bearing walls with timber columns supporting floors above.			
7.3	Floor	Jack arch flooring with MS sections in classrooms. Corridors have ladi-coba floors with MS sections.			
7.4	Stairs	RCC dog-legged main staircase with concrete parapet wall.			
7.5	Openings	Mostly all the door/window openings are rectangular with wooden frame shutters having small glazing panels in upper part and wooden louvers in lower part. All the door/window openings have rectangular ventilator units above fixed with glazed panels. Main entrance door is a wide haunch arch.			

St. Sebastine Goan High School			303
7.6	Roofing	Timber truss sloping roof with AC sheets above.	
7.7	Articulation	-	
7.8	Finishes	All walls plastered and painted from both sides except for front walls having yellow stone ashlar masonry facing. Corridors and passages are provided with Kotah stone flooring and other spaces have marble mosaic flooring.	
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -	
7.10	Compound/ Fence/ Gate	On front side external wall itself forms the boundary. A big garden on northern side. Brick compound wall about 6 ft. high on western and southern side.	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	A big garden on northern side. A temporary shed covered with AC sheet roofing accommodated in side open space.	
8.0		**Services & Utilities**	
8.1	Lighting	Adequate daylight available in classrooms and is supplemented with artificial lighting. The community hall does not get adequate daylight so totally depends on artificial lighting.	
8.2	Ventilation	Adequate ventilation through windows and verandahs supplemented with electrical fans.	
8.3	Electricity	BEST	
8.4	Water Supply	MCGM	
8.5	Drainage (Plumbing & Sanitation)	MCGM	
8.6	Fire Precaution	No traces.	
8.7	Other (HVAC/BMS/Security Systems)	Window AC units added in few areas.	
9.0		**Condition**	
9.1	Plinth	Fair – Mostly covered by planter boxes.	
9.2	Walls	Fair – Minor cracks internally. Dampness due to leakage in service pipes in some parts.	
9.3	Floor	Fair – Addition of Ms sections to strengthen floors.	
9.4	Stairs	Good – No evident damages.	
9.5	Openings	Fair – Missing/broken glazing panels. MS sections have replaced wooden columns along verandahs.	
9.6	Roofing	Fair – Wooden trusses painted over.	
9.7	Articulation & Finishes	Fair – Plaster and paint peeling off due to dampness.	
9.8	Services	Fair – Broken service pipe resulting in leakages in some places.	
9.9	Out Buildings	Poor – In neglected condition	
9.10	Overall Conditions	Fair	Maintenance level | Fair
10.0		**Transformation**	
	Form	Additional wing is constructed on south-east side of existing block.	
	Structure	Many of the original wooden structural members have been replaced by MS sections in many places.	
	Articulation & Finishes	-	
11.0		**DP Remarks/ Perceived Threats**	
		Secondary school and playground. 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.*	



Grey stone clad façade with arched openings, bands etc



Entrance bay with a pediment above



Corridor with wooden columns, beams



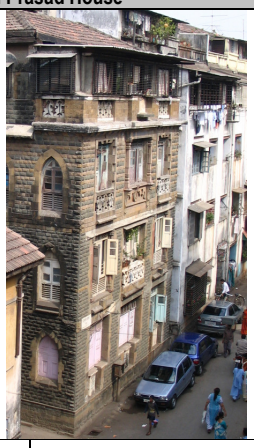
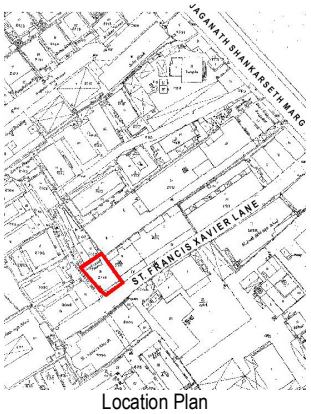
Tablet



Windows with frieze band, louvered shutters



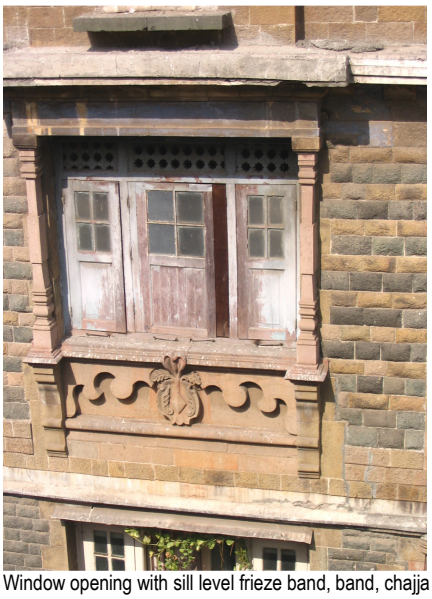
Jack arch flooring

Raghunath Prasad House			304
		Common Ref No: 304 Card No: 400 Ward (Part): C CS No: 2110 Plot Area: 204.57 sq m. B U Area: - Date: 17/01/2005 Recorded by: Sonal Modak Reviewed by: Int: Arun Wadhwa, Sonal Modak Ext: Arun Wadhwa, Sonal Modak Photo Ref: 304_Raghunath Prasad House	 Location Plan
1.0		**Denomination**	
1.1	Name of Premises	Raghunath Prasad House	
1.2	Earlier Name	Raghunath Prasad House	
1.3	Built in	1928 (as inscribed at the entrance)	Extension Date: -
2.0		**Access**	
2.1	Main	St. Francis Xavier lane, off Jagannath Shankarseth Road	
2.2	Subsidiary	-	
3.0		**Ownership pattern**	
3.1	Present	Indeterminable	
3.2	Past	Neshrinath Dinanath Wagle	
3.3	Status	Owner and tenant	
4.0		**Use**	
4.1	Present	Residences- owner and tenant	
4.2	Past	Residences	
4.3	Usage	Residential	
5.0		**Significance & Value Classification**	
5.1	Townscape (manmade)	Small Corner building along a narrow internal street in a residential precinct accessed from main Jagannath Shankarseth Road to the east. Building is stone clad with ornamental Rajasthani features giving it a very distinct look in the ordinary residential setting.	
5.2	Architectural Description	**Planning** Entrance from the western side staircase with residences flanking both the sides. Each tenement has a series of three rooms with toilets located at the rear east side. All floors follow this typical layout except a narrow front setback on the third floor. **Features** Stone relief carving in the central opening with decorative impost and bracket like feature. Stone-faced openings with decorative keystone and parapet panel. Projecting cornice band supported on stone corbels above second floor. Sloping *chajja* feature supported with tiny brackets, typical Rajasthani influence, Decoratively carved wooden doorway and large bracket feature supporting passage landing. Carved wooden *jali* ventilator panel above window openings. **Style** Vernacular Rajasthani ornamental features	
5.3	Intrinsic	Rajasthani style features seem to emphasize distinct identity to the building	
5.4	Value Classification	B(per), B(des), E	Recommended grade: III
6.0		**Topography**	
6.1	Floors	G + 3 floors (also part 4 floor over staircase block)	
7.0		**Construction**	
7.1	Plinth	Plinth height about 0.9 m dressed in gray ashlars stone with buff basalt intermediate and top cornice band.	
7.2	Walls	Brick masonry walls and wooden supporting post and beam members.	
7.3	Floor	Shahabad stone slab supported over wooden members, later re- strengthened and reconstructed with steel members.	
7.4	Stairs	Narrow single flight wooden stair with simple wooden balusters and handrail. Jack arch floor in staircase passage and lobby.	

7.5	Openings	Rectangular window openings on the front southern façade, pointed and semicircular arch openings on the western side. Double level window shutters with lower wooden louvered and upper glazed panel, small wooden *jalis* and glazed openable shutter within the ventilator opening. Simple wood paneled door shutters.
7.6	Roofing	Sloping Mangalore tile hipped roof with overhangs separately on the two sides and central staircase block.
7.7	Articulation	Large wood carved bracket supporting floor landing projecting, stone cornice band & tiny corbel feature
7.8	Finishes	Grey and yellow stone rough dressed ashlar course in the front southern façade and cyclopean course in the west facade, window opening frames and carved parapet feature in buff basalt stone. Red color stone circular columns flanking the central window openings. Internally plastered painted wall surfaces. Varied floor finish altered as according to occupants
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -
7.10	Compound/ Fence/ Gate	Building itself forms boundary on the two street fronts; abuts the adjoining building to the north and a very narrow space to the east.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	-
8.0		**Services & Utilities**
8.1	Lighting	Inadequate natural light in common passage, staircase and some internal rooms.
8.2	Ventilation	Inadequate natural ventilation in staircase and toilet side.
8.3	Electricity	BEST
8.4	Water Supply	MCGM Underground and overhead water tank.
8.5	Drainage (Plumbing & Sanitation)	MCGM Drainage connected to municipal sewers.
8.6	Fire Precaution	No trace of fire fighting equipment.
8.7	Other (HVAC/BMS/Security Systems)	Window unit air conditioners installed.
9.0		**Condition**
9.1	Plinth	Partly fair. Poor maintenance and cracks observed in stone dressing and plumbing interventions.
9.2	Walls	Poor. Cracks and Seepage observed in many areas along the eastern side.
9.3	Floor	Poor. Cracks and exposed reinforcement observed in R.C.C floor slab. Repair carried out replacing wooden members with steel section, still in damaged condition.
9.4	Stairs	Poor. Loose and worn out wooden treads. Also missing balusters in parapet.
9.5	Openings	Poor. Various interventions like box grills and metal *chajjas* added. Damaged stone parapet and ventilator *jali* panels. Replaced, modified and poorly maintained door window shutters.
9.6	Roofing	Poor. Damaged wooden rafters and eaves board.
9.7	Articulation & Finishes	Partly poor. Dust accumulation, blackening and cracks observed on stone dressed façade. Projecting *chajja* feature with supporting corbels damaged.
9.8	Services	Poor. Old and poorly maintained plumbing lines. Messy unplanned electric wiring in staircase and lobby. Internal leakages due to poor waterproofing.
9.9	Out Buildings	-
9.10	Overall Conditions	Poor | Maintenance level: negligible
10.0		**Transformation**
	Form	-
	Structure	Extensive repair work carried out replacing wooden floor members with Steel I-sections. Also fifth floor seems to be later addition. Small terrace front encroached on fourth floor.
	Articulation & Finishes	No major transformation.
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.



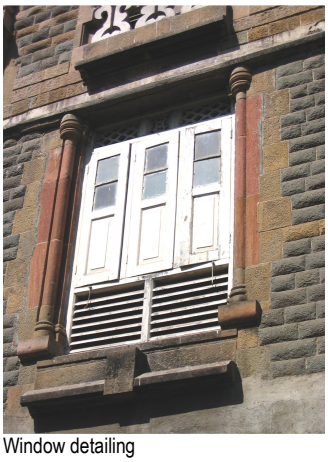
Grey stone clad façade with pointed arched openings, bands etc



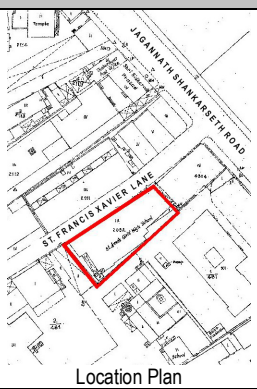
Window opening with sill level frieze band, band, chajja etc



Pointed arched window openings with band in buff atone



Window detailing

St. Anne's Girls High School			305
		Common Ref No: 305 Card No: 401 Ward (Part): C CS No: 2092 (Bhuleshwar & Girgaum division) Plot Area 702.35 sqm. B U Area: - Date: 10/0/2005 Recorded by: Arun Wadhwa Reviewed by: Int: Arun Wadhwa, Sonal Modak Ext: Arun Wadhwa, Sonal Modak Photo Ref.: 305_St Annes Girl's School	 Location Plan

1.0		**Denomination**	
1.1	Name of Premises	St. Anne's Girls High School	
1.2	Earlier Name	St. Anne's School	
1.3	Built in:	Indeterminable	Extension Date: 1941
2.0		**Access**	
2.1	Main	St. Francis Xavier lane off J. Shankarseth marg.	
2.2	Subsidiary	-	
3.0		**Ownership pattern**	
3.1	Present	St. Francis Xavier Church Trust.	
3.2	Past	St. Francis Xavier Church Trust.	
3.3	Status	Trust.	
4.0		**Use**	
4.1	Present	Primary and Secondary Girl's School.	
4.2	Past	School.	
4.3	Usage	Daily.	
5.0		**Significance & Value Classification**	
5.1	Townscape (manmade)	Small building with long front side abutting narrow lane to the north side. Verandah front and normal floor heights resemble the surrounding residential character.	
5.2	Architectural Description	**Planning** Small rectangular building with longer side abutting street with verandah front accessed from west end through a straight flight stair. Classrooms are placed side by side along the long length of verandah. Toilets placed to the rear south side accessed through west side passage. Extension to the east accommodates laboratory spaces on the upper floors whereas the ground floor has kindergarten. **Features** Front verandah façade with arched central portion topped by gable sloping roof feature. Decorative triangular and segmental pediment at the entrance with relief carving parapet panels. Cast iron railing in the verandah parapets. Floor level cornice bands in the central and entrance portions. Wooden truss work in the large hall. **Style** Vernacular and Colonial influences.	
5.3	Intrinsic	-	
5.4	Value Classification	B(per), B(des), F	Recommended grade: III
6.0		**Topography**	
6.1	Floors	G + 2	
7.0		**Construction**	
7.1	Plinth	Low plinth height of about 0.5 m.	
7.2	Walls	Load bearing brick masonry walls and wooden supporting members.	
7.3	Floor	Jack arch floor with supporting steel sections. Wooden floorboards in verandahs.	
7.4	Stairs	Straight flight wooden stair, metal finish, winders at first floor. Concrete stair in the extension wing.	
7.5	Openings	Rectangular door/ window openings with separate ventilator panels. All wooden shutters are composed as a central louvered panel, small glazed upper panel and fixed lower wooden panel. Semicircular arch openings in the central bay intercepting open verandahs.	
7.6	Roofing	Sloping Mangalore tile roof supported on wooden trusses.	
7.7	Articulation	Pediment feature in the western entrance with carved relief panels.	
7.8	Finishes	Original brick faced external wall surfaces. Plaster painted internal wall surfaces.	

St. Anne's Girls High School			305
7.9	Interiors (Movable & Immovable)	**Movable** - I**mmovable** -	
7.10	Compound/ Fence/ Gate	Collapsible iron gate at west entrance. Narrow door opening to the west side marginal open space.	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	-	
8.0		**Services & Utilities**	
8.1	Lighting	Inadequate natural light hence relies on artificial lighting.	
8.2	Ventilation	Relies more 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	Poor. Moss growth and poor maintenance.	
9.2	Walls	Fair except cracks observed on external surfaces.	
9.3	Floor	Fair except corrosion to steel members.	
9.4	Stairs	Fair, except some missing balusters.	
9.5	Openings	Fair except poor maintenance and grills enclosing verandahs on ground floor.	
9.6	Roofing	Fair.	
9.7	Articulation & Finishes	Poor. Blackening of cornice, pediment and relief feature on the front façade.	
9.8	Services	Fair.	
9.9	Out Buildings	-	
9.10	Overall Conditions	Fair	Maintenance level: Fair except finishes.
10.0		**Transformation**	
	Form	-	
	Structure	Wooden verandahs reconstructed in R.C.C, *chajjas* added.	
	Articulation & Finishes	Brick faced wall surfaces plaster painted.	
11.0		**DP Remarks/ Perceived Threats**	
		Secondary school. Building forms part of R zone.	
12.0		**Additional Notes/ References/ Documents available**	
		Additional Notes: Mistri & Bhedwar Architects carried out extension. **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.*	



Façade detail with arched openings, metal and stone railing, sloping roof



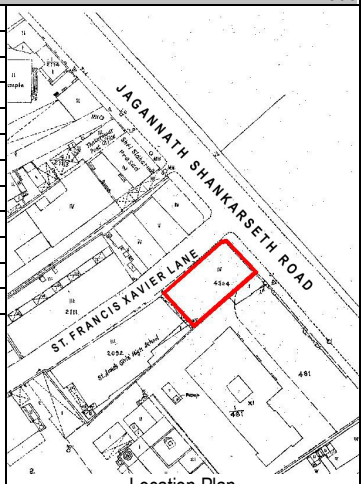
Interior view with wooden truss supporting the sloping roof



Corridor with sloping roof, metal railing, arched openings, louvered shutters,



Window detail with arched band with dentils, frieze panel

Goan Institute Building			306
		Common Ref No: 306 Card No: 402 Ward (Part): C CS No: 4394 Plot Area: Indeterminable B U Area: - Date: 13/01/2005 Recorded by: Sonal Modak Reviewed by: Int: Sonal Modak, Arun Wadhwa Ext: Sonal Modak, Arun Wadhwa Photo Ref.: 306_Goan Institute buillding	 Location Plan

1.0		**Denomination**			
1.1	Name of Premises	Goan Institute Building			
1.2	Earlier Name	Goan Institute Building			
1.3	Built in:	Indeterminable	Extension Date:	-	
2.0		**Access**			
2.1	Main	St. Fransis Xavier's Lane – Pedestrian			
2.2	Subsidiary	Jagannath Shankarsheth Road - Pedestrian			
3.0		**Ownership pattern**			
3.1	Present	Goan Institute – Owner			
3.2	Past	Nesrinath Deenanath Wagle – Owner			
3.3	Status	Owner, Tenant.			
4.0		**Use**			
4.1	Present	Residential, Institutional, Commercial – Shops.			
4.2	Past	Institutional, Residential			
4.3	Usage	Daily			
5.0		**Significance & Value Classification**			
5.1	Townscape (Manmade)	The building is located on the corner of Jagannath Shankarsheth Road and St. Fransis Xavier's Lane. The main access is from St. Fransis Xavier's Lane on north-west but the main façade faces the Jagannath Shankarsheth Road on north-east.			
5.2	Architectural Description	**Planning** Building is rectangular in plan with narrow side facing Jagannath Shankarsheth Road on north-east though main entrance is from St. Xavier's Lane on north-west, from west corner of the building. Services are located on south corner of the building. Shops occupy ground floor, Goan Institute occupies first floor and above floors are residential units. **Features** Pediments with carved tympanum at ground and third floor level window tops. Festoon, cartouch are the features predominantly used. Other features include decorative keystones, dentils, corbels, circular columns, square engaged columns with Corinthian capitals etc. Step out balconies on north-eastern façade supported on decorative stone brackets. **Style** Visible influence of Neo-Classical style and vernacular features.			
5.3	Intrinsic	-			
5.4	Value Classification	B(per), B(des), F	Recommended grade:	II B	
6.0		**Topography**			
6.1	Floors	G + 3 with high ceilings on ground and first floors.			
7.0		**Construction**			
7.1	Plinth	Medium plinth with grey ashlar masonry and buff basalt plinth protection layer.			
7.2	Walls	External thick load bearing walls with Kurla ashlar masonry facing. Internal non-structural brick walls.			

Goan Institute Building			306
7.3	Floor	Jack arch floors with MS sections supported on wooden columns.	
7.4	Stairs	Total three staircases connecting different floors, not running throughout all the floors. Main timber dog-legged staircase from ground floor to first floor. One timber straight flight narrow staircase starting from first floor. One timber straight flight staircase from second floor to third floor.	
7.5	Openings	Arched window openings on ground floor. Upper floors with rectangular openings. All door/window openings are provided with double leaf, double shutters. External shutters with glazed panels and internal shutters with wooden louvers fixed in upper half of the shutters.	
7.6	Roofing	Timber trusses with internal wooden planking and Mangalore tiles.	
7.7	Articulation	Corinthian column capitals, corbels, prominent decorative keystones.	
7.8	Finishes	External exposed Kurla ashlar masonry facing, internally plastered and painted walls. Cement tiles in residences and Shahabad in common lobby areas.	
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -	
7.10	Compound/ Fence/ Gate	Building occupies almost entire plot except for small open space on rear (south) side of the building.	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Neglected open space on south.	
8.0		**Services & Utilities**	
8.1	Lighting	Adequate daylight through windows verandahs, balconies supplemented by artificial lighting.	
8.2	Ventilation	Adequate natural ventilation supplemented by forced ventilation systems.	
8.3	Electricity	BEST	
8.4	Water Supply	MCGM	
8.5	Drainage (Plumbing & Sanitation)	MCGM	
8.6	Fire Precaution	No traces.	
8.7	Other (HVAC/BMS/Security Systems)	Window AC units have been installed in some areas.	
9.0		**Condition**	
9.1	Plinth	Fair – Height reduced due to filling for footpath. Chipping of stone band, plant growth. Modifications as per shop occupants' needs.	
9.2	Walls	Fair – Blackening of stone face, plant growth, dampness due to leakages, minor cracks.	
9.3	Floor	Fair - Corroded steel sections.	
9.4	Stairs	Fair – Sagging of wooden floorboards, broken treads, missing balusters.	
9.5	Openings	Poor - Deteriorated wooden frames and shutters in some places. Step out balconies with exposed reinforcement. Door/window frames and shutters replaced in some places.	
9.6	Roofing	Fair – Wooden fascia boards deteriorated in some places.	
9.7	Articulation & Finishes	Fair – Blackening, plant growth. Broken brackets.	
9.8	Services	Poor – Corroded service pipes resulting in leakages.	
9.9	Out Buildings	-	
9.10	Overall Conditions	Fair	Maintenance level | Poor
10.0		**Transformation**	
	Form	-	
	Structure	Wooden floor members are replaced by steel sections in some areas.	
	Articulation & Finishes	On ground floor a full height MS grill has been installed. North-eastern façade has been totally repaired.	
11.0		**DP Remarks/ Perceived Threats**	
		Building forms part of R zone with shop line.	
12.0		**Additional Notes/ References/ Documents available**	
		Additional Notes: - **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.*	



Verandahs with vernacular style features, louvered panels, metal railing etc



Wooden louvered panel with geometric motifs



Entrance detail with pediment, dentil band, decorative tympanum, spandrel etc



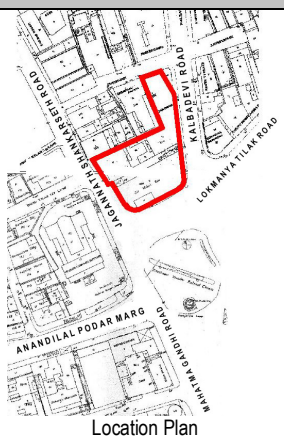
Bay detail with projecting balcony, pediment, brackets etc



Door with double glazed and louvered shutters



Window with round opening, ornamentation above, opening with balustrade, frieze band etc

Jer Mahal					307
		Common Ref No: 307 Card No: 403 Ward (Part): C CS No: 104 Plot Area: 2530.12 sqm. B U Area: - Date: 08/12/2004 Recorded by: Zankhana Prajapati Reviewed by: Int: Arun Wadhwa, Zankhana Prajapati Ext: Arun Wadhwa, Zankhana Prajapati Photo Ref.: 307_Jer Mahal		 Location Plan	
1.0		**Denomination**			
1.1	Name of Premises	Jer Mahal			
1.2	Earlier Name	Jer Mahal			
1.3	Built in:	Late 19th century	Extension Date:	-	
2.0		**Access**			
2.1	Main	Jagannath Shankar Sheth Road and Kalbadevi Road			
2.2	Subsidiary	Lokmanya Tilak Marg			
3.0		**Ownership pattern**			
3.1	Present	Private			
3.2	Past	Private			
3.3	Status	Tenanted – Goan clubs			
4.0		**Use**			
4.1	Present	Commercial and residential – private hotel accommodation on ground floor, offices and dormitory for Christian clubs from around Goa.			
4.2	Past	Residential cum Commercial			
4.3	Usage	Daily			
5.0		**Significance & Value Classification**			
5.1	Townscape (Manmade)	Jer Mahal is landmark building at a major road intersection with a regular verandah façade and a rounded street corner that defines the edge of the Metro theater junction. Its distinctive presence is further emphasized by the presence of large entrance gateways to the inner open space from the east and west sides.			
5.2	Architectural Description	**Planning** The Building line follows the street profile on its three sides enclosing an internal open space accessed by large gateway like openings from the east and west sides. Pedestrian accesses from Lokmanya Tilak Marg to the south into stairs lead up to large atrium spaces that are surrounded by verandahs. Atriums are covered at the roof level with pitched Mangalore tile roofs. Internal verandahs give access to the various rooms at different floors. The verandahs along the street fronts are punctuated by staircase blocks. Services like toilets, wash area and pantry are planned to the internal side. **Features** Continuous verandahs with wooden brackets and in-filled louvers on the façade. Arched openings and ornamental column capitals on the ground floor. Large gateways with intricate carving around form entrances from the east and west sides. Staircase blocks with pointed segmental arch openings with stone balusters in the parapet. Staircase blocks are curvilinear and triangular in profile above terrace with decorative features in stone resembling trophies. Intricate wooden brackets support verandahs, curvilinear arch-like brackets in the internal verandahs. **Style** The building exhibits characteristics of the Vernacular style and few elements of Gothic Revival style of architecture			
5.3	Intrinsic	The building occupies clubs and residential areas catering to people from Goa, since pre independence era			
5.4	Value Classification	A(arc), B(per), B(des), B(uu), E, F, I(sce)	Recommended grade	II B	
6.0		**Topography**			

Jer Mahal			307
6.1	Floors	G+4 with part terrace	
7.0		**Construction**	
7.1	Plinth	Low stone dressed plinth	
7.2	Walls	Brick masonry infill wall panels, rubble stone masonry up to the ground floor.	
7.3	Floor	Jack arch brick course and iron sections supported on iron columns.	
7.4	Stairs	Narrow wooden stair supported on I-sections	
7.5	Openings	Verandahs have wooden louvered panels at the top and parapet railings. Shallow segmental and flat arch door openings with louvered and fixed/ glazed panel ventilator shutter openings.	
7.6	Roofing	Jack arch slab forms the roof to the fourth floor. Mangalore tile sloping roof over intermediate lower wing at the rear north side and projecting verandahs on the façade and terrace residential unit.	
7.7	Articulation	The staircase blocks are articulated with cornice bands and decorative infill panels on the surface. The entrance is also elaborately decorated. The wooden infill has decorative brackets and railings forming facade of the verandahs.	
7.8	Finishes	Stone dressed ground floor and staircase block front.	
7.9	Interiors (Movable & Immovable)	**Movable** Numerous prayer desks, intricately carved in wood, portraying Mother Mary and Jesus Christ **Immovable** -	
7.10	Compound/ Fence/ Gate	North side has compound wall with adjoining building whereas the rest of the sides abut the road front without any boundary.	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Paved courtyard space	
8.0		**Services & Utilities**	
8.1	Lighting	Adequate natural light through openings supplemented by electric light fixtures. Internal verandah spaces and certain staircases are badly lit.	
8.2	Ventilation	Adequate natural ventilation through openings supplemented by electric fans and air-conditioning units in office premises. Internal verandah spaces and certain staircases are badly ventilated.	
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 unit air-conditioners installed at various locations.	
9.0		**Condition**	
9.1	Plinth	Poor - inner open space with dilapidated plinth	
9.2	Walls	Poor - cracks and exposed plaster has been observed	
9.3	Floor	Fair - damage to floor structure has been observed at several places with exposed brick courses and severely corroded iron members. Floor finishing not uniform, weared out and neglected in common areas.	
9.4	Stairs	Fair – staircase wooden parts are in deteriorating condition	
9.5	Openings	Fair - window shutters with broken glass panes, window air conditioning units have been installed at several places	
9.6	Roofing	Fair - water seepage due to water clogging on terrace and deteriorated waterproofing layer. Wooden trusses have been replaced by metal ones.	
9.7	Articulation & Finishes	Fair - replacing of wooden members with iron and wooden flooring with Shahabad stone.	
9.8	Services	Fair - large RCC water tank placed in the inner open space. Addition of toilet facilities and plumbing lines.	
9.9	Out Buildings	-	
9.10	Overall Conditions	Fair | Maintenance level | Fair	
10.0		**Transformation**	
	Form	Addition of rooms between staircase blocks at the terrace level on the front façade.	
	Structure	Addition of RCC water tank in the inner open space	
	Articulation & Finishes	Addition of incongruous signage has marred verandah fronts. Verandahs have been encroached on the eastern front	
11.0		**DP Remarks/ Perceived Threats**	
		Building forms part of C1 zone	
12.0		**Additional Notes/ References/ Documents available**	
		Additional Notes:	

		The building was planned to be a hospital, prior to world war I, handed over to Goan clubs as accommodation. **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.



Atrium space with skylight



Balustrade detail



Bracket supporting verandah roof



Balconies with wooden louvers, railing, frieze band etc



Internal court with atrium with wooden posts, arches



Internal view with jack arch roof

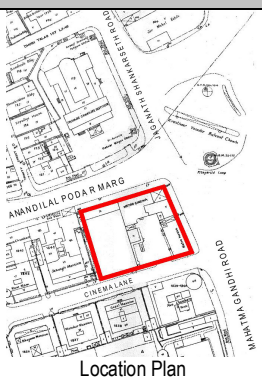


Entrance with multifoiled arch, decorative spandrel, encroached by hawkers


Balcony with wooden columns, railing, roof, louvered shutters leading to rooms


Internal court eith major transformations


Jack arch floor

Metro Cinema			308
		Common Ref No: 308 Card No: 404 Ward (Part): A (part I) CS No: 1841 Plot Area: 115.76 sqm. B U Area: - Date: 07/04/2005 Recorded by: Arun Wadhwa Reviewed by: Int: Permission denied Ext: Arun Wadhwa Photo Ref. 308_Metro Cinema	 Location Plan

1.0		**Denomination**	
1.1	Name of Premises	Metro Cinema	
1.2	Earlier Name	Metro Cinema	
1.3	Built in:	1938	Extension Date: -
2.0		**Access**	
2.1	Main	Dhobi Talao Junction – vehicular and pedestrian.	
2.2	Subsidiary	Mahatma Gandhi road and Anandilal Podar Marg	
3.0		**Ownership pattern**	
3.1	Present	Private	
3.2	Past	Private	
3.3	Status	Owner	
4.0		**Use**	
4.1	Present	Undergoing renovation being converted into a multiplex.	
4.2	Past	Cinema hall.	
4.3	Usage	Daily.	
5.0		**Significance & Value Classification**	
5.1	Townscape (manmade)	Landmark corner building facing the wide intersection at Dhobi Talao accessed directly from the corner lobby. Raised corner portion emphasizes the wide urban intersection.	
5.2	Architectural Description	**Planning** Indeterminable. **Features** Raised corner block with stepped profile at the top and marked by vertical fin like features facing the wide urban intersection. Plain plastered facades with continuous *chajja,* vertical fin features and simple rectangular openings. Curved entrance lobby at the street intersection. Very stylish and well executed interiors with large mural paintings on either side of auditorium executed by the Bombay school of Arts. The cinema equipment, chairs and carpeting were all imported from America. Unfortunately the original scheme is in the process of demolition as a major revamp and reuse is under progress. **Style** Art Deco style.	
5.3	Intrinsic	-	
5.4	Value Classification	A(arc), A(his), A(cul), B(per), B(des), B(uu), E, F, I(sce)	Recommended grade: II A
6.0		**Topography**	
6.1	Floors	Part office wing is G + 4 floors.	
7.0		**Construction**	
7.1	Plinth	Indeterminable	
7.2	Walls	Indeterminable	
7.3	Floor	Indeterminable	
7.4	Stairs	Indeterminable	
7.5	Openings	Externally simple rectangular openings with aluminum sliding panels, otherwise indeterminable.	
7.6	Roofing	Indeterminable	
7.7	Articulation	-	
7.8	Finishes	Plain plaster painted external wall finishes, originally marble clad entrance foyer and lavish, rich interior finishes. Presently internal finishes indeterminable.	
7.9	Interiors (Movable & Immovable)	**Movable**	

		- **Immovable** -
7.10	Compound/ Fence/ Gate	Building itself fronts narrow footpath without any compound wall or fence.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	-
8.0		**Services & Utilities**
8.1	Lighting	Indeterminable
8.2	Ventilation	Indeterminable
8.3	Electricity	BEST.
8.4	Water Supply	MCGM. Water storage tank.
8.5	Drainage (Plumbing & Sanitation)	MCGM Connected to Municipal sewer lines.
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	Indeterminable
9.6	Roofing	Indeterminable
9.7	Articulation & Finishes	Indeterminable
9.8	Services	Indeterminable
9.9	Out Buildings	Indeterminable
9.10	Overall Conditions	Undergoing major interior revamp. | Maintenance level: -
10.0		**Transformation**
	Form	-
	Structure	-
	Articulation & Finishes	Undergoing major interior revamp.
11.0		**DP Remarks/ Perceived Threats**
		Cinema theatre, building forms part of R zone
12.0		**Additional Notes/ References/ Documents available**
		Additional Notes: Metro cinema opened in June 1938, on a plot formerly occupied by Air Force Stables. It was the last word in luxury and a fine example of Art Deco grandeur. The plans for the Theatre were drawn by Thomas W Lamb, Architects of New York and D W Ditchburn of Bombay was appointed the associate Architect. The most striking Ornamental features were large mural paintings on either side of the auditorium, executed by the Bombay school of Arts under the supervision of the Director, Charles Gerrard. The cinema equipment, chairs and carpeting were all imported from America. **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 art deco features with central higher portion with bands



Side façade with bands, openings



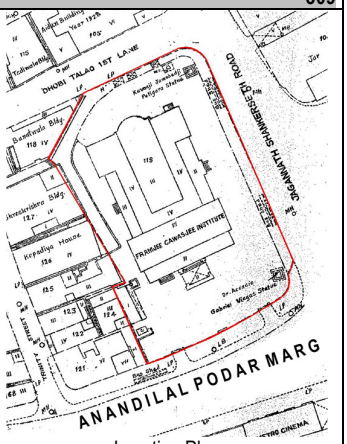
Corner feature with bands, receding blocks



Display panels in stone



Ticket lobby under modification

Framji Cawasji institute			309
		Common Ref No: 309 Card No: 405 Ward (Part): C CS No: 119 Plot Area: 3220.76 sqm. B U Area: - Date: 17/01/2005 Recorded by: Arun Wadhwa Reviewed by: Int: Arun Wadhwa, Sonal Modak Ext: Arun Wadhwa, Sonal Modak Photo Ref.: 309_Framji Cawasji Hall	 Location Plan

1.0		**Denomination**	
1.1	Name of Premises	Framji Cawasji institute	
1.2	Earlier Name	Framji Cawasji institute	
1.3	Built in:	Founded 22 February 1862, Reconstructed 1925 (as per Tablet)	Extension Date: -
2.0		**Access**	
2.1	Main	Anandilal Podar Marg – vehicular and pedestrian	
2.2	Subsidiary	Jagannath Shankarseth Marg – pedestrian	
3.0		**Ownership pattern**	
3.1	Present	Framji Cawasji Trust	
3.2	Past	Framji Cawasji Trust	
3.3	Status	Owner and tenant	
4.0		**Use**	
4.1	Present	Ceremonial/Seminar Hall on the first floor, Library on ground floor	
4.2	Past	Ceremonial Hall and Library	
4.3	Usage	Institutional - public	
5.0		**Significance & Value Classification**	
5.1	Townscape (manmade)	Large quadrangular building with ample front open space, the plot being at the corner of dhobi talao intersection. The front access to the building is through a porch from the south. Large triangular pediment on front facade profile.	
5.2	Architectural Description	**Planning** Large quadrangular building with verandas on front and both sides, a semicircular apse like projection to the rear side. The whole volume of the building is ground and one floor, but appears to be three storied due to intermediate mezzanine and balcony levels within the large floor heights. Accessed through a porch from the south side in to a veranda with staircases on both the sides leading to the main ceremonial hall on the first floor. Major portion of the ground floor is leased out to public Library, accessed from the eastern side gate. The rear side has a semicircular apse like projection forming part of the raised stage on the first floor. Toilets and service stairs are placed at veranda ends to the rear symmetrically on both the sides. **Features** A large triangular pediment supported on circular columns with distinct capital and base dominates front façade. Symmetrical side elevations with rusticated semicircular arches and distinct keystone feature on ground floor and double circular columns with Doric order topped by continuous frieze band. Architrave window openings on the façade. **Style** Influence of Classical style features	
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 and mezzanine/ balcony in both floors	
7.0		**Construction**	
7.1	Plinth	Plinth height about 1.0 m dressed in grey basalt ashlar stone with projecting top cornice buff basalt course.	
7.2	Walls	Brick masonry walls.	

7.3	Floor	R.C.C. floor slab supported on beams and columns.	
7.4	Stairs	Two main wooden staircases on either side of the front façade, single flight with landing at mezzanine levels though the eastern stair is double flight unto the first floor. Two narrow R.C.C. winding service stairs on either side to the rear.	
7.5	Openings	Semicircular rusticated openings in front and side verandas. Framed rectangular window openings on the first floor. Large wooden folding door shutters opening in to verandas on the ground floor. Centrally pivoted windows on the library mezzanine level.	
7.6	Roofing	Sloping Mangalore tile roof, hipped at the rear northern side and gable end at the front southern side. Passages and service blocks have flat concrete slab.	
7.7	Articulation	-	
7.8	Finishes	Plastered and painted internal as well as external wall surfaces. Stone dressed plinth course. Plastered relief & decorative features.	
7.9	Interiors (Movable & Immovable)	**Movable** Old wooden furniture in the library with decorative carvings- Numerous old paintings of eminent personalities like Sir Dinshaw Wacha, etc. Marble bust of Nowrozjee Furdoonjee, Dr. Nanabhai Moos, and a small statue of Framji Cawasji in the trust office. **Immovable** -	
7.10	Compound/ Fence/ Gate	M.S. grills fence and gate on the front and eastern road fronts. Common boundary wall with adjoining building on western and rear side.	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Standing statue of Dr. Accacio Gabriel Viegas, president of Bombay Municipal corporation - 1906-1907, at the intersection in the front open space. Marble tablet recording the presence of a well named after Framjee Cawasji on the site. Large concrete paved front open space used as parking, BEST substation and pump room in the marginal open space to the west, later constructed servants annex.	
8.0		**Services & Utilities**	
8.1	Lighting	Artificially lit Large Hall space, adequate natural light in verandas and office spaces.	
8.2	Ventilation	Air-conditioned Hall space, adequate natural ventilation in other parts of the building.	
8.3	Electricity	BEST	
8.4	Water Supply	MCGM - Underground & overhead water tank	
8.5	Drainage (Plumbing & Sanitation)	Drainage connected to municipal sewers of MCGM	
8.6	Fire Precaution	Fire alarm & fire extinguishers.	
8.7	Other (HVAC/BMS/Security Systems)	Central air-conditioning system.	
9.0		**Condition**	
9.1	Plinth	Fair except poor maintenance of stone courses and plumbing interventions.	
9.2	Walls	Fair on the first floor hall, seepage and exposed brickwork observed in the ground floor tenanted premises.	
9.3	Floor	Fair except for minor cracks and exposed reinforcement observed in some portions.	
9.4	Stairs	Fair except for loose and wearied out wooden treads, also poorly maintained service stair.	
9.5	Openings	Fairly maintained shutters on the first floor and poorly maintained and damaged door windows on the ground floor.	
9.6	Roofing	Fair condition externally, false acoustic ceiling from inside.	
9.7	Articulation & Finishes	Fair, except internal wall finishes on ground floor.	
9.8	Services	Fair condition of A.C. plant and other services at first floor, Poorly maintained electrical and plumbing services on ground floor.	
9.9	Out Buildings	-	
9.10	Overall Conditions	Fair	Maintenance level: Good on first floor, Poor on ground floor.
10.0		**Transformation**	
	Form	No visible changes	
	Structure	No visible changes	
	Articulation & Finishes	No visible changes	
11.0		**DP Remarks/ Perceived Threats**	
		Library and Public Hall, building forms part of R zone	
12.0		**Additional Notes/ References/ Documents available**	
		Additional Notes: Architects Shapoorji N. Chandabhoy Founding Trustees: Sir Dinshaw E Wacha, Sir Jamsetjee Jejeebhoy Bart, Jehangir B Petit, Hormusji C Dinshaw. **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 an imposing pediment on round double columns, with arched openings, extended porch, bands etc


Side façade with arched openings, round columns in balcony, band, sloping roof


Double columns with balustrade, roof band


Statue at the entrance court


Door flanked by round columns


Gallery with brackets overlooking the ground area



Inscription in stone with a pediment



Side entrance with arched opening, rusticated joints, prominent scroll bracket keystone, pediment etc



Internal view of the library



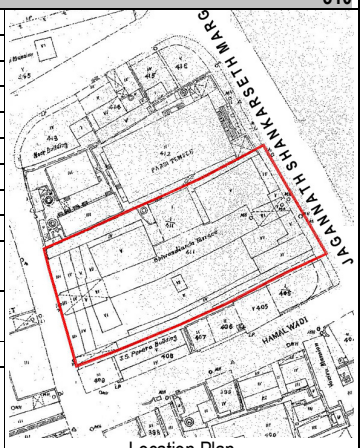
Internal view of the hall



Wooden staircase



Tablet

Bhiwandiwalla Terrace			310
		Common Ref No: 310 Card No: 406 Ward (Part): C CS No: 411(Bhuleshwar division) Plot Area: 2268.31 sq m B U Area: - Date: 18/01/05 Recorded by: Prachi Merchant Reviewed by: Int: Prachi Merchant, Sonal Modak, Arun Wadhwa Ext: Prachi Merchant, Sonal Modak, Arun Wadhwa Photo Ref.: 310_Bhiwandiwalla terrace	 Location Plan

1.0		**Denomination**			
1.1	Name of Premises	Bhiwandiwalla Terrace			
1.2	Earlier Name	Bhiwandiwalla Terrace			
1.3	Built in:	1905	Extension Date:	-	
2.0		**Access**			
2.1	Main	Jagannath Shankar Sheth Marg			
2.2	Subsidiary	F. M. Lane			
3.0		**Ownership pattern**			
3.1	Present	Private			
3.2	Past	Private			
3.3	Status	Owner - Tenant			
4.0		**Use**			
4.1	Present	Residential - flats, Commercial - shops			
4.2	Past	Residential, Commercial			
4.3	Usage	Daily			
5.0		**Significance & Value Classification**			
5.1	Townscape (Manmade)	The plot is located on Jagannath Shankar Sheth Marg with Anjuman Atash Behram on the north side. The main access is from the east side through an entrance porch portal with the building above.			
5.2	Architectural Description	**Planning** The building is 'C' shaped, with a central open court, consisting of 3 identical blocks. The central portion is long with its façade facing the internal courtyard. The building is a single mass with north portion higher than the southern part. The entrance to the blocks is from the internal courtyard. The front façade of the building has terrace offset from first floor on the southern side. The southern portion of the compound has a service *gully*. Shops and offices occupy the ground floor. Residential flats occupy the upper floors. **Features** The buff stone clad building has an entrance is through a wide arch. The floors have rectangular full height rectangular openings overlooking balconies with cast iron railing. The internal openings are segmental arches with pediments above. The front façade is adorned with corbel bands, projecting mouldings, decorative brackets, floral motifs and friezes, rusticated columns with decorative capitals. **Style** No particular style			
5.3	Intrinsic	Open planning of the building blocks with enclosed courtyard.			
5.4	Value Classification	B(per), B(des)	Recommended grade:	III	
6.0		**Topography**			
6.1	Floors	G+5 with terrace on the first and fifth floor.			
7.0		**Construction**			
7.1	Plinth	Low plinth of stone.			

Bhiwandiwalla Terrace			310
7.2	Walls	External thick load bearing walls. Internal brick walls with wooden post and beam section support.	
7.3	Floor	Wood frame structure with stone flooring above.	
7.4	Stairs	Each building has a single flight of staircase with landing in the form of winding passage with wooden treads and risers, cast iron railing and newel post.	
7.5	Openings	Rectangular window openings with glazed paneled shutters and front windows with louvered shutters and ventilators. Doors to the residential flats have wooden paneled double shutters.	
7.6	Roofing	Mangalore tile roof on wooden supporting members. Flat RCC roof over staircase block and added floor.	
7.7	Articulation	Balconies with cast iron railing, bands, rusticated columns.	
7.8	Finishes	Walls are externally finished with stone cladding. Internally walls are plastered and painted. Floor landing and common areas have wood finishing.	
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -	
7.10	Compound/ Fence/ Gate	Two main MS gates on the east and west side entrance gates. Brick compound wall on the sides.	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Front side courtyard houses underground tank, garage shed, pump room etc. Potted plants, concrete paving in the front courtyard.	
8.0		**Services & Utilities**	
8.1	Lighting	Inadequate natural lighting in passage of the houses and common areas.	
8.2	Ventilation	Inadequate natural 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)	Individual tenants have installed window AC's etc.	
9.0		**Condition**	
9.1	Plinth	Fair – altered due to shop openings. The level of plinth is not consistent. The stone dressing is not maintained.	
9.2	Walls	Poor – Seepage on the rear side walls and due to metal chajjas. Organic growth is visible from the Terrace wall. At many places plaster has broken and brick is exposed.	
9.3	Floor	Fair – steel support sections are added to strengthen the wood and stone floor. Sagging of beams observed in some places.	
9.4	Stairs	Fair – Stone piece added over the treads of the staircase. The staircase is not maintained properly. The railing is painted insensitively.	
9.5	Openings	Poor – Window and Balcony openings are blocked to house AC's, grills and jalis are added. Shutters are altered.	
9.6	Roofing	Fair – Roof is in deteriorating condition. Window chajjas are changed.	
9.7	Articulation & Finishes	Poor – Stone cladding of the external wall has been replaced by other finishes, cast iron raining is in a deteriorating condition. Blackening of cornice etc.	
9.8	Services	Poor - Service gully in the side setback is used as dump. Toilet block is in a neglected state. Electrical wires, service pipes are haphazardly planned. Rusting of service pipes.	
9.9	Out Buildings	Out buildings are not maintained well.	
9.10	Overall Conditions	Poor	Maintenance level | Poor
10.0		**Transformation**	
	Form	One more floor added over the fourth floor. Two buildings have been added within the compound as extended wings.	
	Structure	Internal changes have been done according to individual tenants. Mezzanine floors have been added in few ground floor shops. Openings have been blocked by hoardings, paneling etc.	
	Articulation & Finishes	-	
11.0		**DP Remarks/ Perceived Threats**	
		Building forms part of R zone with shop line.	
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.



Semi circular pediment band with vertical bands



View of internal court with overlooking balconies



Staircase with wooden newel post



Balcony with metal railing



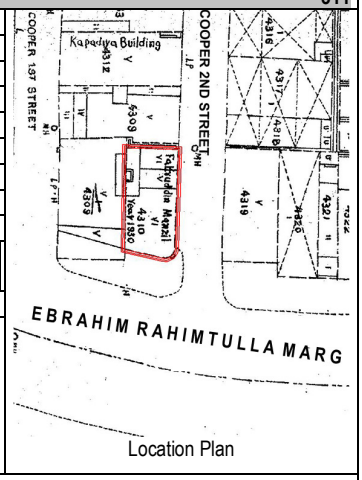
Façade articulation with balcony metal railing, rusticated columns, bands etc



Entrance gateway with an archway on round columns



Common Ref No: 311	
Card No: 407	
Ward (Part): C	
CS No: 4310	
Plot Area: Indeterminable	
B U Area: -	
Date: 15/1/2005	
Recorded by: Arun Wadhwa	
Reviewed by:	
Int: Arun Wadhwa, Sonal Modak Ext: Arun Wadhwa, Sonal Modak	
Photo Ref.: 311_Fakruddin building	



Location Plan

1.0		**Denomination**	
1.1	Name of Premises	Fakhruddin Manzil	
1.2	Earlier Name	Fakhruddin Manzil	
1.3	Built in:	1930 (as inscribed at the entrance)	Extension Date: -
2.0		**Access**	
2.1	Main	Off Ebrahim Rahimtullah Marg	
2.2	Subsidiary	Ebrahim Rahimtullah Marg	
3.0		**Ownership pattern**	
3.1	Present	Private	
3.2	Past	Anjuman E. Taiyabji	
3.3	Status	Private	
4.0		**Use**	
4.1	Present	Shops on ground floor and residences above.	
4.2	Past	Shops and residences.	
4.3	Usage	Daily.	
5.0		**Significance & Value Classification**	
5.1	Townscape (manmade)	Corner building with continuous verandas at the intersection of Ebrahim Rahimtullah Marg and cross lane. It occupies the complete area of the plot abutting street fronts sharing common wall with the adjoining building to the south and with a very narrow space to its west.	
5.2	Architectural Description	**Planning** Corner building with entrance located through a stair at the western end. Ground floor shops accessed from the road front. Small two room tenements form the L-shaped plan and residual duct space exists along the narrow access passage. Continuous projecting verandahs form the building line along the road fronts. Common toilets accessed from the passage are at the rear. **Features** Continuous projecting verandahs with rounded corner profile form a significant feature of the building. Decorative and intricately carved wrought iron railing in the verandah parapet and staircase. Glazed ventilator panel in the upper portion of the balconies. **Style** Vernacular influence	
5.3	Intrinsic	-	
5.4	Value Classification	B(per), B(des)	Recommended grade: III
6.0		**Topography**	
6.1	Floors	G + 5 floors.	
7.0		**Construction**	
7.1	Plinth	Low plinth about a foot high, plaster finished.	
7.2	Walls	Brick masonry walls and wooden supporting members.	
7.3	Floor	Stone slabs supported on Steel I-sections.	
7.4	Stairs	Narrow double flight wooden stair with decorative wrought iron railing and wooden handrail. Distinct wooden newel post at all floor levels.	
7.5	Openings	Simple rectangular openings with wooden door and glazed panel window shutters.	

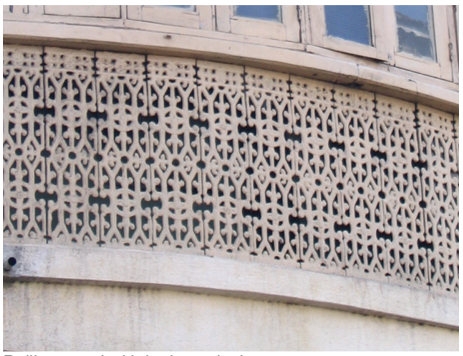
		Operable wooden ventilator panels above door/ window openings.
7.6	Roofing	Sloping asbestos roof with overhangs as seen from below.
7.7	Articulation	Iron railing in staircase and verandahs.
7.8	Finishes	Plastered/ painted external & internal wall surfaces. Varied floor finishes in different parts of the building.
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -
7.10	Compound/ Fence/ Gate	Building itself forms boundary on the two road fronts abuts the adjoining building to the south and a very narrow space to the west.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	-
8.0		**Services & Utilities**
8.1	Lighting	Inadequate natural light in common passage, staircase and some internal rooms due to enclosed veranda spaces, hence relies on electric light fixtures.
8.2	Ventilation	Inadequate natural ventilation in passage, stair and internal chowk.
8.3	Electricity	BEST
8.4	Water Supply	MCGM. Underground and overhead water tank.
8.5	Drainage (Plumbing & Sanitation)	MCGM. Drainage connected to municipal sewers.
8.6	Fire Precaution	No trace of fire fighting equipment.
8.7	Other (HVAC/BMS/Security Systems)	-
9.0		**Condition**
9.1	Plinth	Poor.
9.2	Walls	Poor. Cracks and poorly maintained wall surfaces. Seepage observed in many areas including staircase wall.
9.3	Floor	Poor. Damaged floor in passage and poor finishing state.
9.4	Stairs	Poor. Loose and poor finishing state of wooden treads. Highly decorative wrought iron railing corroding due to negligible maintenance. Betel stains, interventions like electric water pumps and messy electric wiring.
9.5	Openings	Poor. Projecting verandah enclosed with aluminum sliding windows and grills. Glazed ventilator panels in verandas broken and altered. Box grill and *chajjas* added.
9.6	Roofing	Poor. Damaged wooden eaves and soffit boards.
9.7	Articulation & Finishes	Poor. Corroded wrought iron railing in verandas and staircase. Also poor finishing of wall surfaces internally as well as externally.
9.8	Services	Poor. Extremely poor state of electrical wiring in the staircase and passage areas. Very unhygienic condition of internal chowk.
9.9	Out Buildings	-
9.10	Overall Conditions	Poor | Maintenance level: Negligible
10.0		**Transformation**
	Form	-
	Structure	Re-strengthening of projecting verandas by adding Steel I-sections. Also fifth floor seems to be later addition.
	Articulation & Finishes	-
11.0		**DP Remarks/ Perceived Threats**
		Building forms part of R zone with shop line.
12.0		**Additional Notes/ References/ Documents available**
		Additional Notes: Verandah fronts impart uniform and unique character to the building front. **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* SIR BANNISTER FLETCHER *A History of Architecture,* CBS publication and distributors.

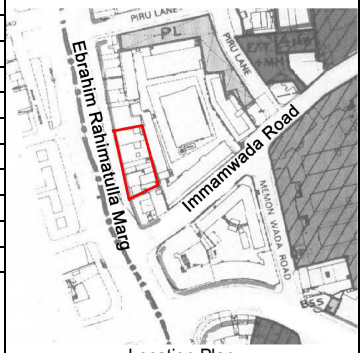


View of corner building with balconies, wooden column, carved railing

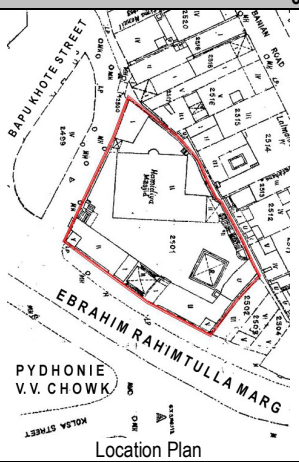

Staircase with metal and wood railing


Veranda with wooden and glazed panel, wooden columns, jali railing

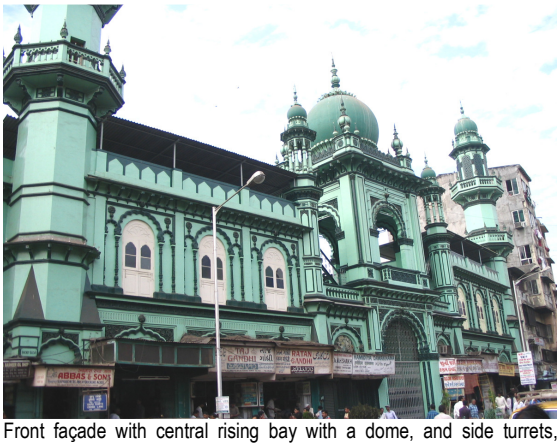

Railing metal with intricate design

Pittalwalla Building (Janjira Building)					**312**
		Common Ref No: 312 Card No: 408 Ward (Part): B CS No: - Plot Area: - B U Area: - Date: 12/05/06 Recorded by: Prachi Merchant Reviewed by: Int: - Ext: Prachi Merchant Photo Ref: 312_Janjira Building	 Location Plan		
1.0		**Denomination**			
1.1	Name of Premises	Pittalwalla Building			
1.2	Earlier Name	Janjira Building			
1.3	Built in:	-	Extension Date	-	
2.0		**Access**			
2.1	Main	Ebrahim Rahimtulla 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	Commercial and residential			
4.2	Past	Commercial and residential			
4.3	Usage	Daily			
5.0		**Significance & value Classification**			
5.1	Townscape (Manmade)	Located on the main Ebrahim Rahimatulla Road			
5.2	Architectural Description	**Planning** - **Features** Ground floor arched openings with frieze band, floor bands etc **Style** No particular style			
5.3	Intrinsic	-			
5.4	Value Classification	-	Recommended grade:	Delete	
6.0		**Topography**			
6.1	Floors	G + 4			
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	No compound wall.			
7.11	Curtilage/ Unbuilt space/ Out Buildings/	-			

Pittalwalla Building (Janjira Building)			**312**
	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)	MCGM	
8.6	Fire Precaution	-	
8.7	Other (HVAC/BMS/Security Systems)	-	
9.0		**Condition**	
9.1	Plinth	Poor	
9.2	Walls	-	
9.3	Floor	-	
9.4	Stairs	-	
9.5	Openings	Major transformations have taken place. Openings have been altered.	
9.6	Roofing	-	
9.7	Articulation & Finishes	Building features have been covered with chajjas, hoardings, and various additions.	
9.8	Services	Haphazard additions of services	
9.9	Out Buildings	-	
9.10	Overall Conditions	Poor	Maintenance level: Poor
10.0		**Transformation**	
	Form	Major transformation have taken place	
	Structure	-	
	Articulation & Finishes	-	
11.0		**DP Remarks/ Perceived Threats**	
		-	
12.0		**Additional Notes/ References/ Documents available**	
		Additional Notes: - **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.*	

Hamidia Masjid				313
		Common Ref No: 313 Card No: 409 Ward (Part): C CS No: 2501 (Bhuleshwar Division) Plot Area: 1323.59 sq m. B U Area: - Date: 14/01/2005 Recorded by: Arun Wadhwa Reviewed by: Int: Sonal Modak, Arun Wadhwa Ext: Sonal Modak, Arun Wadhwa Photo Ref: 313_Hamidia Masjid.	 Location Plan	
1.0		**Denomination**		
1.1	Name of Premises	Hamidia Masjid		
1.2	Earlier Name	Hamidia Masjid		
1.3	Built in:	Late 19th century	Extension Date:	-
2.0		**Access**		
2.1	Main	Ebrahim Rahimtulla Marg – Pedestrian		
2.2	Subsidiary	Babu Khote Cross Lane – Pedestrian		
3.0		**Ownership pattern**		
3.1	Present	Haji Mohammed Kasam Charitable Trust		
3.2	Past	Haji Mohammed Kasam Charitable Trust (Founder Trust)		
3.3	Status	Owner		
4.0		**Use**		
4.1	Present	Worship – Prayer Hall. Commercial - Shops on outer periphery of ground floor		
4.2	Past	Worship		
4.3	Usage	Daily		
5.0		**Significance & Value Classification**		
5.1	Townscape (Manmade)	A prominent Masjid, standing opposite Pydhonie Police Station painted in green punctuating the skyline with minarets, which can be seen from distance. Domed *darwazas* and high minarets form a landmark. Accessed by an arched gateway from from Kalbadevi Road on the east and via Babu Khote Cross lane on the west.		
5.2	Architectural Description	**Planning** Plot irregular in shape with central eastern main entrance. *Sahen* - a large open paved court, with *Hauj* - an ablution tank with a fountain and single storied tomb standing on west side of plot oriented east-west with *Mehrab* facing Mecca. *Quibla* - west wall with large rectangular halls on both ground and first floor accessed by veranda and staircase in *Sahen*. *Mehrab* and *Mimbar* located in the main prayer hall. **Features** High minarets, domed *darwazas* form the most striking feature. Islamic foliated arches spanning over the door window openings. Trefoil balustrade, cornice bands at various levels form few of the important features. Continuous f*loor level chajjas* supported on decorative brackets. Intricately carved stone *jails*. Intricately carved *Quibla* and *Mimbar*. Numerous miniature dome and finial like features lining the terrace parapet. **Style** Influence of Indo Saracenic style of architecture.		
5.3	Intrinsic	-		
5.4	Value Classification	A(arc), A(his), A(cul), B(per), B(des), B(uu), C(seh), E, F	Recommended grade:	II A
6.0		**Topography**		
6.1	Floors	G + 1		
7.0		**Construction**		
7.1	Plinth	High plinth about 4 ft. high not visible from outside due to shops.		

Hamidia Masjid			313
7.2	Walls	Thick load bearing walls.	
7.3	Floor	Probably RCC floors with carved relief finish.	
7.4	Stairs	Total seven staircases. One straight flight staircase in RCC leading to first floor prayer hall. One near subsidiary entrance in RCC. One wooden open well narrow staircase near main entrance leading from ground floor to first floor. Two wooden open riser straight flight staircases supported on wooden columns leading from first floor to terrace level of front wing. Two cast iron spiral staircase from first floor to terrace level.	
7.5	Openings	Arched door/window openings with wooden double leaf shutters with glazed and wooden panel shutters. Ventilators with glazed panels.	
7.6	Roofing	Not seen due to false ceiling. The main prayer hall on first floor level has a hipped sloping roof with Mangalore tiles and remainder is a flat slab.	
7.7	Articulation	Tapering octagonal engaged columns with decorative capital and bulbous base. Corinthian column capitals, fluted circular columns. Intricately carved spandrels.	
7.8	Finishes	Walls plastered and painted from internally as well as externally. All door/window shutters are painted over. Carpet laid all over the prayer hall.	
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** *Quibla* – Decorative carved panel on west wall meant as priest's seat. *Mimbar* – Pulpit in wood from where priest reads the *namaz*.	
7.10	Compound/ Fence/ Gate	Shops along eastern peripheral wall. A high brick compound wall on northern and western side about 12' high.	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	*Hauj* – ablution tank in front paved open space called as *sahen*. Shops along eastern and southern compound wall. Water storage tanks on high raised platform on northern side of plot.	
8.0		**Services & Utilities**	
8.1	Lighting	Adequate natural Light supplemented by artificial lighting.	
8.2	Ventilation	Adequate natural ventilation supplemented by forced 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 AC units have been installed in shops.	
9.0		**Condition**	
9.1	Plinth	Fair – Maintained well	
9.2	Walls	Fair– Maintained well	
9.3	Floor	Fair– Maintained well	
9.4	Stairs	Fair – narrow spiral staircase is in neglected condition.	
9.5	Openings	Fair– Maintained well	
9.6	Roofing	Fair– Maintained well	
9.7	Articulation & Finishes	Fair– Maintained well	
9.8	Services	Fair– Maintained well	
9.9	Out Buildings	Fair– Maintained well	
9.10	Overall Conditions	Good	Maintenance level | Good
10.0		**Transformation**	
	Form	Hawkers' temporary sheds along Babu Khote Cross Lane abutting the compound wall.	
	Structure	The open spaces on southern and western side are covered by a temporary shed. Additional wooden columns have been added to support the verandah facing main prayer hall.	
	Articulation & Finishes	Ornamental features applied with mutiple layers of paint. Extensive signage and shop fronts have damaged ornamental features along the periphery and seem out of context to the structure.	
11.0		**DP Remarks/ Perceived Threats**	
		Building forms part of R zone with shop line.	
12.0		**Additional Notes/ References/ Documents available**	
		Additional Notes: - **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.*	



Front façade with central rising bay with a dome, and side turrets, arched openings, bands etc

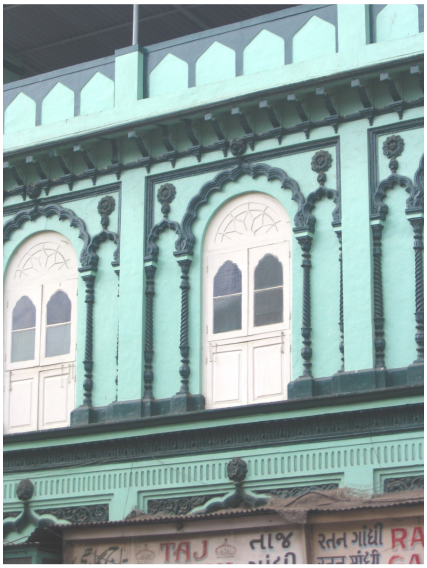


Internal court with overlooking verandahs and balconies with arched openings

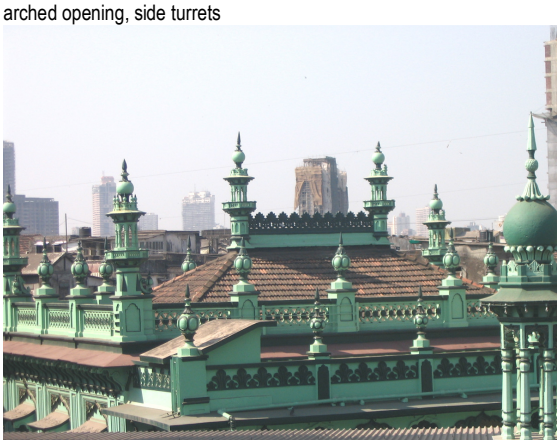
Internal façade



Entrance with a central tower with dome and minarets, arched opening, side turrets



Window with arched opening, decorative frieze band, motif etc



Terrace with balustrade, minarets, sloping roof



Tower detail with balcony, chajja, decorative brackets, domes, small turrets



Internal courtyard



Minaret with balconies, jail panel, bands surmounted by a dome with finial



Mehrab



Fountain in marble



Archway with decorative pattern in spandrel



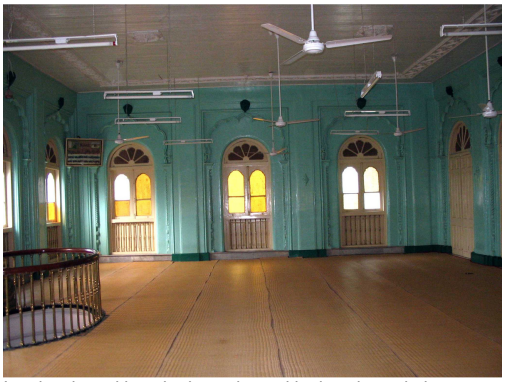
Bracket detail



Ceiling



Internal archway with multifoil arch



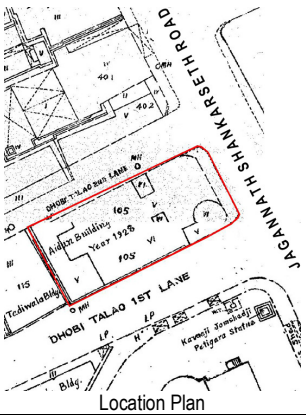
Interior view with arched openings with glazed paneled shutters and fanlights



Interior space with wooden carved ceiling

Iqbal Mansion					314
		Common Ref No: 314 Card No: 410 Ward (Part): CS No: 3954 Plot Area: - B U Area: - Date: 12/05/06 Recorded by: Prachi Merchant Reviewed by: Int: - Ext: Prachi Merchant Photo Ref: 314_Ismail Building	 Location Plan		
1.0		**Denomination**			
1.1	Name of Premises	Iqbal Mansion			
1.2	Earlier Name	Iqbal Mansion			
1.3	Built in:	-	Extension Date	-	
2.0		**Access**			
2.1	Main	Kazi Street			
2.2	Subsidiary	Masjid street			
3.0		**Ownership pattern**			
3.1	Present	Private			
3.2	Past	Private			
3.3	Status	Owner			
4.0		**Use**			
4.1	Present	Commercial and Residential			
4.2	Past	Residential			
4.3	Usage	Daily			
5.0		**Significance & value Classification**			
5.1	Townscape (Manmade)	Junction of Kazi street and Masjid street.			
5.2	Architectural Description	**Planning** Completely transformed building **Features** - **Style** -			
5.3	Intrinsic	-			
5.4	Value Classification	-	Recommended grade:	Deleted	
6.0		**Topography**			
6.1	Floors	G + 4			
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	-			

Iqbal Mansion			314
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	Completely transformed building with no trace of the original building	
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	Poor	Maintenance level: Poor
10.0		**Transformation**	
	Form	Completely transformed building with no trace of the original building	
	Structure	Additions of floors, altered roof structure.	
	Articulation & Finishes	-	
11.0		**DP Remarks/ Perceived Threats**	
		-	
12.0		**Additional Notes/ References/ Documents available**	
		Additional Notes: - **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.*	

Aidun building				315
		Common Ref No: 315 Card No: 411 Ward (Part): C CS No: 105 Plot Area: 582.87 sqm. B U Area: - Date: 7/12/2004 Recorded by: Zankhana Prajapati Reviewed by: Int: Arun Wadhwa, Zankhana Prajapati Ext: Arun Wadhwa, Zankhana Prajapati Photo Ref.: 315_Aidun Bldg	 Location Plan	
1.0		**Denomination**		
1.1	Name of Premises	Aidun building		
1.2	Earlier Name	Aidun building		
1.3	Built in:	1929	Extension Date:	-
2.0		**Access**		
2.1	Main	Jagannath Shankarseth Marg		
2.2	Subsidiary	J. Crasto Lane		
3.0		**Ownership pattern**		
3.1	Present	Private		
3.2	Past	Private		
3.3	Status	Owner - Tenant		
4.0		**Use**		
4.1	Present	Residential and Commercial - shops, restaurant on ground floor, offices and residences on upper levels.		
4.2	Past	Residential and Commercial		
4.3	Usage	Daily		
5.0		**Significance & Value Classification**		
5.1	Townscape (Manmade)	Corner building located at the junction of two streets. A Dome high above the terrace corner imparts landmark identity to the building.		
5.2	Architectural Description	**Planning** The building has two similar wings along the longer side, room spaces planned on both sides of staircase and a lobby. The east side has corners rounded off along the road-street junctions. Terrace above fourth floor has been converted into office premises under cement sheet roof. **Features** One of the most important features is the dome structure on circular colonnade at the corner of the building. Circular columns with ornamental Corinthian capital and high base, on both the curved corners. South façade with semicircular arch openings with distinct keystone on the ground floor. Projecting cornice bands with decorative relief work on alternate floor slab levels form balconies. Projecting curvilinear balconies with supporting brackets in decorative relief and iron railing. Triangular pediment and ornate relief work above door openings. Ornamental stone features resembling trophies above terrace parapet. **Style** The building displays characteristics of Colonial and Vernacular elements		
5.3	Intrinsic	-		
5.4	Value Classification	A(arc), B(per), B(des), E, F	Recommended grade	II B
6.0		**Topography**		
6.1	Floors	G+4 with added fifth floor on sloping cement sheet roof.		
7.0		**Construction**		
7.1	Plinth	Low height stone plinth		
7.2	Walls	Brick masonry walls		

7.3	Floor	RCC slab supported on column beam structure
7.4	Stairs	Doglegged stair in each of the two wings. Concrete construction with wood finished handrail and decorative iron balusters
7.5	Openings	Flat and segmental arch openings with wooden doors and top swing openable ventilator panels at the top. Double leaf paneled door shutters with upper glazed and lower ply-board panels.
7.6	Roofing	Sloping cement roof supported on steel truss added on concrete floor slab, metal clad roof above dome structure on terrace.
7.7	Articulation	Circular columns with decorative base and capitals, projecting balconies, corner dome bay.
7.8	Finishes	Ashlars course grey basalt stone dressed external wall. Plastered and painted wall surfaces to the rear and internal wall surfaces. Circular columns and decorative relief work paint finished.
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -
7.10	Compound/ Fence/ Gate	Building itself forms the boundary abutting the road. The entrance to the building is marked by collapsible gate.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	-
8.0		**Services & Utilities**
8.1	Lighting	Adequate natural light through openings supplemented by electric light fixtures.
8.2	Ventilation	Natural ventilation through door-window openings supplemented by electric fans and air-conditioning units.
8.3	Electricity	BEST
8.4	Water Supply	MCGM
8.5	Drainage (Plumbing & Sanitation)	MCGM
8.6	Fire Precaution	Fire extinguisher installed in the main cabin.
8.7	Other (HVAC/BMS/Security Systems)	Window air conditioning units installed at various locations.
9.0		**Condition**
9.1	Plinth	Poor - shop front plinth has been altered and is in a damaged state
9.2	Walls	Poor - cracks and exposed plaster have been observed on the rear south and west side with adjoining building.
9.3	Floor	Fair
9.4	Stairs	Fair – addition and alteration work has been carried out
9.5	Openings	Fair - changed and modified shutters have been observed in many places. Box iron grill with metal weather shade has been added on rear side openings.
9.6	Roofing	Fair
9.7	Articulation & Finishes	Fair - paint finish has been done insensitively on ornamental features. Plumbing lines and plant growth on the façade have caused seepage
9.8	Services	Poor - unplanned service lines running exposed along the walls. Plumbing lines have been added and are in a state of neglect. Window air conditioning units have been installed on the exterior.
9.9	Out Buildings	-
9.10	Overall Conditions	Fair | Maintenance level | Fair
10.0		**Transformation**
	Form	Addition of fifth floor
	Structure	Addition of water tanks on terrace and within office premises. Lift shaft also added in the staircase lobby.
	Articulation & Finishes	Insensitive paint finish applied on circular columns and ornamental features on the facades. Signages on shop fronts obscure and mar the façade character. Air-conditioners installed randomly damaging arch openings and ornamental details.
11.0		**DP Remarks/ Perceived Threats**
		Building forms part of R zone with shopline
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.



Corner curved bay with double height columns on high base, bands, openings with pediments, balconies, surmounted by a dome



Balcony openings with pediments, brackest, curved chajja and railing, flanked by round columns with capitals



General view of the building with projecting balconies, bands etc



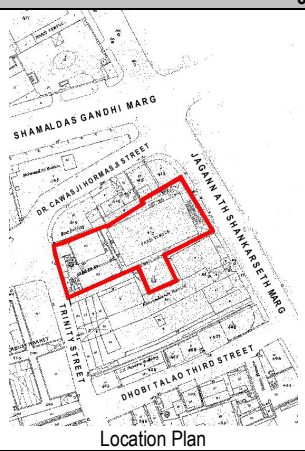
View of facade



Shorter façade with major alterations in openings etc



Central bay dome detail

Zarthosti Anjumanna Atash Behram			316
		Common Ref No: 316 Card No: 412 Ward (Part): C CS No: 412 (Bhuleshwar division) Plot Area: 1466.56 sqm. B U Area: - Date: 14/05/01 Recorded by: Prachi Merchant Reviewed by: Int: Refer # Ext: Refer # Photo Ref.: 316_Anjuman Atashbehram	 Location Plan
1.0		**Denomination**	
1.1	Name of Premises	Zarthosti Anjumanna Atash Behram Khan Bahadur Seth Hormasji Maneckji Bhiwandiwalla Adarian	
1.2	Earlier Name	-	
1.3	Built in:	1897	Extension Date: -
2.0		**Access**	
2.1	Main	Jagannath Shankarseth Marg	
2.2	Subsidiary	Trinity Street	
3.0		**Ownership pattern**	
3.1	Present	Zarthosti Anjumanna Atash Behram Trust (Trustees: Dastur Jamasp Asa, Burjor Anita)	
3.2	Past	Indeterminable	
3.3	Status	Trust	
4.0		**Use**	
4.1	Present	Religious	
4.2	Past	Religious	
4.3	Usage	Trust	
5.0		**Significance & Value Classification**	
5.1	Townscape (Manmade)	The Atash Behram complex is located within a narrow infill plot along the Jagannath Shankarseth Marg. The towering structure abuts the pavement and without any setback. The two-storied structure, with a massive height of fifty feet maintains its scale with the adjoining five storied structures with an impressive double height portico topped with pediment and intricate entablature. This elaborate structure flanked along the main road imparts identity and proves to be an important landmark building in the densely developed area.	
5.2	Architectural Description	**Planning & Features** It is unique structure by way of history, scale, proportion, location and exquisite detailing belonging to the Persepolitan order. The massive circular columns on a high plinth with double bull capitals support the front flat terraced portico. The columns are topped by pediment, which has a large motif of the 'furoher'. The structure is approached by a flight of steps and elaborate step guard finished with chequered tiles. It is composite structure of load bearing walls, timber trabeated framework to support floor and queen post truss roof. In the rear open space a three-storied structure accommodating service area and ancillary rooms is linked to the main structure by connecting bridges. The ground storied Bhiwandiwalla Adarian is also connected to the main Atash Behram by a bridged passage. The rear also puts up a grand frontage along the narrow Trinity street imparting scale and character by way of a public clock on the gable end of structure. <u>Ablution Pavilion (Kasti enclosure):</u> The ablution area is accommodated along the side open space below the staircase block that leads to the first floor congregation hall. It is low height and paved in chequered tiles along with provision of glazed tiled wash area. It is in close proximity the boundary wall. <u>Kebla:</u> The Kebla is nineteen feet six inches by twenty-one feet and twenty-two feet high. It is khandki stone masonry with heavy detailing by way of stone jails. The entry to the Kebla is from the east. The Kebla enclosure in its scale, detailing and use of material is as elaborate as that of the Iranshah at Udvada. It is even more magnificent with huge teak wood paneled windows with huge scale Makrana marble pieces replacing brass rods within the	

		frame. The door to the Kebla is about ten feet high, teakwood paneled four shutters, and adorned with silver artefacts and garlands. The Kebla is topped with a dome. Internal walls are clad with white glazed tiles. Further they are adorned with swords, scabbards and metal "goorooj" (head of bull). Large brass bells are hung from the ceiling along two opposite sides. Flooring is in white marble laid with adequate pavis. The Kebla has a German silver "afarghanyu" (fire urn) surmounted by a Greman silver tray holding the fire. The urn sits on a stone pedestal "idhora'. German silver "chattar"(umbrella) is suspended over the fire. Prayer Hall: The prayer hall is thirty-one feet by fifty-five feet and twenty-two feet high. The four Persepolitian columns adorning its interiors support the upper floor by bridging joist, beams and columns. The floor is cast in-situ and completely covered by carpeting. Walls and ceilings are painted with oil based emulsion paint. The openings have four shutters, teakwood paneled windows accommodating in-built seating along either side of prayer hall. The hall is not provided with electrical connection, but due to large volume it is well lit and ventilated. Ceremony Hall: The front ceremony hall of size twenty-one feet six inches by fifty-five feet and is known as the Dastur Kukadam Hall. The supporting Persepolitan columns dedicated to the donors adorn the hall. Twenty-two feet high ceiling has teakwood beams, bridging joists and Shahabad tiles. Exquisite pendulum clock, teakwood benches and glazed prayer book cupboards adorn the hall. It is well lit and ventilated through a numberof full-length teakwood paneled, four shuttered windows, and teakwood paneled four shuttered doorways. The windows have double ventilators to dissipate the smoke emitted during the various ceremonies. Flooring is in yellow ochre Minton tiles. Baj Room: The Baj hall, on the North side of the ground floor, is finished with dressed basalt stone flooring. It has a proportionate ceiling height of twelve feet with teakwood joists and timber floor. This room is affronted by a verandah with teakwood posts on stone seats and an elaborate capital. The verandah, with its numerous openings in the Baj room, provides effective cross ventilation. A number of stone ledges/ compartments have been provided for various ceremonies to be conducted at the same time. There are distinct specifications in the alignment, direction, provision of inbuilt storage, ledges and the laying of ritual grooves on the floor (pavis). Internally and externally, the halls are finished with oil based emulsion paint with stone dado. Congregation Hall The Congregation hall is situated on the first floor with an affronting semi-open, pre-congregation area, which further opens out above the flat terraced portico. The main congregation hall is topped with a pitched trussed Mangalore tiled roof supported by heavy teakwood beams with four Persepolitan capitals, circular pillars along with teakwood false ceiling with large light and vent wells. Teakwood is elaborately used in the structural members, false ceiling openings, furniture photo frames and accessories such as chandeliers. Flooring is in yellow ochre Minton tiles. Residence for Priest's (Boiwala's) in serving: No permanent residence for priests but provision for rest rooms along rear ground and two upper ancillary structures. Curtilege Structures (wells etc): The rear three storied ancillary structure on the North and south of plot is bridged at first floor. Kitchen and storage is to the south facing the Baj Hall along north block. It houses two floors for residences of the Priest, store etc. connected by bridges at higher levels. **Style** The structure has exquisite detailing belonging to the Persepolitan order inclusive of Zoroastrian motifs.		
5.3	Intrinsic	-		
5.4	Value Classification	A(arc), A(his), A(cul), B(per), B(uu), C(seh), D(bio), E	Recommended grade	II A
6.0		**Topography**		
6.1	Floors	Main Atash Behram - G+1, Rear Ancillary structure - G+2, Adarian - G		
7.0		**Construction**		
7.1	Plinth	5'0"high dressed stone masonry plinth is approached by a flight of stone masonry steps. It has emphasized step guard finished with chequered tiles. The verandah and ceremony hall are finished with Minton tiles.		
7.2	Walls	The composite structure has load bearing walls finished with Khandki stone externally Internally the walls are in brick masonry plastered and oil painted.		
7.3	Floor	Simple timber floor with timber floor with timber beams, masonry columns, teakwood bridging joists and Shahabad stone and Minton tiles.		
7.4	Stairs	Doglegged timber staircase with elaborate timber handrail and wrought iron balusters.		
7.5	Openings	All doors are four-shuttered timber paneled with ten feet high glazed ventilators. The		

		windows are also four shuttered timber paneled with double ventilator along the front. In some areas glazed paneled windows with glazed hoods are provided for privacy, light and ventilation purposes.
7.6	Roofing	Both, the Atash Behram and Adarian are covered with a timber-trussed roof with rafters, boarding, battens and Mangalore tiles.
7.7	Articulation	Most of the external articulation is by way of columns and walls in masonry. Bands, cornices and pilasters on walls along certain areas are achieved in plasterwork.
7.8	Finishes	Most of the external articulation is by way of columns and walls and ceiling are finished with oil-based emulsion paint.
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -
7.10	Compound/ Fence/ Gate	The compound wall along the front and rear is in brick masonry, plastered. In the front, the compound wall is topped with WI grill. The rear of the plot has a high compound wall with built-in piers topped with decorative capitals. The front and rear gates are in wrought iron.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	The ancillary structures along the rear are composite with load bearing walls and timber trabeated framework.
8.0		**Services & Utilities**
8.1	Lighting	Adequate for the front ceremony hall, prayer hall, congregation hall and Adarian structure.
8.2	Ventilation	Adequate due to cross-ventilation. No provision of the ground floor except for that on first floor congregation 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	-
8.7	Other (HVAC/BMS/Security Systems)	-
9.0		**Condition**
9.1	Plinth	Good
9.2	Walls	Good
9.3	Floor	Good
9.4	Stairs	Good
9.5	Openings	Good
9.6	Roofing	Good
9.7	Articulation & Finishes	Good
9.8	Services	Good
9.9	Out Buildings	-
9.10	Overall Conditions	Good | Maintenance level | Fair
10.0		**Transformation**
	Form	No visible changes
	Structure	No visible changes
	Articulation & Finishes	No visible changes
11.0		**DP Remarks/ Perceived Threats**
		Building forms part of R zone with shopline
12.0		**Additional Notes/ References/ Documents available**
		Additional Notes: The Atash Behram is designed by Framjee J. Billia. It is inspired from the legendary Takt-e-Jamshed complex at Porsepolis **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.



Pediment with 'Furore' motif on columns with decorative capitals



Entrance with round columns, decorative capitals, bands etc



Column capital detail witjh animal face motif



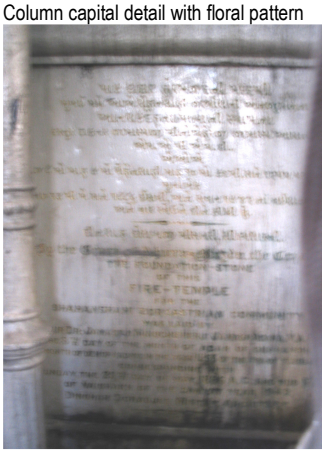
Well



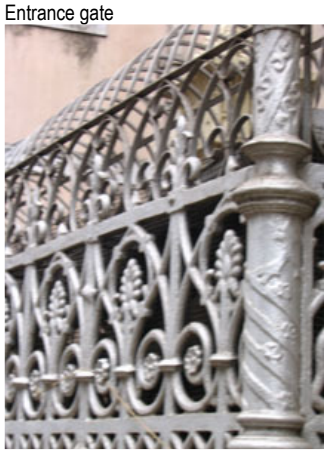
Column capital detail with floral pattern



Entrance gate



Tablet in marble



Railing in metal



Façade detail with balconies supported on columns with decorative capitals, bands etc



Passage



Bridge connecting the new Agiary



Internal courtyard



Projecting bay with railing, sloping roof

The Fort Precinct			633
Not Applicable		Common Ref No: 633 Card No: 413 Ward (Part): A (Part I, II, III, IV) CS No: - Plot Area: - B U Area: - Date: 27/12/04 Recorded by: Arun Wadhwa, Zankhana P Reviewed by: Sachin Borkar Int: Rohan Shivkumar Ext: UDRI Committee Photo Ref.: -	Attached at the rear Location Plan
1.0		**Denomination**	
1.1	Name of Premises	The Fort Precinct	
1.2	Earlier Name	The Fort Precinct	
1.3	Built in :	Varied	Extension Date: -
2.0		**Access**	
2.1	Main	Rail – Two railway stations – The western railway terminates at Churchgate Station to the west of the precinct. The central railway terminates at Chattrapati Shivaji Terminus to the northern end of the precinct. Road – many North South access roads that lead to the north of the city- the primary ones being- Maharishi Karve Road near Churchgate Station, Marine Drive and Veer Nariman Road, Mohammed Ali Road and P D'Mello Road to the eastern side. Water – Ferries leave from the Gateway of India to the north and to the mainland.	
2.2	Subsidiary	Madame Cama Road connects to Marine Drive and to Nariman Point to the south east of the precinct, while Colaba Causeway heads to the south to Navy Nagar. Lt Road to the north connects Crawford Market to Maharishi Karve Road.	
3.0		**Ownership pattern**	
3.1	Present	Varied	
3.2	Past	Varied	
3.3	Status	Varied	
4.0		**Use**	
4.1	Present	Mixed - Commercial, Residential, Recreational and Institutional areas	
4.2	Past	Mixed - Commercial, Residential, Recreational and Institutional areas	
4.3	Usage	Mixed - Commercial, Residential, Recreational and Institutional areas	
5.0		**Significance & value Classification**	
5.1	Townscape (Natural/ Manmade)	The fort precinct is one of the most important heritage precincts in the city. It forms the image center of the city of Mumbai with many of the famous landmarks of the city lie. These include the Chattrapati Shivaji Terminus, the Gateway of India, The University and the High Court, etc. It displays many layers of the development of the city with many sub precincts displaying their own unique characteristics.	
5.2	Architectural Description	**Planning** The precinct is characterized by the presence of many sub precincts having their own unique character. **Roads**: The main roads characterizing the fort precinct are the north south roads of Dr D N Road and Maharishi Karve Road and the east west axial road – Veer Nariman Road. Dr D N Road connects the main landmarks of Crawford Market to the north, CST, Flora Fountain and continues as M G road to the Kalaghoda Circle and the Regal Circle further to the Gateway of India. This main road is characterized by the presence of a common height in the buildings with a continuous façade with an arcade at the ground level along most of its length. To the east of this main road lies the old fort while to the west are later developments. The east west road of Veer Nariman Road begins at Marine Drive and continues past Churchgate Station towards the east, then further to the Flora Fountain junction and the St Thomas Cathedral further to Horniman Circle and the old town hall- today the Asiatic Library. This axial road divides the fort precinct into northern and southern halves. **Open Spaces**: In terms of open spaces, the precinct has perhaps the most famous of ensembles of open space in the city of Mumbai. This is the entire series of open spaces that lie in between the old Fort precinct and the 'native town' to the north and the later Art Deco developments to the west. This ensemble begins in the south with the Cooperage Gardens with the Maharashtra State Lawn Tennis Association and the bandstand; immediately to its north separated by Madame Cama Road is the Oval maidan and its dramatic composition of institutional buildings – the University, High Court and the Secretariat, confronting the residential art deco buildings to the west. Cross Maidan and Azad	

Maidan lie to the north of the Oval, the latter a place where many protest marches are held. Called 'The Esplanade' This contiguous row of open spaces forms an important breather space for the 'A' Ward and the Fort area in general.

Some of the other primary open spaces in the area are the public spaces found at the junctions of the main roads associated with the landmark buildings on the junctions. These include the spaces found near the CST, Flora fountain, Kalaghoda and the Regal Circle. The other important open spaces in the area are the garden at Horniman circle and the garden in front of the Gateway of India.

Sub-Precincts: Below are some of the sub-precincts that make up the fabric of the Fort Precinct.

Gateway Sub-Precinct :

The gateway of India is the main landmark of this sub-precinct with P J Ramchandani Marg forming a promenade on the Eastern waterfront. The Regal Circle forms the main entry point to the sub-precinct with Colaba Causeway as the main thoroughfare. This area is part of the planned Apollo Reclamation and is characterized by a grid iron pattern with largely residential buildings and a few hotel and commercial establishments. Colaba Causeway is characterized by the presence of a unifying arcade along the eastern edge. The buildings are generally g+3 in height.

Majestic Sub-Precinct:

Bounded by Colaba Causeway, Madame Cama Road and Cooperage Road with Wodehouse Road dividing it into two distinct halves. The northern half is roughly triangular in shape with institutional buildings along the periphery of a recreational ground. The Eastern half has a mixture of many building types including residential complexes like Cusrow Baug and commercial like Electric House.

Museum Sub-Precinct:

The main landmark in this precinct is the Prince of Wales Museum. It also has many other institutional buildings in the Kalaghoda Area like the Indian Institute of Sciences and the Secretariat.

University Precinct:

This is the set of Victoria Gothic building fronting Oval Maidan and includes the University and the High Court. To the north are the PWD building and the CTO building.

Esplanade Sub-Precinct:

Bounded by D N Road and Hazarimal Somani Marg this was a planned exercise after the demolition of the fort walls on the Esplanade. It is characterized by a grid iron pattern with g+3 predominantly commercial buildings. This also has a few institutional buildings like the J B Petit High School, J N Petit Library, etc.

Fountain Precinct:

Located between Dr D N Road, MG Road and Cawasji Patel Street, this area is characterized by the presence of the Flora Fountain at the junction of Veer Nariman and D N Road. The buildings are extremely closely knit with narrow alleys in between g+4 to g+5 high. Predominantly this forms the commercial hub of the fort precinct.

Horniman Circle Sub Precinct:

What was once the Bombay Green and is now Horniman Circle forms the center of this precinct with the neoclassical Asiatic Library (once the town hall) forming its Eastern edge. A common neo-classical façade of g+3 encircles this garden.

Naval Dockyard Sub-Precinct:

The eastern edge is formed by the waterfront while Shahid Bhagat Singh Road forms the western edge. Historic Structures like the Manor House are found in this precinct. This is one of the most historically important precincts of the city.

Ballard Estate Sub-Precicnt:

Thisis the planned business district of the fort precinct. It was built during the excavation fo the Prince's and Alexandra Docks. It is characterized by a uniform building height, a grid iron pattern of organization and buff basalt facades.

Bazaar gate Sub-Precinct:

The densest Sub-Precinct of the Fort precinct was the 'native' town within the walls of the fort. The buildings have narrow plots and congested streets forming thoroughfares.

V T Precinct:

One of the most imageable sub-precincts it is characterized by the presence of the CST, the GPO and St Georges Hospital.

BMC Precinct:

Triangular in shape, many institutional bu8idlgins can be found on the main streets along the periphery. These include the BMC building facing Nagar Chowk, The JJ School of Art Complex, The police Comminsioners Office, The St Xaviers School and College, etc. The Metro Theater and Jer Mahal are important landmarks on the north western side of the sub-precinct.

Crawford Market Sub-precinct

Crawford Marker which forms the northern tip of the Fort Precinct is the main complex in this area.

Oval Precinct:

The large open space of the Oval Maidan along with the stretch of Art Deco Residential buildings is the heart of this precinct. Institutional and Commercial Buildings like the Western Railway Headquarters and the Eros Cinema can also be seen in this precinct.

Style

The style of building varies in the precinct as many different eras have left their impressions here.

Features

The fort precinct is characterized by a similar height and footprint relationship in the entire area,

		except for a few exceptions. This is perhaps the most overriding characteristic in the area. Sub-Precincts like the Ballard Estate Precinct have developed their own unique typologies that are common for all the buildings there.	
5.3	Intrinsic	Varied	
5.4	Value Classification	-	Recommended grade: -
6.0		**Topography**	
6.1	Floors	Varied	
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	-	
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: -
10.0		**Transformation**	
	Form	-	
	Structure	-	
	Articulation & Finishes	-	
11.0		**DP Remarks/ Perceived Threats**	
		-	
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.

1. Gateway Sub-Precinct



Sargeant's House



Taj Mahal Hotel

2. Majestic Sub-Precinct



Majestic hotel



Wesley's Church


Mercantile House

3. Museum Sub-Precinct


Chattrapati Shivaji Maharaj Vastu Sangrahalaya


Institute of Science

4. University Sub-Precinct


Convocation Hall


CTO

5. Esplanade Sub-Precinct



Forbes Building



J N Petit Institute

6. Fountain Precinct

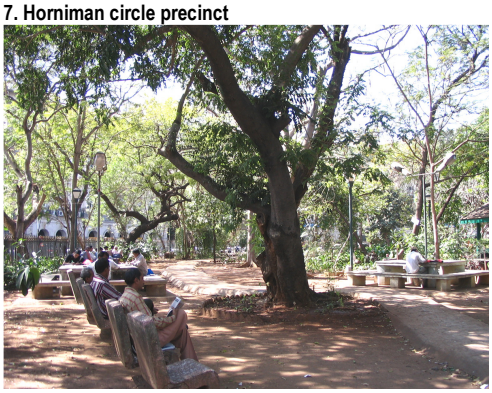


Elphinstone Building



Brady House

7. Horniman circle precinct

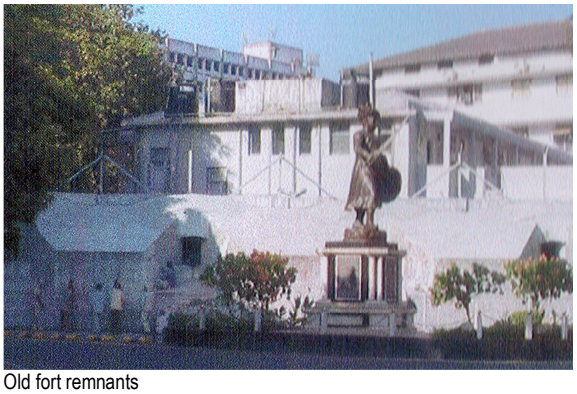


Horniman Circle Garden



State Bank of India Building

8. Naval Dockyard


Old fort remnants


View of wall

9. Ballard Estate Sub-precinct


Volkart Building


Bombay Seamen's Society

10. Bazaargate Sub-precinct


Ruttonsee Mooljee Fountain

11. V T Precinct



G P O



Chhatrapati Shivaji Terminus

12. BMC Precinct



M C G M Building



Elphinstone Technical Institute

13. Crawford Market Sub-Precinct

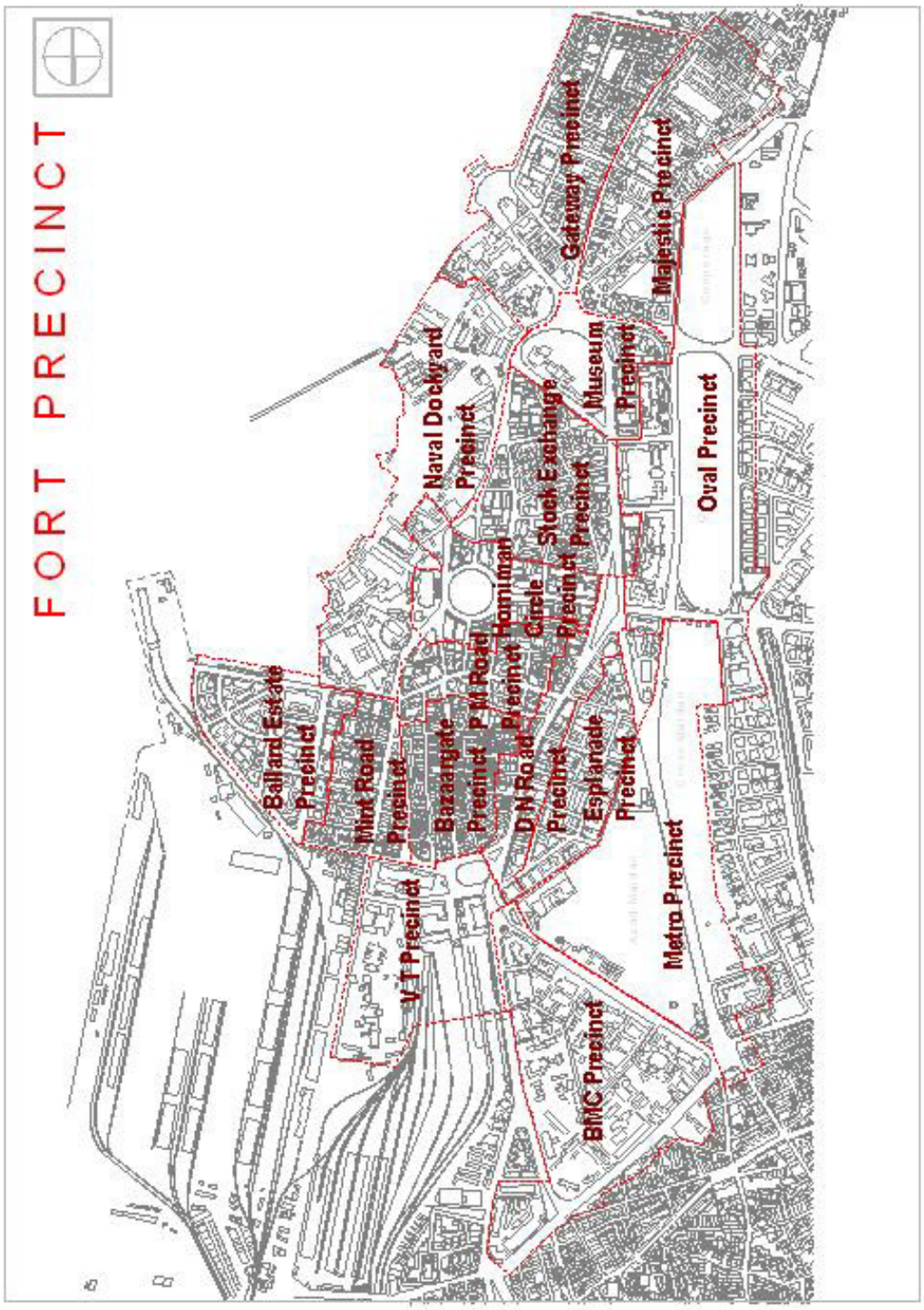


Mahatma Jyotiba Phule Market (Crawford Market)

14. Oval Sub-Precinct



Oval Maidan


FORT PRECINCT
Gateway Precinct
Majestic Precinct
Naval Dockyard Precinct
Museum Precinct
Oval Precinct
Stock Exchange Precinct
Hamilman Circle
P M Road Precinct
Bazaargate Precinct
Mint Road Precinct
Ballard Estate Precinct
D N Road Precinct
Esplanade Precinct
Metro Precinct
V T Precinct
BMC Precinct