
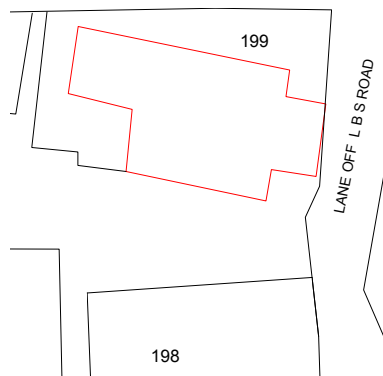


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225-L		REPORTER HOUSE	
	Common Ref No. :	225	
	Card No.	225-L	
	Ward (Part):	L (E/21)	
	C.S. No.	199	
	Plot Areas:	68.50 Sq. m.	
	B U Area:	Not Available	
	Date:	Feb 2007	
	Record by:	Hawa, Megha	
	Review by:	Pallavi, Ulhas Rane	
	Internal: Y	External: Y	
Photo Ref.	225 series		
			
1.0	Denomination		
1.1	Name of Properties	56, Reporter House	
1.2	Earlier Name	Not Known	
1.3	Built in	Early 1900	Extension Date (if any) not known
2.0	Access		
2.1	Main	Christian Colony Road, Off Lal Bahadur Shastri Road, Kurla (W), Mumbai – pedestrian and vehicular	
2.2	Subsidiary	N.A.	
3.0	Ownership pattern		
3.1	Present	Owner. Smt. Jusik J. Reporter – Darius Reporter	
3.2	Past	Leasehold	
3.3	Status	Freehold	
		Ground floor: Divided into two parts and occupied by Mr. Darius Reporter's two sons First Floor: Occupied by Mr. D Reporter and his daughter	
	Use		
4.0	Present	Residential	
4.1	Past	Residential	
4.2	Status	In use. Daily	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	The ‘Reporter House’ as it is now known is located off the Lal Bahadur Shastri Road in the Christian colony on the by lane leading to the Holy Cross Church & School. The Christian community preferred to settle here, especially due to the presence of the Holy Cross Church and the missionary school. The Old Agra road and Kurla station were also important road and rail links. Today only a few houses, mainly on the periphery of the church have still retained their character whereas the others have degenerated into inferior ambience. The narrow lanes of the colony have been regularly raised as part of development thus the adjoining plots / houses are below road level.	
5.2	Architectural description	A ground + one storey load bearing structure, it is a typical coastal style bungalow. The bungalow originally had a high plinth part of which is now buried under the rising surrounding ground levels. The high compound wall is also very close to the house thus rendering a very narrow side open space which increases towards the rear side.	

		The main entry of the house was similar to the Goan balcao which is now modified with raised parapet walls and glazed tiles. A small triangular lobby from here gives entrance to two separate tenements occupied by the owner's sons. The external wooden staircase from the entrance balcao/ verandah opens onto a first floor wooden balcony, which is now enclosed. It leads to the third tenement having its own kitchen, bedroom and toilets. A small service staircase at the rear end adjoining the kitchen opens into the backyard.	
5.3	Intrinsic	<p>The Reporter House is named after the family name 'Reporter'. The present owner Mr. Darius Reporter's original family name was 'Screwala'. His father who was a reporter with the Times of India was popularly known as Mr. Reporter and hence adopted this surname and eventually the house also got its name as 'Reporter House'.</p> <p>Mr. Reporter also informed that they moved as tenants to this house as it was close to the Church, the school and the old Bombay – Agra road.</p> <p>The house is a treasure of various news cuttings and other records belonging to the senior Mr. Reporter and zealously guarded by Darius Reporter. The entire family is very proud of their ancestral home and take pains to preserve it within their limited economic means.</p>	
5.4	Value Classification	A(arc), E , G(grp)	Recommended Grade: III
		A(arc) - Distinct coastal / colonial architecture style E – A part of group housing with distinct character and belonging to Christian community G(grp) – A part of group housing with common character	
6.0	Topography		
6.1	Floors	Ground+1 storey	
7.0	Construction		
7.1	Plinth	0.45m high stone plinth as visible today. Originally it must have been a metre atleast.	
7.2	Walls	Brick masonry with plaster and paint.	
7.3	Floors	Marble mosaic flooring on the ground and timber joist - wooden boarding on the first floor	
7.4	Stairs	External wooden staircase is with wooden railing & decorative elements. Internal service staircase constructed in masonry has Kota tiling (most probably a later addition).	
7.5	Openings	Doors with ventilators - with wooden frames, wooden panelled shutters. The main door has an MS collapsible safety door. Window with ventilators - segmental arched opening. A few extending upto the floor level, wooden framed, wooden panelled shutters and vertical iron bar grill	
7.6	Roofing	Manglore tiled sloping roof, with wooden rafters & purlins, fascia board	
7.7	Articulation	Wooden posts & supporting members, wooden railing	
7.8	Finishes	Plaster & paints for walls, varnish & paint for wood	
7.9	Interiors (Movable & immovable)	Movable decorative wooden furniture, such as beds, chairs, wardrobes, etc. with considerable antique / heritage value. The entrance verandah has built-in seating.	
7.10	Compound / Fence / Gate	1.5 to 2.0m high compound wall in brick masonry with planters on the external side and iron gate	
7.11	Curtilege / unbuilt	The surrounding open spaces have good vegetation.	

	space / out buildings / landscape	
8.0	Services & Utilities	
8.1	Lighting	Adequate natural light is available
8.2	Ventilation	Adequate ventilation is available
8.3	Electricity	By MCGM / Reliance
8.4	Water Supply	By MCGM
8.5	Drainage / Plumbing and Sanitation	By MCGM
8.6	Fire precaution	N.A.
8.7	Other (HVAC/BMS/ Security Systems)	N.A.
9.0	Condition	
9.1	Plinth	Fair : The original plinth height seems to be reduced due to increase in road levels
9.2	Walls	Fair: Externally the walls show signs of moss and leakages at some places.
9.3	Floors	Fair: The flooring is in bad condition at some places and is covered with carpet.
9.4	Stairs	Fair: Both the staircases are in fair condition.
9.5	Openings	Fair: The doors and windows are in good condition
9.6	Roofing	Fair: It is well maintained
9.7	Articulation & Finishes	Fair: The decorative eaves boards, furniture are well maintained
9.8	Services	Fair
9.9	Out buildings	N.A.
9.10	Over all condition	Good
10.0	Transformation	
10.1	Form	The wooden balcony is fully enclosed with MS sheets and grill. Most of the windows are internally fitted with Al sliding windows.
10.2	Structure	The balcony was initially supported on wooden posts which are now replaced by MS stanchions.
10.3	Articulation & Finishes	The decorative eaves boards of the main building are replaced with plain boards. The flooring on the ground floor is replaced with marble mosaic and tiles. The built-in seating of the entrance verandah is clad with glazed tiles and IPS flooring is replaced by vitreous tiling.
11.0	DP Remarks / Perceived Threats	
	The surrounding houses are either giving way to new buildings or turning into inferior status due to non maintenance or haphazard extensions and encroachments.	
12.0	Additional Notes / References / Documents Available	



View from the Holy Cross Church lane



Enclosed Balcony with external staircase



Timber roof with mangalore tiles



Wooden balcony railing with MS grill




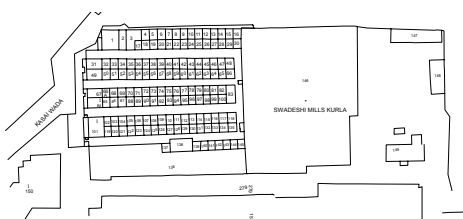
Triangular entrance lobby on ground floor giving entry to 2 separate tenements



Door leading to first floor balcony



Aluminium sliding windows fixed internally without disturbing the existing wooden windows

301-L		SWADESHI MILLS	
	Common Ref No. :	301	
	Card No.	301-L	
	Ward (Part):	L (E/28)	
	C.S. No.	279	
	Plot Areas:	52589.20 Sq.m.	
	B U Area:	Not Available	
	Date:	Feb 2007	
	Record by:	Vinamrata, Muktesh	
	Review by:	Ramesh, Ulhas Rane	
	Int Y	Ext. Y	
	Photo Ref.	301 series	
1.0	Denomination		
1.1	Name of Properties	Swadeshi Mills Co. Ltd	
1.2	Earlier Name	Swadeshi Mills Co. Ltd	
1.3	Built in	1905	Extension Date (if any) - Not known
2.0	Access		
2.1	Marg	Swadeshi Mills Road, Kurla, Mumbai 400 022 – vehicular and pedestrian	
2.2	Subsidiary	N.A	
3.0	Ownership pattern		
3.1	Present	The property is presently under litigation.	
3.2	Past	Tata Group	
3.3	Status	Disputed	
Use			
4.0	Present	Abandoned / Closed	
4.1	Past	Textile Mills	
4.2	Status	Closed (not in use)	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located just outside the city limits, Swadeshi Mills was one of the first textile industries to be started in the eastern suburbs. The mill is situated very close to the Kurla Railway Station. The mills enjoy a long frontage along the Central railway tracks and the LBS Marg (Old Bombay Agra road on its west side. The Swadeshi mills chawls which housed the mill workers were also set up in the vicinity. Today the mills are closed and the surrounding area has become inferior.	
5.2	Architectural description	The mills are planned on a plot of 48 acre. The production area is at the entrance followed by three godowns. There is a facility for washing clothes (dhobi ghat) besides the printing area. The next section consisted of the staff canteen and main cloth production areas where the washing of the cloth and other chemical processes took place. This area had a water tank with compartments. This production area had multiple working sections within itself. The production area had north light roof trusses with asbestos roofing in some areas, while other areas have Mangalore	

		<p>tiles. The mills had arched window openings with fanlights for ventilation and enhance lighting. There are green open spaces interspersed between the different production areas of the mills. These pockets of green spaces around the mill have various trees and flowering plants which enhance the rather drab environment of the mills.</p> <p>FEATURES: The front façade of the structure constructed with Malad stone masonry; with north light truss roof in Mangalore tiles and arched window openings (with stained glass) having wooden frames and fanlights, makes the mill a prominent feature in that locality.</p> <p>Some of the arched openings have cornices in stone. This feature is prominent in the canteen area.</p> <p>The roofing, including the north light roof is in structural steel</p> <p>The watch-tower and tall chimney are other prominent features of this structure. Clock has been removed long back.</p>
5.3	Intrinsic	One of the earliest Textile Mills built in Kurla region it helped the growth of the eastern suburbs. The security cum clock tower and tall chimney are prominent features of the Kurla skyline visible from both the LBS road and the Central Railway Line
5.4	Value Classification	A(arc), C(seh), D(bio), E Recommended Grade: II B A(arc) - Distinct industrial architecture style of early 20 th century C(seh) – Very relevant to socio-economic history of Mumbai D(bio) – Founder Jamshedji Tata E – A complex from a period having sociological interest
6.0	Topography	
6.1	Floors	Ground storey structure, floor height around 10m. Kota stone flooring for the internal floors.
7.0	Construction	
7.1	Plinth	Plinth height around 0.6m with dressed stone masonry.
7.2	Walls	All external walls are in exposed coursed malad / kurla stone masonry with pointing and are plastered from inside.
7.3	Floors	Primarily in Kota stone, at some places in IPS.
7.4	Stairs	R.C.C staircases without railing in some of the production areas.
7.5	Openings	Doors - with wooden frames & wooden panel shutters, Window - with wooden frames & partly glazed and partly wooden panel shutters
7.6	Roofing	Roof is supported on circular steel columns. It is made of structural steel trusses made of angles and is covered with asbestos sheet in some areas and Mangalore tiles in other areas.
7.7	Articulation	The decorative watch tower with arches / circular openings is imposing along with high sloping roofs.
7.8	Finishes	Dressed Malad stone external surfaces. The internal surface of the walls is plastered.
7.9	Interiors (Movable & immovable)	Immovable- heavy machinery (the machinery had been removed but the foundations / trenches for machinery still remain.
7.10	Compound / Fence / Gate	Imposing archway gate and M.S gate as entrance
7.11	Curtilege / unbuilt space / out buildings / landscape	Watchman's cabin & green spaces interspersed between the buildings.
8.0	Services & Utilities	
8.1	Lighting	Adequate natural lighting by means of north light truss roof.
8.2	Ventilation	Natural ventilation was provided through the ventilators. There were chimneys to remove the smoke from the boiler rooms.
8.3	Electricity	Electricity to the mill was directly provided by Tata 's power stations
8.4	Water Supply	MCGM
8.5	Drainage / Plumbing and	MCGM

	Sanitation	
8.6	Fire precaution	Not known since the industry is closed.
8.7	Other (HVAC/BMS/ Security Systems)	N.A
9.0	Condition	
9.1	Plinth	Poor. There is a lot of settlement & debris around it.
9.2	Walls	The walls are in good condition at many places despite negligence. There is vegetative growth on the walls. In the exterior walls discolouration can be noticed due to weathering.
9.3	Floors	The floors have been damaged. There are cracks and crevices in the flooring which are home to pest.
9.4	Stairs	Poor, plaster is flaking
9.5	Openings	The window frames and eaves are in broken condition. Panes are also broken and the wood is in decaying state. In some places the stones used in the arches for the openings are in bad state.
9.6	Roofing	The roof is broken at many places which causes leakage during the monsoon.
9.7	Articulation & Finishes	Poor. There is considerable weathering and environmental discoloration in the external surface.
9.8	Services	Old, neglected, redundant, almost non-existent.
9.9	Out buildings	All the buildings are in dilapidated state.
9.10	Over all condition	Poor
10.0	Transformation	
10.1	Form	Neglected / deteriorating
10.2	Structure	Neglected / deteriorating
10.3	Articulation & Finishes	Neglected / deteriorating
11.0	DP Remarks / Perceived Threats	
	Neglect & destruction, demolition for modernization / new development	
12.0	Additional Notes / References / Documents Available	
	Swadeshi Mills was one of the first mills to be set up in the eastern suburbs. The mills not only provided employment but also helped in expansion of the city into the suburbs. The Swadeshi mills chawls and the Sarveshwar mandir were all set up during this period and helped giving Kurla a character of its own.	



Entrance to Swadeshi Mills



The Clock Tower



The West Façade of the Mills along the Central Railway Tracks



Partial area of the Mills which was destroyed in the fire



The Printing Section



Bust of Jamshedji Tata within the premises



The Mills as seen from the LBS road across the Central Railways



The Building façade as seen from the Mill compound



Arched door and window openings in coursed Malad / Kurla stone




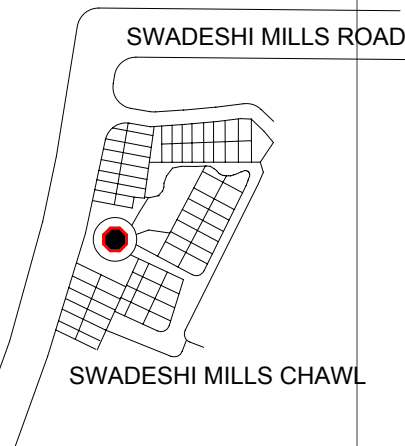
Roofing in structural steel covering large spans






The RCC staircase connecting to a mezzanine level


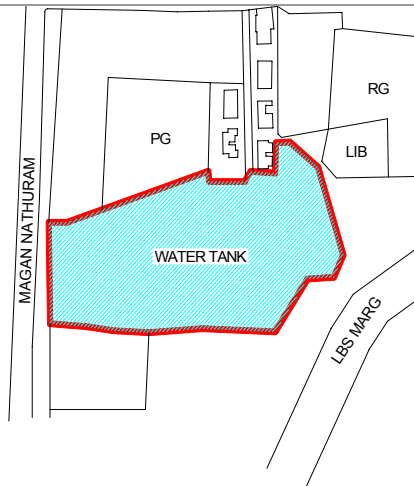


Water Tanks – an essential part of textile mills constructed in Stone, Structural Steel and RCC

415-L		WELL AT SWADESHI MILLS CHAWLS	
	Common Ref No. :	415	
	Card No.	415-L	
	Ward (Part):	L (E/28)	
	C.S. No.	276	
	Plot Areas:	Within CTS 278	
	B U Area:	Not Available	
	Date:	Feb 2007	
	Record by:	Chinmay, Mansi	
	Review by:	Ramesh, Ulhas Rane	
	Int : Y	Ext : Y	
Photo Ref.	415 Series		
			
1.0	Denomination		
1.1	Name of Properties	Well at Swadeshi Mills Chawl	
1.2	Earlier Name	Well at Swadeshi Mills Chawl	
1.3	Built in	After 1905	Extension Date (if any) : - NA
2.0	Access		
2.1	Main	Swadeshi Mills Road, Kurla, Mumbai	
2.2	Subsidiary	NA	
3.0	Ownership pattern		
3.1	Present	MCGM and community	
3.2	Past	Swadeshi Mills	
3.3	Status	In possession of community	
Use			
4.0	Present	Well	
4.1	Past	Well	
4.2	Status	In use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	The well with masonry parapet and surrounding basalt paving is part of the residential quarters (chawls) of the Mill workers close to the Swadeshi Mill complex. Since the mills are closed the place has deteriorated due to neglect and encroachments. Originally it must have been an active community space, especially when the piped water supply was not available.	
5.2	Architectural description	The well octagonal shape in plan is built in basalt stone and has iron hooks along its inner peripheral parapet. These hooks may have been used to set up the mechanism to draw water from the well is an important part of history. A marble plaque with inscription, giving information about the construction of the well, is part of the well parapet. The parapet wall coping is flat with rounded edges.	
5.3	Intrinsic	The Swadeshi Mills established in 1905 constructed residential quarters (chawls) for its workers and various other community facilities. This well is also one of them. The writing on the plaque is not very clear.	
5.4	Value Classification	B(uu), C(seh), E	Recommended Grade: III








		B(uu) – Unique use of the structure / artifact as a traditional well C(seh) – Relevance to socio-economic history of textile industry in Mumbai E – Well structure having sociological / community interest
6.0	Topography	
6.1	Floors	Ground storey structure
7.0	Construction	
7.1	Plinth	Beautifully carved black basalt stone with a memorial stone plaque in marble
7.2	Walls	Stone masonry
7.3	Floors	N.A.
7.4	Stairs	N.A.
7.5	Openings	N.A.
7.6	Roofing	N.A.
7.7	Articulation	N.A.
7.8	Finishes	N.A.
7.9	Interiors (Movable & immovable)	N.A.
7.10	Compound / Fence / Gate	N.A.
7.11	Curtilege / unbuilt space / out buildings / landscape	N.A.
8.0	Services & Utilities	
8.1	Lighting	N.A.
8.2	Ventilation	N.A.
8.3	Electricity	N.A.
8.4	Water Supply	N.A.
8.5	Drainage / Plumbing and Sanitation	N.A.
8.6	Fire precaution	N.A.
8.7	Other (HVAC/BMS/ Security Systems)	N.A.
9.0	Condition	
9.1	Plinth	Fair.
9.2	Walls	Partly dislodged upper walls. Vegetation growth.
9.3	Floors	N.A.
9.4	Stairs	N.A.
9.5	Openings	N.A.
9.6	Roofing	N.A.
9.7	Articulation & Finishes	N.A.
9.8	Services	N.A.
9.9	Out buildings	N.A.
9.10	Over all condition	Fair
10.0	Transformation	
10.1	Form	Still retains original form
10.2	Structure	Fairly strong
10.3	Articulation & Finishes	Memorial plaque with a faded inscription
11.0	DP Remarks / Perceived Threats	
	If it remains in unused condition, it may be closed in future. Being part of old and self sustaining water system it should be revived as a stand-by water source in summer season.	
12.0	Additional Notes / References / Documents Available	
	Prior to the establishment of water supply system in Mumbai, various tanks, ponds and wells were integral sources for domestic water which also became community places.	



PHOTOS SERIES 415-L	
 <p>The well constructed in basalt stone</p>	 <p>A marble plaque with dedication</p>
 <p>The peripheral area of the well is paved in basalt stone</p>	 <p>An iron ring like key embedded in the well parapet</p>

614-L		TANK AT KALE ROAD	
	Common Ref No. :	614	
	Card No.	614-L	
	Ward (Part):	N (E/21)	
	C.S. No.	103/A	
	Plot Areas:	240.60 Sq.m.	
	B U Area:	-	
	Date:	Feb 2007	
	Record by:	Pallavi, Bibhas	
	Review by:	Ramesh, Ulhas Rane	
	Int	Ext.	
	Photo Ref.	614 series	
1.0	Denomination		
1.1	Name of Properties	MCGM Tank at Kale Road	
1.2	Earlier Name	Not known	
1.3	Built in	Old / Natural	Extension Date (if any) – 2005 – Efforts by MCGM to develop it as recreation area
2.0	Access		
2.1	Marg	Kale Road, Off Lal Bahadur Shastri Marg, Kurla	
2.2	Subsidiary	No	
3.0	Ownership pattern		
3.1	Present	Freehold - MCGM	
3.2	Past	By possession - Local community	
3.3	Status	In possession of MCGM	
	Use		
4.0	Present	Tank – passive recreation & for religious and cultural purposes	
4.1	Past	Tank – for religious and cultural purposes	
4.2	Status	In use as a recreational space & for religious and cultural purposes	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	The tank located on Kale Road is a welcome relief in a dense neighbourhood	
5.2	Architectural description	The original tank is surrounded by residential and commercial landuse. MCGM has undertaken beautification work of the tank and constructed an entrance gate, steps leading to water and some pavement alongwith solid waste management. However this development needs to be sensitive to the natural and cultural heritage value of the tank.	
5.3	Intrinsic	The Tank is a welcome relief amongst the industrial surroundings and acts as a visual recreation & ecological space. Old maps indicate the presence of other such tanks in the suburban areas which have now been reclaimed or have become cesspools.	
5.4	Value Classification	I(sce), J	Recommended Grade: II B
		I(sce) – Waterbody as a space of natural / scenic beauty J – Waterbody as a large open space for passive recreation and ecological conservation	
6.0	Topography		
6.1	Floors	N.A.	

7.0	Construction	
7.1	Plinth	N.A.
7.2	Walls	Masonry retaining wall.
7.3	Floors	N.A
7.4	Stairs	Masonry steps.
7.5	Openings	N.A
7.6	Roofing	N.A
7.7	Articulation	Large natural water body and open space in urban environment. The beautification efforts will improve its looks
7.8	Finishes	The masonry walls seem to have considerably weathered.
7.9	Interiors (Movable & immovable)	N.A
7.10	Compound / Fence / Gate	Chain link fencing on masonry wall. Decorative arched gate.
7.11	Curtilege / unbuilt space / out buildings / landscape	Stabilized soil and partially paved surroundings. Residential development all around. Some sparse vegetation including coconut palms is seen around the tank.
8.0	Services & Utilities	
8.1	Lighting	N.A.
8.2	Ventilation	N.A
8.3	Electricity	MCGM / Reliance power
8.4	Water Supply	N.A
8.5	Drainage / Plumbing and Sanitation	Not provided.
8.6	Fire precaution	N.A
8.7	Other (HVAC/BMS/ Security Systems)	Provision of a pot for 'nirmalya' (dry flowers) collection.
9.0	Condition	
9.1	Plinth	N.A
9.2	Walls	Poor
9.3	Floors	N.A
9.4	Stairs	N.A
9.5	Openings	N.A
9.6	Roofing	N.A
9.7	Articulation & Finishes	Poor
9.8	Services	Poor
9.9	Out buildings	N.A
9.10	Over all condition	Poor
10.0	Transformation	
10.1	Form	Natural form has changed due to development in the surrounding region. More changes due to improvement intervention of MCGM
10.2	Structure	New service / utility elements have been introduced, Entrance arch has been erected.
10.3	Articulation & Finishes	The chain link fence is a later addition. Garbage is dispersed around the tank.
11.0	DP Remarks / Perceived Threats	
	Development pressures, Encroachment, Pollution, Silting	
12.0	Additional Notes / References / Documents Available	
	Natural tanks/lakes in an urban environment play an important environmental role. They act as large rain water harvesting bodies and help ground water recharging. They play a key role in improving micro-climate of the region. They also could be excellent eco-recreational spaces in urban areas and need conservation.	







	<p>Most of the lakes in Mumbai are under the control of MCGM / Govt. Since they are surrounded by unplanned haphazard urban development, they are under the threat from pollution, encroachment and are badly degraded. Including them in the Heritage List would provide protection and could attract attention of National Lake Development Authority for their ecological conservation</p>
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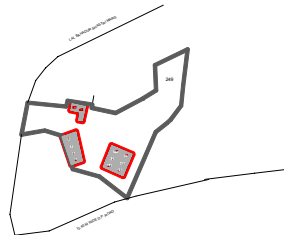
PHOTOS SERIES 614-L		
		
Entrance arch for the Tank		Garbage along the newly constructed ghats
		
Embankment with surrounding residential and commercial plots		
		
Palm plantation as a backdrop		'Nirmalya Kalash' – for flowers collection
		
Boundary fencing with name board		

706-L		HOLY CROSS CHURCH	
	Common Ref No. :	706	
	Card No.	706-L	
	Ward (Part):	L (E/21)	
	C.S. No.	567	
	Plot Areas:	37009.20 Sq.m.	
	B U Area:	Not Available	
	Date:	Feb 2007	
	Record by:	Mona, Megha	
	Review by:	Pallavi, Ulhas Rane	
	Int N	Ext. Y	
	Photo Ref.	706 Series	
			
The information is based on external survey of the church. Permission for internal survey was denied.			
1.0	Denomination		
1.1	Name of Properties	Holy Cross Church	
1.2	Earlier Name	1593: Iglesia de San Salvador 1595: Invencao de Santa Cruz	
1.3	Built in	1570: King of Portugal confirmed the donation of village of Kurla for construction of the Church 1573: Chapel constructed by Jesuits of College of St. Paul, Goa 1580: Church built by Jesuits of Bandra 1848: Church rebuilt	Extension Date (if any) 1975
2.0	Access		
2.1	Main	Off Lal Bahadur Shastri Road, Kurla (W), Mumbai	
2.2	Subsidiary	Church Road, Off Premier Road, Kurla, Mumbai	
3.0	Ownership pattern		
3.1	Present	Freehold - The Kurla Church Property	
3.2	Past	Freehold – Trust property	
3.3	Status	In possession and use	
	Use		
4.0	Present	Place of worship and education	
4.1	Past	Place of worship	
4.2	Status	Active and in daily use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	The church and the related settlements are part of the Christian community area of Kurla.	
5.2	Architectural description	Typical church architecture of coastal region with sloping roofs. Sloped roofs and double heights creating large inner volume and reverberations, Bell Tower, Stained glass panels. The front gable end has two cupolas on either side. Mouldings at two levels accentuate the height of the front. It has Malad stone screed plaster. The additional structure perpendicular to the front made of Malad stone masonry. It has windows with segmental arches on both levels, but fan shaped windows on lower levels and flat lintel and rectangular	







		windows on upper level.
5.3	Intrinsic	The religious prayer place creates appropriate ambience for people with faith.
5.4	Value Classification	A(arc), E Recommended Grade: II B
		A(arc) – Architectural and Cultural value E – Complex with distinct architectural style and historic way of life of a community
6.0	Topography	
6.1	Floors	Ground+1 storey structures
7.0	Construction	
7.1	Plinth	0.75m high stone plinths
7.2	Walls	Yellow basalt stone masonry and Brick masonry
7.3	Floors	P.C.C.
7.4	Stairs	RCC staircase
7.5	Openings	Doors - with wooden frames, shutters & panels, Window - mainly arched, with a few extending upto the floor level, with wooden frames, shutters & panels
7.6	Roofing	Mangalore tiled sloping roof, with wooden rafters & purlins
7.7	Articulation	High sloped roofs, Cornice band and gable ends, Bell Tower
7.8	Finishes	Plaster & paints for walls, varnish & paint for wood
7.9	Interiors (Movable & immovable)	Typical church interior with wooden furniture, benches and lights
7.10	Compound / Fence / Gate	Compound wall- in stone masonry with MS gates
7.11	Curtilege / unbuilt space / out buildings / landscape	Formal landscaped open spaces and cemetery adjoining the church alongwith playground for the schools.
8.0	Services & Utilities	
8.1	Lighting	Natural
8.2	Ventilation	Natural
8.3	Electricity	MCGM / Reliance Power
8.4	Water Supply	MCGM
8.5	Drainage / Plumbing and Sanitation	MCGM
8.6	Fire precaution	Not provided.
8.7	Other (HVAC/BMS/ Security Systems)	Not provided.
9.0	Condition	
9.1	Plinth	Fair
9.2	Walls	Good
9.3	Floors	Good
9.4	Stairs	Fair
9.5	Openings	Fair
9.6	Roofing	Good.
9.7	Articulation & Finishes	Fair
9.8	Services	Satisfactory
9.9	Out buildings	Fair
9.10	Over all condition	Good
10.0	Transformation	
10.1	Form	Additions of double height arcade on west wall, and umbrella shaped pavilion in front of entrance and other blocks on sides
10.2	Structure	Fair
10.3	Articulation & Finishes	Fair
11.0	DP Remarks / Perceived Threats	
	Extensions and interventions in old structure and complex	

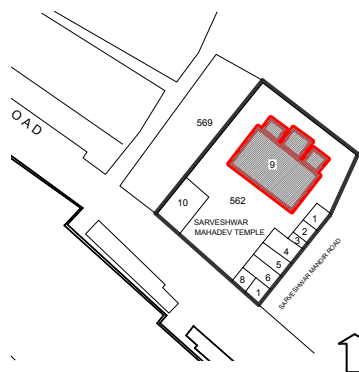
12.0	Additional Notes / References / Documents Available
	Historical Details are taken from 'Infoguide' by Holy Cross Church As internal survey was denied transformations within the structure are not known.

	PHOTOS SERIES 706-L	
		
The Church and school campus		The Church overlooking the cemetery
		
The Bell Tower		Malad stone used for the façade
		
The Grotto within the Church Campus		Church from the Cemetery

709-L		PAUL PEREIRA HOUSE	
	Common Ref No. :	709	
	Card No.	709-L	
	Ward (Part):	L (E/21)	
	C.S. No.	249/A & B	
	Plot Areas:	185.40 Sq.m.	
	B U Area:	Not Available	
	Date:	Feb 2007	
	Record by:	Mona, Megha	
	Review by:	Ramesh, Ulhas Rane	
	Int: Y	Ext.: Y	
Photo Ref.	709 series		
		<div>709 - PEREIRA HOUSE</div> 	
1.0	Denomination		
1.1	Name of Properties	Paul- Pereira House	
1.2	Earlier Name	Not known	
1.3	Built in	1900	Extension Date (if any) not known
2.0	Access		
2.1	Main	Father Paul road, Christian colony, Off Lal Bahadur Shastri Road, Kurla (W), Mumbai	
2.2	Subsidiary	No	
3.0	Ownership pattern		
3.1	Present	Freehold - Animit Amol Nikam & H. D. Kathinarakhi	
3.2	Past	Freehold	
3.3	Status	In possession and use	
	Use		
4.0	Present	Residential	
4.1	Past	Residential	
4.2	Status	Residential in use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	One of the earliest settlements of Christian community in Kurla village. It was a well planned group housing of 8 to 10 structures however in a chaotic situation due to haphazard extensions onwards 1970.	
5.2	Architectural description	A squarish double storied house with an attic floor. A double storied portico from the entrance which has pitch roof on first floor having lattice work at the eaves. Ground floor is made of dressed Malad stone masonry, and the first floor is brick masonry having column pilaster decorations. Openings have segmental arch. A Typical colonial style house retains old floor finishes and character.	
5.3	Intrinsic	The building has an earthy appeal. One of the oldest structures having a strong character making it unique among the dense neighbourhood of Christian colony.	
5.4	Value Classification	A(arc), E	Recommended Grade III
		A(arc) – Example of Colonial Residential architecture E – A part of group housing belonging to Christian Community, thus providing sociological and community value	
6.0	Topography		
6.1	Floors	Ground+1 storey structures	
7.0	Construction		
7.1	Plinth	0.45m high Stone plinth.	

7.2	Walls	Exposed Malad Stone for ground floor and brick masonry with plaster for the first floor
7.3	Floors	Old tiles flooring in hall and IPS flooring in other areas
7.4	Stairs	Wooden staircases with wooden railing & decorative elements
7.5	Openings	Doors - with wooden frames, shutters & panels, Window - mainly arched, with wooden frames, shutters & panels
7.6	Roofing	Manglore tiled sloping roof, with wooden rafters & purlins
7.7	Articulation	Stone columns, wooden railing, wrought iron decorative elements
7.8	Finishes	Plaster & paints for walls, varnish & paint for wood
7.9	Interiors (Movable & immovable)	Typical residential furniture
7.10	Compound / Fence / Gate	Compound wall- in stone masonry
7.11	Curtilage / unbuilt space / out buildings / landscape	Nil
8.0	Services & Utilities	
8.1	Lighting	Sufficient natural lighting
8.2	Ventilation	Sufficient natural ventilation
8.3	Electricity	MCGM / Reliance
8.4	Water Supply	MCGM
8.5	Drainage / Plumbing and Sanitation	MCGM
8.6	Fire precaution	No
8.7	Other (HVAC/BMS/ Security Systems)	No
9.0	Condition	
9.1	Plinth	Fair
9.2	Walls	Damaged by dampness
9.3	Floors	Old tile floor deteriorating
9.4	Stairs	Fair
9.5	Openings	Fair
9.6	Roofing	Fair partly damaged
9.7	Articulation & Finishes	Deteriorating
9.8	Services	Fair
9.9	Out buildings	N.A.
9.10	Over all condition	Fair
10.0	Transformation	
10.1	Form	Extensions / modifications have changed the form to some extent
10.2	Structure	Addition of columns to support the balcony and the floor above.
10.3	Articulation & Finishes	Stone wall painted.
11.0	DP Remarks / Perceived Threats	
		Ignorance of heritage value while carrying out repairs. Urbanisation / modernisation.
12.0	Additional Notes / References / Documents Available	

PHOTO SERIES - 709-L	
	
The porch verandah is a feature of this house. Now it is supported by columns / MS stanchions	Arched windows and ventilators.
	
Arched door openings in malad stone with coloured glass ventilators	Fixed wooden louvers and coloured glass
	
Sloping roofs in timber with AC sheet roofing	Decorative wooden fascia

727- L		SARVESHVAR MANDIR	
		Common Ref No. :	727
		Card No.	727-L
		Ward (Part):	L
		C.S. No.	561, 562
		Plot Areas:	987.40 Sq.m.
		B U Area:	Not Available
		Date:	Feb 2007
		Record by:	Muktesh, Vinamrata
		Review by:	Ramesh, Ulhas Rane
		Int .Y	Ext .Y
		Photo Ref.	727 series
			
1.0		Denomination	
1.1	Name of Properties	Sarveshwar Mahadev Temple	
1.2	Earlier Name	Sarveshwar Mahadev Temple	
1.3	Built in	1883	Extension Date (if any) – Not known
2.0		Access	
2.1	Marg	Takyawadi, Sarveshwar Mandir marg, Kurla, Mumbai	
2.2	Subsidiary	Nil	
3.0		Ownership pattern	
3.1	Present	Freehold - Sarveshwar Mahadev Temple Trust	
3.2	Past	Freehold - A. H. Wadia trust (upto 1992)	
3.3	Status	In possession of Sarveshwar Mahadev temple trust since 1992	
4.0		Use	
4.1	Present	Temple, place of worship and cultural activities	
4.2	Past	Temple, place of worship and cultural activities	
4.3	Status	Regularly used.	
5.0		Significance & Value Classification	
5.1	Townscape (Natural / Manmade)	Part of the old Kurla village, the surroundings of the temple have drastically changed. Sarveshwar Mahadev Mandir land was donated to mills workers of Swadeshi mill and Kurla spinning mill by Wadia trust. In 1883 there was no temple in that area hence the mills workers came together and donated the required amount for the temple construction. Today the temple is surrounded by inferior development, old houses and is in very poorly maintained neighbourhood.	
5.2	Architectural description	Typical Hindu temple architecture with sabhamandap, courtyard, deepstambha. However the temple has been renovated a number of times	
5.3	Intrinsic	Dome, Courtyards, Deepstambha. The features provide serene & spiritual environment	
5.4	Value Classification	A(his), A(cul), C(seh)	Recommended Grade III
		<p>A(his) – The temple has architectural / historical significance because of the benefactor approach of Wadias and participatory approach of mill community</p> <p>A(cul) – The Hindu temple being erected / maintained by the mill community for religious / cultural / spiritual needs provides it with a unique cultural value</p> <p>C(seh) – Very relevant for socio-economic history because of unique approach of the donor and also of the community participation</p>	

6.0		Topography
6.1	Floors	Ground
7.0		Construction
7.1	Plinth	0.60 m high in stone masonry
7.2	Walls	Brick masonry with RCC columns
7.3	Floors	Tiled flooring
7.4	Stairs	No
7.5	Openings	Arched openings
7.6	Roofing	Flat RCC terrace over sabha mandap and typical shikhar over the garbhagriha
7.7	Articulation	Ornamentation consisting of various religious motifs and sculptures of deities
7.8	Finishes	Plastered and painted
7.9	Interiors (Movable & immovable)	Typical temple built-in furniture
7.10	Compound / Fence / Gate	The compound wall had a Nagarkhana as entrance earlier which does not exist today
7.11	Curtilege / unbuilt space / out buildings / landscape	The temple complex has courtyard, landscaped areas and a deepstambha
8.0		Services & Utilities
8.1	Lighting	Natural
8.2	Ventilation	Natural
8.3	Electricity	MCGM / Reliance Power
8.4	Water Supply	MCGM
8.5	Drainage / Plumbing and Sanitation	MCGM
8.6	Fire precaution	No
8.7	Other (HVAC/BMS/ Security Systems)	No
9.0		Condition
9.1	Plinth	Fair
9.2	Walls	Fair
9.3	Floors	Fair
9.4	Stairs	Not present.
9.5	Openings	Fair
9.6	Roofing	Fair
9.7	Articulation & Finishes	Fair
9.8	Services	Fair
9.9	Out buildings	Fair
9.10	Over all condition	Fair
10.0		Transformation
10.1	Form	None
10.2	Structure	Nagarkhana entrance in the compound wall has gone
10.3	Articulation & Finishes	New materials have replaced the old ones during various repair and maintenance works
11.0		DP Remarks / Perceived Threats
		Ignorance of heritage value and insensitive modernisation
12.0		Additional Notes / References / Documents Available



The Deepmala



Entrance Gate, Deepmala, Tulsi Vrindavan and Nandi Shrine located on central axis



The Mandir Shikhar



Tree Platform



A new shrine within the campus



Front court of the temple with Deepmala, Tulsi vrindavan



The renovated sabha mandap




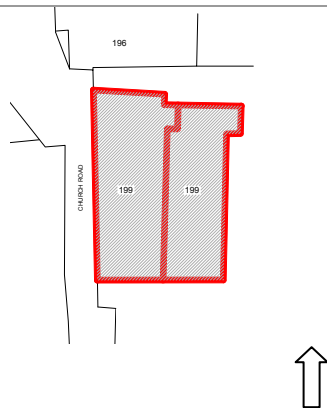
The renovated garbha griha



The residential quarters within the Temple complex


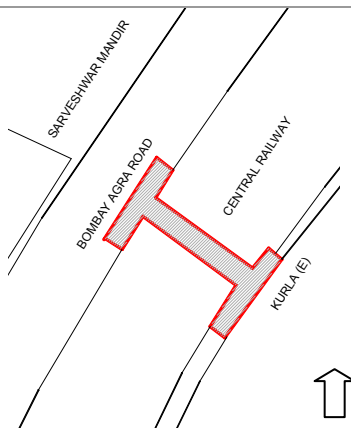


The reconstructed gate

878- L		PEREIRA HOUSE	
		Common Ref No. 878 Card No. 878-L Ward (Part) L (E/21) C.S. No. 190 Plot Areas: 84.70 B U Area: Not Available Date: Feb 2007 Record by: Hawa, Megha Review by: Pallavi, Ulhas Rane Int N Ext. Y Photo Ref. 878 series	
1.0		Denomination	
1.1	Name of Properties	44 A Pereira house	
1.2	Earlier Name	44 A Pereira house	
1.3	Built in	Around 1920	Extension Date (if any) – not known
2.0		Access	
2.1	Main	Christian Colony, Off Lal Bahadur Shastri Road, Kurla, Mumbai – pedestrian and vehicular	
2.2	Subsidiary	No	
3.0		Ownership pattern	
3.1	Present	Freehold - J. Francis Pereira	
3.2	Past	Freehold	
3.3	Status	In possession	
4.0		Use	
4.1	Present	Residential	
4.2	Past	Residential	
4.3	Status	In use	
5.0		Significance & Value Classification	
5.1	Townscape (Natural / Manmade)	The Christian community preferred to settle here, especially due to the presence of the Holy Cross Church and the missionary school. The Pereira House, the oldest house of the village, is located between the Lal Bahadur Shastri Road and the Holy Cross Church. Only a few houses, mainly on the periphery of the church have still retained their character whereas the others have degenerated to assume a slum like look.	
5.2	Architectural description	A ground + one storey load bearing structure, the Pereira House, is a typical traditional style bungalow, with an entrance verandah and sloping, pyramidal, Mangalore tile roof. The house has a large front open space which further opens onto a small courtyard housing the community cross.	
5.3	Intrinsic	The excellent woodwork for doors, windows, flooring, partitions and roof	
5.4	Value Classification	A(arc), E	Recommended Grade: III
		A(arc) – Distinct coastal / rural architecture style E – The bungalow is a part of the community neighbourhood created by Christian Community thus giving a Community value	
6.0		Topography	
6.1	Floors	Ground + 1 storey structure	

7.0		Construction
7.1	Plinth	0.45m high stone plinth
7.2	Walls	Wooden post and beam structure with almost 2' thick load bearing brick masonry
7.3	Floors	Ground: Red IPS and in some places kotah
7.4	Stairs	Wooden staircase with wooden balustrade, Railing is covered with plywood at some places
7.5	Openings	Doors - with wooden frames and panelled shutters Window – segmental arched, with wooden frames, glazed panelled shuttered and at places wood panelled shutter, including vertical MS bars for grills
7.6	Roofing	Manglore tiled sloping roof, with wooden rafters & purlins
7.7	Articulation	Interesting woodwork, balconies / verandahs
7.8	Finishes	Plaster & paints for walls, varnish & paint for wood
7.9	Interiors (Movable & immovable)	Some of the rooms are created by wooden partitions. Wooden beds and other furniture is still maintained in goods condition
7.10	Compound / Fence / Gate	Gate: The verandah has a low wooden gate Compound: Low masonry work with potted plants serve as the compound
7.11	Curtilege / unbuilt space / out buildings / landscape	A large shed is present in the compound but its usage was unclear. The forecourt is unpaved and has minimal landscape
8.0		Services & Utilities
8.1	Lighting	Adequate natural light
8.2	Ventilation	Adequate ventilation
8.3	Electricity	MCGM / Reliance
8.4	Water Supply	MCGM
8.5	Drainage / Plumbing and Sanitation	MCGM
8.6	Fire precaution	No
8.7	Other (HVAC/BMS/ Security Systems)	No
9.0		Condition
9.1	Plinth	Fair
9.2	Walls	Fair, however at some places there are plaster cracks
9.3	Floors	Fair
9.4	Stairs	Fair
9.5	Openings	Fair
9.6	Roofing	Fair
9.7	Articulation & Finishes	Fair
9.8	Services	Fair
9.9	Out buildings	Fair
9.10	Over all condition	Fair
10.0		Transformation
10.1	Form	There seems to be no change in the form. Only the plinth seems less in height as the surrounding ground level has risen
10.2	Structure	None
10.3	Articulation & Finishes	None
11.0		DP Remarks / Perceived Threats The surrounding houses are either giving way to new buildings or almost turning into a inferior neighbourhood due to poor maintenance, haphazard extensions and encroachments
12.0		Additional Notes / References / Documents Available Reference: The Holy Cross Church diary and other references

	
<p>View from the lane connecting the Holy Cross Church to the LBS Road</p>	<p>View from the Local Community Cross</p>
	
<p>Roof Detail</p>	<p>The first floor with wooden flooring and furniture</p>
	
<p>The entrance verandah</p>	<p>Furniture in the entrance verandah</p>

909-L		PEDESTRIAN BRIDGE AT KURLA	
	Common Ref No. :	909	
	Card No.	909-L	
	Ward(Part):	L (E/28)	
	C.S. No.	1030/A, B & C	
	Plot Areas:	Not Available	
	B U Area:	Not Available	
	Date:	Feb 2007	
	Record by:	Muktesh, Vineet	
	Review by:	Ramesh, Ulhas Rane	
	Int	Ext. Y	
Photo Ref.	909 series		
			
1.0	Denomination		
1.1	Name of Properties	Pedestrian Bridge over Central Railway Lines at Kurla	
1.2	Earlier Name	Same	
1.3	Built in	Approx 1900	Extension Date (if any) Not known
2.0	Access		
2.1	Main	Sarveshwar Mandir Road	
2.2	Subsidiary	Nil	
3.0	Ownership pattern		
3.1	Present	Freehold - Central railway	
3.2	Past	Freehold– GIP railway	
3.3	Status	In possession of Central railway	
	Use		
4.0	Present	Pedestrian foot over bridge	
4.1	Past	Pedestrian foot over bridge	
4.2	Status	Regular usage.	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Manmade, as part of railway infrastructure.	
5.2	Architectural description	This is a traditional masonry construction with large arches which is now becoming extinct. The bridge with ramps for easy access for luggage / goods carriage is a rarely used concept by Railways. The bridge is spanned by steel girders and has steel railing.	
5.3	Intrinsic	Masonry arches for ramp access	
5.4	Value Classification	A(arc), H(tec)	Recommended Grade III
		A(arc) – This signifies the user-friendly concept by providing access to the bridge via ramps. It also has old architectural character of using masonry arches to support the ramps. H(tec) – Masonry arches and ramp access for public use shows technological innovation in late 19 th / early 20 th century in Mumbai	
6.0	Topography		
6.1	Floors	Masonry ramp from ground level to bridge at higher level approx at 8 m	
7.0	Construction		

7.1	Plinth	Exposed coursed stone masonry with pointing
7.2	Walls	Exposed coursed stone masonry with pointing. The arched opening is closed in exposed brick masonry towards the road side.
7.3	Floors	The floor of the bridge is made of wooden boarding over steel joists and top finished with tiles / bitumen surface. The ramp has bitumen surface
7.4	Stairs	Ramp supported on masonry arches
7.5	Openings	The masonry arch openings supporting the ramp
7.6	Roofing	NA
7.7	Articulation	The dressed basalt stone and pointing used for masonry work and masonry arches
7.8	Finishes	Exposed stone with pointing
7.9	Interiors (Movable & immovable)	N.A.
7.10	Compound / Fence / Gate	N.A.
7.11	Curtilage / unbuilt space / out buildings / landscape	N.A.
8.0	Services & Utilities	
8.1	Lighting	Natural
8.2	Ventilation	Natural
8.3	Electricity	MCGM / Reliance power
8.4	Water Supply	N.A.
8.5	Drainage / Plumbing and Sanitation	N.A.
8.6	Fire precaution	N.A.
8.7	Other (HVAC/BMS/ Security Systems)	N.A.
9.0	Condition	
9.1	Plinth	Poor
9.2	Walls	Poor
9.3	Floors	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	Poor
9.10	Over all condition	Poor
10.0	Transformation	
10.1	Form	None
10.2	Structure	Weathering and damage
10.3	Articulation & Finishes	Weathering and damage, vegetation growth
11.0	DP Remarks / Perceived Threats	
		Destruction due to neglect, demolition, Modernisation
12.0	Additional Notes / References / Documents Available	
	These are features/elements of historical technology which need documentation / conservation	



The bridge as seen from Kurla (W)



Ramp of the bridge at Kurla (W)



Coursed masonry wall supporting the floor




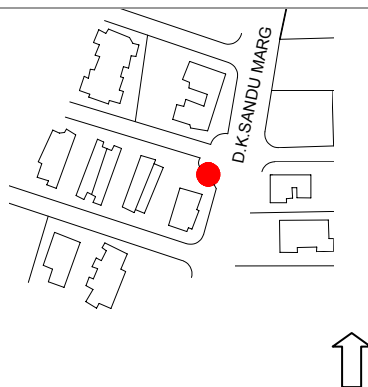
MS members forming the support system



Ramp supported by arches


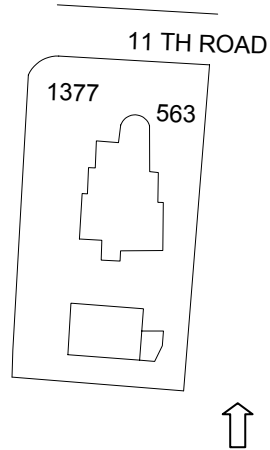


Road side of the arch closed in brick

202-M		DIWAN BAWDI	
	Common Ref No. :	202	
	Card No.	202-M	
	Ward (Part) :	M (E/29)	
	C.S. No.	Not Available	
	Plot Areas:	Not Available	
	B U Area:	Not Available	
	Date:	Feb 2007	
	Record by:	Tanvi, Arti	
	Review by:	Ramesh, Ulhas Rane	
	Int Y	Ext. Y	
Photo Ref.	202 series		
1.0		Denomination	
1.1	Name of Properties	Diwan Bawdi	
1.2	Earlier Name	Not available	
1.3	Built in	1930	Extension Date (if any) : N.A.
2.0		Access	
2.1	Main	Sandu Road, Chembur, Mumbai	
2.2	Subsidiary	Gaothan Road no.2	
3.0		Ownership pattern	
3.1	Present	Freehold - MCGM and Possessions - Community	
3.2	Past	Possession - Community	
3.3	Status	Used by Community	
4.0		Use	
4.1	Present	Not in use	
4.2	Past	Well	
4.2	Status	Abandoned	
5.0		Significance & Value Classification	
5.1	Townscape (Natural / Manmade)	Part of Chembur Gaothan and located at the end of Gaothan Road No.2	
5.2	Architectural description	Open well lined with stoned masonry and masonry parapet. Provided as a community water resource.	
5.3	Intrinsic	Interesting community open space & feature.	
5.4	Value Classification	B(per), B(uu),C(seh) Recommended Grade : III	
		B(per) & B(uu) – The well feature dates back to pre-urbanisation period and its use as a community space in urban space provides it a distinct character	
		C(seh) – The well features reflect the socio-economic history of the region / community and showcases the character of Mumbai at that time.	
6.0		Topography	
6.1	Floors	Underground structure, with a parapet above ground	
7.0		Construction	
7.1	Plinth	Approximately 0.15m height stone masonry	
7.2	Walls	Stone masonry lining underground , Masonry Parapet upto 0.90m height	
7.3	Floors	N.A.	
7.4	Stairs	N.A.	
7.5	Openings	N.A.	







7.6	Roofing	G.I sheet roof on steel joists supported on 3 vertical M.S. Posts added near the well. This looks like a later addition.
7.7	Articulation	The plaque on the well informs that the water can be drawn and used by people of all caste & communities. Community space.
7.8	Finishes	Plaster and paint finish
7.9	Interiors (Movable & immovable)	N.A.
7.10	Compound / Fence / Gate	N.A.
7.11	Curtilege / unbuilt space / out buildings / landscape	Partially paved surrounding with wild vegetation around
8.0		Services & Utilities
8.1	Lighting	N.A.
8.2	Ventilation	N.A.
8.3	Electricity	N.A.
8.4	Water Supply	N.A.
8.5	Drainage / Plumbing and Sanitation	N.A.
8.6	Fire precaution	N.A.
8.7	Other (HVAC/BMS/ Security Systems)	N.A.
9.0		Condition
9.1	Plinth	Plinth now levelled with footpath. It's in fair condition
9.2	Walls	parapet wall in poor condition, needs plastering and painting
9.3	Floors	N.A.
9.4	Stairs	N.A.
9.5	Openings	N.A.
9.6	Roofing	N.A.
9.7	Articulation & Finishes	N.A.
9.8	Services	N.A.
9.9	Out buildings	N.A.
9.10	Over all condition	Poor
10.0		Transformation
10.1	Form	G. I. Sheet roof added.
10.2	Structure	The repair work though done in stone masonry is not a skilled job
10.3	Articulation & Finishes	New Plaques being added documenting the repair work.
11.0		DP Remarks / Perceived Threats
		If it remains in unused condition, it may deteriorate further and may be closed. Being a part of the old and self sustaining water system it may be revived as a stand-by water source. Contaminated due to sewer line & people using it as dumping area. Further Pollution / mosquito breeding likely.
12.0		Additional Notes / References / Documents Available
		The plaque on the well informs that the water can be drawn and used by people of all caste & communities. This indicates the period of social reformation and the role played by features like this well in the social / cultural history of Mumbai


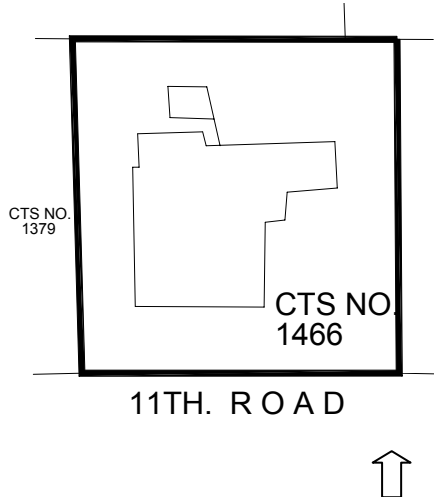
PHOTO SERIES - 202-M	
	
The well located at junction of gaathan roads	AC sheet roof added near the well
	
Repair works carried out in the well	The well being converted to garbage dump
	
Old plaque saying that the well is for the use by people of all castes and religion	New plaque giving information about the repair works carried out

208-M		DIEAL BUNGALOW	
		Common Ref No. : 208 Card No. : 208-M Ward (Part): M (E/29) C.S. No. : 1377, 1377/1 & 2 Plot Areas: 596.50 Sq.m. B U Area: Not Available Date: Feb 2007 Record by: Pallavi, Samidha Review by: Ramesh, Ulhas Rane Int : Y Ext. Y Photo Ref. : 208 series	
1.0		Denomination	
1.1	Name of Properties	Dieal	
1.2	Earlier Name	Dieal	
1.3	Built in	Approx 1935	Extension Date (if any) 1976
2.0		Access	
2.1	Main	11 th Road, Chembur, Mumbai	
2.2	Subsidiary	No	
3.0		Ownership pattern	
3.1	Present	Freehold - St. Anthony Society	
3.2	Past	Freehold	
3.3	Status	In possession of occupant – Jagdish Raj Hora	
4.0		Use	
4.1	Present	Residential and commercial	
4.2	Past	Residential	
4.3	Status	In use	
5.0		Significance & Value Classification	
5.1	Townscape (Natural / Manmade)	Part of the Bungalow scheme floated in late 1920's by one of the Churches from Byculla, when Chembur was a group of villages on the outskirts of Mumbai. Plot always belonged to the Christian community that migrated mostly from Byculla. Presently a few of these are owned by non Christian members. All the bungalows had their own bore wells, many of which are now closed. Most of the bungalows are G+1 storey and slowly giving way to multi-storey buildings.	
5.2	Architectural description	A G + 1 storey bungalow with a distinct mix of traditional and modern architectural style. The external finishes have been extensively altered. However the building form is not changed much and maintains the original character as a part of neighbourhood space.	
5.3	Intrinsic	The space provides peaceful ambience needed in residential locality. The garden and traditional cum modern features of the house give it a homely touch.	
5.4	Value Classification	E , G(grp)	Recommended Grade : III
		E – The bungalow is a part of the community neighbourhood created for Christian Community, which also gives a character to the group of individual residential houses.	

		G(grp) – As a part of the community group housing, it adds to the heritage value of the entire neighbourhood.
6.0		Topography
6.1	Floors	Ground + 1 storey structure
7.0		Construction
7.1	Plinth	Stone masonry approximately 0.30m in height
7.2	Walls	Brick masonry
7.3	Floors	Granite and ceramic tile flooring
7.4	Stairs	Wooden staircase
7.5	Openings	Doors - with wooden frames, shutters and panels. Windows-Bay windows, mainly rectangular, of wooden frames and glazed shutters, with different design patterns and with M.S. Grills.
7.6	Roofing	Flat terrace with terrazzo flooring at present. It had China mosaic finish earlier.
7.7	Articulation	Sloping chajjas known as 'ZHILMILS' with wooden roofing, decorative fascia board and a part of wall edges and entrance door architrave with stone cladding to give effect of stone masonry.
7.8	Finishes	Plaster and paint for walls
7.9	Interiors (Movable & immovable)	Typical residential house furniture
7.10	Compound / Fence / Gate	Compound wall with brick masonry and plaster upto approximately 0.6m with precast jali and decorative wrought iron gate
7.11	Curtilege / unbuilt space / out buildings / landscape	Front and Side open spaces with landscape elements i.e. Lawns / shrubs and paved areas with chequered tiles, cement blocks. Outhouse being used as commercial office.
8.0		Services & Utilities
8.1	Lighting	Adequate Natural lighting
8.2	Ventilation	Adequate Natural ventilation.
8.3	Electricity	MCGM / Reliance
8.4	Water Supply	MCGM and existing tube well
8.5	Drainage / Plumbing and Sanitation	MCGM
8.6	Fire precaution	No
8.7	Other (HVAC/BMS/ Security Systems)	Piped gas service
9.0		Condition
9.1	Plinth	Fair
9.2	Walls	Front side and both the sides have been renovated but the rear side of the bungalow is in poor condition
9.3	Floors	Fair
9.4	Stairs	Fair
9.5	Openings	Fair, recently renovated
9.6	Roofing	Fair, recently renovated with terrazzo
9.7	Articulation & Finishes	Fair
9.8	Services	Fair
9.9	Out buildings	Moderate
9.10	Over all condition	Fair
10.0		Transformation
10.1	Form	A lot of decorative elements have been added to the old structure and it has been altered with modern elevation treatment.
10.2	Structure	Load bearing, projections in RCC, Out house has been converted to a commercial business office by owner, backyard

		compound wall had collapsed.
10.3	Articulation & Finishes	Decorative elements such as stone cladding on walls, sloping chajjas with wooden finish have been added to front and side elevations.
11.0		DP Remarks / Perceived Threats
		Insensitive modernisation, possible demolition in the process of urbanisation
12.0		Additional Notes / References / Documents Available

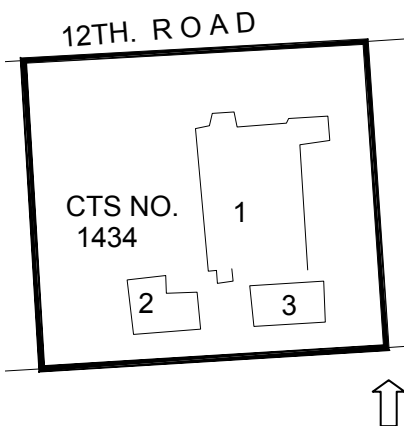
	PHOTO SERIES - 208-M
	
The old compound wall with grill	Additions in terms of façade treatment
	
Entrance Door with stone cladding	Side view indicating articulation and 'ZHILMIL'
	
Transformation of an out house to a commercial office	Landscaped open spaces

209-M		JOSEPH HAVEN	
	Common Ref No.	209	
	Card No.	209-M	
	Ward (Part):	M (E/29)	
	C.T.S. No.	1466	
	Plot Area	Not Available	
	B U Area	Not Available	
	Date	Feb 2007	
	Record by	Pallavi, Samidha	
	Review by	Ramesh, Ulhas Rane	
	Int :	Ext.	
	Photo Ref.	209 series	
			
1.0		Denomination	
1.1	Name of Properties	Joseph Haven	
1.2	Earlier Name	Joseph Haven	
1.3	Built in	1936	Extension Date (if any): Not known
2.0		Access	
2.1	Main	11 th Road, Chembur, Mumbai - vehicular & pedestrian	
2.2	Subsidiary	No	
3.0		Ownership pattern	
3.1	Present	Freehold - St. Anthony Society	
3.2	Past	Freehold	
3.3	Status	In possession of occupant – Alpha C. Algold	
4.0		Use	
4.1	Present	Residential	
4.2	Status	Residential. Part of the house is occupied by the co-owners while the other half is closed and not in use.	
5.0		Significance & Value Classification	
5.1	Townscape (Natural / Manmade)	<p>Part of the Bungalow scheme floated in late 1920's by one of the Churches from Byculla, when Chembur was a group of villages on the outskirts of Mumbai. Plots always belonged to the Christian community who migrated mostly from Byculla. Presently a few of these are now owned by non Christian members.</p> <p>All the bungalows had their own bore wells, many of which are now closed. Most of the bungalows are G+1 storey and slowly giving way to multi-storey buildings.</p>	
5.2	Architectural description	A combination of Art Deco and Vernacular style bungalow. It is one of the few bungalows, which has retained some of the original elements such as the low original compound wall, the bore well, etc. A simple ground storey building with flat (terrace) roof. The fenestrations are also simple and devoid of any decorations.	
5.3	Intrinsic	Simple yet elegant treatment of the entire house, especially the doors, windows and surrounding landscape give it a homely feel.	





5.4	Value Classification	E, G(grp)	Recommended Grade : III
		<p>E – The bungalow is a part of the community neighbourhood created for Christian Community, which also gives a character to the group of individual residential houses.</p> <p>G(grp) – As a part of the community group housing, it adds to the heritage value of the entire neighbourhood.</p>	
6.0		Topography	
6.1	Floors	Ground storey structure	
7.0		Construction	
7.1	Plinth	Approximately 0.75m high stone plinth	
7.2	Walls	Brick masonry	
7.3	Floors	Kota stone	
7.4	Stairs	Plastered brick masonry stair with kota stone treads / risers, MS balustrade railing with wooden handrail	
7.5	Openings	<p>Doors - With T.W. frames, panelled shutters with fan light.</p> <p>Windows - Mainly rectangular and of T.W. frames and glazed shutters, Ventilators provided for side window.</p>	
7.6	Roofing	Flat terraced roof	
7.7	Articulation	Simple detailing of doors, windows. Interesting fence and simple design.	
7.8	Finishes	Internally and externally plastered and painted	
7.9	Interiors (Movable & immovable)	Typical residential furniture	
7.10	Compound / Fence / Gate	Compound wall with brick masonry and plaster up to approximately 0.45m height, coping and having M.S. fencing and Gate.	
7.11	Curtilege / unbuilt space / out buildings / landscape	The side open spaces house the bore well and a well maintained garden in the occupied part of the house.	
8.0		Services & Utilities	
8.1	Lighting	Adequate natural lighting	
8.2	Ventilation	Adequate natural ventilation	
8.3	Electricity	MCGM / Reliance	
8.4	Water Supply	MCGM and existing bore well	
8.5	Drainage / Plumbing and Sanitation	MCGM	
8.6	Fire precaution	No	
8.7	Other (HVAC/BMS/ Security Systems)	Piped gas system	
9.0		Condition	
9.1	Plinth	Fair	
9.2	Walls	Fair, plaster cracks at a few places	
9.3	Floors	Fair	
9.4	Stairs	Fair	
9.5	Openings	Fair	
9.6	Roofing	Poor, Cracks visible	
9.7	Articulation & Finishes	Fair	
9.8	Services	Poor, need maintenance	
9.9	Out buildings	N.A.	
9.10	Over all condition	Fair with the inhabited part of the house	
10.0		Transformation	
10.1	Form	No	
10.2	Structure	No	
10.3	Articulation & Finishes	Addition of services such as piped gas and PVC overhead water tank	


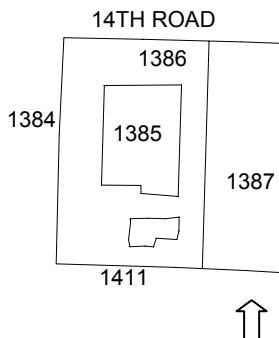
11.0		DP Remarks / Perceived Threats Insensitive modernisation and possible demolition in the process of urbanisation. The entire bungalow scheme is going through tremendous transformation. Low rise development is giving way to multi-storey buildings adding to the density of the area
12.0		Additional Notes / References / Documents Available Information obtained through the Church History society, senior citizens of Chembur area

PHOTO SERIES - 209-M	
	
The entrance of Joseph Haven	House as seen from the road. Addition of the new chajjas / weather shade over the windows
	
Typical window	Side view of Joseph Haven showing the Chajja, Terrace and landscaping
	
Compound wall with fencing	Poorly maintained portion of the house with existing bore well





212-M		DREAMLAND	
		Common Ref No.:	212
		Card No.	212-M
		Ward (Part):	M (E/29)
		C.T.S. No.	1434/1 & 2
		Plot Areas:	906.40 Sq.m.
		B U Area:	Not Available
		Date:	Feb 2007
		Record by:	Samidha, Mona
		Review by:	Ramesh, Ulhas Rane
		Int : Y	Ext. Y
		Photo Ref.	212 series
			
1.0		Denomination	
1.1	Name of Properties	Dream land	
1.2	Earlier Name	Dream land	
1.3	Built in	1936	Extension Date : N.A.
2.0		Access	
2.1	Main	12 th Road, Chembur, Mumbai	
2.2	Subsidiary	N.A.	
3.0		Ownership pattern	
3.1	Present	Freehold - St. Anthony Society	
3.2	Past	Freehold	
3.3	Status	In possession of occupant – Ray Garden Lobo	
4.0		Use	
4.1	Present	Residential	
4.2	Past	Residential	
4.3	Status	Residential	
5.0		Significance & Value Classification	
5.1	Townscape (Natural / Manmade)	Part of the Bungalow scheme floated in late 1920's. Plots belong to the Christian community migrated from Byculla. All the bungalows have their own bore wells. G+1 storey bungalows, are either in Art Deco or traditional / Colonial style	
5.2	Architectural description	A mix of traditional and modern style bungalow. Low rise development on east side and high rise building on the west side create a diverse skyline.	
5.3	Intrinsic	Gives a homely feel with traditional design, airy balconies and minimal landscape.	
5.4	Value Classification	E, G(grp) Recommended Grade : III	
		E – The bungalow is a part of the community neighbourhood created for Christian Community, which also gives a character to the group of individual residential houses.	
		G(grp) – As a part of the community group housing, it adds to the heritage value of the entire neighbourhood.	
6.0		Topography	
6.1	Floors	Ground +1 storey structure	
7.0		Construction	
7.1	Plinth	Approximately 0.60m	


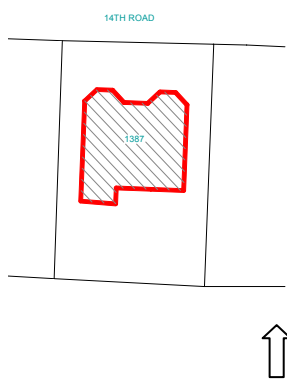
7.2	Walls	Brick masonry
7.3	Floors	Kota stone
7.4	Stairs	RCC staircase with Kota stone treads / risers
7.5	Openings	Doors- with wooden frames, shutters and fan light Windows- of wooden frames and glazed shutters
7.6	Roofing	Flat terraced roof
7.7	Articulation	Balconies with minimal decoration, supported on R.C.C brackets, precast jali pattern and triangular arched openings
7.8	Finishes	Plaster and paint for walls
7.9	Interiors (Movable & immovable)	Typical residential furniture
7.10	Compound / Fence / Gate	Compound wall with brick masonry and plaster upto approximately 0.45m, precast jalis and brick masonry work above achieving approximately 1.2m of height. Two types of gates, one with wrought iron design of grill pattern and the other in M.S. sheet to provide privacy.
7.11	Curtilege / unbuilt space / out buildings / landscape	Minimal landscape using shrubs and climbers.
8.0		Services & Utilities
8.1	Lighting	Adequate natural lighting
8.2	Ventilation	Adequate natural ventilation
8.3	Electricity	MCGM / Reliance
8.4	Water Supply	MCGM and existing tube well
8.5	Drainage / Plumbing and Sanitation	MCGM
8.6	Fire precaution	No
8.7	Other (HVAC/BMS/ Security Systems)	Piped gas service
9.0		Condition
9.1	Plinth	Good
9.2	Walls	The compound wall is deteriorating and settling down and cracks are observed
9.3	Floors	Poor, not in level
9.4	Stairs	Fair
9.5	Openings	Fair
9.6	Roofing	Fair
9.7	Articulation & Finishes	Recently repaired and painted, balconies in fair condition
9.8	Services	Fair
9.9	Out buildings	None at present.
9.10	Over all condition	Fair
10.0		Transformation
10.1	Form	Mostly in original state
10.2	Structure	No
10.3	Articulation & Finishes	Repaired and painted
11.0		DP Remarks / Perceived Threats
		Insensitive modernisation and possible demolition in the process of urbanisation.
12.0		Additional Notes / References / Documents Available
		The bungalow is owned by a railway officer who is very old. He also owns another bungalow called 'Homeland' built in 1936 and given on a rent

PHOTO SERIES 212-M	
	
Entrance View of the House	View of balconies
	
Secondary decorative gate	Side view of the house

215-M		PAM COTE	
		Common Ref No. :	215
		Card No.	215-M
		Ward (Part):	M (E/29)
		C.S. No.	1385
		Plot Areas:	519.20 Sq.m.
		B U Area:	Not Available
		Date:	
		Record by:	Samidha, Mona
		Review by:	Pallavi, Ulhas Rane
		Int :	Ext.
		Photo Ref.	215 series
			
1.0		Denomination	
1.1	Name of Properties	Pam cote	
1.2	Earlier Name	Pam cote	
1.3	Built in	Late 1920	Extension Date : Not known
2.0		Access	
2.1	Marg	14 No. Marg, Chembur, Mumbai	
2.2	Subsidiary	No	
3.0		Ownership pattern	
3.1	Present	Freehold - St. Anthony Society	
3.2	Past	Freehold	
3.3	Status	In possession of occupant – Hever J. Ribolo	
4.0		Use	
4.1	Present	Residential	
4.2	Past	Residential	
4.3	Status	In use	
5.0		Significance & Value Classification	
5.1	Townscape (Natural / Manmade)	Part of the Bungalow scheme floated in late 1920's. Plots belong to the Christian community migrated from Byculla. All the bungalows have their own bore wells. G+1 storeyed bungalows are either in Art Deco or traditional / colonial style	
5.2	Architectural description	Typical Ground + 1 Coastal style bungalow with large wooden verandahs, sloping tiled roof and a small garden	
5.3	Intrinsic	The sloping roofs look elegant and bring in ethnic mood. The front compound wall is very simple and adds to the overall homely ambience. The wooden verandah brings the feeling of openness.	
5.4	Value Classification	E, G(grp) Recommended Grade : III	
		E – The bungalow is a part of the community neighbourhood created for Christian Community, which also gives a character to the group of individual residential houses. G(grp) – As a part of the community group housing, it adds to the heritage value of the entire neighbourhood.	
6.0		Topography	
6.1	Floors	Ground	
7.0		Construction	
7.1	Plinth	Approximately 0.45m	



7.2	Walls	Brick masonry
7.3	Floors	Cement tiles
7.4	Stairs	Brick masonry with kota stone treads / risers
7.5	Openings	Doors- with wooden frames, shutters and Windows-mainly rectangular of wooden frames and shutters , verandah with railing and wrought iron grill
7.6	Roofing	Sloping roof with mangalore tiles
7.7	Articulation	Wooden columns & supporting members, wooden railing, detailing. Sloping roof detailing.
7.8	Finishes	Plaster and paint for walls
7.9	Interiors (Movable & immovable)	Typical residential furniture
7.10	Compound / Fence / Gate	Compound wall with brick masonry and plaster upto approximately 0.60 m and concrete balusters with coping on top. The rear boundary is demarcated with wire fencing
7.11	Curtilege / unbuilt space / out buildings / landscape	Simple landscape with shrubs and kitchen garden
8.0		Services & Utilities
8.1	Lighting	Adequate natural lighting
8.2	Ventilation	Adequate Natural ventilation
8.3	Electricity	MCGM / Reliance
8.4	Water Supply	MCGM
8.5	Drainage / Plumbing and Sanitation	MCGM
8.6	Fire precaution	No
8.7	Other (HVAC/BMS/ Security Systems)	Piped gas service
9.0		Condition
9.1	Plinth	Ground Settlement
9.2	Walls	Fair
9.3	Floors	Undulations in floor
9.4	Stairs	Poor, cracks are visible
9.5	Openings	Poor
9.6	Roofing	Poor, leakages visible, Mangalore tiles damaged at a few places.
9.7	Articulation & Finishes	Deteriorating
9.8	Services	Poor
9.9	Out buildings	No
9.10	Over all condition	Poor
10.0		Transformation
10.1	Form	Fairly in original form
10.2	Structure	No
10.3	Articulation & Finishes	Not much
11.0		DP Remarks / Perceived Threats
		Insensitive modernisation and possible demolition in the process of urbanisation.
12.0		Additional Notes / References / Documents Available

		PHOTO SERIES – 215 PAM COTE	
			
The Entrance		Wooden windows with 'zhilmils'	
			
Sloping tiled roof with Mangalore tiles		Verandah with wooden railing	

217-M			MATHILDES BUNGALOW
	Common Ref No. :	217	
	Card No.	217-M	
	Ward (Part):	M (E/29)	
	C.S. No.	1387	
	Plot Areas:	534.70 Sq.m.	
	B U Area:	Not Available	
	Date:	Feb 2007	
	Record by:	Samidha	
	Review by:	Ulhas Rane	
	Int : Y	Ext. Y	
Photo Ref.	217 series		
1.0		Denomination	
1.1	Name of Properties	Mathildes	
1.2	Earlier Name	Mathildes	
1.3	Built in	1928	Extension Date : N.A.
2.0		Access	
2.1	Main	14 No. Marg, Chembur, Mumbai	
2.2	Subsidiary	No	
3.0		Ownership pattern	
3.1	Present	Freehold - St. Anthony Society	
3.2	Past	Freehold	
3.3	Status	In possession of occupant – J. B. Denic	
		Use	
4.0	Present	Residential	
4.1	Past	Residential	
4.2	Status	In use	
5.0		Significance & Value Classification	
5.1	Townscape (Natural / Manmade)	Part of the Bungalow scheme floated in late 1920's. Plots belong to the Christian community migrated from Byculla. All the bungalows have their own bore wells. G+1 storied bungalows are either in Art Deco or traditional / colonial style	
5.2	Architectural description	Typical coastal traditional style ground storied bungalow with sloping Mangalore tiled roof. Simple domestic architecture.	
5.3	Intrinsic	The sloping roofs look elegant and bring in ethnic mood. The front compound wall is very simple and adds to the overall homely ambience. The wooden verandah gives a feeling of openness.	
5.4	Value Classification	E, G(grp) Recommended Grade: III	
		E – The bungalow is a part of the community neighbourhood created for Christian Community, which also gives a character to the group of individual residential houses. G(grp) – As a part of the community group housing, it adds to the heritage value of the entire neighbourhood.	
6.0		Topography	
6.1	Floors	Ground storey structure	
7.0		Construction	

7.1	Plinth	Approximately 0.45m
7.2	Walls	Brick masonry
7.3	Floors	Kota stone and marble mosaic tiles
7.4	Stairs	Brick masonry with kota stone treads / risers
7.5	Openings	Doors- with wooden frames, shutters with fan light detail Windows-mainly rectangular with wooden frames and shutters and the windows on the east side and south side of the bungalow are of anodised aluminium frame with glass and covered by wrought iron grills, verandah with wooden railing.
7.6	Roofing	Sloping roof with mangalore tiles
7.7	Articulation	The building is simple with traditional articulation, very well maintained and looks elegant.
7.8	Finishes	Plaster and paint for walls, oil paint for wooden members.
7.9	Interiors (Movable & immovable)	The internal furniture is of a contemporary house and enhances the aesthetics of the bungalow
7.10	Compound / Fence / Gate	Compound wall with brick masonry and plaster upto approximately 0.6m and wooden fencing above, wooden gate
7.11	Curtilege / unbuilt space / out buildings / landscape	Minimal landscape with Palms, lawns, shrubs and stone paving. External toilet block with tank seems later addition.
8.0		Services & Utilities
8.1	Lighting	Adequate natural lighting
8.2	Ventilation	Adequate natural ventilation
8.3	Electricity	MCGM / Reliance
8.4	Water Supply	MCGM
8.5	Drainage / Plumbing and Sanitation	MCGM
8.6	Fire precaution	No
8.7	Other (HVAC/BMS/ Security Systems)	Piped gas service
9.0		Condition
9.1	Plinth	Good
9.2	Walls	Good
9.3	Floors	Good
9.4	Stairs	Good
9.5	Openings	Good
9.6	Roofing	Poor, needs repairs
9.7	Articulation & Finishes	Fair
9.8	Services	Good
9.9	Out buildings	Fair
9.10	Over all condition	Good
10.0		Transformation
10.1	Form	Maintains original form
10.2	Structure	Addition of external toilet block & water storage tank
10.3	Articulation & Finishes	Change in the design / materials of a few windows
11.0		DP Remarks / Perceived Threats
		Insensitive modernisation and possible demolition in the process of urbanisation.
12.0		Additional Notes / References / Documents Available
		The owner mentioned that originally this house belonged to a Christian family from whom it was bought by Mr Zaveri who gave it on rent for 7 / 8 years and then sold to him.

		<p>The bungalow has not been transferred in their name since they are non-Christians.</p> <p>There seems to be a norm that the bungalows prior to 1940 could be sold to anyone if the owner cannot afford to maintain the same, however the original character and features of the bungalow need to be maintained.</p> <p>Part leasing is also allowed so that the owner could manage the required expenses for maintenance.</p>
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PHOTO SERIES 217-M	
	
Compound wall & gate	Side view of the villa showing wooden verandah
	
The restored roof of the house	Verandah with wooden railing
	
Aluminium windows with grills have been introduced	Entrance steps and verandah



Roofing system in living room



Detail of roofing system in kitchen






Existing toilet block outside the bungalow retained and addition of water tank above it


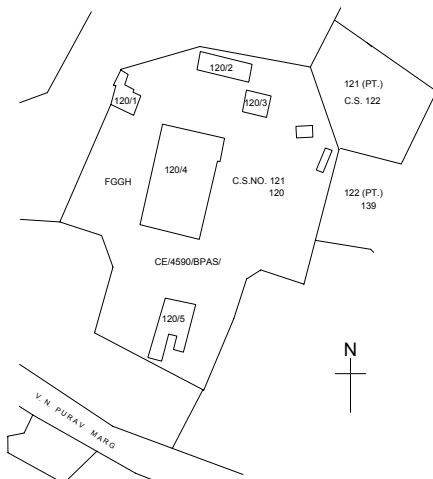


Interiors of the Living room

224-M		GANESH TALAO	
	Common Ref No. :	224	
	Card No.	224-M	
	Ward (Part):	M (E/29)	
	C.S. No.	52	
	Plot Areas:	11524.50 Sq.m.	
	B U Area:	Not Available	
	Date:	Fed 2007	
	Record by:	Pallavi, Rahul	
	Review by:	Ramesh, Ulhas Rane	
	Int Y	Ext. Y	
Photo Ref.		224 series	
1.0	Denomination		
1.1	Name of Properties	Ganesh Talao	
1.2	Earlier Name	Not known	
1.3	Built in	Old / Natural	Extension Date (if any) – N.A.
2.0	Access		
2.1	Main	Ghatla village, Chembur, Mumbai-400071	
2.2	Subsidiary	No	
3.0	Ownership pattern		
3.1	Present	Freehold - Govt. of Maharashtra	
3.2	Past	Community	
3.3	Status	In possession of MCGM	
4.0	Use		
4.1	Present	Tank – used for religious and cultural purposes	
4.2	Past	Tank – used for religious and cultural purposes	
4.3	Status	In use as a recreational / cultural space	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	The water body is an important fabric of the Ghatla village for its various cultural activities linked with the Agari community.	
5.2	Architectural description	The tank is secured on all sides by a stone masonry wall with a MS fencing	
5.3	Intrinsic	Water body acts as a wonderful eco-recreation space in the urban environment	
5.4	Value Classification	I(sec), J	Recommended Grade: II
		I (sec) – The water body is a place of scenic beauty and acts as a community eco-recreation space	
		J – Water body acts as a large open space within the dense urban neighbourhood and is being used as a recreational / cultural space	
6.0	Topography		
6.1	Floors	N.A.	
7.0	Construction		
7.1	Plinth	N.A.	
7.2	Walls	Random rubble, basalt stone masonry with pointing for embankment and compound wall	
7.3	Floors	N.A.	
7.4	Stairs	N.A.	
7.5	Openings	N.A.	
7.6	Roofing	N.A.	
7.7	Articulation	Large natural water body with enclosure, as an eco- recreational	

		space in urban environment.
7.8	Finishes	Plaster and pointing, enamel painting for walls / fencing.
7.9	Interiors (Movable & immovable)	N.A.
7.10	Compound / Fence / Gate	1.20 m high stone masonry wall with 1.0 m chain link fencing above it. The gate is also in MS and opened only during visarjan activities
7.11	Curtilege / unbuilt space / out buildings / landscape	A peripheral road along the tank is in good condition. Some new residential apartment buildings have come up in the surroundings.
8.0		Services & Utilities
8.1	Lighting	N.A.
8.2	Ventilation	N.A.
8.3	Electricity	MCGM / Reliance power – illumination of the lake
8.4	Water Supply	N.A.
8.5	Drainage / Plumbing and Sanitation	Not provided.
8.6	Fire precaution	Not provided.
8.7	Other (HVAC/BMS/ Security Systems)	Not provided.
9.0		Condition
9.1	Plinth	Fair. The embankment has been recently strengthened and is maintained by the MCGM through the local community
9.2	Walls	Stone masonry walls as part of tank embankment and compound wall with MS fencing area in fair condition since recently renovated.
9.3	Floors	N.A.
9.4	Stairs	N.A.
9.5	Openings	N.A.
9.6	Roofing	N.A.
9.7	Articulation & Finishes	Water body is poorly maintained and polluted
9.8	Services	Poor
9.9	Out buildings	N.A.
9.10	Over all condition	Satisfactory
10.0		Transformation
10.1	Form	Natural lake changed into formal urban water body
10.2	Structure	The embankment / retaining walls / compounds have been introduced and are being maintained by the MCGM through the local community
10.3	Articulation & Finishes	New / decent look due to beautification efforts
11.0		DP Remarks / Perceived Threats
		Development pressures, encroachment, pollution, silting, weeds
12.0		Additional Notes / References / Documents Available
		<p>Natural tanks/lakes in urban environment play an important environmental role. They act as large rain water harvesting bodies and help ground water recharging. They play a key role in improving micro-climate of the region. They also could be excellent eco-recreational spaces and need conservation.</p> <p>Most of the lakes in Mumbai are under the control of MCGM / Govt. Since they are surrounded by unplanned haphazard urban development, they are under threat from pollution, encroachment and are badly degraded. Including them in the Heritage List would provide protection and could attract attention of National Lake Development Authority for their ecological conservation.</p>

	PHOTO SERIES 224-M
	
Water is fully covered with weeds after monsoon	The compound wall / fence along the access road
	
The entrance area with the community office	The Nirmalya Kalasha near the tank

604-M			ALLBLESS LEPROSY HOME	
	Common Ref No. :	604		
	Card No.	604-M		
	Ward (Part):	M (E/34)		
	C.S. No.	164		
	Plot Areas:	13366.30 Sq.m.		
	B U Area:	Not Available		
	Date:	Feb 2007		
	Record by:	Hawa, Megha, Vinit		
	Review by:	Ramesh, Ulhas Rane		
	Int : Y	Ext:		
Photo Ref.	604 series			
1.0		Denomination		
1.1	Name of Properties	Eduljee Framjee Allbless Leprosy Home		
1.2	Earlier Name	Not known		
1.3	Built in	1878	Extension Date (if any): Unknown	
2.0		Access		
2.1	Main	Sion Trombay Road, Trombay, Mumbai		
2.2	Subsidiary	No		
3.0		Ownership pattern		
3.1	Present	Freehold - Government of Maharashtra		
3.2	Past	Not known		
3.3	Status	In possession of Trust		
4.0		Use		
4.0	Present	Institutional		
4.1	Past	Institutional		
4.2	Status	In use		
5.0		Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located at Trombay near the jetty. The home was set up amidst small hamlets or village settlements to attend to the leprosy patients. Today these surroundings have changed and the city has grown upto these limits.		
5.2	Architectural description	The complex is a cluster of simple buildings in the typical Coastal architectural style, ground or ground + 1 storey. These buildings are interspersed with gardens or small fields.		
5.3	Intrinsic	The centre was first of its kind in Asia and has great social importance		
5.4	Value Classification	A(his), C(seh), D(bio)		Recommended Grade:III
		A(his) – The complex has historical importance since this was the first centre in Asia to attend to leprosy patients, who would be abandoned otherwise. C(seh) – The complex is important from its social value since it had initiated the effort of great social relevance. D(bio) – The complex was initiated with a donation from the famous philanthropist - Eduljee Framjee and thus has a great biographical value due to this association		
6.0		Topography		

6.1	Floors	Ground and Ground + 1
7.0		Construction
7.1	Plinth	0.60 m in stone masonry
7.2	Walls	Brick or stone masonry
7.3	Floors	IPS or shahabad tile / kotah tile flooring
7.4	Stairs	Stone / Masonry
7.5	Openings	Doors and Windows: Rectangular openings with wooden frames. Glazed wooden framed shutters for windows
7.6	Roofing	Timber roofing with asbestos sheet roofing
7.7	Articulation	Simple complex with green open spaces
7.8	Finishes	Plastered and painted masonry. All wood work is painted
7.9	Interiors (Movable & immovable)	Typical institutional furniture
7.10	Compound / Fence / Gate	2.0 m high stone masonry wall
7.11	Curtilege / unbuilt space / out buildings / landscape	General Landscape developed by the inmates. Wells and small fields or work areas for the inmates
8.0		Services & Utilities
8.1	Lighting	Natural lighting is adequate.
8.2	Ventilation	Natural ventilation is adequate
8.3	Electricity	MCGM / Reliance
8.4	Water Supply	MCGM and through open wells
8.5	Drainage / Plumbing and Sanitation	MCGM
8.6	Fire precaution	No
8.7	Other (HVAC/BMS/ Security Systems)	No
9.0		Condition
9.1	Plinth	Poor to fair
9.2	Walls	Poor to fair
9.3	Floors	Poor to fair
9.4	Stairs	Poor to fair
9.5	Openings	Poor to fair
9.6	Roofing	Poor to fair
9.7	Articulation & Finishes	Poor
9.8	Services	Poor to fair
9.9	Out buildings	Poor
9.10	Over all condition	Poor
10.0		Transformation
10.1	Form	A few additions and upgradations
10.2	Structure	Not much
10.3	Articulation & Finishes	Not much
11.0		DP Remarks / Perceived Threats
		Further deterioration due to shortage of funds, development pressures
12.0		Additional Notes / References / Documents Available
		The complex has great social and historical relevance and needs support for the presentation of its heritage values



Office building



Office Building



Residential Quarters



Old Structure



Office Building cum Canteen



Portrait of Eduljee Framjee



Dedication plaque



Residential quarters




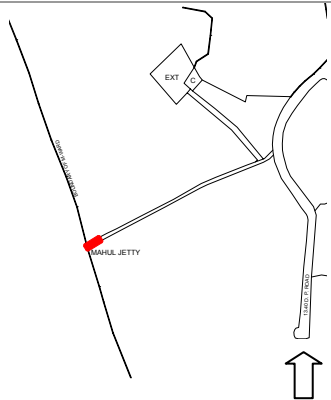
Residential quarters









Roofing system


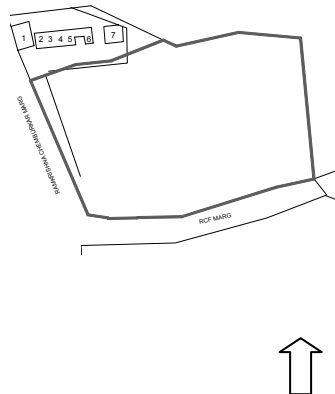


Wooden doors and windows


607-M		MAHUL JETTY	
	Common Ref No. :	607	
	Card No.	607-M	
	Ward (Part):	M (E/35)	
	C.S. No.	Not Available	
	Plot Areas:	Not Available	
	B U Area:	Not Available	
	Date:	Feb 2007	
	Record by:	Pallavi, Bibhas	
	Review by:	Ramesh, Ulhas Rane	
	Int Yes	Ext. Yes	
Photo Ref.	607 series		
			
1.0			Denomination
1.1	Name of Properties	Mahul Jetty	
1.2	Earlier Name	Mahul Jetty	
1.3	Built in	Not known	Extension Date (if any): Not known
2.0			Access
2.1	Main	Mahul Village Road, Mahul village, Mumbai	
2.2	Subsidiary	No	
3.0			Ownership pattern
3.1	Present	Freehold – Government of Maharashtra	
3.2	Past	Customs Commissioner / Bombay Port Trust (BPT)	
3.3	Status	In possession of MCGM and Community	
4.0			Use
4.1	Present	Travel & trade	
4.2	Past	Travel & trade	
4.3	Status	In use	
5.0			Significance & Value Classification
5.1	Townscape (Natural / Manmade)	Manmade jetty on the natural estuarine ecosystem of Mahul river / creek. Today it is used by the local fishermen.	
5.2	Architectural description	Jetty structure with stone masonry / RCC providing landing space for boats	
5.3	Intrinsic	A feeling of wonder to know that the administration was present at such a remote entry to the city. The creek / mangrove ecosystem supports unique biodiversity.	
5.4	Value Classification	A(his), C(seh), I(sce)	Recommended Grade: III
		A(his) – The jetty as an infrastructural feature from early period provides historical evidence of Mumbai's evolution into metropolis C(seh) – The jetty has been supporting trade / business, particularly of fisher folk community since early period and thus has great socio-economic relevance I(sce) – The jetty located on the creek within the mangrove ecosystem provides vistas of scenic/natural beauty and is of great relevance	
6.0			Topography
6.1	Floors	Ground	
7.0			Construction
7.1	Plinth	PCC on rubble soling / foundation	


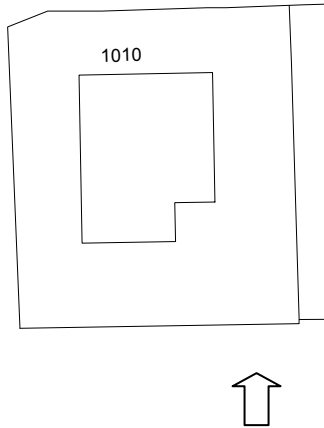
7.2	Walls	NA
7.3	Floors	Top finished with bitumen.
7.4	Stairs	NA
7.5	Openings	NA
7.6	Roofing	NA
7.7	Articulation	NA
7.8	Finishes	NA
7.9	Interiors (Movable & immovable)	NA
7.10	Compound / Fence / Gate	NA
7.11	Curtilege / unbuilt space / out buildings / landscape	Mangroves and mud flats on the edge of the creek
8.0		Services & Utilities
8.1	Lighting	NA
8.2	Ventilation	NA
8.3	Electricity	MCGM / Reliance
8.4	Water Supply	MCGM
8.5	Drainage / Plumbing and Sanitation	No
8.6	Fire precaution	No
8.7	Other (HVAC/BMS/ Security Systems)	No
9.0		Condition
9.1	Plinth	Fair
9.2	Walls	NA
9.3	Floors	Fair
9.4	Stairs	NA
9.5	Openings	NA
9.6	Roofing	NA
9.7	Articulation & Finishes	Neglected
9.8	Services	Fair
9.9	Out buildings	NA
9.10	Over all condition	Fair, however requires regular maintenance. The settlement requires to be monitored and attended.
10.0		Transformation
10.1	Form	Not known
10.2	Structure	Not known
10.3	Articulation & Finishes	Not known
11.0		DP Remarks / Perceived Threats
		Under CRZ, Soil erosion, settlement and weathering, pollution
12.0		Additional Notes / References / Documents Available The Mithi River and the creeks had a number of jetties primarily used for transportation and trade and commerce. As the river steadily became a nalla due to encroachments and as other means of transport developed these jetties were lost. The Mahul jetty was one such jetty. There are dilapidated structures nearby indicating presence of the Customs office constructed in 1878. The jetty is still surviving as it is being used by local fishermen. It needs protection and further improvement as a heritage / tourist feature

	<p>PHOTO SERIES 607-M-MAHUL JETTY</p> 
<p>Jetty and boats</p>	<p>Infrastructure for fisherfolk</p>
	
<p>Creek and mudflats</p>	<p>Jetty with the creek entry in the background</p>
	
<p>Creek, mudflats, pollution</p>	<p>Jetty with boats</p>





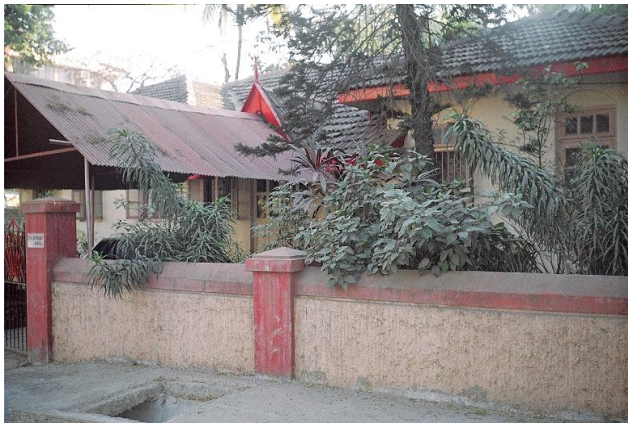

609-M		ASHISH TANK	
		Common Ref No. : 609 Card No. 609-M Ward (Part): M (E/32) C.S. No. Not Available Plot Areas: Not Available B U Area: Not Available Date: Feb 2007 Record by: Pallavi, Bibhas Review by: Ulhas Rane Int Y Ext. Y Photo Ref. 609 series	
1.0	Denomination		
1.1	Name of Properties	Ashish Tank	
1.2	Earlier Name	Ashish Tank	
1.3	Built in	Old / Natural	Extension Date (if any): N. A.
2.0	Access		
2.1	Main	Opp Ashish Theatre, R. C. Marg, Chembur, Mumbai	
2.2	Subsidiary	No	
3.0	Ownership pattern		
3.1	Present	Freehold - MCGM	
3.2	Past	Local community	
3.3	Status	In possession of MCGM	
4.0	Use		
4.1	Present	Tank – used for religious and cultural purposes	
4.2	Past	Tank – used for religious and cultural purposes	
4.3	Status	In use as religious and cultural / recreational space	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located at the junction of two roads, opposite the Ashish theatre the tank is an easily identifiable feature in the dense urban environment. Green surroundings.	
5.2	Architectural description	Almost square in shape, the tank is bounded on all four sides by an embankment and a compound wall, with a few steps, at places, to access the water	
5.3	Intrinsic	Large water body and open space in the urban environment. One of the few surviving tanks in Chembur	
5.4	Value Classification	I(sce), J	Recommended Grade:II
		I (sec) – The water body is a place of scenic beauty and acts as a community eco-recreation space J – Water body acts as a large open space within the dense urban neighbourhood and is being used as a recreational / cultural space	
6.0	Topography		
6.1	Floors	N.A.	
7.0	Construction		
7.1	Plinth	Random rubble masonry with pointing.	
7.2	Walls	Random rubble masonry with pointing and MS fencing above it.	
7.3	Floors	N.A.	
7.4	Stairs	N.A.	
7.5	Openings	N.A.	


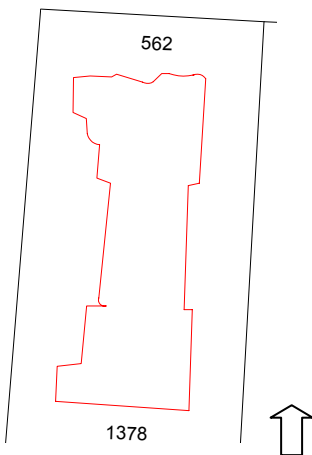
7.6	Roofing	N.A.
7.7	Articulation	N.A.
7.8	Finishes	N.A.
7.9	Interiors (Movable & immovable)	N.A.
7.10	Compound / Fence / Gate	N.A.
7.11	Curtilege / unbuilt space / out buildings / landscape	Good vegetation all around. Surrounding region is a residential development
8.0		Services & Utilities
8.1	Lighting	N.A.
8.2	Ventilation	N.A.
8.3	Electricity	N.A.
8.4	Water Supply	N.A.
8.5	Drainage / Plumbing and Sanitation	A few storm water / sewage outlets open into the tank.
8.6	Fire precaution	N.A.
8.7	Other (HVAC/BMS/ Security Systems)	N.A.
9.0		Condition
9.1	Plinth	Poor. At places the compound wall has collapsed.
9.2	Walls	N.A.
9.3	Floors	N.A.
9.4	Stairs	N.A.
9.5	Openings	N.A.
9.6	Roofing	N.A.
9.7	Articulation & Finishes	Surrounding vegetation looks good, lake water contaminated by pollutants and weeds
9.8	Services	Poor.
9.9	Out buildings	N.A.
9.10	Over all condition	The tank is used for Ganpati immersions. However presently the tank is almost dying due to algae and other plants, sewage and plastics. It is important that immediate conservation measures be taken up to save the lake.
10.0		Transformation
10.1	Form	Manmade intervention transforming the natural lake into urban waterbody
10.2	Structure	The tank walls are used by a few slums as supports to their shelters
10.3	Articulation & Finishes	N.A.
11.0		DP Remarks / Perceived Threats Development pressures, Encroachment, Pollution, Silting. The tank is in urgent need of ecological and cultural restoration or soon may be filled up and give way to a different land use
12.0		Additional Notes / References / Documents Available Natural tanks/lakes in an urban environment play an important environmental role. They act as large rain water harvesting bodies and help ground water recharging. They play a key role in improving micro-climate of the region. They also could be excellent eco-recreational spaces and need conservation. Most of the lakes in Mumbai are under the control of MCGM / Govt. Since they are surrounded by unplanned haphazard urban development, they are under the threat from pollution, encroachment and are badly degraded. Including them in the Heritage List would provide protection and could attract attention of National Lake Development Authority for their ecological conservation

PHOTO SERIES 609-M-ASHISH	
	
Tank is full of weeds	The banks have a few good trees
	
Water body full of algae and garbage on the banks	Compound wall / fencing around the tank


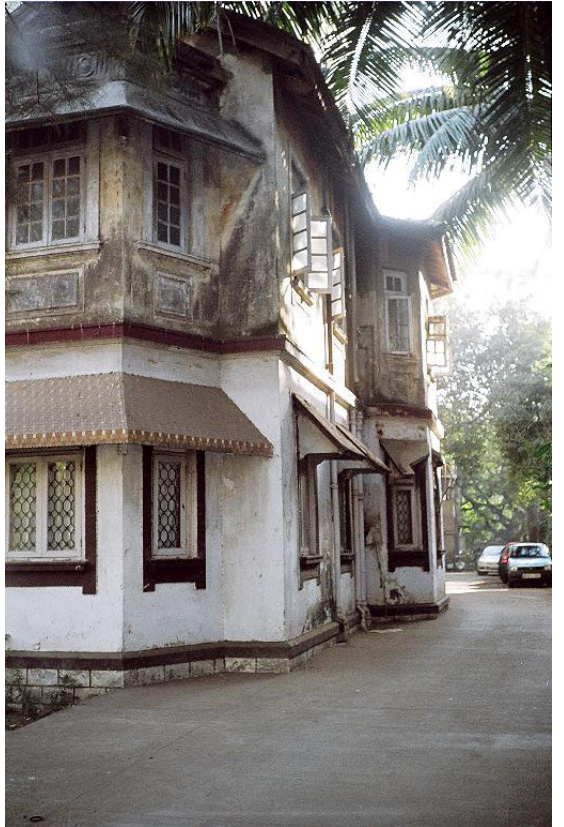


642-M		PIONEER HOUSE	
	Common Ref No:	642	
	Card No.	642-M	
	Ward (Part):	M (E/29)	
	C.S. No.	1010 & 1010/1	
	Plot Areas:	665.00 Sq.m.	
	B U Area:	Not Available	
	Date:	Feb 2007	
	Record by:	Samidha	
	Review by:	Ramesh, Ulhas Rane	
	Int : N	Ext. Y	
		Photo Ref.	642 series
1.0		Denomination	
1.1	Name of Properties	Pioneer House	
1.2	Earlier Name	Pioneer House	
1.3	Built in	1928	Extension Date : N.A.
2.0		Access	
2.1	Main	16 th Road, Chembur, Mumbai	
2.2	Subsidiary	No	
3.0		Ownership pattern	
3.1	Present	Freehold - St. Anthony Society	
3.2	Past	Not known	
3.3	Status	In possession of the occupant	
4.0		Use	
4.0	Present	Residential	
4.1	Past	Residential and Play school	
4.2	Status	In use	
5.0		Significance & Value Classification	
5.1	Townscape (Natural / Manmade)	Part of the Bungalow scheme floated in late 1920's. Plots belong to the Christian community migrated from Byculla. All the bungalows have their own bore wells. G+1 storied bungalows are either in Art Deco or Coastal / traditional architecture	
5.2	Architectural description	Ground storey structure with sloping roofs and wooden windows.	
5.3	Intrinsic		
5.4	Value Classification	E, G(grp)	Recommended Grade : III
		<p>E – The bungalow is a part of the community neighbourhood created for the Christian Community, which also gives a character to the group of individual residential houses.</p> <p>G(grp) – As a part of the community group housing, it adds to the heritage value of the entire neighbourhood.</p>	
6.0		Topography	
6.1	Floors	Originally ground storey structure	
7.0		Construction	
7.1	Plinth	Approximately 0.6m	


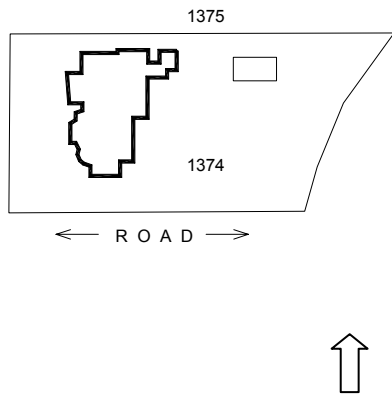
7.2	Walls	Brick masonry
7.3	Floors	Kota stone
7.4	Stairs	N.A.
7.5	Openings	Doors- with wooden frames, shutters and fan light Windows - of wooden frames and shutters and verandah
7.6	Roofing	Mangalore tile sloping roof
7.7	Articulation	Simple and interesting configuration of sloping roofs
7.8	Finishes	Plaster and paint for walls
7.9	Interiors (Movable & immovable)	N.A.
7.10	Compound / Fence / Gate	Brick masonry with coping at top of apprx. 0.75m and wrought iron gate
7.11	Curtilege / unbuilt space / out buildings / landscape	Minimal landscape with shrubs, paved areas. Entrance porch used also as car park, Toilet block
8.0		Services & Utilities
8.1	Lighting	Adequate Natural lighting
8.2	Ventilation	Adequate Natural ventilation.
8.3	Electricity	MCGM / Reliance
8.4	Water Supply	MCGM and existing tube well
8.5	Drainage / Plumbing and Sanitation	MCGM
8.6	Fire precaution	No
8.7	Other (HVAC/BMS/ Security Systems)	Piped gas service
9.0		Condition
9.1	Plinth	Plinth level is higher on the east side than on north side due to ground level difference.
9.2	Walls	Fair
9.3	Floors	Poor, intermittent settlement
9.4	Stairs	Fair
9.5	Openings	Fair
9.6	Roofing	Poor, Leakages visible, needs maintenance
9.7	Articulation & Finishes	Poor, Deteriorating
9.8	Services	Poor
9.9	Out buildings	N.A.
9.10	Over all condition	Poor
10.0		Transformation
10.1	Form	Retains its original form
10.2	Structure	G.I. sheet porch has been added
10.3	Articulation & Finishes	Deteriorating
11.0		DP Remarks / Perceived Threats
		Insensitive modernisation, possible demolition in the process of urbanisation
12.0		Additional Notes / References / Documents Available

PHOTO SERIES 642-M-PIONEER HOUSE	
	
Corrugated G.I. sheet added as a porch	Sloping timber and mangalore tiled roof
	
Toilet block outside the villa	Arched window openings with wooden shutters
	
Part of the compound wall buried under the road	Rear view of the house


643-M		MARIAN MANSION	
		Common Ref No. :	643
		Card No.	643-M
		Ward (Part):	M (E/29)
		C.S. No.	1378/1 & 2
		Plot Areas:	678.50 Sq.m.
		B U Area:	Not Available
		Date:	Feb 2007
		Record by:	Samidha
		Review by:	Ramesh
		Int : N	Ext.Y
		Photo Ref.	643 series
			
1.0		Denomination	
1.1	Name of Properties	Marian Mansion	
1.2	Earlier Name	Marian Mansion	
1.3	Built in	Late 1920	Extension Date : N.A.
2.0		Access	
2.1	Main	11 th Road, Chembur, Mumbai	
2.2	Subsidiary	No	
3.0		Ownership pattern	
3.1	Present	Freehold - St. Anthony Society	
3.2	Past	Freehold	
3.3	Status	In possession of occupant – Kanchan Co-op Hsg. So.	
4.0		Use	
4.1	Present	Residential	
4.2	Past	Residential	
4.3	Status	In use	
5.0		Significance & Value Classification	
5.1	Townscape (Natural / Manmade)	Part of the Bungalow scheme floated in late 1920's. Plots belong to the Christian community migrated from Byculla. All the bungalows have their own bore wells. G+1 storied bungalows are either in Art Deco or vernacular colonial style	
5.2	Architectural description	Colonial cum traditional architecture style with baroque elements.	
5.3	Intrinsic	Original structure has been given modern elevation treatment which has partly marred its identity, and is visually disturbing	
5.4	Value Classification	E, G(grp) Recommended Grade : III E – The bungalow is a part of the community neighbourhood created for the Christian Community, which also gives a character to the group of individual residential houses. G(grp) – As a part of the community group housing, it adds to the heritage value of the entire neighbourhood.	
6.0		Topography	
6.1	Floors	Ground storey structure	
7.0		Construction	


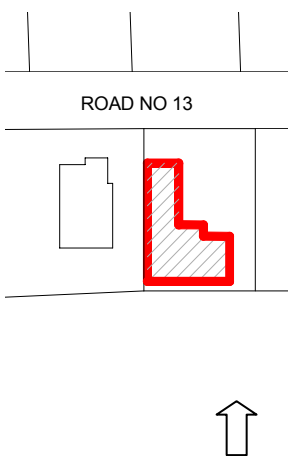
7.1	Plinth	Approximately 0.45m black basalt masonry
7.2	Walls	Brick masonry
7.3	Floors	Kotah stone
7.4	Stairs	Wooden staircase
7.5	Openings	Doors- with wooden frames, shutters and fan light Windows- some of wooden frames and shutters with fan light, some of the openings are with aluminium anodized sliding window frame, with or without wrought iron grills
7.6	Roofing	Mangalore tile sloping roof and partial flat terrace
7.7	Articulation	Sloping roof and chajja combination is interesting. Wrought iron decorative work adds to old charm.
7.8	Finishes	Plaster and paint for walls, partially mosaic tile cladding
7.9	Interiors (Movable & immovable)	Typical residential furniture
7.10	Compound / Fence / Gate	Brick masonry with coping at top of apprx. 0.45m with wrought iron grill and gate with iron frame and corrugated G.I. sheet
7.11	Curtilage / unbuilt space / out buildings / landscape	Minimal landscape with shrubs and paving
8.0		Services & Utilities
8.1	Lighting	Adequate Natural lighting
8.2	Ventilation	Adequate Natural ventilation.
8.3	Electricity	MCGM / Reliance
8.4	Water Supply	MCGM
8.5	Drainage / Plumbing and Sanitation	MCGM
8.6	Fire precaution	No
8.7	Other (HVAC/BMS/ Security Systems)	Piped gas service
9.0		Condition
9.1	Plinth	Plinth level has reduced approximately 0.50m as the existing road level is higher than finishing plinth level
9.2	Walls	Poor
9.3	Floors	Fair
9.4	Stairs	Fair
9.5	Openings	Poor
9.6	Roofing	Fair
9.7	Articulation & Finishes	Fair
9.8	Services	Poor
9.9	Out buildings	N.A.
9.10	Over all condition	Poor
10.0		Transformation
10.1	Form	A part of the original structure has been changed with modern elevation treatment which has changed its identity. Sliding windows with MS grill, ceramic tiling on external face of walls, plinth stones painted with oil paint are a few other changes
10.2	Structure	Addition/alternation
10.3	Articulation & Finishes	Changes in finishes and part modernisation
11.0		DP Remarks / Perceived Threats
		Insensitive modernisation, possible demolition in the process of urbanisation
12.0		Additional Notes / References / Documents available
		The bungalow seems to have been purchased by a Housing Society and likely to be demolished for the erection of Block of flats.

PHOTO SERIES 643-M-MARIAN MANSION	
	
<p>Entrance view of the mansion</p>	<p>The original bay window (seen on the first floor). The modified window is seen on the ground floor.</p>
	
<p>Front elevation with various materials use in openings and compound wall</p>	<p>Front view</p>







644-M		BELVEDERE	
	Common Ref No. :	644	
	Card No.	644-M	
	Ward (Part):	M (E/29)	
	C.S. No.	1374	
	Plot Areas:	1481.10	
	B U Area:	Not Available	
	Date:	Feb 2007	
	Record by:	Pallavi, Samidha	
	Review by:	Ramesh, Ulhas Rane	
	Int : N	Ext. Y	
	Photo Ref.	644 series	
1.0		Denomination	
1.1	Name of Properties	Belvedere house	
1.2	Earlier Name	Belvedere house	
1.3	Built in	1928	Extension Date : N.A.
2.0		Access	
2.1	Main	Dayanand Saraswati Marg, Chembur	
2.2	Subsidiary	No	
3.0		Ownership pattern	
3.1	Present	Freehold - St. Anthony Society	
3.2	Past	Freehold	
3.3	Status	In possession of occupant – Dr. Soares	
4.0		Use	
4.1	Present	Residential	
4.2	Past	Residential	
4.3	Status	In use	
5.0		Significance & Value Classification	
5.1	Townscape (Natural / Manmade)	Part of the Bungalow scheme floated in late 1920's. Plots belong to the Christian community migrated from Byculla. All the bungalows have their own bore-wells. G+1 storied bungalows are either in Art Deco or Coastal / colonial architectural style	
5.2	Architectural description	The structure has a traditional sloping roof system with mangalore tiles as the roofing material and also the typical bay window seating.	
5.3	Intrinsic	The villa has still retained its original beauty	
5.4	Value Classification	E, G(grp) Recommended Grade : III	
		E – The bungalow is a part of the community neighbourhood created for the Christian Community, which also gives a character to the group of individual residential houses.	
		G(grp) – As a part of the community group housing, it adds to the heritage value of the entire neighbourhood.	
6.0		Topography	
6.1	Floors	Ground storey structure	
7.0		Construction	
7.1	Plinth	Approximately 0.6m	


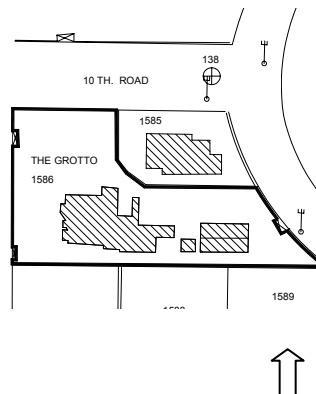
7.2	Walls	Brick masonry
7.3	Floors	Kota stone and original Italian mosaic tiles
7.4	Stairs	N.A.
7.5	Openings	Doors- with wooden frames, shutters and fan light Windows- of wooden frames and shutters with fan light and window canopy known as "Jhilmil"
7.6	Roofing	Mangalore tile sloping roof
7.7	Articulation	Interesting elevation configuration, stained glass window and traditional interior
7.8	Finishes	Plaster and paint for walls
7.9	Interiors (Movable & immovable)	Well preserved antique furniture / artefacts creating heritage ambience
7.10	Compound / Fence / Gate	Brick masonry with coping at top of apprx. 0.60m with creepers on top and wrought iron gate
7.11	Curtilege / unbuilt space / out buildings / landscape	Minimal landscape with shrubs and paved areas
8.0		Services & Utilities
8.1	Lighting	Adequate Natural lighting
8.2	Ventilation	Adequate Natural ventilation.
8.3	Electricity	MCGM / Reliance
8.4	Water Supply	MCGM
8.5	Drainage / Plumbing and Sanitation	MCGM
8.6	Fire precaution	No
8.7	Other (HVAC/BMS/ Security Systems)	Piped gas service
9.0		Condition
9.1	Plinth	Plinth level has reduced approximately 0.60m as the surrounding ground level and road level have increased
9.2	Walls	Good
9.3	Floors	Good
9.4	Stairs	N.A.
9.5	Openings	Fair
9.6	Roofing	Fair
9.7	Articulation & Finishes	Fair
9.8	Services	N.A.
9.9	Out buildings	Fair
9.10	Over all condition	Good
10.0		Transformation
10.1	Form	Fairly original
10.2	Structure	Have carried some strengthening measures
10.3	Articulation & Finishes	The sloping roof detailing.
11.0		DP Remarks / Perceived Threats
		Insensitive modernisation, possible demolition in the process of urbanisation
12.0		Additional Notes / References / Documents Available

	
<p>Gate, Compound wall and front elevation</p>	<p>Stained glass window</p>
	
<p>Front view</p>	

863-M		TERESA COTTAGE	
	Common Ref No. :	863	
	Card No.	863-M	
	Ward (Part):	M (E/29)	
	C.S. No.	Not Available	
	Plot Areas:	Not Available	
	B U Area:	Not Available	
	Date:	Feb 2007	
	Record by:	Pallavi, Samidha	
	Review by:	Ramesh, Ulhas Rane	
	Int : Y	Ext. Y	
	Photo Ref.	863-series	
1.0		Denomination	
1.1	Name of Properties	Teresa cottage	
1.2	Earlier Name	Teresa cottage	
1.3	Built in	1932	Extension Date :1964
2.0		Access	
2.1	Main	13 th Road, Chembur	
2.2	Subsidiary	No	
3.0		Ownership pattern	
3.1	Present	Freehold - St. Anthony Society	
3.2	Past	Freehold	
3.3	Status	In possession of occupants	
4.0		Use	
4.1	Present	Residential	
4.2	Past	Residential	
4.3	Status	In use	
5.0		Significance & Value Classification	
5.1	Townscape (Natural / Manmade)	Part of the Bungalow scheme floated in late 1920's. Plots belong to the Christian community migrated from Byculia. All the bungalows have their own bore wells. G+1 storey bungalows are either in Art Deco or vernacular colonial style	
5.2	Architectural description	Colonial / coastal traditional architecture style ground storey bungalow later extended with an additional floor. Interesting configuration of Mangalore tile sloping roofs on part hexagonal form rooms.	
5.3	Intrinsic	The house has still retained its original features but the extension does not go with the original style and disturbs the heritage character	
5.4	Value Classification	E, G(grp) Recommended Grade : III	
		E – The bungalow is a part of the community neighbourhood created for the Christian Community, which also gives a character to the group of individual residential houses. G(grp) – As a part of the community group housing, it adds to the heritage value of the entire neighbourhood.	
6.0		Topography	
6.1	Floors	Originally ground storey structure. Additional rooms and	

		one more floor were constructed later.
7.0		Construction
7.1	Plinth	Building plinth approximately 0.6m and plinth of extended portion is approx 0.6m.
7.2	Walls	Brick masonry
7.3	Floors	Original ceramic / mosaic tiles and in extension portion marble mosaic tiles
7.4	Stairs	RCC staircase
7.5	Openings	Doors- with wooden frames, shutters and fanlight Windows- of wooden frames and shutters
7.6	Roofing	Original Mangalore tiled sloping roof with king post truss in the front portion. Extension portion has flat RCC terrace.
7.7	Articulation	Bay windows and enclosed verandah and interesting configuration of sloping roof
7.8	Finishes	Plaster and paint for walls
7.9	Interiors (Movable & immovable)	Typical residential furniture
7.10	Compound / Fence / Gate	Compound wall with brick masonry and wrought iron gate
7.11	Curtilege / unbuilt space / out buildings / landscape	Minimal landscape with shrubs and paving around
8.0		Services & Utilities
8.1	Lighting	Adequate Natural lighting
8.2	Ventilation	Adequate Natural ventilation.
8.3	Electricity	MCGM / Reliance
8.4	Water Supply	MCGM and existing tube well
8.5	Drainage / Plumbing and Sanitation	MCGM
8.6	Fire precaution	No
8.7	Other (HVAC/BMS/ Security Systems)	Piped gas service
9.0		Condition
9.1	Plinth	Fair, some settlement.
9.2	Walls	Poor. The compound wall is deteriorating and walls have cracks at a few places.
9.3	Floors	Poor, settlements
9.4	Stairs	Fair
9.5	Openings	Fair
9.6	Roofing	Poor condition of sloping roof
9.7	Articulation & Finishes	Fair
9.8	Services	Poor
9.9	Out buildings	N.A.
9.10	Over all condition	Poor
10.0		Transformation
10.1	Form	The original form has been modified because of extensions
10.2	Structure	Extensions and additional floor are in RCC
10.3	Articulation & Finishes	Some changes
11.0		DP Remarks / Perceived Threats
		Insensitive modernisation, possible demolition in the process of urbanisation
12.0		Additional Notes / References / Documents Available

PHOTO SERIES 863-M-TERESA COTTAGE	
	
Side view of the cottage	The bay window
	
Wooden trusses and planking	Ceramic mosaic tiles for flooring
	
The main entrance gate from road no 13	Entrance overlooking the small garden

864-M		THE GROTTO - HOUSE	
	Common Ref No. :	864	
	Card No.	864-M	
	Ward (Part):	M (E/29)	
	C.S. No.	1586	
	Plot Areas:	951.0	
	B U Area:	Not Available	
	Date:	Feb 2007	
	Record by:	Samidha, Muktesh	
	Review by:	Pallavi, Ulhas Rane	
Int : N	Ext. Y		
Photo Ref.	864 series		
			
1.0		Denomination	
1.1	Name of Properties	The Grotto	
1.2	Earlier Name	Not available	
1.3	Built in	Not available	

7.0		Construction
7.1	Plinth	0.60 m high stone masonry plinth
7.2	Walls	Brick masonry
7.3	Floors	Not available
7.4	Stairs	RCC
7.5	Openings	Doors - with wooden frames, shutters & panels, Window - with wooden frames & shutters & glazed panels
7.6	Roofing	R. C. C. terrace
7.7	Articulation	Well articulated balconies on the first floor looking over to a green area
7.8	Finishes	Plaster & paints for walls, varnish & paint for wood
7.9	Interiors (Movable & immovable)	Typical residential furniture
7.10	Compound / Fence / Gate	Compound wall- 0.45m high stone masonry with RCC coping Fence / gate- wall with iron fencing
7.11	Curtilage / unbuilt space / out buildings / landscape	Minimal landscape with shrubs and paving around
8.0		Services & Utilities
8.1	Lighting	Adequate Natural lighting
8.2	Ventilation	Adequate Natural ventilation.
8.3	Electricity	MCGM / Reliance
8.4	Water Supply	MCGM
8.5	Drainage / Plumbing and Sanitation	MCGM
8.6	Fire precaution	No
8.7	Other (HVAC/BMS/ Security Systems)	Piped gas service
9.0		Condition
9.1	Plinth	Fair
9.2	Walls	Fair
9.3	Floors	Fair
9.4	Stairs	Fair
9.5	Openings	Fair
9.6	Roofing	Fair
9.7	Articulation & Finishes	Fair
9.8	Services	Fair
9.9	Out buildings	Fair
9.10	Over all condition	Fair
10.0		Transformation
10.1	Form	Additional floor / extension. Weather shades and chajjas have been added
10.2	Structure	Additions in RCC
10.3	Articulation & Finishes	No
11.0		DP Remarks / Perceived Threats
		Insensitive modernisation, possible demolition in the process of urbanisation
12.0		Additional Notes / References / Documents Available

		PHOTO SERIES 864-M-THE GROTTTO



View of the house from the road



Rear view of the house



Circular balcony over the entrance area




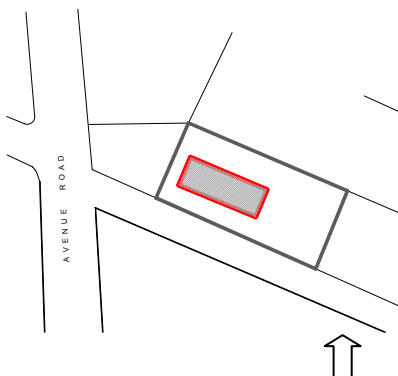
Concrete brackets supporting balconies



Addition of chajjas


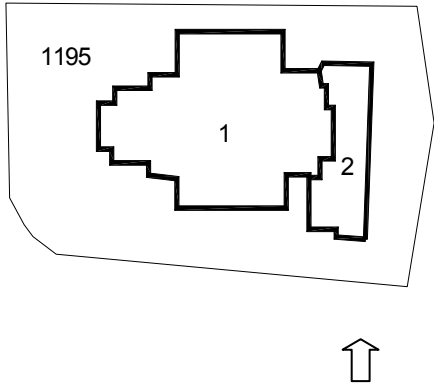


Bay window

868-M		MHATRE COTTAGE	
	Common Ref No. :	868	
	Card No.	868-M	
	Ward (Part):	M (E/29)	
	C.S. No.	955	
	Plot Areas:	570.00	
	B U Area:	Not Available	
	Date:	Feb 2007	
	Record by:	Samidha, Rahul	
	Review by:	Pallavi, Ulhas Rane	
	Int N	Ext. Y	
	Photo Ref.	868 series	
			
Difficulty in access hence few details available			
1.0		Denomination	
1.1	Name of Properties	Mhatre cottage	
1.2	Earlier Name	Not available	
1.3	Built in	Around 1920	Extension Date (if any) : N.A.
2.0		Access	
2.1	Marg	20 th Road, Chembur, Mumbai	
2.2	Subsidiary	No	
3.0		Ownership pattern	
3.1	Present	Freehold - St. Anthony Society	
3.2	Past	Freehold	
3.3	Status	In possession of occupant – Jamna Madan	
4.0		Use	
4.1	Present	Residential	
4.2	Past	Residential	
4.2	Status	In use	
5.0		Significance & Value Classification	
5.1	Townscape (Natural / Manmade)	Part of the Bungalow scheme floated in late 1920's by one of the Churches from Byculla, when Chembur was a group of villages on the outskirts of Mumbai. Plot always belonged to the Christian community that migrated mostly from Byculla. Presently a few of these are owned by non Christian members. All the bungalows had their own bore wells, many of which are now closed. Most of the bungalows are G+1 storey and slowly giving way to multi-storey buildings.	
5.2	Architectural description	Ground + one storey house with sloping roof, balconies, verandah etc. Original traditional coastal / colonial style architecture has gone through several modifications.	
5.3	Intrinsic	The space provides peaceful ambience needed in residential locality. The garden and traditional cum modern features of the house give it a homely touch in spite of extensions.	
5.4	Value Classification	E, G(grp)	Recommended Grade: III
		E – The bungalow is a part of the community neighbourhood created for the Christian Community, which also gives a character to the group of individual residential houses. G(grp) – As a part of the community group housing, it adds to the heritage value of the entire neighbourhood.	







6.0		Topography
6.1	Floors	Ground + 1 storey structure
7.0		Construction
7.1	Plinth	0.30m high stone plinth
7.2	Walls	Brick masonry
7.3	Floors	Not available
7.4	Stairs	RCC / Wooden
7.5	Openings	Doors - with wooden frames, shutters & panels, Window - with wooden frames & shutters & glazed panels
7.6	Roofing	Mangalore tiled sloping roof, with wooden rafters & purlins and extension with flat RCC terrace
7.7	Articulation	Sloping roof / chajjas, wooden railing to balconies
7.8	Finishes	Plaster & paints for walls, varnish & paint for wood
7.9	Interiors (Movable & immovable)	Typical residential furniture
7.10	Compound / Fence / Gate	Compound wall- 0.60m high stone masonry with RCC coping Fence / gate- wall with wrought iron
7.11	Curtilege / unbuilt space / out buildings / landscape	Minimal landscape with trees, shrubs and paving around
8.0		Services & Utilities
8.1	Lighting	Adequate Natural lighting
8.2	Ventilation	Adequate Natural ventilation.
8.3	Electricity	MCGM / Reliance
8.4	Water Supply	MCGM and existing tube well
8.5	Drainage / Plumbing and Sanitation	MCGM
8.6	Fire precaution	No
8.7	Other (HVAC/BMS/ Security Systems)	Piped gas service
9.0		Condition
9.1	Plinth	Fair
9.2	Walls	Fair
9.3	Floors	Fair
9.4	Stairs	Fair
9.5	Openings	Fair
9.6	Roofing	Fair
9.7	Articulation & Finishes	Fair
9.8	Services	Fair
9.9	Out buildings	Fair
9.10	Over all condition	Fair
10.0		Transformation
10.1	Form	Modern style extension has changed the original form
10.2	Structure	Additions in RCC
10.3	Articulation & Finishes	Not much
11.0		DP Remarks / Perceived Threats
		Insensitive modernisation, possible demolition in the process of urbanisation
12.0		Additional Notes / References / Documents Available

	PHOTO SERIES 868-M-MHATRE COTTAGE
	
<p>Entrance view of the cottage. One wing of the house is converted to a shop. The first floor sloping roof has given way to RCC slab</p>	<p>The central first floor verandah with old wooden railing and new collapsible grills</p>
	
<p>The residence wing has retained the original character. Original compound wall in foreground</p>	<p>Wooden windows with iron grill</p>


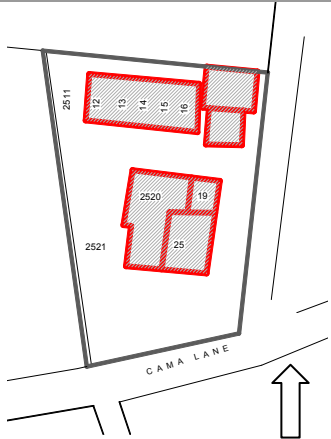
902-M		RISHABDEV TEMPLE	
		Common Ref No. :	902
		Card No.	902-M
		Ward (Part):	M (E/29)
		C.S. No.	1195/A, 1195/1 & 2
		Plot Areas:	1321.10 Sq.m.
		B U Area:	Not Available
		Date:	Feb 2007
		Record by:	Mona, Megha
		Review by:	Pallavi, Ulhas Rane
		Int Y	Ext. Y
		Photo Ref.	902 series
			
1.0		Denomination	
1.1	Name of Properties	Shri Rishabhdev Jain Temple	
1.2	Earlier Name	-	
1.3	Built in	1954	Extension Date (if any) – Not known
2.0		Access	
2.1	Marg	10 th road, Chembur	
2.2	Subsidiary	No	
3.0		Ownership pattern	
3.1	Present	Freehold - Rishabhdev Jain Temple Trust	
3.2	Past	Trust	
3.3	Status	In possession	
4.0		Use	
4.1	Present	Place of worship & community place	
4.2	Past	Place of worship	
4.3	Status	In use	
5.0		Significance & Value Classification	
5.1	Townscape (Natural / Manmade)	The temple is located at the cross road junction, surrounded by residential buildings in the heart of the suburbs serving as a community space.	
5.2	Architectural description	The complex has the main temple in typical Jain Temple architecture style & community structures to serve the temple & its society.	
5.3	Intrinsic	Well articulated spaces give a feeling of peace, serenity and evokes spiritual mood.	
5.4	Value Classification	A (arc), A (cul), E. Recommended Grade: III	
		A(arc) – The temple building constructed in typical Jain architecture style has architectural heritage value A(cul) – The temple built and used by Jain community provides it Cultural value E – The temple complex of Jain community has great community value	
6.0		Topography	
6.1	Floors	Temple is single storey Ancillary structure is ground + 1 storey.	
7.0		Construction	
7.1	Plinth	Temple plinth is 1.8 to 2.0 m high in stone masonry	

		Ancillary structure is 0.6 m high
7.2	Walls	Stone / brick walls clad with marble slabs.
7.3	Floors	Marble flooring.
7.4	Stairs	NA
7.5	Openings	Temple door - flat opening with wooden shutters and decorative panels. Temple window – small ventilation openings.
7.6	Roofing	Domes & shikhars.
7.7	Articulation	Temple doors have decorative carved architrave and jambs in marble stone. Temple garbhagraha is exquisitely carved in marble. The front door of garbhagraha is also covered with silver relief work on wooden door. Temple mandap has columnar supports with a conical roof (inside of the shikhar) with exquisite painting work depicting the Jain concepts. Temple has decorative carved niches and jharokas.
7.8	Finishes	Plaster & paints for walls, varnish & paint for wood
7.9	Interiors (Movable & immovable)	Typical temple built-in furniture
7.10	Compound / Fence / Gate	Compound wall in brick wall with decorative marble and granite cladding. Gate - MS
7.11	Curtilege / unbuilt space / out buildings / landscape	Small open ground in front and side of the main temple.
8.0		Services & Utilities
8.1	Lighting	Natural
8.2	Ventilation	Natural
8.3	Electricity	MCGM / Reliance power.
8.4	Water Supply	MCGM
8.5	Drainage / Plumbing and Sanitation	MCGM
8.6	Fire precaution	Not present.
8.7	Other (HVAC/BMS/ Security Systems)	Not present.
9.0		Condition
9.1	Plinth	Good
9.2	Walls	Fair
9.3	Floors	Fair
9.4	Stairs	Fair
9.5	Openings	Fair
9.6	Roofing	Fair
9.7	Articulation & Finishes	Good
9.8	Services	Fair
9.9	Out buildings	Fair
9.10	Over all condition	Fair
10.0		Transformation
10.1	Form	The front open space of the temple is covered by transparent polycarbonate sheets over trusses to form a canopy for main entrance to temple. Addition of trust office and ancillary buildings in the left side open space. The right side open space of the temple is covered by G.I. sheet shed for community services.
10.2	Structure	None.
10.3	Articulation & Finishes	The temple shikhar interiors and other ornamental elements renovated/painted.







11.0		DP Remarks / Perceived Threats
		Additions, Alterations, Modernisation
12.0		Additional Notes / References / Documents Available

PHOTO SERIES 902-M-RISHABHDEV TEMPLE	
	
Westside front view of the temple from road	Main entrance
	
View of the main entrance	West side view of the main entrance to temple
	
North side view of the temple	South side view of temple

	
<p>Column capital detail</p>	<p>Interior view of temple mandap shikar</p>

803-N		JEEVANDAS BHANJI BUNGALOW
	Common Ref No. :	803
	Card No.	803-N
	Ward (Part):	N (E/22)
	C.S. No.	2511 to 2521
	Plot Areas:	1344.10 Sq.m.
	B U Area:	Not Available
	Date:	Feb 2007
	Record by:	Mona, Megha
	Review by:	Pallavi, Ulhas Rane
	Int. Y	Ext. Y
	Photo Ref.	803 series
		
1.0		Denomination
1.1	Name of Properties	Jeevandas Bhanji Bungalow
1.2	Earlier Name	Not known
1.3	Built in	1870 Extension Date (if any) : N.A.
2.0		Access
2.1	Main	Cama Road (Kirol road), Ghatkopar (West).
2.2	Subsidiary	No
3.0		Ownership pattern
3.1	Present	Freehold - Dhanlaxmi Vikramlal Parekh, Taralaxmi Manilal Parekh and Nirmala Kantilal Parekh
3.2	Past	Freehold
3.3	Status	In possession of owners and tenants
		Use
4.0	Present	Residential
4.1	Past	Residential
4.2	Status	In use
5.0		Significance & Value Classification
5.1	Townscape(Natural/Manmade)	A quaint small bungalow amidst dense high-rise buildings.
5.2	Architectural description	Colonial cum Coastal traditional architecture style building. Ground + 1 storey with interesting simple balconies / verandahs
5.3	Intrinsic	Provides an architectural richness in the neighborhood. Reminder of the bygone era in the concrete jungle surrounding it.
5.4	Value Classification	A (arc) Recommended Grade: II B
		A (arc) – Unique architectural value due to interesting mix of colonial and coastal traditional styles of architecture which are becoming rare.
6.0		Topography
6.1	Floors	Ground+1 storey structure
7.0		Construction
7.1	Plinth	0.6 to 0.75m high Stone plinth
7.2	Walls	Load bearing structure with brick masonry walls
7.3	Floors	Wooden flooring on wooden rafters on first floor
7.4	Stairs	Wooden staircases with wooden railing & decorative elements
7.5	Openings	Doors - with wooden frames, shutters & panels Window -with wooden frames, shutters with louvered panel

		and some with stain glass panel.
7.6	Roofing	Mangalore tiled sloping roof, with rafters & purlins
7.7	Articulation	Wooden columns & supporting members, wooden railing, decorative eaves board, wrought iron staircase and railing
7.8	Finishes	Plaster & paints for walls, varnish & paint for wood
7.9	Interiors (Movable & immovable)	Wooden paneling, light fixtures, fences
7.10	Compound / Fence / Gate	Compound wall - in stone masonry of varying height Fence / gate- wrought iron
7.11	Curtilege / unbuilt space / out buildings / landscape	Minimal landscape with shrubs and paving
8.0		Services & Utilities
8.1	Lighting	Adequate Natural lighting
8.2	Ventilation	Adequate Natural ventilation
8.3	Electricity	MCGM /Reliance
8.4	Water Supply	MCGM
8.5	Drainage / Plumbing and Sanitation	MCGM
8.6	Fire precaution	No
8.7	Other (HVAC/BMS/ Security Systems)	No
9.0		Condition
9.1	Plinth	Fair
9.2	Walls	Fair
9.3	Floors	Poor, Wooden floors sagging.
9.4	Stairs	Poor, Wooden stairs worn out.
9.5	Openings	Fair
9.6	Roofing	Poor, Water seepage, tiles displaced at a few places
9.7	Articulation & Finishes	Fair
9.8	Services	Fair
9.9	Out buildings	Bad
9.10	Over all condition	Fair
10.0		Transformation
10.1	Form	Addition of new buildings to the main structure.
10.2	Structure	Internal walls and panels added to subdivide spaces. MS box grills added to windows Louvered panels being replaced by GI sheets at some places
10.3	Articulation & Finishes	Wooden flooring replaced or overlaid with tiles.
11.0		DP Remarks / Perceived Threats
		Deterioration due to neglect, modernization, demolition
12.0		Additional Notes / References / Documents Available


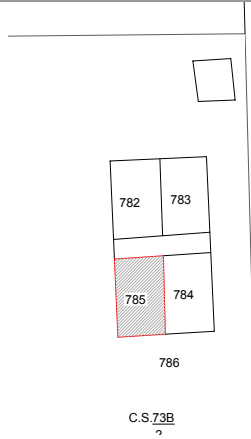
PHOTO SERIES-803-M-JEEVANDAS BHANJI	
	
Wooden balconies & Spiral staircase	Wooden staircase and verandah
	
Weather shades over wooden windows	Elevation
	
Surrounding road level has increased	Arched windows with wooden shutters. Louvered ventilators








Wooden balcony with sloping roof supported on wooden joists



Bungalow as seen from the road



804-N		M. P. SHAH BUNGALOW	
		Common Ref No. : 804 Card No. 804-N Ward (Part): N (E/22) C.S. No. 785 Plot Areas: 48.50 Sq.m. B U Area: Not Available Date: Feb 2007 Record by: Mona, Megha Review by: Pallavi, Ulhas Rane Int Y Ext. Y Photo Ref. 804 series	
1.0		Denomination	
1.1	Name of Properties	M. P. Shah Bungalow	
1.2	Earlier Name	Blue Bungalow	
1.3	Built in	1931-1932 Extension Date (if any) not known	
2.0		Access	
2.1	Main	Cama Road(Kirol Road), Ghatkopar (West), Mumbai	
2.2	Subsidiary		
3.0		Ownership pattern	
3.1	Present	Freehold - Narsinha Ketan Trust : Trustee – Dharamsinha Ketan	
3.2	Past	freehold	
3.3	Status	In possession of Owner + Tenant	
4.0		Use	
4.1	Present	Residential	
4.2	Past	Residential	
4.3	Status	In use	
5.0		Significance & Value Classification	
5.1	Townscape(Natural/Manmade)	An unusual building prototype amid the high-rise buildings.	
5.2	Architectural description	Colonial British style bungalow with French windows.	
5.3	Intrinsic	It stands out from the rest of buildings due to its building style making it an important feature of the Ghatkopar suburban streetscape.	
5.4	Value Classification	A(arc), B(per) Recommended Grade II B	
		A (arch) – Colonial bungalow with unusual decorations and traditional interiors B (per) – Unique architectural & interior character of the period of early 1930, unique for Eastern Suburbs of Mumbai	
6.0		Topography	
6.1	Floors	Ground+1+ part upper storey structure	
7.0		Construction	
7.1	Plinth	Approximately 1.2 to 1.5m high Stone plinth.	
7.2	Walls	Load bearing structure with brick masonry walls.	
7.3	Floors	Wooden flooring on wooden rafters. China mosaic floor with patterns	
7.4	Stairs	Wooden staircases with wooden railing & decorative balustrade.	

7.5	Openings	Doors - with wooden frames, shutters & panels with ventilators. Window – Arched openings with wooden frames, shutters with glass panel.
7.6	Roofing	Mangalore tiled sloping roof, with rafters & purlins
7.7	Articulation	Windows and doors have decorative keystone along with decorative features, Verandas have wrought iron railing
7.8	Finishes	Plaster & paints for walls, varnish & paint for wood
7.9	Interiors (Movable & immovable)	Wooden paneling, decorative false ceiling.
7.10	Compound / Fence / Gate	Compound wall- in stone masonry of varying height Fence / gate- wrought iron
7.11	Curtilege / unbuilt space / out buildings / landscape	Backyards and front yard with vegetation and garages.
8.0		Services & Utilities
8.1	Lighting	Adequate Natural lighting
8.2	Ventilation	Adequate Natural ventilation
8.3	Electricity	MCGM / Reliance
8.4	Water Supply	MCGM
8.5	Drainage / Plumbing and Sanitation	MCGM
8.6	Fire precaution	No
8.7	Other (HVAC/BMS/ Security Systems)	No
9.0		Condition
9.1	Plinth	Good
9.2	Walls	Good
9.3	Floors	Floor sagging at places
9.4	Stairs	Wooden staircase worn out
9.5	Openings	Good
9.6	Roofing	Poor with leakages present at some places.
9.7	Articulation & Finishes	Fair
9.8	Services	Bad
9.9	Out buildings	Bad, garages not maintained
9.10	Over all condition	Fair
10.0		Transformation
10.1	Form	Addition and alteration to the main structure in form of additional building attached to main building.
10.2	Structure	Internal walls and panels added to subdivide spaces. MS box grills added to windows
10.3	Articulation & Finishes	Stone walls and wooden railings painted with oil paints. Wooden floors overlaid with tiles.
11.0		DP Remarks / Perceived Threats
		Deterioration due to negligence, modernisation, demolition
12.0		Additional Notes / References / Documents Available

	<p>PHOTO SERIES 804-M-M P SHAH BUNGALOW</p> 
<p>West side view of the bungalow</p>	<p>Southwest corner view of the bungalow</p>
	
<p>South side road view of the bungalow</p>	<p>Road side</p>
	
<p>Mosaic flooring, old wooden furniture</p>	<p>Mosaic flooring for verandah</p>
	
	<p>Sloping roof with wooden trusses</p>



809-N		VIRESHWAR MAHADEV TEMPLE	
	Common Ref No. :	809	
	Card No.	809-N	
	Ward (Part):	N (E/22)	
	C.S. No.	Not Available	
	Plot Areas:	Not Available	
	B U Area:	Not Available	
	Date:	Feb 2007	
	Record by:	Mona, Megha	
	Review by:	Pallavi, Ulhas Rane	
	Int Y	Ext. Y	
Photo Ref.	809 series		
			
1.0		Denomination	
1.1	Name of Properties	Vireshwar Mahadev Temple precinct	
1.2	Earlier Name	Vireshwar Mahadev Temple precinct	
1.3	Built in	1925 - 1935 Extension Date (if any) - not known	
2.0		Access	
2.1	Main	Mahatma Gandhi Road, Ghatkopar (E), Mumbai	
2.2	Subsidiary	Near Sindhu Wadi	
3.0		Ownership pattern	
3.1	Present	Freehold -Trust	
3.2	Past	Trust	
3.3	Status	In possession of the Trust	
4.0		Use	
4.0	Present	Place of worship, community Hall & residence	
4.1	Past	Place of worship, community Hall	
4.2	Status	In use	
5.0		Significance & Value Classification	
5.1	Townscape (Natural / Manmade)	The temple is set within the dense residential area of Ghatkopar.	
5.2	Architectural description	Low rise community development, typical Hindu style temple with dome, arches & residential structures around to serve the temple	
5.3	Intrinsic	Rising domes, decorative arches and high inner space	
5.4	Value Classification	A(arc), A(cul), E Recommended Grade - II B	
		A (arc) – Good example of Hindu Temple Architecture style A (cul) – The temple has been facilitating many cultural activities of Hindu community E – The temple complex has distinct architectural style of historical value and the other complementary buildings in the temple complex have great community value	
6.0		Topography	
6.1	Floors	Ground storey development	
7.0		Construction	
7.1	Plinth	Approximately 0.45m to 0.6m high plinth	
7.2	Walls	Brick & stone masonry	
7.3	Floors	Cement floor	
7.4	Stairs	Stone steps at entrance.	
7.5	Openings	Doors – Stone arched opening with center key stone. Door is of wooden frames, shutters & panels. Window – Stone arched opening with center keystone, with	


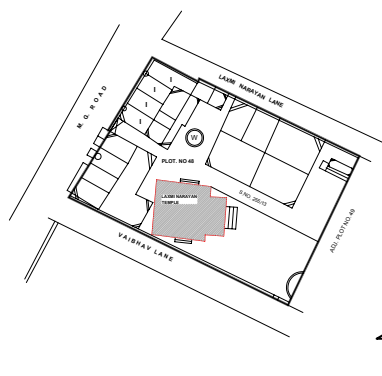
		wooden frames, shutters & panels
7.6	Roofing	Stone temple shikhar, corbelled dome and Mangalore tiled sloping roof for community hall.
7.7	Articulation	Decorative column and capital in temple mandap.
7.8	Finishes	Plaster & paints for walls, varnish & paint for wood
7.9	Interiors (Movable & immovable)	Temple related features and built-in furniture
7.10	Compound / Fence / Gate	Masonry Compound wall and steel gate
7.11	Curtilege / unbuilt space / out buildings / landscape	Open spaces / courtyards in and around the temple, sacred trees, plants
8.0		Services & Utilities
8.1	Lighting	Adequate Natural lighting
8.2	Ventilation	Adequate Natural ventilation
8.3	Electricity	MCGM / Reliance Power
8.4	Water Supply	MCGM
8.5	Drainage / Plumbing and Sanitation	MCGM
8.6	Fire precaution	No
8.7	Other (HVAC/BMS/ Security Systems)	No
9.0		Condition
9.1	Plinth	Good
9.2	Walls	Good
9.3	Floors	Good
9.4	Stairs	Nil
9.5	Openings	Fair, Modified with mesh covering in community hall.
9.6	Roofing	Poor, Mangalore tiles broken at places.
9.7	Articulation & Finishes	Fair
9.8	Services	Poor
9.9	Out buildings	Poor
9.10	Over all condition	Fair
10.0		Transformation
10.1	Form	Addition of residential structures in open spaces around community space. Addition of shed to the temple mandap.
10.2	Structure	Internal spaces subdivided in community hall.
10.3	Articulation & Finishes	External stone wall painted with plastic emulsion paint.
11.0		DP Remarks / Perceived Threats
		Insensitive renovations, New additions and ignorance of heritage value during maintenance and repairs.
12.0		Additional Notes / References / Documents Available

PHOTO SERIES 809-M- VIRESHWAR MAHADEV	
	
View of the community hall in the open space of temple complex	Courtyard with a sacred tree





812-N		LALJI MULJI BUNGALOW	
		Common Ref No. :	812
		Card No.	812-N
		Ward (Part):	N (E/22)
		C.T.S.No. :	5540 to 5543
		Plot Areas:	296.60 Sq.m.
		B U Area:	Not Available
		Date:	Feb 2007
		Record by:	Mona, Megha
		Review by:	Pallavi, Ulhas Rane
		Int Y	Ext. Y
		Photo Ref.	812 series
			
1.0		Denomination	
1.1	Name of Properties	Lalji Mulji Bungalow	
1.2	Earlier Name	Not available	
1.3	Built in	1925 Extension Date (if any) : N.A.	
2.0		Access	
2.1	Main	Ravibhamji lane, Off Mahatma Gandhi Road, Ghatkopar (East), Mumbai	
2.2	Subsidiary	Laxminarayan Lane.	
3.0		Ownership pattern	
3.1	Present	Freehold - Ramji Lalji & Madhavji Lalji	
3.2	Past	Freehold	
3.3	Status	In possession	
4.0		Use	
4.1	Present	Residential	
4.2	Past	Residential	
4.3	Status	In use	
5.0		Significance & Value Classification	
5.1	Townscape(Natural/Manmade)	Located in bylanes it is hidden from the main road and difficult to locate.	
5.2	Architectural description	Colonial Style Bungalow, with sloping roofs and verandahs, decorative fascias, ground storied with part upper storey structure	
5.3	Intrinsic	Pleasing quaint colonial style bungalow among high-rise buildings.	
5.4	Value Classification	A(arc), B(per), B(des) Recommended Grade II A	
		A (arc) – Typical example of domestic colonial architecture, quite rare now in the eastern suburbs of Mumbai	
		B (per) – Typical architectural example of early 20 th century in Mumbai	
		B (des) – Unique design criteria for both architecture and interior – colonial style	
6.0		Topography	
6.1	Floors	Ground+part upper storey structure	
7.0		Construction	
7.1	Plinth	Approximately 0.6 to 0.75m high Stone plinth.	
7.2	Walls	Load bearing structure with brick masonry walls.	
7.3	Floors	IPS flooring on ground floor and Wooden floor on wooden rafters on upper floor.	

7.4	Stairs	Wooden staircases with wooden railing & decorative balustrade.
7.5	Openings	Doors - with wooden frames, shutters & panels with glass. Window – openings with wooden frames, shutters with glass panel.
7.6	Roofing	Mangalore tiled sloping roof, with rafters & purlins and decorative eaves board for the entire roof.
7.7	Articulation	Verandahs have wooden railing. Jambs and decorative architrave for doors. Stained glass fanlights for doors.
7.8	Finishes	Plaster & paints for walls, varnish & paint for wood.
7.9	Interiors (Movable & immovable)	Wooden panelling, Traditional light lanterns (Handi's).
7.10	Compound / Fence / Gate	Compound wall - in brick masonry of varying height Fence / gate- wrought iron
7.11	Curtilege / unbuilt space / out buildings / landscape	Backyards and front yard with vegetation, well, outhouses and garages.
8.0		Services & Utilities
8.1	Lighting	Natural lighting
8.2	Ventilation	Natural ventilation
8.3	Electricity	MCGM / Reliance
8.4	Water Supply	MCGM
8.5	Drainage / Plumbing and Sanitation	By MCGM
8.6	Fire precaution	No
8.7	Other (HVAC/BMS/ Security Systems)	No
9.0		Condition
9.1	Plinth	Good
9.2	Walls	Good
9.3	Floors	Fair
9.4	Stairs	Poor, Wooden staircase worn out.
9.5	Openings	Poor, Shutters and panels loose.
9.6	Roofing	Poor, Mangalore tiles covered with Tar for water proofing
9.7	Articulation & Finishes	Fair
9.8	Services	Bad
9.9	Out buildings	Fair
9.10	Over all condition	Fair
10.0		Transformation
10.1	Form	Addition in form of outhouses in open spaces.
10.2	Structure	Internal walls and panels added to subdivide spaces.
10.3	Articulation & Finishes	Not much
11.0		DP Remarks / Perceived Threats
		Insensitive renovation, modernization, demolition in the process of urbanisation
12.0		Additional Notes / References / Documents Available

PHOTO SERIES 812-M-LALJI MULJI BUNGALOW	
	
Main Entrance to the Bungalow	West side view of bungalow
	
East side view of the bungalow with the outhouses	View of the well in the west side open space
	
Rear side view of the Bungalow	

819-N		LAXMINARAYAN TEMPLE	
	Common Ref No. :	819	
	Card No.	819-N	
	Ward (Part):	N (E/22)	
	C.T.S.No. :	48	
	Plot Areas:	1515.66 Sq.m	
	B U Area:	Not Available	
	Date:	Feb 2007	
	Record by:	Mona, Megha	
	Review by:	Pallavi, Ulhas Rane	
	Int N	Ext. Y	
Photo Ref.	819 series		
			
1.0		Denomination	
1.1	Name of Properties	Laxminarayan Temple	
1.2	Earlier Name	Laxminarayan temple	
1.3	Built in	1902 Extension Date (if any) – Not known	
2.0		Access	
2.1	Main	Mahatma Gandhi Road, Ghatkopar (E), Mumbai-4000	
2.2	Subsidiary	Laxminarayan lane	
3.0		Ownership pattern	
3.1	Present	Freehold - Meghji Vallabhadas Charitable Trust	
3.2	Past	Freehold	
3.3	Status	In possession	
		Use	
4.0	Present	Place of worship	
4.1	Past	Place of worship	
4.2	Status	In use	
5.0		Significance & Value Classification	
5.1	Townscape (Natural / Manmade)	It was built as private worship place, later on the residential complex was built to house the temple caretakers, and now the residential premises are open to the community.	
5.2	Architectural description	Low rise community development with typical Hindu temple architectural styles of varied elements as it was built in many phases	
5.3	Intrinsic	Dome, buttressed / corbelled Shikhara creating large inner space, impressive gate	
5.4	Value Classification	A(arc), C(seh), E	Recommended Grade: II B
		A (arc) – Combination of Hindu Temple architecture elements varying at different times of the temple's evolution	
		C (seh) – The temple complex is relevant to socio-economic history of Gujarati community who invested a part of business profits in religious activities as they prospered	
		E – Temple complex with its variety of components reflecting community value	
6.0		Topography	
6.1	Floors	Ground storey development	
7.0		Construction	

7.1	Plinth	Approximately 0.45m to 0.6m high plinth
7.2	Walls	Brick & stone masonry
7.3	Floors	stone
7.4	Stairs	Stone steps
7.5	Openings	Doors - with wooden frames, shutters & panels, Window - mainly arched, with wooden frames, shutters & panels, ventilators
7.6	Roofing	Temple shikhar in corbelled / buttressed masonry
7.7	Articulation	Gate, dome & Shikhar
7.8	Finishes	Plaster & paints for walls, varnish & paint for wood
7.9	Interiors (Movable & immovable)	Typical temple interior with built-in furniture, religious elements, minimal lighting
7.10	Compound / Fence / Gate	Compound wall- in stone masonry gate- wooden entrance door
7.11	Curtilege / unbuilt space / out buildings / landscape	Small open ground in front of residential space
8.0		Services & Utilities
8.1	Lighting	Natural lighting
8.2	Ventilation	Natural ventilation
8.3	Electricity	MCGM / Reliance
8.4	Water Supply	MCGM
8.5	Drainage / Plumbing and Sanitation	MCGM
8.6	Fire precaution	No
8.7	Other (HVAC/BMS/ Security Systems)	No
9.0		Condition
9.1	Plinth	Fair
9.2	Walls	Fair
9.3	Floors	Fair
9.4	Stairs	Fair
9.5	Openings	Fair
9.6	Roofing	Fair
9.7	Articulation & Finishes	Good
9.8	Services	Fair
9.9	Out buildings	Bad
9.10	Over all condition	Fair
10.0		Transformation
10.1	Form	Modern modifications, Additions/extensions changing the temple form. The temple open space covered with aluminium sheets on tubular GI pipes.
10.2	Structure	A few additions / amendments / modifications, Syntex water tank
10.3	Articulation & Finishes	The temple painted with oil paint, PVC water tank added
11.0		DP Remarks / Perceived Threats
		Insensitive renovations, modernisation, encroachments
12.0		Additional Notes / References / Documents Available

	PHOTO SERIES 819-M-LAXMINARAYAN MANDIR	
		
Main entrance to the Mandir	The side entrance	
		
The Shikhara	The Shikhara	



Addition of AC sheet sloping roof




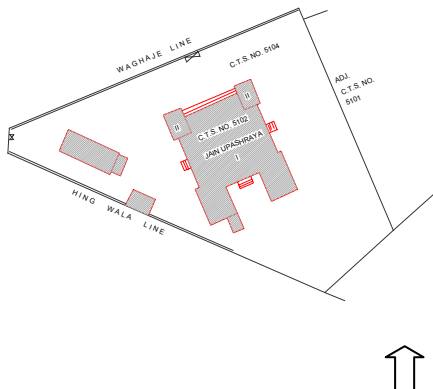
Detail of the Terrace parapet









View of the temple from the road



Neighbouring structures

820-N		JAIN UPASHRAYA	
 Upashraya – side view	Common Ref No. :	820	
	Card No.	820-N	
	Ward (Part):	N (E/22)	
	C.S. No.	5102	
	Plot Areas:	3996.80	
	B U Area:	651.10	
	Date:	Feb 2007	
	Record by:	Mona, Megha	
	Review by:	Pallavi, Ulhas Rane	
	Int Y Ext. Y		
Photo Ref.	820 series		
			
1.0		Denomination	
1.1	Name of Properties	Shri Vardhaman Sthankvasi Jain Upashraya.	
1.2	Earlier Name	Shri Vardhaman Sthankvasi Jain Upashraya	
1.3	Built in	1929	Extension Date (if any) – approx 1965
2.0		Access	
2.1	Main	Upashraya lane, Ghatkopar(E), Mumbai	
2.2	Subsidiary	No	
3.0		Ownership pattern	
3.1	Present	Freehold - Vardhaman Sthanakwasi Jain Shravak Sangh Trust	
3.2	Past	Freehold - Vardhaman Sthanakwasi Jain Shravak Sangh Trust	
3.3	Status	In possession of the Trust	
4.0		Use	
4.1	Present	Religious / Cultural / Institutional	
4.2	Past	Religious / Cultural	
4.3	Status	In use	
5.0		Significance & Value Classification	
5.1	Townscape (Natural / Manmade)	The institution has unique location as it is placed at the corner of the road junction, flanked by road on two sides of the site.	
5.2	Architectural description	The complex consists of the main structure in stone of colonial style, surrounded by secondary structures, added gradually over the years.	
5.3	Intrinsic	The complex lends an identity to the area as it forms an intricate part of the Ghatkopar streetscape. It stands out due to its sighting. The interior accentuates the spirituality of the place.	
5.4	Value Classification	A(arc), B(uu), C(seh), E	Recommended Grade: II B
		A (arc) – Complex built in different times with different elements of colonial architecture style	
		B (uu) – The complex has distinct character of its use as religious / cultural space for the Jain community	
		C (seh) – The complex is relevant in showcasing the socio-economic history of Jain community combining business and religious / cultural attitudes	
		E – Complex as a group of buildings distinctly important for Jain community	
6.0		Topography	
6.1	Floors	Ground & ground + 1 storey & ground + 2 storey structures	

7.0		Construction
7.1	Plinth	Approximately 0.6m stone plinth
7.2	Walls	Malad stone coursed masonry walls
7.3	Floors	Polished Kota stone flooring
7.4	Stairs	Wooden staircases with wooden railing & decorative elements
7.5	Openings	Doors - with wooden frames, shutters & glass panels and with plain glass fanlight. Window - with wooden frames, shutters & panels and glass ventilators.
7.6	Roofing	Mangalore tiled sloping roof, with wooden rafters & purlins
7.7	Articulation	External columns of stone with decorative capital and base. Internal hall support with cast iron columns having decorative capital. Balcony around all 3 sides of hall with wooden railing and decorative wrought iron inserts at intervals.
7.8	Finishes	Plaster & paints for walls, varnish & paint for wood
7.9	Interiors (Movable & immovable)	False ceiling of wooden strips and finished with paint and decorative motifs.
7.10	Compound / Fence / Gate	Compound wall- in brick masonry gate- wrought iron gate
7.11	Curtilege / unbuilt space / out buildings / landscape	Open ground in front of main hall and open spaces all around the building.
8.0		Services & Utilities
8.1	Lighting	Natural lighting
8.2	Ventilation	Natural ventilation
8.3	Electricity	MCGM / Reliance Power
8.4	Water Supply	MCGM
8.5	Drainage / Plumbing and Sanitation	MCGM
8.6	Fire precaution	Not present.
8.7	Other (HVAC/BMS/ Security Systems)	Not present.
9.0		Condition
9.1	Plinth	Good
9.2	Walls	Fair
9.3	Floors	Good
9.4	Stairs	Fair
9.5	Openings	Fair
9.6	Roofing	Poor, Leakages
9.7	Articulation & Finishes	Sloping roof, false ceiling and decorations have started deteriorating due to water seepage.
9.8	Services	Fair
9.9	Out buildings	Fair
9.10	Over all condition	Fair
10.0		Transformation
10.1	Form	Addition of many new buildings behind the main structure in later years and covering of front open space with corrugated sheets on tubular steel truss.
10.2	Structure	Sloping roof and railings erected in open verandahs.
10.3	Articulation & Finishes	Recolouring done with enamel paints.
11.0		DP Remarks / Perceived Threats Insensitive extensions, transformations under the pretext of repairs, modernisation
12.0		Additional Notes / References / Documents Available

	<p>PHOTO SERIES 820-N-UPASHRAYA</p> 
	<p>Northwest view of the main structure</p>
	
<p>Northwest view of the main structure with addition of new structures over the years.</p>	
	
<p>South view of the Upashraya</p>	<p>Further south view of the Upashraya</p>



View of the stone columns






View of the interior of main hall



View of the cast iron column capital




View of the door of the main structure

	
View of the roof of the main structure	Addition of the new structure to the old
	
Rear side view of the main structure	

833-N		BHIMJI BHAMJI WADI	
 <p>View of Bhimji Bhamji wadi</p>		Common Ref No. :	833
		Card No.	833-N
		Ward (Part):	N (E/22)
		C.S. No.	5412 to 5448
		Plot Areas:	5494.50 Sq.m.
		B U Area:	Not Available
		Date:	Feb 2007
		Record by:	Mona, Megha
		Review by:	Ulhas Rane
		Int Y Ext. Y	
		Photo Ref.	833 series
			
1.0		Denomination	
1.1	Name of Properties	Bhimji Bhamji Wadi	
1.2	Earlier Name	Not available	
1.3	Built in	Possibly early 20 th century	Extension Date (if any) : N.A.
2.0		Access	
2.1	Marg	Joshi lane, off M. G. road, Ghatkopar(E), Mumbai	
2.2	Subsidiary	Not available	
3.0		Ownership pattern	
3.1	Present	Freehold - Mumbai Trust : Trustees – Vithhaldas Laxmidas Bhimji Bhamji and Induben V. L. Bhimji Bhamji	
3.2	Past	Not known	
3.3	Status	In possession of the Trust and Tenants	
4.0		Use	
4.1	Present	Residential	
4.2	Past	Residential	
4.3	Status	Partial In use & partially abandoned	
5.0		Significance & Value Classification	
5.1	Townscape (Natural / Manmade)	Located in the bylanes of Ghatkopar.	
5.2	Architectural description	Traditional / colonial style architecture, Load bearing masonry structures with Mangalore tile sloping roofs, Wooden verandahs & balconies, presently not in good state	
5.3	Intrinsic	The beauty of the colonial style can still be felt in the present ruined state of the structure.	
5.4	Value Classification	A (arc), B (per)	Recommended Grade: II B
		A (arc) – Distinct and unique mix of traditional and Colonial architecture, rare in the region growing with modern urbanisation process. B (per) – The complex developed in the period of early 20 th century with strong influence of British Raj, also reflects typical community living called 'Wadis'	
6.0		Topography	
6.1	Floors	G+1 floor & mezzanine	
7.0		Construction	
7.1	Plinth	About 0.45m high dressed black basalt stone plinth	
7.2	Walls	Load bearing brick masonry walls	
7.3	Floors	Mosaic tile flooring.	
7.4	Stairs	Single flight wooden stair with wooden railing & wooden	


		handrail.
7.5	Openings	Door- Wooden frames wooden shutters with upper half in louvered panels and arched fanlight. Window- Arched openings, with the first floor windows extending to the floor level. The windows are with wooden frames, wooden shutters with louvered panels or glass panels and arched ventilator.
7.6	Roofing	Mangalore tiled sloping roof
7.7	Articulation	Decorative veranda railing, decorative wooden brackets along the wooden columns, decorative wood work
7.8	Finishes	Plaster & paints for walls, varnish & paint for wood
7.9	Interiors (Movable & immovable)	Typical residential furniture
7.10	Compound / Fence / Gate	Broken brick compound wall.
7.11	Curtilege / unbuilt space / out buildings / landscape	Backyards and front yard with vegetation
8.0		Services & Utilities
8.1	Lighting	Natural lighting
8.2	Ventilation	Natural ventilation
8.3	Electricity	MCGM / Reliance
8.4	Water Supply	MCGM
8.5	Drainage / Plumbing and Sanitation	By MCGM
8.6	Fire precaution	No
8.7	Other (HVAC/BMS/ Security Systems)	No
9.0		Condition
9.1	Plinth	Poor, Plinth is settling
9.2	Walls	Poor, Brick wall with big cracks and growth of moss and vegetation.
9.3	Floors	Poor, Floor at places has sagged in.
9.4	Stairs	Poor, Wooden stairs worn out.
9.5	Openings	Poor, Some window and door panels have come out and some glass panels have broken.
9.6	Roofing	Poor, Water seepage. Some roofing tiles out of place.
9.7	Articulation & Finishes	Very bad
9.8	Services	Bad
9.9	Out buildings	Bad
9.10	Over all condition	Bad
10.0		Transformation
10.1	Form	Addition of outhouse and extensions.
10.2	Structure	The structure is not at all maintained and lying in ruins.
10.3	Articulation & Finishes	Plaster replaced at patches.
11.0		DP Remarks / Perceived Threats
		Deterioration due to negligence, demolition / modernisation under the process of urbanisation
12.0		Additional Notes / References / Documents Available

	PHOTO SERIES 833-N- BHIMJI BHAMJI WADI	
		
The wadi as seen from the road	Composite masonry	
		
Cast iron balustrade	Terracotta mosaic tiled floored verandah	
		
Segmental arched windows with louver shutters	Pointed arch windows	

	
<p>Wooden planking for roof</p>	<p>Decorative Wooden Brackets</p>
	
<p>Wooden staircase and verandah</p>	<p>Flooring in mosaic tiles</p>

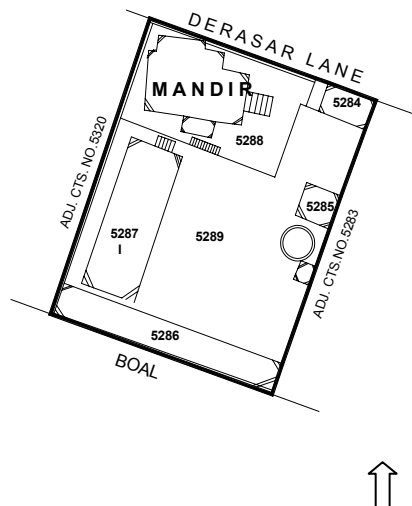
880-N

JEERAWALA MANDIR



NW View of the temple from road

Common Ref No. :	880
Card No.	880-N
Ward (Part):	N (E/22)
C.T.S.No.:	5284 To 5289
Plot Areas:	2012.60 Sq.m.
B U Area:	Not Available
Date:	Feb 2007
Record by:	Mona, Megha
Review by:	Pallavi, Ulhas Rane
Int Y	Ext. Y
Photo Ref.	880 series



1.0		Denomination
1.1	Name of Properties	Jeerawala Parasvanath Jain Temple
1.2	Earlier Name	-
1.3	Built in	1908 Extension Date (if any) approx 1955
2.0		Access
2.1	Main	Derasar lane, Ghatkopar (east), Mumbai 400 077
2.2	Subsidiary	No
3.0		Ownership pattern
3.1	Present	Freehold - Bombay Kutchi Jain Mahajan Charitable Trust
3.2	Past	Freehold - Trust
3.3	Status	In possession of the Trust
4.0		Use
4.0	Present	Place of worship & community place
4.1	Past	Place of worship
4.2	Status	In regular use
5.0		Significance & Value Classification
5.1	Townscape (Natural /	Accessed by the by-lanes, the temple is difficult to locate. It is flanked by open land on one side and a highrise building on the other side.
5.2	Architectural description	The complex consists of the old main temple in typical Jain temple architecture style & added community structures to serve the temple & its society.
5.3	Intrinsic	From the outside one feels that the complex is like an inaccessible fortress. Inside the temple, one feels dazzled by the intricate mirror work and the carvings.
5.4	Value Classification	A(arc), A(cul), B(des), E Recommended Grade: III
		A (arc) – Temple in typical Jain architecture style
		A (cul) – Temple complex is important cultural space for Jain community
		B (des) – Unique architectural design of temple exterior and interior
		E – The temple complex has great cultural value for Jain community
6.0		Topography
6.1	Floors	Complex consisting of the main temple of ground storey

		and community hall of ground and one storey. The complex has trust office and other ancillary structures.
7.0		Construction
7.1	Plinth	Stone masonry plinth Approx. 0.75m to 0.9m high
7.2	Walls	Stone masonry
7.3	Floors	Temple - Marble tiling on the stone floor base. Community structure - polished kotah stone flooring.
7.4	Stairs	The community structure has wooden staircase with wooden railing & decorative elements
7.5	Openings	Temple doors - with stone frames, wooden shutters with decorative panels. Temple window – Flat type extending upto the floor level, with wooden frames, stained glass shutters & panels. It has brass railing of full window height. It is covered by stone chajja and stone projecting sill. Community structure door – has a flat arch with a fanlight and wooden shutters and panels. Community structure windows – has a flat arch extending upto the floor level with a ventilator and glass shutters and panels.
7.6	Roofing	Temple has a decorative shikhar in corbelled/buttressed stone masonry in Jain style. Community structure has mangalore tiled sloping roof, with wooden rafters & purlins.
7.7	Articulation	<u>TEMPLE STRUCTURE</u> Temple doors have decorative architrave and jambs. The arched architrave above the door is painted in colored Jaina iconography. Temple garbhagraha has an arched opening with silver relief work on rear wall behind statues depicting popular jaina concepts. The front door of garbhagraha is also covered with silver relief work on wooden door. Temple mandap has a dome sitting on octagonal base spanned with arches between columns. It is covered with exquisite mirror work depicting the Jaina concepts. Column capital is also covered with mirror work. <u>COMMUNITY STRUCTURE</u> The structure is situated besides the main temple having arched columns on ground floor and wooden post on first floor passage covered with sloping roof. The floors are connected by a wooden staircase. The main hall on the first floor has two sided sloping roof along the length with wooden trusses at regular interval. The passage has wrought iron decorative railing along the length.
7.8	Finishes	Plaster & paints for walls, varnish & paint for wood
7.9	Interiors (Movable & immovable)	Silver relief work covered wooden tables for worship.
7.10	Compound / Fence / Gate	Compound wall- brick wall with decorative edging. Gate- wrought iron entrance gate.
7.11	Curtilege / unbuilt space / out buildings / landscape	Small open ground in front and side of the main temple.
8.0		Services & Utilities
8.1	Lighting	Natural
8.2	Ventilation	Natural
8.3	Electricity	MCGM / Reliance power.
8.4	Water Supply	MCGM
8.5	Drainage / Plumbing and Sanitation	MCGM
8.6	Fire precaution	None
8.7	Other (HVAC/BMS/ Security	None

	Systems)	
9.0		Condition
9.1	Plinth	Good
9.2	Walls	Good
9.3	Floors	Temple floor in good condition Community building floor is sagging at places on first floor level
9.4	Stairs	Fair. Stained glass replaced by plywood sheet in windows.
9.5	Openings	Fair
9.6	Roofing	Fair
9.7	Articulation & Finishes	Good. External stone finished with oil paints.
9.8	Services	Fair
9.9	Out buildings	Fair
9.10	Over all condition	Good
10.0		Transformation
10.1	Form	Addition of multipurpose hall by covering the front open space of community hall. The front open space of the temple is covered by G.I. sheet shed to house the temple office and a drinking water fountain.
10.2	Structure	The multipurpose hall has ground and part mezzanine floor supported on circular columns.
10.3	Articulation & Finishes	The temple stone wall is painted. The temple interiors have been modified over a period of time. Stained glass is replaced with plywood
11.0		DP Remarks / Perceived Threats
		Insensitive additions, alterations, modernisation, ignorance of heritage character
12.0		Additional Notes / References / Documents Available

PHOTO SERIES 880-N-JEERAWALA MANDIR



Northwest view of the temple from road



View of the temple shikhar



View of the temple main entrance from road



View of the temple main entrance from inside



View of the temple main entrance



Window detail



Door arch relief motif



Side view of the main temple



Interior view of temple mandap





Interior view of the temple mandap





View of the community hall



View of the community hall

 <p>Front view of the garbhagriha door</p>	 <p>View of the relief work above garbhagriha door</p>
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 <p>View of inside of temple shikar</p>	 <p>View of passage of first floor of community hall</p>
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 <p>View of the temple shikar</p>	 <p>View of the column capital</p>
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View of False ceiling



View of the new addition to old community hall



View of staircase of community hall




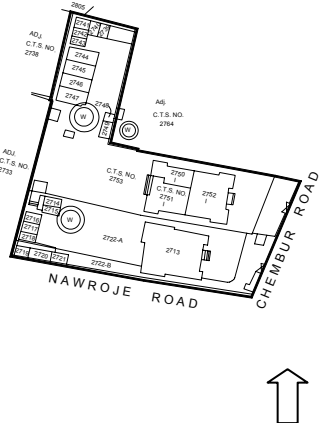
View of the first floor of community hall



View of the new addition to old community hall









View of new addition to main temple


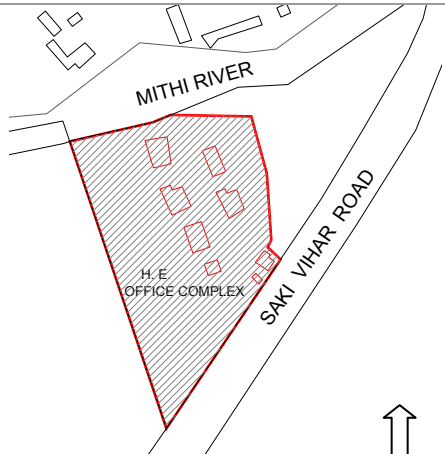
905-N		MUNISRUVANT JAIN TEMPLE
	Common Ref No. :	905
	Card No.	905-N
	Ward (Part):	N (E/22)
	C.T.S. No. :	2713 to 2721, 2722/A & B, 2739 to 2753
	Plot Areas:	2995.30 Sq.m.
	B U Area:	Not Available
	Date:	Feb 2007
	Record by:	Mona, Megha
	Review by:	Pallavi, Ulhas Rane
	Int	Ext. Y
	Photo Ref.	905 series
		
1.0		Denomination
1.1	Name of Properties	Munisruvant Jain Temple
1.2	Earlier Name	-
1.3	Built in	Info not available. Extension Date (if any): Not known
2.0		Access
2.1	Marg	Navroji cross lane, M.G. Road, ghatkopar(W)
2.2	Subsidiary	No
3.0		Ownership pattern
3.1	Present	Freehold - B. V. Zaveri & J. V. Zaveri, BMC, Smt. H. G. Azar & Smt. B. H. Khandwala
3.2	Past	Trust
3.3	Status	In possession of Trust
4.0		Use
4.1	Present	Place of worship
4.2	Past	Place of worship
4.3	Status	In use
5.0		Significance & Value Classification
5.1	Townscape (Natural / Manmade)	The temple is situated in the narrow bylane away from the main road, among old low rise buildings and has a municipal garden opposite it.
5.2	Architectural description	The temple complex has a main temple, educational complex, and temple office with a community hall Jain Temple style.
5.3	Intrinsic	The temple is not visible at once from the access road but when you approach the structure looks divine and peaceful. The intricate marble work inside the temple is beautiful.
5.4	Value Classification	A(arc), A(cul), E Recommended Grade: III
		A (arc) – Temple in typical Jain architecture style
		A (cul) – Temple complex is important cultural space for Jain community
		E – The temple complex has great cultural value for Jain community
6.0		Topography
6.1	Floors	The temple has a basement and a main floor. The school building is ground + one storey

7.0		Construction
7.1	Plinth	Stone plinth
7.2	Walls	Yellow stone and bricks
7.3	Floors	Marble and kota stone flooring
7.4	Stairs	RCC
7.5	Openings	The temple has jharokas or balconies in marble with beautiful deities carved as brackets and decorative marble torans.
7.6	Roofing	The temple is covered by main shikar and various shikar of smaller height over the outer structures giving a stepped look to the roof. The educational building has a flat roof.
7.7	Articulation	The temple has elaborate carvings depicting the jaina themes. The entrance is carved and decorated with huge elephants painted in colours. The ceiling of the temple is also carved into intricate design.
7.8	Finishes	The temple is finished with white marble and paint
7.9	Interiors (Movable & immovable)	Typical temple with built-in furniture, decorations, lights
7.10	Compound / Fence / Gate	The entrance gate is decorative and the compound wall is constructed in brick masonry is cladded with marble stone.
7.11	Curtilege / unbuilt space / out buildings / landscape	The open space between the temple and the educational building is covered by corrugated sheets over G.I pipes frame. Landscaped garden outside.
8.0		Services & Utilities
8.1	Lighting	Adequate natural lighting
8.2	Ventilation	Adequate natural ventilation
8.3	Electricity	MCGM / Reliance
8.4	Water Supply	MCGM
8.5	Drainage / Plumbing and Sanitation	MCGM
8.6	Fire precaution	No
8.7	Other (HVAC/BMS/ Security Systems)	No
9.0		Condition
9.1	Plinth	Good
9.2	Walls	Good
9.3	Floors	Fair
9.4	Stairs	Fair
9.5	Openings	Good
9.6	Roofing	Fair
9.7	Articulation & Finishes	Fair
9.8	Services	Fair
9.9	Out buildings	Fair
9.10	Over all condition	Fair
10.0		Transformation
10.1	Form	The complex is modified and the open spaces are covered over the time.
10.2	Structure	The structure has been added over the period of time and has many extensions.
10.3	Articulation & Finishes	Modifications during repairs/renovations, painting, cladding etc.
11.0		DP Remarks / Perceived Threats

		Insensitive renovations / Additions, Alterations, modernization, ignorance of heritage values
12.0		Additional Notes / References / Documents Available

	<p>PHOTO SERIES 905-N-MUNISRUVANT TEMPLE</p> 
<p>View of the main entrance gate to the temple</p>	<p>Main entrance of the temple</p>
	
<p>The covered open space between the temple and educational building</p>	<p>Entrance to the basement of the temple</p>
	
<p>Temple balcony</p>	<p>Temple balcony</p>

	
<p>Temple balcony</p>	<p>Balcony bracket detail</p>

105-S			SASHTI(W) HE OFFICE	
		Common Ref No. :105		
		Card No.105-S		
		Ward (Part): S & L (E/15)		
		C.S. No.105-S		
		Plot Areas:		
		B U Area:		
		Date: Feb 2007		
		Record by: Priyanka, Vidula		
		Review by: Pallavi, U. Rane		
		Int. Y Ext. Y		
Photo Ref. 105 series				
1.0		Denomination		
1.1	Name of Properties	Sashti (W) Hydraulic Engineer's Municipal office		
1.2	Earlier Name	Sashti (W) Hydraulic Engineer's Municipal office		
1.3	Built in	1869 to 1934 (after the Powai Lake was impounded)	Extension Date (if any) Regular additions of small structure were carried – period unknown	
2.0		Access		
2.1	Marg	Saki – Vihar Road, opp Ambedkar Garden, Powai, Mumbai		
2.2	Subsidiary	No		
3.0		Ownership pattern		
3.1	Present	Freehold - MCGM – Hydraulic Engineers Department		
3.2	Past	Freehold - MCGM – Hydraulic Engineers Department		
3.3	Status	In possession of MCGM		
4.0		Use		
4.0	Present	Office of the Hydraulic Engineer		
4.1	Past	Office of the Hydraulic Engineer		
4.2	Status	In use		
5.0		Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Manmade. The Sashti Office campus is located close to the Powai Lake near Dam No.1 and almost on the banks of Mithi Rivers tributary. Today the tributary is almost nalla like. However the campus was well designed a service station related to water works.		
5.2	Architectural description	The campus consists of two old buildings (one office and other a store) and a few other structures which were subsequently added. It is an early example of PWD architecture. The office building is ground + 1 storey in stone masonry with the upper storey having a verandah, whereas the store building is a double height single storey structure in stone masonry. it is simple a structure with sloping roof and segmental arch openings in random rubble masonry walls. Projecting eaves and deep verandah make it suitable for costal climate. Both the buildings have mangalore tiled hipped sloping roof in.		

5.3	Intrinsic	The campus is still very much in use for the purpose for which it was designed. A narrow gauge train which was used to transport machinery and materials provides good understanding of the working method.
5.4	Value Classification	A(his), C(seh), Recommended Grade II B
		A (his) – The complex architecture has unique historical value due to its government / institutional character during the British Raj C (seh) – The complex reflects the socio-economic character / approach of the period thus providing evidence of socio-economic history
6.0		Topography
6.1	Floors	Office building: Ground + 1 storey Store: Ground storey
7.0		Construction
7.1	Plinth	Office building: Random rubble stone masonry Store: Random rubble stone masonry
7.2	Walls	Office building: Stone masonry with raised pointing Store: Stone masonry with raised pointing
7.3	Floors	Office building: IPS flooring Store: IPS flooring
7.4	Stairs	Office building: partially built in masonry and partially in structural steel Store: N.A.
7.5	Openings	Office building & Store: A few segmental arched (brick) windows – arched portion is filled in masonry with square / rectangular windows – wooden framed, glazed, with iron bars. Two leaved wooden doors with wooden frame. A few segmental arched (brick) windows – arched portion is filled in masonry with square / rectangular windows – wooden framed, glazed, with iron bars. Two leaved wooden doors with wooden frame.
7.6	Roofing	Office building & Store: hipped sloping roof in timber with mangalore tiles for roofing
7.7	Articulation	The verandah on the first floor with wooden railing
7.8	Finishes	Internally plastered and pointing for the walls externally.
7.9	Interiors (Movable & immovable)	Wooden movable furniture.
7.10	Compound / Fence / Gate	Masonry walls with iron gates.
7.11	Curtilege / unbuilt space / out buildings / landscape	The surrounding open space has service tracks and trolleys which run parallel to the pipelines
8.0		Services & Utilities
8.1	Lighting	Office building :Natural light is adequate Store: Artificial lighting
8.2	Ventilation	Office building: Natural ventilation is adequate Store: artificial ventilation
8.3	Electricity	MCGM/Reliance Energy
8.4	Water Supply	MCGM
8.5	Drainage / Plumbing and Sanitation	MCGM
8.6	Fire precaution	No
8.7	Other (HVAC/BMS/ Security Systems)	No
9.0		Condition
9.1	Plinth	Fair. As the building is in use it is being maintained.
9.2	Walls	Fair. As the building is in use it is being maintained.
9.3	Floors	Poor, Office building: Part of the verandah floor has

		collapsed and is being redone Store: The floor finish has developed some cracks
9.4	Stairs	Poor: The steel staircase needs maintenance.
9.5	Openings	Fair. Some of the windows are permanently closed. Regular painting works are carried out.
9.6	Roofing	Fair, the roof is maintained in a fair condition through regular painting. At places the eaves board is damaged or missing
9.7	Articulation & Finishes	Poor, the stone walls are painted in bright red with pointing which seems to be later addition.
9.8	Services	Fair, The services are maintained in fair condition.
9.9	Out buildings	The campus has a number small structures which are being maintained but they have no heritage value.
9.10	Over all condition	The structures are overall in fair condition and being maintained by the Office.
10.0		Transformation
10.1	Form	Office building & Store: Some small structures / sheds are added to both the structures. These are either in masonry or in GI and can be easily removed. The stone walls are painted externally in bright red colour, altering its original character. An acrylic vault shaped roof is added to the external staircase, for protection. It is unknown whether a mangalore tiled roof for the staircase existed earlier. Most of the external windows have been fitted with weather-sheds on MS brackets.
10.2	Structure	Office & Store: There seem to be very few structural changes.
10.3	Articulation & Finishes	Office & Store: The external stone masonry walls with pointing are painted.
11.0		DP Remarks / Perceived Threats. The modernization schemes could replace the existing heritage structures with new ones. Ignorance of heritage values
12.0		Additional Notes / References / Documents Available Literature from HE's office.



The store building with the trolley tracks in the foreground




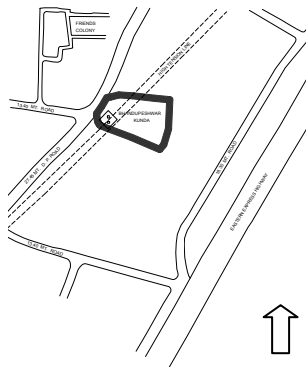
Additional structure is constructed next to the building



Another view of the Office building



Verandah on the first floor of Office building

307-S		BHANDUPESHWAR KUND	
	(Photographed during the monsoon)	Common Ref No. :	307
		Card No.	307-S
		Ward (Part):	S (e/14)
		C.S. No.	Not Available
		Plot Areas:	Not Available
		B U Area:	Not Available
		Date:	Feb 2007
Record by:	Vidula, Deepak Priyanka,		
Review by:	Ramesh, Ulhas Rane		
Int Y	Ext. Y		
Photo Ref.	307 series		
			
1.0		Denomination	
1.1	Name of Properties	Bhandupeshwar kund	
1.2	Earlier Name	Bhandupeshwar kund	
1.3	Built in	Old / Natural	Extension Date (if any)
2.0		Access	
2.1	Main	Bhandup village road, Mumbai	
2.2	Subsidiary	No	
3.0		Ownership pattern	
3.1	Present	Freehold -MCGM	
3.2	Past	Bhandupeshwar Temple and Community	
3.3	Status	MCGM handed over to the Sarvajanic Puja Samiti for maintenance.	
4.0		Use	
4.1	Present	Tank – used for religious and cultural purposes	
4.2	Past	Tank – used for religious and cultural purposes	
4.3	Status	In use	
5.0		Significance & Value Classification	
5.1	Townscape (Natural / Manmade)	The water body is an important place for Bhandup village community for its various cultural and religious associations. It is an effective means of rain water harvesting and recharging ground water.	
5.2	Architectural description	The tank is bounded by an embankment / compound wall in masonry and fencing. It does not have any old ghats or other historic building works. Hence does not have much architectural value.	
5.3	Intrinsic	The kund or tank evokes a feeling of serenity during the monsoon and early winter when it is full and also home to several religious and cultural activities during this period	
5.4	Value Classification	I (sec), J	Recommended Grade - II
		I (sec) – Water body is a potential site of scenic / natural beauty J – The kund has been a part of distinct way of life of rural Bhandup and can be an interesting socio-cultural and eco-recreational space.	
6.0		Topography	
6.1	Floors	N.A.	
7.0		Construction	
7.1	Plinth	N.A.	
7.2	Walls	N.A.	
7.3	Floors	N.A.	
7.4	Stairs	N.A.	
7.5	Openings	N.A.	

7.6	Roofing	N.A.
7.7	Articulation	Large natural water body creating vast open space in urban environment.
7.8	Finishes	N.A.
7.9	Interiors (Movable & immovable)	N.A.
7.10	Compound / Fence / Gate	RCC columns and plastered masonry walls with MS fencing and entrance gates, with steps leading to the water.
7.11	Curtilage / unbuilt space / out buildings / landscape	The tank is surrounded by road on all sides. There is sparse vegetation along the shore
8.0		Services & Utilities
8.1	Lighting	N.A.
8.2	Ventilation	N.A.
8.3	Electricity	N.A.
8.4	Water Supply	N.A.
8.5	Drainage / Plumbing and Sanitation	N.A.
8.6	Fire precaution	N.A.
8.7	Other (HVAC/BMS/ Security Systems)	N.A.
9.0		Condition
9.1	Plinth	N.A.
9.2	Walls	N.A.
9.3	Floors	N.A.
9.4	Stairs	N.A.
9.5	Openings	N.A.
9.6	Roofing	N.A.
9.7	Articulation & Finishes	Poor, neglected
9.8	Services	A number of drains open in the tank contaminating the water. During the dry season the tank has only waste water
9.9	Out buildings	N.A.
9.10	Over all condition	Poor and neglected. The tank remains dry for over 6 months and is polluted. The compound wall is weak
10.0		Transformation
10.1	Form	Natural form is changed due to development pressures of the surrounding region
10.2	Structure	MCGM and Pooja Samiti have created a few service elements which are neglected
10.3	Articulation & Finishes	Poor due to heavy pollution and neglect
11.0		DP Remarks / Perceived Threats
		Neglect, development pressures, encroachment, pollution, silting
12.0		Additional Notes / References / Documents Available
		<p>Natural tanks/lakes in an urban environment play an important environmental role. They act as large rain water harvesting bodies and help ground water recharging. They play a key role in improving micro-climate of the region. They also could be excellent eco-recreational spaces and need conservation.</p> <p>Most of the lakes in Mumbai are under the control of MCGM / Govt. Since they are surrounded by unplanned haphazard urban development, they are under the threat from pollution, encroachment and are badly degraded. Including them in the Heritage List would provide protection and could attract attention of National Lake Development Authority for their ecological conservation.</p>

PHOTO SERIES 307-S-BHANDUPESHWAR KUND



The Kund is full of water in monsoon



The same kund post-monsoon having waste water







The entrance arch at the Kund


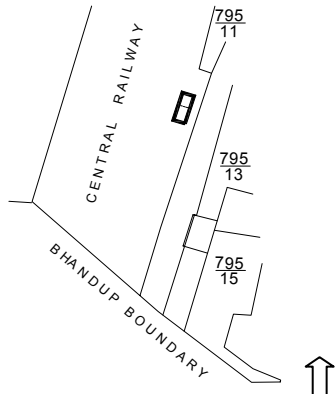


An information board near the kund

316-M		SALT COMMISSIONER'S OFFICE	
	Common Ref No. :	316	
	Card No.	316-S	
	Ward (Part):	S (e/13)	
	C.T.S. No.	658	
	Plot Areas:	Not Available	
	B U Area:	Not Available	
	Date:	Feb 2007	
	Record by:	Deepak, Muktesh	
	Review by:	Ramesh, Ulhas Rane	
	Int Y	Ext. Y	
Photo Ref.	316 series		
			
1.0			Denomination
1.1	Name of Properties	Salt Commissioner's Office	
1.2	Earlier Name	N.A.	
1.3	Built in	1865-80	Extension Date (if any) : N.A.
2.0			Access
2.1	Main	Veer Savarkar Road, Bhandup (East), Mumbai	
2.2	Subsidiary	No	
3.0			Ownership pattern
3.1	Present	Freehold - Government	
3.2	Past	Freehold	
3.3	Status	In possession of the Collector, Mumbai	
4.0			Use
4.1	Present	Office	
4.2	Past	Office	
4.3	Status	In use	
5.0			Significance & Value Classification
5.1	Townscape (Natural / Manmade)	Manmade structure with large / green open area around. An important government building controlling salt production in British Raj. It controlled salt production, thus economy of the neighboring villages.	
5.2	Architectural description	Single storey structure with exposed stone masonry load bearing external walls with exposed segmental brick arches for the openings. In plan it is 'C' shaped having a central hall and rooms on either ends. Sloping roof with verandahs with wooden railing & vertical posts.	
5.3	Intrinsic	Typical government building with large open space around it.	
5.4	Value Classification	C (seh) Recommended Grade III	
		C (seh) – The government building associated with the socio-economics of the indigenous people i.e. Agari community who produced salt, is an important historical landmark of the region	
6.0			Topography
6.1	Floors	Ground storey structure	
7.0			Construction
7.1	Plinth	0.30m high stone plinth	
7.2	Walls	Load bearing stone masonry	
7.3	Floors	Flooring with IPS finish	

7.4	Stairs	N.A.
s7.5	Openings	Doors - with wooden frames, shutters & panels, Window – mainly exposed brick arch, with wooden frames, shutters & partly glazed panels
7.6	Roofing	Manglore tiled sloping roof with wooden rafters & purlins and exposed fascia
7.7	Articulation	Wooden columns & supporting members, wooden railing, detailing
7.8	Finishes	Plaster & paints for internal walls, varnish & paint for wood
7.9	Interiors (Movable & immovable)	Typical government office furniture
7.10	Compound / Fence / Gate	Compound wall - RCC with M.S. verticals as railing
7.11	Curtilege / unbuilt space / out buildings / landscape	Natural vegetation of shrubs and trees around the structure
8.0		Services & Utilities
8.1	Lighting	Natural lighting
8.2	Ventilation	Natural ventilation
8.3	Electricity	MCGM / Reliance
8.4	Water Supply	MCGM
8.5	Drainage / Plumbing and Sanitation	MCGM
8.6	Fire precaution	No
8.7	Other (HVAC/BMS/ Security Systems)	No
9.0		Condition
9.1	Plinth	Fair
9.2	Walls	Fair
9.3	Floors	Fair
9.4	Stairs	N.A.
9.5	Openings	Fair
9.6	Roofing	Fair
9.7	Articulation & Finishes	Fair
9.8	Services	Fair
9.9	Out buildings	N.A.
9.10	Over all condition	Fair
10.0		Transformation
10.1	Form	No
10.2	Structure	Deterioration due to poor maintenance
10.3	Articulation & Finishes	Landscape neglected
11.0		DP Remarks / Perceived Threats
		Insensitive renovation, poor maintenance, modernization, demolition due to pressures of urbanisation
12.0		Additional Notes / References / Documents Available
		The Salt Commissioner's office has a well developed infrastructure related to salt making industry. It includes offices, staff quarters and schools. Over the years this infrastructure is deteriorating due to non maintenance

	<p>PHOTO SERIES 316-S-SALT COMMISSIONERS OFFICES</p>
	
<p>Segmental Arched windows with wooden shutters</p>	<p>Independent campus almost bearing an abandoned look</p>
	
<p>Random rubble masonry walls with wooden posts</p>	<p>Sloping mangalore tiled roof</p>

330-S		RAILWAY STRUCTURE AT NAHUR	
	Common Ref No. :	330	
	Card No.	330-S	
	Ward (Part):	S (E/10)	
	C.T.S. No.	Not Available	
	Plot Areas:	Not Available	
	B U Area:	Not Available	
	Date:	Feb 2007	
	Record by:	Deepak, Vineet	
	Review by:	Ramesh, Ulhas Rane	
	Int N	Ext. Y	
	Photo Ref.	330 series	
1.0		Denomination	
1.1	Name of Properties	Railway Structure at Nahur	
1.2	Earlier Name	Not known	
1.3	Built in	Late 19 th century	Extension Date (if any): Not known
2.0		Access	
2.1	Main	MD Keni Road, Bhandup (East), Mumbai	
2.2	Subsidiary	No	
3.0		Ownership pattern	
3.1	Present	Freehold - Presumed to be Central Railways	
3.2	Past	Great Indian Peninsular Railways	
3.3	Status	In possession of Central Railways	
4.0		Use	
4.1	Present	Closed	
4.2	Past	Railway ticket booth	
4.3	Status	Not in use	
5.0		Significance & Value Classification	
5.1	Townscape (Natural / Manmade)	Manmade, An important part of the railway history. It is located on the historic Mumbai Thane railway.	
5.2	Architectural description	Traditional style architecture, with stone masonry and wooden posts and Mangalore tile sloping roof. An important link in the history of Indian railways. Ground floor structure with verandah with wooden posts.	
5.3	Intrinsic	Isolated structure, long forgotten by people and Railways. Its simplicity is appealing.	
5.4	Value Classification	A(his) Recommended Grade: III	
		A (his) – Important architectural element for historical reasons since this provides an evidence for history of the first stretch (Mumbai-Thane) of the Indian Railways.	
6.0		Topography	
6.1	Floors	Ground storey structure	
7.0		Construction	
7.1	Plinth	0.30m high stone plinth	
7.2	Walls	Load bearing basalt masonry	
7.3	Floors	P.C.C flooring.	
7.4	Stairs	N.A	
7.5	Openings	Doors - with wooden frames, shutters & panels, Window –with wooden frames, shutters & panels	

7.6	Roofing	Manglore tiled sloping roof with wooden rafters & purlins and exposed fascia, king post truss for the verandah
7.7	Articulation	Decorative brackets seen in verandah
7.8	Finishes	Exposed rubble stone masonry
7.9	Interiors (Movable & immovable)	Not known, since closed
7.10	Compound / Fence / Gate	None
7.11	Curtilege / unbuilt space / out buildings / landscape	No
8.0		Services & Utilities
8.1	Lighting	Natural Lighting
8.2	Ventilation	Natural Ventilation
8.3	Electricity	No
8.4	Water Supply	No
8.5	Drainage / Plumbing and Sanitation	No
8.6	Fire precaution	No
8.7	Other (HVAC/BMS/ Security Systems)	No
9.0		Condition
9.1	Plinth	Fair
9.2	Walls	Fair
9.3	Floors	Fair
9.4	Stairs	N.A
9.5	Openings	Fair
9.6	Roofing	Fair
9.7	Articulation & Finishes	Fair
9.8	Services	Fair
9.9	Out buildings	N.A
9.10	Over all condition	As the structure was locked it was not possible to survey it internally and hence the internal condition is not known. The overall condition appears to be fair however it may need structural attention.
10.0		Transformation
10.1	Form	None.
10.2	Structure	None.
10.3	Articulation & Finishes	None.
11.0		DP Remarks / Perceived Threats
		Ignorance of heritage value, Development pressure, encroachment, neglect and destruction
12.0		Additional Notes / References / Documents Available
		Nahur was a halt for the Central Railway trains in the earlier day which was later discontinued. Today the Central Railways have again introduced a halt for slow trains at this station. Senior citizens from the locality recollect that this structure used to be a ticket booth in the old days.

PHOTO SERIES 330-S-NAHUR RAILWAY STRUCTURE



The structure in stone masonry




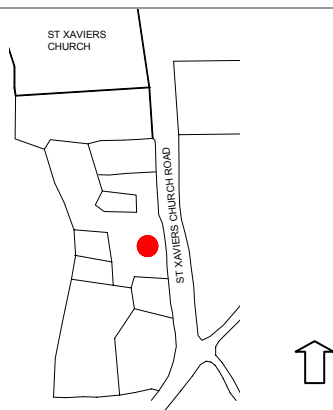
The Entrance Door in wood




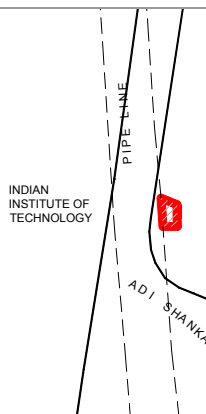
Iron brackets supporting the roof







The roofing system in wood


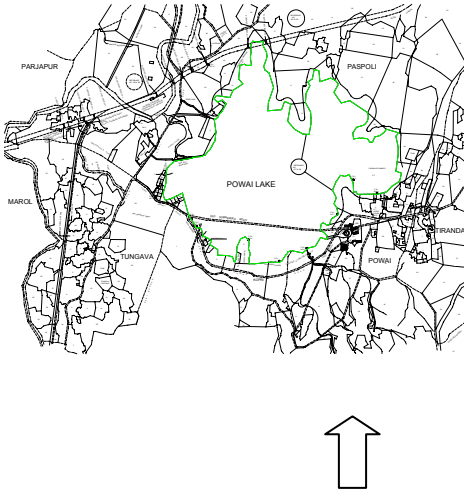
405-S		ARNOLD WELL	
	Common Ref No. :	405	
	Card No.	405-S	
	Ward (Part):	S (E/13)	
	C.S. No.	Not Available	
	Plot Areas:	Not Available	
	B U Area:	Not Available	
	Date:	Feb 2007	
	Record by:	Tanvi, Arti	
	Review by:	Ramesh, Ulhas Rane	
	Int Y	Ext. Y	
Photo Ref.	405 series		
1.0		Denomination	
1.1	Name of Properties	Arnold well	
1.2	Earlier Name	Arnold well	
1.3	Built in	1952	Extension Date (if any): N.A.
2.0		Access	
2.1	Main	Jamil Nagar Road, Bhandup . Mumbai	
2.2	Subsidiary	No	
3.0		Ownership pattern	
3.1	Present	Freehold - MCGM	
3.2	Past	Community	
3.3	Status	In possession of community	
4.0		Use	
4.1	Present	Well	
4.2	Past	Well	
4.2	Status	Not in regular use	
5.0		Significance & Value Classification	
5.1	Townscape (Natural / Manmade)	Part of Gaothans, still in use but losing importance. No more a community place. Absence of chain pulley suggests that the water level in the tank is high.	
5.2	Architectural description	Made of black and yellow basalt masonry. The parapet has rounded coping.	
5.3	Intrinsic	It was a community place, but because of municipal tap water system, it has become redundant.	
5.4	Value Classification	B (per, B (uu), C (seh) Recommended Grade: III	
		B(per) & B(uu) – The well feature dates back to pre-urbanisation period and its use as a community space in urban space provides it a distinct character C (seh) – The well feature reflects the socio-economic history of the region / community and showcases the character of Mumbai at that time.	
6.0		Topography	
6.1	Floors	N.A.	
7.0		Construction	
7.1	Plinth	N.A.,	
7.2	Walls	Black and yellow basalt masonry	
7.3	Floors	Stone paving around	
7.4	Stairs	N.A.	
7.5	Openings	N.A.	

7.6	Roofing	Covered with MS grill
7.7	Articulation	Community feature with rural character
7.8	Finishes	N.A.
7.9	Interiors (Movable & immovable)	N.A.
7.10	Compound / Fence / Gate	N.A.
7.11	Curtilege / unbuilt space / out buildings / landscape	Residential Gaothan
8.0		Services & Utilities
8.1	Lighting	N.A.
8.2	Ventilation	N.A.
8.3	Electricity	N.A.
8.4	Water Supply	N.A.
8.5	Drainage / Plumbing and Sanitation	N.A.
8.6	Fire precaution	N.A.
8.7	Other (HVAC/BMS/ Security Systems)	N.A.
9.0		Condition
9.1	Plinth	Fair
9.2	Walls	Fair
9.3	Floors	N.A.
9.4	Stairs	N.A.
9.5	Openings	N.A.
9.6	Roofing	N.A.
9.7	Articulation & Finishes	Poor
9.8	Services	N.A.
9.9	Out buildings	N.A.
9.10	Over all condition	Fair, surrounding poor
10.0		Transformation
10.1	Form	None
10.2	Structure	MS grill Cover added
10.3	Articulation & Finishes	N.A.
11.0		DP Remarks / Perceived Threats If it remains in unused condition, it may be closed in future. Modern development in the region may destroy this feature.
12.0		Additional Notes / References / Documents Available This is an old rural feature in an urban gaothan now. Being part of old and self sustaining water system it should be revived as a stand-by in summer season.

409-S			RUINS OF OLD HOLY TRINITY CHURCH	
	Common Ref No. :	409		
	Card No.	409-S		
	Ward (Part):	S (E/16)		
	C.S. No.	Not Available		
	Plot Areas:	Not Available		
	B U Area:	Not Available		
	Date:	Feb 2007		
	Record by:	Mona, Rahul		
	Review by:	Pallavi, Ulhas Rane		
	Int Y	Ext. Y		
	Photo Ref.	409 series		
1.0		Denomination		
1.1	Name of Properties	Ruins of Holy Trinity Church		
1.2	Earlier Name	Holly Trinity Thurch		
1.3	Built in	1846	Extension Date (if any): 1971 (new)	
2.0		Access		
2.1	Main	Off Adi Shankaracharya road, Powai, Mumbai-		
2.2	Subsidiary	No		
3.0		Ownership pattern		
3.1	Present	Freehold - Holy Trinity Church		
3.2	Past	Freehold - Holy Trinity Church		
3.3	Status	In possession of the Church		
		Use		
4.0	Present	Religious		
4.1	Past	Religious		
4.2	Status	In use		
5.0		Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	The church was originally built on a hillock commanding view of the region.		
5.2	Architectural description	Old structure has totally collapsed, the remains of which are two stone walls with arched windows. New block has modern elevation and form. It Also has later additions. The altar or sanctuary is old.		
5.3	Intrinsic	Being associated with the first church of the region, it has a great cultural significance. Hence both the ruins and the new structure are important. As one sees the ruins, the past glory of the church can be visualised and one can feel the significance of the structure that stood once upon a time.		
5.4	Value Classification	E, F, G(grp)	Recommended Grade: II B	
		E – The original structure of the mid 19 th century has great sociological / community value and historical evidence F – The catholic religious evolution in Mumbai has gone through various phases and this old structure provides an important link of its history, which will be lost if this is not protected / documented G (grp) – The old ruins / elements being a part of the Church complex are important as a group of religious buildings		
6.0		Topography		
6.1	Floors	Ground storey structure		




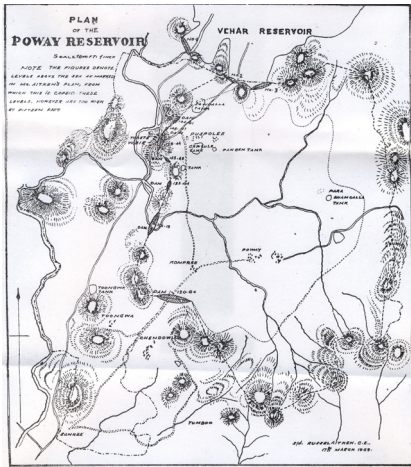


7.0		Construction
7.1	Plinth	Black basalt masonry
7.2	Walls	Black basalt masonry
7.3	Floors	NA
7.4	Stairs	Not present.
7.5	Openings	Arches in masonry
7.6	Roofing	N.A.
7.7	Articulation	The ruins in semi natural surroundings provide a rustic look
7.8	Finishes	Exposed masonry
7.9	Interiors (Movable & immovable)	N.A.
7.10	Compound / Fence / Gate	Old church wall in ruined condition
7.11	Curtilege / unbuilt space / out buildings / landscape	Surrounded by wild vegetation all around.
8.0		Services & Utilities
8.1	Lighting	Natural.
8.2	Ventilation	Natural.
8.3	Electricity	No
8.4	Water Supply	No
8.5	Drainage / Plumbing and Sanitation	No
8.6	Fire precaution	No
8.7	Other (HVAC/BMS/ Security Systems)	No
9.0		Condition
9.1	Plinth	Poor, Settlements
9.2	Walls	Poor, crumbling, vegetation growth
9.3	Floors	Poor, crumbling
9.4	Stairs	N.A.
9.5	Openings	Poor, Lots of cracks developed.
9.6	Roofing	Destroyed
9.7	Articulation & Finishes	Very poor.
9.8	Services	Very poor.
9.9	Out buildings	N.A.
9.10	Over all condition	Very poor
10.0		Transformation
10.1	Form	New structure has been erected in the complex .
10.2	Structure	Old structures are in ruined conditions and neglected.
10.3	Articulation & Finishes	Ruins and surroundings with heritage value have been neglected and deteriorated
11.0		DP Remarks / Perceived Threats The old walls are in danger due to negligence. The historical features will vanish due to ignorance of heritage values.
12.0		Additional Notes / References / Documents Available The original church was built in the valley now covered by Vehar lake. Later it was shifted to the east of Powai lake in 1558 till its destruction by Marathas in 1737. In 1846 a new chapel was built over the ruins of the old church, the ruins of which are standing now. In 1971 the new church was built adjacent to the old chapel.


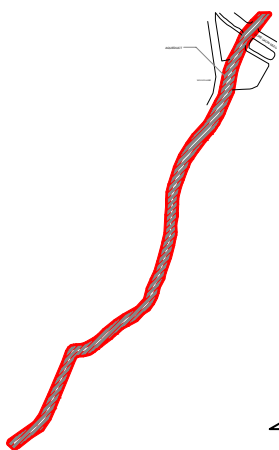
PHOTO SERIES 409-S-HOLY TRINITY CHURCH	
	
The ruins with vegetation around them	The walls have arched punctures
	
Ruin walls	Coursed stone masonry for the opening

616-S		POWAI LAKE	
	Common Ref No. :	616	
	Card No.	616-S	
	Ward (Part):	S (E/15), (E/16)	
	C.S. No.	Not Available	
	Plot Areas:	Not Available	
	B U Area:	Not Available	
	Date:	Feb 2007	
	Record by:	Pallavi, Bibhas	
	Review by:	Ramesh, Ulhas Rane	
	Int Y	Ext. Y	
	Photo Ref.	616 series	
1.0		Denomination	
1.1	Name of Properties	Powai lake	
1.2	Earlier Name	Powai lake	
1.3	Built in	1890	Extension Date (if any) : Not known
2.0		Access	
2.1	Marg	Adi Shankaracharya Marg, Powai, Mumbai	
2.2	Subsidiary	No	
3.0		Ownership pattern	
3.1	Present	Freehold - Hydraulic Engineers Department, MCGM	
3.2	Past	Hydraulic Engineers Department, MCGM	
3.3	Status	In possession of Hydraulic Engineers Department, MCGM	
4.0		Use	
4.1	Present	Water supply & Recreation	
4.2	Past	Water supply	
4.3	Status	In use	
5.0		Significance & Value Classification	
5.1	Townscape (Natural / Manmade)	The Powai lake is an important water body almost at the centre of Greater Mumbai and on the boundary of eastern and western suburbs. The lake also forms an excellent backdrop for the IIT campus and for the new residential development	
5.2	Architectural description	The original work consists of a lake covering 365 acres in an area situated south of the Vihar Lake formed by building a masonry dam across the valley, thereby impounding water from the catchment area of 1,700 acres. The dam was 650 feet in length and 25 feet in height at the highest point and formed its own waste-weir 590 feet long.	
5.3	Intrinsic	The Powai Water Works were designed and carried out as an emergency measure to mitigate an anticipated water famine in 1891 before Tansa water could be introduced. Today in addition to water supply, it is an important natural and cultural feature for Mumbai	
5.4	Value Classification	C(seh), I(sce), J	Recommended Grade: II A
		C (seh) – Powai lake had been a major water supply resource, particularly for the industrial belt in the eastern and western suburbs of Mumbai and thus has been a major feature of the socio-economic history of the region I (sce) – The vast water body with low hills as a back drop has	









		important scenic / natural beauty value J – The lake having residential, industrial and institutional development on the periphery has great potential as a large urban recreational space
6.0		Topography
6.1	Floors	N.A.
7.0		Construction
7.1	Plinth	N.A.
7.2	Walls	N.A.
7.3	Floors	N.A.
7.4	Stairs	N.A.
7.5	Openings	N.A.
7.6	N.A.	N.A.
7.7	Articulation	N.A.
7.8	Finishes	N.A.
7.9	Interiors (Movable & immovable)	N.A.
7.10	Compound / Fence / Gate	N.A.
7.11	Curtilege / unbuilt space / out buildings / landscape	Surrounding landscape of gradual hills and residential / industrial / institutional development
8.0		Services & Utilities
8.1	Lighting	N.A.
8.2	Ventilation	N.A.
8.3	Electricity	N.A.
8.4	Water Supply	N.A.
8.5	Drainage / Plumbing and Sanitation	N.A.
8.6	Fire precaution	N.A.
8.7	Other (HVAC/BMS/ Security Systems)	N.A.
9.0		Condition
9.1	Plinth	N.A.
9.2	N.A.	N.A.
9.3	Floors	N.A.
9.4	Stairs	N.A.
9.5	Openings	N.A.
9.6	Roofing	N.A.
9.7	Articulation & Finishes	N.A.
9.8	Services	N.A.
9.9	Out buildings	N.A.
9.10	Over all condition	Fair. The lake is now used for industrial water supply and recreation purpose and plans are afoot for its beautification.
10.0		Transformation
10.1	Form	Changed due to development in the surrounding region
10.2	Structure	Not much except the lake edges
10.3	Articulation & Finishes	Developments in the surrounding region caused silting and pollution in the lake. Also the growth of weeds.
11.0		DP Remarks / Perceived Threats
		Development pressures, pollution, weeds, change in the skyline
12.0		Additional Notes / References / Documents Available Powai Lake is under tremendous threat from unplanned development in the surrounding region. Pollution, siltation, encroachment etc. have already disturbed the ecology of the lake considerably. The conservation efforts are on and the National Lake Development


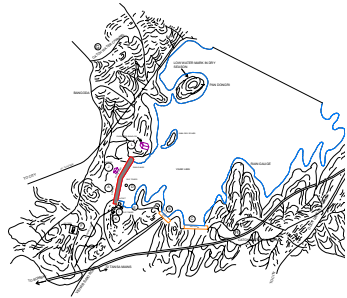
		<p>Authority has taken this under their conservation programme due to its degradation.</p> <p>The network of Tulsi, Vihar and Powai lakes is a unique feature of Mumbai. These lakes play a major environmental, ecological role for Mumbai. Additionally, they are the life lines of Mumbai and thus have socio-economic importance. This entire region acts as a passive recreation zone for Mumbai. The region consisting these three lakes and surrounding catchment of natural forest could be considered as a Serene Lake Zone of Mumbai.</p>
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PHOTO SERIES 616-S- POWAI LAKE	
	
Lake with IIT campus as a back drop	Powai Lake as seen from the Ganpati Visarjan Ghats
	
Lake and low hills	Old map of Powai Reservoir
	
Ganpati Visarjan Ghats on Powai Lake	Lake as seen from dam no 1

617-S		AQUEDUCT																																																																																																																																	
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7.3	Floors	Around 1.2m concrete floor with 0.25m thick black basalt stone coping on both the sides
7.4	Stairs	N.A
7.5	Openings	Two different types of basalt stone arched opening.
7.6	Roofing	N.A
7.7	Articulation	The masonry arches and piers are strong design elements.
7.8	Finishes	Exposed masonry with pointing
7.9	Interiors (Movable & immovable)	N.A
7.10	Compound / Fence / Gate	N.A
7.11	Curtilege / unbuilt space / out buildings / landscape	Roads and slums in the surrounding region
8.0		Services & Utilities
8.1	Lighting	N.A
8.2	Ventilation	N.A
8.3	Electricity	N.A
8.4	Water Supply	N.A
8.5	Drainage / Plumbing and Sanitation	N.A
8.6	Fire precaution	N.A
8.7	Other (HVAC/BMS/ Security Systems)	N.A
9.0		Condition
9.1	Plinth	The existing road level has increased due to development works affecting plinth level
9.2	Walls	At some places vegetative growth can be seen. Various illegal structures are coming along the aqueduct taking its support Wall is broken at some places because of encroachment. The walls seem to have weathered considerably. Dark patches on the stone walls can be noticed and discolouration has affected some portions.
9.3	Floors	N.A
9.4	Stairs	N.A
9.5	Openings	N.A
9.6	Roofing	Seems to be filled in and covered with PCC
9.7	Articulation & Finishes	The exterior surfaces are affected due to the environmental weathering and pollution. The unevenness in the surfaces even in the underside of the arches can be noticed in some places. In a few places vegetation growth can also be noticed adversely affecting the wall.
9.8	Services	N.A
9.9	Out buildings	This structure is at a considerably busy road junction. Some slum area seems to be adjoining it. The adjoining areas are quite drab.
9.10	Over all condition	Poor
10.0		Transformation
10.1	Form	Structural form has not changed however much of the surrounding environment has changed due to development pressure
10.2	Structure	The original duct seems to be filled in / covered.
10.3	Articulation & Finishes	Overgrowth of vegetation on the masonry
11.0		DP Remarks / Perceived Threats
		Neglect, weathering, destruction, encroachments
12.0		Additional Notes / References / Documents Available
		Lost its glory & original look due to neglect, illegal encroachments in surrounding & misuse by local people. Requires immediate restoration and conservation since this is an excellent example of traditional technology.


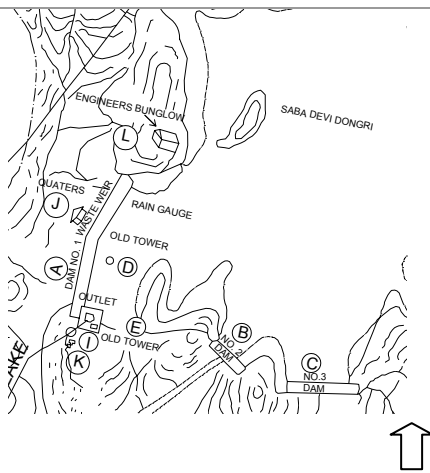
	<p>PHOTO SERIES 617-S-AQUEDUCT</p> 
<p>Aqueduct from road junction</p>	<p>Aqueduct and surrounding encroachments</p>
	
<p>Top of aqueduct</p>	<p>Stone masonry arch</p>
	
<p>Vegetation growth on arches and pillars</p>	<p>Masonry pillar</p>
	
<p>Road below the aqueduct arch</p>	<p>Vegetation roots on the masonry</p>

645-S		VEHAR DAM	
		Common Ref No. :	645 S
		Card No.	645-S
		Ward (Part):	S (E/12)
		C.S. No.	Not Available
		Plot Areas:	Not Available
		B U Area:	Not Available
		Date:	Feb 2007
		Record by:	Pallavi, Bibhas
		Review by:	Ramesh, Ulhas Rane
		Int Yes	Ext.
		Photo Ref.	645 series
			
1.0		Denomination	
1.1	Name of Properties	Vehar Dam at Vehar Lake	
1.2	Earlier Name	Same as above	
1.3	Built in	The work was started in the year 1856 and was completed in the year 1860.	Extension Date (if any): During the year 1872 the height of this dam was raised and the water supply through the lake was increased to 68 Mld.
2.0		Access	
2.1	Main	Vehar Lake Road	
2.2	Subsidiary	Pipe Line Road	
3.0		Ownership pattern	
3.1	Present	Freehold - Municipal Corporation of Greater Mumbai – Hydraulic Engineer's Department	
3.2	Past	Freehold - Municipal Corporation of Greater Mumbai – Hydraulic Engineer's Department	
3.3	Status	In possession of Hydraulic Engineers Department	
4.0		Use	
4.0	Present	Water works – Service Infrastructure	
4.1	Past	Water works – Service Infrastructure	
4.2	Status	In use	
5.0		Significance & Value Classification	
5.1	Townscape (Natural / Manmade)	The valley at the origin of river Mithi located near village Vehar was chosen for creating an impoundage to collect the run off and serve as a source of water. Presently it falls in the Sanjay Gandhi National Park area. The lake is well connected by two roads and shares one of its boundaries with the NITIE campus.	
5.2	Architectural description	<p>The lake is situated in the Island of Salsette to the north of Bombay about 18 miles (by road) from the Town Hall. It is formed by damming three valleys with earth embankments.</p> <p>A waste weir 354' long is constructed at the north end of the main dam for carrying of the flood water.</p> <p>A pipeline having diameter of 810 mm was laid from the lake to the city. This was the first piped water supply to the city and quantity supplied was 32 Mega Litre per day (Mld).</p>	

		The waterworks department had developed a children's play area which is now closed for security reasons.	
5.3	Intrinsic	The lake was very popular as a school picnic area until it was closed. It is one of the few large clean water bodies within the city limits. It also supports a variety of birds and other wildlife.	
5.4	Value Classification	A(his), C(seh), I(sce)	Recommended Grade: II A
		<p>A (his) – Vehar Dams and the weir are important historical features as the water supply infrastructure of Mumbai in the early 20th century</p> <p>C (seh) – The dam has been an important element since it helped the urban development of Mumbai during the early 20th century by providing enough water supply. This provides important socio-economic & historical value .</p> <p>I (sce) – The large water body provides large vistas of scenic / natural beauty and has potential of eco-recreation</p>	
6.0		Topography	
6.1	Floors	N.A	
7.0		Construction	
7.1	Plinth	The main dam is 835' in length and 85' high at the highest point with a top width of 24' and was completed in May 1858. At the time of construction it was the highest earthen dams in the world. The other two dams, no 2 and no 3 are considerably smaller. The surfaces of all dams are pitched with rough basalt rubble to prevent erosion.	
7.2	Walls	N.A	
7.3	Floors	N.A	
7.4	Stairs	N.A	
7.5	Openings	N.A	
7.6	Roofing	N.A	
7.7	Articulation	The earthen and masonry dam, steps / level markers along with surrounding water body is a landmark feature	
7.8	Finishes	Dressed basalt stone paving towards the overflow weir.	
7.9	Interiors (Movable & immovable)	N.A	
7.10	Compound / Fence / Gate	As the lake area is a protected zone, the property is well protected through gates, compound walls and security. However these are not original constructions	
7.11	Curtilege / unbuilt space / out buildings / landscape	The front area of the dam is also paved in basalt stone. Residential quarters, offices, water level markers, weir, are built in the surroundings also have heritage value. However various play equipments lie in abandoned and dilapidated condition in the surroundings.	
8.0		Services & Utilities	
8.1	Lighting	The dam as well as the overflow section has street lights.	
8.2	Ventilation	N.A	
8.3	Electricity	MCGM / Reliance power	
8.4	Water Supply	N.A	
8.5	Drainage / Plumbing and Sanitation	N.A	
8.6	Fire precaution	N.A	
8.7	Other (HVAC/BMS/ Security Systems)	N.A	
9.0		Condition	
9.1	Plinth	N.A	
9.2	Walls	N.A	
9.3	Floors	Satisfactory	

9.4	Stairs	Steps - satisfactory
9.5	Openings	N.A
9.6	Roofing	N.A
9.7	Articulation & Finishes	Satisfactory
9.8	Services	N. A.
9.9	Out buildings	N.A
9.10	Over all condition	The dam is maintained well and very much functioning.
10.0		Transformation
10.1	Form	The height of the dam was raised in 1872
10.2	Structure	The height of the dam was raised in 1872
10.3	Articulation & Finishes	Regular painting works taken by the department need to be done in harmony with the heritage value of the structure. The electric poles, security measures are later additions and not in harmony with the original architectural character of the dam and its other support structures.
11.0		DP Remarks / Perceived Threats As the Structure is part of the Water installations it will be maintained as part of regular maintenance undertaken by the Hydraulic Engineers Department. However the process of maintenance will need to be as per conservation guidelines.
12.0		Additional Notes / References / Documents Available
		Wells and tanks were the only means of water for Bombay until the Vihar water works were built. The fire of 1803 and the drought of 1824 stirred the then Bombay Government to initiate a plan for improving the water supply. <i>Dr. M. D. David, Bombay: The City of Dreams, 'It was by fortuitous circumstances that Vihar Lake, situated near Powai, caught the attention of the authorities as a likely source of water supply for Bombay. The Powai estate was obtained by Framji, a Parsi. He drew the attention of the civic and government officials to the large catchment area at Vihar near Powai. Mr. Conybeare, the City Engineer, lost no time in drawing up a plan for the water works, which the government accepted. So on the 1st of January 1856, Lord Canning, the Governor General of India, accompanied by Lord Elphinstone, the Governor, turned the first sod and launched the Vihar water-works. Vihar Lake, covering an area of 1,400 acres, can hold 8,800 million gallons of water within its three earthen embankments.'</i>

PHOTO SERIES 645S-VEHAR DAM	
	
The water level marker on dry pitching	Dam / waste weir as seen from the entrance gate
	
'Humpty Dumpty' – Children's play area, which is now closed for security reasons	Downstream side of the waste weir

649-S			VEHAR MAIN BUNGALOW	
	Common Ref No. :	649		
	Card No.	649-S		
	Ward (Part):	S (E/12)		
	C.S. No.	Not Available		
	Plot Areas:	Not Available		
	B U Area:	Not Available		
	Date:	Feb 2007		
	Record by:	Pallavi, Bibhas		
	Review by:	Ramesh, Ulhas Rane		
	Int N	Ext. Y		
Photo Ref.	649			
1.0		Denomination		
1.1	Name of Properties	Main Bungalow, Vihar Lake Campus		
1.2	Earlier Name	Main Bungalow, Vihar Lake Campus		
1.3	Built in	1884 Extension Date (if any): not known		
2.0		Access		
2.1	Main	Vehar Lake Road		
2.2	Subsidiary	Pipe Line Road		
3.0		Ownership pattern		
3.1	Present	Freehold - MCGM – Hydraulic Engineer’s Department		
3.2	Past	Freehold - MCGM – Hydraulic Engineer’s Department		
3.3	Status	In possession of Hydraulic Engineer’s Department		
4.0		Use		
4.1	Present	Residential Quarters		
4.2	Past	Residential Quarters		
4.3	Status	Residential Quarters		
5.0		Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	The Bungalow is located at the far end of the Vehar Lake campus on the bank of Vehar Lake. It indeed has a very commanding position befitting that of the Hydraulic Engineer for whom it is meant.		
5.2	Architectural description	Shaded amongst well grown trees, it is a G+2 timber post – beam colonial style bungalow. It consists of the main bungalow and a toilet block cum servants quarters connected to the main building at the first floor level. The bungalow has its own garden which has changed drastically		
5.3	Intrinsic	The bungalow with large spaces & the green campus provide wonderful feeling.		
5.4	Value Classification	A(arc), A(his) Recommended Grade : II A		
		A (arc) – The bungalow in colonial architecture style constructed as a composite structure with timber frame and masonry, with large spaces has architectural value due to rarity of this type of structures in Mumbai. A (his) – The bungalow in traditional architectural style and its serene surrounding landscape are integral part of infrastructure development of water supply of Mumbai and thus have great historical value.		
6.0		Topography		
6.1	Floors	The entire with the surrounding garden is elevated at a height of 1.20m from the road. A flight of stone steps from the road lead to the plot. The main bungalow as well as the servants block is ground + 1 storey timber		

		post – beam structure.
7.0		Construction
7.1	Plinth	1.20m high stone masonry plinth with raised pointing
7.2	Walls	Brick masonry walls with plaster
7.3	Floors	IPS and mosaic flooring used for the verandahs. Main floors are in timber joists with ladi coba ladi flooring
7.4	Stairs	Wooden and stone masonry staircase block connecting the ground floor verandah to the first floor verandah
7.5	Openings	Doors: Wooden framed and shuttered doors Windows: Wooden framed and glazed windows are provided towards the lake side Ventilators: Continuous ventilators are provided to some rooms
7.6	Roofing	Both the structures have sloping roof in timber with mangalore tiles as the roofing material.
7.7	Articulation	The verandah has a decorative cast iron grill. The servants quarters and the toilet block are attached to the main bungalow at the first floor level
7.8	Finishes	The walls are plastered and white washed externally. The plinth stonework has raised pointing
7.9	Interiors (Movable & immovable)	N.A.
7.10	Compound / Fence / Gate	The compound wall is in random rubble masonry with MS grill fencing over it. The year of construction '1884' is mentioned on the wall
7.11	Curtilege / unbuilt space / out buildings / landscape	The surrounding garden is well landscape but presently not maintained well. The servants and toilet block is attached to the main block by a small 'bridge' The garden has built in seating as part of the landscape
8.0		Services & Utilities
8.1	Lighting	The natural light is through windows opening out on the verandahs on the three sides. It is quite adequate.
8.2	Ventilation	Adequate.
8.3	Electricity	MCGM / Reliance
8.4	Water Supply	MCGM
8.5	Drainage / Plumbing and Sanitation	MCGM. Cast iron service systems are installed. Details need to be studied, especially since these bungalows are located on the banks of the lake
8.6	Fire precaution	No
8.7	Other (HVAC/BMS/ Security Systems)	No
9.0		Condition
9.1	Plinth	In fair condition as regular maintenance works are carried out by the department The secondary block needs more attention in terms of maintenance
9.2	Walls	The masonry walls are whitewashed as part of maintenance procedure. However at places they show dampness and moss growth.
9.3	Floors	Seems to be in fair condition
9.4	Stairs	In fair condition
9.5	Openings	Well maintained
9.6	Roofing	The roof is maintained well.
9.7	Articulation & Finishes	At some places the verandah grills are missing.
9.8	Services	There seems to be some leakage problem.
9.9	Out buildings	N.A.
9.10	Over all condition	Good
10.0		Transformation
10.1	Form	The original form of the structure is not modified

10.2	Structure	Not modified
10.3	Articulation & Finishes	Not modified, except for painting works carried out on stone masonry also. The landscape elements seem to be a later date addition.
11.0		DP Remarks / Perceived Threats
		Insensitive restoration, modernization, development pressure
12.0		Additional Notes / References / Documents Available

PHOTO SERIES 649-S-VEHAR H E BUNGALOW



Bungalow and outhouse with landscape




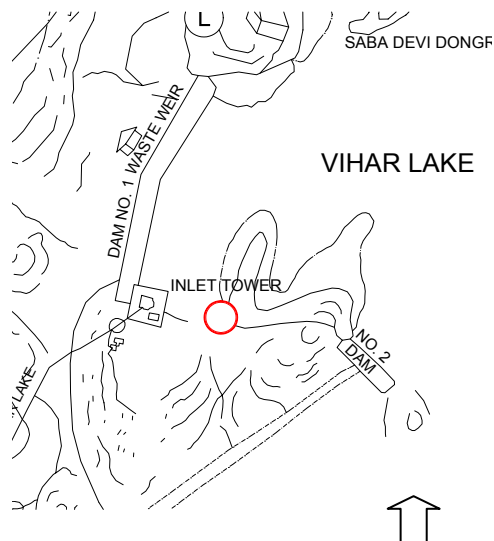
Balconies, Verandah and front landscape



Green ambiance



View

650-S		INLET TOWER	
	Common Ref No. :	650	
	Card No.	650-S	
	Ward (Part):	S (E/12)	
	C.S. No.	Not Available	
	Plot Areas:	Not Available	
	B U Area:	Not Available	
	Date:	Feb 2007	
	Record by:	Pallavi, Bibhas	
	Review by:	Ramesh, Ulhas Rane	
	Int No	Ext. Yes	
Photo Ref.	650 series		
			
1.0		Denomination	
1.1	Name of Properties	Inlet tower, Vehar Water Works	
1.2	Earlier Name	Inlet tower, Vehar Water Works	
1.3	Built in	1876 - 1879	Extension Date (if any) – Not known
2.0		Access	
2.1	Main	Vehar Lake Road	
2.2	Subsidiary	Pipe Line Road	
3.0		Ownership pattern	
3.1	Present	Freehold - MCGM – Hydraulic Engineer's Department	
3.2	Past	Freehold - MCGM – Hydraulic Engineer's Department	
3.3	Status	In possession of Hydraulic Engineer's Department	
4.0		Use	
4.1	Present	Inlet Tower to draw water from the lake to supply to the city	
4.2	Past	Inlet Tower to draw water from the lake to supply to the city	
4.3	Status	In use	
5.0		Significance & Value Classification	
5.1	Townscape (Natural / Manmade)	Located along the edge of Vehar lake and at the foothills of the NITIE hillock (from where the earth embankment starts), i.e. the southwest corner of the main dam. The supply pipe from the Inlet tower goes underneath the hillock	
5.2	Architectural description	A typical example of Indo Saracenic architecture, very few of which exist in Bombay. It is designed like an octagonal pavilion.	
5.3	Intrinsic	The structure sits very elegantly on the banks of the lake almost like a recreation pavilion or watch tower.	
5.4	Value Classification	A(arc), A(his), H(tec)	Recommended Grade : II A
		A (arc) – This is an interesting architectural element / artifact of water supply service infrastructure and in unique style. A (his) – These elements provide historical link to the development of water supply infrastructure of Mumbai H (tec) – The feature and machinery provide clue to the old technology which is useful even today.	
6.0		Topography	
6.1	Floors	The Inlet Tower extends upto the bottom of the lake. It is almost 25m	

		high.
7.0		Construction
7.1	Plinth	The foundations and plinth of the Tower are in Ashlar masonry
7.2	Walls	The tapering walls of the tower are also in stone masonry
7.3	Floors	At various levels there are inlets provided with copper strainers connected with pulleys
7.4	Stairs	N.A.
7.5	Openings	The central portion of the tower is hollow to allow for the movement of the strainer with the help of a pulley
7.6	Roofing	The tower is roofed with a metal (copper) dome supported on metal posts with decorative brackets
7.7	Articulation	The decorative brackets, railing for the tower, the stone cornice for the tower, the finial are very beautifully done
7.8	Finishes	The masonry work is finished in pointing.
7.9	Interiors (Movable & immovable)	The pavilion houses the pulley and other equipment to control the inlets opening and closing
7.10	Compound / Fence / Gate	N.A.
7.11	Curtilage / unbuilt space / out buildings / landscape	N.A.
8.0		Services & Utilities
8.1	Lighting	N.A.
8.2	Ventilation	N.A.
8.3	Electricity	N.A.
8.4	Water Supply	N.A.
8.5	Drainage / Plumbing and Sanitation	N.A.
8.6	Fire precaution	N.A.
8.7	Other (HVAC/BMS/ Security Systems)	N.A.
9.0		Condition
9.1	Plinth	Good
9.2	Walls	Good
9.3	Floors	N.A.
9.4	Stairs	N.A.
9.5	Openings	N.A.
9.6	Roofing	N.A.
9.7	Articulation & Finishes	Good
9.8	Services	The equipment is in good condition and working
9.9	Out buildings	N.A.
9.10	Over all condition	Good
10.0		Transformation
10.1	Form	None
10.2	Structure	None
10.3	Articulation & Finishes	Painting
11.0		DP Remarks / Perceived Threats As the Structure is a part of the Water installations it will be maintained as part of the regular maintenance undertaken by the Hydraulic Engineers Department. However the process of maintenance will need to be as per conservation guidelines.
12.0		Additional Notes / References / Documents Available

PHOTO SERIES 650-S INLET TOWER



Ariel view of Inlet Tower



The Inlet Tower



The plugs and strainers




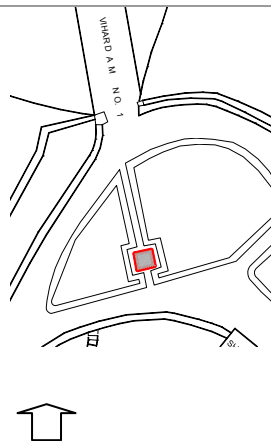
The wheel for operating strainers



Decorative MS grill / railing


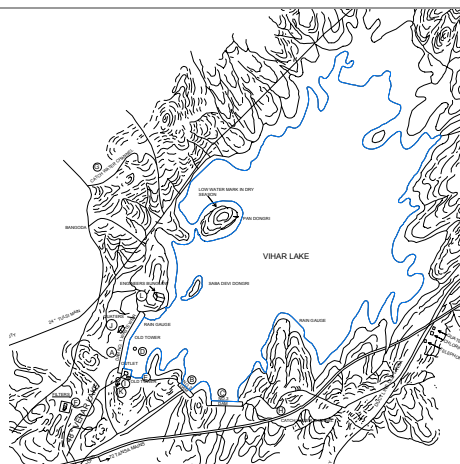



Dome of the Pavilion

652-S		VIHAR INFORMATION STONE	
	Common Ref No.	652	
	Card No.	652-S	
	Ward (Part):	S(E/12)	
	C.S. No.	Not available	
	Plot Areas:	Not Available	
	B U Area:	Not Applicable	
	Date:	Feb 2007	
	Record by:	Pallavi, Bibhas	
	Review by:	Ramesh, Ulhas Rane	
Int Yes	Ext. Yes		
Photo Ref.	652 series		
			
			
1.0		Denomination	
1.1	Name of Properties	Vehar information stone	
1.2	Earlier Name	Vehar information stone	
1.3	Built in	June 1885	Extension Date (if any) – N.A.
2.0		Access	
2.1	Main	Vehar Lake Road	
2.2	Subsidiary	Pipe Line Road	
3.0		Ownership pattern	
3.1	Present	Freehold - MCGM – Hydraulic Engineer’s Department	
3.2	Past	Freehold - MCGM – Hydraulic Engineer’s Department	
3.3	Status	In possession of Hydraulic Engineer’s Department	
4.0		Use	
4.1	Present	Records and Information, depicts history, documentation	
4.2	Past	Records and Information, depicts history, documentation	
4.3	Status	Functional	
5.0		Significance & Value Classification	
5.1	Townscape (Natural / Manmade)	Located at the entrance of Vehar water works campus and introduces the visitor to the pioneering work carried out in the water supply history.	
5.2	Architectural description	<p>The information stone is square in plan with the base built in coursed basalt masonry. The information plaques, on all four sides, are in white marble stone mounted in Malad stone. The information on the plaques is in four languages, English, Hindi, Marathi and Gujarati. A sundial carved in white marble is mounted on the top of the stone.</p> <p>The stone plaque reads ‘Captain <i>James Henry Graham Crawford</i> of the <i>Bombay Engineers</i> was the author of the <i>Vehar Water Works</i> scheme. His plans were afterwards developed and worked at by <i>Lieutenant Alfred De Lisle</i> of the same corps and <i>Mr. Henry Cornybeare C. E.</i> The work was begun in 1856 and finished in March 1860. <i>Mr. Walker C.E.</i> being Engineer in Charge and <i>Messrs Bray Son and Champne</i>, the Contractors. The total original cost was Rs. 56,000,000 which was borne at first by the Government of Bombay and afterwards by the Bombay Municipality by whom this stone has been set up to record the services of <i>Captain Crawford</i> and of those who carried out this project. June 1885’</p>	
5.3	Intrinsic	A valuable artefact recording history	
5.4	Value Classification	A (his), B (uu)	Recommended Grade: II B
		A (his) – The feature / artefact has unique historical value B (uu) - The feature / artefact has unique use of providing historical information	





6.0		Topography
6.1	Floors	The Info stone is approx. 1.0 m in height
7.0		Construction
7.1	Plinth	Dressed coursed basalt stone masonry
7.2	Walls	N.A
7.3	Floors	N.A
7.4	Stairs	N.A
7.5	Openings	N.A
7.6	Roofing	N.A
7.7	Articulation	A sundial in white marble is placed on top of the stone
7.8	Finishes	The finishing of the coursed basalt with marble plaques is quite bold and contrasting with the white marble sun dial on top.
7.9	Interiors (Movable & immovable)	N.A
7.10	Compound / Fence / Gate	N.A
7.11	Curtilege / unbuilt space / out buildings / landscape	N.A
8.0		Services & Utilities
8.1	Lighting	N.A
8.2	Ventilation	N.A
8.3	Electricity	N.A
8.4	Water Supply	N.A
8.5	Drainage / Plumbing and Sanitation	N.A
8.6	Fire precaution	N.A
8.7	Other (HVAC/BMS/ Security Systems)	N.A
9.0		Condition
9.1	Plinth	The base in basalt stone shows some cracks and also vegetation growth. It can lead to widening of the masonry
9.2	Walls	N.A
9.3	Floors	N.A
9.4	Stairs	N.A
9.5	Openings	N.A
9.6	Roofing	N.A
9.7	Articulation & Finishes	The writing on the marble slab has blurred a little. The color contrast between the basalt course and the marble plaque seems to have reduced considerably due to discolouration.
9.8	Services	N.A
9.9	Out buildings	N.A
9.10	Over all condition	N.A
10.0		Transformation
10.1	Form	There seems to be no transformation in the stone. However the surrounding landscape has modified
10.2	Structure	Some cracks seem to have developed near the base of the stone and also shows vegetation growth
10.3	Articulation & Finishes	Some darkening of the edges of the marble plaques can be noticed on all sides.
11.0		DP Remarks / Perceived Threats As the info stone is within the Vehar complex. It shall remain protected from vandalism. It may remain in a good condition due to regular maintenance and the due measures taken to upgrade it.
12.0		Additional Notes / References / Documents Available References: Various literature from the Hydraulic Engineers Office, MCGM


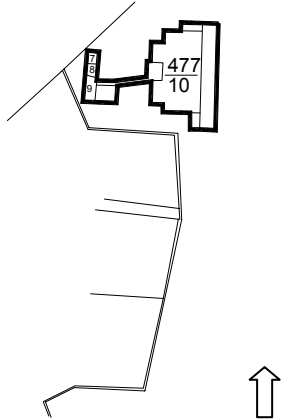
PHOTO SERIES 652-S-VEHAR INFO STONE	
	
Arial view of the info-stone	Front elevation of the info - stone
	
The inscription on the stone	The sundial in marble atop the info stone

653-S			VEHAR LAKE	
	Common Ref No. :	653		
	Card No.	653-S		
	Ward (Part):	S (E/09)		
	C.S. No.	Not Available		
	Plot Areas:	1920 Acres		
	B U Area:	Not Available		
	Date:	Feb 2007		
	Record by:	Pallavi, Bibhas		
	Review by:	Ramesh, Ulhas Rane		
	Int Yes	Ext. Y		
Photo Ref.	653 series			
1.0		Denomination		
1.1	Name of Properties	Vehar Lake		
1.2	Earlier Name	-		
1.3	Built in	1856	Extension Date (if any) 1884-88	
2.0		Access		
2.1	Main	Vehar Lake Road		
2.2	Subsidiary	Pipe Line Road		
3.0		Ownership pattern		
3.1	Present	Freehold - MCGM – Hydraulic Engineer’s Department		
3.2	Past	Freehold - MCGM – Hydraulic Engineer’s Department		
3.3	Status	In possession of Hydraulic Engineer’s Department		
		Use		
4.0	Present	Drinking water supply to Mumbai City & eco-recreation		
4.1	Past	Drinking water supply to Mumbai City		
4.2	Status	In use		
5.0		Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	The Vehar lake is situated in the Sanjay Gandhi National park on the Island of Salsette.		
5.2	Architectural description	It has a catchment area of about 2883 acres and the lake is around 1920 acres.		
5.3	Intrinsic	Rainwater from the catchment area and the lake surface is collected / harvested to provide potable water to the city of Mumbai.		
5.4	Value Classification	C(seh), I(sce), J		Recommended Grade : II A
		C (seh) – Vehar lake had been a major water supply resource, particularly for the eastern and western suburbs which supported urban development in Mumbai and thus has been a major feature of the socio-economic history of the region I (sce) – The vast water body with low hills as a back drop has important scenic / natural beauty value J – The lake as a large open space and waterfront located in Sanjay Gandhi		







		national Park has great potential as a large urban recreational space
6.0		Topography
6.1	Floors	N.A.
7.0		Construction
7.1	Plinth	N.A.
7.2	Walls	N.A.
7.3	Floors	N.A.
7.4	Stairs	N.A.
7.5	Openings	N.A.
7.6	Roofing	N.A.
7.7	Articulation	Water body with natural forest surroundings
7.8	Finishes	N.A.
7.9	Interiors (Movable & immovable)	N.A.
7.10	Compound / Fence / Gate	The area near the overflow
7.11	Curtilege / unbuilt space / out buildings / landscape	The picnic area near the overflow was popular till a few years ago. This is now in a very poor state due to negligence. Shore areas under development pressures
8.0		Services & Utilities
8.1	Lighting	N.A.
8.2	Ventilation	N.A.
8.3	Electricity	N.A.
8.4	Water Supply	N.A.
8.5	Drainage / Plumbing and Sanitation	N.A.
8.6	Fire precaution	N.A.
8.7	Other (HVAC/BMS/ Security Systems)	N.A.
9.0		Condition
9.1	Plinth	N.A.
9.2	Walls	N.A.
9.3	Floors	N.A.
9.4	Stairs	N.A.
9.5	Openings	N.A.
9.6	Roofing	N.A.
9.7	Articulation & Finishes	N.A.
9.8	Services	N.A.
9.9	Out buildings	N.A.
9.10	Over all condition	Fair. The lake and its surroundings, being within the Sanjay Gandhi National Park are protected.
10.0		Transformation
10.1	Form	N.A.
10.2	Structure	N.A.
10.3	Articulation & Finishes	N.A.
11.0		DP Remarks / Perceived Threats
		Development pressure, encroachment, pollution, silting
12.0		Additional Notes / References / Documents Available


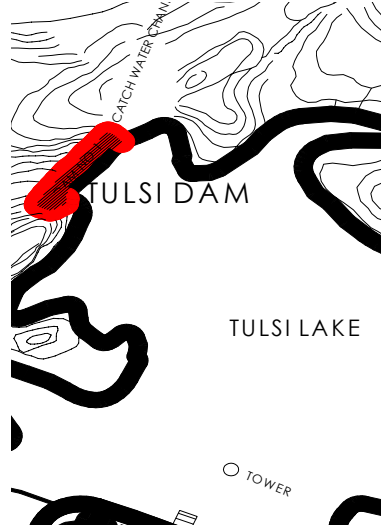
		<p>The Vihar lake has become an important natural heritage asset within the city limit, especially due to increased awareness and interest in the field of water conservation.</p> <p>The lake not only provides drinking water to the city but has also provided shelter to innumerable flora and fauna. It is an important feature of the Sanjay Gandhi National Park.</p> <p>Ecological methods are adopted to keep the water clean. e.g. To control the growth of algae in the lake, Gourami fish were introduced which are known to thrive on algae. These fish are fairly large and due to their peculiar scales are unpalatable to the crocodiles.</p> <p>A part of the region comes under the protected status given to the Sanjay Gandhi National Park, however surrounding catchment region is under development pressures. Additional protection by including this in the Heritage list would provide a longer future environmental sustainability to this life line of Mumbai.</p> <p>The network of Tansa, Vihar and Powai lakes is a unique feature of Mumbai. These lakes play a major environmental, ecological role for Mumbai. Additionally, they are the life lines of Mumbai and thus have socio-economic importance. This entire region acts as a passive recreation zone for Mumbai. The region consisting these three lakes and surrounding catchment of natural forest could be considered as a Serene Lake Zone of Mumbai.</p>
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	PHOTO SERIES 653-S-VEHAR LAKE	
		
Lake as seen from HE bungalow	Lake as seen from Waste Weir	
		
Lake as seen from HE bungalow	Lake as seen from HE bungalow	

312-M			'L' BUILDING, PALM ACRES
	Common Ref No. :	312	
	Card No.	312-M	
	Ward (Part):	T (E/07)	
	C.T.S. No.	661/1 to 12, 447/1 to 50	
	Plot Areas:	236775.00Sq.m.	
	B U Area:	Not Available	
	Date:	Feb 2007	
	Record by:	Deepak, Arun	
	Review by:	Ramesh, Ulhas Rane	
	In t: Y	Ext: Y	
Photo Ref.	312 series		
1.0		Denomination	
1.1	Name of Properties	'L' Building, Palm Acres	
1.2	Earlier Name	'L' Building, Palm acres	
1.3	Built in	1930	Extension Date (if any): not known
2.0		Access	
2.1	Main	Mahatma Phule Road, Mulund	
2.2	Subsidiary	From Flyover side connecting east to west	
3.0		Ownership pattern	
3.1	Present	Freehold - BMC, ACC, BSES & Palm Acres Co-op. Hsg. So.	
3.2	Past	Freehold - ACC	
3.3	Status	In possession of Co-op. Hsg. Society	
		Use	
4.0	Present	Residential	
4.1	Past	Residential	
4.2	Status	In use.	
5.0		Significance & Value Classification	
5.1	Townscape (Natural / Manmade)	G+1 residential structure located at one end in the premises of the Society in a serene space. Earlier it was used as residential quarters for officers of ACC located in the vicinity.	
5.2	Architectural description	Load bearing structure with 'JHILMILS'-weather shade for the windows & 'False baluster' railing effect on the facade with linear louver-type wooden ventilators & decorative M.S grills with heavier M.S square sections. Fabricated balconies at the rear end.	
5.3	Intrinsic	Architecturally the structure gives a feeling of serenity due to its location	
5.4	Value Classification	A(arc) Recommended Grade : III	
		A (arc) – The structure stands out within the residential locality because of its unusual architectural style – mix of traditional coastal and contemporary architectural style of early 20 th century in Mumbai, with timber frame cum load bearing structural system. The simple wood work for roof, railings, ventilators etc. act as a decorative feature whereas natural landscape provides traditional ambience.	
6.0		Topography	
6.1	Floors	Ground + 1storey structure	

7.0		Construction
7.1	Plinth	0.60m high stone plinth
7.2	Walls	Brick masonry approximately 12' height
7.3	Floors	M.M tile flooring for ground floor, Terazzo flooring (Approx. 3'x3' for the first floor) with thin brass strip
7.4	Stairs	2 staircases One in front with heavy duty M.S. Plate treads and the other at the West end in R.C.C. with wooden railing
7.5	Openings	Doors - with wooden frames, shutters & panels, Window - with wooden frames & shutters & part glazed panels & ventilators
7.6	Roofing	Part Mangalore tiled sloping roof, with wooden rafters & purlins and part roofing with AC Trafford sheets
7.7	Articulation	N.A.
7.8	Finishes	Plaster & paints for walls, varnish & paint for wood
7.9	Interiors (Movable & immovable)	Typical residential furniture
7.10	Compound / Fence / Gate	Stone Masonry
7.11	Curtilege / unbuilt space / out buildings / landscape	Garden in front side with palms around
8.0		Services & Utilities
8.1	Lighting	Natural lighting
8.2	Ventilation	Natural ventilation
8.3	Electricity	MCGM / Reliance
8.4	Water Supply	MCGM
8.5	Drainage / Plumbing and Sanitation	MCGM
8.6	Fire precaution	No
8.7	Other (HVAC/BMS/ Security Systems)	No
9.0		Condition
9.1	Plinth	Fair
9.2	Walls	Fair , dampness seen at a few places
9.3	Floors	Fair
9.4	Stairs	Fair
9.5	Openings	Fair, projections need repairs
9.6	Roofing	Fair
9.7	Articulation & Finishes	Fair but maintenance required
9.8	Services	Fair
9.9	Out buildings	N.A.
9.10	Over all condition	Fair
10.0		Transformation
10.1	Form	N.A.
10.2	Structure	N.A.
10.3	Articulation & Finishes	N.A.
11.0		DP Remarks / Perceived Threats: Modernisation / insensitive renovation, demolition due to proposed modern residential scheme
12.0		Additional Notes / References / Documents Available

PHOTO SERIES 312-S PALM ACRES	
	
Balconies and landscape	View
	
Wooden frame and roof	Wooden staircase
	
Ventilators and decorative railing / grill	Ventilators and decorative railing / grill

654-T			TULSI DAM	
	Common Ref No. :	654 S		
	Card No.	654-T		
	Ward (Part):	T (E/02)		
	C.S. No.	Not Available		
	Plot Areas:	Not Available		
	B.U.Area:	Not Available		
	Date:	Feb 2007		
	Record by:	Pallavi, Bibhas		
	Review by:	Ramesh, Ulhas Rane		
	Int Y	Ext. Y		
Photo Ref.	654 series			
1.0		Denomination		
1.1	Name of Properties	Tulsi Dam No. 1		
1.2	Earlier Name	Tulsi Dam No. 1		
1.3	Built in	1872-1879	Extension Date (if any):1889-90	
2.0		Access		
2.1	Main	Tulsi Lake, Pipe Line Road, Sanjay Gandhi National Park		
2.2	Subsidiary	No		
3.0		Ownership pattern		
3.1	Present	Freehold: MCGM – Hydraulic Engineer's Department		
3.2	Past	Freehold: MCGM – Hydraulic Engineer's Department		
3.3	Status	In possession of Hydraulic Engineers Department		
		Use		
4.0	Present	Water works – Service Infrastructure		
4.1	Past	Water works – Service Infrastructure		
4.2	Status	Functional and in use		
5.0		Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on the upstream (north) side of Vihar Lake in the Sanjay Gandhi National Park. An example of engineering and visionary planning by the British engineers for expansion of Mumbai. The dam is built on a small ridge of hills between Vihar and Tulsi		
5.2	Architectural description	The main masonry dam made in black kurla masonry set in lime mortar is 1360.0' long with a waste weir 142' long. The dam is 185' high. Arrangement for drawing off water from the lake was made by providing sluice valves at different levels in a masonry outlet tower.		
5.3	Intrinsic	The stone masonry dam sits very elegantly across the valley forming the lake on one side. The water body and the surrounding forest conserve the biodiversity and provides environmental mitigation to the urban development of the eastern and western suburbs of Mumbai		
5.4	Value Classification	A(his), C(I), I(sce)		Recommended Grade: II A
		A (his) – Tulsi Dam and the related structures / equipment are important historical features as the water supply infrastructure of Mumbai in the late 19 th century C (I) – The dam has been an important element since it helped the urban development of Mumbai during the late 19 th century by providing enough		

		water supply. This provides important socio-economic & historical value. I (sce) – The large water body provides large vistas of scenic / natural beauty and has potential of eco-recreation
6.0		Topography
6.1	Floors	85' high
7.0		Construction
7.1	Plinth	Earth embankment and basalt stone masonry with pointing. The catchment channels are partly excavated in rock and partly constructed in stone masonry The waste weir in stone masonry with pointing further connects to the Vehar catchment channel.
7.2	Walls	N.A
7.3	Floors	N.A
7.4	Stairs	N.A
7.5	Openings	N.A
7.6	Roofing	N.A
7.7	Articulation	N.A
7.8	Finishes	N.A
7.9	Interiors (Movable & immovable)	N.A
7.10	Compound / Fence / Gate	N.A.
7.11	Curtilege / unbuilt space / out buildings / landscape	The dam is surrounded by greenery of the National Park and adjacent large water body of Tulsi Lake.
8.0		Services & Utilities
8.1	Lighting	N.A
8.2	Ventilation	N.A
8.3	Electricity	N.A
8.4	Water Supply	N.A
8.5	Drainage / Plumbing and Sanitation	N.A
8.6	Fire precaution	N.A
8.7	Other (HVAC/BMS/ Security Systems)	N.A
9.0		Condition
9.1	Plinth	Good
9.2	Walls	Good
9.3	Floors	N.A
9.4	Stairs	N.A
9.5	Openings	N.A
9.6	Roofing	N.A
9.7	Articulation & Finishes	Satisfactory
9.8	Services	N.A
9.9	Out buildings	N.A
9.10	Over all condition	The dam is maintained well and in efficient use
10.0		Transformation
10.1	Form	None
10.2	Structure	None
10.3	Articulation & Finishes	None
11.0		DP Remarks / Perceived Threats Insensitive renovation / ignorance for heritage values. As the structure is

		part of the Water installations it will be maintained as part of the regular maintenance undertaken by the Hydraulic Engineers Department. However the process of maintenance will need to be as per conservation guidelines.
12.0		Additional Notes / References / Documents Available

PHOTO SERIES T-654-TULSI DAM



Dam No. 1




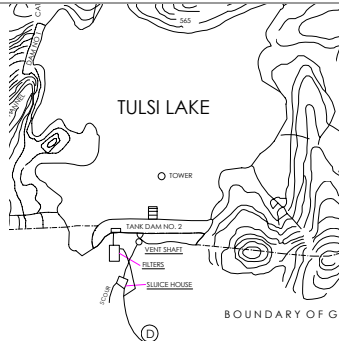
Gates at the Dam



The Dam



The catchment channels

656-T		TULSI OUTLET TOWER	
	Common Ref No. :	656	
	Card No.	656-T	
	Ward (Part):	T (E/02)	
	C.S. No.	Not Available	
	Plot Areas:	Not Available	
	B U Area:	Not Available	
	Date:	Feb 2007	
	Record by:	Pallavi, Bibhas	
	Review by:	Ramesh, Ulhas Rane	
	Int. No	Ext.	
	Photo Ref.	656 series	
1.0		Denomination	
1.1	Name of Properties	Outlet tower	
1.2	Earlier Name	Outlet tower	
1.3	Built in	1887	Extension Date (if any) – Not known
2.0		Access	
2.1	Main	Tulsi pipe line road, Sanjay Gandhi National Park, Mumbai	
2.2	Subsidiary	No	
3.0		Ownership pattern	
3.1	Present	Freehold: MCGM – Hydraulic Engineer's Department	
3.2	Past	Freehold: MCGM – Hydraulic Engineer's Department	
3.3	Status	In possession of Hydraulic Engineer's Department	
4.0		Use	
4.1	Present	Water supply infrastructure	
4.2	Past	Water supply infrastructure	
4.3	Status	Functional and in use	
5.0		Significance & Value Classification	
5.1	Townscape (Natural / Manmade)	The outlet tower is located at one end of the lake. An example of indo-sarasan architecture.	
5.2	Architectural description	The Outlet tower is designed like a pavilion and stands in the Tulsi lake. A small bridge from the road connects to it. The bridge is supported on two stone masonry columns. The lower part of tower is a star shaped masonry pier with cornice band below the floor and the super structure of 8 steel columns culminating in a cupola frame.	
5.3	Intrinsic	Part of the water installations, the tower is not only a functional requirement but is also an aesthetic feature, like a pavilion on the banks of a water body.	
5.4	Value Classification	A(arc), B (uu), H(tec)	Recommended Grade: II A
		<p>A (arc) – Unique example of Indo-sarascenic style infrastructure element/ artefact erected in the late 19th century</p> <p>B (uu) – Unique use as water supply infrastructure element which is also designed as an artefact</p> <p>H (tec) – Unique and aesthetic example of an element as form of technological development of water supply infrastructure in the late 19th century for the metropolis of Mumbai</p>	
6.0		Topography	
6.1	Floors	The height of the tower is 80'	

7.0		Construction
7.1	Plinth	Basalt stone masonry with pointing
7.2	Walls	Basalt stone masonry with pointing
7.3	Floors	The tower bridge flooring is in steel plates.
7.4	Stairs	N.A
7.5	Openings	N.A
7.6	Roofing	The tower has an open canopy like structure in steel.
7.7	Articulation	The tower rim / edge has a cornice like moulding.
7.8	Finishes	Pointing, painting
7.9	Interiors (Movable & immovable)	N.A
7.10	Compound / Fence / Gate	N.A.
7.11	Curtilege / unbuilt space / out buildings / landscape	Water body and forest of national park around
8.0		Services & Utilities
8.1	Lighting	N.A
8.2	Ventilation	N.A
8.3	Electricity	N.A
8.4	Water Supply	N.A
8.5	Drainage / Plumbing and Sanitation	N.A
8.6	Fire precaution	N.A
8.7	Other (HVAC/BMS/ Security Systems)	N.A
9.0		Condition
9.1	Plinth	Good
9.2	Walls	Good
9.3	Floors	N.A
9.4	Stairs	N.A
9.5	Openings	N.A
9.6	Roofing	N.A
9.7	Articulation & Finishes	The super structure in steel and the bridge seems to have been painted recently and seem very bright compared to the rest of the structure.
9.8	Services	N.A.
9.9	Out buildings	N.A.
9.10	Over all condition	Good
10.0		Transformation
10.1	Form	None.
10.2	Structure	None.
10.3	Articulation & Finishes	The super structure in steel and the bridge seems to have been painted recently and seem very bright compared to the rest of the structure.
11.0		DP Remarks / Perceived Threats Modernisation and insensitive renovations, ignorance for heritage values. As the Structure is part of the Water installations it will be maintained as part of the regular maintenance undertaken by the Hydraulic Engineers Department. However the process of maintenance will need to be as per conservation guidelines.
12.0		Additional Notes / References / Documents Available


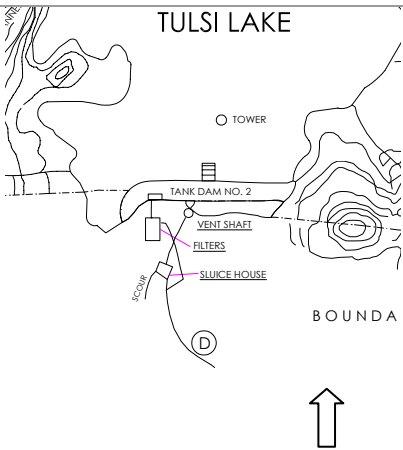
PHOTO SERIES 656-T-TULSI OUTLET TOWER



The outlet Tower with Plugs and Strainers



A bridge connecting the Outlet Tower

658-T		TULSI FILTRATION PLANT	
	Common Ref No. :	658	
	Card No.	658-T	
	Ward (Part):	T (E/02)	
	C.S. No.	Not Available	
	Plot Areas:	Not Available	
	B U Area:	Not Available	
	Date:	Feb 2007	
	Record by:	Pallavi, Bibhas	
	Review by:	Ramesh, Ulhas Rane	
	Int	Y	Ext. Y
	Photo Ref.	658 series	
1.0		Denomination	
1.1	Name of Properties	Filtration plant at Tulsi Lake	
1.2	Earlier Name	Filtration plant at Tulsi Lake	
1.3	Built in	1926	Extension Date (if any) – Not known
2.0		Access	
2.1	Main	Goregaon – Borivali road through Sanjay Gandhi National Park	
2.2	Subsidiary	No	
3.0		Ownership pattern	
3.1	Present	Freehold: MCGM – Hydraulic Engineer's Department	
3.2	Past	Freehold: MCGM – Hydraulic Engineer's Department	
3.3	Status	In possession of Hydraulic Engineer's Department	
4.0		Use	
4.0	Present	Filtration plant – abandoned	
4.1	Past	Filtration plant	
4.2	Status	Abandoned (not in use)	
5.0		Significance & Value Classification	
5.1	Townscape (Natural / Manmade)	The Filtration plant is located at the southern end of the lake. An example of engineering and visionary planning by the British engineers for expansion of Mumbai	
5.2	Architectural description	It is an elegant double level structure in stone masonry with pointing. It has many units such as the sedimentation tank, chemical house, engine house, tank, raw water and clean water channels. Some of these are located within the building while some are located outside.	
5.3	Intrinsic	As the structure stands abandoned today with most of the machinery still intact, though is in a state of decay, It can be a very useful educational tool as it narrates the history of earlier technology.	
5.4	Value Classification	A(arc), B(uu), H(tec)	Recommended Grade: II B
		<p>A (arc) – Good example of water supply infrastructure feature erected in the late 19th century combining technological functional requirements with aesthetics</p> <p>B (uu) – Unique use as water supply infrastructure feature</p> <p>H (tec) – Unique and aesthetic example of a feature as form of technological development of water supply infrastructure in the late 19th century for the metropolis of Mumbai</p>	
6.0		Topography	
6.1	Floors	Ground + basement	

7.0		Construction
7.1	Plinth	Stone masonry with pointing
7.2	Walls	Random rubble stone masonry with pointing
7.3	Floors	RCC slab and metal sheets
7.4	Stairs	The external (plinth) steps are in basalt stone. The internal stairs at various locations are in cast iron or wood.
7.5	Openings	<p>Doors: Brick segmental arched openings house the doors. The door jambs are in coursed dressed yellow basalt stone. The doors have rectangular wooden frames and double shuttered wooden doors. The semi circular portion above the window is filled in masonry.</p> <p>Windows: Brick segmental arched openings house the windows. They are wooden framed and double shuttered. Some of them are glazed while a few have wooden panes. The sills are in RCC or stone.</p> <p>Ventilators: Rectangular or circular ventilators are provided with wooden framed top hung glazed shutters.</p>
7.6	Roofing	Gable end sloping roof. Timber queen post trusses support the wooden rafters and purlins. The roof is in mangalore tiles.
7.7	Articulation	The openings are highlighted in dressed stone jambs.
7.8	Finishes	The stone walls have pointing externally whereas internally they are plastered.
7.9	Interiors (Movable & immovable)	Various types of machinery lies abandoned in a state of decay
7.10	Compound / Fence / Gate	None
7.11	Curtilege / unbuilt space / out buildings / landscape	The surroundings area is dotted with various kinds of valves, outlets, etc related to the water works.
8.0		Services & Utilities
8.1	Lighting	The natural light seems to be adequate.
8.2	Ventilation	Adequate. No evidence of artificial ventilation is seen
8.3	Electricity	MCGM / Reliance. Earlier lanterns are also seen
8.4	Water Supply	MCGM
8.5	Drainage / Plumbing and Sanitation	MCGM
8.6	Fire precaution	N.A.
8.7	Other (HVAC/BMS/ Security Systems)	N.A
9.0		Condition
9.1	Plinth	Poor, The plinth shows signs of settlement and leakage.
9.2	Walls	Poor, The pointing at places is absent. Plenty of vegetation growth is seen.
9.3	Floors	Poor, The floors are showing signs of settlement and also there are leakage problems.
9.4	Stairs	Poor, The wooden stairs are in very poor condition as some treads are missing
9.5	Openings	Poor, A few openings have been closed with wooden planks. Only a few openings can be opened.
9.6	Roofing	Poor, The roof has gaping holes and it leaks heavily in the monsoon
9.7	Articulation & Finishes	Poor, The plaster over the brick segmental arches is missing. The handrails are missing at many places.
9.8	Services	Poor, None of them are in working condition. There is no electric supply at present
9.9	Out buildings	Abandoned and neglected.
9.10	Over all condition	As the building is abandoned the structure is almost dying a slow death. Extensive restoration measures will have to be taken to bring it to its

		earlier functional / usable condition
10.0		Transformation
10.1	Form	Neglect and deterioration
10.2	Structure	Neglect and deterioration
10.3	Articulation & Finishes	Neglect and deterioration
11.0		DP Remarks / Perceived Threats
		As the building is abandoned, it may soon be demolished or will decay.
12.0		Additional Notes / References / Documents Available
		The old structures associated with historical technology narrate history and could be conserved with adaptive reuse.

PHOTO SERIES 658-T-TULSI FILTERATION PLANT



Masonry structure with other infrastructure features



Masonry structure and other features



Tanks, channels & weed invasion




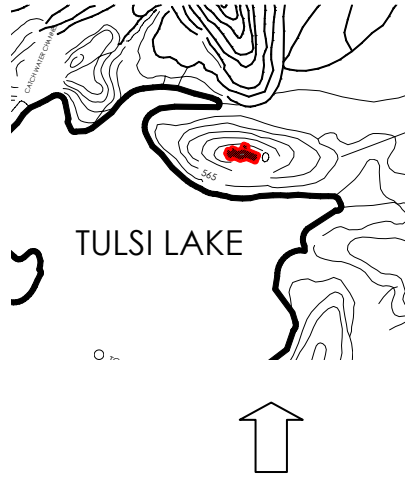
Neglected masonry and weeds



Masonry structure with verandah and circular opening



Masonry arch opening

660-S		TULSI FOREST BUNGALOW	
	Common Ref No. :	660	
	Card No.	660-T	
	Ward (Part):	T- (E/02)	
	C.S. No.	Not Available	
	Plot Areas:	Not Available	
	B U Area:	Not Available	
	Date:	Feb 2007	
	Record by:	Pallavi, Bibhas	
	Review by:	Ulhas Rane	
	Int Y	Ext. Y	
	Photo Ref.	660 series	
			
1.0		Denomination	
1.1	Name of Properties	Tulsi bungalow	
1.2	Earlier Name	Tulsi bungalow	
1.3		Built in: Around 1875	Extension Date (if any) : Not known
2.0		Access	
2.1	Main	Tulsi pipeline road	
2.2	Subsidiary	No	
3.0		Ownership pattern	
3.1	Present	Freehold: Forest Department	
3.2	Past	Freehold: Forest Department	
3.3	Status	In possession of Forest department	
4.0		Use	
4.1	Present	Abandoned	
4.2	Past	Residential / Rest House	
4.3	Status	Abandoned / dilapidated	
5.0		Significance & Value Classification	
5.1	Townscape (Natural / Manmade)	Located strategically on a small hillock overlooking the Tulsi lake within Sanjay Gandhi National Park.	
5.2	Architectural description	The small bungalow with a caretaker's outhouse is built in stone, may have been used as a Forest Rest House. The bungalow is an interesting example of Colonial / traditional style architecture. In plan it is configured of three octagons on three axis.	
5.3	Intrinsic	On account of its excellent location the bungalow evokes serene and charming mood	
5.4	Value Classification	A(arc), B(des), D(bio), F, I(sce)	Recommended Grade: II A
		A (arc) – Interesting and innovative example of colonial architecture with a mix of traditional style B (des) – Unique form in plan, elevation and landscape D (bio) – Generally these type of Forest Rest Houses had been used by eminent personalities like foresters, naturalists, senior govt. officials. They could also be linked to some important	

		<p>events. This bungalow is likely to have such links and further historical research through the archives of forest department may provide interesting biographical links.</p> <p>F – British Colonial style guest houses had been unique architectural gift of the British Raj, which includes the design and location. There are very few of such examples remaining in India and if further deteriorated, it will be a great loss as a part of the chain of architectural development during British Raj I (sce) – The bungalow located strategically on a hillock overlooking Tulsi lake provides vista of great scenic / natural beauty value including lake and surrounding natural forest</p>
6.0		Topography
6.1	Floors	Ground storey
7.0		Construction (for both the structures)
7.1	Plinth	0.60 to 1.5m high random rubble stone masonry plinth
7.2	Walls	Random rubble stone masonry walls (freestanding, gable ended) with pointing at some places and with plaster at some places
7.3	Floors	IPS flooring
7.4	Stairs	N.A.
7.5	Openings	Rectangular and arched door and window openings are seen.
7.6	Roofing	A sloping roof must have covered both the structures
7.7	Articulation	The structure is made up of the striking basalt masonry, located on the top of the hillock overlooking the lake
7.8	Finishes	N.A.
7.9	Interiors (Movable & immovable)	A built in bath tub, a fireplace can be seen
7.10	Compound / Fence / Gate	N.A.
7.11	Curtilege / unbuilt space / out buildings / landscape	Caretaker's outhouse, meandering access road through natural landscape
8.0		Services & Utilities
8.1	Lighting	Natural and adequate lighting
8.2	Ventilation	Natural and adequate ventilation
8.3	Electricity	No
8.4	Water Supply	No
8.5	Drainage / Plumbing and Sanitation	No
8.6	Fire precaution	No
8.7	Other (HVAC/BMS/ Security Systems)	No
9.0		Condition
9.1	Plinth	The plinth is in fair condition except for some minor cracks
9.2	Walls	Poor, The walls are showing slight bulge. There are plant outgrowths at places
9.3	Floors	Poor, The floors are cracked and show settlement at places.
9.4	Stairs	N.A.
9.5	Openings	The frames and shutters are missing.
9.6	Roofing	The roof is totally collapsed and absent
9.7	Articulation & Finishes	No
9.8	Services	No
9.9	Out buildings	Caretaker's outhouse in poor condition
9.10	Over all condition	Poor, The structure though abandoned and with plenty of 'missing' elements still can be revived through sensitive conservation.
10.0		Transformation

10.1	Form	Deterioration due to neglect
10.2	Structure	Deterioration due to neglect
10.3	Articulation & Finishes	N.A.
11.0		DP Remarks / Perceived Threats
		The structure is likely to get destroyed due to neglect or may be demolished for new development, Ignorance of heritage values
12.0		Additional Notes / References / Documents Available
		The structure though abandoned and in dilapidated condition at present could be conserved and put back to use as a unique example of excellent choice of location and innovative design. There are very few examples of these British guest houses remaining now, perhaps none in Mumbai. Must be conserved by Forest Department

PHOTO SERIES 660-T-TULSI BUNGALOW



Side view, octagonal rooms and chimney




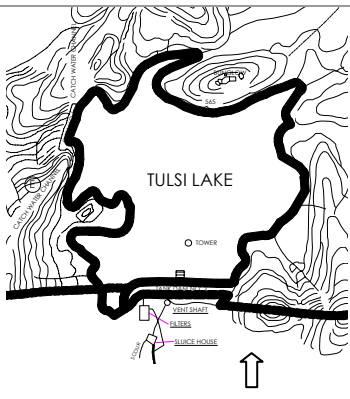
Front view



Fire place



Bath tub

661-T		TULSI LAKE	
		Common Ref No. :	661 T
		Card No.	661-T
		Ward (Part):	T (E/02)
		C.S. No.	-
		Plot Areas:	Not Available
		B U Area:	Not Available
		Date:	Feb 2007
		Record by:	Pallavi, Bibhs
		Review by:	Ulhas Rane
		Int Yes	Ext.
		Photo Ref.	661 series
			
1.0		Denomination	
1.1	Name of Properties	Tulsi Lake	
1.2	Earlier Name	Tulsi Lake	
1.3	Built in	1872 - 79	Extension Date (if any): The catchment area was increased in 1889-90
2.0		Access	
2.1	Main	Pipe Line Road, Sanjay Gandhi National Park	
2.2	Subsidiary	No	
3.0		Ownership pattern	
3.1	Present	Freehold: MCGM – Hydraulic Engineer's Department	
3.2	Past	Freehold: MCGM – Hydraulic Engineer's Department	
3.3	Status	In possession of Hydraulic Engineer's Department	
4.0		Use	
4.1	Present	Lake: water supply to Mumbai & ecological feature within National Park	
4.2	Past	Lake: water supply to Mumbai	
4.3	Status	In use	
5.0		Significance & Value Classification	
5.1	Townscape (Natural / Manmade)	Located on the upstream (north) side of Vihar Lake in the Sanjay Gandhi National Park surrounded by hilly forested region.	
5.2	Architectural description	It has a catchment area of about 1714 acres of forest/hills and the lake is around 300 acres.	
5.3	Intrinsic	The lake is one of the few large clean water bodies within the city limits. It supports aquatic and terrestrial biodiversity. It is surrounded by unique natural forest/national park.	
5.4	Value Classification	I(sce), J	Recommended Grade: I
		I (sce) – The lake provides unique vista of natural forest / scenic beauty and large waterfront within the metropolis of Mumbai and provides distinct character as a forest lake J – The large forest lake has unique eco-recreational value. It also acts as a repository of rich natural biodiversity	
6.0		Topography	
6.1	Floors	N.A.	
7.0		Construction	
7.1	Plinth	N.A.	
7.2	Walls	N.A.	
7.3	Floors	N.A.	
7.4	Stairs	N.A.	

7.5	Openings	N.A.
7.6	Roofing	N.A.
7.7	Articulation	N.A.
7.8	Finishes	N.A.
7.9	Interiors (Movable & immovable)	N.A.
7.10	Compound / Fence / Gate	N.A.
7.11	Curtilege / unbuilt space / out buildings / landscape	Surrounding region is national park/forest/hills
8.0		Services & Utilities
8.1	Lighting	N.A.
8.2	Ventilation	N.A.
8.3	Electricity	N.A.
8.4	Water Supply	N.A.
8.5	Drainage / Plumbing and Sanitation	N.A.
8.6	Fire precaution	N.A.
8.7	Other (HVAC/BMS/ Security Systems)	N.A.
9.0		Condition
9.1	Plinth	N.A.
9.2	Walls	N.A.
9.3	Floors	N.A.
9.4	Stairs	N.A.
9.5	Openings	N.A.
9.6	Roofing	N.A.
9.7	Articulation & Finishes	N.A.
9.8	Services	N.A.
9.9	Out buildings	N.A.
9.10	Over all condition	Good
10.0		Transformation
10.1	Form	Retained its natural form because of its location within the National Park
10.2	Structure	N.A.
10.3	Articulation & Finishes	Retained its natural character
11.0		DP Remarks / Perceived Threats
		Development pressures, pollution, silting, encroachments
12.0		Additional Notes / References / Documents Available
		<p>'It was decided in the year 1885 to develop Tansa as the next source of water supply. However, due to the acute shortage of water, a dam was constructed across Mithi river along the upstream side of Vehar lake in the year 1879 and through 600 mm. dia. cast iron mains additional 18 Mld water was brought to the city'.</p> <p><i>Dr. M. D. David, Bombay: The City of Dreams,</i></p> <p>The Tulsi lake has become an important natural heritage asset within a city limit, especially due to concentrated human intervention in the field of water conservation. As the catchment area is within the Sanjay Gandhi National Park, its management is looked after by the forest department.</p> <p>The lake not only provides drinking water to the city but has also provided</p>

		<p>shelter to innumerable flora and fauna. It is an important feature of the Sanjay Gandhi National Park.</p> <p>Ecological methods are adopted to keep the water clean. e.g. To control the growth of algae in the lake, Gourami fish were introduced which are known to thrive on algae. These fish are fairly large and due to their peculiar scales are unpalatable to the crocodiles.</p> <p>The overflow from Tulsi flows into the Vehar catchment channels.</p> <p>The lake is a part of the Sanjay Gandhi National Park and the surrounding moist-deciduous forest is the catchment area. The terrestrial flora and fauna of the catchment area and also the aquatic flora and fauna of the lake are unique and require additional protection from likely development pressures on the National Park and the Lake.</p> <p>The lake vicinity is also supposed to have a very unique and geologically important feature. This needs to be further investigated, located and conserved as a Heritage Feature. (Source: Internet)</p> <p>The network of Tulsi, Vehar and Powai lakes is a unique feature of Mumbai. These lakes play a major environmental, ecological role for Mumbai. Additionally, they are the life lines of Mumbai and thus have socio-economic importance. This entire region acts as a passive recreation zone for Mumbai. The region consisting these three lakes and surrounding catchment of natural forest could be considered as a Serene Lake Zone of Mumbai.</p>
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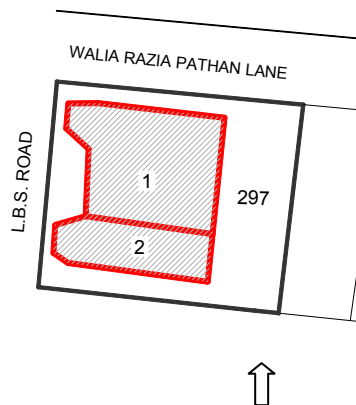
PHOTO SERIES 661-T-TULSI LAKE



Tulsi Lake as seen from Dam no. 1




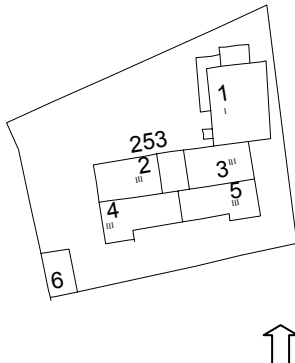
Tulsi Lake as seen from the Dam no. 2

620-L		INDIRA NIWAS	
	Common Ref No. :	620	
	Card No.	620-L	
	Ward (Part):	L (E/24)	
	C.S. No.	297	
	Plot Areas:	204.90 Sq.m.	
	B U Area:	Not Available	
	Date:	Feb 2007	
	Record by:	Megha, Vinamrata	
	Review by:	Ramesh, Ulhas Rane	
	Int N	Ext. Y	
Photo Ref.		620 series	
			
No access			
1.0		Denomination	
1.1	Name of Properties	Indira Nivas	
1.2	Earlier Name	Not known	
1.3	Built in	Not known Extension Date (if any) : Not known	
2.0		Access	
2.1	Marg	Lal Bahadur Shastri Marg, Kurla W	
2.2	Subsidiary	Walia Razia Pathan Lane, Kurla W	
3.0		Ownership pattern	
3.1	Present	Sadanand & Prabhakar Tukaram Chendavankar	
3.2	Past	Not Known	
3.3	Status	Not known	
Use			
4.0	Present	Residential	
4.1	Past	Residential	
4.2	Status	In use	
5.0		Significance & Value Classification	
5.1	Townscape (Natural / Manmade)	Located on the L B S Marg (Old Agra Road) at Kurla in dense development, this house immediately catches ones eye for its form	
5.2	Architectural description	It is a single storey structure. In plan it is 'C' shaped structure with a small entrance portico. It probably had long windows with semicircular arches which were partly closed to install rectangular windows. Walls have pilaster decoration at intervals. It has sloping tiled roof and jhilmils for the arched windows.	
5.3	Intrinsic	One of the few surviving old structure on the old Agra road having a distinct coastal architectural style	
5.4	Value Classification	A(arc)	Recommended Grade: III
		A (arc) – Interesting and well maintained example of traditional coastal architecture with sloping tiled roof have hipped and gable configurations, verandah and windows	
6.0		Topography	
6.1	Floors	Ground storey	
7.0		Construction	
7.1	Plinth	Seems to be in stone	
7.2	Walls	Plastered brick masonry walls	

7.3	Floors	Ground storey
7.4	Stairs	N.A.
7.5	Openings	Arched opening for the windows
7.6	Roofing	Sloping tiled roof in timber
7.7	Articulation	Entrance verandah has a decorative gable roof. The windows have jhilmils for protection
7.8	Finishes	Plastered and painted finish
7.9	Interiors (Movable & immovable)	N.A.
7.10	Compound / Fence / Gate	1.5 m high stone compound wall
7.11	Curtilege / unbuilt space / out buildings / landscape	N.A.
8.0		Services & Utilities
8.1	Lighting	Not known
8.2	Ventilation	Not known
8.3	Electricity	MCGM / (Reliance)
8.4	Water Supply	MCGM
8.5	Drainage / Plumbing and Sanitation	MCGM
8.6	Fire precaution	Not known
8.7	Other (HVAC/BMS/ Security Systems)	Not known
9.0		Condition
9.1	Plinth	Not known
9.2	Walls	Not known
9.3	Floors	Not known
9.4	Stairs	Not known
9.5	Openings	Not known
9.6	Roofing	Not known
9.7	Articulation & Finishes	Not known
9.8	Services	Not known
9.9	Out buildings	N.A.
9.10	Over all condition	Externally the building seems to be in a preserved and fair condition
10.0		Transformation
10.1	Form	Not known
10.2	Structure	Not known
10.3	Articulation & Finishes	Not known
11.0		DP Remarks / Perceived Threats
		Insensitive renovation, ignorance of heritage values, demolition under the process of urbanisation
12.0		Additional Notes / References / Documents Available



View of the House from Lal Bahadur Shastri Marg (Old Bombay Agra Road)

621-L			ANNE HOUSE
	Common Ref No:	621 L	
	Card No.	621-L	
	Ward (Part):	L (E/21)	
	C.S. No.	253	
	Plot Areas:	783.90 Sq.m.	
	B U Area:	Not Available	
	Date:	Feb 2007	
	Record by:	Hawa, Megha	
	Review by:	Pallavi, Ulhas Rane	
	Int N	Ext. Y	
Photo Ref.		621 series	
No Access			
1.0		Denomination	
1.1	Name of Properties	Anne Terrace	
1.2	Earlier Name	Anne Terrace	
1.3	Built in	Around 1940	Extension Date (if any): not known
2.0		Access	
2.1	Main	LBS road, Kurla West	
2.2	Subsidiary	Premier Automobiles road	
3.0		Ownership pattern	
3.1	Present	Anne Vinus J. Gomes	
3.2	Past	Owner	
3.3	Status	In possession of owner and partly tenanted	
4.0		Use	
4.1	Present	Residential	
4.2	Past	Residential	
4.3	Status	In use	
5.0		Significance & Value Classification	
5.1	Townscape (Natural / Manmade)	Only old building surviving of the old neighbourhood, now transformed into modern urban locality.	
5.2	Architectural description	A double storied rectangular structure with independent tenement on each floor. Stairs are from out side. The roof is tiles roof on wooden rafters. External wall has pilaster decoration. The window sills have mouldings and lintel has segmental arch pilaster. Front and rear has portico on both levels. Portico on first floor has wrought iron grill parapet and latticework below eaves on both front and rear. Typical traditional / colonial style house retains old character.	
5.3	Intrinsic	Provided visual relief in the locality amidst the urban chaos.	
5.4	Value Classification	A(arc), E Recommended Grade: III	
		A (arc) – Typical example of traditional cum Colonial style architecture, only building surviving now in the region E – The building with distinct character is also a part of sociological history, with community value being predominantly a Christian locality	
6.0		Topography	
6.1	Floors	Ground+1 storey structures	
7.0		Construction	
7.1	Plinth	Not known	
7.2	Walls	Not known	
7.3	Floors	Not known	
7.4	Stairs	External with wrought iron grill at landing.	


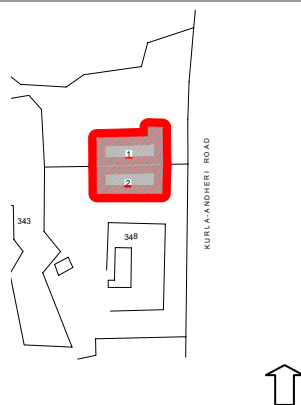
7.5	Openings	Not known
7.6	Roofing	Mangalore tiled sloping roof, with wooden rafters & purlins
7.7	Articulation	wrought iron railing, wooden eaves
7.8	Finishes	Not known
7.9	Interiors (Movable & immovable)	N.A.
7.10	Compound / Fence / Gate	No compound
7.11	Curtilage / unbuilt space / out buildings / landscape	N.A.
8.0		Services & Utilities
8.1	Lighting	Not known
8.2	Ventilation	Not known
8.3	Electricity	MCGM / Reliance Power
8.4	Water Supply	MCGM
8.5	Drainage / Plumbing and Sanitation	MCGM
8.6	Fire precaution	Not known
8.7	Other (HVAC/BMS/ Security Systems)	N.A.
9.0		Condition
9.1	Plinth	Not known
9.2	Walls	Not known
9.3	Floors	Not known
9.4	Stairs	Not known
9.5	Openings	Not known
9.6	Roofing	Not known
9.7	Articulation & Finishes	Not known
9.8	Services	Not known
9.9	Out buildings	N.A.
9.10	Over all condition	Fair
10.0		Transformation
10.1	Form	Not much
10.2	Structure	Not known
10.3	Articulation & Finishes	Not known
11.0		DP Remarks / Perceived Threats
		Demolition under the process of urbanisation, modernisation
12.0		Additional Notes / References / Documents Available



View Of the House as seen from Lal Bahadur Shastri Road




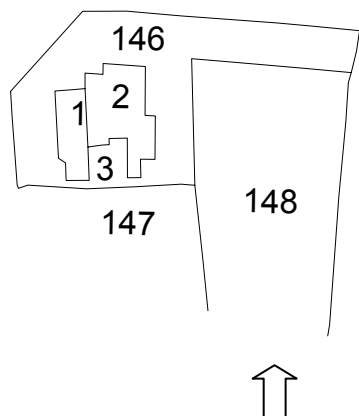
A close view of the first floor wooden balcony

702-L		CELESTINO VILLA	
	Common Ref No. :	702	
	Card No.	702-L	
	Ward (Part):	L (E/24)	
	C.S. No.	345, 345/1 & A	
	Plot Areas:	2014.65 Sq.m.	
	B U Area:	Not Available	
	Date:	Feb 2007	
	Record by:	Tanvi, Aarti	
	Review by:	Ramesh, Ulhas Rane	
	Int	Ext. Y	
Photo Ref.	702 series		
			
No access			
1.0		Denomination	
1.1	Name of Properties	Celestino Villa	
1.2	Earlier Name	Not available	
1.3	Built in	Around 1890	Extension Date (if any) : Not known
2.0		Access	
2.1	Main	Lal Bahaddur Shastri Road, Kurla	
2.2	Subsidiary	No	
3.0		Ownership pattern	
3.1	Present	Freehold: Luti Algeda, Nabab Alli Maccabas, Smt. Bhunes D'Melo & 3 others	
3.2	Past	Not known	
3.3	Status	Not known	
4.0		Use	
4.1	Present	Residential	
4.2	Past	Residential	
4.3	Status	In use	
5.0		Significance & Value Classification	
5.1	Townscape (Natural / Manmade)	It is located on the high point and was gifted to the land lord of Kurla by the British. The building is double storied with a sloping roof. It has mouldings at floor levels and pilaster decoration on external walls. Windows have brackets supporting the jhilmils. The plinth is about 1.5 meters high, which was the high flood level of the river 'Mithi'. The HFL marks are still visible on the plinth of the building.	
5.2	Architectural description	Colonial style bungalow with sloping roofs and balconies, verandahs	
5.3	Intrinsic	It provides insight of the historic landscape of Kurla.	
5.4	Value Classification	A(arc), E	Recommended Grade: III
		A (arc) – Typical example of Colonial style architecture E – The building with distinct character is also a part of sociological history, with community value being predominantly a Christian locality	
6.0		Topography	
6.1	Floors	Ground + 2 storey structure	
7.0		Construction	
7.1	Plinth	Not known	
7.2	Walls	Not known	

7.3	Floors	Not known
7.4	Stairs	Not known
7.5	Openings	Not known
7.6	Roofing	Mangalore tiled sloping roof
7.7	Articulation	Sloping roof detailing with mangalore roof tiling. The roofs have a broad fascia that make them look bold
7.8	Finishes	Not known
7.9	Interiors (Movable & immovable)	Not known
7.10	Compound / Fence / Gate	Compound wall- 2m high
7.11	Curtilege / unbuilt space / out buildings / landscape	Minimal landscape of short shrubs and tall trees
8.0		Services & Utilities
8.1	Lighting	Not known
8.2	Ventilation	Not known
8.3	Electricity	Not known
8.4	Water Supply	Not known
8.5	Drainage / Plumbing and Sanitation	Not known
8.6	Fire precaution	Not known
8.7	Other (HVAC/BMS/ Security Systems)	N.A.
9.0		Condition
9.1	Plinth	Not known
9.2	Walls	Not known
9.3	Floors	Not known
9.4	Stairs	Not known
9.5	Openings	Not known
9.6	Roofing	Not known
9.7	Articulation & Finishes	Not known
9.8	Services	Not known
9.9	Out buildings	Not known
9.10	Over all condition	Fair externally
10.0		Transformation
10.1	Form	Not known
10.2	Structure	Not known
10.3	Articulation & Finishes	Not known
11.0		DP Remarks / Perceived Threats
		Demolition under the process of urbanization, modernisation
12.0		Additional Notes / References / Documents Available



Celestino Villa

705-L		SHIROLKAR NIVAS	
	Common Ref No. :	705	
	Card No.	705-L	
	Ward (Part):	L (E/21)	
	C.S. No.	146	
	Plot Areas:	3984.00 Sq.m.	
	B U Area:	Not Available	
	Date:	Feb 2007	
	Record by:	Hawa, Megha	
	Review by:	Ulhas Rane	
	Int	Ext.	
	Photo Ref.	705 series	
No access			
1.0		Denomination	
1.1	Name of Properties	Shirolkar Nivas	
1.2	Earlier Name	Not available	
1.3	Built in	Not known	Extension Date (if any): not known
2.0		Access	
2.1	Main	Christian colony, Off Lal Bahadur Shastri Road, Kurla (W), Mumbai	
2.2	Subsidiary	No	
3.0		Ownership pattern	
3.1	Present	Not known	
3.2	Past	Not known	
3.3	Status	Not known	
		Use	
4.0	Present	Residential	
4.1	Past	Residential	
4.2	Status	Not known, Under litigation	
5.0		Significance & Value Classification	
5.1	Townscape (Natural / Manmade)	Within typical residential locality of Kurla	
5.2	Architectural description	It is a rectangular shaped double storeyed house with sloping roof, having staircase from out side. It has plain pilaster on outer walls and segmental arch on windows. The staircase is from outside with wooden handrail. The front verandah has a small portico with lattice decoration at the eave.	
5.3	Intrinsic	The covered staircase leading to the upper storey is an interesting feature	
5.4	Value Classification	A(arc), E Recommended Grade: III	
		A (arc) – Typical example of Colonial style architecture E – The building with distinct character is also a part of sociological history, with community value, being within predominant Christian locality	
6.0		Topography	
6.1	Floors	Ground+1 storey structures	
7.0		Construction	
7.1	Plinth	Not known	
7.2	Walls	Not known	
7.3	Floors	Not known	
7.4	Stairs	Not known	
7.5	Openings	Not known	


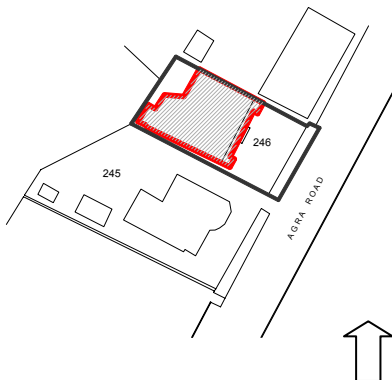
7.6	Roofing	Mangalore tiled sloping roof, with wooden rafters & purlins
7.7	Articulation	Wooden columns & supporting members, wooden railing, wrought iron decorations
7.8	Finishes	Not known
7.9	Interiors (Movable & immovable)	Not known
7.10	Compound / Fence / Gate	Compound wall- in stone masonry
7.11	Curtilage / unbuilt space / out buildings / landscape	N.A.
8.0		Services & Utilities
8.1	Lighting	Not known
8.2	Ventilation	Not known
8.3	Electricity	Not known
8.4	Water Supply	Not known
8.5	Drainage / Plumbing and Sanitation	Not known
8.6	Fire precaution	Not known
8.7	Other (HVAC/BMS/ Security Systems)	Not known
9.0		Condition
9.1	Plinth	Not known
9.2	Walls	Not known
9.3	Floors	Not known
9.4	Stairs	Not known
9.5	Openings	Not known
9.6	Roofing	Not known
9.7	Articulation & Finishes	Not known
9.8	Services	Not known
9.9	Out buildings	Not known
9.10	Over all condition	Poor externally
10.0		Transformation
10.1	Form	Not known
10.2	Structure	MS box grills added to door Mangalore tiles being replaced by GI sheets at some places
10.3	Articulation & Finishes	N.A.
11.0		DP Remarks / Perceived Threats
		Demolition under the process of urbanisation
12.0		Additional Notes / References / Documents Available



Externals Covered staircase 1st floor


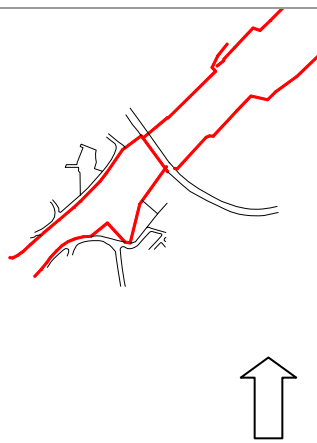


Entrance Veranda


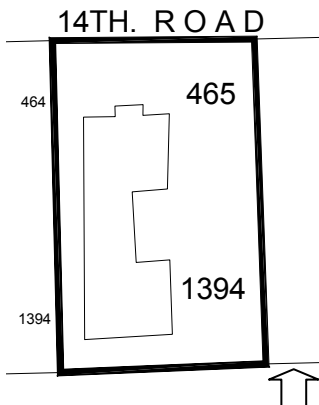
826-L		HOME GUARDS OFFICE BUILDING	
	Common Ref No. :	826	
	Card No.	826-L	
	Ward (Part):	L (E/24)	
	C.S. No.	117	
	Plot Areas:	1796.40 Sq.m.	
	B U Area:	Not Available	
	Date:	Feb 2007	
	Record by:	Vineet, Muktesh	
	Review by:	Ramesh, Ulhas Rane	
	Int : N	Ext : Y	
Home guards office building	Photo Ref.	826	
			
No access			
1.0		Denomination	
1.1	Name of Properties	Home guards office building	
1.2	Earlier Name	Not known	
1.3	Built in	Not known	Extension Date (if any) : Not known
2.0		Access	
2.1	Main	Station Road, Kurla	
2.2	Subsidiary	No	
3.0		Ownership pattern	
3.1	Present	The Khoja E. Sivaa Emam Khan & Kabrastan Trust, Kurla	
3.2	Past	Not known	
3.3	Status	In possession of Home Guard Office	
4.0		Use	
4.1	Present	Home guard office	
4.2	Past	Not known	
4.3	Status	In use	
5.0		Significance & Value Classification	
5.1	Townscape (Natural / Manmade)	An office building at a busy junction of LBS Marg and Kurla Station Road. It is an administrative building.	
5.2	Architectural description	A masonry G+2 storey structure with sloping roof with large wooden brackets supporting the roof overhang. A string course runs along the floor level. External finishes appear to have been changed recently. Large door and widows make it climatically comfortable. Composite structure.	
5.3	Intrinsic	Beautiful roof overhangs supported by the wooden brackets intricately carved, gives it a rural domestic scale.	
5.4	Value Classification	A (arc) Recommended Grade: III	
		A (arc) – Example of traditional architectural style of early 20 th century in Mumbai with composite structure and interesting use of timber and steel for simple decoration	
6.0		Topography	
6.1	Floors	Ground + 1 storey structure	
7.0		Construction	
7.1	Plinth	Not known	
7.2	Walls	Not known	
7.3	Floors	Not known	
7.4	Stairs	Not known	
7.5	Openings	Doors - with wooden frames, shutters & panels, Window - mainly arched, with few extending upto the floor level	

		with wooden frames, shutters & panels
7.6	Roofing	Manglore tiled roofing, with wooden rafters & purlins
7.7	Articulation	Wooden columns & supporting members, wooden railing,
7.8	Finishes	Not known
7.9	Interiors (Movable & immovable)	Not known
7.10	Compound / Fence / Gate	Not known
7.11	Curtilege / unbuilt space / out buildings / landscape	Not known
8.0		Services & Utilities
8.1	Lighting	Not known
8.2	Ventilation	Not known
8.3	Electricity	Not known
8.4	Water Supply	Not known
8.5	Drainage / Plumbing and Sanitation	Not known
8.6	Fire precaution	Not known
8.7	Other (HVAC/BMS/ Security Systems)	Not known
9.0		Condition
9.1	Plinth	Not known
9.2	Walls	Not known
9.3	Floors	Not known
9.4	Stairs	Not known
9.5	Openings	Not known
9.6	Roofing	Not known
9.7	Articulation & Finishes	Not known
9.8	Services	Not known
9.9	Out buildings	Not known
9.10	Over all condition	Satisfactory from outside
10.0		Transformation
10.1	Form	Not known
10.2	Structure	Not known
10.3	Articulation & Finishes	Not known
11.0		DP Remarks / Perceived Threats
		Modernisation, demolition during the process of urbanisation
12.0		Additional Notes / References / Documents Available

PHOTO SERIES 826-L		
		
Main entrance	Side view	Rear Entrance
		
Side view	Rear entrance	Windows with zilmils
		
Wooden balcony supported by wooden posts		Stone chairs for posts


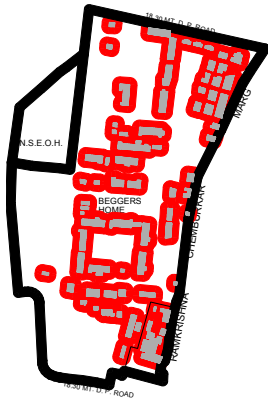
917-L		KURLA RAILWAY STATION	
 <p>(File photo available in the collection of Mr. Aklekar)</p>	Common Ref No.:	917	
	Card No.	917-L	
	Ward (Part):	L (E/24)	
	C.S. No.	1030	
	Plot Areas:	Not Available	
	B U Area:	Not Available	
	Date:	Feb 2007	
	Record by:	Aklekar, Vineet	
	Review by:	Ramesh, Ulhas Rane	
	Int N	Ext. N	
Photo Ref.	917 series		
The Central Railways did not give permission. Hence detailed survey could not be done			
1.0		Denomination	
1.1	Name of Properties	Kurla Railway Station	
1.2	Earlier Name	Kurla Railway Station	
1.3	Built in	Around 1850	Extension Date (if any): Not known
2.0		Access	
2.1	Main	Kurla Railway Station	
2.2	Subsidiary	Not known	
3.0		Ownership pattern	
3.1	Present	Central Railways	
3.2	Past	GIP Railways	
3.3	Status	Central Railways	
4.0		Use	
4.0	Present	In use as railway station for central and Harbour railway lines. It also has a railway yard connected to it.	
4.1	Past	As a railway station for both Central and Harbour railway lines	
4.2	Status	In use and under expansion	
5.0		Significance & Value Classification	
5.1	Townscape (Natural / Manmade)	The railway station was one of the stations to be constructed on the 1 st railway line connecting Mumbai – Thane. The station building was in stone and structural steel. Various old stone buildings can be spotted at Kurla, a case in point is one at the CST-end of Kurla station on platform number 1-A. This has been now used as the electric department office. Its roof has been cut to accommodate a huge cast iron water tank, also an old vestige	
5.2	Architectural description	A Malad masonry building having semicircular arch openings. The corners have buttresses. The sub-station just opposite platform number 8 at Tilak Nagar-end is also a very old structure dating 1925 when the first electric railway was inaugurated. The structure can be viewed in the GIP's publicity and promotion pictures released during the opening of the first electric railway on the harbor line on 3 rd February 1925. The structure still looks very much the same.	
5.3	Intrinsic	Few old buildings at the railway station complex can still be preserved and are definitely a relief amongst the new structures that have replaced the old ones or were added as extensions to the complex.	
5.4	Value Classification	C(seh), H(tec)	Recommended Grade: II B
		C (seh) – Railway infrastructure of Mumbai has great socio-economic historical value since this stretch was the first railway track of India, which initiated modernisation process of Mumbai H (tec) – Railway infrastructure of mid 19 th century is an interesting	

		example of technological development
6.0		Topography
6.1	Floors	
7.0		Construction
7.1	Plinth	N.A.
7.2	Walls	N.A.
7.3	Floors	N.A.
7.4	Stairs	N.A.
7.5	Openings	N.A.
7.6	Roofing	N.A.
7.7	Articulation	Electric masts with the letterings Dorman Long & Co Ltd near platform number 4 starter signal
		The huge yard and an old platform just outside platform number 7-8 at CST-end also have some old GIP furniture remains.
7.8	Finishes	N.A.
7.9	Interiors (Movable & immovable)	N.A.
7.10	Compound / Fence / Gate	N.A.
7.11	Curtilege / unbuilt space / out buildings / landscape	N.A.
8.0		Services & Utilities
8.1	Lighting	N.A.
8.2	Ventilation	N.A.
8.3	Electricity	N.A.
8.4	Water Supply	N.A.
8.5	Drainage / Plumbing and Sanitation	N.A.
8.6	Fire precaution	N.A.
8.7	Other (HVAC/BMS/ Security Systems)	N.A.
9.0		Condition
9.1	Plinth	N.A.
9.2	Walls	N.A.
9.3	Floors	N.A.
9.4	Stairs	N.A.
9.5	Openings	N.A.
9.6	Roofing	N.A.
9.7	Articulation & Finishes	N.A.
9.8	Services	N.A.
9.9	Out buildings	N.A.
9.10	Over all condition	N.A.
10.0		Transformation
10.1	Form	N.A.
10.2	Structure	N.A.
10.3	Articulation & Finishes	N.A.
11.0		DP Remarks / Perceived Threats The railway station complex and its surroundings are undergoing drastic changes as part of upgradation process to cater to the growing population needs. This will definitely affect the few heritage buildings/ elements in the complex.
12.0		Additional Notes / References / Documents Available


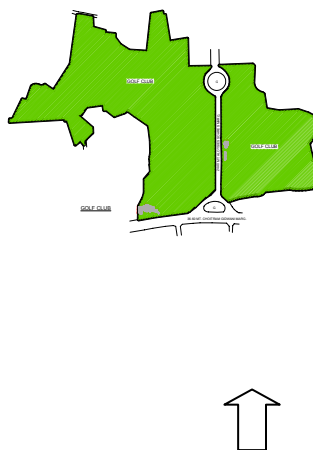
220-M		BUNGALOW ON PLOT NO 465	
	Common Ref No. :	220	
	Card No.	220-M	
	Ward (Part):	M (E/29)	
	C.T.S. No.	1394	
	Plot Areas:	518.50 Sq.m.	
	B U Area:	Not Available	
	Date:	Feb 2007	
	Record by:	Samidha	
	Review by:	Ulhas Rane	
	Int. : Y	Ext. : Y	
		Photo Ref.	220
House is closed and not in use. The assessment is only from external side.			
1.0		Denomination	
1.1	Name of Properties	Plot No 465 / Old House	
1.2	Earlier Name	Plot No 465	
1.3	Built in	Late 1920	Extension Date : N.A.
2.0		Access	
2.1	Main	14 no. Marg, Chembur, Mumbai	
2.2	Subsidiary	N.A.	
3.0		Ownership pattern	
3.1	Present	Freehold - St. Anthony Society	
3.2	Past	Freehold	
3.3	Status	In possession of occupant – Govt. of Maharashtra	
4.0		Use	
4.1	Present	Residential	
4.2	Past	Residential	
4.3	Status	Not in use	
5.0		Significance & Value Classification	
5.1	Townscape (Natural / Manmade)	Part of the Bungalow scheme floated in late 1920's. Plots belong to the Christian community migrated from Byculla. All the bungalows have their own bore wells. G+1 storied bungalows are either in Art Deco or traditional / colonial style	
5.2	Architectural description	Traditional Coastal / colonial architecture. The bay windows on either side of the entrance are typical of an English house.	
5.3	Intrinsic	The sloping roofs look elegant and bring in ethnic mood. The front compound wall is very simple and adds to the overall homely ambience. The wooden verandah brings the feeling of openness.	
5.4	Value Classification	E, G(grp) Recommended Grade : III	
		E – The bungalow is a part of the community neighbourhood created for Christian Community, which also gives a character to the group of individual residential houses. G(grp) – As a part of the community group housing, it adds to the heritage value of the entire neighbourhood.	
6.0		Topography	
6.1	Floors	Ground storey	

7.0		Construction
7.1	Plinth	Approximately 0.40m of stone
7.2	Walls	Brick masonry
7.3	Floors	Not known
7.4	Stairs	Not known
7.5	Openings	Doors- with wooden frames, shutters with fan light Windows-mainly rectangular of wooden frames and shutters Bay windows and verandah.
7.6	Roofing	Sloping roof with mangalore tiles
7.7	Articulation	Railings and Bay windows
7.8	Finishes	Plaster and paint for walls
7.9	Interiors (Movable & immovable)	Not known
7.10	Compound / Fence / Gate	Compound wall with brick masonry and plaster upto approximately 1.00m and wrought iron gate
7.11	Curtilege / unbuilt space / out buildings / landscape	Paved open space
8.0		Services & Utilities
8.1	Lighting	Not known
8.2	Ventilation	Not known
8.3	Electricity	MCGM / Reliance
8.4	Water Supply	MCGM
8.5	Drainage / Plumbing and Sanitation	MCGM
8.6	Fire precaution	Not known
8.7	Other (HVAC/BMS/ Security Systems)	Not known
9.0		Condition
9.1	Plinth	Could not be assessed as the house was closed
9.2	Walls	Could not be assessed as the house was closed
9.3	Floors	Could not be assessed as the house was closed
9.4	Stairs	Could not be assessed as the house was closed
9.5	Openings	Could not be assessed as the house was closed
9.6	Roofing	Could not be assessed as the house was closed
9.7	Articulation & Finishes	Could not be assessed as the house was closed
9.8	Services	Could not be assessed as the house was closed
9.9	Out buildings	Could not be assessed as the house was closed
9.10	Over all condition	Looks fair from outside
10.0		Transformation
10.1	Form	Looks original
10.2	Structure	Not known
10.3	Articulation & Finishes	Not known
11.0		DP Remarks / Perceived Threats
		Insensitive modernisation and possible demolition in the process of urbanisation.
12.0		Additional Notes / References / Documents Available
		The bungalow looks relevant as a heritage feature, however internal assessment needs to be done.


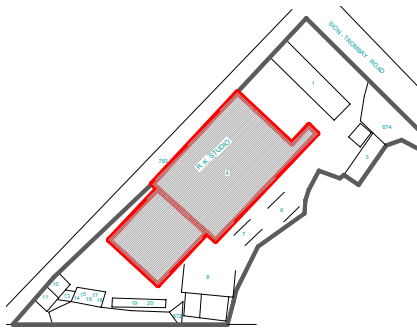

	<p style="text-align: right;">PHOTO SERIES 220-M</p> 
<p>Entrance verandah</p>	<p>Side view showing roofing system, windows and compound wall</p>
	
<p>Front view with compound wall, gate and roofing system</p>	<p>Bay window</p>
	
<p>Simple compound wall on the sides</p>	<p>Rear courtyard of the house</p>

520-M		BEGGARS HOME	
		Common Ref No. : 520 Card No. 520-M Ward (Part): M (E/29) C.S. No. Not Available Plot Areas: NA B U Area: Not Available Date: Feb 2007 Record by: Rahul, Pallavi Review by: Ramesh, Ulhas Rane Int Y Ext. Y Photo Ref. 520series	
Official permissions not available. Hence survey is incomplete			
1.0		Denomination	
1.1	Name of Properties	Beggars Home	
1.2	Earlier Name	Beggars Home	
1.3	Built in	Not known	Extension Date (if any): Not known
2.0		Access	
2.1	Main	R Chemburkar Marg, Chembur, Mumbai	
2.2	Subsidiary	No	
3.0		Ownership pattern	
3.1	Present	Government of Maharashtra	
3.2	Past	Government of Maharashtra	
3.3	Status	In possession of Government of Maharashtra	
4.0		Use	
4.1	Present	Beggars Home	
4.2	Past	Beggars Home	
4.3	Status	In use	
5.0		Significance & Value Classification	
5.1	Townscape (Natural / Manmade)	Manmade & natural. The large campus of Beggars home is a different world in itself in Chembur. Ground storey structures amidst large green spaces, it is almost like a small hamlet in the heart of a busy metropolitan suburb.	
5.2	Architectural description	Ground storey structures with sloping roofs and verandahs, typical of coastal built environment.	
5.3	Intrinsic	The built and unbuilt environment of the Beggars home complex. The complex setup to take care of 'beggars' – a social element of any urban city.	
5.4	Value Classification	A(cul), C(seh)	Recommended Grade - IIB
		A (cul) – The complex with a rural character reflects simplicity which reflects cultural trait appropriate for the use C (seh) – The concept of the complex and its character tells the socio-economic history of the growing metropolis of Mumbai and status of her poor people	
6.0		Topography	




6.1	Floors	Ground storey
7.0		Construction
7.1	Plinth	0.60 to 0.45 m stone masonry plinths
7.2	Walls	Brick / stone masonry walls
7.3	Floors	Not known
7.4	Stairs	Not known
7.5	Openings	Doors: Timber framed double shuttered wooden doors. Windows: Rectangular openings with wooden frames, MS bars – grill, wooden double shuttered windows with jhilmils
7.6	Roofing	Timber roof with mangalore tiled roofing
7.7	Articulation	The jhilmils for windows and large verandahs, partially with trellis
7.8	Finishes	Plastered and painted
7.9	Interiors (Movable & immovable)	Not know
7.10	Compound / Fence / Gate	3.0 m high stone masonry walls and grill fencing
7.11	Curtilege / unbuilt space / out buildings / landscape	Large spaces with good vegetation. The campus has some good large trees.
8.0		Services & Utilities
8.1	Lighting	Natural and artificial lighting available
8.2	Ventilation	Natural and artificial ventilation available
8.3	Electricity	MCGM – Reliance
8.4	Water Supply	MCGM +Bore well
8.5	Drainage / Plumbing and Sanitation	MCGM
8.6	Fire precaution	NA
8.7	Other (HVAC/BMS/ Security Systems)	NA
9.0		Condition
9.1	Plinth	Not known
9.2	Walls	Not known
9.3	Floors	Not known
9.4	Stairs	Not known
9.5	Openings	Not known
9.6	Roofing	Not known
9.7	Articulation & Finishes	Not known
9.8	Services	Not known
9.9	Out buildings	Not known
9.10	Over all condition	Fair externally
10.0		Transformation
10.1	Form	Not known
10.2	Structure	Not known
10.3	Articulation & Finishes	Not known
11.0		DP Remarks / Perceived Threats Ignorance of heritage values, modernization. A campus of such a large size with unutilized FSI can be easily misused under the pretext of modern development.
12.0		Additional Notes / References / Documents Available

521-M		CHEMBUR GOLF CLUB	
	Common Ref No. :	521	
	Card No.	521-M	
	Ward (Part):	M (E/29)	
	C.S. No.	1787, 1731	
	Plot Areas:	2,94,539.00 Sq.m.	
	B U Area:	Not Available	
	Date:	Feb 2007	
	Record by:	Pallavi, Rahul	
	Review by:	Ramesh, Ulhas Rane	
	Int N	Ext. N	
Photo Ref.	521 series		
			
No Access			
1.0		Denomination	
1.1	Name of Properties	The Bombay Presidency Golf Club Mumbai	
1.2	Earlier Name	The Bombay Presidency Golf Club Mumbai	
1.3	Built in	Not known	Extension Date (if any): Not known
2.0		Access	
2.1	Main	Choitram Gidwani Marg, Chembur	
2.2	Subsidiary	A. Soares Marg, Chembur, Mumbai 400 001	
3.0		Ownership pattern	
3.1	Present	Freehold - Government of Maharashtra	
3.2	Past	-	
3.3	Status	Lease to Golf Club	
4.0		Use	
4.1	Present	Golf Club	
4.2	Past	Not known	
4.3	Status	In use	
5.0		Significance & Value Classification	
5.1	Townscape (Natural / Manmade)	It was built by the government to encourage the Christian community from western suburbs to shift to Chembur, which was a barren place then. Surrounded by predominantly a residential area, the golf club adds to the green value of Chembur. The A. Soares road divides the property in two parts.	
5.2	Architectural description	The Golf greens and the club house with the swimming pool and other amenities constitute the Club premises. The club house building has undergone many repairs and upgradation works however the details are not known	
5.3	Intrinsic	Situated in the heart of Chembur, the Golf Club is not only a large expanse of green but also a social hub for the suburbs but also for many from the island city	
5.4	Value Classification	A(cul), J	Recommended Grade III
		A (cul) – The Golf Club complex is an important cultural identity of Chembur because of the historical background of its creation	
		J – This is a large green open space with great value of recreation in the urbanised region	

6.0		Topography
6.1	Floors	Not known
7.0		Construction
7.1	Plinth	Not known
7.2	Walls	Not known
7.3	Floors	Not known
7.4	Stairs	Not known
7.5	Openings	Not known
7.6	Roofing	Not known
7.7	Articulation	Not known
7.8	Finishes	Not known
7.9	Interiors (Movable & immovable)	Not known
7.10	Compound / Fence / Gate	Not known
7.11	Curtilege / unbuilt space / out buildings / landscape	Not known
8.0		Services & Utilities
8.1	Lighting	Not known
8.2	Ventilation	Not known
8.3	Electricity	Not known
8.4	Water Supply	Not known
8.5	Drainage / Plumbing and Sanitation	Not known
8.6	Fire precaution	Not known
8.7	Other (HVAC/BMS/ Security Systems)	Not known
9.0		Condition
9.1	Plinth	Not known
9.2	Walls	Not known
9.3	Floors	Not known
9.4	Stairs	Not known
9.5	Openings	Not known
9.6	Roofing	Not known
9.7	Articulation & Finishes	Not known
9.8	Services	Not known
9.9	Out buildings	Not known
9.10	Over all condition	Fair externally
10.0		Transformation
10.1	Form	Not known
10.2	Structure	Not known
10.3	Articulation & Finishes	Not known
11.0		DP Remarks / Perceived Threats
		Modernisation under the pressure of urbanisation
12.0		Additional Notes / References / Documents Available

611-M			R. K. STUDIO	
	Common Ref No. :	611		 
	Card No.	611-M		
	Ward (Part):	M (E/29)		
	C.S. No.	673, 673/1 to 21		
	Plot Areas:	8270.60 Sq.m.		
	B U Area:	Not Available		
	Date:	Feb 2007		
	Record by:	Pallavi, Rahul		
	Review by:	Ramesh, Ulhas Rane		
	Int N	Ext. Y		
Photo Ref.		611 series		
No Access				
1.0		Denomination		
1.1	Name of Properties	R K Films and Studios		
1.2	Earlier Name	R K Films and Studios		
1.3	Built in	Around 1940	Extension Date (if any): Not known	
2.0		Access		
2.1	Main	Sion Trombay Highway, Deonar, Mumbai		
2.2	Subsidiary	NA		
3.0		Ownership pattern		
3.1	Present	Freehold - Raj Kapoor, Randhir Kapoor & Kapoor Family		
3.2	Past	Not known		
3.3	Status	In possession of Raj Kapoor family		
4.0		Use		
4.1	Present	Film Studios		
4.2	Past	Film Studios		
4.3	Status	In use		
5.0		Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	The Studio was established by Raj Kapoor in the early 1940's and is located on the busy Sion Trombay highway. The large idol of Shiva at the entrance of the studio immediately catches one's eye while passing through Deonar. The studios also attract a lot of people at its gates to catch a glimpse of their favourite cinema stars.		
5.2	Architectural description	Not known		
5.3	Intrinsic	Raj Kapoor, the legendary film maker's contribution to Indian cinema and the film industry at large is well known and accepted. The film industry which has grown tremendously today owes much of its success to various film studios established in Mumbai during the 20th century. Many of these were located in Chembur and a few have survived. Thus the studio is listed for the association value both for arts - cultural and as a beginning of the glamour industry which is growing at tremendous rate.		

5.4	Value Classification	C(seh), D(bio)	Recommended Grade III
		C (seh) – The film studios in Mumbai have great socio-economic importance and RK Studio has its own unique place in this history D (bio) – The complex created and used by the legendary actor Raj Kapoor has tremendous biographical value	
6.0		Topography	
6.1	Floors	NA	
7.0		Construction	
7.1	Plinth	NA	
7.2	Walls	NA	
7.3	Floors	NA	
7.4	Stairs	NA	
7.5	Openings	NA	
7.6	Roofing	NA	
7.7	Articulation	NA	
7.8	Finishes	NA	
7.9	Interiors (Movable & immovable)	NA	
7.10	Compound / Fence / Gate	NA	
7.11	Curtilage / unbuilt space / out buildings / landscape	NA	
8.0		Services & Utilities	
8.1	Lighting	NA	
8.2	Ventilation	NA	
8.3	Electricity	NA	
8.4	Water Supply	NA	
8.5	Drainage / Plumbing and Sanitation	NA	
8.6	Fire precaution	NA	
8.7	Other (HVAC/BMS/ Security Systems)	NA	
9.0		Condition	
9.1	Plinth	NA	
9.2	Walls	NA	
9.3	Floors	NA	
9.4	Stairs	NA	
9.5	Openings	NA	
9.6	Roofing	NA	
9.7	Articulation & Finishes	NA	
9.8	Services	NA	
9.9	Out buildings	NA	
9.10	Over all condition	NA	
10.0		Transformation	
10.1	Form	NA	
10.2	Structure	NA	
10.3	Articulation & Finishes	NA	
11.0		DP Remarks / Perceived Threats	
		Demolition under the process of urbanisation / modernisation	
12.0		Additional Notes / References / Documents Available	

635-M			ST. ANTHONY'S CHURCH	
		Common Ref No. :	635-M	
		Card No.	635-M	
		Ward (Part):	M (E/29)	
		C.S. No.	1497 to 99	
		Plot Areas:	15943.10 Sq.m.	
		B U Area:	Not Available	
		Date:	Feb 2007	
		Record by:	Megha, Vineet	
Review by:	Ramesh, Ulhas Rane			
Int . N	Ext. Y			
Photo Ref.	635- series			
				
No Access				
1.0		Denomination		
1.1	Name of Properties	St. Anthony Church & Cemetery		
1.2	Earlier Name	St. Anthony Church & Cemetery		
1.3	Built in	Not known Extension Date (if any): Not known		
2.0		Access		
2.1	Marg	Off Dayanand Saraswati Marg, Chembur		
2.2	Subsidiary	No		
3.0		Ownership pattern		
3.1	Present	St. Anthony's Society		
3.2	Past	St. Anthony's Society		
3.3	Status	Ownership: St. Anthony's Society		
4.0		Use		
4.1	Present	Religious		
4.2	Past	Religious		
4.3	Status	Daily		
5.0		Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	St. Anthony's Church and cemetery are located off the Avenue road amidst the 90 odd bungalow plots of the society allotted to fellow Christian members. The Church and the school surrounded by the bungalows form their own unique precinct		
5.2	Architectural description	Typical formal church design with modern concept, random rubble stone masonry. vertical slit windows provides a gothic scale.		
5.3	Intrinsic	St. Anthony's Church is an integral part of the development of Chembur		
5.4	Value Classification	A(cul)	Recommended Grade II B	
		A (cul) – The Christian Church in typical religious style created specially for Christian community of Chembur has cultural relevance		
6.0		Topography		
6.1	Floors	Ground and two storeys		
7.0		Construction		
7.1	Plinth	Basalt stone masonry		
7.2	Walls	Coursed basalt stone masonry		
7.3	Floors	RCC slab with tile flooring		
7.4	Stairs	RCC staircase		
7.5	Openings	Aluminium windows		
7.6	Roofing	RCC slabs		


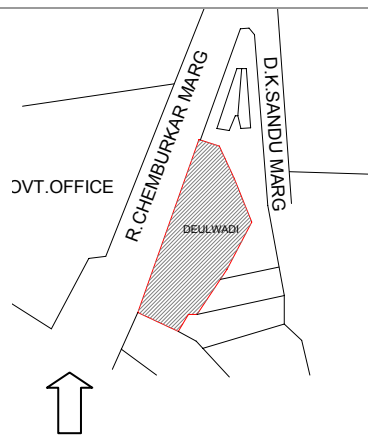
7.7	Articulation	Decorative railings, Stone facade
7.8	Finishes	Exposed stone with pointing
7.9	Interiors (Movable & immovable)	Typical church interiors with wooden furniture and lighting
7.10	Compound / Fence / Gate	Compound wall -stone masonry wall with metal railings. Metal entrance gate with stone piers on either side
7.11	Curtilege / unbuilt space / out buildings / landscape	A well developed neighborhood with road on the front side
8.0		Services & Utilities
8.1	Lighting	Natural
8.2	Ventilation	Natural
8.3	Electricity	MCGM / Reliance power.
8.4	Water Supply	MCGM
8.5	Drainage / Plumbing and Sanitation	MCGM
8.6	Fire precaution	Not provided
8.7	Other (HVAC/BMS/ Security Systems)	Not provided
9.0		Condition
9.1	Plinth	Not known
9.2	Walls	Not known
9.3	Floors	Not known
9.4	Stairs	Not known
9.5	Openings	Not known
9.6	Roofing	Not known
9.7	Articulation & Finishes	Not known
9.8	Services	Not known
9.9	Out buildings	Not known
9.10	Over all condition	Fair externally
10.0		Transformation
10.1	Form	None
10.2	Structure	None
10.3	Articulation & Finishes	None
11.0		DP Remarks / Perceived Threats
		Insensitive modernisation
12.0		Additional Notes / References / Documents Available



St Anthony's church as seen from the road



St. Anthony's school

754-M		DEULWADI	
	Common Ref No. :	754	
	Card No.	754-M	
	Ward (Part):	M (E/25)	
	C.S. No.	917	
	Plot Areas:	2563.00 Sq.m.	
	B U Area:	Not Available	
	Date:	Feb 2007	
	Record by:	Rahul, Pallavi	
	Review by:	Ramesh, Ulhas Rane	
	Int N	Ext. Y	
Photo Ref.		754 series	
			
Difficulty in Access. Photos through secondary source.			
1.0		Denomination	
1.1	Name of Properties	Shri Bhulingeshwar Dewalaya trust	
1.2	Earlier Name	Deulwadi	
1.3	Built in	Not known	Extension Date (if any): Not known
2.0		Access	
2.1	Marg	Ramkrishna Chemburkar marg, Chembur	
2.2	Subsidiary	D.K.Sandu Marg	
3.0		Ownership pattern	
3.1	Present	Kesarinath Raute	
3.2	Past	Trust	
3.3	Status	Litigation	
4.0		Use	
4.1	Present	Religious and cultural	
4.2	Past	Religious and cultural	
4.2	Status	In use	
5.0		Significance & Value Classification	
5.1	Townscape (Natural / Manmade)	Located on the main Ghatkoper Mahul road.(R.C.Marg) with a pedestrian entrance from D.K.Sandu marg..As it forms a link between these 2 roads, it is full of activity.	
5.2	Architectural description	Typical coastal temple architectural style with sloping tiled roofs on timber trusses, purlins and rafters. A group of simple buildings. Larger Temple has ardhmandapa and the garbha griha which is a square with a domed roof. The four corners have small domed pinnacles. Smaller temples are rectangular with a pitched roof. Outdoor paved courtyard.	
5.3	Intrinsic	A Deulwadi or temple complex is a typical example of the temple form evolved in the Mumbai region and hence is of great heritage importance. The temples in these wadis may not present any intricate decorative character, but the whole campus collectively presents a beautiful community space incorporating the different built forms, outside elements like the well, deepmalas, sitting spaces etc. & most importantly the vegetation around it. It can be said that it is a major element in the urban spaces.	
5.4	Value Classification	A(his), E	Recommended Grade – II B
		A (his) – The temple complex in traditional temple architecture style has historical relevance E – The temple complex including various small structures	

		/ features / artifacts created for Hindu community have sociological / community value
6.0		Topography
6.1	Floors	Ground floor structures
7.0		Construction
7.1	Plinth	The main Bhulingeshwar has 1.0 M high stone masonry plinth. The other structures have very low plinth heights.
7.2	Walls	The walls of the Sabhagriha are approx. 3.0 M high.
7.3	Floors	Shahabad tiles
7.4	Stairs	Stone steps, no stair
7.5	Openings	M.S. grills all around the sabhagriha above the parapet walls.
7.6	Roofing	Garbhagriha of the shrines have brick masonry dome shikhars. Sabhamandaps have mangalore tiled sloping roofs with king post like trusses.
7.7	Articulation	Dome, Sloped roof, Deepstambhas & outdoor spaces
7.8	Finishes	Plastered and painted walls.
7.9	Interiors (Movable & immovable)	Typical temple interior, built-in furniture
7.10	Compound / Fence / Gate	Stone masonry compound wall
7.11	Curtilege / unbuilt space / out buildings / landscape	Courtyard with paving tiles
8.0		Services & Utilities
8.1	Lighting	Natural and artificial light
8.2	Ventilation	Natural ventilation
8.3	Electricity	MCGM / Reliance power.
8.4	Water Supply	MCGM
8.5	Drainage / Plumbing and Sanitation	MCGM
8.6	Fire precaution	Not present
8.7	Other (HVAC/BMS/ Security Systems)	Not present
9.0		Condition
9.1	Plinth	Not known
9.2	Walls	Not known
9.3	Floors	Not known
9.4	Stairs	Not known
9.5	Openings	Not known
9.6	Roofing	Not known
9.7	Articulation & Finishes	Not known
9.8	Services	Not known
9.9	Out buildings	Not known
9.10	Over all condition	Satisfactory externally
10.0		Transformation
10.1	Form	Has retained its original form
10.2	Structure	Walls have been refinished at some places with glazed tiles. M.S.grills have been introduced to the sabhagriha.
10.3	Articulation & Finishes	Some elements changed due to painting
11.0		DP Remarks / Perceived Threats Modernisation, Any insensitive redevelopment by the trust may result in a loss of its heritage / spiritual identity
12.0		Additional Notes / References / Documents Available



Deep malas within the campus



Stone deepmala – now painted



Entry from Sandu Marg




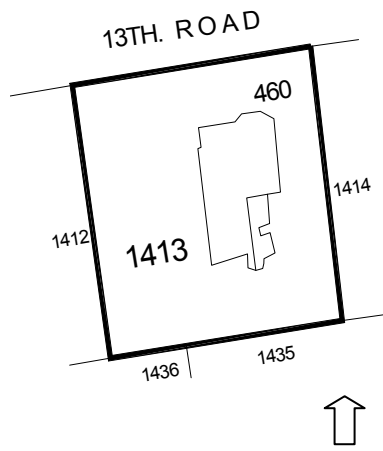
The campus with various temples




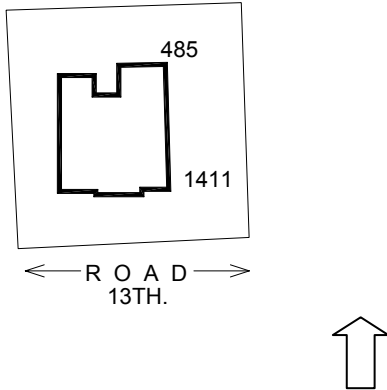
Rear side of the main Shiv temple



Another view of the main temple

858-M			MARY ANNE COTTAGE
	Common Ref No. :	858	
	Card No.	858-M	
	Ward (Part):	M (E/29)	
	C.S. No.	1413	
	Plot Areas:	800.00 Sq.m.	
	B U Area:	Not Available	
	Date:	Feb 2007	
	Record by:	Samidha, Megha	
	Review by:	Pallavi, Ulhas Rane	
	Int N Ext. Y		
Photo Ref.	858 series		
1.0		Denomination	
1.1	Name of Properties	Mary Anne Cottage	
1.2	Earlier Name	-	
1.3	Built in	1933	Extension Date (if any) – N.A.
2.0		Access	
2.1	Main	13 th Road, Off D. Saraswati Road, Chembur	
2.2	Subsidiary	No	
3.0		Ownership pattern	
3.1	Present	Freehold - St. Anthony Society	
3.2	Past	Freehold	
3.3	Status	In possession of occupant – Mr. Fernandes	
4.0		Use	
4.1	Present	Residential	
4.2	Past	Residential	
4.3	Status	In use	
5.0		Significance & Value Classification	
5.1	Townscape (Natural / Manmade)	<p>Part of the Bungalow scheme floated in late 1920's by one of the Churches from Byculla, when Chembur was a group of villages on the outskirts of Mumbai. Plot always belonged to the Christian community that migrated mostly from Byculla. Presently a few of these are owned by non Christian members.</p> <p>All the bungalows had their own bore wells, many of which are now closed. Most of the bungalows are G+1 storey and slowly giving way to multi-storey buildings.</p>	
5.2	Architectural description	Typical colonial / coastal architectural style ground storeyed bungalow	
5.3	Intrinsic	The traditional look and minimal landscape evokes old charm and heritage ambience	
5.4	Value Classification	E, G(grp) Recommended Grade: III	
		<p>E – The bungalow is a part of the community neighbourhood created for Christian Community, which also gives a character to the group of individual residential houses.</p> <p>G(grp) – As a part of the community group housing, it adds to the heritage value of the entire neighbourhood.</p>	


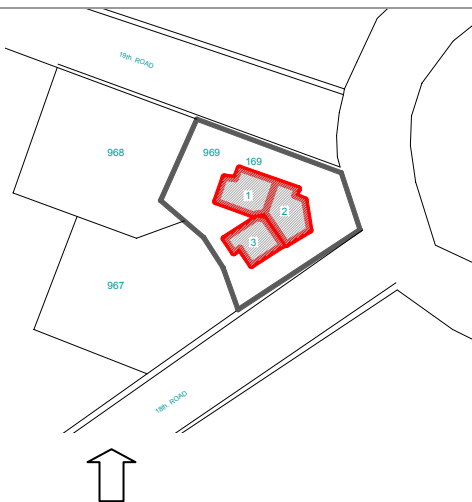
6.0		Topography
6.1	Floors	Ground storey structure
7.0		Construction
7.1	Plinth	0.45m high stone plinth
7.2	Walls	Brick masonry
7.3	Floors	Kotah stone
7.4	Stairs	N.A.
7.5	Openings	Doors - with wooden frames, shutters & panels, Window - with wooden frames & shutters & panels and verandah with wrought iron grill
7.6	Roofing	Manglore tiled sloping roof, with wooden rafters & purlins
7.7	Articulation	Deep cornice projection around windows
7.8	Finishes	Plaster & paints for walls, varnish & paint for wood
7.9	Interiors (Movable & immovable)	Typical residential furniture
7.10	Compound / Fence / Gate	Compound wall – brick masonry wall
7.11	Curtilege / unbuilt space / out buildings / landscape	Small garden around the structure with minimal landscape
8.0		Services & Utilities
8.1	Lighting	Adequate Natural lighting
8.2	Ventilation	Adequate Natural ventilation.
8.3	Electricity	MCGM / Reliance
8.4	Water Supply	MCGM
8.5	Drainage / Plumbing and Sanitation	MCGM
8.6	Fire precaution	No
8.7	Other (HVAC/BMS/ Security Systems)	Piped gas service
9.0		Condition
9.1	Plinth	Fair
9.2	Walls	Fair
9.3	Floors	Fair
9.4	Stairs	N.A.
9.5	Openings	Fair
9.6	Roofing	Poor
9.7	Articulation & Finishes	Poor
9.8	Services	Poor
9.9	Out buildings	N.A.
9.10	Over all condition	Fair
10.0		Transformation
10.1	Form	No
10.2	Structure	Minor alterations
10.3	Articulation & Finishes	No
11.0		DP Remarks / Perceived Threats
		Insensitive modernisation, possible demolition in the process of urbanisation
12.0		Additional Notes / References / Documents Available

859-M		NAZRENE VILLA	
	Common Ref No. :	859	
	Card No.	859-M	
	Ward (Part):	M (E/29)	
	C.S. No.	1411	
	Plot Areas:	1329.10 Sq.m.	
	B U Area:	871.50 Sq.m.	
	Date:	Feb 2007	
	Record by:	Pallavi, Samidha	
	Review by:	Ramesh, Ulhas Rane	
	Int N	Ext. Y	
Photo Ref.	859		
			
No access			
1.0		Denomination	
1.1	Name of Properties	Nazerene villa	
1.2	Earlier Name	Nazerene villa	
1.3	Built in	Around 1930	Extension Date (if any) : Not known
2.0		Access	
2.1	Main	13 th Road, Off D.Saraswati Road, Chembur	
2.2	Subsidiary		
3.0		Ownership pattern	
3.1	Present	K. P. Nazerene, France Brito, Edamond Brito	
3.2	Past	Owner	
3.3	Status	Owner	
4.0		Use	
4.1	Present	Residential	
4.2	Past	Residential	
4.3	Status	In use	
5.0		Significance & Value Classification	
5.1	Townscape (Natural / Manmade)	Part of the Bungalow scheme floated in late 1920's. Plots belong to the Christian community migrated from Byculla. All the bungalows have their own tube wells. G+1 storeyed bungalows are either in Art Deco or vernacular colonial style	
5.2	Architectural description	Basically rectangular in plan with offsets at porch, it has pitch roof and projected eaves. The entrance has four columns and brackets supporting front chajja. On each side of the entrance, the gable wall has plaster decoration depicting a wheel window. The walls have pilaster decoration. Openings are framed in a plaster band. The garden furniture is also original. Local coastal style bungalow	
5.3	Intrinsic	The villa gives the rustic feeling. Its transformation to greater extent has not taken place retaining its identity.	
5.4	Value Classification	A(arc), E, G(grp)	Recommended grade III
		A (arc) – Typical coastal architecture bungalow E – A part of neighbourhood created for Christian community G (grp) – This is a part of group housing and individually contributes to the value of the group of residential buildings	
6.0		Topography	
6.1	Floors	Ground storey structure	


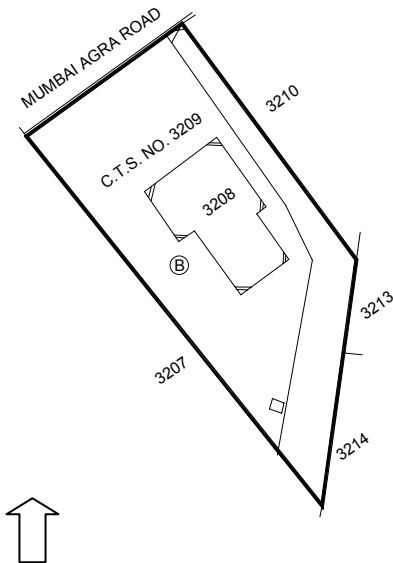
7.0		Construction
7.1	Plinth	0.6m high stone plinth
7.2	Walls	Brick masonry
7.3	Floors	Kotah stone
7.4	Stairs	N.A.
7.5	Openings	Doors - with wooden frames, shutters & panels with fan light detail, Window –with wooden frames & shutters & glazed panels
7.6	Roofing	Manglore tiled sloping roof, with wooden rafters & purlins
7.7	Articulation	Medallion work done on the wall under the roof
7.8	Finishes	Plaster & paints for walls, varnish & paint for wood
7.9	Interiors (Movable & immovable)	N.A.
7.10	Compound / Fence / Gate	Compound wall- 0.45m high stone masonry with RCC coping and iron bars fencing Fence / gate- with wrought iron
7.11	Curtilege / unbuilt space / out buildings / landscape	Small garden around the structure
8.0		Services & Utilities
8.1	Lighting	Natural
8.2	Ventilation	Natural
8.3	Electricity	MCGM / Reliance
8.4	Water Supply	MCGM
8.5	Drainage / Plumbing and Sanitation	MCGM
8.6	Fire precaution	N.A.
8.7	Other (HVAC/BMS/ Security Systems)	N.A.
9.0		Condition
9.1	Plinth	Not known
9.2	Walls	Not known
9.3	Floors	Not known
9.4	Stairs	Not known
9.5	Openings	Not known
9.6	Roofing	Not known
9.7	Articulation & Finishes	Not known
9.8	Services	Not known
9.9	Out buildings	Not known
9.10	Over all condition	Fair externally
10.0		Transformation
10.1	Form	Not known
10.2	Structure	Not known
10.3	Articulation & Finishes	Not known
11.0		DP Remarks / Perceived Threats
		Modernisation, demolition under the process of urbanisation
12.0		Additional Notes / References / Documents Available




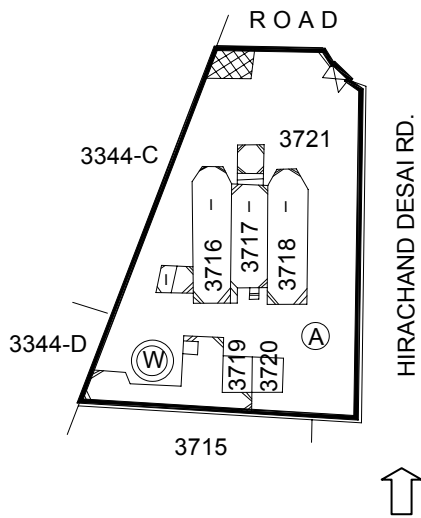
View of the house from road

867-M			RUKMINI VILLA	
	Common Ref No. :	867		
	Card No.	867-M		
	Ward (Part):	M (E/29)		
	C.S. No.	969		
	Plot Areas:	369.40		
	B U Area:	Not Available		
	Date:	Feb 2007		
	Record by:	Samidha, Megha		
	Review by:	Pallavi, Ulhas Rane		
	Int: N	Ext. Y		
Photo Ref.		867 series		
No Access				
1.0		Denomination		
1.1	Name of Properties	Rukmini Villa		
1.2	Earlier Name	Not available		
1.3	Built in	1855	Extension Date (if any) : N.A.	
2.0		Access		
2.1	Main	19 th Road, Off D. Saraswati Road, Chembur		
2.2	Subsidiary	No		
3.0		Ownership pattern		
3.1	Present	Freehold - Balkrishna Sathe		
3.2	Past	Not known		
3.3	Status	In possession of the owner		
4.0		Use		
4.1	Present	Residential		
4.2	Past	Residential		
4.3	Status	In use		
5.0		Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Part of the Bungalow scheme floated in late 1920's. Plots belong to the Christian community migrated from Byculia. All the bungalows have their own tube wells. G+1 storeyed bungalows are either in Art Deco or traditional / colonial style		
5.2	Architectural description	Fan shaped in plan, it has a verandah on the side, which has arcaded openings. One window has decorative lattice grill. it has a small garden and a fountain. Arcaded verandah on both side and baluster railing gives it a rural scale. Mix of gothic and Mughal architectural style (saracenic)		
5.3	Intrinsic	The villa takes one into a different era retaining its identity of mixture of two different cultures but the renovation work that has taken place. Fragments of original structure are still present.		
5.4	Value Classification	A(arc), E, G(grp) Recommended Grade III		
		A (arc) – Unique mix of Indo-saracenic / traditional architecture E – A part of neighbourhood created for Christian community G (grp) – This is a part of group housing and individually contributes to the value of the group of residential buildings		
6.0		Topography		
6.1	Floors	Ground + 1 storey structure		

7.0		Construction
7.1	Plinth	0.45m high stone plinth
7.2	Walls	Brick masonry
7.3	Floors	Not available
7.4	Stairs	Not available
7.5	Openings	Doors - with wooden frames, shutters & panels and fanlight detail, in walls RCC art work in the form of jali Window - with wooden frames & shutters & glazed panels
7.6	Roofing	Flat roof
7.7	Articulation	Wrought iron window grills, in walls RCC art work in the form of jali work has been done. The balconies are with arches and with wrought iron art work at the bottom of the arches, water fountain
7.8	Finishes	Plaster & paints for walls, varnish & paint for wood
7.9	Interiors (Movable & immovable)	N.A.
7.10	Compound / Fence / Gate	N.A.
7.11	Curtilege / unbuilt space / out buildings / landscape	Cement concrete laying, stone fountain, shrubs and trees
8.0		Services & Utilities
8.1	Lighting	Natural
8.2	Ventilation	Natural
8.3	Electricity	MCGM / Reliance
8.4	Water Supply	MCGM
8.5	Drainage / Plumbing and Sanitation	MCGM
8.6	Fire precaution	N.A.
8.7	Other (HVAC/BMS/ Security Systems)	Piped gas system
9.0		Condition
9.1	Plinth	Not known
9.2	Walls	Not known
9.3	Floors	Not known
9.4	Stairs	Not known
9.5	Openings	Not known
9.6	Roofing	Not known
9.7	Articulation & Finishes	Not known
9.8	Services	Not known
9.9	Out buildings	Not known
9.10	Over all condition	Fair externally
10.0		Transformation
10.1	Form	Due to additions and alteration, the style has partly lost its effect.
10.2	Structure	The first floor balcony looks like addition done at a later stage , also the steps near the balconies is a later date addition
10.3	Articulation & Finishes	Degrading.
11.0		DP Remarks / Perceived Threats
		Modernisation and demolition under the pressure of urbanisation
12.0		Additional Notes / References / Documents Available

707- N			BIJAY NIWAS	
	Common Ref No. :	707		
	Card No.	707-N		
	Ward (Part):	N (E/22)		
	C.T.S. No.	3029		
	Plot Areas:	1768.00		
	B U Area:	320.00		
	Date:	Feb 2007		
	Record by:	Mona, Megha		
	Review by:	Ramesh, Ulhas Rane		
	Int	Ext.		
Photo Ref.	707-series			
No access				
1.0		Denomination		
1.1	Name of Properties	Bijay Niwas		
1.2	Earlier Name	Not available		
1.3	Built in	Around 1950	Extension Date (if any) : not known	
2.0		Access		
2.1	Main	LBS Marg, Ghatkopar		
2.2	Subsidiary	No		
3.0		Ownership pattern		
3.1	Present	Freehold - All India Shwetambar Sevakvasi Jain Conference		
3.2	Past	Freehold		
3.3	Status	In possession and having tenants		
4.0		Use		
4.1	Present	Residential & commercial		
4.2	Past	Residential		
4.3	Status	Residential & commercial		
5.0		Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Built as a small mansion with an outhouse, it has decorations on all sides, indicating it to be an important building.		
5.2	Architectural description	Colonial building with decorative bands in cornice and openings and pilaster works. Outhouse has sloping roof with decorative woodwork on eaves.		
5.3	Intrinsic			
5.4	Value Classification	A(arc) Recommended Grade : III		
		A (arc) – The main building with colonial architecture character and the outhouse with colonial/traditional character with simple decorations is unique in this part of Mumbai.		
6.0		Topography		
6.1	Floors	Ground+1 storey structures		
7.0		Construction		
7.1	Plinth	0.60m high Stone plinths		

7.2	Walls	Brick masonry
7.3	Floors	Not available
7.4	Stairs	Wooden and decorative balusters
7.5	Openings	Doors - with wooden frames, shutters & panels, Window - mainly arched, with few extending upto the floor level, with wooden frames, shutters & panels
7.6	Roofing	Manglore tiled sloping roof, with wooden rafters & purlins
7.7	Articulation	Cornice, pilaster
7.8	Finishes	Plaster & paints for walls, varnish & paint for wood
7.9	Interiors (Movable & immovable)	Typical residential / institutional furniture
7.10	Compound / Fence / Gate	Stone masonry
7.11	Curtilege / unbuilt space / out buildings / landscape	Out house with sloping roof, minimal landscape
8.0		Services & Utilities
8.1	Lighting	Natural and adequate lighting
8.2	Ventilation	Natural and adequate ventilation
8.3	Electricity	MCGM / Reliance
8.4	Water Supply	MCGM
8.5	Drainage / Plumbing and Sanitation	MCGM
8.6	Fire precaution	No
8.7	Other (HVAC/BMS/ Security Systems)	No
9.0		Condition
9.1	Plinth	Fair
9.2	Walls	Deteriorating due to dampness
9.3	Floors	Tiles / IPS
9.4	Stairs	Fair
9.5	Openings	Poor
9.6	Roofing	Poor, leakages at a few places
9.7	Articulation & Finishes	Poor
9.8	Services	Poor
9.9	Out buildings	Poor
9.10	Over all condition	Poor externally
10.0		Transformation
10.1	Form	Fairly in original form
10.2	Structure	Not much
10.3	Articulation & Finishes	Not much
11.0		DP Remarks / Perceived Threats
		Deterioration due to negligence, Modernisation, Demolition
12.0		Additional Notes / References / Documents Available

765-N		RANGWALA BUNGALOW	
	Common Ref No. :	765	
	Card No.	765-N	
	Ward (Part):	N (E/22)	
	C.S. No.	3716 to 3721	
	Plot Areas:	1049.50 Sq.m.	
	B U Area:	Not Available	
	Date:	Feb 2007	
	Record by:	Tanvi, Arti	
	Review by:	Pallavi, Ulhas Rane	
	Int	Ext. Y	
	Photo Ref.	765 series	
			
Access aggressively denied. Property seems to be in litigation.			
1.0		Denomination	
1.1	Name of Properties	Rangwala bungalow	
1.2	Earlier Name	Not known	
1.3	Built in	Not known	Extension Date (if any): Not known
2.0		Access	
2.1	Marg	Hirachand Desai Road, Ghatkopar	
2.2	Subsidiary	-	
3.0		Ownership pattern	
3.1	Present	Not known (Veerji Mathura Das - ?)	
3.2	Past	-	
3.3	Status	Not known	
4.0		Use	
4.1	Present	Residential	
4.2	Status	In use	
5.0		Significance & Value Classification	
5.1	Townscape (Natural / Manmade)	Located close to the Ghatkopar railway station, the bungalow is quite prominent in the crowded suburb	
5.2	Architectural description	Rectangular in plan and having 3 wings adjacent to each other. The central wing has projected porch having square columns with Corinthian capitals. Side wings culminate into an octagonal shape rooms. The wall outside has panels with plaster moldings having floral design. Each panel has different designs. Windows have design plaster of tapering lintel and sills. Flat terraces have baluster parapet, while most of the structure has pitch roof.	
5.3	Intrinsic	Not known	
5.4	Value Classification	A(arc)	Recommended Grade III
		A (arc) – A colonial style bungalow with octagonal configuration in plan.	
6.0		Topography	
6.1	Floors	Not known	
7.0		Construction	
7.1	Plinth	Not known	
7.2	Walls	Not known	

7.3	Floors	Not known
7.4	Stairs	Not known
7.5	Openings	Not known
7.6	Roofing	Not known
7.7	Articulation	Not known
7.8	Finishes	Not known
7.9	Interiors (Movable & immovable)	Not known
7.10	Compound / Fence / Gate	Not known
7.11	Curtilege / unbuilt space / out buildings / landscape	Not known
8.0		Services & Utilities
8.1	Lighting	Not known
8.2	Ventilation	Not known
8.3	Electricity	Not known
8.4	Water Supply	Not known
8.5	Drainage / Plumbing and Sanitation	Not known
8.6	Fire precaution	Not known
8.7	Other (HVAC/BMS/ Security Systems)	Not known
9.0		Condition
9.1	Plinth	Not known
9.2	Walls	Not known
9.3	Floors	Not known
9.4	Stairs	Not known
9.5	Openings	Not known
9.6	Roofing	Not known
9.7	Articulation & Finishes	Not known
9.8	Services	Not known
9.9	Out buildings	Not known
9.10	Over all condition	Externally
10.0		Transformation
10.1	Form	Not known
10.2	Structure	Not known
10.3	Articulation & Finishes	Not known
11.0		DP Remarks / Perceived Threats
		Modernisation / Demolition under the process of urbanisation
12.0		Additional Notes / References / Documents Available




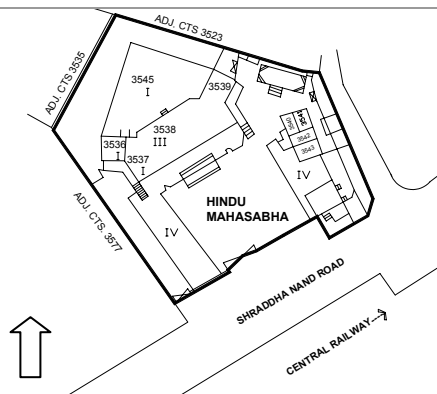
Octagonal rooms




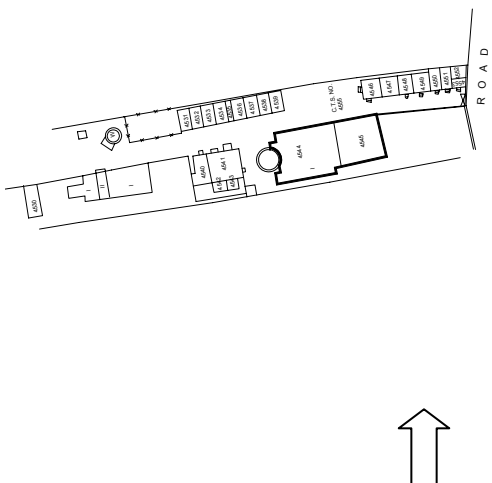
Porch






Porch & Landscape


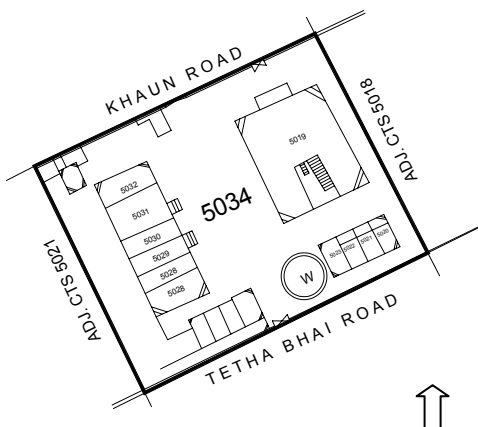
808-N		HINDU MAHASABHA OFFICE	
	Common Ref No. :	808 N	
	Card No.	808-N	
	Ward (Part):	N (E/22)	
	C.S. No.	3536 to 3545	
	Plot Areas:	21,542.50	
	B U Area:	Not Available	
	Date:	Feb 2007	
	Record by:	Mona, Vineet	
	Review by:	Ulhas Rane	
	Int : N	Ext : Y	
	Photo Ref.	808	
			
No Access			
1.0		Denomination	
1.1	Name of Properties	Hindu Mahasabha Office	
1.2	Earlier Name	Not available	
1.3	Built in	1925	Extension Date (if any) not known
2.0		Access	
2.1	Main	Shraddhanand Road, Ghatkopar (W), Mumbai	
2.2	Subsidiary	Not available	
3.0		Ownership pattern	
3.1	Present	Ghatkopar Hindu Mahasabha Trust	
3.2	Past	Trust	
3.3	Status	Trust	
4.0		Use	
4.1	Present	Office - Religious and community	
4.2	Past	Office - Religious and community	
4.3	Status	In use	
5.0		Significance & Value Classification	
5.1	Townscape (Natural / Manmade)	One of the branch offices of Hindu mahasabha. It has a social impact on the neighborhood.	
5.2	Architectural description	A moderate art nouveau ground plus two storeyed building, having corridors in the front. A chajja runs around the structure at lintel level on each floor The columns tapering and railing are of same style. Narrow horizontal paint bands run at various level.	
5.3	Intrinsic	It has played a major role in the freedom struggle of India. At present it works on a low profile. It has an impact on the surroundings due to its political and religious power	
5.4	Value Classification	B(uu), C(seh), D(bio) Recommended Grade III	
		B (uu) – Unique use of building of an important religious / political party of the late 19th century C(seh) – The building which is relevant in social history of India being an office of an important religious/political party D (bio) - Being the office of Hindu Mahasabha – the religious/political party, many historical events / personalities are associated with this building	
6.0		Topography	
6.1	Floors	Ground + 2 storey structure	
7.0		Construction	
7.1	Plinth	Not known	
7.2	Walls	Not known	

7.3	Floors	Not known
7.4	Stairs	Not known
7.5	Openings	Doors- with wooden frames, shutters and panels. Windows-mainly rectangular of wooden frames and shutters and with glazing
7.6	Roofing	Flat terraced roof
7.7	Articulation	Covered corridors with columns form a major elevational feature
7.8	Finishes	Not known
7.9	Interiors (Movable & immovable)	Not known
7.10	Compound / Fence / Gate	Not known
7.11	Curtilege / unbuilt space / out buildings / landscape	Not known
8.0		Services & Utilities
8.1	Lighting	Not known
8.2	Ventilation	Not known
8.3	Electricity	Not known
8.4	Water Supply	Not known
8.5	Drainage / Plumbing and Sanitation	Not known
8.6	Fire precaution	Not known
8.7	Other (HVAC/BMS/ Security Systems)	Not known
9.0		Condition
9.1	Plinth	Not known
9.2	Walls	Not known
9.3	Floors	Not known
9.4	Stairs	Not known
9.5	Openings	Not known
9.6	Roofing	Not known
9.7	Articulation & Finishes	Not known
9.8	Services	Not known
9.9	Out buildings	Not known
9.10	Over all condition	Externally
10.0		Transformation
10.1	Form	Not known
10.2	Structure	Not known
10.3	Articulation & Finishes	Not known
11.0		DP Remarks / Perceived Threats
		Modernisation / demolition under the process of urban development
12.0		Additional Notes / References / Documents Available

811-N			NAVNEETH HAVELI MANDIR	
	Common Ref No. :	811		
	Card No.	811-N		
	Ward (Part):	N (E/22)		
	C.S. No.	4530 to 4555		
	Plot Areas:	5366.20 Sq.m.		
	B U Area:	Not Available		
	Date:	Feb 2007		
	Record by:	Mona, Megha		
	Review by:	Pallavi, Ulhas Rane		
	Int N	Ext. Y		
Photo Ref.		811 series		
No access				
1.0		Denomination		
1.1	Name of Properties	Navneeth Haveli Mandir		
1.2	Earlier Name	-		
1.3	Built in	1940-approx Extension Date (if any): not known		
2.0		Access		
2.1	Main	Mahatma Gandhi Road, Ghatkopar (E)		
2.2	Subsidiary			
3.0		Ownership pattern		
3.1	Present	Chaturbhuj Jeevandas Religious Charitable Trust : Trustee – Manibai Chaturbhuj Jeevandas and 3 others		
3.2	Past	Trust		
3.3	Status	Trust		
4.0		Use		
4.0	Present	Place of worship & residential		
4.1	Past	Place of worship & residential		
4.2	Status	In use		
5.0		Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Low rise community development, residential structures around to serve the temple		
5.2	Architectural description	A double storeyed Colonial style structure having sloping roof with skylights. The walls have double height pilaster decorations. The eaves have latticework at the eaves. Openings have decorative moulding framing with keystone. There is no horizontal moulding emphasizing verticality.		
5.3	Intrinsic	Subdued character		
5.4	Value Classification	A(arc), E Recommended Grade III		
		A (arc) – Temple, but in a colonial style of architecture		
		E – Temple complex has social and community value		
6.0		Topography		
6.1	Floors	Mainly ground & ground + 1 storey development		
7.0		Construction		
7.1	Plinth	Approximately 0.45m to 0.6m high plinth		

7.2	Walls	Brick & stone masonry
7.3	Floors	RCC slab, tiles
7.4	Stairs	Wooden staircases with wooden railing & decorative elements
7.5	Openings	Doors - with wooden frames, shutters & panels, Window - with wooden frames, shutters & panels
7.6	Roofing	Mangalore tiled sloping roof, with wooden rafters & purlins
7.7	Articulation	Wooden columns & supporting members, wooden railing, detailing
7.8	Finishes	Plaster & paints for walls, varnish & paint for wood
7.9	Interiors (Movable & immovable)	Wooden furniture
7.10	Compound / Fence / Gate	Compound wall - in brick masonry with grill MS gate, MS entrance door
7.11	Curtilege / unbuilt space / out buildings / landscape	Small open ground in front of residential building and a well inside the complex
8.0		Services & Utilities
8.1	Lighting	Natural
8.2	Ventilation	Natural
8.3	Electricity	MCGM / Reliance Power
8.4	Water Supply	MCGM
8.5	Drainage / Plumbing and Sanitation	MCGM
8.6	Fire precaution	Not present.
8.7	Other (HVAC/BMS/ Security Systems)	Not present.
9.0		Condition
9.1	Plinth	Not known
9.2	Walls	Not known
9.3	Floors	Not known
9.4	Stairs	Not known
9.5	Openings	Not known
9.6	Roofing	Not known
9.7	Articulation & Finishes	Not known
9.8	Services	Not known
9.9	Out buildings	Not known
9.10	Over all condition	Not known
10.0		Transformation
10.1	Form	Retains original form.
10.2	Structure	Mangalore tiles being replaced by GI sheets at some places
10.3	Articulation & Finishes	Minor repairs / additions for maintenance, new finishes
11.0		DP Remarks / Perceived Threats
		Modernisation, encroachment
12.0		Additional Notes / References / Documents Available

	
Side view of the temple and the temple complex	Road side view of the Haveli temple shikar.
	
Top view of the temple	

823-N			KHOKHANI BUNGALOW	
	Common Ref No. :	823		
	Card No.	823-N		
	Ward (Part):	N (E/22)		
	C.T.S. No.	5019 to 5034		
	Plot Areas:	2424.60		
	B U Area:	Not Available		
	Date:	Feb 2007		
	Record by:	Mona, Megha		
	Review by:	Pallavi, Ulhas Rane		
	Int N	Ext. Y		
Photo Ref.	823 series			
No access				
1.0		Denomination		
1.1	Name of Properties	Khokhani bungalow		
1.2	Earlier Name	Not available		
1.3	Built in	Around 1920	Extension Date (if any) : Not known	
2.0		Access		
2.1	Marg	Khokhani lane, Ghatkopar(E), Mumbai		
2.2	Subsidiary	No		
3.0		Ownership pattern		
3.1	Present	Freehold - Shri. Jyotindra Ishwarlal Khokhani & others		
3.2	Past	Not known		
3.3	Status	Not known		
4.0		Use		
4.0	Present	Residential		
4.1	Past	Residential		
4.2	Status	In use		
5.0		Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	A part of dense residential urban development		
5.2	Architectural description	Colonial / traditional style double storied bungalow with pitch roof. The entrance portico is a flat terrace on colonnade having Corinthian capitals with a molding at the roof level. The ornamental decoration at the gable ends and lattice work at the eaves is noticeable. All the openings are framed by decorative moulding. Cornice bands at the roof level, decorative column capitals and balusters are the main features of the building.		
5.3	Intrinsic	A mix of Indian and European style. High plinth gives it a dominant status in the locality.		
5.4	Value Classification	A(arc) Recommended Grade: II B		
		A (arc) – A mix of Colonial and Traditional style of architecture with a few simple decorative features		
6.0		Topography		
6.1	Floors	Ground + 1 storey		
7.0		Construction		
7.1	Plinth	0.6m high stone plinth		
7.2	Walls	Not known		
7.3	Floors	Not known		



7.4	Stairs	Not known
7.5	Openings	Doors - with wooden frames, shutters & panels, Window - mainly arched, with few extending upto the floor level, with wooden frames & shutters & panels
7.6	Roofing	Mangalore tiled sloping roof, with wooden rafters & purlins.
7.7	Articulation	Art work has been carried on below the sloping roof of front façade, columns A Ganapati idol marks the entrance at porch of the house.
7.8	Finishes	Not known
7.9	Interiors (Movable & immovable)	Not known
7.10	Compound / Fence / Gate	Compound wall – 1.5m high brick masonry
7.11	Curtilege / unbuilt space / out buildings / landscape	Trees and shrubs
8.0		Services & Utilities
8.1	Lighting	Not known
8.2	Ventilation	Not known
8.3	Electricity	Not known
8.4	Water Supply	Not known
8.5	Drainage / Plumbing and Sanitation	Not known
8.6	Fire precaution	Not known
8.7	Other (HVAC/BMS/ Security Systems)	Not known
9.0		Condition
9.1	Plinth	Not known
9.2	Walls	Not known
9.3	Floors	Not known
9.4	Stairs	Not known
9.5	Openings	Needs maintenance and repairing work as the lining of openings has come down
9.6	Roofing	Not known
9.7	Articulation & Finishes	Not known
9.8	Services	Not known
9.9	Out buildings	Not known
9.10	Over all condition	Appears fair but needs maintenance
10.0		Transformation
10.1	Form	Not known
10.2	Structure	Not known
10.3	Articulation & Finishes	Not known
11.0		DP Remarks / Perceived Threats
		Demolition under the pressure of urban development
12.0		Additional Notes / References / Documents Available



Front view



Verandah with columns and railings

Pr-03		CHEMBUR PRECINCT
	Common Ref No. :	Pr-03
	Card No.	PR-03-M
	Ward (Part) :	M
	C.S. No.	-
	Plot Areas:	0.67 Sq.km
	B U Area:	-
	Date:	-
	Record by:	Tanvi, Arti, Deepika, Tarannum, Anita
	Review by:	Ramesh, Ulhas Rane
	Int Y	Ext. Y
	Photo Ref.	Pr-03 series
		
1.0		Denomination
1.1	Name of Properties	Chembur Precinct
		<ul style="list-style-type: none"> Sub Precinct: Chembur Gaothan Sub Precinct: Old Chembur Sub Precinct: St Anthony's Society
1.2	Earlier Name	Chembur
1.3	Built in	Gaothan. - 1921-1942 (658-583).
		Old Chembur -1856 (425, 427).
		St. Anthony's Society -1928 (032).
2.0		Access
2.1	Main	1) Chembur Precinct
		Ramakrishna Chemburkar Marg on the West, V.N.Purav Marg on the South, Sandu Marg & Road No. 5, 19 & 21 on the North, Subhash Nagar Road on the East
		Sub Precinct: Chembur Gaothan
		Ramakrishna Chemburkar Marg on the West. Road No. 10 on the South, Sandu Marg on the East, Road No.15 on the North
		Sub Precinct: Old Chembur
		Ramakrishna Chemburkar Marg on the West, V. N. Purav Marg on the South Central Avenue Road on the East, Road No. 10, 15 & 19 Sandu Marg on the North
		Sub Precinct: St Anthony's Society
		Central Avenue Road on the West,

		St. Anthony's Road on the south Road No. 5 & 21 on the North Subhash Nagar Road on the East.
2.2	Subsidiary	NA
3.0		Ownership pattern
3.1	Present	Sub Precinct: Chembur Gaothan Ownership properties with tenants
		Sub Precinct: Old Chembur Ownership Co-operative housing society and primarily, an
		Sub Precinct: St Anthony's Society Co-operative Housing Society
3.2	Past	Sub Precinct: Chembur Gaothan Freehold
		Sub Precinct: Old Chembur Ownership; Co-operative housing society
		Sub Precinct: St Anthony's Society Co-operative Housing Society for the Christian community. Plots given by the Church
3.3	Status	Sub Precinct: Chembur Gaothan Free Hold; Leasehold; Litigations.
		Sub Precinct: Old Chembur Free Hold; Leasehold; Litigations. Many properties being bought over for redevelopment.
		Sub Precinct: St Anthony's Society Free Hold; Leasehold; Litigations. Many properties being bought over for redevelopment.
		Use
4.0	Present	Sub Precinct: Chembur Gaothan Residential, temple complex and small shops within the area.
		Sub Precinct: Old Chembur Residential, commercial and educational, playgrounds, and gardens
		Sub Precinct: St Anthony's Society Residential, educational, commercial and cemetery ground.
4.1	Past	Sub Precinct: Chembur Gaothan Residential and Temple complex
		Sub Precinct: Old Chembur Residential, commercial and educational, playgrounds, and gardens
		Sub Precinct: St Anthony's Society Residential, educational and cemetery ground.
4.2	Status	Sub Precinct: Chembur Gaothan Daily in use. Some dilapidated / under litigation properties are abandoned.
		Sub Precinct: Old Chembur In use. Some dilapidated / under litigation properties are abandoned. Many properties are up for redevelopment.
		Sub Precinct: St Anthony's Society In use. Some dilapidated / under litigation properties are abandoned. Many properties are up for redevelopment.
5.0		Significance & Value Classification
5.1	Townscape (Natural / Manmade)	Chembur Precinct - located towards the south west of Chembur railway station and to the west of R C Chemburkar Road (Old Ghatkopar – Mahul road) the area identified as Chembur Precinct is dominantly residential in landuse, in the fast changing look of the redeveloping Chembur and in striking contrast to the slums of the neighbouring Govandi and Deonar region. The precinct is further subdivided into 3 sub precincts based on the architectural / built footprint, the socio – economic character of the

		development and their periods of development.
		<p>Chembur Gaothan – The oldest in the three sub precincts glimpses of old Chembur village are still found in the gaothan area. Typical to any gaothan area, the built element is marked by low rise, dense development. Narrow paths with side open drains run through the gaothan. Handcarts & cycles compete with other 2 wheelers and 4 wheelers for travel as well as parking space. As one moves towards the periphery G+4 / G+7 recently constructed buildings are seen. Extensions and modifications to existing structures have encroached upon the side open spaces as well as the road / pathways, thus giving a feeling of congestion.</p> <p>The gaothan is dotted by a number of open wells. The water is not potable and at places the sewage has also crept within the well. However the water is used for household chores and the wells are still meeting / gathering places with the womenfolk. Many wells towards the periphery of the gaothan are discussions points with senior citizens and teenagers.</p> <p>Apart from small shrines and other temples the gaothan area has two temple complexes. The Deulwadi (the only surviving one of eastern suburbs) houses various small Hindu temples. The other is Shri Swami Samarth Math – having the temple as well as the residential quarters for the priests / family.</p>
		<p>Old Chembur – The second oldest in the three sub precincts, old Chembur has structures dating to 1855. The development is marked by well laid out bungalow / residential buildings with individual gardens for each along wide well planted roads. The individual buildings are designed sensitively with response to roundabouts, surrounding structures and open spaces. Some of the old buildings are 4 storeyed. Most of the bungalows have their individual wells, which are not in use presently.</p> <p>Many of the old bungalows are being converted to commercial use on the ground floor and many are giving way to multi storey buildings. Primarily the Hindu – Maharashtrian community resides here. Many of the bungalows were homes to a number of Marathi and Hindi theatre and cinema personalities in the early 1950's.</p>
		<p>St Anthony's Society – It was a planned development in the early 1920's upto late 1930's with a view of encouraging people to settle in the suburbs. Church offered lands with borewells to its members. For a long time only Christian community was allowed to be a part of the society. However in the recent past members of other communities have also purchased the properties. Mostly G+1 structures a few of them also an added floor. The houses are designed as small bungalows / cottages found in the Konkan or Goa region or in the Art Deco style.</p>
5.2	Architectural description	<p>The area shows low profile structures with G+1 storeys and common open spaces .There are no compound walls surrounding the individual houses. Structures exhibit low plinth level.</p> <p>Old Chembur -</p> <p>1A) St. Anthony's Society -</p>
5.3	Intrinsic	The precinct has a very laid back old time look and feel to it, thus adding to the charms of the old houses
5.4	Value Classification	- Recommended Grade :-
6.0		Topography
6.1	Floors	Chembur- 70% G+2 structures

		Gaothan - 50% G+1 & 30% G Fl. structures Old Chembur - 85% G+2 structures St. Anthony's Society - 80% G+2 structures
7.0		Construction
7.1	Plinth	Gaothan - 0.30 - 0.6m R.C.C. masonry. Old Chembur - 0.45 - 0.6m - maximum R.C.C construction St. Anthony's Society - 0.45 - 0.6m R.C.C and rubble masonry.
7.2	Walls	Gaothan - Brick masonry Old Chembur - Brick masonry St. Anthony's Society -Brick & Stone masonry
7.3	Floors	Gaothan - R.C.C. and Wooden Old Chembur - R.C.C St. Anthony's Society - R.C.C.
7.4	Stairs	Gaothan - R.C.C & Wooden Stairs Old Chembur - R.C.C and Metal Stairs St. Anthony's Society - R.C.C
7.5	Openings	Gaothan - 1) Less number of windows for houses 2) Most of them are renovated or changed 3) Old houses - Double shuttered wooden casement windows. Special features : 1) Ventilators with jali - 490 - Vasudev Bhuvan, 542 - Vinay Kulkarni 2) Bay windows and other continuous windows throughout the verandah - 583 - Hitkari Baug, Old Chembur - For Old construction: Double shuttered casement frame with glazed panels and wooden framework. Large number of corner windows. Special features: 1) 235 - Krishna Kutir (separate square ventilators) 2) Bay window - 245 Kamal Deep, 246 - Mehra Niwas, 408 - Ganga Niwas, Mhatre cottage 3) Arched window with glazed panel and metal jali - 265 - Deep Ashish 4) Sliding folding door - 286 - Ritu Raj 5) Band of windows along circular wall - 265 - Lina Mahal, 395 - Gurudas Bhuvan, 6) Jali for ventilators of verandah 425 - Rukmini villa, 435 - Vinayak bhuvan, 430 - Shamrock St. Anthony's Society - 1) Double shuttered casement wooden windows with glazed panels and ventilators. 2) For Bungalows - Double shuttered casement windows with wooden frame, glass panels and ventilators, double shuttered panelled wooden doors 3) For new construction – Sliding aluminium windows Special features are: 1) Four shuttered wooden casement windows with glazed panels-71 - Lucky house, 2) Bay windows - 78 Teresa Cottage, 155 - Belvedere 3) Folding doors - 84- Nazarene Villa, 87 -Noronha's villa, 148 - Joseph haven, 94 - Palcon's Villa, 81- Fernan Decoz, 4) 156 Church windows with cross. 5) Louvered windows - 171 - St. Joseph Convent School, 200 - Dev Chayya 6) Jali to parapet walls for ventilation- 201 -The Grotto. 7) Semicircular arched windows- 232 - Basera.

7.6	Roofing	<p>Chembur Precinct mixed style of roofing is seen in the whole precinct</p> <p>Gaothan. Sloping roofs and R.C.C. slab</p> <p>Old Chembur mostly R.C.C construction.</p> <p>St. Anthony Colony mostly sloping roof with Mangalore tiles.</p>
7.7	Articulation	<p>Gaothan - special features are:</p> <ol style="list-style-type: none"> 1) 468 - Decorative pole in front of house 2) 502 - RajLakshmi - Stain glass dormer 3) 503 - Balusters, lamps, flower pots in front of balcony 4) 522 - Ashish Kripa - welcoming entrance 5) 541 - Mhatre Niwas - decorative metal brackets for roof, Otla with wooden benches 6) 542 - Vinay Kulkarni - decorative metal grill for door and windows 7) 549 - Sai Kripa - Otla with swing, decorative stepguard, articulated wooden post for roof, 8) 583 - Hitkari baug - balusters, eaves board, tulsi vrindavan at the entrance, serving platform for outdoor parties in the backyard 9) 591 - Otla with swing <p>Old Chembur -</p> <ol style="list-style-type: none"> 1) 303 - Sandu Brothers - small green area near gate 2) 352 - Dr. Katkar's bungalow - decorative pillar of balcony 3) 408 - Ganga Niwas, 411 - Mhatre cottage - wall embossing 4) 414 - Dwaraka - arched chajja 5) 425 - Rukmini Villa - jali window, water fountain (stone), railing, balusters. 6) 430 - Shamrock - fountain, gatepost, decorative eaves board, door with stained glass. 7) 499 - Vijay Raj & Kanta Bhuvan - triangular covered facade in front of the house 8) 684 - Deul wadi - Deepa stambha <p>St. Anthony's Society - Different types of forms for planting trees along the road side.</p> <ol style="list-style-type: none"> 1) 017 - Clara Sadan - decorative garden with sculptures 2) 023 - Joy villa - ancient style stone benches placed in garden 3) 043 - Sadhana - wall sculpture 4) 045 - Pharmax house - lamp placed on compound wall 5) 084 - Nazarene Villa - designer metal benches at the entrance 6) 094 - Falcon villa - Articulated chajja 7) 133 - Bhishan Bharati - lantern at the entrance door 8) 138 - Kothari, 140 - Villa Prasad - articulated gate 9) 158- La Madone - Mother Mary idol placed at the entrance 10) 200 - Dev Chayya - terrace garden, entrance decorated by small plants 11) 201 - The Grotto - hanging plants, Mount Mary shrine in the balcony, lantern, wall embossing, decorative brackets for supporting balcony 12) 211 - Khimasia - wooden sculpture at the entrance 13) 223 - Terrace garden with decorative elements 14) 237 - Shanti Kripa - decorative artefacts at the entrance
7.8	Finishes	<p>St. Anthony's Society - Plastered and painted walls except Gokul(66), Rock Little(38), Holy Cross School(156), Prem Niketan(110), Nina(172), Shalom(167).</p> <p>Gaothan - Plastered and painted walls except Hitkari Baug(583), Yamuna(554), Ashish Kunj(522), Paryati(476), Vandemataram(495).</p>
7.9	Interiors (Movable & immovable)	NA
7.10	Compound / Fence / Gate	<p>1) Chembur 1A) St. Anthony's Society 60% R.C.C., 5% Rubble work eg.38, 79, 156, 211., 35% R.C.C walls with special features like grill, stone cladding, exposed brickwork.eg.16, 27, 43, 45, 62, 74, 84,90,155. and gates of 32, 45, 74, 84, 110,148, 154, 201.</p>

		<p>1B) Old chembur - 80% R.C.C. walls, 10% Rubble eg.312, 386, 387. 10% R.C.C walls with special features like grill, stone cladding, exposed brickwork eg. 293, 395. and gates of 296, 359, 373, 395, 430.</p> <p>1C) Gaothan - In earlier times, compound walls were mostly absent, however the ones which have come up in the recent past were constructed out of R.C.C.</p>
7.11	Curtilege / unbuilt space / out buildings / landscape	<p>Chembur - Gardens acts as traffic islands, provide for setting areas, old shady trees along roads, water fountains, benches, terrace gardens, lamp post, sign boards, temple complexes.</p> <p>Gaothan - 1) 522 - Ashish Kunj, 598 - well maintained garden 2) 583 - Hitkari Baug - outbuilt structures in garden like canal, car shed, well (pump house).</p> <p>Old Chembur - 1) 302 - Ganesh Smruti - outbuilt shrine 2) 392 - Kaumudi - shrine along the outer facade 3) 497 - K.Khanna Shivek - well maintained landscaped area 4) 484 - Devul wadi - large old shady trees, well, small garden, paved area, stage for performing, benches and sitting area around trees St. Anthony's Society - Large number of trees along the road 1) 012 - Saidham - grass joint paving. 2) 015 - Pai's dispensary - small Saibaba shrine within the compound 3) 022 - Pioneer house, 032 - Mathew - large green areas around the house 4) 027 - Pam Cote - Preserved old trees 5) 110 - Prem Niketan, 148 - Joseph Haven - well maintained lawn 6) 115 - Belvedere - garden with outbuilt structure 7) 020 - Dev chayya, 223 - terrace garden well maintained landscape shelves for plants</p>
8.0		Services & Utilities
8.1	Lighting	Reliance energy
8.2	Ventilation	
8.3	Electricity	MCGM
8.4	Water Supply	MCGM
8.5	Drainage / Plumbing and Sanitation	MCGM
8.6	Fire precaution	-
8.7	Other (HVAC/BMS/ Security Systems)	-
9.0		Condition
9.1	Plinth	<p>Gaothan - plinth level matches almost with road level Old Chembur - well maintained St. Anthony's Society - well maintained</p>
9.2	Walls	<p>Gaothan - 70 %good (because they are renovated) Old Chembur - 80 % well maintained St. Anthony's Society - 95 % well maintained</p>
9.3	Floors	<p>Gaothan - 50-55 % good condition Old chembur - 70 % good condition St. Anthony's Society - 95 % good condition</p>
9.4	Stairs	<p>Gaothan - 70 % good (because they are renovated) Old chembur - 85 % well maintained St. Anthony's Society - 90 % well maintained</p>

9.5	Openings	1) Chembur - 60 % good condition 1A) St. Anthony's Society - 70 % good condition 1B) Old Chembur - 60 % good condition 1C) Gaothan - 55 % good condition
9.6	Roofing	Gaothan - 55 % good condition Old Chembur - 60 % good condition St. Anthony's Society - 70 % good condition
9.7	Articulation & Finishes	Gaothan - 60 % good condition Old Chembur - 80 % good condition St. Anthony's Society - 90 % good condition
9.8	Services	NA
9.9	Out buildings	NA
9.10	Over all condition	Fair.
10.0		Transformation
10.1	Form	The transformation has begun. Gaothan is showing horizontal expansion Old Chembur – is showing vertical expansion St. Anthony's Society - is showing vertical expansion
10.2	Structure	Repairs and restoration are not sensitive to the original building in form and structure.
10.3	Articulation & Finishes	Decorative finishes, artefacts are being neglected and restored insensitively
11.0		DP Remarks / Perceived Threats
		Increase in FSI, balance potential of plots and construction boom has laid immense pressure on the old and heritage properties.
12.0		Additional Notes / References / Documents Available

PHOTO SERIES - CHEMBUR GAOTHAN	
	
Old houses with front courtyards	Nursery within the Gaathan
	
G+2 houses	
	Open wells in the gaathan

PHOTO SERIES – OLD CHEMBUR



Old houses



G+ 1 bungalows – transforming in form



Old houses in state of disrepair



Vendors along the tree lined roads



Tree lined roads.



Transforming houses



Chawls within the precinct



Informal parking lots along traffic islands



Few of the remaining Fountains in front courtyards of corner houses

PHOTO SERIES – ST. ANTHONY’S SOCIETY



A few houses are still retaining the original look



Additions to decorative compound walls



Old compound walls can still be seen



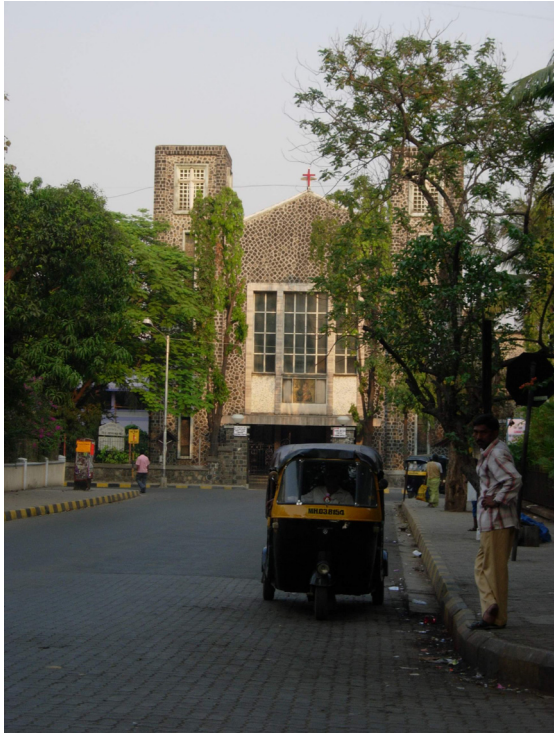
Low rise buildings responding to road junctions



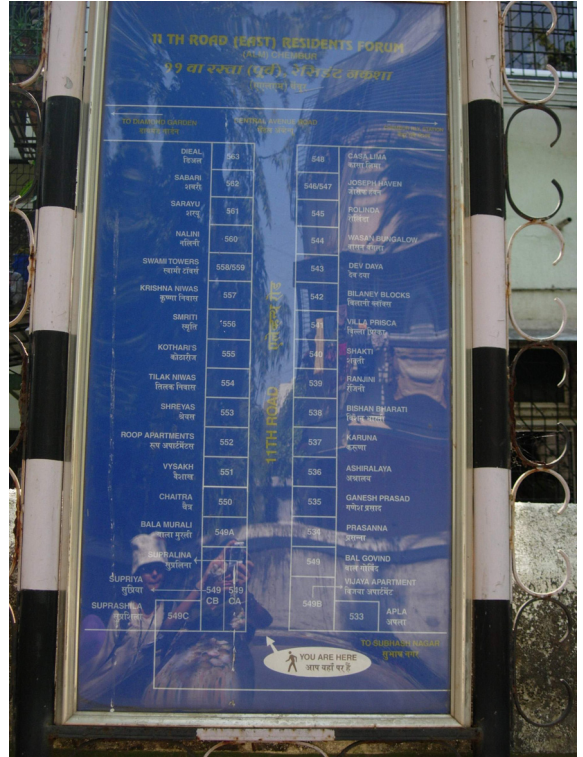
The Central Ambedkar garden



Commercial establishment coming up at road junctions



St. Anthony's Church



The Society has well laid out signages at all road junctions.



Gardens are being revamped



New constructions are fast replacing old bungalows



Low compound walls is a feature of the area



Green side open spaces add to the overall greens