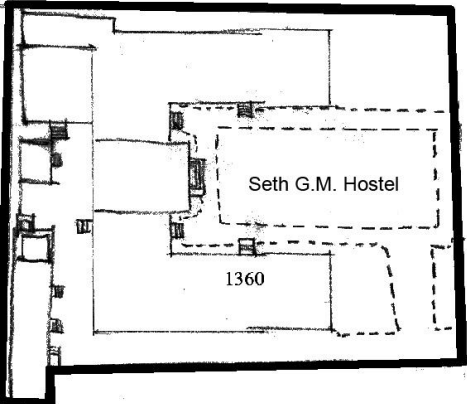
	Common Ref. No.:	
	Card No.: G/n-1	
	Ward (Part): G north-V	
	CS No.: F.P 1360	
	Plot Area: 1941.48 sq.m.	
	B U Area: 3214.00 sq.m.	
	Date: February, 2005	
	Record by: Gauri J, Uma P	
	Review by: Neera Adarkar	
	Internal: As above	
	External: As above	
	Photo Ref.: T-IV-Gn:\Ward Gn\Seth G.M. Jain Hostel	

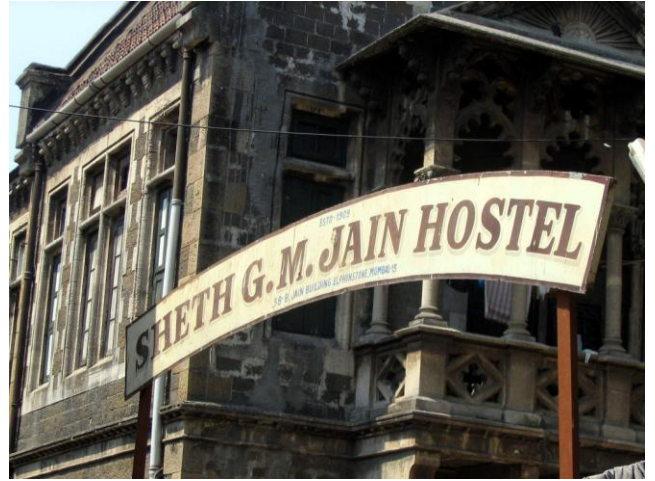
1.0	Denomination		
1.1	Name of Premises	Seth G.M. Jain Hostel	
1.2	Earlier Name	Not applicable	
1.3	Built in	Early 20 th century	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Off Jagannath Bhatankar Marg	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Taramati Sureshbhai Parekh	
3.2	Past	Chinubhai Manibhai Patel, Rameshbhai Manibhai Patel, Jainbhai Manibhai Patel, Gautambhai Manibhai Patel	
3.3	Status	Trust	
4.0	Use		
4.1	Present	Hostel	
4.2	Past	Hostel	
4.3	Usage	Regular residential use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on western side of Elphinstone station below Elphinstone bridge.	
5.2	Architectural Description	Neo-classical style structure with sloping roof and high gables with human figures as the Pinnacles. The entrance has a short porch with a balcony above, topped by a pediment supported by decorative stone columns with floral capitals. Long and short work at the corner of the building.	
5.3	Intrinsic	It is one of the few remaining buildings in Parel area which has Neo-classical elements of the Colonial period.	
5.4	Value Classification	A(arc), B(des), B(uu)	Recommended Grade II B
6.0	Topography		
6.1	Floors	G + 2	
7.0	Construction		
7.1	Plinth	Balck Basalt stone plinth in coursed ashlar masonry	
7.2	Walls	Stone walls in coursed ashlar masonry	
7.3	Floor	Wooden joist flooring	
7.4	Stairs	Access denied	
7.5	Openings	Rectangular openings with wooden frames and glazed shutter	
7.6	Roofing	Sloping roof with Mangalore tiles and wooden trusses	

7.7	Articulation	The entrance has a short porch with a balcony above topped by a pediment supported by decorative stone columns with floral capitals. Long and short work at the corner of the building.		
7.8	Finishes	Coursed ashlar masonry externally		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	High stone compound wall in random rubble masonry		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Central open space		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good (No sagging observed)		
9.4	Stairs	Access denied		
9.5	Openings	Good (Wooden members in good condition)		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Good (Well maintained)		
9.8	Services	Good (Drainage pipes need no replacement)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Good
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	North boundary touches the Special Industrial Zone on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

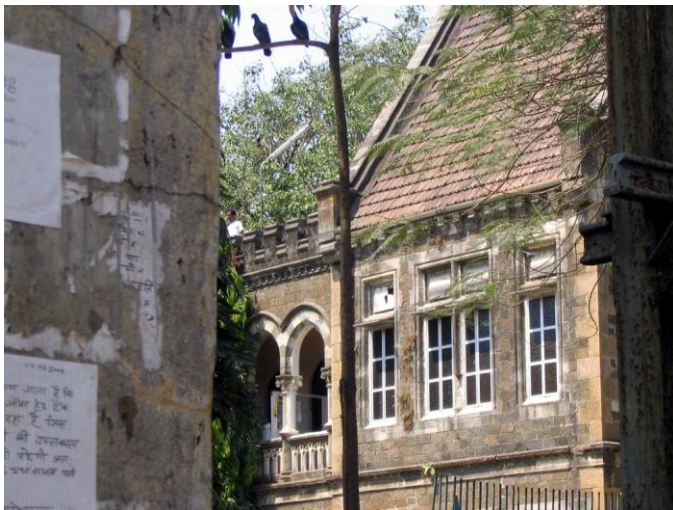
Seth G.M. Jain Hostel



View from Elphinstone railway station



Hostel from the entrance gate



Rectangular double height windows



Decorative roof gable




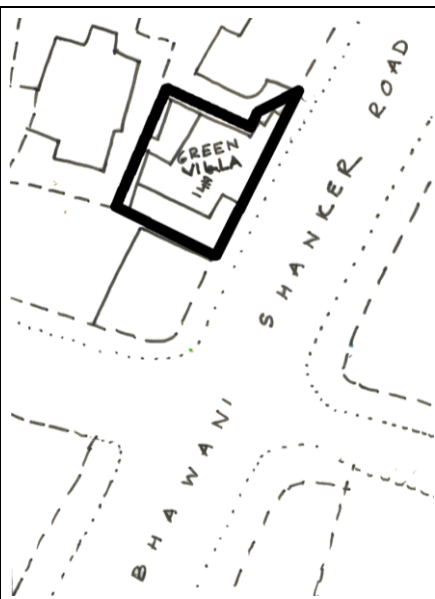
Seth G.M. Jain Hostel



Roof profile of the hostel

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

	Common Ref. No.:	
	Card No.: G/n-2	
	Ward (Part): G north-V	
	CS No.: 1419	
	Plot Area: 778.43 sq.m	
	B U Area: 727.26 sq.m	
	Date: February, 2005	
	Record by: Gauri J, Tanvi O	
	Review by: Neera Adarkar	
	Internal: As above	
	External: As above	
	Photo Ref.: T-IV-Gn:\Ward Gn\ Green Villa	



1.0	Denomination		
1.1	Name of Premises	Green Villa	
1.2	Earlier Name	Not applicable	
1.3	Built in	Mid 20 th century	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Bhawani Shankar Marg	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Bai Adul Natal	
3.2	Past	Governor of Bombay, Narayan Waman Tare, Jagannath Waman Tare, Govind Sahadeo	
3.3	Status	Tenanted	
4.0	Use		
4.1	Present	Residential	
4.2	Past	Residential	
4.3	Usage	Regular residential use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on Bhawani Shankar Marg which has a series of similar houses near Dadar station.	
5.2	Architectural Description	Vernacular style house which stands prominently on the road due to its decorative carved, red coloured wooden brackets supporting the roof. It also has a high plinth which is in coursed ashlar masonry contrasting with the plastered walls above. The external wooden staircase leading to the first floor is also one of the characteristics of such modest houses.	
5.3	Intrinsic	This is one of the few remaining bungalows on Bhawani Shankar Marg which belongs to the Catholic or East Indian Christian community.	
5.4	Value Classification	A(arc), A(cul)	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 1	
7.0	Construction		
7.1	Plinth	160 cms high Stone plinth in coursed ashlar masonry	
7.2	Walls	Load bearing brick walls	
7.3	Floor	Wooden joist flooring	
7.4	Stairs	Wooden stairs with decorative railing and baluster	

7.5	Openings	Segmental arched opening double window having wooden frames and glazed shutters		
7.6	Roofing	Sloping roof with Mangalore tiles and decorative eaves with wooden trusses		
7.7	Articulation	The façade shows minimal articulation with decorative wooden brackets supporting the chajjas. The plinth has coursed ashlar masonry and the brackets are recently painted in bright red oil paint.		
7.8	Finishes	Externally sand faced finish plaster and internally cement plastered		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	No front open space and marginal side open spaces		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good (No sagging observed)		
9.4	Stairs	Good (Sagging of a few wooden treads seen)		
9.5	Openings	Good (Wooden members in good condition)		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Good (Well maintained)		
9.8	Services	Good (No leakage observed)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	Grills and hoardings added later.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	None		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

Green Villa



View from Bhawani Shankar Marg



Oil painted carved wooden brackets




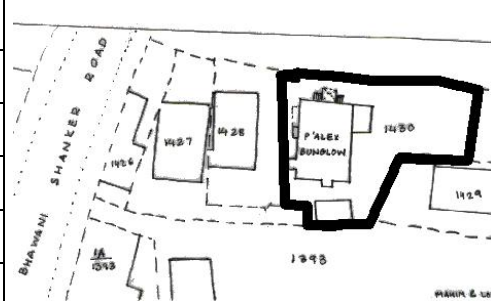
Decorative cast iron railing



Decorative eaves

Left side elevation not seen due to proximity of adjoining buildings

	Common Ref. No.:	
	Card No.: G/n-3	
	Ward (Part): G north-V	
	CS No.: 1430	
	Plot Area: 290.97 sq.m.	
	B U Area: 300.00 sq.m.	
	Date: February, 2005	
	Record by: Gauri J, Swapnil B	
	Review by: Neera Adarkar	
	Internal: As above	
External: As above		
Photo Ref.: T-IV-Gn:\Ward Gn\P'Alex D'Souza Bungalow		



1.0	Denomination		
1.1	Name of Premises	P'Alex D'Souza Bungalow	
1.2	Earlier Name	Not applicable	
1.3	Built in	1881	Extension Date (if any) 1977
2.0	Access		
2.1	Main	Bhawani Shankar Marg	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Government of Bombay	
3.2	Past	B.C. Vaity, Rusi Pherooshah Gamadhy, Kersi Gamadhy, Homy Gandhi	
3.3	Status	Tenanted	
4.0	Use		
4.1	Present	Residential, Commercial	
4.2	Past	Residential, Commercial	
4.3	Usage	Regular residential, commercial use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located off Bhawani Shankar Marg and maintains the skyline of the internal road.	
5.2	Architectural Description	One of the more elaborate houses that exist on the road in Vernacular style. It has a wooden external staircase which forms a feature of the structure due to its bold triangular form comprising of the two flights converging in to one landing. The entrance porch and the balcony above are supported by slender wooden columns. The wooden handrails, railings, trellis work and wooden louvres add an exquisite quality to the house. The lowrise sloping roof covers the entire structure only punctured by the balcony roof. Uniform sized window openings topped with segmental arched niches are in two parts, panelled shutters in the lower part and glazed shutters on the upper part.	
5.3	Intrinsic	This is one of the few remaining bungalows on Bhawani Shankar Road which belongs to the Catholic or East Indian Christian community.	
5.4	Value Classification	A(arc), A(cul)	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 1	
7.0	Construction		
7.1	Plinth	90 cms high stone plinth	
7.2	Walls	Load bearing brick walls	

7.3	Floor	Wooden joist flooring with brick bat coba		
7.4	Stairs	Wooden straight flight stairs with wooden balusters		
7.5	Openings	Segmental arched simple windows with wooden frames and glazed double shutters		
7.6	Roofing	Sloping roof with Mangalore tile with wooden plain eaves and wooden trusses		
7.7	Articulation	The wooden staircase has simple balusters. The roof has plain wooden eaves fascia. The façade shows minimal articulation.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Not provided		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good (No sagging observed)		
9.4	Stairs	Good (Wooden members in good condition)		
9.5	Openings	Good (Wooden members in good condition)		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Good		
9.8	Services	Good (Drainage pipes need no replacement)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Plot in Residential Zone on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai		

P'Alex D'Souza Bungalow



View from an internal lane off Bhawani Shankar Marg



External straight flight staircase





Projecting balcony with simple balusters



View of the front façade



Trellis work for balcony

	Common Ref. No.:		
	Card No.: G/n-4		
	Ward (Part): G north-V		
	CS No.: Not available		
	Plot Area: Not available		
	B U Area: Not available		
	Date: February, 2005		
	Record by: Gauri J, Arti S		
	Review by: Neera Adarkar		
	Internal: As above		
	External: As above		
	Photo Ref.: T-IV-Gn:\Ward Gn\30, Tom's Cottage		
			
1.0	Denomination		
1.1	Name of Premises	30, Tom's Cottage	
1.2	Earlier Name	Not applicable	
1.3	Built in	1932	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Bhawani Shankar Marg	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Not available	
3.2	Past	Not available	
3.3	Status	Ownership	
4.0	Use		
4.1	Present	Residential	
4.2	Past	Residential	
4.3	Usage	Regular residential use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on a small plot on Bhawani Shankar Marg near Dadar station.	
5.2	Architectural Description	Low rise vernacular style structure with entrance porch, sloping roof with Mangalore tile having decorative wooden eaves board. Its distinct feature is the sloping roof in two levels extending to the central length of the house punctured by the porch. The entire plot is elevated by 90 cms. Above the footpath level which helps to attain a right architectural scale to the house.	
5.3	Intrinsic	One of the few remaining houses in this typology existing on this road.	
5.4	Value Classification	A(arc), F	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 1	
7.0	Construction		
7.1	Plinth	Approx. 160 cms high plastered stone plinth	
7.2	Walls	Load bearing brick walls	
7.3	Floor	Wooden joist flooring	
7.4	Stairs	Access denied	
7.5	Openings	Rectangular opening with wooden frames and glazed shutters	

7.6	Roofing	Sloping roof with Mangalore tiles, decorative eaves on ground floor porch and plain eaves on the top floor.		
7.7	Articulation	The structure has minimal ornamentation on the façade. But it has decoratively carved eaves fascia. The entrance porch has wooden carved pinnacle above.		
7.8	Finishes	Internally and externally plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Plastered brick compound wall		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Marginal open foreground with Shahbad tiles		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good		
9.4	Stairs	Access denied		
9.5	Openings	Good (Wooden members in good condition)		
9.6	Roofing	Good (No leakage observed and Mangalore tiles need no replacement)		
9.7	Articulation & Finishes	Good (Well maintained)		
9.8	Services	Good (No leakage observed)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	None		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai		

30, Tom's Cottage



Front elevation

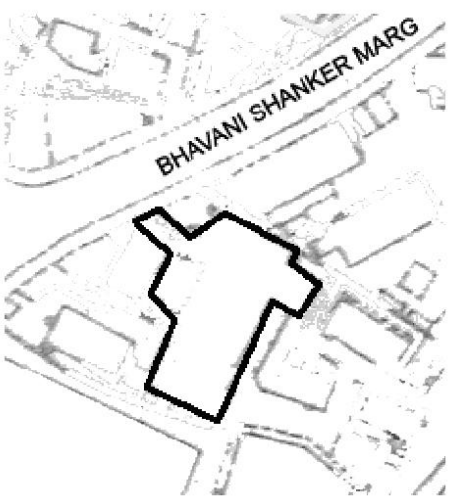


Detail of eaves



Roof detail of the entrance porch

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

	Common Ref. No.:		
	Card No.: G/n-5		
	Ward (Part): G north-V		
	CS No.: Not available		
	Plot Area: Not available		
	B U Area: Not available		
	Date: February, 2005		
	Record by: Gauri J, Tanvi O		
	Review by: Neera Adarkar		
	Internal: As above		
	External: As above		
	Photo Ref.: T-IV-Gn:\Ward Gn\ Nazreth House		
			
1.0	Denomination		
1.1	Name of Premises	Nazreth House	
1.2	Earlier Name	Not applicable	
1.3	Built in	Mid 20 th century	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Bhawani Shankar Marg	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Not available	
3.2	Past	Not available	
3.3	Status	Tenanted	
4.0	Use		
4.1	Present	Residential	
4.2	Past	Residential	
4.3	Usage	Regular residential use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located off Bhawani Shankar Marg and maintains the skyline of the internal road.	
5.2	Architectural Description	Vernacular style bungalow creates interest due to its sprawling character given by a large low rise roof enhanced by a decorative eaves board is commonly seen in the bungalows of this road. It has an elegant and a large balcony on the first floor and a wooden staircase. Unlike the other bungalows on this road, it shows a long stretch of a weather shade above the large entrance verandah which is supported by slender wooden columns and is approached by a wide flight of steps which is its unique feature.	
5.3	Intrinsic	One of the few remaining houses in this typology existing on this road.	
5.4	Value Classification	A(arc), B(des)	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 1	
7.0	Construction		
7.1	Plinth	Stone plinth in coursed ashlar masonry	
7.2	Walls	Load bearing brick walls	
7.3	Floor	Wooden joist floorings	
7.4	Stairs	Dog legged wooden staircase with simple wooden balustrade	

7.5	Openings	Rectangular wooden frame shutters and a weather shade in stained glass		
7.6	Roofing	Sloping roof with Mangalore tiles and wooden trusses		
7.7	Articulation	Simple wooden balustrades and decorative wooden eaves board. The weather shade covering the entire balcony along its length is in stained glass. Not much articulation is seen on the façade		
7.8	Finishes	Internally and externally plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Large front open space with landscaping done and marginal side open spaces		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Fair (No dampness or cracks observed)		
9.3	Floor	Fair (No sagging observed)		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Fair (Wooden members in good condition)		
9.6	Roofing	Good (To be checked for leakage if any)		
9.7	Articulation & Finishes	Fair (Needs maintenance)		
9.8	Services	Fair (Drainage pipes need maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	None		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai		

Nazreth House



View from Bhawani Shanker Road



Prominent eaves fascia



View obstructed due to tree plantation



Balcony having simple wooden balusters


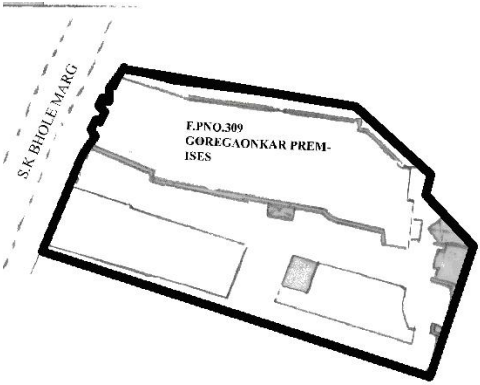


Wooden trellis work



Decorative wooden eaves fascia

Right side elevation not seen due to proximity of adjoining buildings

	Common Ref. No.:	
	Card No.: G/n-6	
	Ward (Part): G north-IV	
	CS No.: F.P. No. 309	
	Plot Area: 260.03 sq.m.	
	B U Area: 351.004 sq.m.	
	Date: February, 2005	
	Record by: Gauri J, Arti S	
	Review by: Neera Adarkar	
	Internal: As above	
External: As above		
Photo Ref.: T-IV-Gn:\Ward Gn\ Goregaonkar Premises		

1.0	Denomination		
1.1	Name of Premises	Goregaonkar Premises	
1.2	Earlier Name	Not applicable	
1.3	Built in	Mid 20 th century	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	S. K. Bole Marg	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Not available	
3.2	Past	Not available	
3.3	Status	Tenanted	
4.0	Use		
4.1	Present	Residential	
4.2	Past	Residential	
4.3	Usage	Regular residential use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on a plot on S.K Bole Marg near Dadar station.	
5.2	Architectural Description	A Vernacular settlement at Dadar is located near Antonio D'silva school. The long stretch of wooden balconies is a distinct feature of the premises. These balconies are supported by wooden posts at intervals. The premises include two buildings which form a chawl and the other structures in the premises are two small ground storeyed structures. The railings for the G + 2 structures are decorative wooden balusters.	
5.3	Intrinsic	This Maharashtrian settlement gives glimpses of chawls in Dadar area.	
5.4	Value Classification	A(arc), G(grp)	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 2	
7.0	Construction		
7.1	Plinth	60 cms high Kurla Basalt stone plinth	
7.2	Walls	Brick masonry walls	
7.3	Floor	Wooden joist floor with brick bat coba	
7.4	Stairs	Straight flight wooden decorative railing baluster	
7.5	Openings	Rectangular openings with wooden frames and glazed shutter	

7.6	Roofing	Sloping roof with Mangalore tiles, plain eaves, wooden trusses, wooden purlin supported by decorative brackets.		
7.7	Articulation	Cornice band is seen at second floor level. The long balconies are interrupted by simple wooden post. These balconies have decorative wooden balusters.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Plastered brick wall		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	No front open space, marginal side open space		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Fair (No settlement of the plinth observed but the cracks are seen at a few places)		
9.2	Walls	Fair (Needs plastering and painting)		
9.3	Floor	Fair (Sagging observed at a few places)		
9.4	Stairs	Fair (Wooden members in good condition)		
9.5	Openings	Fair (Wooden members in good condition)		
9.6	Roofing	Fair (Leakage observed at a few places)		
9.7	Articulation & Finishes	Fair (Needs maintenance)		
9.8	Services	Fair (Drainage pipes need maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	None		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

Goregaonkar Premises



View of one of the buildings of the premises



Plain façade of the structure facing S.K Bole road



G + 1 structure with lean to roof on the ground floor



View from interiors of the premises



View of the out buildings




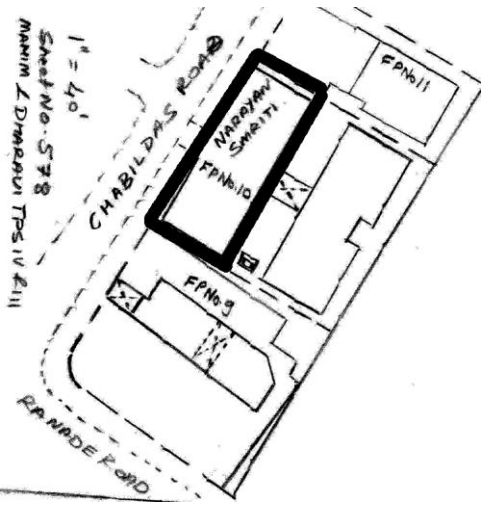
Wooden dog legged propped with bamboos



Avenue created by the two buildings of the premises



Long stretch of balconies used as common corridors

	Common Ref. No.:			
	Card No.: G/n-7			
	Ward (Part): G north-IV			
	CS No.: F.P. 10			
	Plot Area: Not available			
	B U Area: Not available			
	Date: February, 2005			
	Record by: Gauri J, Arti S			
	Review by: Neera Adarkar			
	Internal: As above			
	External: As above			
	Photo Ref.: T-IV-Gn:\Ward Gn\ Narayan Smriti			
				
1.0	Denomination			
1.1	Name of Premises	Narayan Smriti		
1.2	Earlier Name	Not applicable		
1.3	Built in	Mid 20 th century	Extension Date (if any)	Not applicable
2.0	Access			
2.1	Main	Chhabildas Road		
2.2	Subsidiary	Not applicable		
3.0	Ownership Pattern			
3.1	Present	Not available		
3.2	Past	Not available		
3.3	Status	Tenanted		
4.0	Use			
4.1	Present	Residential, Commercial		
4.2	Past	Residential, Commercial		
4.3	Usage	Regular residential, commercial use		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	An imposing structure situated on a busy commercial street adjoining Dadar station.		
5.2	Architectural Description	G + 2 sprawling structure that creates interest due to its three projecting bays on the façade that are finished with elaborate pediments at the top. Large balconies are covered with extended Mangalore tiled sloping and characterized by a long row of vertical wooden railings. There are two bays of such balconies between the projecting bays.		
5.3	Intrinsic	A sprawling structure stands out in a commercially busy area of Dadar.		
5.4	Value Classification	A(arc), F, E	Recommended Grade	III
6.0	Topography			
6.1	Floors	G + 2		
7.0	Construction			
7.1	Plinth	Black basalt stone plinth in coursed ashlar masonry		
7.2	Walls	Bricks masonry walls		
7.3	Floor	RCC floor slab		
7.4	Stairs	Wooden dog legged stairs with decorative wooden newel post, railing balusters		
7.5	Openings	Rectangular opening with wooden framed glazed shutters		

7.6	Roofing	Sloping roof with Mangalore tiles and teak wood trusses		
7.7	Articulation	The structure has pediments on the top of every bay. This bay projects alternatively on the front façade. The pediments also bear decorative floral motifs on their tympanum.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Not provided		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	Good		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Fair (No settlement seen but needs maintenance)		
9.2	Walls	Fair (To be maintained to avoid leakage during rains)		
9.3	Floor	Fair (No sagging observed)		
9.4	Stairs	Fair (Sagging observed in wooden treads)		
9.5	Openings	Fair (Wooden members in good condition)		
9.6	Roofing	Fair (Needs maintenance)		
9.7	Articulation & Finishes	Fair (Needs maintenance)		
9.8	Services	Fair (Drainage pipes need to be replaced)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	Hoardings, grills and sliding windows added later.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	None		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai		

Narayan Smriti



View of the façade from Chabildas Road



Triangular parapet wall



Triangular parapet wall with decorative motifs


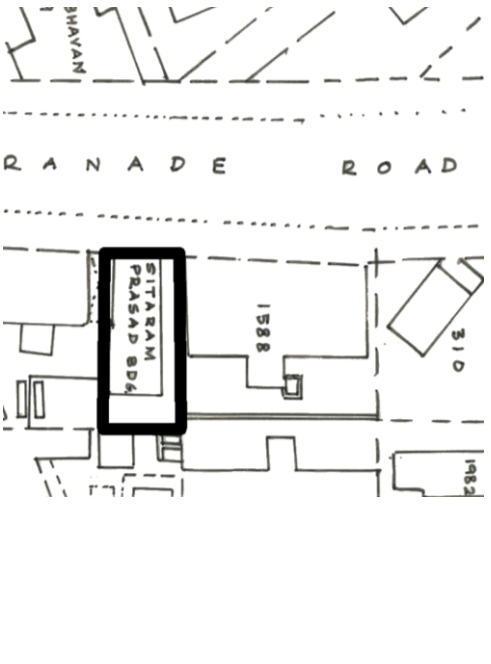


Balconies with simple balusters



Façade obstructed by street furniture (lamp post)

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

	Common Ref. No.:	
	Card No.: G/n-8	
	Ward (Part): G north-IV	
	CS No.: 1587	
	Plot Area: 579.06 sq.m.	
	B U Area: 270.00 sq.m.	
	Date: February, 2005	
	Record by: Gauri J, Tanvi O	
	Review by: Neera Adarkar	
	Internal: As above	
External: As above		
Photo Ref.: T-IV-Gn:\Ward Gn\ Sitaram Prasad Building		

1.0	Denomination		
1.1	Name of Premises	Sitaram Prasad Building	
1.2	Earlier Name	Not applicable	
1.3	Built in	1936	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Ranade Road Extension	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Municipal Corporation of City of Bombay	
3.2	Past	Sitabai Ramchandra , Deenanath Manjrekar , Pratap Ramchandra Manjrekar	
3.3	Status	Tenanted	
4.0	Use		
4.1	Present	Residential, Commercial	
4.2	Past	Residential, Commercial	
4.3	Usage	Regular residential, commercial use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Building located on a rectangular plot off N.M Gokhale road which is one of the major North-South arterial roads.	
5.2	Architectural Description	G + 2 building located near Shivaji park area has minimal articulation on the façade. The balconies project at first, second and third floor levels. The railings used for the balconies have C.I railings.	
5.3	Intrinsic	The building is in scale with the adjacent building and has decorative features on the façade.	
5.4	Value Classification	A(cul), A(arc)	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 2	
7.0	Construction		
7.1	Plinth	75 cms high stone plinth in coursed ashlar masonry	
7.2	Walls	Brick walls	
7.3	Floor	RCC floor slab	
7.4	Stairs	Openwell RCC staircase with parapet wall	
7.5	Openings	Rectangular opening with wooden frames and glazed shutters	
7.6	Roofing	Flat roof terrace	

7.7	Articulation	It has minimal articulation on the façade. The balconies project at first, second and third floor levels. The railings used for the balconies have C.I railings.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	No front and marginal side open space		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Fair (No settlement or cracks observed but needs maintenance)		
9.2	Walls	Fair (Needs plastering and painting)		
9.3	Floor	Fair (No sagging observed)		
9.4	Stairs	Fair (Wooden members in good condition)		
9.5	Openings	Good (Wooden members in good condition)		
9.6	Roofing	Fair (Leakage observed at a few places)		
9.7	Articulation & Finishes	Fair (Well maintained)		
9.8	Services	Fair (Drainage pipes need no replacement)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Under Urban Renewel Scheme on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

Sitaram Prasad Building



View from Ranade Road Extension



Floral motifs with fluted pilasters for the entrance porch


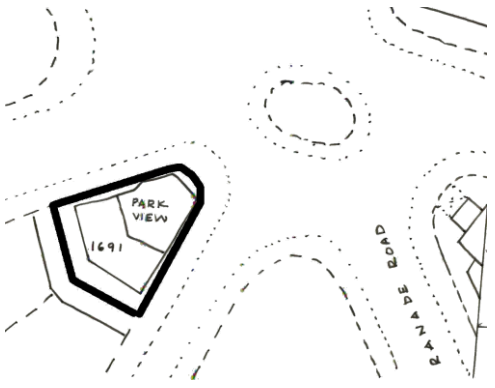


Projecting balcony



Decorative cast iron railing

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

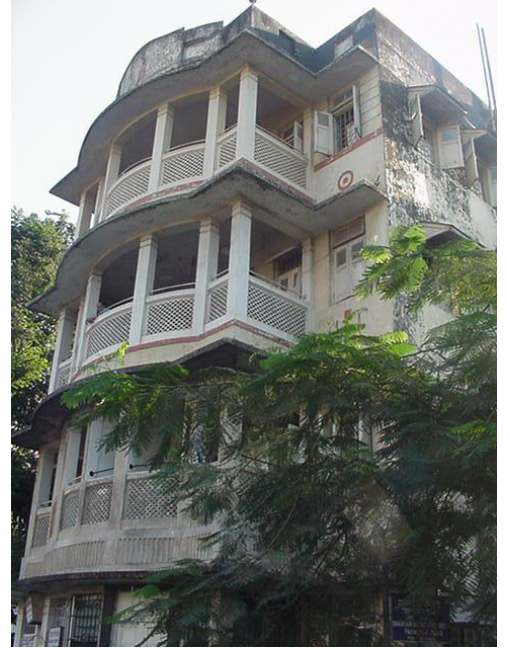
	Common Ref. No.:			
	Card No.: G/n-9			
	Ward (Part): G north-IV			
	CS No.: 1691			
	Plot Area: 429.21 sq.m.			
	B U Area: 1454.56 sq.m.			
	Date: February, 2005			
	Record by: Gauri J, Anup S			
	Review by: Neera Adarkar			
	Internal: As above			
	External: As above			
	Photo Ref.: T-IV-Gn:\Ward Gn\Park View			
1.0	Denomination			
1.1	Name of Premises	Park View		
1.2	Earlier Name	Not applicable		
1.3	Built in	1936	Extension Date (if any)	Not applicable
2.0	Access			
2.1	Main	H. Parelkar Marg		
2.2	Subsidiary	H. M Patil Marg		
3.0	Ownership Pattern			
3.1	Present	Ramakant		
3.2	Past	Jankibai Ramchandra Karnik, Chandrakant Ramchandra Karnik, James Richard Karnik		
3.3	Status	Tenanted		
4.0	Use			
4.1	Present	Residential		
4.2	Past	Residential		
4.3	Usage	Regular residential use		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	Typical corner building plot at Shivaji Park.		
5.2	Architectural Description	This building is built in Indo-Saracenic style and looks prominent due to its corner position and the decorative parapet wall at the terrace level. The chajjas of the other balconies are prominent and are supported by rectangular RCC columns with a decorative capital. These balconies have a decorative concrete jali parapet wall.		
5.3	Intrinsic	Corner Building located in an area belonging to Maharashtrian community in the Shivaji park neighbourhood.		
5.4	Value Classification	A(arc), I(sce)	Recommended Grade	III
6.0	Topography			
6.1	Floors	G + 3		
7.0	Construction			
7.1	Plinth	Plastered masonry plinth		
7.2	Walls	Brick walls		
7.3	Floor	RCC floor slab		
7.4	Stairs	Openwell RCC staircase		
7.5	Openings	Rectangular Opening with wooden frames and glazed shutter.		
7.6	Roofing	Flat roof terrace		

7.7	Articulation	It has features like concrete jali for parapet walls of the balconies. These balconies are supported by columns with decorative capitals. The terrace parapet wall has a decorative profile.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Plastered brick wall		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	No front and side open space		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good (No sagging observed)		
9.4	Stairs	Fair (Wooden members in good condition)		
9.5	Openings	Good (Wooden members in good condition)		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Fair (Needs maintenance)		
9.8	Services	Fair (Well maintained)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	Hoardings, sliding windows and grills added later.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats			
		None		
12.0	Additional Notes / References / Documents Available			
		Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

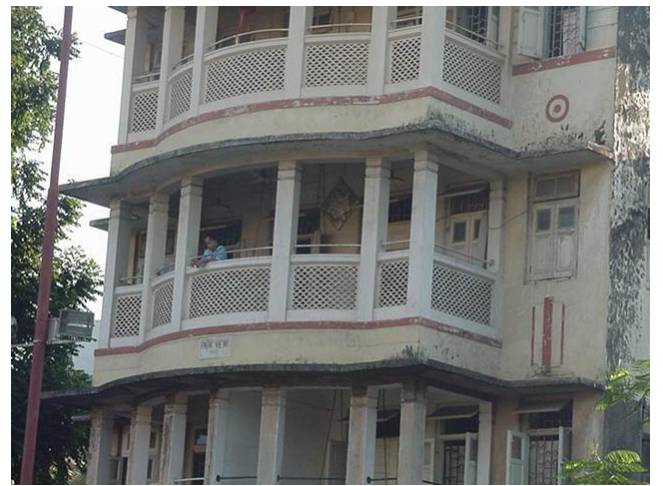
Park View



View from Senapati Bapat Chowk




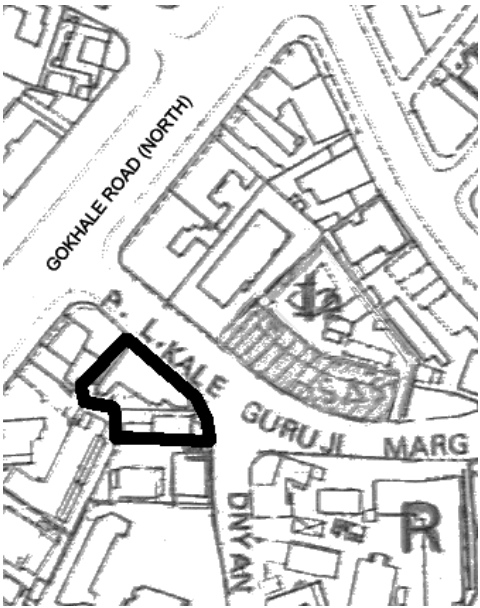
Projecting balconies supported by reinforced columns



Prominent projecting chajjas on every floor



Decorative parapet wall

	Common Ref. No.:	
	Card No.: G/n-10	
	Ward (Part): G north-IV	
	CS No.: Not available	
	Plot Area: Not available	
	B U Area: Not available	
	Date: February, 2005	
	Record by: Gauri J, Arti S	
	Review by: Neera Adarkar	
	Internal: As above	
	External: As above	
Photo Ref.: T-IV-Gn:\Ward Gn\ Shastri Building		

1.0	Denomination			
1.1	Name of Premises	Shastri Building		
1.2	Earlier Name	Not applicable		
1.3	Built in	Mid 20 th century	Extension Date (if any)	Not applicable
2.0	Access			
2.1	Main	P. L. Kale Guruji Marg		
2.2	Subsidiary	Not applicable		
3.0	Ownership Pattern			
3.1	Present	Burma shell oil storage and distribution company, India		
3.2	Past	Dr. N.A. Purandare		
3.3	Status	Tenanted		
4.0	Use			
4.1	Present	Commercial		
4.2	Past	Commercial		
4.3	Usage	Regular commercial use		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	This corner building is located off N.M Gokhale Road (North) which is one of the major North-South arterial roads.		
5.2	Architectural Description	Structure located in a low-rise area off Gokhale road in a Maharashtrian locality. It looks interesting due to the coupled Corinthian columns. The window openings have simple architraves around. The building has common corridors. The façade also has decorative motifs.		
5.3	Intrinsic	One of the few buildings in Dadar area which has a majority of Maharashtrian community.		
5.4	Value Classification	A(arc), A(his)	Recommended Grade	III
6.0	Topography			
6.1	Floors	G + 2		
7.0	Construction			
7.1	Plinth	Plastered stone plinth		
7.2	Walls	Brick walls		
7.3	Floor	Wooden joist flooring with brick bat coba		
7.4	Stairs	Openwell wooden staircase with wooden balustrade		
7.5	Openings	Segmental arched double shutter rectangular windows with wooden frames and glazed shutters		
7.6	Roofing	Flat roof terrace		

7.7	Articulation	It has features like coupled Corinthian columns. The window openings have simple architraves around. The façade also has decorative motifs.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	No front and marginal side open space		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Fair (Needs plastering and painting)		
9.3	Floor	Good (No sagging observed)		
9.4	Stairs	Fair (Wooden members in good condition)		
9.5	Openings	Good (Wooden members in good condition)		
9.6	Roofing	Fair (Leakage observed at a few places)		
9.7	Articulation & Finishes	Fair (Needs maintenance)		
9.8	Services	Fair (Drainage pipes need no replacement)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	Hoardings, sliding windows and grill added later.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	None		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

Shastri Building



View from P.L. Kale Guruji Marg



Decorative consoles below the pediment


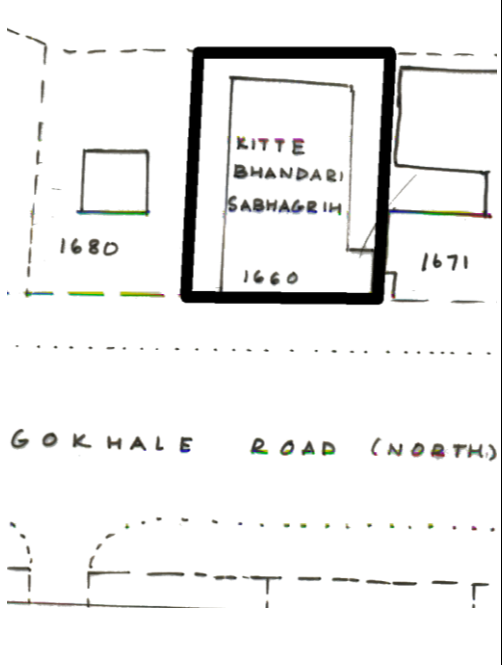


Decorative concrete jali at the parapet level



Neoclassical coupled columns

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

	Common Ref. No.:		
	Card No.: G/n-11		
	Ward (Part): G north-IV		
	CS No.: 1660		
	Plot Area: 519.23 sq.m.		
	B U Area: 1125.00 sq.m.		
	Date: February, 2005		
	Record by: Gauri J, Swapnil B		
	Review by: Neera Adarkar		
	Internal: As above		
External: As above			
Photo Ref.: T-IV-Gn:Ward Gn\Kitte Bhandari Building			
			
1.0	Denomination		
1.1	Name of Premises	Kitte Bhandari Building	
1.2	Earlier Name	Not applicable	
1.3	Built in	1937	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	N.M Gokhale Road (North)	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Rao Bahadur Sitaram, Keshav Bole Vitthal, Devji Kangukar, Tukaram Mahadeo Varekar (Trust of Kitte Bhandari)	
3.2	Past	Trust of Kitte Bhandari	
3.3	Status	Tenanted	
4.0	Use		
4.1	Present	Residential, Commercial	
4.2	Past	Residential, Commercial	
4.3	Usage	Regular residential, commercial use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Important socio-cultural building located on Gokhale road, which is one of the major North-South arterial roads.	
5.2	Architectural Description	This building is prominent due to its malad stone cladded façade in coursed ashlar masonry. The windows have simple rectangular architraves in malad stone. The façade has semicircular windows centrally with projecting bands around.	
5.3	Intrinsic	This modest building is a multipurpose hall which only caters to the Marathi speaking population of the area.	
5.4	Value Classification	A(arc), A(cul), B(uu)	Recommended Grade II B
6.0	Topography		
6.1	Floors	G + 3	
7.0	Construction		
7.1	Plinth	Malad stone cladding in coursed ashlar masonry plinth	
7.2	Walls	Brick walls	
7.3	Floor	RCC floor slab	
7.4	Stairs	Quarter turn RCC staircase with wooden cladding and a decorative wooden newel post	
7.5	Openings	Semi circular openings on 2nd floor rectangular wooden frames with glazed shutters are seen on the rest of the floors.	

7.6	Roofing	Flat roof terrace		
7.7	Articulation	Stone bands around windows of 1 st and 2 nd floor		
7.8	Finishes	Malad stone cladding externally and internally cement plastered and painted.		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	No front and marginal side open space		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good (No sagging observed)		
9.4	Stairs	Good (Wooden members in good condition)		
9.5	Openings	Good (Wooden members in good condition)		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Good (Well maintained)		
9.8	Services	Good (Drainage pipes need no replacement)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	Hoardings added later.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Plot reserved for Public housing on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

Kitte Bhandari Building



View from N.M Gokhale Road


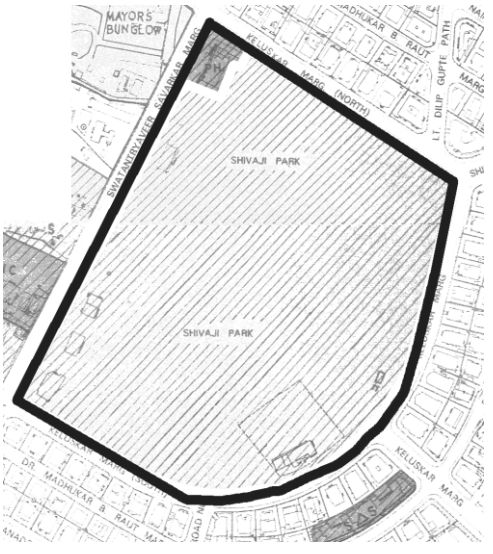


Malad stone cladded façade



Semicircular opening with simple architrave

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


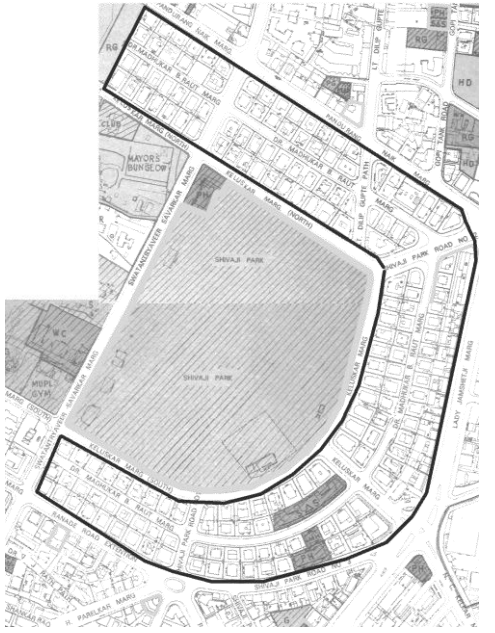
	Common Ref. No.:	
	Card No.: G/n-12	
	Ward (Part): G north III-IV	
	CS No.: 1530, 1566	
	Plot Area: 77119.58 sq.m.	
	B U Area: Not applicable	
	Date: January, 2005	
	Record by: Gauri J, Tanvi O	
	Review by: Neera Adarkar	
	Internal: As above	
External: As above		
Photo Ref.: T-IV-Gn:\Ward Gn\ Shivaji Park		

1.0	Denomination		
1.1	Name of Premises	Shivaji Park	
1.2	Earlier Name	Not applicable	
1.3	Built in	Early 20 th century	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Bounded by N.C Keluskar Marg (South), N.C Keluskar Marg (North) and Veer Savarkar Marg (Cadell Road) on all the sides	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Mumbai Municipal Park, The Municipal Corporation of city of Mumbai	
3.2	Past	Mumbai Municipal Park, The Municipal Corporation of city of Mumbai	
3.3	Status	MCGM owned	
4.0	Use		
4.1	Present	Playground	
4.2	Past	Playground	
4.3	Usage	Regular recreational use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located in Dadar area bordered by Veer Savarkar Marg in the west which is one of the major North-South arterial roads.	
5.2	Architectural Description	This playground spreads across from the south of Mahim to Dadar. Most of the part under the Shivaji Park Gymkhana has lawns whereas the other area is used for outdoor areas. This huge extense of land is bordered by trees. The ground houses a public hall, two gymkhanas and one temple.	
5.3	Intrinsic	Place of Socio-cultural and political significance.	
5.4	Value Classification	J, C(seh)	Recommended Grade II A
6.0	Topography		
6.1	Floors	Not applicable	
7.0	Construction		
7.1	Plinth	Not applicable	
7.2	Walls	Not applicable	
7.3	Floor	Not applicable	
7.4	Stairs	Not applicable	
7.5	Openings	Not applicable	

7.6	Roofing	Not applicable		
7.7	Articulation	Not applicable		
7.8	Finishes	Not applicable		
7.9	Interiors (Movable & Immovable)	Not applicable		
7.10	Compound / Fence / Gate	Does not have a compound wall but has a continuous low reinforced concrete bench running throughout the park.		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Large open space with partly lawned areas		
8.0	Services & Utilities			
8.1	Lighting	Not applicable		
8.2	Ventilation	Not applicable		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not applicable		
8.7	Other (HVAC / BMS / Security Systems)	Not applicable		
9.0	Condition			
9.1	Plinth	Not applicable		
9.2	Walls	Not applicable		
9.3	Floor	Not applicable		
9.4	Stairs	Not applicable		
9.5	Openings	Not applicable		
9.6	Roofing	Not applicable		
9.7	Articulation & Finishes	Not applicable		
9.8	Services	Fair		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Plot reserved as Playground on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	<p>History: The plots in Shivaji Park vicinity were laid out by the Bombay Improvement Trust during 1930's. The land was owned and developed by B.I.T. The newly laid out plots were leased out by 1937. The Shivaji Park, a large central open space played a major role in the planning. Buildings were constructed along U-shaped plan around the Shivaji Park in Art-Deco style, a contemporary style of the period and formed a good avenue with Ground plus two development. The majority of flats were and still are owned by upper middle class Maharashtrian population.</p> <p>Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai</p>		

Shivaji Park



	Common Ref. No.:		
	Card No.: G/n-13		
	Ward (Part): G north III-IV		
	CS No.: Not applicable		
	Plot Area: Not applicable		
	B U Area: Not applicable		
	Date: January, 2005		
	Record by: Gauri J, Tanvi O		
	Review by: Neera Adarkar		
	Internal: As above		
	External: As above		
Photo Ref.: T-IV-Gn:\Ward Gn\ Shivaji Park Precinct			
			
1.0	Denomination		
1.1	Name of Premises	Shivaji Park Precinct	
1.2	Earlier Name	Not applicable	
1.3	Built in	Not applicable	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Not applicable	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Not applicable	
3.2	Past	Not applicable	
3.3	Status	Not applicable	
4.0	Use		
4.1	Present	Residential	
4.2	Past	Residential	
4.3	Usage	Regular residential use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located in Dadar area bordering the Shivaji Park ground.	
5.2	Architectural Description	Most of the buildings of this precinct are in Art Deco style. There are small bungalows and buildings in low scale showing similarity in proportions. The whole precinct shows concentric planning where the nucleus is the huge ground. Most of the Art Deco features exhibited by the buildings are the rounded balconies and grooves on the façade.	
5.3	Intrinsic	One of the old neighbourhood between Mahim and Dadar mostly occupied by Maharashtrian community.	
5.4	Value Classification	A(arc), C(seh), G(grp)	Recommended Grade III
6.0	Topography		
6.1	Floors	Not applicable	
7.0	Construction		
7.1	Plinth	Not applicable	
7.2	Walls	Not applicable	
7.3	Floor	Not applicable	
7.4	Stairs	Not applicable	
7.5	Openings	Not applicable	
7.6	Roofing	Not applicable	

7.7	Articulation	Not applicable		
7.8	Finishes	Not applicable		
7.9	Interiors (Movable & Immovable)	Not applicable		
7.10	Compound / Fence / Gate	Not applicable		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Not applicable		
8.0	Services & Utilities			
8.1	Lighting	Not applicable		
8.2	Ventilation	Not applicable		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not applicable		
8.7	Other (HVAC / BMS / Security Systems)	Not applicable		
9.0	Condition			
9.1	Plinth	Not applicable		
9.2	Walls	Not applicable		
9.3	Floor	Not applicable		
9.4	Stairs	Not applicable		
9.5	Openings	Not applicable		
9.6	Roofing	Not applicable		
9.7	Articulation & Finishes	Not applicable		
9.8	Services	Not applicable		
9.9	Outbuildings	Not applicable		
9.10	Overall condition	Not applicable	Maintenance level	Not applicable
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats			
12.0	Additional Notes / References / Documents Available		<p>History: The plots in Shivaji Park vicinity were laid out by the Bombay Improvement Trust during 1930's. The land was owned and developed by B.I.T. The newly laid out plots were leased out by 1937. The Shivaji Park, a large central open space played a major role in the planning. Buildings were constructed along U-shaped plan around the Shivaji Park in Art-Deco style, a contemporary style of the period and formed a good avenue with Ground plus two development. The majority of flats were and still are owned by upper middle class Maharashtrian population.</p> <p>Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai</p>	

Shivaji Park Precinct


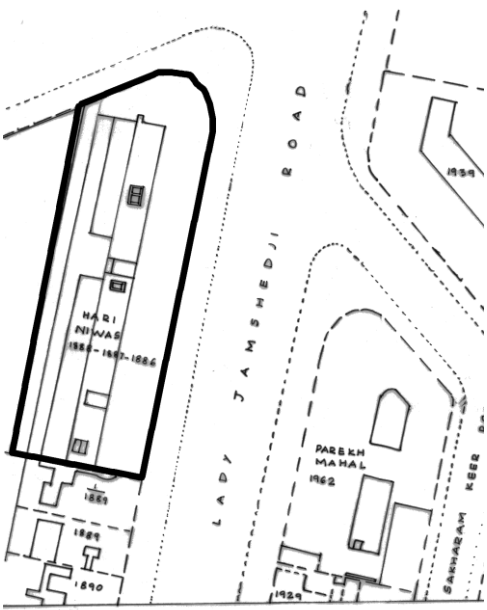


Typical balcony detail



Building facing Veer Savarkar Marg



	Common Ref. No.:	
	Card No.: G/n-13a	
	Ward (Part): G north-III	
	CS No.: 1886, 1887, 1888	
	Plot Area: 1935.16 sq.m.	
	B U Area: 4387.50 sq.m.	
	Date: February, 2005	
	Record by: Gauri J, Ojas P	
	Review by: Neera Adarkar	
	Internal: As above	
External: As above		
Photo Ref.: T-IV-Gn:\Ward Gn\Hari Niwas		

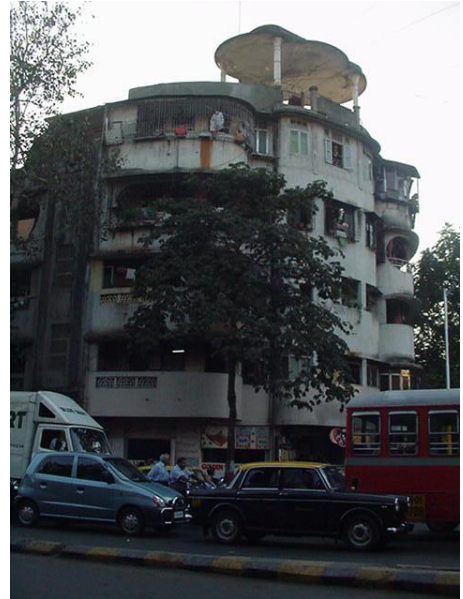
1.0	Denomination		
1.1	Name of Premises	Hari Niwas (Shivaji Park Precint)	
1.2	Earlier Name	Not applicable	
1.3	Built in	1937	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Lady Jamshetji Marg	
2.2	Subsidiary	Shivaji Park Road No. 2	
3.0	Ownership Pattern		
3.1	Present	Jethalal Kanji Chauhan, Rasilal Jethalal Chauhan, Jyoti Jethalal Chauhan, Deepa Jethalal Chauhan.	
3.2	Past	Madhavji Raja Chauhan, Keshavji Kanti Chauhan, Puri bai Kanji Chauhan, Uma Keshavji Chauhan, Bharat Keshavji Chauhan, Ajay Keshavji Chauhan, Damodar Kanji Chauhan, Taraben Damodar Chauhan, Sonali Damodar Chauhan, Hina Damodar Chauhan, Darshan Damodar Chauhan, Naina Damodar Chauhan	
3.3	Status	Tenanted	
4.0	Use		
4.1	Present	Residential, Commercial	
4.2	Past	Residential, Commercial	
4.3	Usage	Regular residential, commercial use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on a corner plot of a Lady Jamshetji Marg which is one of the major North-South arterial roads.	
5.2	Architectural Description	G + 4 Art deco building located in Shivaji park vicinity facing Lady Jamshetji Marg. It has features like rounded balconies at the corner and columns supporting them. The terrace has an interesting elliptical roof on the portion which defines the junction of the roads in a typical Art deco style.	
5.3	Intrinsic	The building houses modest size tenements for middle class Marathi speaking tenants in Shivaji Park area.	
5.4	Value Classification	I(sce), A(arc)	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 4	
7.0	Construction		
7.1	Plinth	Plastered masonry plinth	
7.2	Walls	Brick walls	
7.3	Floor	RCC floor slab	

7.4	Stairs	Dog legged RCC staircase		
7.5	Openings	Rectangular Opening with wooden frames and glazed shutters		
7.6	Roofing	Flat roof terrace		
7.7	Articulation	It has features like rounded balconies at the corner and columns supporting them. The terrace has an interesting elliptical roof on the portion which defines the junction of the roads in a typical Art deco style.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	No front open space and marginal side open space		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Window air-conditioning units at some places		
9.0	Condition			
9.1	Plinth	Fair (No settlement or cracks observed but needs maintenance)		
9.2	Walls	Fair (Needs plastering and painting)		
9.3	Floor	Fair (No sagging observed)		
9.4	Stairs	Fair (Wooden members in good condition)		
9.5	Openings	Fair (Wooden members in good condition)		
9.6	Roofing	Fair (Leakage observed at a few places)		
9.7	Articulation & Finishes	Fair (Needs maintenance)		
9.8	Services	Fair (Drainage pipes need maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	Hoardings, grills and sliding windows added later.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats			
		None		
12.0	Additional Notes / References / Documents Available			
		Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

Hari Niwas



View from the junction near Shivaji Park




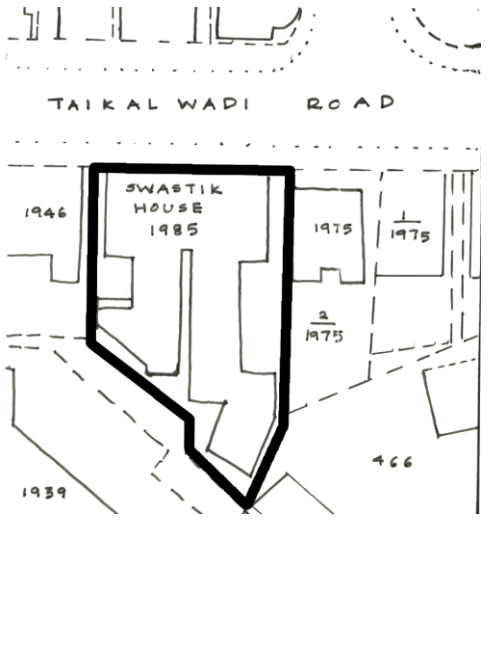
View from Lady Jamsheji Marg



Decorative terrace parapet wall



Corner terrace has a flat roof supported by reinforced columns

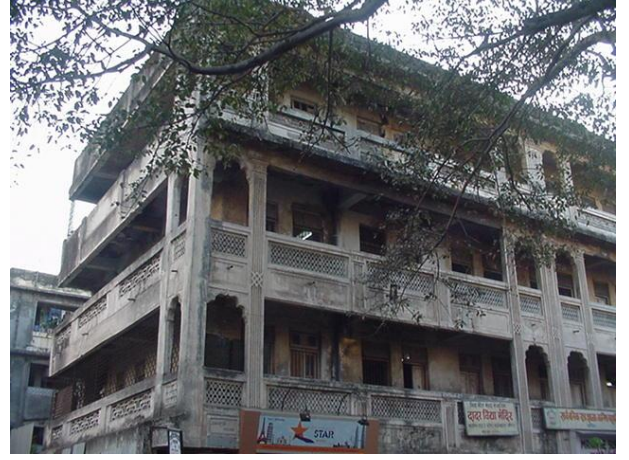
	Common Ref. No.:			
	Card No.: G/n-14			
	Ward (Part): G north-III			
	CS No.: 1985			
	Plot Area: 743.96			
	B U Area: 2235 sq.m.			
	Date: February, 2005			
	Record by: Gauri J, Ojas P			
	Review by: Neera Adarkar			
	Internal: As above			
	External: As above			
Photo Ref.: T-IV-Gn:\Ward Gn\ Swastik House				
1.0	Denomination			
1.1	Name of Premises	Swastik House		
1.2	Earlier Name	Not applicable		
1.3	Built in	1930	Extension Date (if any)	Not applicable
2.0	Access			
2.1	Main	Taikalwadi Marg		
2.2	Subsidiary	Not applicable		
3.0	Ownership Pattern			
3.1	Present	Not available		
3.2	Past	Not available		
3.3	Status	Trust		
4.0	Use			
4.1	Present	Institutional		
4.2	Past	Institutional		
4.3	Usage	Regular institutional use		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	One of the school buildings located near Shivaji Park.		
5.2	Architectural Description	This building has Indo Saracenic style. It is prominent due to the Moorish arches which are used on the bays at intervals. The long common corridors are accentuated with concrete jalis at every floor. The structure gains importance because it is a school building in one of the residential areas of Matunga.		
5.3	Intrinsic	An important public building due to its location in a residential area.		
5.4	Value Classification	A(arc), I(sce)	Recommended Grade	III
6.0	Topography			
6.1	Floors	G + 3		
7.0	Construction			
7.1	Plinth	Plastered masonry plinth		
7.2	Walls	Brick walls		
7.3	Floor	RCC floor slab		
7.4	Stairs	Straight flight RCC staircase with wooden cladded members		
7.5	Openings	Rectangular openings with wooden frames and glazed shutters		
7.6	Roofing	Flat roof terrace		

7.7	Articulation	The façade has Moorish arches and concrete jali at the parapet wall level. The columns at intervals for the common corridors have grooves and decorative capitals.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Marginal side open space		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Fair (No settlement or cracks observed)		
9.2	Walls	Fair (Needs plastering and painting)		
9.3	Floor	Fair (No sagging observed)		
9.4	Stairs	Fair (Wooden members in good condition)		
9.5	Openings	Fair (Wooden members in good condition)		
9.6	Roofing	Fair (Leakages observed at few places)		
9.7	Articulation & Finishes	Fair (Plastered elements need maintenance)		
9.8	Services	Fair (Drainage pipes need maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	Hoardings added later on the façade.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	None		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

Swastik House



View from Taikalwadi Road



Decorative arches in between grooved pilasters




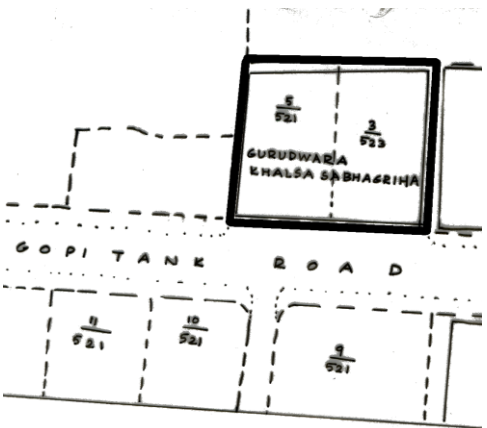
Ground floor has commercial sinages



Decorative concrete jali at parapet level



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

	Common Ref. No.:	
	Card No.: G/n-15	
	Ward (Part): G north-III	
	CS No.: 5/521, 3/523	
	Plot Area: 700.66 sq.m.	
	B U Area: 1020.00 sq.m.	
	Date: February, 2005	
	Record by: Gauri J, Tanvi O	
	Review by: Neera Adarkar	
	Internal: As above	
External: As above		
Photo Ref.: T-IV-Gn:\Ward Gn\ Gurudwara Khalsa Sabha		

1.0	Denomination		
1.1	Name of Premises	Gurudwara Khalsa Sabha	
1.2	Earlier Name	Not applicable	
1.3	Built in	1947-48	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Gopi Tank Road	
2.2	Subsidiary	City light Cinema Road	
3.0	Ownership Pattern		
3.1	Present	Khalsa Sabha , Bombay (Matunga Gurudwara)	
3.2	Past	Khalsa Sabha , Bombay (Matunga Gurudwara)	
3.3	Status	Tenanted	
4.0	Use		
4.1	Present	Religious	
4.2	Past	Religious	
4.3	Usage	Regular religious place	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	This imposing structure is a local landmark, off Lady Jamshetji Marg, which is one of the main arterial roads.	
5.2	Architectural Description	G + 2 building functioning as a Gurudwara and a school is built in Indo-Sarsanic style. It has a prominent dome on the terrace, chhatris on the entrance gate and a very prominent balcony with ornamental brackets having a Bengal style roof supported by decorative columns. Although it has the school building in its premises it is not included in the fresh listing since it has no heritage value.	
5.3	Intrinsic	Gurudwara is a worship place place for the Sikh community. This is a post independent structure located in a non Sikh neighbourhood.	
5.4	Value Classification	A(cul), B(uu), C(seh), E	Recommended Grade II B
6.0	Topography		
6.1	Floors	G + 2	
7.0	Construction		
7.1	Plinth	Plastered masonry plinth	
7.2	Walls	Brick walls	
7.3	Floor	RCC floor slab	
7.4	Stairs	RCC dog legged staircase	

7.5	Openings	Rectangular Openings with wooden frames and glazed shutters		
7.6	Roofing	Balcony on the first floor has a Bengal roof and flat roof terrace above		
7.7	Articulation	The entrance gate is highly ornamental having features like decorative chhatris above. The projecting balconies on the first floor have a Bengal roof. the dome on the top also has small decorative chhatris.		
7.8	Finishes	Internally and externally Cement plastered and Painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Plastered brick wall		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	No front and marginal side open space		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good (No sagging observed)		
9.4	Stairs	Good (Well maintained)		
9.5	Openings	Good (Wooden members in good condition)		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Good (Well maintained)		
9.8	Services	Good (No leakage observed)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	Renovated over the period of time.		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Plot reserved for Public hall and Students hostel on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

Gurudwara Khalsa Sabha



View from Gopi Tank Marg



Projecting balcony with decorative Bengal roof above



View of the façade



Dome above the Gurudwara



Dining hall



Prayer hall


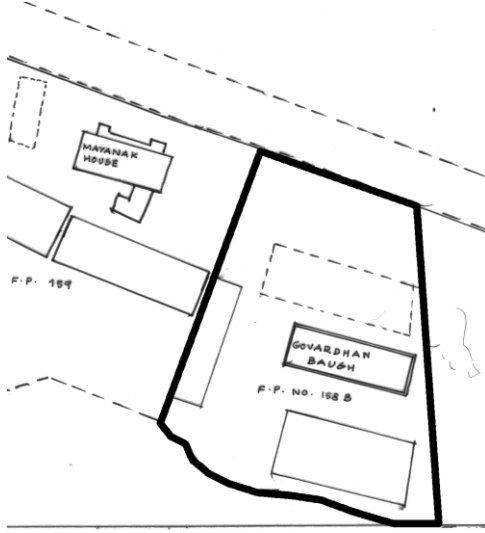


The Holy granth



Prayer hall

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

	Common Ref. No.:	
	Card No.: G/n-16	
	Ward (Part): G north-III	
	CS No.: 540 (F.P 158 B)	
	Plot Area: 3025.11 sq.m.	
	B U Area: 1272.72 sq.m.	
	Date: February, 2005	
	Record by: Gauri J, Arti S	
	Review by: Neera Adarkar	
	Internal: As above	
External: As above		
Photo Ref.: T-IV-Gn:\Ward Gn\ Govardhan Baug		

1.0	Denomination		
1.1	Name of Premises	Govardhan Baug	
1.2	Earlier Name	Not applicable	
1.3	Built in	Early 20 th century	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Manmala Tank Road	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Khanderao Ramrao Shirodkar	
3.2	Past	Khanderao Ramrao Shirodkar	
3.3	Status	Tenanted	
4.0	Use		
4.1	Present	Residential	
4.2	Past	Residential	
4.3	Usage	Regular residential use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located in a interior plot off Manmala Tank Road.	
5.2	Architectural Description	Vernacular style structure which lend a chawl like character to the area. This area mostly belongs to the marathi speaking population. The peculiar character of the structure is that it has two elevated bays topped by a sloping roof and between these two bays is a long stretch of common corridors interrupted by slender wooden columns. It has a central archway which leads to the staircase. The elevated bays have floral motifs on the gables.	
5.3	Intrinsic	The structure is a chawl which is housed in an old Maharashtraian neighbourhood.	
5.4	Value Classification	A(arc), E	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 2	
7.0	Construction		
7.1	Plinth	Black Basalt stone plinth in coursed ashlar masonry	
7.2	Walls	Brick walls	
7.3	Floor	Wooden joist flooring	
7.4	Stairs	Open well Wooden staircase with decorative balustrade	
7.5	Openings	Rectangular opening with wooden frames and glazed shutters	
7.6	Roofing	Sloping roof with Mangalore tiles and wooden trusses	

7.7	Articulation	The structure has features like decorative semi circular arches with decorative floral motifs around it. Cornice bands are seen at all floor levels. The gables have decorative floral motifs at the top. The long stretch of balconies have slender wooden columns at intervals which break the monotony.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Plastered brick compound wall		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	No front open space, marginal side open space		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Fair (No settlement observed but cracks seen at some places)		
9.2	Walls	Fair (Dampness seen at few places)		
9.3	Floor	Fair (No sagging observed)		
9.4	Stairs	Fair (Wooden members in good condition)		
9.5	Openings	Fair (Wooden members in good condition)		
9.6	Roofing	Fair (Leakage observed at a few places)		
9.7	Articulation & Finishes	Fair (Needs maintenance)		
9.8	Services	Fair (Drainage pipes need maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	Hoardings added later.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats			
	None			
12.0	Additional Notes / References / Documents Available			
	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai			

Govardhan Baug



View from Manmala Tank Road



View of the elevated bay



Decorative floral motifs on the gable wall


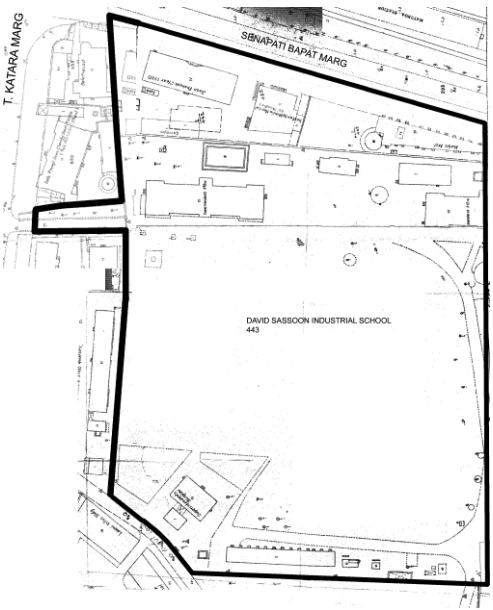


Semicircular arch with floral motifs above



Decorative cast iron railing

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

	Common Ref. No.:	
	Card No.: G/n-17	
	Ward (Part): G north-III	
	CS No.: F.P 131	
	Plot Area: 32165.81 sq.m.	
	B U Area: 96497.43 sq.m.	
	Date: February, 2005	
	Record by: Gauri J, Ojas P	
	Review by: Neera Adarkar	
	Internal: As above	
External: As above		
Photo Ref.: T-IV-Gn:\Ward Gn\David Sasoon Reformatory school		

1.0	Denomination		
1.1	Name of Premises	David Sasoon Reformatory school	
1.2	Earlier Name	Not applicable	
1.3	Built in	Early 20 th century	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Takandas Kataria Marg	
2.2	Subsidiary	Senapati Bapat Marg (Tulsi Pipe Road)	
3.0	Ownership Pattern		
3.1	Present	Government of Maharashtra, David Sasoon Industrial School	
3.2	Past	Government of Maharashtra, David Sasoon Industrial School	
3.3	Status	Government	
4.0	Use		
4.1	Present	Reformatory school	
4.2	Past	Reformatory school	
4.3	Usage	Reformatory school	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	A huge plot located near Matunga station bounded by Senapati Bapat Marg on the east, Takandas Kataria Marg on the north and Manmala Tank road on the west.	
5.2	Architectural Description	This is a combination Vernacular style and Neo classical architecture. The façade facing the interiors is plastered and the façade facing Senapati Bapat Marg is in Black Basalt stone and coursed ashlar masonry. The windows have simple stone architraves painted in blue. The ground floor has semicircular windows and the upper floors have segmental arched windows. The corner edges of the building have long and short work. The sloping roof is supported by decorative wooden brackets.	
5.3	Intrinsic	Important corner building which caters to a particular cause of a Remand home.	
5.4	Value Classification	A(arc), B(uu), B(des), I(sce)	Recommended Grade II B
6.0	Topography		
6.1	Floors	G + 2	
7.0	Construction		
7.1	Plinth	Black Basalt stone plinth in coursed ashlar masonry	
7.2	Walls	Brick walls	
7.3	Floor	Wooden joist flooring	

7.4	Stairs	Openwell wooden staircase		
7.5	Openings	Arched openings with wooden frames and glazed shutter.		
7.6	Roofing	Sloping roof with Mangalore tiles and wooden trusses		
7.7	Articulation	The windows have simple stone architraves painted in blue. The ground floor has semicircular windows and the upper floors have segmental arched windows. The corner edges of the building have long and short work. The sloping roof is supported by decorative wooden brackets.		
7.8	Finishes	West façade clad with Basalt stone		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	High stone wall in random rubble masonry		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Structure has a playground inside		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good (No sagging observed)		
9.4	Stairs	Good (Wooden members in good condition)		
9.5	Openings	Good (Wooden members in good condition)		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Good (Well maintained)		
9.8	Services	Good (Drainage pipes need no replacement)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	West and South boundaries of the plot touch the Industrial School on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai		

David Sassoon Reformatory School



Façade facing Matunga railway station



Black Basalt with highlighted arches and long and short work at the corner edges of the building



Plain façade with semicircular cut outs



Semicircular arcade on the ground floor



Façade facing the playground




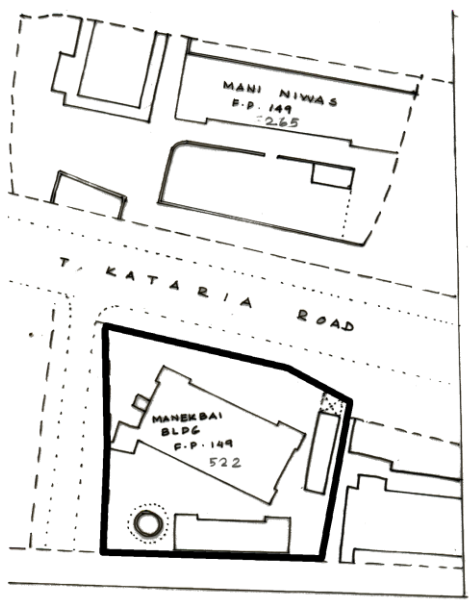
Name inscribed on a marble plaque



Playground

David Sasoon Reformatory School



	Common Ref. No.:		
	Card No.: G/n-18		
	Ward (Part): G north-III		
	CS No.: F.P 522		
	Plot Area: 306.28 sq.m.		
	B U Area: 562.50 sq.m.		
	Date: February, 2005		
	Record by: Gauri J, Ojas P		
	Review by: Neera Adarkar		
	Internal: As above		
External: As above			
Photo Ref.: T-IV-Gn:\Ward Gn\ Manekbai Building			
			
1.0	Denomination		
1.1	Name of Premises	Manekbai Building	
1.2	Earlier Name	Not applicable	
1.3	Built in	Mid 20 th century	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Takandas Kataria Marg	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Bombay Electric Supply & Trensway Company	
3.2	Past	Bombay Electric Supply & Trensway Company	
3.3	Status	Tenanted	
4.0	Use		
4.1	Present	Residential	
4.2	Past	Residential	
4.3	Usage	Regular residential use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located near Matunga station adjacent to David Sassoon Reformatory School.	
5.2	Architectural Description	This Vernacular style structure located off Senapati Bapat Marg looks interesting because of the two elevated bays with sloping roof on either sides and a balcony block flanking from one bay to the other. These balconies are supported by wooden posts having decoratively carved wooden brackets. The cornice band at the first floor level defines the separation between the floors. The ground floor has an arcade of semicircular arches.	
5.3	Intrinsic	This structure gains a socio-cultural importance since it has a multipurpose hall which can be used by the people of any community and the building is occupied by Jain community.	
5.4	Value Classification	A(arc), A(cul), E	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 1	
7.0	Construction		
7.1	Plinth	Plastered masonry plinth	
7.2	Walls	Brick walls	
7.3	Floor	RCC floor slab	
7.4	Stairs	Straight flight RCC staircase with wooden clad members	

7.5	Openings	Rectangular Opening with wooden frames and glazed shutter		
7.6	Roofing	Slopping roof Mangalore tiles with wooden trusses		
7.7	Articulation	The balconies are supported by wooden posts having decoratively carved wooden brackets. The cornice band at the first floor level defines the separation between the floors. The ground floor has an arcade of semicircular arches.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Brick compound wall		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Marginal side open space		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Fair (No settlement of the plinth seen but needs maintenance)		
9.2	Walls	Fair (Needs plastering and painting)		
9.3	Floor	Fair (No sagging observed)		
9.4	Stairs	Fair (Wooden members in good condition)		
9.5	Openings	Fair (Wooden members in good condition)		
9.6	Roofing	Fair (Leakage observed at a few places)		
9.7	Articulation & Finishes	Fair (Needs maintenance)		
9.8	Services	Fair (Drainage pipes need maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	None		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

Manekbai Building



View from Takandas Kataria Marg



Semicircular arcade on the ground floor



Decorative wooden posts and carved brackets



Plain eaves fascia



Cornice band supported by decorative corbels


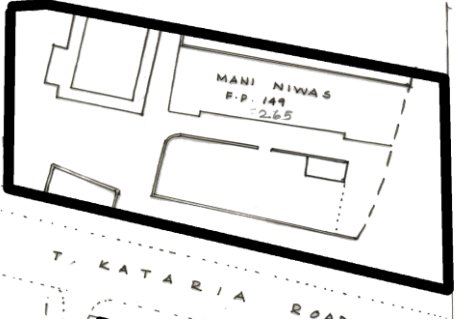


View towards Senapati Bapat Marg



Cill of the parapet has a moulding

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

	Common Ref. No.:			
	Card No.: G/n-19			
	Ward (Part): G north - III			
	CS No.: F.P 265			
	Plot Area: 3911.40 sq.m.			
	B U Area: 4727.25 sq.m.			
	Date: February, 2005			
	Record by: Gauri J., Ojas P			
	Review by: Neera Adarkar			
	Internal: As above			
External: As above				
Photo Ref.: T-IV-Gn:\Ward Gn\ Manik Niwas				
1.0	Denomination			
1.1	Name of Premises	Manik Niwas		
1.2	Earlier Name	Not applicable		
1.3	Built in	Mid 20 th century	Extension Date (if any)	Not applicable
2.0	Access			
2.1	Main	Takandas Kataria Marg		
2.2	Subsidiary	Senapati Bapat Marg (Tulsi Pipe Road)		
3.0	Ownership Pattern			
3.1	Present	Bombay Municipal Corporation		
3.2	Past	Dhirabhai Bhirubhai, Natwarlal Bhirubhai, Gulabbhai Morrarji		
3.3	Status	Tenanted		
4.0	Use			
4.1	Present	Residential		
4.2	Past	Residential		
4.3	Usage	Regular residential use		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	Located near Matunga Station off Senapati Bapat Marg seen from the fly-over.		
5.2	Architectural Description	This Vernacular style structure has a modest roof profile with two bays elevated on the either sides of the structure with a sloping roof. The roof has a simple profile and the gables have decorative floral motifs. The balconies stretching from one end of the bay to the other have wooden posts at the intervals to break the monotony. The windows have simple architraves around and floor bands are projecting at all floor levels.		
5.3	Intrinsic	This Vernacular structure is located in one of the old neighbourhood of Mahim.		
5.4	Value Classification	A(arc), B(des)	Recommended Grade	III
6.0	Topography			
6.1	Floors	G + 2		
7.0	Construction			
7.1	Plinth	Plastered stone plinth		
7.2	Walls	Load bearing brick walls		
7.3	Floor	Wooden joist flooring		
7.4	Stairs	Wooden dog legged staircase with simple wooden balustrade		
7.5	Openings	Rectangular openings with wooden frames and glazed shutter		

7.6	Roofing	Sloping roof with Mangalore tiles and wooden trusses		
7.7	Articulation	The façade has features like decorative floral motifs on the gables. Projecting bands at all floor levels. The balconies stretching from one end of the bay to the other have wooden posts at the intervals to break the monotony.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Front open space		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Fair (No settlement or cracks observed)		
9.2	Walls	Fair (Needs plastering and painting)		
9.3	Floor	Fair (No sagging observed)		
9.4	Stairs	Fair (Wooden members in good condition)		
9.5	Openings	Fair (Wooden members in good condition)		
9.6	Roofing	Fair (Leakage observed at a few places)		
9.7	Articulation & Finishes	Fair (Needs maintenance)		
9.8	Services	Fair (Drainage pipes need maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	Chajjas and grills added later.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	None		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai		

Manik Niwas



View from Matunga flyover




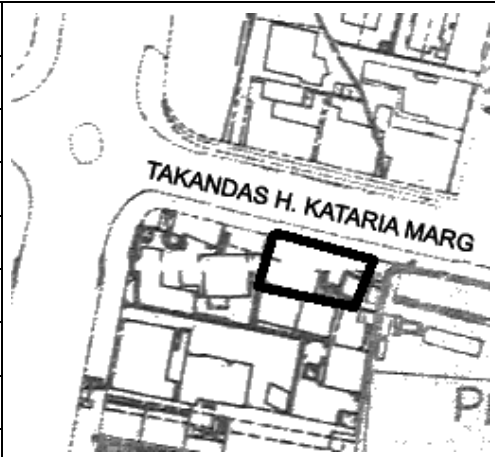
One of the bays with the gable elevated above



Front elevation

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

	Common Ref. No.:	
	Card No.:	G/n-20
	Ward (Part):	G north-III
	CS No.:	Not available
	Plot Area:	Not available
	B U Area:	Not available
	Date:	February, 2005
	Record by:	Gauri J, Tanvi O
	Review by:	Neera Adarkar
	Internal:	As above
	External:	As above
	Photo Ref.:	T-IV-Gn:\Ward Gn\ Anand Bhavan



1.0	Denomination			
1.1	Name of Premises	Anand Bhavan		
1.2	Earlier Name	Not applicable		
1.3	Built in	Mid 20 th century	Extension Date (if any)	Not applicable
2.0	Access			
2.1	Main	Takandas Kataria Marg		
2.2	Subsidiary	Not applicable		
3.0	Ownership Pattern			
3.1	Present	Not available		
3.2	Past	Not available		
3.3	Status	Tenanted		
4.0	Use			
4.1	Present	Residential, Commercial		
4.2	Past	Residential, Commercial		
4.3	Usage	Regular residential, commercial use		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	Located off Lady Jamshetji Marg, which is one of the major North-South arterial roads.		
5.2	Architectural Description	This Vernacular style structure maintains the skyline of the road due to its modest scale and proportions. The roof profile and the projecting balconies with decorative C.I railings give it a perfect Vernacular look. The roof profile is further enhanced with a decorative eaves fascia. The segmental openings are seen on the façade.		
5.3	Intrinsic	A low profile moderate building in a busy market of Matunga.		
5.4	Value Classification	A(arc), A(cul)	Recommended Grade	III
6.0	Topography			
6.1	Floors	G + 1		
7.0	Construction			
7.1	Plinth	Plastered masonry plinth		
7.2	Walls	Brick walls		
7.3	Floor	RCC floor slab		
7.4	Stairs	Openwell wooden staircase with decorative wooden balusters		
7.5	Openings	Segmental arched door and windows with wooden frames and glazed shutter and have simple architraves around.		
7.6	Roofing	Slopping roof with Mangalore tiles decorative wooden eaves		

7.7	Articulation	The projecting balconies have decorative C.I railings. The windows have simple architraves around. The roof has decorative wooden eaves fascia. The façade shows minimal articulation.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Marginal side open space		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Fair (No settlement of the plinth observed but cracks seen at few places)		
9.2	Walls	Fair (Needs plastering and painting)		
9.3	Floor	Fair (No sagging observed but needs maintenance)		
9.4	Stairs	Fair (Wooden members in good condition)		
9.5	Openings	Fair (Wooden members in good condition)		
9.6	Roofing	Fair (Leakage observed at few places)		
9.7	Articulation & Finishes	Fair		
9.8	Services	Fair (Drainage pipes need maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	Hoardings, grills and sliding windows added later.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats			
		None		
12.0	Additional Notes / References / Documents Available			
		Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

Anand Bhavan



View from Takandas Kataria Marg



View of the projecting balcony



Balcony supported by wooden posts

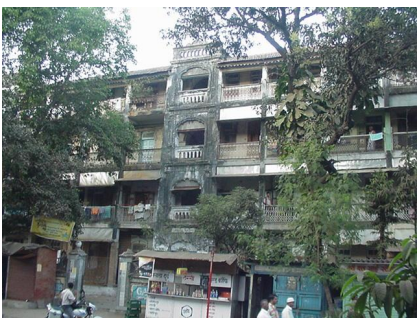
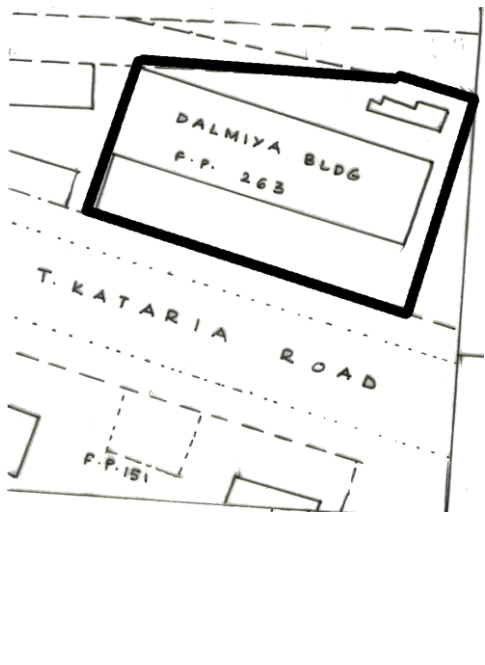


Decorative cast iron railing



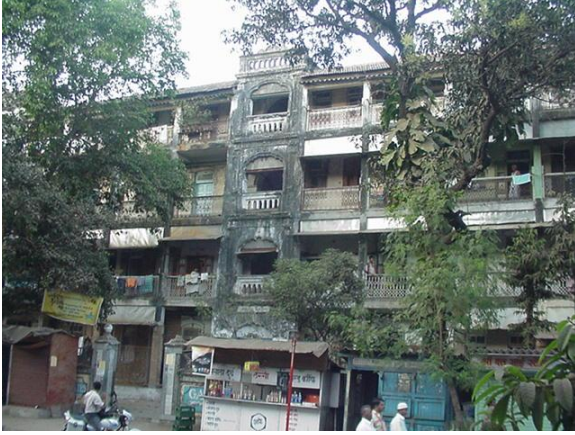
Decorative eaves fascia

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

	Common Ref. No.:		
	Card No.: G/n-21		
	Ward (Part): G north-III		
	CS No.: F.P 263		
	Plot Area: 1925.59 sq.m.		
	B U Area: 4363.60 sq.m.		
	Date: February, 2005		
	Record by: Gauri J, Ojas P		
	Review by: Neera Adarkar		
	Internal: As above		
	External: As above		
Photo Ref.: T-IV-Gn:\Ward Gn\ Dalmiya Building			
			
1.0	Denomination		
1.1	Name of Premises	Dalmiya Building	
1.2	Earlier Name	Not applicable	
1.3	Built in	1918	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Takandas Kataria Marg	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Proladrai Ramjidas	
3.2	Past	Harikishandas Rambhagat, Umarsingh Shivmukhrai, Dubhchand Ramkuvar	
3.3	Status	Tenanted	
4.0	Use		
4.1	Present	Residential	
4.2	Past	Residential	
4.3	Usage	Regular residential use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on a plot, off Lady Jamshetji Marg, which is one of the major North-South arterial roads.	
5.2	Architectural Description	This structure is a combination of Vernacular and Indo Saracenic style. The central staircase bay has features like Moorish arches on the ground floor and shouldered arch on the third floor. The rest of the façade has a sloping roof with Mangalore tiles and long common corridors. The central bay has decorative pilasters on the either sides of the arches. These arches have a simple balustrade at the parapet level. This central bay continues above the third floor and ends 1meter above the eaves board level.	
5.3	Intrinsic	One of the buildings located in a Marathi speaking area but occupied by Gujarathi community.	
5.4	Value Classification	A(arc)	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 3	
7.0	Construction		
7.1	Plinth	Plastered stone plinth	
7.2	Walls	Brick walls	
7.3	Floor	RCC floor slab	
7.4	Stairs	Dog legged wooden staircase with decorative balustrade.	

7.5	Openings	Rectangular Opening with wooden framed glazed shutters		
7.6	Roofing	Slopping roof with Mangalore tiles and wooden trusses		
7.7	Articulation	The central staircase bay has features like Moorish arches on the ground floor and shouldered arch on the third floor. The rest of the façade has a sloping roof with Mangalore tiles and long common corridors. The central bay has decorative pilasters on the either sides of the arches. These arches have a simple balustrade at the parapet level.		
7.8	Finishes	Internally and externally Cement plastered and Painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Brick compound wall		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Marginal side open space		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Fair (No settlement of the plinth observed but needs maintainance)		
9.2	Walls	Fair (Needs plastering and painting)		
9.3	Floor	Fair (No sagging observed)		
9.4	Stairs	Fair (Wooden members in good condition)		
9.5	Openings	Fair (Wooden members in good condition)		
9.6	Roofing	Fair (Leakage observed at few places)		
9.7	Articulation & Finishes	Fair (Needs maintainance)		
9.8	Services	Fair (Drainage pipes need maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	Grills and sliding windows added later.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	None		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

Dalmiya Building



Front elevation



Decorative architraves around the doors of the verandah



Moorish arch for the staircase bay



Shouldered arch for the staircase bay


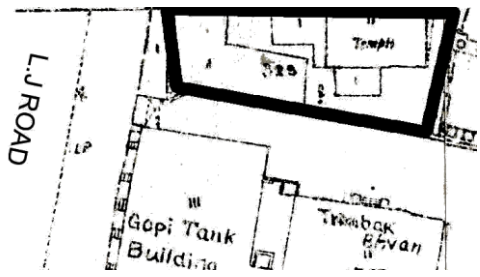


Staircase bay with different decorative Mughal arches



Decorative motifs above the entrance arch

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

	Common Ref. No.:		
	Card No.: G/n-22		
	Ward (Part): G north-III		
	CS No.: 529		
	Plot Area: Not available		
	B U Area: Not available		
	Date: February, 2005		
	Record by: Gauri J, Uma P		
	Review by: Neera Adarkar		
	Internal: As above		
External: As above			
Photo Ref.: T-IV-Gn:\Ward Gn\Kashi Vishweshwar Mandir			
			
1.0	Denomination		
1.1	Name of Premises	Kashi Vishweshwar Mandir	
1.2	Earlier Name	Not applicable	
1.3	Built in	1783 (Sthapana)	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Takandas Kataria Marg	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Not available	
3.2	Past	Not available	
3.3	Status	Trust	
4.0	Use		
4.1	Present	Religious	
4.2	Past	Religious	
4.3	Usage	Regular religious use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located off Lady Jamshetji Marg next to the crowded City Light market.	
5.2	Architectural Description	A low profile temple has a Vernacular style with a sloping roof and decorative eaves fascia. The stepped profile of the staircase is an interesting feature of the temple. The windows and doors of the ground floor are segmental whereas the openings on the first floor are rectangular. Moulded architraves are seen around all the openings. Cornice bands are seen at first floor level.	
5.3	Intrinsic	It is one of the oldest temples of the neighbourhood used mostly by Marathi speaking population.	
5.4	Value Classification	A(arc), A(cul), B(uu), C(seh),E	Recommended Grade II A
6.0	Topography		
6.1	Floors	G + 1	
7.0	Construction		
7.1	Plinth	Plastered stone plinth	
7.2	Walls	Brick load bearing walls	
7.3	Floor	Wooden joist flooring with brick bat coba	
7.4	Stairs	Straight flight wooden staircase	

7.5	Openings	The windows and doors of the ground floor are segmental whereas the openings on the first floor are rectangular with wooden frames and glazed shutter.		
7.6	Roofing	Sloping Mangalore tile with wooden trusses		
7.7	Articulation	The stepped profile of the staircase is an interesting feature of the temple. The windows and doors of the ground floor are segmental whereas the openings on the first floor are rectangular. Moulded architraves are seen around all the openings. Cornice bands are seen at first floor level.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Plastered Brick wall		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Front open space adequate and marginal side open spaces		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not applicable		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good (No sagging observed)		
9.4	Stairs	Good (Well maintained)		
9.5	Openings	Good (Wooden members in good condition)		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Good (Well maintained)		
9.8	Services	Good (Drainage pipes need no replacement)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	Recently partly painted.		
11.0	DP Remarks / Perceived Threats	None		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

Kashi Vishweshwar Mandir



View from Takandas Kataria Marg



Decorative pilasters on the façade



Decorative pinnacle of the temple



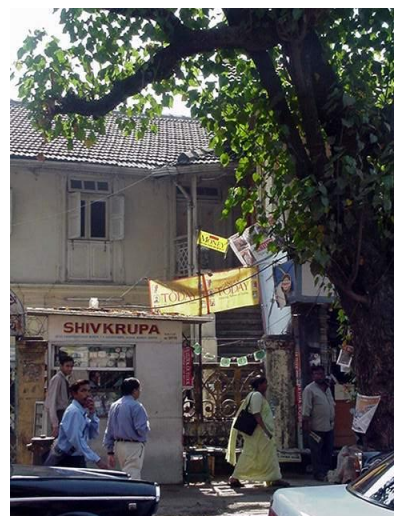
Stepped profile of the external staircase




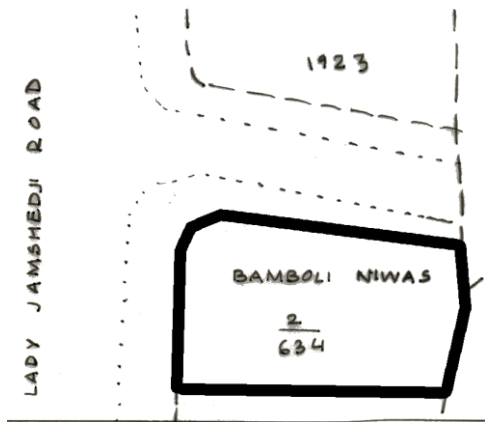
Shopline on the ground floor



Kashi Vishweshwar Mandir



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

	Common Ref. No.:		
	Card No.: G/n-23		
	Ward (Part): G north-III		
	CS No.: 2/634		
	Plot Area: 531.78 sq.m.		
	B U Area: 1155.00 sq.m.		
	Date: February, 2005		
	Record by: Gauri J., Ojas P		
	Review by: Neera Adarkar		
	Internal: As above		
	External: As above		
	Photo Ref.: T-IV-Gn:\Ward Gn\ Bamboli Niwas		
			
1.0	Denomination		
1.1	Name of Premises	Bamboli Niwas	
1.2	Earlier Name	Not applicable	
1.3	Built in	1936	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Lady Jamshetji Marg	
2.2	Subsidiary	Sitaram Ravji Alias S. Keer Marg	
3.0	Ownership Pattern		
3.1	Present	Madhav Atmaram Pandit , Milind Madhukar Pandit	
3.2	Past	Madhav Atmaram Pandit , Milind Madhukar Pandit	
3.3	Status	Tenanted	
4.0	Use		
4.1	Present	Residential, Commercial	
4.2	Past	Residential	
4.3	Usage	Regular residential, commercial use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on a corner plot on Lady Jamshetji Marg, which is a major North South road.	
5.2	Architectural Description	This G + 3 building is one of the many Art deco buildings on this major road in Mahim. This building is owned by Pandit family originally migrated from a village Bamboli in Goa and hence the name. The central portion of the façade responds to the corner in a true Art deco vocabulary. It is covered with an elliptical flat roof and is accentuated with projecting columns which terminate above the entrance in the horizontal band with zig zag linear decoration in plaster.	
5.3	Intrinsic	The central portion of the façade responds to the corner in a true Art Deco vocabulary.	
5.4	Value Classification	A(arc), I(sce)	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 2	
7.0	Construction		
7.1	Plinth	Plastered masonry plinth	
7.2	Walls	Brick walls	
7.3	Floor	RCC floor slab	
7.4	Stairs	Wooden with M S balusters, wooden railing	

7.5	Openings	Rectangular Opening with wooden framed glazed shutters		
7.6	Roofing	Flat roof terrace		
7.7	Articulation	The central portion of the façade responds to the corner in a true Art deco vocabulary. It is covered with an elliptical flat roof and is accentuated with projecting columns which terminate above the entrance in the horizontal band with zig zag linear decoration in plaster.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	No front open space, marginal side open space		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Window air-conditioning units at some places		
9.0	Condition			
9.1	Plinth	Fair (No settlement or cracks observed but needs maintainance)		
9.2	Walls	Fair (Needs plastering and painting)		
9.3	Floor	Fair (No sagging observed)		
9.4	Stairs	Fair (Wooden members in good condition)		
9.5	Openings	Fair (Wooden members in good condition)		
9.6	Roofing	Fair (No leakage observed)		
9.7	Articulation & Finishes	Fair (Needs maintainance)		
9.8	Services	Fair (Drainage pipes need maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	Hoardings, grills and sliding windows added later		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	None		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

Bamboli Niwas



View from Lady Jamshetji Marg



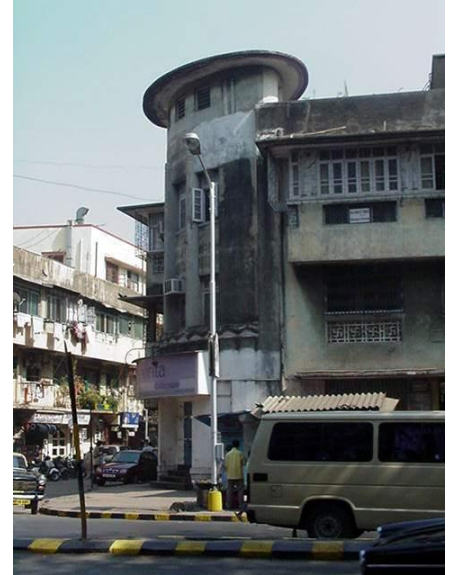
Art Deco corner building



Staircase bay with an elliptical roof




Nameplate

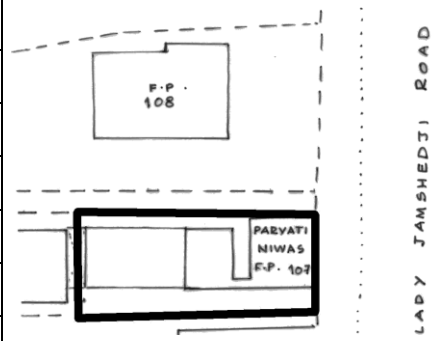


Elevation from Lady Jamshetji Marg



Shopline on the ground floor

	Common Ref. No.:	
	Card No.: G/n-24	
	Ward (Part): G north-III	
	CS No.: F.P 107	
	Plot Area: 565.68 sq.m.	
	B U Area: 1050.00 sq.m.	
	Date: February, 2005	
	Record by: Gauri J, Uma P	
	Review by: Neera Adarkar	
	Internal: As above	
	External: As above	
	Photo Ref.: T-IV-Gn:\Ward Gn\ Parvati Niwas	



1.0	Denomination			
1.1	Name of Premises	Parvati Niwas		
1.2	Earlier Name	Not applicable		
1.3	Built in	1930	Extension Date (if any)	Not applicable
2.0	Access			
2.1	Main	Lady Jamshetji Marg		
2.2	Subsidiary	Not applicable		
3.0	Ownership Pattern			
3.1	Present	Madhav Martand Korde, Shripad Martand Korde		
3.2	Past	Martand Ramkrushna Korde, Laxman Ramkrishna Korde, Anant Gajanan Korde, Sharad Laxman Korde		
3.3	Status	Tenanted		
4.0	Use			
4.1	Present	Residential, Commercial		
4.2	Past	Residential, Commercial		
4.3	Usage	Regular residential, commercial use		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	One of the only remaining typology of buildings on Lady Jamshetji Marg which is one of the major North-South arterial roads.		
5.2	Architectural Description	Vernacular style modest building with long wooden balconies covered with a sloping roof and hence breaking the monotony of RCC buildings bordering the west side of Lady Jamshetji Marg. The structure has minimal articulation on the façade. The chajjas are supported by RCC brackets.		
5.3	Intrinsic	The only remaining typology of buildings on this road is being occupied by Marathi speaking community.		
5.4	Value Classification	A(cul), G(grp)	Recommended Grade	III
6.0	Topography			
6.1	Floors	G + 2		
7.0	Construction			
7.1	Plinth	Plastered masonry plinth		
7.2	Walls	Brick walls		
7.3	Floor	RCC floor slab		
7.4	Stairs	Straight flight Wooden staircase		
7.5	Openings	Segmental arched windows with rectangular double shutters having wooden frames and glazed shutters		

7.6	Roofing	Flat roof terrace partially sloping roof with Mangalore tiles		
7.7	Articulation	The structure has features like projecting balconies with RCC criss cross pattern jalis. The terrace parapet wall has decorative motifs. The chajjas are supported by simple RCC brackets.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	No front open space, marginal side open space		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Window air-conditioning units at some places		
9.0	Condition			
9.1	Plinth	Fair (No settlement or cracks observed but needs maintenance)		
9.2	Walls	Fair (Needs plastering and painting)		
9.3	Floor	Fair (No sagging observed)		
9.4	Stairs	Fair (Wooden members in good condition)		
9.5	Openings	Fair (Wooden members in good condition)		
9.6	Roofing	Fair (Leakages observed at few places)		
9.7	Articulation & Finishes	Fair (Needs maintenance)		
9.8	Services	Fair (Drainage pipes need maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	Hoardings, grills and sliding windows added later.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	None		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

Parvati Niwas



View from Lady Jamsheji Marg



Projecting balcony on the 1st floor



Decorative wooden brackets supporting the roof



Roof profile


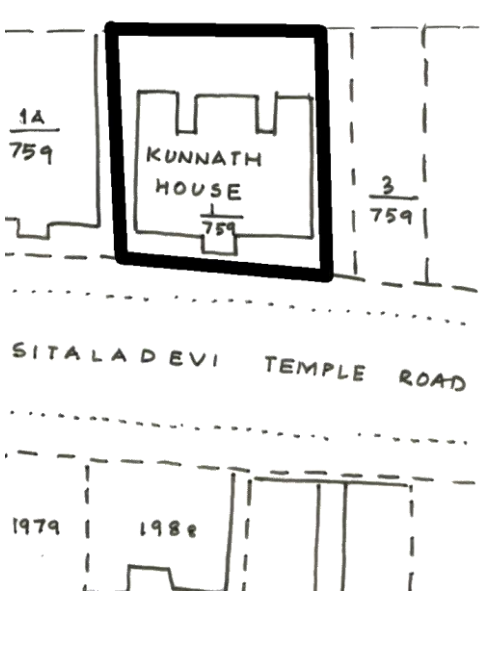


Front elevation



Commercial banners on the ground floor

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

	Common Ref. No.:	
	Card No.: G/n-25	
	Ward (Part): G north-III	
	CS No.: 1/759	
	Plot Area: 434.97 sq.m.	
	B U Area: 720.00 sq.m.	
	Date: February, 2005	
	Record by: Gauri J, Tanvi O	
	Review by: Neera Adarkar	
	Internal: As above	
	External: As above	
	Photo Ref.: T-IV-Gn:\Ward Gn\ Kunnath House	

1.0	Denomination			
1.1	Name of Premises	Kunnath House		
1.2	Earlier Name	Not applicable		
1.3	Built in	1944	Extension Date (if any)	Not applicable
2.0	Access			
2.1	Main	Sitaladevi Temple Road (East)		
2.2	Subsidiary	Not applicable		
3.0	Ownership Pattern			
3.1	Present	Kunnath Balkrishna Nair		
3.2	Past	Kunnath Balkrishna Nair		
3.3	Status	Tenanted		
4.0	Use			
4.1	Present	Residential		
4.2	Past	Residential		
4.3	Usage	Regular residential use		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	Structure located on Sitaladevi Temple Marg next to its junction with Lady Jamshetji Marg, which is one of the major North-South arterial roads.		
5.2	Architectural Description	This structure looks interesting due to its small scale and Art Deco style. It has balconies curved at the corners. Staircase block externally has a 10ft high window with a rectangular band around it, there are V shaped Grooves on top and bottom of the window.		
5.3	Intrinsic	Art Deco building of the mid 20 th century occupied by Catholic community.		
5.4	Value Classification	A(arc), A(cul)	Recommended Grade	III
6.0	Topography			
6.1	Floors	G + 2		
7.0	Construction			
7.1	Plinth	Plastered masonry plinth		
7.2	Walls	Brick walls		
7.3	Floor	RCC floor slab		
7.4	Stairs	Openwell wooden staircase		
7.5	Openings	Rectangular Opening with wooden frames and glazed shutter.		
7.6	Roofing	Flat roof terrace		

7.7	Articulation	Windows of staircase block at landing has projecting bands Staircase block externally has a 10ft high window with a rectangular band around it, there are V shaped Grooves on top and bottom of the window.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Plastered brick compound wall		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Marginal side open space		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Fair (No settlement or cracks observed but plaster chipped off at a few places)		
9.2	Walls	Fair (Needs plastering and painting)		
9.3	Floor	Fair (No sagging observed)		
9.4	Stairs	Fair (Wooden members in good condition)		
9.5	Openings	Fair (Wooden members in good condition)		
9.6	Roofing	Fair (Leakage observed at few places)		
9.7	Articulation & Finishes	Fair (Needs maintenance)		
9.8	Services	Fair (Drainage pipes need maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	Grills and sliding windows added later.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats			
	Plot under Residential Zone on proposed Development Plan. (D.P.)			
12.0	Additional Notes / References / Documents Available			
	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai			

Kunnath House



View from Sitladevi Temple Road



Art Deco style V shaped grooves on the façade



Grooved bands at the entrance


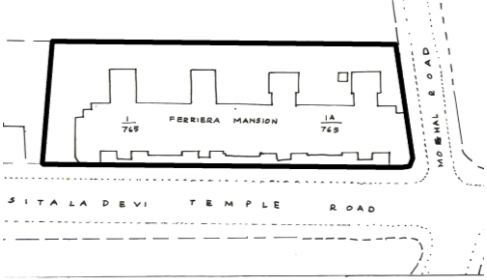


Rounded balcony



View of the compound wall

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

	Common Ref. No.:	
	Card No.: G/n-26	
	Ward (Part): G north-III	
	CS No.: 1/765 , 1A/765	
	Plot Area: 596.99 sq.m.	
	B U Area: 1940.25 sq.m.	
	Date: February, 2005	
	Record by: Gauri J, Ojas P	
	Review by: Neera Adarkar	
	Internal: As above	
External: As above		
Photo Ref.: T-IV-Gn:\Ward Gn\ Ferriera Mansion		

1.0	Denomination		
1.1	Name of Premises	Ferriera Mansion	
1.2	Earlier Name	Not applicable	
1.3	Built in	1937	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Sitaladevi Temple Road (East)	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Emlyn Ferreira	
3.2	Past	Emlyn Ferreira	
3.3	Status	Tenanted	
4.0	Use		
4.1	Present	Residential	
4.2	Past	Residential	
4.3	Usage	Regular residential use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Long stretch of a building block along Sitaladevi Temple road off Senapati Bapat Marg which is one of the major North-South arterial roads.	
5.2	Architectural Description	This Art Deco building occupies a long stretch of the road. This building looks prominent because it is neatly maintained. It has typical rounded balconies at the corners of the building which make the building look more impressive. The staircase block of the building is highlighted with typical coloured Art Deco bands. The façade has grooved bands.	
5.3	Intrinsic	This building was owned by a Catholic family and belongs to an old Catholic neighbourhood of Mahim.	
5.4	Value Classification	G(grp), A(arc), I(sce)	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 4	
7.0	Construction		
7.1	Plinth	Plastered masonry plinth	
7.2	Walls	Brick walls	
7.3	Floor	RCC floor slab	
7.4	Stairs	Dog legged RCC staircase	
7.5	Openings	Rectangular opening with wooden frames and glazed shutters	

7.6	Roofing	Flat roof terrace		
7.7	Articulation	It has features like rounded balconies with grooved bands. The staircase block is highlighted with coloured bands in Art Deco style.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Plastered brick wall		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Marginal side open spaces		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Window air-conditioning units		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good (No sagging observed)		
9.4	Stairs	Good (Well maintained)		
9.5	Openings	Good (Wooden members in good condition)		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Good (Well maintained)		
9.8	Services	Good (Drainage pipes need no replacement)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	Grills and sliding windows added later.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Plot under Residential Zone on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

Ferriera Mansion



View from the junction



Typical Art Deco highlighted staircase block



View of the corner building



View from Sitladevi Temple Road



Front façade



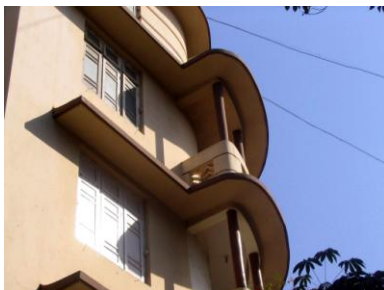
Cast iron spiral staircase



Rear view


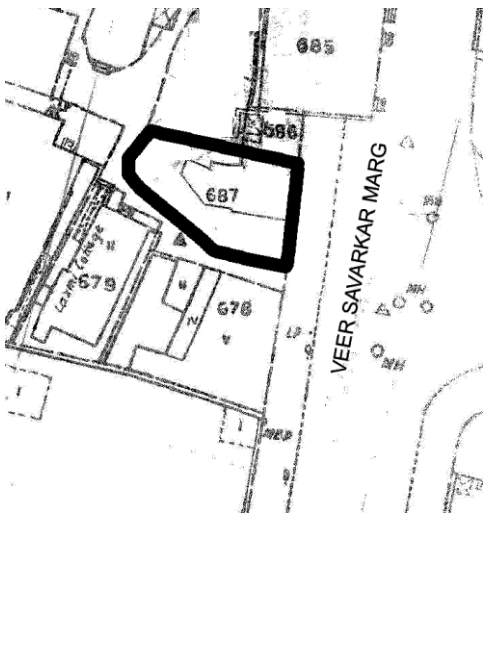


Side profile of the building



Chajjas continue with the rounded balconies



	Common Ref. No.:			
	Card No.: G/n-27			
	Ward (Part): G north-III			
	CS No.: 687			
	Plot Area: 131.27 sq.m.			
	B U Area: 210.032 sq.m.			
	Date: February, 2005			
	Record by: Gauri J, Arti S			
	Review by: Neera Adarkar			
	Internal: As above			
External: As above				
Photo Ref.: T-IV-Gn:\Ward Gn\ Julekha House				
1.0	Denomination			
1.1	Name of Premises	Julekha House		
1.2	Earlier Name	Not applicable		
1.3	Built in	Mid 20 th century	Extension Date (if any)	Not applicable
2.0	Access			
2.1	Main	Veer Savarkar Marg (Cadell Road)		
2.2	Subsidiary	Not applicable		
3.0	Ownership Pattern			
3.1	Present	Not available		
3.2	Past	Not available		
3.3	Status	Tenanted		
4.0	Use			
4.1	Present	Residential, Commercial		
4.2	Past	Residential		
4.3	Usage	Regular residential, commercial use		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	Located on the western side of Veer Savarkar Marg which is one of the major North-South arterial roads and also facing the sea.		
5.2	Architectural Description	G + 3 sea facing building stands prominent due to its unique features like decorative projecting balconies. It also has simple rectangular rustication with highly decorative architraves for the windows. The building is located in a comparatively low rise area. It had moulded cornice bands above the windows and decorative motif band runs above it. The balconies projecting on 1 st and 2 nd floor are supported by decorative brackets.		
5.3	Intrinsic	The sea facing building bears highly decorative architraves around the windows.		
5.4	Value Classification	A(arc), F	Recommended Grade	III
6.0	Topography			
6.1	Floors	G + 3		
7.0	Construction			
7.1	Plinth	30 cms high black basalt stone plinth in coursed ashlar masonry		
7.2	Walls	Brick walls		
7.3	Floor	RCC floor slab		
7.4	Stairs	RCC dog legged staircase with a wooden decorative newel post		

7.5	Openings	Rectangular openings with wooden frames and glazed shutter and a stained glass weather shade		
7.6	Roofing	Flat roof terrace		
7.7	Articulation	It has simple rectangular rustication with highly decorative architraves for the windows. It had moulded cornice bands above the windows and decorative motif band runs above it. The balconies projecting on 1 st and 2 nd floor are supported by decorative brackets.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	No front open space, marginal side open space		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Fair (No settlement or cracks observed but still needs maintenance)		
9.2	Walls	Fair (Needs plastering and painting)		
9.3	Floor	Fair (No sagging observed)		
9.4	Stairs	Good (Well maintained)		
9.5	Openings	Fair (Wooden members in good condition)		
9.6	Roofing	Fair (Wooden members in good condition)		
9.7	Articulation & Finishes	Fair (Needs maintenance)		
9.8	Services	Fair (Drainage pipes need maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	Hoardings added later.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	Painting done on few bays on façade.		
11.0	DP Remarks / Perceived Threats	Affected by road widening on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai		

Julekha House



View from Veer Savarkar Marg



Projecting balconies on the façade



Decorative floral motifs in stucco work above the architrave




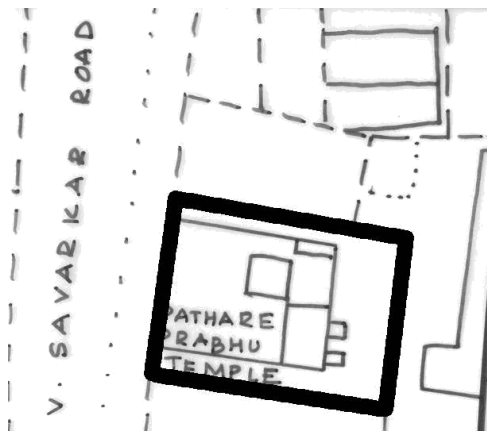
Sloping roof chajja for the projecting balconies



Simple motifs and mouldings on the façade

Right side elevation not seen due to proximity of adjoining buildings

	Common Ref. No.:	
	Card No.: G/n-28	
	Ward (Part): G north-III	
	CS No.: 960	
	Plot Area: 880.90 sq.m.	
	B U Area: 727.26 sq.m.	
	Date: February, 2005	
	Record by: Gauri J, Uma P	
	Review by: Neera Adarkar	
	Internal: As above	
	External: As above	
Photo Ref.: T-IV-Gn:\Ward Gn\ Radha Krishna Mandir		



1.0	Denomination		
1.1	Name of Premises	Radha Krishna Mandir	
1.2	Earlier Name	Pathare Prabhu Gurudwara	
1.3	Built in	Early 20 th century	Extension Date (if any) 1929
2.0	Access		
2.1	Main	Veer Savarkar Marg (Cadell Road)	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Rao Saheb Balaram Mothabai Rane	
3.2	Past	Gajanan Vinayak Valkar, Anandrao Tukoba Kothare, Balaji Ganpat Sadhivrao, Khanderao Krishnanath Kirtikar	
3.3	Status	Trust	
4.0	Use		
4.1	Present	Religious	
4.2	Past	Temple	
4.3	Usage	Regular Religious use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on a small rectangular plot abutting Veer Savarkar Marg which is one of the major North-South arterial roads.	
5.2	Architectural Description	This temple is located in one of the old neighbourhoods of Mahim. The building is important due to its religious use. It has features like segmental openings on the ground floor and segmental arched openings on the first floor. The parapet wall at the terrace level has decorative balustrade and above it are some decorative idols of the temple.	
5.3	Intrinsic	Building having religious importance.	
5.4	Value Classification	A(cul), B(uu), C(seh)	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 1	
7.0	Construction		
7.1	Plinth	Plastered stone plinth	
7.2	Walls	Brick walls	
7.3	Floor	Wooden joist flooring	
7.4	Stairs	Straight flight wooden staircase with simple balustrade	
7.5	Openings	Rectangular opening with wooden framed and glazed shutters	
7.6	Roofing	Partly sloping mangalore tile roof and partly flat roof terrace	

7.7	Articulation	Grooved pilasters at corners, opening have architraves around them terrace parapet wall has decorative idols of Hindu Gods. Ground floor has semi circular arches.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	The internal shrine of the God		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	No marginal side and front open spaces		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Fair (No settlement or cracks observed but needs maintainance)		
9.2	Walls	Fair (No dampness or cracks observed)		
9.3	Floor	Fair (No sagging observed)		
9.4	Stairs	Fair (Wooden members in good condition)		
9.5	Openings	Fair (Wooden members in good condition)		
9.6	Roofing	Fair (Leakage observed at a few places)		
9.7	Articulation & Finishes	Fair (Needs maintainance)		
9.8	Services	Fair (Drainage pipes need no replacement)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	Not transformation		
10.2	Structure	Marble flooring done later on, collapsible gulls added at entrance.		
10.3	Articulation & Finishes	Not transformation		
11.0	DP Remarks / Perceived Threats			
	None			
12.0	Additional Notes / References / Documents Available			
	Notes: Belongs to Pathare Prabhu Charitable Trust. Needs plastering Hindu (Sadhu) idols on verge of chipping. Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai			

Radha Krishna Mandir



View from Veer Savarkar Marg



Radha Krishna Mandir



Collapsible grills seen on the ground floor



Decorative concrete jali at the terrace parapet level




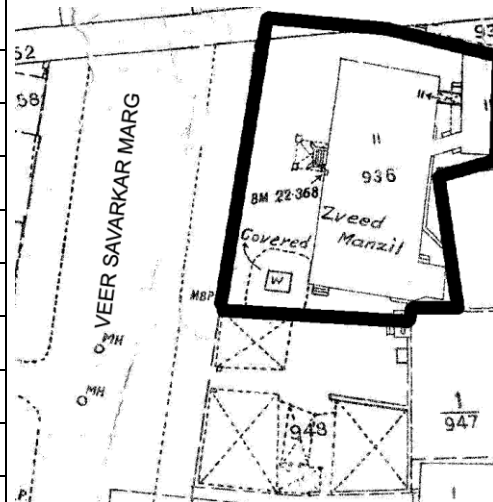
Double height windows



Decorative idols of God above the terrace parapet level

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

	Common Ref. No.:	
	Card No.: G/n-29	
	Ward (Part): G north-I	
	CS No.: 936	
	Plot Area: Not available	
	B U Area: Not available	
	Date: February, 2005	
	Record by: Gauri J, Uma P	
	Review by: Neera Adarkar	
	Internal: As above	
External: As above		
Photo Ref.: T-IV-Gn:\Ward Gn\ Bungalow No. 4		



1.0	Denomination		
1.1	Name of Premises	Bungalow No. 4	
1.2	Earlier Name	Zyeed House	
1.3	Built in	1931	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Veer Savarkar Marg (Cadelll Road)	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Not available	
3.2	Past	Not available	
3.3	Status	Ownership	
4.0	Use		
4.1	Present	Residential	
4.2	Past	Residential	
4.3	Usage	Regular residential use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located in a very old neighbourhood of Mahim close to Mahim Dargah.	
5.2	Architectural Description	Vernacular style structure having a very interesting roof profile with the central bay projecting out of the structure and the balconies on the either sides of this bay cantilever out in the same profile as that of the bay. The roof appears in two levels one above the other. The bay and the balconies resemble due to the the decorative C.I railing. The central bay also has wooden louvred window at the ground floor level.	
5.3	Intrinsic	Bungalow located in the interiors of Mahim which belongs to the Mohammedian community.	
5.4	Value Classification	A(arc), A(cul)	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 1	
7.0	Construction		
7.1	Plinth	Plastered stone plinth	
7.2	Walls	Load bearing brick wall	
7.3	Floor	Wooden joist flooring	
7.4	Stairs	Straight flight wooden staircase with simple balusters	
7.5	Openings	Rectangular openings with wooden frames and glazed shutters	

7.6	Roofing	Sloping roof with Mangalore tiles and wooden trusses		
7.7	Articulation	The balconies have decorative C.I railing. The ground floor openings have wooden louvred windows. The balconies are cantilevered at both the ends of the structures. The central bay has a wooden pinnacle at the roof top.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Plastered brick wall with decorative cast iron railing		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Marginal side open space provided		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good (No sagging observed)		
9.4	Stairs	Good (Wooden members in good condition)		
9.5	Openings	Good (Wooden members in good condition)		
9.6	Roofing	Good (Leakage observed at a few place)		
9.7	Articulation & Finishes	Good (Well maintained)		
9.8	Services	Good		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	Recently painted.		
11.0	DP Remarks / Perceived Threats	None		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

Bungalow No. 4



Front elevation



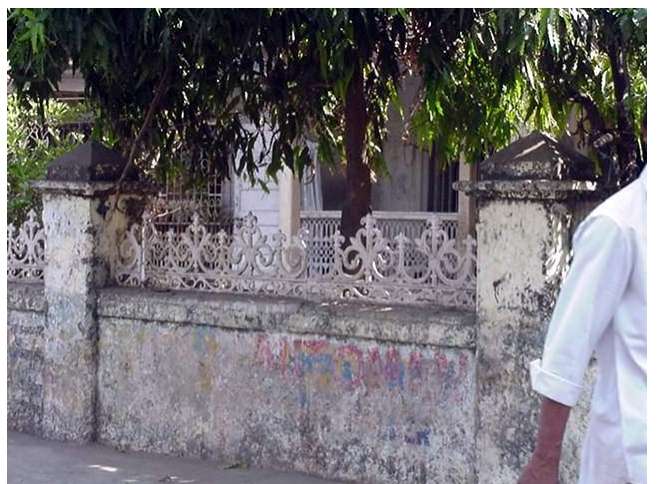
A huge commercial banner stands at the left side of the building



Decorative entrance cast iron Gate


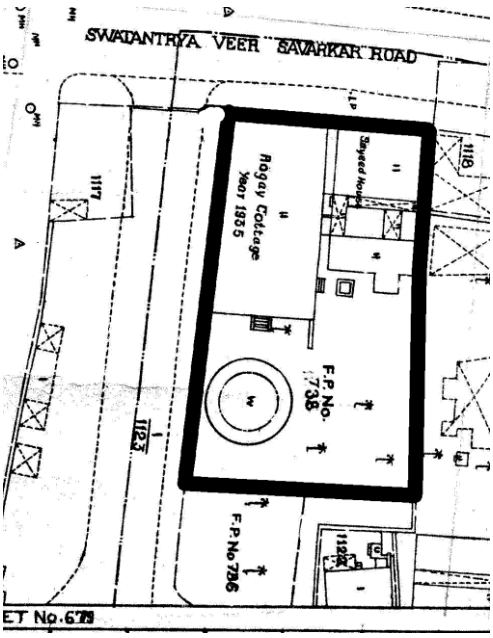


Cantilevered balcony with a sloping roof



Compound wall with decorative cast iron railing

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

	Common Ref. No.:		
	Card No.: G/n-30		
	Ward (Part): G north-I		
	CS No.: 738		
	Plot Area: 5396.00 sq.m.		
	B U Area: 1939.38 sq.m.		
	Date: February, 2005		
	Record by: Gauri J, Ojas P		
	Review by: Neera Adarkar		
	Internal: As above		
External: As above			
Photo Ref.: T-IV-Gn:\Ward Gn\ Rogay Cottage			
			
1.0	Denomination		
1.1	Name of Premises	Rogay Cottage	
1.2	Earlier Name	Not applicable	
1.3	Built in	1938	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Balamiya Lane	
2.2	Subsidiary	Veer Savarkar Marg (Cadell Road)	
3.0	Ownership Pattern		
3.1	Present	Municipal Corporation of City of Bombay	
3.2	Past	Municipal Corporation of City of Bombay	
3.3	Status	Not available	
4.0	Use		
4.1	Present	Residential, Commercial	
4.2	Past	Residential, Commercial	
4.3	Usage	Regular residential and commercial use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on a corner plot opposite Mahim Dargah.	
5.2	Architectural Description	This building has Neo-classical features on the façade. The façade has segmental arched windows with moulded architraves and decorative key stones. The central bay of the façade has a semicircular pediment on the first floor and a triangular pediment on the first floor. The parapet wall of the building has decorative balustrade in a continuous band with simple pilasters breaking the monotony. Cornice bands are seen at all floor levels. Long and short work seen at the corner edges of the building.	
5.3	Intrinsic	Corner building located in the vicinity of old neighbourhood of Mahim near Mahim Dargah.	
5.4	Value Classification	A(arc), B(des), I(sce), F	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 1	
7.0	Construction		
7.1	Plinth	Stone plinth in coursed ashlar masonry	
7.2	Walls	Brick walls	
7.3	Floor	RCC floor slab	
7.4	Stairs	Wooden openwell staircase with decorative balustrade	

7.5	Openings	Segmental arched openings with wooden frames and glazed shutter.		
7.6	Roofing	Pitched roof with Mangalore tiles		
7.7	Articulation	The façade has segmental arched windows with moulded architraves and decorative key stones. The central bay of the façade has a semicircular pediment on the first floor and a triangular pediment on the first floor. The parapet wall of the building has decorative balustrade in a continuous band with simple pilasters breaking the monotony. Cornice bands are seen at all floor levels. Long and short work seen at the corner edges of the building.		
7.8	Finishes	Internally and externally cement plastered and painted.		
7.9	Interiors (Movable & Immovable)	Not applicable		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	No marginal and side open spaces provided		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Air-conditioning window units at some places		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good (No sagging observed)		
9.4	Stairs	Good (Wooden members in good condition)		
9.5	Openings	Good (Wooden members in good condition)		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Good (Well maintained)		
9.8	Services	Good (Drainage pipes need no replacement)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	Commercial signboard on ground floor.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Plot under Residential Zone on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai		

Rogay Cottage



View from Veer Savarkar Marg



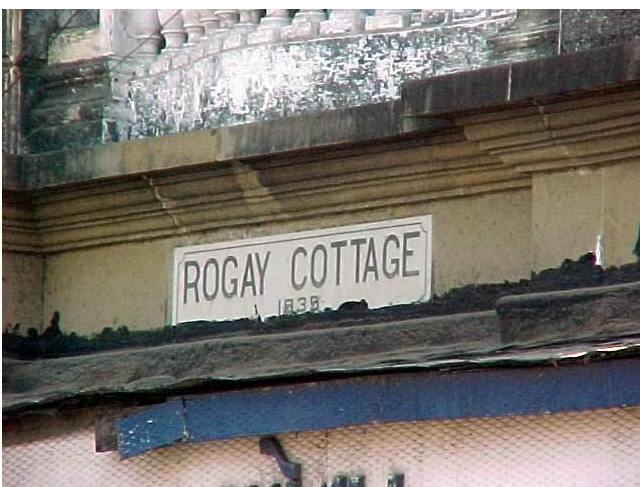
Neo-classical details on the façade




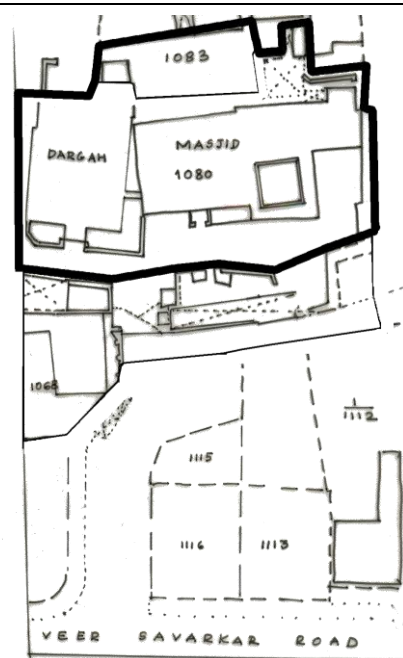
Windows have decorative architraves with key stones



View of the whole façade




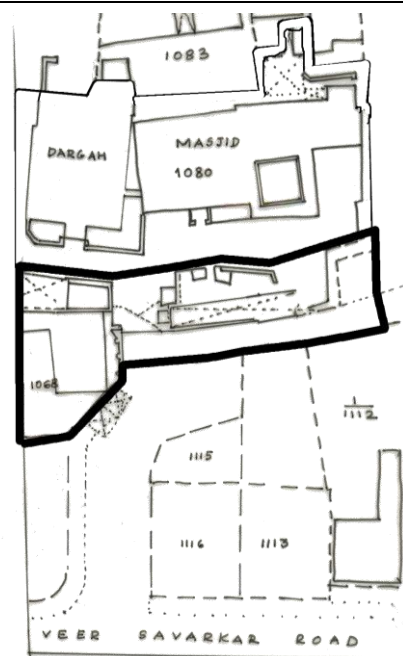
	Common Ref. No.:	
	Card No.: G/n-31a	
	Ward (Part): G north-I	
	CS No.: 1080, 1083	
	Plot Area: 4411.41 sq.m	
	B U Area: 6727.26 sq.m	
	Date: February, 2005	
	Record by: Gauri J, Ojas P	
	Review by: Neera Adarkar	
	Internal: As Above	
External: As Above		
Photo Ref.: Photography denied		



1.0	Denomination		
1.1	Name of Premises	Maqdam Mohammad Mahimi Dargah (Shrine)	
1.2	Earlier Name	Not applicable	
1.3	Built in	1431	Extension Date (if any) 1970
2.0	Access		
2.1	Main	Veer Savarkar Marg (Cadell Road)	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Suleman Haji Ali Mohommad, Kasim Haji Ali Mohommad, Haji Noorali Mohommad Ahmed, Hussain Abdul, Karim Toffic (Trustees of Haji Kasim Agbotwala Charities)	
3.2	Past	Syed Abdul Kadri Al Edroos, Trustees of Pir Magalum Saheb Charitable Trust, Dawood Haji Ali Mohommad	
3.3	Status	Tenanted	
4.0	Use		
4.1	Present	Shrine	
4.2	Past	Religious	
4.3	Usage	Regular religious use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	A landmark monument of worship significantly located on the sea shore on west of Veer Savarkar Marg which is one of the major North-South arterial roads.	
5.2	Architectural Description	Internally there two tombs of Saint Maqdam and his mother. These tombs are plain with no articulation. The shapes of these tombs are retained but have undergone several changes in terms of there plastering and maintenance.	
5.3	Intrinsic	Originally built in 14 th century, this Dargah is one of the oldest structures in Mumbai and is of high cultural and historical importance. The structure is however modified many times in the last 4 centuries and is closely surrounded with a dense settlement evolved over years. For these reasons the core shrine is graded I and the surrounding buildings are graded II A instead of I.	
5.4	Value Classification	A(cul), A(his), B(per)	Recommended Grade I
6.0	Topography		
6.1	Floors	Ground storeyed	
7.0	Construction		
7.1	Plinth	Plastered stone plinth	
7.2	Walls	Not applicable	

7.3	Floor	Not applicable		
7.4	Stairs	Not applicable		
7.5	Openings	Not applicable		
7.6	Roofing	Not applicable		
7.7	Articulation	The tombs and the shrine are relatively plain and bear no articulation.		
7.8	Finishes	Externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Tombs of the Saint and his mother		
7.10	Compound / Fence / Gate	Not applicable		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	None		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Good (Recently plastered showing no cracks)		
9.2	Walls	Not applicable		
9.3	Floor	Not applicable		
9.4	Stairs	Access denied		
9.5	Openings	Not applicable		
9.6	Roofing	Not applicable		
9.7	Articulation & Finishes	Not applicable		
9.8	Services	Good (Well maintained)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	Repaired and enlarged in 1674 and 1748. In 1952, 1 st floor was added and in 1970, was extended up to 3 rd floor.		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats			
		None		
12.0	Additional Notes / References / Documents Available			
		<p>History: Ali Bin Ahmed, later known as Maqdam Mohammed Mahimi, was born on the island of Mahim in the 14th Century. It is said that Ali Bin Ahmed received Sainthood because of his mother. The Saint lived up on a small islet at Mahim and his fame spread during his lifetime. After his death the shrine was erected around his tomb to honour him. His mother's tomb lies just besides his. The shape of the shrine has not altered much but has undergone several changes.</p> <p>Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai</p>		

	Common Ref. No.:	
	Card No.: G/n-31b	
	Ward (Part): G north-I	
	CS No.: 1068	
	Plot Area: Not available	
	B U Area: Not available	
	Date: February, 2005	
	Record by: GauriJ, Ojas P	
	Review by: Neera Adarkar	
	Internal: As Above	
External: As Above		
Photo Ref.: T-IV-Gn:\Ward Gn\ Maqdam Mohammad Mahimi Dargah		



1.0	Denomination		
1.1	Name of Premises	Maqdam Mohammad Mahimi Dargah (Complex)	
1.2	Earlier Name	Not applicable	
1.3	Built in	1431	Extension Date (if any) 1970
2.0	Access		
2.1	Main	Veer Savarkar Marg (Cadell Road)	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Suleman Haji Ali Mohommad, Kasim Haji Ali Mohommad, Haji Noorali Mohommad Ahmed, Hussain Abdul, Karim Toffic (Trustees of Haji Kasim Agbotwala Charities)	
3.2	Past	Syed Abdul Kadri Al Edroos, Trustees of Pir Magalum Saheb Charitable Trust, Dawood Haji Ali Mohommad	
3.3	Status	Tenanted	
4.0	Use		
4.1	Present	Dargah	
4.2	Past	Religious	
4.3	Usage	Regular Religious use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	A landmark monument of worship significantly located on the sea shore on west of Veer Savarkar Marg which is one of the major North-South arterial roads.	
5.2	Architectural Description	Entrance Gate has a dominant Moorish arch, which has become its identity. It has four brick domes with decorative pinnacles. The main dargah is topped with a huge dome and has four minars capped with small chhatris. Internally there two tombs Saint Maqdam and his mother. These tombs are plain with no articulation.	
5.3	Intrinsic	Originally built in 14 th century, this Dargah is one of the oldest structures in Mumbai and is of high cultural and historical importance. The structure is however modified many times in the last 4 centuries and is closely surrounded with a dense settlements evolved over years. For these reasons the core shrine is graded I and the surrounding buildings are graded IIA instead of I.	
5.4	Value Classification	A(arc), A(cul), A(his), B(per)	Recommended Grade II A
6.0	Topography		
6.1	Floors	G + 3	
7.0	Construction		
7.1	Plinth	Plastered stone plinth	

7.2	Walls	Brick Masonry walls		
7.3	Floor	RCC floor slab		
7.4	Stairs	Access denied		
7.5	Openings	Semicircular and Moorish arched openings with wooden frames and glazed shutters		
7.6	Roofing	Brick dome		
7.7	Articulation	Highly ornamental entrance gate with decorative stucco work on the columns. The huge central dome is topped by metal pinnacle.		
7.8	Finishes	Internally and externally cement plastered and painted.		
7.9	Interiors (Movable & Immovable)	Tombs of the Saint and his mother		
7.10	Compound / Fence / Gate	Plastered brick compound wall		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	None		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Good (Recently plastered showing no cracks)		
9.2	Walls	Good (No leakage or cracks)		
9.3	Floor	Good (No deflection in floor)		
9.4	Stairs	Access denied		
9.5	Openings	Good (Wooden members in good condition)		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Good (Well maintained)		
9.8	Services	Good (Well maintained)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	Repaired and enlarged in 1674 and 1748. In 1952, 1 st floor was added and in 1970, was extended up to 3 rd floor.		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats			
	None			
12.0	Additional Notes / References / Documents Available			
	<p>History: Ali Bin Ahmed, later known as Maqdam Mohammed Mahimi, was born on the island of Mahim in the 14th Century. It is said that Ali Bin Ahmed received Sainthood because of his mother. The Saint lived up on a small islet at Mahim and his fame spread during his lifetime. After his death the shrine was erected around his tomb to honour him. His mother's tomb lies just besides his. The shape of the shrine has not altered much but has undergone several changes.</p> <p>Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai</p>			

Maqum Mohammad Mahimi Dargah



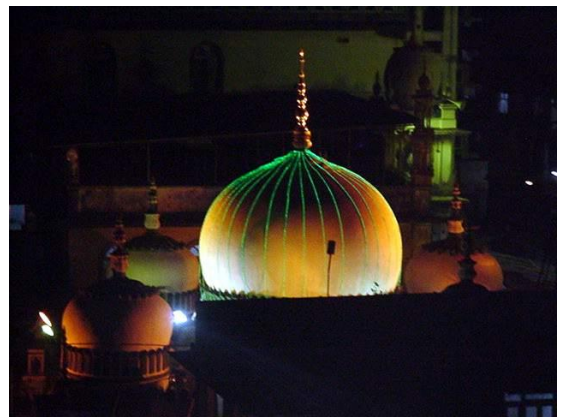
View of the entrance gate



Four chatris above the gate



Main dome of the dargah



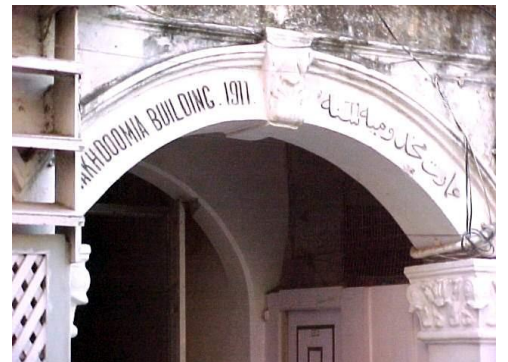
Maqum Mohammad Mahimi



Shop line along the road



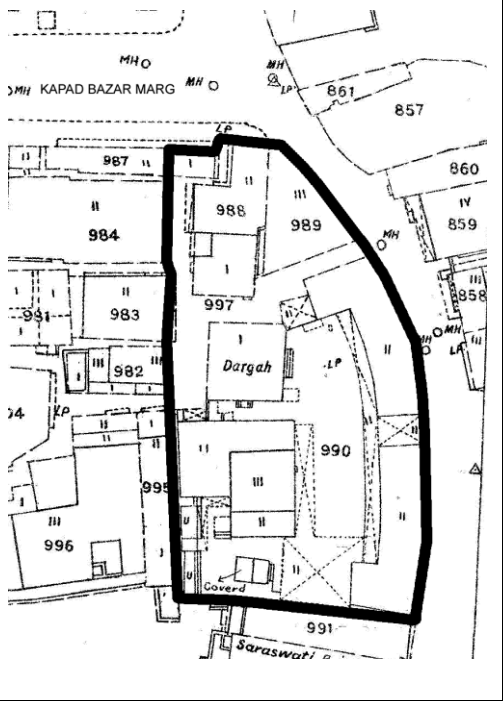
View of the internal façade



Decorative mouldings around the entrance arch to the Dargah



Common Ref. No.:	
Card No.:	G/n-32
Ward (Part):	G north-III
CS No.:	972
Plot Area:	648.28 sq.m.
B U Area:	1090.50 sq.m.
Date:	February, 2005
Record by:	Gauri J, Arti S
Review by:	Neera Adarkar
Internal:	As above
External:	As above
Photo Ref.:	T-IV-Gn:\Ward Gn\H. H. Khoja Aga Khan Jamat Khana



1.0	Denomination			
1.1	Name of Premises	H. H. Khoja Aga Khan Jamat Khana		
1.2	Earlier Name	Not applicable		
1.3	Built in	Mid 20 th century	Extension Date (if any)	Not applicable
2.0	Access			
2.1	Main	Sant Gadge Maharaj Marg		
2.2	Subsidiary	Not applicable		
3.0	Ownership Pattern			
3.1	Present	Not available		
3.2	Past	Not available		
3.3	Status	Trust		
4.0	Use			
4.1	Present	Religious, Residential		
4.2	Past	Religious, Residential		
4.3	Usage	Regular residential as well as religious use		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	Located along the corner following curve profile at junction with shops on frontage.		
5.2	Architectural Description	Vernacular style building on corner following a curve of the road profile though appears to be a non ornamental and plain façade from the road side, internally it has a paved court with balconies overlooking it. The balconies and entrance area have carved CI grills. Balconies have been supported on CI pillars with floral capitals. Shrine is located in South West corner in the building court.		
5.3	Intrinsic	Corner building having religious importance.		
5.4	Value Classification	B(per), C(seh), D(bio), E	Recommended Grade	III
6.0	Topography			
6.1	Floors	G + 1		
7.0	Construction			
7.1	Plinth	Black Basalt stone plinth		
7.2	Walls	Load bearing brick wall		
7.3	Floor	Jack arch flooring		
7.4	Stairs	Straight flight wooden staircase		
7.5	Openings	Rectangular wooden openings with fully glazed shutters		
7.6	Roofing	Flat roof terrace		

7.7	Articulation	Central courtyard with CI columns with floral capitals, Moorish arch on windows on first floor, cornice bands at first floor level.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Central paved open space used as a gathering space for worship		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Fair (No settlement or cracks observed but needs maintenance)		
9.2	Walls	Fair (No dampness or cracks observed)		
9.3	Floor	Fair (No sagging observed but needs maintenance)		
9.4	Stairs	Fair (Wooden members in good condition)		
9.5	Openings	Fair (Wooden members in good condition)		
9.6	Roofing	Fair (Leakage observed at a few places)		
9.7	Articulation & Finishes	Fair (Needs maintenance)		
9.8	Services	Poor (Drainage pipes need maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	Box type signboards for shops, chajjas on MS brackets, box grills added later.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Marked by Town Planning Scheme on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	Notes: Tree growth on façade, structure damaged due to lines of water from pipes. Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

H. H. Khoja Aga Khan Jamat Khana



External façade




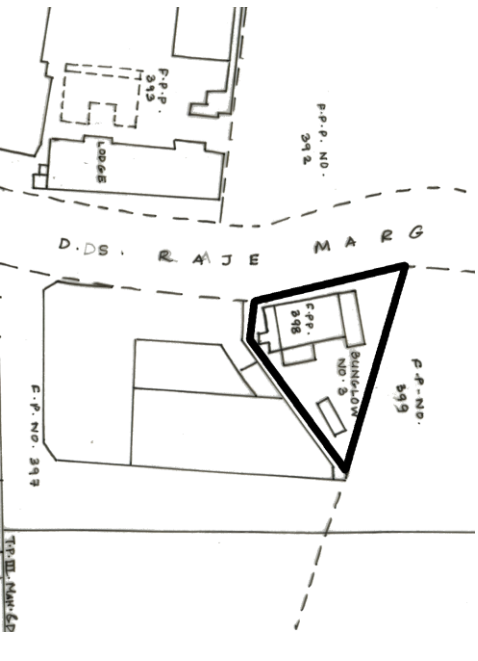
Mughal arch in stucco work for the entrance



Internal shrine of the premises



Internal view

	Common Ref. No.:	
	Card No.: G/n-33	
	Ward (Part): G north-III	
	CS No.: F.P 398	
	Plot Area: 450.67 sq.m.	
	B U Area: 1118.16 sq.m.	
	Date: February, 2005	
	Record by: Gauri J, Uma P	
	Review by: Neera Adarkar	
	Internal: As above	
External: As above		
Photo Ref.: T-IV-Gn:\Ward Gn\ Bungalow No. 3		

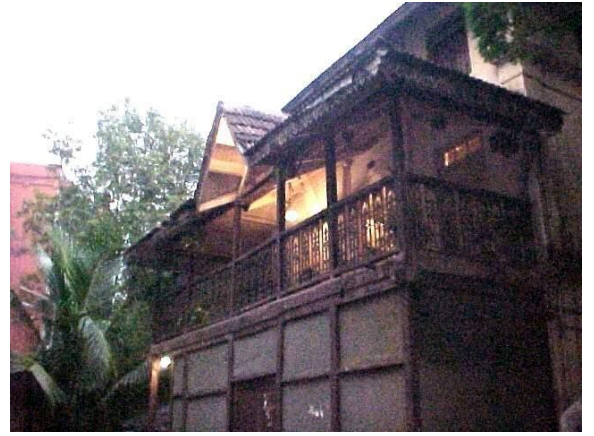
1.0	Denomination		
1.1	Name of Premises	Bungalow No. 3	
1.2	Earlier Name	Not applicable	
1.3	Built in	Late 19 th century	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	D. S. Raje Marg	
2.2	Subsidiary	Bhagoji Keer Marg	
3.0	Ownership Pattern		
3.1	Present	Andrian Joseph Hengriques, Lewis Family Trust, A.P Lewis Trust	
3.2	Past	Andrian Joseph Hengriques, Lewis Family Trust, A.P Lewis Trust	
3.3	Status	Trust	
4.0	Use		
4.1	Present	Religious, Residential	
4.2	Past	Religious, Residential	
4.3	Usage	Regular residential use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on a sharp triangular plot off Lady Jamshetji Marg which is one of the major North-South arterial roads.	
5.2	Architectural Description	G + 2 Vernacular style modest bungalow which represents a typology of bungalows seen in the older neighbourhood between Dadar to Bandra mostly belonging to the Catholic or East Indian Christian community. The most interesting feature of this house is the balcony supported by the slender timber posts covered by a well balanced sloping roof in an interesting profile with a decorative fascia and finished with Mangalore tiles. The intricate C.I. railing of the balcony gives the entire structure an exquisite character. Remaining part of the building has a plain façade in sharp contrast to the balcony structure.	
5.3	Intrinsic	This bungalow represents a typology of bungalows seen in the older neighbourhood between Dadar to Bandra mostly belonging to the Catholic or East Indian Christian community.	
5.4	Value Classification	B(per), C(seh), E	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 2	
7.0	Construction		
7.1	Plinth	Black Basalt stone plinth in coursed ashlar masonry	
7.2	Walls	Load bearing brick walls	
7.3	Floor	Wooden joist flooring	

7.4	Stairs	Straight flight wooden staircase with plain railing		
7.5	Openings	Rectangular opening wooden frames and glazed shutter		
7.6	Roofing	Sloping roof with Mangalore tiles and wooden trusses		
7.7	Articulation	Straight flight wooden staircase with simple wooden balustrade		
7.8	Finishes	Rectangular wooden openings with wooden frames and glazed shutters		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Plastered brick wall		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	The front open space has been landscaped and there are marginal side open spaces provided		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Fair (No settlement of the plinth observed but needs maintenance)		
9.2	Walls	Fair (Needs plastering and painting)		
9.3	Floor	Fair (No sagging observed)		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Fair (Wooden members in good condition)		
9.6	Roofing	Fair (No leakage observed)		
9.7	Articulation & Finishes	Fair (Needs maintenance)		
9.8	Services	Fair (Drainage pipes need to be replaced)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair-Poor	Maintenance level	Fair
10.0	Transformation			
10.1	Form	The flooring has changed and added later. The area below the balcony is enclosed subsequently.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Located in a General Residential zone on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

Bungalow No. 3



View from D.S Raje Marg



Pitched roof for the projecting balcony



Decorative cast iron railing



Internal straight flight staircase


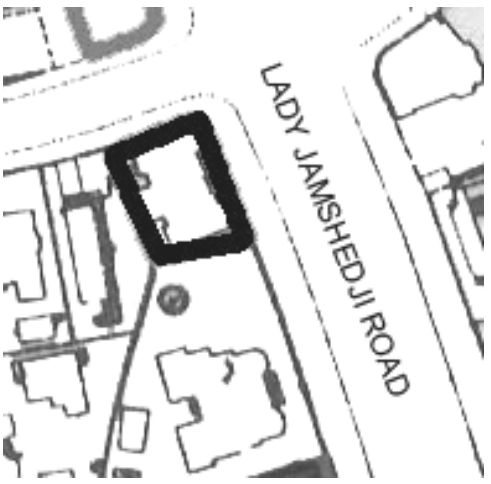


Wooden joist flooring



Wooden king post truss

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

	Common Ref. No.:	
	Card No.: G/n-34	
	Ward (Part): G north-I	
	CS No.: Not available	
	Plot Area: Not available	
	B U Area: Not available	
	Date: February, 2005	
	Record by: Gauri J, Uma P	
	Review by: Neera Adarkar	
	Internal: As above	
External: As above		
Photo Ref.: T-IV-Gn:\Ward Gn\Belle View		

1.0	Denomination		
1.1	Name of Premises	Belle View	
1.2	Earlier Name	Not applicable	
1.3	Built in	Mid 20 th century	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Lady Jamshetji Marg	
2.2	Subsidiary	Balamiya Lane	
3.0	Ownership Pattern		
3.1	Present	Not available	
3.2	Past	Not available	
3.3	Status	Tenanted	
4.0	Use		
4.1	Present	Residential	
4.2	Past	Residential	
4.3	Usage	Regular residential use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on a plot facing Lady Jamshetji Marg which is one of the major North-South arterial roads.	
5.2	Architectural Description	G+ 3 structures with corners of building the form of bay windows. Staircase block has small sloping roof at the top, small rectangular painted motifs appear at top, bottom and either sides of the windows. Coloured projecting bands seen at every floor and lintel level.	
5.3	Intrinsic	This is one of the many Art Deco buildings on the major road in Mahim.	
5.4	Value Classification	A(arc), I(sce)	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 3	
7.0	Construction		
7.1	Plinth	30 cms high plastered stone plinth	
7.2	Walls	23 cms thick brick wall	
7.3	Floor	RCC floor slab	
7.4	Stairs	Dog legged wooden staircase	
7.5	Openings	Rectangular openings with wooden frames and glazed shutter and stained glass ventilator	
7.6	Roofing	Flat roof terrace	

7.7	Articulation	Small rectangular painted motifs appear at top, bottom and either side of the windows. Coloured projecting bands seen at every floor and lintel level.		
7.8	Finishes	Externally sand faced finish plaster and internally plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Side compound wall in random rubble masonry		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	No front open space, marginal side open space		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Fair (No settlement or cracks observed)		
9.2	Walls	Fair (No dampness or cracks observed)		
9.3	Floor	Fair (No sagging observed but needs maintenance)		
9.4	Stairs	Fair (Wooden members in good condition)		
9.5	Openings	Fair (Wooden members in good condition but glazings need to be replaced)		
9.6	Roofing	Fair (No leakage observed Mangalore tiles need to be replaced)		
9.7	Articulation & Finishes	Fair (Needs maintenance)		
9.8	Services	Fair (Drainage pipes need maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats			
		None		
12.0	Additional Notes / References / Documents Available			
		Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai		

Belle View



Front elevation



View from Lady Jamshetji Marg



Front façade



Simple motifs on the façade




Rectangular windows



Triangular element above the entrance



	Common Ref. No.:		
	Card No.: G/n-35		
	Ward (Part): G north-I		
	CS No.: F.P 614		
	Plot Area: 428.65 sq.m.		
	B U Area: 720.00 sq.m.		
	Date: February, 2005		
	Record by: Gauri J, Tanvi O		
	Review by: Neera Adarkar		
	Internal: As above		
	External: As above		
	Photo Ref.: T-IV-Gn:\Ward Gn\ Hearts Ease		
1.0 Denomination			
1.1	Name of Premises	Hearts Ease	
1.2	Earlier Name	Not applicable	
1.3	Built in	1925	Extension Date (if any) Not applicable
2.0 Access			
2.1	Main	Lady Jamshetji Marg	
2.2	Subsidiary	Not applicable	
3.0 Ownership Pattern			
3.1	Present	Milton Lobo, Raymond Lobo, Austen Lobo, Dr. Max Saldhana	
3.2	Past	Milton Lobo, Raymond Lobo, Austen Lobo, Dr. Max Saldhana	
3.3	Status	Ownership	
4.0 Use			
4.1	Present	Residential	
4.2	Past	Residential	
4.3	Usage	Regular residential use	
5.0 Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	Located in the oldest neighbourhood of Mahim on Lady Jamshetji Marg near St. Michael's Church.	
5.2	Architectural Description	This G + 1 bungalow forms a part of Catholic neighbourhood in Mahim in the early 20 th century. The bungalow follows a particular style of that period in relation to the scale and hence follows the typology of all the similar bungalows of the neighbourhood. The roof profile and the wooden balcony separates it from the adjoining buildings on Lady Jamshetji Marg.	
5.3	Intrinsic	One of the few bungalow typology remains in the oldest neighbourhood of Mahim.	
5.4	Value Classification	A(arc), B(per)	Recommended Grade III
6.0 Topography			
6.1	Floors	G + 1	
7.0 Construction			
7.1	Plinth	90 cms high stone plinth in ashlar masonry	
7.2	Walls	23 cms thick load bearing brick walls	
7.3	Floor	Wooden joist flooring	
7.4	Stairs	Dog legged wooden staircase with simple wooden balustrade	
7.5	Openings	Rectangular openings in wooden frames and stained glass window panes	

7.6	Roofing	Sloping roof with Mangalore tiles and wooden trusses		
7.7	Articulation	It has features like decorative stained glass window panes and decorative motifs on the façade. The projecting balcony is supported by decorative bracketed columns.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Brick compound wall		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	No front open space. Marginal side open space		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good (No sagging observed)		
9.4	Stairs	Fair (Wooden members in good condition)		
9.5	Openings	Fair (Wooden members in good condition)		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Fair (Needs maintenance)		
9.8	Services	Fair (Drainage pipes need maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Good
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	None		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

Hearts Ease



View from Lady Jamsheji Marg



View obstructed by vegetation



Prominent wooden weather sheds in stained glass



Floral motifs on the gable with the name in stucco work



The maroon colour of the façade highlights the structure


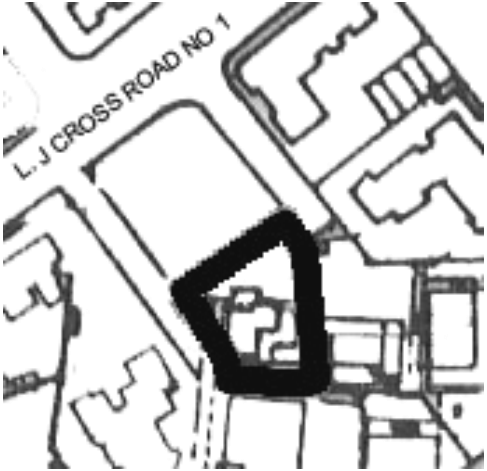


The balcony requires maintenance



Decorative cast iron brackets

Left side elevation not seen due to proximity of adjoining buildings

	Common Ref. No.:			
	Card No.: G/n-36			
	Ward (Part): G north-I			
	CS No.: Not available			
	Plot Area: Not available			
	B U Area: Not available			
	Date: January, 2005			
	Record by: Gauri J, Tanvi O			
	Review by: Neera Adarkar			
	Internal: As above			
External: As above				
Photo Ref.: T-IV-Gn:\Ward Gn\ Ramos				
				
1.0	Denomination			
1.1	Name of Premises	Ramos		
1.2	Earlier Name	Not applicable		
1.3	Built in	1745	Extension Date (if any)	Not applicable
2.0	Access			
2.1	Main	Off Lady Jamshedji Cross Road No. 1		
2.2	Subsidiary	Not applicable		
3.0	Ownership Pattern			
3.1	Present	Not available		
3.2	Past	Not available		
3.3	Status	Ownership		
4.0	Use			
4.1	Present	Residential		
4.2	Past	Residential		
4.3	Usage	Residential		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	Located in the interiors of Mahim near Holy Cross Chapel.		
5.2	Architectural Description	This Vernacular style small bungalow is one of the oldest bungalows of the neighbourhood. It is a very simple structure in terms of articulation. The façade bears no ornamentation. It has simple sloping roof in Mangalore tiles supported by wooden trusses. It also has a verandah on the external side.		
5.3	Intrinsic	Important building in terms of its date and location in the oldest neighbourhoods of Mahim.		
5.4	Value Classification	B(per)	Recommended Grade	III
6.0	Topography			
6.1	Floors	Ground floor		
7.0	Construction			
7.1	Plinth	Plastered stone plinth		
7.2	Walls	Brick masonry walls		
7.3	Floor	Not applicable		
7.4	Stairs	Not applicable		
7.5	Openings	Rectangular openings with wooden frames and glazed shutter		
7.6	Roofing	Simple sloping roof with Mangalore tiles supported by wooden trusses		

7.7	Articulation	The façade bears no ornamentation		
7.8	Finishes	Internally and externally plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	It has an M.S entrance gate		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	None		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Fair (No settlement or cracks observed but needs maintenance)		
9.2	Walls	Fair (Needs plastering and painting)		
9.3	Floor	Not applicable		
9.4	Stairs	Not applicable		
9.5	Openings	Fair (Wooden members in good condition)		
9.6	Roofing	Fair (Leakage observed at few places)		
9.7	Articulation & Finishes	Not applicable		
9.8	Services	Poor (Stopped due to the inhabitation)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Poor	Maintenance level	Poor
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	None		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		



View of the entire bungalow



Verandah on the external side of the bungalow

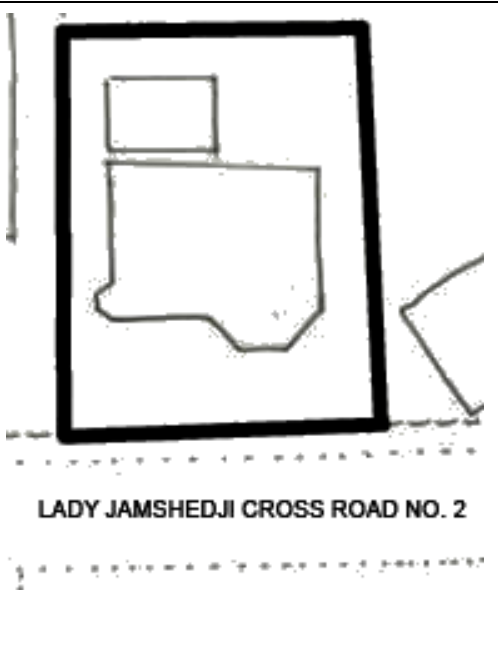


Date encrypted on the wall

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



Common Ref. No.:	
Card No.:	G/n-37
Ward (Part):	G north-I
CS No.:	Not available
Plot Area:	Not available
B U Area:	Not available
Date:	February, 2005
Record by:	Gauri J, Uma P
Review by:	Neera Adarkar
Internal:	As above
External:	As above
Photo Ref.:	T-IV-Gn:\Ward Gn\ Silvan Mansion



1.0	Denomination			
1.1	Name of Premises	Silvan Mansion		
1.2	Earlier Name	Not applicable		
1.3	Built in	1934	Extension Date (if any)	Not applicable
2.0	Access			
2.1	Main	Lady Jamshedji Cross Road No. 2		
2.2	Subsidiary	Not applicable		
3.0	Ownership Pattern			
3.1	Present	Not available		
3.2	Past	Not available		
3.3	Status	Tenanted		
4.0	Use			
4.1	Present	Residential		
4.2	Past	Residential		
4.3	Usage	Regular residential use		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	Located on a plot off Lady Jamshetji Marg and responds to the streetscape.		
5.2	Architectural Description	It is a G + 2 sprawling structure. The façade is marked with three projecting bays rising higher than the remaining façade sandwiched between them. The recessed portions are the balconies notionally divided in to three parts with vertical twin members. The parapet of the balconies is composed of intricate concrete grill in criss cross pattern. The balconies are provided with stained glass ventilators. The projecting bays have sloping roofs that rise above the roof of the remaining structure.		
5.3	Intrinsic	This sprawling structure forms a part of old Mahim neighbourhood.		
5.4	Value Classification	A(cul), A(arc)	Recommended Grade	III
6.0	Topography			
6.1	Floors	G + 2		
7.0	Construction			
7.1	Plinth	60 cms high plastered stone plinth		
7.2	Walls	15 cms thick brick walls		
7.3	Floor	Wooden joist flooring		
7.4	Stairs	Straight flight wooden staircase		
7.5	Openings	Rectangular windows with teak wood frames and glazed shutters		

7.6	Roofing	Sloping roof with Mangalore tiles and wooden trusses		
7.7	Articulation	The façade is marked with three projecting bays rising higher than the remaining façade sandwiched between them. The recessed portions are the balconies notionally divided in to three parts with vertical twin members. The parapet of the balconies is composed of intricate concrete grill in criss cross pattern.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Plastered brick wall with piers		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Marginal front open space and landscaped side open space		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Window air-conditioning units added at some places		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good (No sagging observed)		
9.4	Stairs	Good (Wooden members in good condition)		
9.5	Openings	Good (Wooden members in good condition)		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Good (Well maintained)		
9.8	Services	Good (Drainage pipes need no replacement)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	None		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

Silvan Mansion



View from Lady Jamshedji Cross Road No. 2



View of the façade



View of the side façade


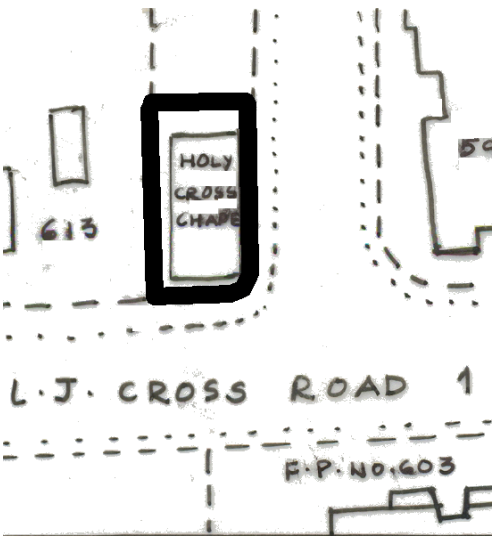


Criss cross concrete jali at the parapet



Right side elevation not seen due to proximity of adjoining buildings



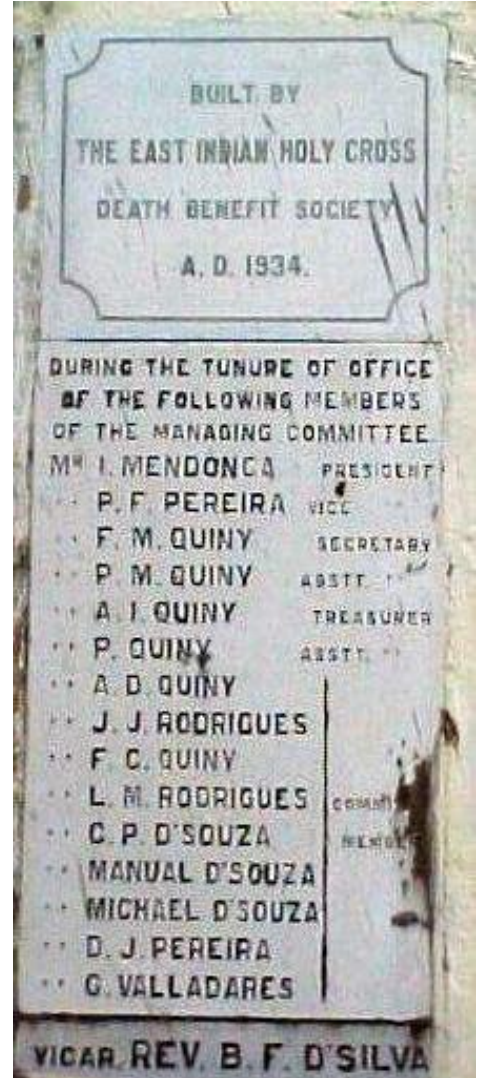
	Common Ref. No.:			
	Card No.: G/n-38			
	Ward (Part): G north-I			
	CS No.: Not available			
	Plot Area: Not available			
	B U Area: Not available			
	Date: February, 2005			
	Record by: Gauri J, Swapnil B			
	Review by: Neera Adarkar			
	Internal: As above			
External: As above				
Photo Ref.: T-IV-Gn:\Ward Gn\Holy Cross Chapel				
1.0	Denomination			
1.1	Name of Premises	Holy Cross Chapel		
1.2	Earlier Name	Not applicable		
1.3	Built in	1934	Extension Date (if any)	Not applicable
2.0	Access			
2.1	Main	Lady Jamshedji Cross Road No. 1		
2.2	Subsidiary	St. Michael's School Road		
3.0	Ownership Pattern			
3.1	Present	Not available		
3.2	Past	Not available		
3.3	Status	Trust		
4.0	Use			
4.1	Present	Religious		
4.2	Past	Religious		
4.3	Usage	Regular religious use		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	Located on a curve which leads to an old catholic precinct off Lady Jamshetji Marg which is one of the major North-South arterial roads.		
5.2	Architectural Description	Holy Cross Chapel is a modest structure. The façade bears no ornamentation. However it has a carefully articulated wall profile on the top on which the cross is supported. The plain façade is marked by a large arched opening. It has an idol of Jesus Christ inside.		
5.3	Intrinsic	Situated on one of the oldest catholic neighbourhoods of Mahim.		
5.4	Value Classification	A(cul), B(per), C(seh), A(his)	Recommended Grade	III
6.0	Topography			
6.1	Floors	Ground floor		
7.0	Construction			
7.1	Plinth	30 cms high plastered stone plinth		
7.2	Walls	30 cms thick brick wall		
7.3	Floor	Not applicable		
7.4	Stairs	Not applicable		
7.5	Openings	Semi circular arched opening with C.I grill		
7.6	Roofing	Flat roof terrace		

7.7	Articulation	It has a carefully articulated wall profile on the top on which the cross is supported. The plain façade is marked by a large arched opening.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Brick compound wall		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	No front open space, marginal side open space		
8.0	Services & Utilities			
8.1	Lighting	Good natural lighting		
8.2	Ventilation	Not applicable		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Fair (No settlement or cracks observed)		
9.2	Walls	Fair (Needs plastering and painting)		
9.3	Floor	Not applicable		
9.4	Stairs	Not applicable		
9.5	Openings	Fair		
9.6	Roofing	Fair (No leakage observed)		
9.7	Articulation & Finishes	Fair		
9.8	Services	Not applicable		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	None		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		


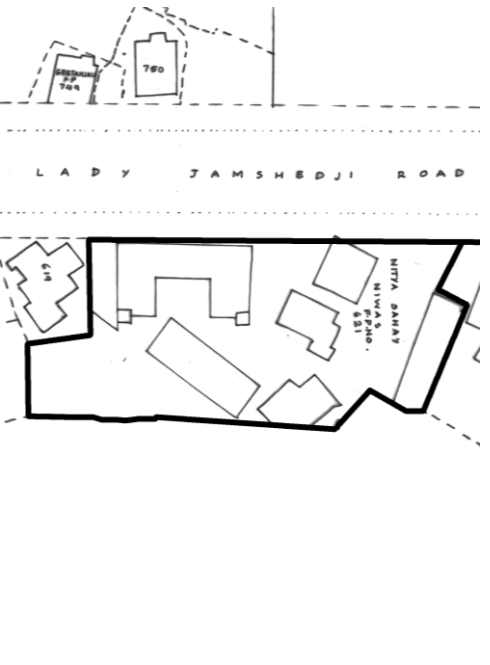
Holy Cross Chapel



View from Lady Jamshedji Cross Road No. 1



Plaque

	Common Ref. No.:			
	Card No.: G/n-39			
	Ward (Part): G north-I			
	CS No.: F.P 621			
	Plot Area: 5212.20 sq.m.			
	B U Area: 10188.20 sq.m.			
	Date: February, 2005			
	Record by: Gauri J, Uma P			
	Review by: Neera Adarkar			
	Internal: As above			
	External: As above			
Photo Ref.: T-IV-Gn:\Ward Gn\Nitya Sahay Mata Niwas				
1.0	Denomination			
1.1	Name of Premises	Nitya Sahay Mata Niwas		
1.2	Earlier Name	Not applicable		
1.3	Built in	Early 20 th century	Extension Date (if any)	Not applicable
2.0	Access			
2.1	Main	St. Michael School Marg		
2.2	Subsidiary	Not applicable		
3.0	Ownership Pattern			
3.1	Present	The Vicar & Wardens of the Church of St Michael		
3.2	Past	The Vicar & Wardens of the Church of St Michael		
3.3	Status	Ownership		
4.0	Use			
4.1	Present	Residential		
4.2	Past	Residential		
4.3	Usage	Regular residential use		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	Low rise precinct situated off Lady Jamshetji Marg in old neighbourhood of Mahim.		
5.2	Architectural Description	This is a modest Vernacular precinct with low roof profiles. These structures in the precinct bear no ornamentation on the façade but its mere existence give the glimpses of the old neighbourhood of Mahim. Most of these houses have an external straight flight staircase covered with a sloping Mangalore tile roof.		
5.3	Intrinsic	One of the oldest Catholic neighbourhoods of Mahim still retains its identity.		
5.4	Value Classification	G(grp)	Recommended Grade	III
6.0	Topography			
6.1	Floors	G + 1		
7.0	Construction			
7.1	Plinth	45 cms high stone plinth in coursed ashlar masonry		
7.2	Walls	15 cms thick brick wall		
7.3	Floor	Wooden joist flooring with brick bat coba		
7.4	Stairs	Straight flight wooden staircase		
7.5	Openings	Rectangular openings with aluminium framed glazed window		
7.6	Roofing	Slopping roof with Mangalore tiles and wooden trusses		

7.7	Articulation	Not applicable		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Plastered brick compound		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Marginal side open space		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Fair (Cracks seen at few places)		
9.2	Walls	Fair (Needs plastering and painting)		
9.3	Floor	Fair (No sagging observed but needs maintenance)		
9.4	Stairs	Fair (Wooden members in good condition)		
9.5	Openings	Fair (Needs maintenance)		
9.6	Roofing	Fair (Leakages observed at few places)		
9.7	Articulation & Finishes	Fair		
9.8	Services	Fair (Drainage pipes need maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	None		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

Nitya Sahay Mata Niwas



View from St. Michael's School Marg



Entrance gate



Plain façade



Overhead water tank




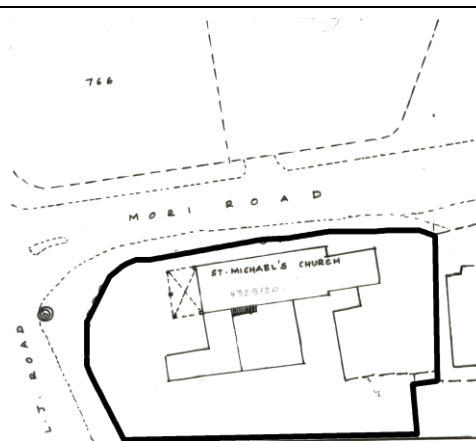
External staircase covered with a roof



Rear façade



	Common Ref. No.:	
	Card No.: G/n-40	
	Ward (Part): G north-I	
	CS No.: 4325 / 20	
	Plot Area: Not available	
	B U Area: Not applicable	
	Date: February, 2005	
	Record by: Gauri J, Uma P	
	Review by: Neera Adarkar	
	Internal: As above	
External: As above		
Photo Ref.: T-IV-Gn:\Ward Gn\St. Michael's Church Cemetery		



1.0	Denomination		
1.1	Name of Premises	St. Michael's Church Cemetery	
1.2	Earlier Name	Not applicable	
1.3	Built in	1925	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Lady Jamshetji Marg	
2.2	Subsidiary	Mori Road	
3.0	Ownership Pattern		
3.1	Present	Not available	
3.2	Past	Not available	
3.3	Status	Trust	
4.0	Use		
4.1	Present	Religious	
4.2	Past	Religious	
4.3	Usage	Regular religious use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on a corner plot at a prominent junction of Lady Jamshetji Marg and Mori Road which is just behind the popular St. Michael's Church which is used by majority of Catholic population in Mahim.	
5.2	Architectural Description	It is one of the oldest part of St. Michael's Church earlier known as "Novina" of the earlier 20 th century used by the Catholic population residing in oldest parts of Mahim. The cremation ground existed even before the Novina wooden staircase built. The ground is enclosed with a brick compound wall which flushes with the North façade of the Church.	
5.3	Intrinsic	Locted in old parts of Mahim in a neighbourhood belonging to the Catholic population.	
5.4	Value Classification	A(his), A(cul), B(per), C(seh), E	Recommended Grade II A
6.0	Topography		
6.1	Floors	Ground floor	
7.0	Construction		
7.1	Plinth	Not applicable	
7.2	Walls	Not applicable	
7.3	Floor	Not applicable	
7.4	Stairs	Not applicable	

7.5	Openings	Not applicable		
7.6	Roofing	Not applicable		
7.7	Articulation	Not applicable		
7.8	Finishes	Not applicable		
7.9	Interiors (Movable & Immovable)	The burial ground has graves with modest ornamentation on them.		
7.10	Compound / Fence / Gate	RCC compound wall with column projecting at intervals		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	No front open space. Large side open space with landscaping.		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Not applicable		
9.2	Walls	Not applicable		
9.3	Floor	Not applicable		
9.4	Stairs	Not applicable		
9.5	Openings	Not applicable		
9.6	Roofing	Not applicable		
9.7	Articulation & Finishes	Not applicable		
9.8	Services	Good		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Plot is demarcated by Secondary school on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

St. Michael's Church Cemetery



View from Mori Road



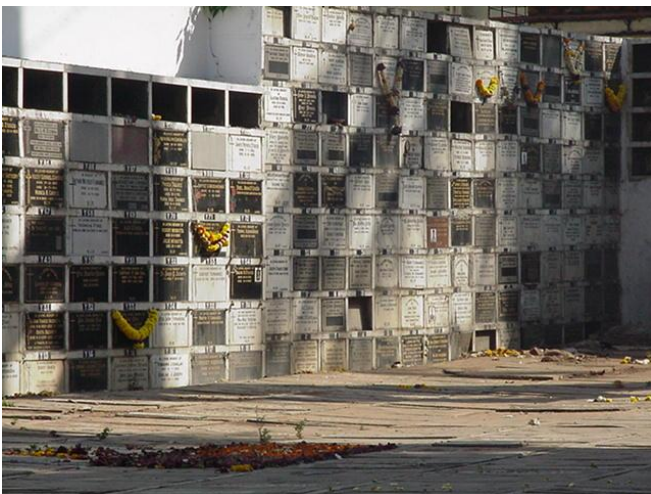
Statue of Mother Mary




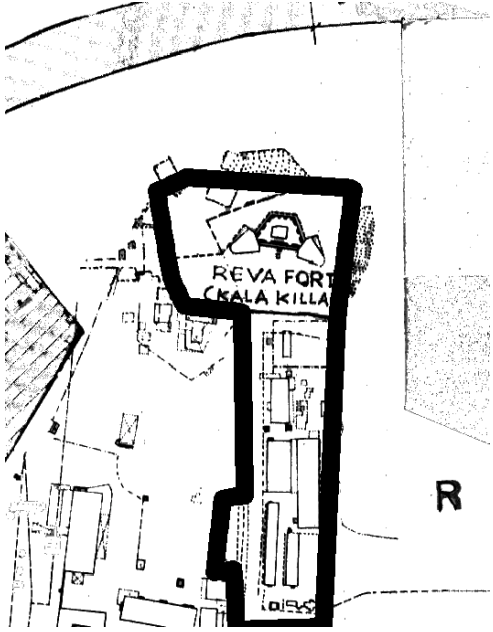
View of the graves



View of the bell tower below which the statue of Mother Mary stands



Plaques on which the names of the dead are inscribed

	Common Ref. No.:	
	Card No.: G/n-41	
	Ward (Part): G north-II	
	CS No.: Not available	
	Plot Area: Not available	
	B U Area: Not available	
	Date: January, 2005	
	Record by: Gauri J, Tanvi O	
	Review by: Neera Adarkar	
	Internal: As above	
External: As above		
Photo Ref.: T-IV-Gn:Ward Gn\Kala Killa		

1.0	Denomination		
1.1	Name of Premises	Kala Killa	
1.2	Earlier Name	Reva Fort	
1.3	Built in	1737	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Dharavi Link Road	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Directorate of Archeology, Maharashtra	
3.2	Past	British Government	
3.3	Status	Directorate of Archeology, Maharashtra	
4.0	Use		
4.1	Present	Vacant, in ruins	
4.2	Past	Defence	
4.3	Usage	Vacant, in ruins	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located in Dharavi, a big neighbourhood of slums near the Dharavi BEST bus depot and Mithi River. The fort was constructed on the southern side of the Mahim creek.	
5.2	Architectural Description	The fort is constructed in Black Basalt random rubble masonry with some corners near the bastion constructed in dressed Malad stone. Part of the bastion forming a corner avenue, though in ruins forms the most prominent part of the fort. The fort does not have any formal gateway as such. The plateau on the top has steps to go down. It has a stone plaque in Malad stone. Fort wall on the south-eastern side is completely encroached upon by the slums.	
5.3	Intrinsic	One of the eleven old forts in Mumbai of which only eight remain today. It was built by the first Governor of Bombay Gerald Aungier in the 1670s. It was part of the larger Bombay Castle which was also used for the watch tower. Guarding the territory against the Portuguese occupied Salsette island. It is a State Protected Monument.	
5.4	Value Classification	Graded B by DOA, Maharashtra A(arc), A(his), B(des), B(uu), C(seh), E, F, H(tec)	Recommended Grade I
6.0	Topography		
6.1	Floors	Not applicable	
7.0	Construction		
7.1	Plinth	Black Basalt stone coursed masonry	

7.2	Walls	Load bearing walls in Black Basalt stone coursed masonry		
7.3	Floor	Not applicable		
7.4	Stairs	Black Basalt stone straight flight staircase		
7.5	Openings	Not applicable		
7.6	Roofing	Not applicable		
7.7	Articulation	Plaque in Malad stone		
7.8	Finishes	Black Basalt stone coursed masonry construction with Malad stone plaque		
7.9	Interiors (Movable & Immovable)	Not applicable		
7.10	Compound / Fence / Gate	Not applicable		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Unpaved open space around, part encroached by slums.		
8.0	Services & Utilities			
8.1	Lighting	Good natural lighting on fort, Poor natural and no artificial lighting inside the staircase chamber		
8.2	Ventilation	Good natural ventilation, no ventilation in the staircase chamber		
8.3	Electricity	Not applicable		
8.4	Water Supply	Not applicable		
8.5	Drainage (Plumbing and Sanitation)	Not applicable		
8.6	Fire precaution	Not applicable		
8.7	Other (HVAC / BMS / Security Systems)	Not applicable		
9.0	Condition			
9.1	Plinth	Fair (No settlement or cracks observed on plinth, part plint attacked by Moss)		
9.2	Walls	Extremely Poor (Most of the walls broken, tree growth on side walls, part structure damaged due to deep roots of the trees)		
9.3	Floor	Not applicable		
9.4	Stairs	Extremely Poor (Staircase chamber damaged due to attack of water being not under use)		
9.5	Openings	Not applicable		
9.6	Roofing	Not applicable		
9.7	Articulation & Finishes	Fair (Stone plaque under fair state)		
9.8	Services	Not applicable		
9.9	Outbuildings	Poor (Encroached by slums on all the sides with hutments touching the south-estern fort wall)		
9.10	Overall condition	Extremely Poor	Maintenance level	Extremely Poor
10.0	Transformation			
10.1	Form	Most of the structure broken, fort in ruins.		
10.2	Structure	Most of the structure broken, fort in ruins.		
10.3	Articulation & Finishes	Most of the structure broken, fort in ruins.		
11.0	DP Remarks / Perceived Threats	Marked as Reva Fort on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	<p>History: Kala Killa is a small fort located near Dharavi BEST bus depot. It was built in the year 1737 by Governor John Horn. Today in a bad state, ladders can be used to climb up; from above there are steps to go down. The most mysterious feature of the fort is the absence of gate.</p> <p>Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai</p>		

Kala Killa



Plaque stating the construction year 1737



Side walls of the fort, now in ruins



Random rubble masonry in broken condition




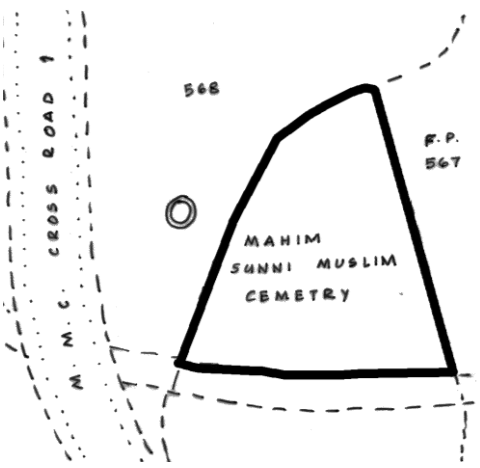
Slums and tree growth on the south-eastern walls of the fort



Malad stone dressed masonry for the corner junction



Fort wall in Black Basalt random rubble masonry

	Common Ref. No.:	
	Card No.: G/n-42	
	Ward (Part): G north-I	
	CS No.: FP No. 567, 567A	
	Plot Area: 4075.28 sq.m.	
	B U Area: 4075.28 sq.m.	
	Date: February, 2005	
	Record by: Gauri J, Uma P	
	Review by: Neera Adarkar	
	Internal: As above	
	External: As above	
	Photo Ref.: T-IV-Gn:\Ward Gn\ Mahim Sunni Muslim Cemetery	

1.0	Denomination		
1.1	Name of Premises	Mahim Sunni Muslim Cemetery	
1.2	Earlier Name	Not applicable	
1.3	Built in	1908	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Off Miya Mohd. Chottani Road	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Mohammed Haji Ahmed Aagbotwala, Ibrahim Dadamiya Khandwani, Haji Ebrahim Haji Abdulla Oomere, Hajibhai Ismail Ghanji, Sayeed Abdul Haqum, Kadri Oomar Osman	
3.2	Past	Mahim Sunni Muslim Kabristan trust	
3.3	Status	Trust	
4.0	Use		
4.1	Present	Cemetery	
4.2	Past	Cemetery	
4.3	Usage	Regular religious use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located in the old Mahim neighbourhood near Mahim station.	
5.2	Architectural Description	This burial ground is one of the oldest in the Mahim neighbourhood. This ground is used by the Muslim community in Mahim. Two of the graves have brick domes with floral motifs (Kabar), two small kabars are plastered with lime mortar, the dome has a base of Kamalak motif. The space is solely used for burial purpose and hence the space is slowly falling short.	
5.3	Intrinsic	This burial ground of the early 20 th century is used by the Muslim community of the old neighbourhood.	
5.4	Value Classification	A(cul), B(per), B(uu), J, E	Recommended Grade II B
6.0	Topography		
6.1	Floors	Ground floor	
7.0	Construction		
7.1	Plinth	Not applicable	
7.2	Walls	Not applicable	
7.3	Floor	Not applicable	
7.4	Stairs	Not applicable	

7.5	Openings	Not applicable		
7.6	Roofing	Not applicable		
7.7	Articulation	Not applicable		
7.8	Finishes	Not applicable		
7.9	Interiors (Movable & Immovable)	Not applicable		
7.10	Compound / Fence / Gate	Stone wall in random rubble masonry		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Not applicable		
8.0	Services & Utilities			
8.1	Lighting	Not applicable		
8.2	Ventilation	Not applicable		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not applicable		
8.7	Other (HVAC / BMS / Security Systems)	Not applicable		
9.0	Condition			
9.1	Plinth	Not applicable		
9.2	Walls	Not applicable		
9.3	Floor	Not applicable		
9.4	Stairs	Not applicable		
9.5	Openings	Not applicable		
9.6	Roofing	Not applicable		
9.7	Articulation & Finishes	Not applicable		
9.8	Services	Not applicable		
9.9	Outbuildings	Not applicable		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	Not applicable		
10.2	Structure	Not applicable		
10.3	Articulation & Finishes	Not applicable		
11.0	DP Remarks / Perceived Threats	Plot reserved as a cremation ground on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	Notes: MCGM Plot leased in 1936, Approx. 950 graves, too small to meet the present needs. No facility for mourners. Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

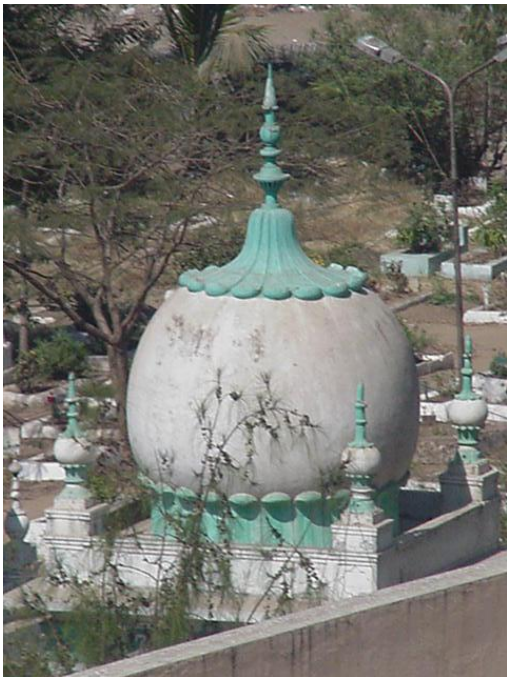
Mahim Sunni Muslim Cemetry



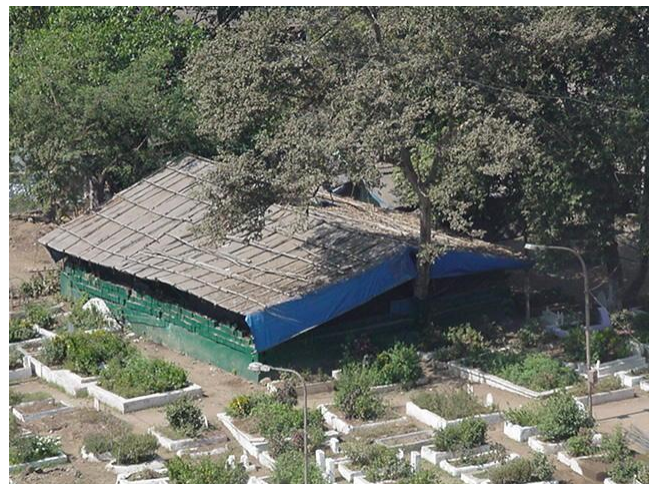
One of the graves of the cemetery




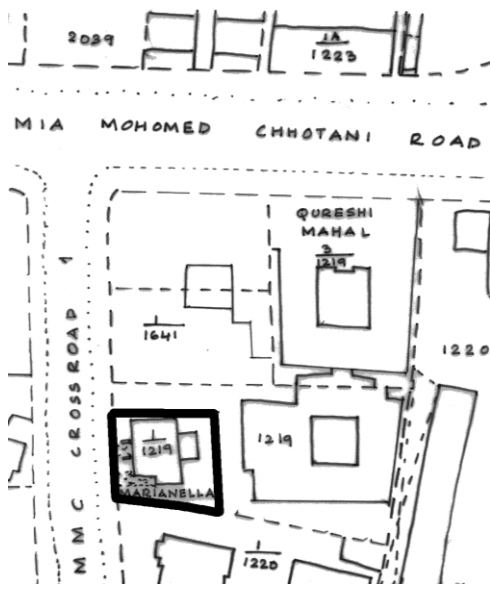
The road abutting the the cemetery



Decorative kabir with Kamalaka motif



Quarters for the care takers

	Common Ref. No.:	
	Card No.: G/n-43	
	Ward (Part): G north-I	
	CS No.: 1/1219	
	Plot Area: 202.99 sq.m.	
	B U Area: 363.62 sq.m.	
	Date: February, 2005	
	Record by: Gauri J, Uma P	
	Review by: Neera Adarkar	
	Internal: As above	
External: As above		
Photo Ref.: T-IV-Gn:\Ward Gn\ Marianella		

1.0	Denomination		
1.1	Name of Premises	Marianella	
1.2	Earlier Name	Not applicable	
1.3	Built in	1931	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Miya Mohomed Chottani cross Road	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Father Ladislan Mendonce	
3.2	Past	Joseph Francis Mendonca, Collette Mendonca	
3.3	Status	Ownership	
4.0	Use		
4.1	Present	Residential	
4.2	Past	Residential	
4.3	Usage	Regular residential use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located in a very old neighbourhood of Mahim close to Mahim station.	
5.2	Architectural Description	Vernacular style modest structure located in the vicinity of Mahim station. This bungalow is one of the few structures in the locality owned by Catholic community. The bungalow has an external staircase covered with a Mangalore tile roof. The parapet walls of the first floor balconies have RCC jali. The roof has an interesting profile.	
5.3	Intrinsic	Bungalow located in the interiors of Mahim which belongs to the Catholic community.	
5.4	Value Classification	A(arc), A(cul)	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 1	
7.0	Construction		
7.1	Plinth	Plastered stone plinth	
7.2	Walls	Load bearing brick wall	
7.3	Floor	Wooden joist flooring	
7.4	Stairs	Straight flight wooden staircase with simple balusters	
7.5	Openings	Rectangular openings with wooden frames and glazed shutters	
7.6	Roofing	Sloping roof with Mangalore tiles and wooden trusses	

7.7	Articulation	The bungalow has an external staircase covered with a Mangalore tile roof. The parapet walls of the first floor balconies have RCC jali. The roof has an interesting profile.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	M S fencing is provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	No front open space. Marginal side open space provided.		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good (No sagging observed)		
9.4	Stairs	Good (Wooden members in good condition)		
9.5	Openings	Good (Wooden members in good condition)		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Good (Well maintained)		
9.8	Services	Good		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	Recently painted.		
11.0	DP Remarks / Perceived Threats			
		None		
12.0	Additional Notes / References / Documents Available			
		Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

Marianella



View from Miya Mohd. Chottani cross Road



Plain façade of the structure gives it a modest look




Downspout pipes from the gutter



Front elevation



View of the side façade

	Common Ref. No.:	
	Card No.: G/n-44	
	Ward (Part): G north-V	
	CS No.: Not available	
	Plot Area: Not available	
	B U Area: Not available	
	Date: January, 2006	
	Record by: Gauri J, Deepti S	
	Review by: Neera Adarkar	
	Internal: As above	
External: As above		
Photo Ref.: T-IV-Gn:\Ward Gn\Sane Guruji Park		





1.0	Denomination			
1.1	Name of Premises	Sane Guruji Park		
1.2	Earlier Name	Nardulla Tank Maidan		
1.3	Built in	Early 20 th century	Extension Date (if any)	Not applicable
2.0	Access			
2.1	Main	Kakasaheb Gadgil Marg		
2.2	Subsidiary	Sayani Road		
3.0	Ownership Pattern			
3.1	Present	MCGM		
3.2	Past	MCGM		
3.3	Status	MCGM		
4.0	Use			
4.1	Present	Recreational Ground		
4.2	Past	Recreational Ground		
4.3	Usage	Recreational Ground		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	This large open space is located next to the popular Siddhivinayak Temple abutting the Veer Savarkar Road on the west boundary, which is one of the major North-South arterial roads.		
5.2	Architectural Description	This large piece of land creates a breather in the city space. The ground is used as a maidan but is also generally rented out for some exhibitions and political functions. The ground is also given to the schools for recreational purposes.		
5.3	Intrinsic	Earlier social and political meetings used to take place on the ground.		
5.4	Value Classification	J, C(seh)	Recommended Grade	II B
6.0	Topography			
6.1	Floors	Not applicable		
7.0	Construction			
7.1	Plinth	Not applicable		
7.2	Walls	Not applicable		
7.3	Floor	Not applicable		
7.4	Stairs	Not applicable		
7.5	Openings	Not applicable		
7.6	Roofing	Not applicable		

7.7	Articulation	Not applicable		
7.8	Finishes	Not applicable		
7.9	Interiors (Movable & Immovable)	Not applicable		
7.10	Compound / Fence / Gate	M.S. fencing on the boundary		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Huge open space with no paving		
8.0	Services & Utilities			
8.1	Lighting	Not applicable		
8.2	Ventilation	Not applicable		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not applicable		
8.7	Other (HVAC / BMS / Security Systems)	Not applicable		
9.0	Condition			
9.1	Plinth	Not applicable		
9.2	Walls	Not applicable		
9.3	Floor	Not applicable		
9.4	Stairs	Not applicable		
9.5	Openings	Not applicable		
9.6	Roofing	Not applicable		
9.7	Articulation & Finishes	Not applicable		
9.8	Services	Good		
9.9	Outbuildings	Not applicable		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	Not applicable		
10.2	Structure	Not applicable		
10.3	Articulation & Finishes	Not applicable		
11.0	DP Remarks / Perceived Threats	Plot demarketed as Garden on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

Sane Guruji Park



Located at a very commanding location on Veer Savarkar Marg with its rear side facing the sea, this mill does not possess the grandeur in terms of scale of structures, materials used or even the architectural features. The highlights of this mill are the guest rooms with beautiful landscape in front facing the large stretch of sea. These guest rooms are still in use and thus well maintained. There are two water bodies within the small plot. The mill has a plain brick chimney. The mill has a lot of open space right from the entrance area till the end. The structures in the mill follow the vernacular vocabulary. The mill produces finished cloth out of the cotton from bale. The entire process involves various activities, step by step working and categorization. The mill is divided in various departments. Preparatory department consists of mixing, carding, blow room, combing sub departments. These are located on ground floor close to each other. Production of thread for weaving takes place in the Ring spinning department. Chimney and boiler room is attached to this largest structure in mill having large machinery. The winding department consisting mainly of lady employees involved beaming of thread from small reels along with categorization and sizing. The beams with wrapped thread are then sent to where the cloth was woven on looms. All the handlooms were replaced by power looms during 1975-77. The structure consists of a large hall with north light roof trusses and a looms lined up in series. The cloth produced in weaving department is then taken to the processing department where the cloth is made ready for dispatch after dyeing, printing and finishing. The mill has densely wooded areas with very old trees, some of them even planted at the time of construction. The lake supplies water to the automatic fire sprinklers in various departments to be used in case of fire hazards.

	Common Ref. No.:	
	Card No.: G/n-45	
	Ward (Part): G north-IV	
	CS No.: Not available	
	Plot Area: 48414.00 sq.m.	
	B U Area: Not applicable	
	Date: January, 2005	
	Record by: Swapnil B, Gauri J	
	Review by: Neera Adarkar	
	Internal: As above	
External: As above		
Photo Ref.: T-IV-Gn:\Ward Gn\India United Mills No. 6 Compound		

1.0	Denomination		
1.1	Name of Premises	India United Mills No. 6 Compound	
1.2	Earlier Name	India United dye works	
1.3	Built in	1888	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Veer Savarkar Marg (Cadell Road)	
2.2	Subsidiary	Suryawanshi Kshatriya Sabhagriha Marg	
3.0	Ownership Pattern		
3.1	Present	National Textile Corporation (N.T.C.)	
3.2	Past	Private	
3.3	Status	Ownership (Government)	
4.0	Use		
4.1	Present	Partly used, Textile mill	
4.2	Past	Textile mill, industrial	
4.3	Usage	Partly used, Textile mill	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	This mill is located on an extremely prime location along the Dadar chowpaty on the Shivaji Park sea-front. The mill land is located on Veer Savarkar Marg, one of the major North-South arterial roads of Mumbai. The entire land enjoys a sea view and is the only N.T.C. mill land in Mumbai facing the sea.	
5.2	Architectural Description	The entire mill land has a large open space facing the sea with Vernacular low rise and modest structures without much ornamentation. The premises have a maintained lawn for the guest housie facing the sea.	
5.3	Intrinsic	One of the only mills to have a shore line on its west boundary. The structures in this mill work on the electricity generated by the lake.	
5.4	Value Classification	A(arc), A(his), B(per), B(uu), C(seh), H(tec), G(grp)	Recommended Grade II B
6.0	Topography		
6.1	Floors	Not applicable	
7.0	Construction		
7.1	Plinth	Not applicable	
7.2	Walls	Not applicable	
7.3	Floor	Not applicable	

7.4	Stairs	Not applicable		
7.5	Openings	Not applicable		
7.6	Roofing	Not applicable		
7.7	Articulation	Not applicable		
7.8	Finishes	Not applicable		
7.9	Interiors (Movable & Immovable)	Not applicable		
7.10	Compound / Fence / Gate	Plastered brick compound wall		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Partly wooded unpaved open space in between the structures		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Automatic fire sprinkler system for some structures		
8.7	Other (HVAC / BMS / Security Systems)	Not applicable		
9.0	Condition			
9.1	Plinth	Not applicable		
9.2	Walls	Not applicable		
9.3	Floor	Not applicable		
9.4	Stairs	Not applicable		
9.5	Openings	Not applicable		
9.6	Roofing	Not applicable		
9.7	Articulation & Finishes	Not applicable		
9.8	Services	Fair		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	Not applicable		
10.2	Structure	Not applicable		
10.3	Articulation & Finishes	Not applicable		
11.0	DP Remarks / Perceived Threats	Plot demarcated as I-3, special industrial zone on proposed Development Plan (D.P.)		
12.0	Additional Notes / References / Documents Available	<p>History: The India united group has seen many changes in the management since its inception. The group which was founded by E.D.Sasson was run till 1943 when it was sold to m/s Agarwal & co., and managed by their board of directors from 1943 to 1958 and again from 1963 to 1965. As the group was found to be working unsatisfactorily after 1950, an investigation was carried out in the year 1953 and management was given to the authorized controller appointed by government for the period of 1958-1963 and again for the period of 1965-1970. The same was managed from 1970. The same was managed from 1970-1974 by the Maharashtra state textile corporation Ltd. As authorized controller and nationalized with effect from 1st April 1974. N.T.C. (north) ltd. was registered on 10th October 1947 and N.T.C. Ltd. (holding company) transferred 11 mill units on 13th march 1975 to this corporation.</p> <p>Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai, Charles Correa committee report on N.T.C. mills of Mumbai</p>		

India United Mills No. 6 Compound



Low rise modest structure of Guest House facing the sea



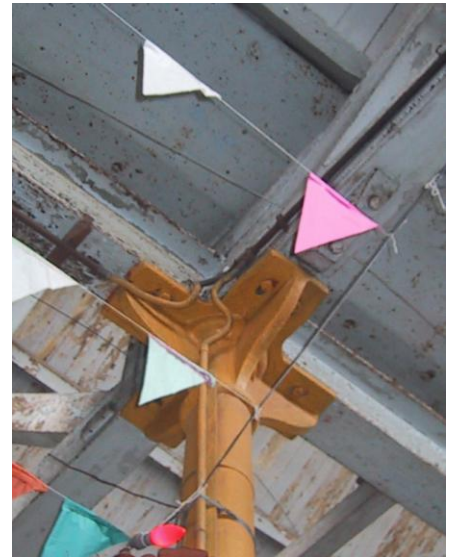
Natural lake in the mill premises



Sea facing verandah of the Guest House



Brick Masonry Chimney with Boiler Room




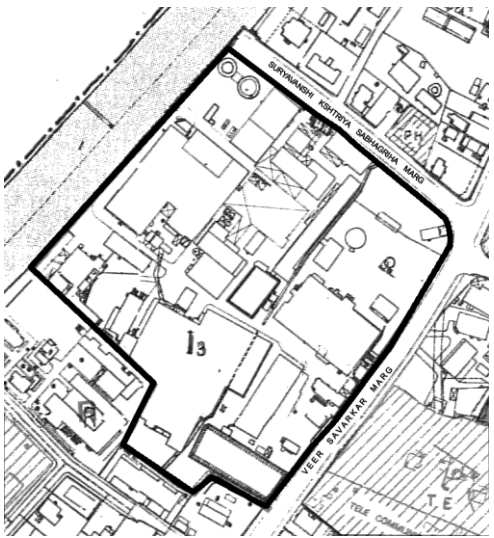
Capital of M.S. pillar supporting the roof



Internal view of the Weaving Shed



View of Guest House

	Common Ref. No.:	
	Card No.: G/n-45a	
	Ward (Part): G north-IV	
	CS No.: Not available	
	Plot Area: 48414.00 sq.m.	
	B U Area: 1100.00 sq.m.	
	Date: January, 2005	
	Record by: Swapnil B, Gauri J	
	Review by: Neera Adarkar	
	Internal: As above	
External: As above		
Photo Ref.: T-IV-Gn:\Ward Gn\ Folding and Finishing department, India United Mills No. 6		

1.0	Denomination		
1.1	Name of Premises	Folding and Finishing department, India United Mills No. 6	
1.2	Earlier Name	India United dye works	
1.3	Built in	1888	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Veer Savarkar Marg (Cadell Road)	
2.2	Subsidiary	Suryawanshi Kshatriya Sabhagriha Marg	
3.0	Ownership Pattern		
3.1	Present	National Textile Corporation (N.T.C.)	
3.2	Past	Private	
3.3	Status	Ownership	
4.0	Use		
4.1	Present	Folding, industrial	
4.2	Past	Folding, industrial	
4.3	Usage	Frequent industrial use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Low rise structure situated at the centre of the plot besides the reservoir. This mill is located on an extremely prime location along the Dadar chowpaty on the Shivaji Park sea-front. The mill land is located on Veer Savarkar Marg. The entire land enjoys a sea view and is the only N.T.C. mill land in Mumbai facing the sea.	
5.2	Architectural Description	Modest low rise structure following the Vernacular architectural character. The façade has not much ornamentation and is characterized by segmental arched openings. Visible from the sea side due to North light roof trusses.	
5.3	Intrinsic	Earlier the department was used for both Finishing and Folding of the processed cotton spindle but now only the Folding department works.	
5.4	Value Classification	A(arc), A(his), B(uu), C(seh), I(sce), H(tec)	Recommended Grade III
6.0	Topography		
6.1	Floors	Ground floor	
7.0	Construction		
7.1	Plinth	Black Basalt stone plinth in coursed ashlar masonry	
7.2	Walls	23 cms thick brick wall	
7.3	Floor	Shahabad tiles used for flooring	

7.4	Stairs	Not applicable		
7.5	Openings	Rectangular, wooden segmental arched windows with wooden frames and glazed shutter		
7.6	Roofing	North light roof with wooden trusses		
7.7	Articulation	Not applicable		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not applicable		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Marginal side open spaces		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Automatic fire sprinkler system		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Fair (No settlement or cracks observed but needs maintenance)		
9.2	Walls	Fair (Dampness observed at a few places)		
9.3	Floor	Fair		
9.4	Stairs	Not applicable		
9.5	Openings	Fair		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Fair		
9.8	Services	Fair (Drainage pipes need maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Plot demarcated as I-3, special industrial zone on proposed Development Plan (D.P.)		
12.0	Additional Notes / References / Documents Available	<p>History: The India united group has seen many changes in the management since its inception. The group which was founded by E.D.Sasson was run till 1943 when it was sold to m/s Agarwal & co., and managed by their board of directors from 1943 to 1958 and again from 1963 to 1965. Then management was given to the authorized controller appointed by government for the period of 1958-1963 and again for the period of 1965-1970 and from 1970. The same was managed from 1970-1974 by the Maharashtra state textile corporation Ltd. as authorized controller and nationalized with effect from 1st April 1974. N.T.C. (north) ltd. was registered on 10th October 1947 and N.T.C. Ltd. (holding company) transferred 11 mill units on 13th march 1975 to this corporation.</p> <p>Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai</p>		

Folding and Finishing department, India United Mills No. 6




View of Plain façade with North light truss

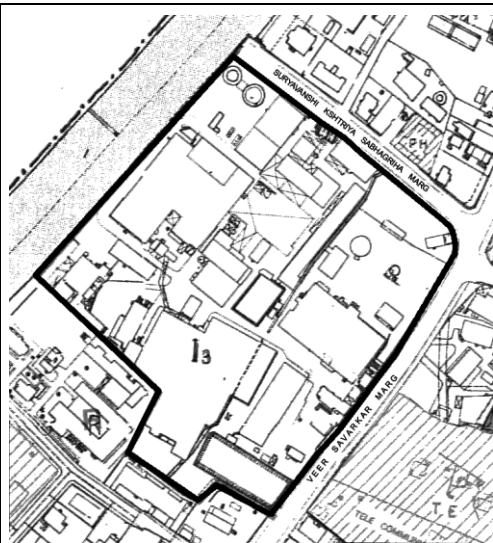


Internal view of Folding and Finishing Department



View of elongated façade of the Folding and Finishing Department

	Common Ref. No.:	
	Card No.: G/n-45b	
	Ward (Part): G north-IV	
	CS No.: Not available	
	Plot Area: 48414.00 sq.m.	
	B U Area: 180.00 sq.m.	
	Date: January, 2005	
	Record by: Swapnil B, Gauri J	
	Review by: Neera Adarkar	
	Internal: As above	
	External: As above	
	Photo Ref.: T-IV-Gn:\Ward Gn\ Guest house, India United Mills No. 6	



1.0	Denomination		
1.1	Name of Premises	Guest house, India United Mills No. 6	
1.2	Earlier Name	India United dye works	
1.3	Built in	Early 20 th century	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Veer Savarkar Marg (Cadell Road)	
2.2	Subsidiary	Suryawanshi Kshatriya Sabhagriha Marg	
3.0	Ownership Pattern		
3.1	Present	National Textile Corporation (N.T.C.)	
3.2	Past	Private	
3.3	Status	Ownership	
4.0	Use		
4.1	Present	Guest house (in use)	
4.2	Past	Guest house (in use)	
4.3	Usage	Occasional residential use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Structure located almost touching the shore line. This mill is located on an extremely prime location along the Dadar chowpaty on the Shivaji Park sea-front. The mill land is located on Veer Savarkar Marg, one of the major north-south arterial roads of Mumbai. The entire land enjoys a sea view and is the only N.T.C. mill land in Mumbai facing the sea.	
5.2	Architectural Description	Vernacular style low rise structure which is sprawling in its form. The verandah of the structure is enclosed by a porch supported by wooden posts covered by Mangalore tiles. There is a rear open space used as a drying yard.	
5.3	Intrinsic	The structure is mainly used for receiving the N.T.C officers.	
5.4	Value Classification	A(arc), B(des), I(sce), J	Recommended Grade II B
6.0	Topography		
6.1	Floors	Ground floor	
7.0	Construction		
7.1	Plinth	Black Basalt stone plinth in coursed ashlar masonry	
7.2	Walls	Brick load bearing walls	
7.3	Floor	Shahabad tiles used for flooring	
7.4	Stairs	Not applicable	

7.5	Openings	Simple rectangular openings with wooden frames and glazed shutter		
7.6	Roofing	Sloping roof with Mangalore tiles supported by wooden trusses		
7.7	Articulation	The façade does not bear any articulation		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not applicable		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Large front open space with lawns		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Has a small water natural reservoir, sprinkler hydrant		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good (Well maintained)		
9.4	Stairs	Not applicable		
9.5	Openings	Good		
9.6	Roofing	Good (Well maintained)		
9.7	Articulation & Finishes	Good		
9.8	Services	Good (Drainage pipes need no replacement)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	Cladding done on internal walls.		
11.0	DP Remarks / Perceived Threats	Plot demarcated as I-3, special industrial zone on proposed Development Plan (D.P.)		
12.0	Additional Notes / References / Documents Available	<p>History: The India united group has seen many changes in the management since its inception. The group which was founded by E.D.Sasson was run till 1943 when it was sold to m/s Agarwal & co., and managed by their board of directors from 1943 to 1958 and again from 1963 to 1965. As the group was found to be working unsatisfactorily after 1950, an investigation was carried out in the year 1953 and management was given to the authorized controller appointed by government for the period of 1958-1963 and again for the period of 1965-1970. The same was managed from 1970. The same was managed from 1970-1974 by the Maharashtra state textile corporation Ltd. As authorized controller and nationalized with effect from 1st April 1974. N.T.C. (north) ltd. was registered on 10th October 1947 and N.T.C. Ltd. (holding company) transferred 11 mill units on 13th march 1975 to this corporation.</p> <p>Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai</p>		

Guest house, India United Mills No. 6



View of the sprawling structure of Guest House with landscape in front



Large porch with Mangalore tiled sloping roof and landscape give ambience of a bungalow



Front elevation showing the sea facing verandah



Elongated façade of the guest house


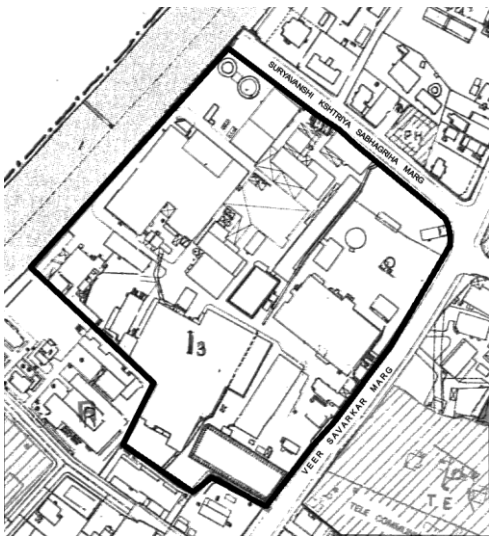


Play of Mangalore tiled sloping roofs with different profiles add to the modest façade



Internal corridor facing the sea

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

	Common Ref. No.:	
	Card No.: G/n-45c	
	Ward (Part): G north-IV	
	CS No.: Not available	
	Plot Area: 48414.00 sq.m.	
	B U Area: 70.00 sq.m	
	Date: January, 2005	
	Record by: Swapnil B, Gauri J	
	Review by: Neera Adarkar	
	Internal: As above	
External: As above		
Photo Ref.: T-IV-Gn:\Ward Gn\ Chimney, India United Mills No. 6		

1.0	Denomination		
1.1	Name of Premises	Chimney, India United Mills No. 6	
1.2	Earlier Name	India United dye works	
1.3	Built in	Early 20 th century	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Veer Savarkar Marg (Cadell Road)	
2.2	Subsidiary	Suryawanshi Kshatriya Sabhagriha Marg	
3.0	Ownership Pattern		
3.1	Present	National Textile Corporation (N.T.C.)	
3.2	Past	National Textile Corporation (N.T.C.)	
3.3	Status	Ownership (Government)	
4.0	Use		
4.1	Present	Vacant, Not in use	
4.2	Past	Chimney	
4.3	Usage	Vacant, Not in use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	This mill is located on an extremely prime location along the Dadar chowpaty on the Shivaji Park sea-front. The mill land is located on Veer Savarkar Marg, one of the major north-south arterial roads of Mumbai. The entire land enjoys a sea view and is the only N.T.C. mill land in Mumbai facing the sea.	
5.2	Architectural Description	Chimney constructed in brick masonry with not much ornamentation except for circular bands at top level.the structure is attached with the boiler house which is the department already closed down. The chimney is constructed during the Colonial period.	
5.3	Intrinsic	Earlier used for the emitting of the smoke particles and apparently the tallest structure of the mill complex.	
5.4	Value Classification	A(arc), B(des), B(uu), I(sce)	Recommended Grade II B
6.0	Topography		
6.1	Floors	Not applicable	
7.0	Construction		
7.1	Plinth	Plastered masonry plinth	
7.2	Walls	Load bearing brick masonry walls	
7.3	Floor	Not applicable	

7.4	Stairs	Not applicable		
7.5	Openings	Not applicable		
7.6	Roofing	Not applicable		
7.7	Articulation	Not applicable		
7.8	Finishes	Not applicable		
7.9	Interiors (Movable & Immovable)	Not applicable		
7.10	Compound / Fence / Gate	Plastered brick compound wall		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Unpaved open space around		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not applicable		
8.7	Other (HVAC / BMS / Security Systems)	Not applicable		
9.0	Condition			
9.1	Plinth	Good (No cracks observed)		
9.2	Walls	Fair (Plastered chipped off at many places)		
9.3	Floor	Not applicable		
9.4	Stairs	Not applicable		
9.5	Openings	Not applicable		
9.6	Roofing	Not applicable		
9.7	Articulation & Finishes	Fair		
9.8	Services	Poor (Completely shut down)		
9.9	Outbuildings	Fair (Needs immediate clean-up)		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Plot demarcated for I-3, special industrial zone on proposed Development Plan		
12.0	Additional Notes / References / Documents Available	<p>History: The India united group has seen many changes in the management since its inception. The group which was founded by E.D.Sasson was run till 1943 when it was sold to m/s Agarwal & co., and managed by their board of directors from 1943 to 1958 and again from 1963 to 1965. As the group was found to be working unsatisfactorily after 1950, an investigation was carried out in the year 1953 and management was given to the authorized controller appointed by government for the period of 1958-1963 and again for the period of 1965-1970. The same was managed from 1970. The same was managed from 1970-1974 by the Maharashtra state textile corporation Ltd. As authorized controller and nationalized with effect from 1st April 1974. N.T.C. (north) ltd. was registered on 10th October 1947 and N.T.C. Ltd. (holding company) transferred 11 mill units on 13th march 1975 to this corporation.</p> <p>Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai, Charles Correa committee report on N.T.C. mills of Mumbai</p>		

Chimney, India United Mills No. 6




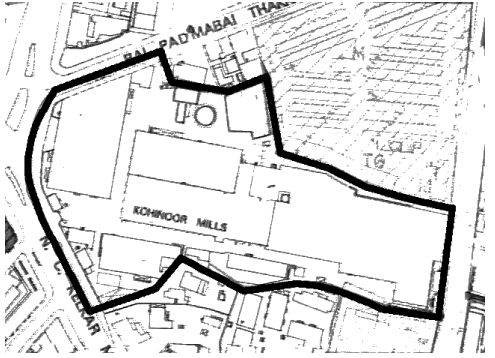
View of brick masonry chimney with boiler room



Brick masonry chimney with horizontal bands at the top portion

Kohinoor Mills No. 3 (Now demolished except for Chimney)

The mill land is located at a very prime location in the midst of a residential and commercial neighbourhood. The mill is now demolished except for the chimney. The mill produced finished cloth out of the cotton from bale. The entire process involves various activities, step by step working and categorization. The mill is divided in various departments. Preparatory department consists of mixing, carding, blow room, combing sub departments. These are located on ground floor close to each other. Production of thread for weaving takes place in the Ring spinning department. Chimney and boiler room is attached to this largest structure in mill having large machinery. The winding department consisting mainly of lady employees involved beaming of thread from small reels along with categorization and sizing. The beams with wrapped thread are then sent to where the cloth was woven on looms. All the handlooms were replaced by power looms during 1975-77. The structure consists of a large hall with north light roof trusses and a looms lined up in series. The cloth produced in weaving department is then taken to the processing department where the cloth is made ready for dispatch after dyeing, printing and finishing. The mill has densely wooded areas with very old trees, some of them even planted at the time of construction. The lake supplies water to the automatic fire sprinklers in various departments to be used in case of fire hazards.

	Common Ref. No.:	
	Card No.: G/n-46	
	Ward (Part): G north-IV	
	CS No.: Not available	
	Plot Area: 20492.00 sq.m.	
	B U Area: 18879.00 sq.m.	
	Date: January, 2005	
	Record by: Swapnil B, Ojas P	
	Review by: Neera Adarkar	
	Internal: As above	
External: As above		
Photo Ref.: T-IV-Gn:\Ward Gn\ Kohinoor Mills No. 3 compound		

1.0	Denomination		
1.1	Name of Premises	Kohinoor Mills No. 3 compound (Now demolished except for Chimney)	
1.2	Earlier Name	Not applicable	
1.3	Built in	Early 20 th century	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	N. C. Kelkar Marg	
2.2	Subsidiary	Lady Jamshedji Road	
3.0	Ownership Pattern		
3.1	Present	National Textile Corporation (N.T.C.)	
3.2	Past	National Textile Corporation (N.T.C.)	
3.3	Status	Ownership (Government)	
4.0	Use		
4.1	Present	Vacant, Not in use	
4.2	Past	Processing unit	
4.3	Usage	Vacant, Not in use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on a strategic location in at junction of Lady Jamshedji Road and N. C. Kelkar Marg at Dadar. One of the prime commercial areas in Mumbai.	
5.2	Architectural Description	The mill land consisted of 18 structures constructed in Vernacular style. The structures were located along the avenue formed by screen printing, rope alley and screen printing office structures. The building had fairly ornamental character.	
5.3	Intrinsic	One of the mills of The Kohinoor group, later handed over to N.T.C. The Mill land is located in the midst of the residential and commercial neighbourhood with its north-east wall abutting a mill land.	
5.4	Value Classification	A(arc), A(his), B(des), B(uu), C(she), H(tec)	Recommended Grade II B
6.0	Topography		
6.1	Floors	Not applicable	
7.0	Construction		
7.1	Plinth	Not applicable	
7.2	Walls	Not applicable	
7.3	Floor	Not applicable	

7.4	Stairs	Not applicable		
7.5	Openings	Not applicable		
7.6	Roofing	Not applicable		
7.7	Articulation	Not applicable		
7.8	Finishes	Not applicable		
7.9	Interiors (Movable & Immovable)	Not applicable		
7.10	Compound / Fence / Gate	Plastered brick compound wall		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Not applicable		
8.0	Services & Utilities			
8.1	Lighting	Not applicable		
8.2	Ventilation	Not applicable		
8.3	Electricity	Not applicable		
8.4	Water Supply	Not applicable		
8.5	Drainage (Plumbing and Sanitation)	Not applicable		
8.6	Fire precaution	Not applicable		
8.7	Other (HVAC / BMS / Security Systems)	Not applicable		
9.0	Condition			
9.1	Plinth	Not applicable		
9.2	Walls	Not applicable		
9.3	Floor	Not applicable		
9.4	Stairs	Not applicable		
9.5	Openings	Not applicable		
9.6	Roofing	Not applicable		
9.7	Articulation & Finishes	Not applicable		
9.8	Services	Not applicable		
9.9	Outbuildings	Not applicable		
9.10	Overall condition	Not applicable	Maintenance level	Not applicable
10.0	Transformation			
10.1	Form	Demolished		
10.2	Structure	Demolished		
10.3	Articulation & Finishes	Demolished		
11.0	DP Remarks / Perceived Threats	Plot demarcated for I-3, special industrial zone on proposed Development Plan		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai, Charles Correa committee report on N.T.C. mills of Mumbai		

Kohinoor Mills No. 3 compound (Now demolished except for Chimney)



Avenue formed by Screen Printing and Rope Alley



View of Chimney from the mill premises



Vernacular style façade with horizontal bands & segmental windows



View of Screen Printing and Rope Alley



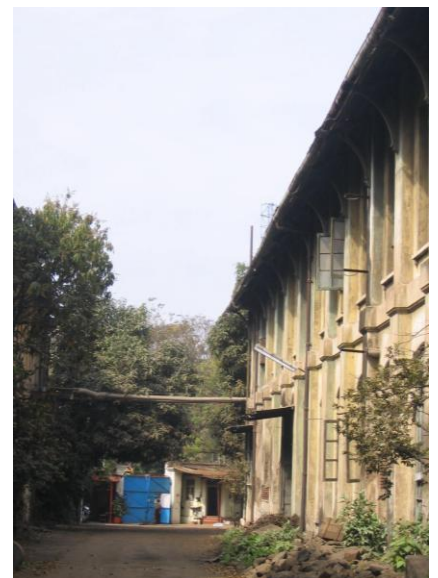
View of Auto loom shed and Chimney




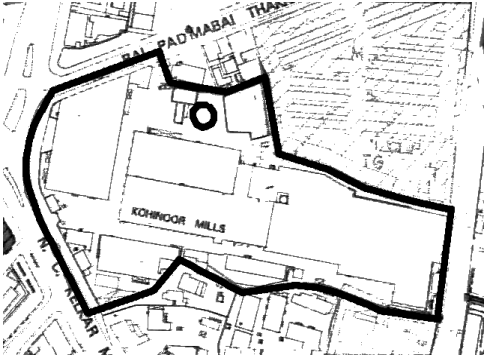
Tower of Screen Printing department



External staircase to folding department



View towards entrance

	Common Ref. No.:	
	Card No.: G/n-46a	
	Ward (Part): G north-IV	
	CS No.: Not available	
	Plot Area: 52408.00 sq.m.	
	B U Area: 65.00 sq.m.	
	Date: January, 2005	
	Record by: Swapnil B, Ojas P	
	Review by: Neera Adarkar	
	Internal: As above	
External: As above		
Photo Ref.: T-IV-Gn:\Ward Gn\ Chimney, Kohinoor Mills No. 3		

1.0	Denomination		
1.1	Name of Premises	Chimney, Kohinoor Mills No. 3	
1.2	Earlier Name	Not applicable	
1.3	Built in	Early 20 th century	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Lady Jamshedji Road	
2.2	Subsidiary	N. C. Kelkar Marg	
3.0	Ownership Pattern		
3.1	Present	National Textile Corporation (N.T.C.)	
3.2	Past	Not available	
3.3	Status	Ownership (Government)	
4.0	Use		
4.1	Present	Vacant, Not in use	
4.2	Past	Chimney	
4.3	Usage	Vacant, Not in use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on a strategic location in at junction of Lady Jamshedji Road and N. C. Kelkar Marg at Dadar. One of the prime commercial areas in Mumbai.	
5.2	Architectural Description	Chimney constructed in brick masonry with not much ornamentation except for circular bands at top level.	
5.3	Intrinsic	Chimney is the tallest and most prominent structure in the mill premises. Chimney is characterized by its height which was constructed above the general height of buildings so as to release the polluted gasses above the level of habitat. The Chimney is located next to Boiler, Blow Room and Carding department, departments from which a lot of polluting gasses are emitted.	
5.4	Value Classification	A(arc), B(des), B(uu), I(sce)	Recommended Grade II B
6.0	Topography		
6.1	Floors	Not applicable	
7.0	Construction		
7.1	Plinth	Plastered stone plinth	
7.2	Walls	Load bearing brick masonry	
7.3	Floor	Not applicable	
7.4	Stairs	Not applicable	

7.5	Openings	Not applicable		
7.6	Roofing	Not applicable		
7.7	Articulation	Not applicable		
7.8	Finishes	Not applicable		
7.9	Interiors (Movable & Immovable)	Not applicable		
7.10	Compound / Fence / Gate	Plastered brick compound wall		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Unpaved open space around with vegetation		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not applicable		
8.7	Other (HVAC / BMS / Security Systems)	Not applicable		
9.0	Condition			
9.1	Plinth	Good (No cracks observed)		
9.2	Walls	Fair (Tree growth observed on external façade, cracks seen on the walls)		
9.3	Floor	Not applicable		
9.4	Stairs	Not applicable		
9.5	Openings	Not applicable		
9.6	Roofing	Not applicable		
9.7	Articulation & Finishes	Not applicable		
9.8	Services	Poor (Completely shut down)		
9.9	Outbuildings	Fair (Needs immediate clean-up)		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	Tree growth on façade.		
11.0	DP Remarks / Perceived Threats	Plot demarcated for I-3, special industrial zone on proposed Development Plan. (D. P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai, Charles Correa committee report on N.T.C. mills of Mumbai		

Chimney, Kohinoor Mills No. 3




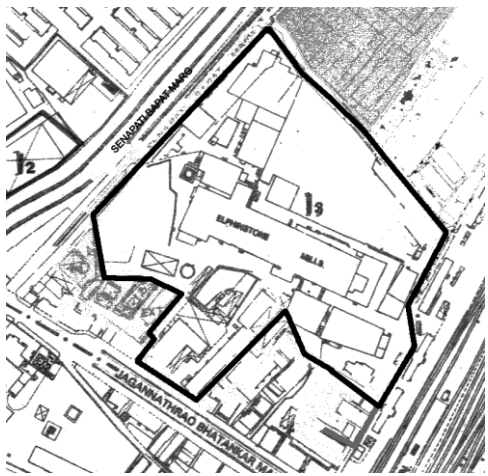
View of Brick Masonry Chimney with horizontal bands



Plaster chipped off and tree growth on façade of chimney

Elphinstone Mills (Now demolished)

The mill land is located on Senapati Bapat Marg (Tulsi Pipe Road), a road on which most of the private and N.T.C. textile mill lands in Mumbai are located. The entire mill land is now demolished. The mill had vernacular style structure in brick masonry. The most striking feature whereas was the lake located just next to the front entrance wall facing Senapati Bapat Marg unlike other mills. The mill produced finished cloth out of the cotton from bale. The entire process involves various activities, step by step working and categorization. The mill is divided in various departments. Preparatory department consists of mixing, carding, blow room, combing sub departments. These are located on ground floor close to each other. Production of thread for weaving takes place in the Ring spinning department. Chimney and boiler room is attached to this largest structure in mill having large machinery. The winding department consisting mainly of lady employees involved beaming of thread from small reels along with categorization and sizing. The beams with wrapped thread are then sent to where the cloth was woven on looms. All the handlooms were replaced by power looms during 1975-77. The structure consists of a large hall with north light roof trusses and a looms lined up in series. The cloth produced in weaving department is then taken to the processing department where the cloth is made ready for dispatch after dyeing, printing and finishing. The mill has densely wooded areas with very old trees, some of them even planted at the time of construction. The lake supplies water to the automatic fire sprinklers in various departments to be used in case of fire hazards.

	Common Ref. No.:	
	Card No.: G/n-47	
	Ward (Part): G north-V	
	CS No.: Not available	
	Plot Area: 34382.93 sq.m.	
	B U Area: Not applicable	
	Date: January, 2005	
	Record by: Swapnil B, Ojas P	
	Review by: Neera Adarkar	
	Internal: As above	
External: As above		
Photo Ref.: T-IV-Gn:\Ward Gn\ Elphinstone Mills Compound		

1.0	Denomination			
1.1	Name of Premises	Elphinstone Mills Compound (Now Demolished)		
1.2	Earlier Name	Not applicable		
1.3	Built in	Early 20 th century	Extension Date (if any)	Not applicable
2.0	Access			
2.1	Main	Senapati Bapat Marg (Tulsi Pipe Road)		
2.2	Subsidiary	Not applicable		
3.0	Ownership Pattern			
3.1	Present	National Textile Corporation (N.T.C.)		
3.2	Past	Bhawan Haribhai, Motilal Kalyanji		
3.3	Status	Ownership (Government)		
4.0	Use			
4.1	Present	Vacant, Not in use		
4.2	Past	Processing unit		
4.3	Usage	Vacant, Not in use		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	The mill is located at the junction of Jagannathrao Bhatankar Marg, which is one of the major North-South arterial roads in Mumbai.		
5.2	Architectural Description	It is a combination of Vernacular style and Neo-classical style architecture. It has features like segmental arched openings on all the floors. The terrace parapet wall has a plain pediment along with projecting cornice band.		
5.3	Intrinsic	The mill land is located in the midst of a stretch of private and N.T.C. mill lands, most of which now demolished and developed by builders in the form of residential towers and shopping malls.		
5.4	Value Classification	A(arc), B(des), B(uu), I(sce)	Recommended Grade	II B
6.0	Topography			
6.1	Floors	Not applicable		
7.0	Construction			
7.1	Plinth	Not applicable		
7.2	Walls	Not applicable		
7.3	Floor	Not applicable		
7.4	Stairs	Not applicable		
7.5	Openings	Not applicable		
7.6	Roofing	Not applicable		

7.7	Articulation	Not applicable		
7.8	Finishes	Not applicable		
7.9	Interiors (Movable & Immovable)	Not applicable		
7.10	Compound / Fence / Gate	Plastered brick compound wall		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Unpaved open space around with vegetation		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not applicable		
8.7	Other (HVAC / BMS / Security Systems)	Not applicable		
9.0	Condition			
9.1	Plinth	Not applicable		
9.2	Walls	Not applicable		
9.3	Floor	Not applicable		
9.4	Stairs	Not applicable		
9.5	Openings	Not applicable		
9.6	Roofing	Not applicable		
9.7	Articulation & Finishes	Not applicable		
9.8	Services	Not applicable		
9.9	Outbuildings	Not applicable		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	Tree growth on façade.		
11.0	DP Remarks / Perceived Threats	Plot demarcated for I-3, special industrial zone on proposed Development Plan		
12.0	Additional Notes / References / Documents Available	History: In 1935 it was owned by Bhawan Haribhai, Motilal Kalyanji and in 1983 it was handed over to the National Textile Corporation. Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai, Charles Correa committee report on N.T.C. mills of Mumbai		

stone Mills Compound (Now Demolished)



View of Production Department and Chimney



Lake facing Senapati Bapat Marg



Brick masonry Chimney with base having cornice band



View of Blow Room and Mixing Department and lake in the foreground



Vernacular style elongated façade of Card Department



Internal view of Card Department



View of Weaving Shed



M.S. bridge connecting two structures



Detailed view of Machinery

