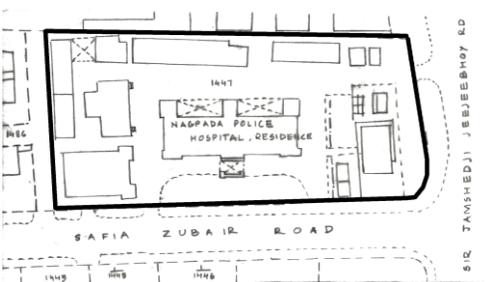


Nagpada Police Hospital complex

The Nagpada Police Hospital complex, located on Sir J. J. Road at Nagpada has four major buildings. The structures are located along Sir J. J. Road, a major north- south arterial road in Mumbai. The layout of buildings, their scale and material usage along with the roofs cape give precinct a low rise and open character when seen from the road. Most of the buildings have stone façades except for the housing quarters. The sloping roofs of varying scales and stone facades with balconies adorned with timber railing give the complex a unique character. There is sufficient open space around the buildings and a small landscaped area in front.

Buildings in the Precincts:

- 1) Doctors Residence
- 2) Nurses Residence
- 3) Residential Quarters
- 4) Hospital

	Common Ref. No.:			
	Card No.: E-1			
	Ward (Part): E IV			
	CS No.: 1447			
	Plot Area: 4992.60 sq.m.			
	B U Area: Not available			
	Date: June, 2005			
	Record by: Ojas P, Gauri J			
	Review by: Neera Adarkar			
	Internal: As above			
External: As above				
Photo Ref.: T-III-E:Ward E\ Nagpada Police Hospital complex				
1.0	Denomination			
1.1	Name of Premises	Nagpada Police Hospital complex		
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	Sofia Zubair Road		
2.2	Subsidiary	Sir J. J. Road, Nagpada		
3.0	Ownership Pattern			
3.1	Present	The Secretary of State for India in Council		
3.2	Past	Not available		
3.3	Status	Government		
4.0	Use			
4.1	Present	Police Quarters, Hospital		
4.2	Past	Police Quarters, Hospital		
4.3	Usage	Regular public use		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	Located on a Corner rectangular plot abutting Sofia Zubair Road and Sir J. J. Road, which is one of the major North-South arterial roads.		
5.2	Architectural Description	This complex has 4 major buildings. Comprising of Doctor's residence, Nurses residence, housing / quarters and the hospital buildings. Most of the buildings have stone façades except for the housing quarters. The sloping roofs of varying scales and stone facades with balconies adorned with timber railing give the complex a unique character. There is sufficient open space around the buildings and a small landscaped area in front.		
5.3	Intrinsic	The entire complex has a similar architectural vocabulary as seen in the typology of modest government owned buildings built in colonial period.		
5.4	Value Classification	A(arc), B(uu), 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	Not applicable		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Not applicable		
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 marked as Government Hospital on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.		

Nagpada Police Hospital complex



View of the complex from Sofia Zubair Road



View from gate on Sofia Zubair Road



Detail of Neo Gothic style equilateral point arched windows on Hospital



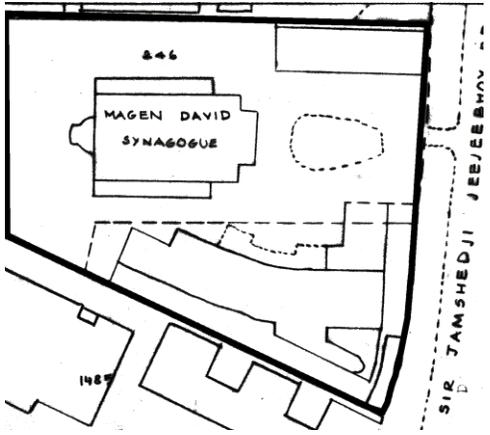
Nagpada Police Hospital complex, Hospital building with a stone porch



Balcony detail on Doctor's residence



Front elevation of Doctor's residence

	Common Ref. No.:			
	Card No.: E-2			
	Ward (Part): E III			
	CS No.: 246			
	Plot Area: Not available			
	B U Area: Not available			
	Date: June, 2005			
	Record by: Ojas P, Keshav S			
	Review by: Neera Adarkar			
	Internal: As above			
	External: As above			
Photo Ref.: T-III-E:\Ward E\ Magen David Synagogue				
1.0	Denomination			
1.1	Name of Premises	Magen David Synagogue		
1.2	Earlier Name	Not applicable		
1.3	Built in	1861	Extension Date (if any)	1910
2.0	Access			
2.1	Main	Sir J. J. Road, Byculla		
2.2	Subsidiary	Not applicable		
3.0	Ownership Pattern			
3.1	Present	Trusties of Sir Jacob Sassoon Charity Trust		
3.2	Past	Not available		
3.3	Status	Trust		
4.0	Use			
4.1	Present	Religious, place of worship		
4.2	Past	Religious, place of worship		
4.3	Usage	Regular religious use		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	Located on large plot of Sir J. J. Road, which is one of the major North-South arterial roads. Laid back from the road by 20 meters. Grand scale structure prominently visible due to its tall imposing clock tower.		
5.2	Architectural Description	The structure is set back 20 meters from the road receding form from ground upwards. The synagogue exhibits Victorian Gothic character with its tall and imposing clock tower and has a ladies gallery, which runs, along three sides of the sanctuary. The timber truss shaped gable roof with Mangalore tiles is supported on massive brick piers located in the sanctuary space. Timber panels with geometric motifs cover the ceilings. Large open space in the backyard which is used for functions and social gatherings.		
5.3	Intrinsic	One of the very old and important synagogues of the demographically declining community of Baghdadi Jews. The synagogue belonging to the Baghdadi Jew community was built by the Sassoon family. The extension to the synagogue was done in 1910 by Sir Jacob Sassoon.		
5.4	Value Classification	A(arc), A(his), A(cul), B(per), B(uu), C(seh), D(bio), E, F	Recommended Grade	II B
6.0	Topography			
6.1	Floors	G + 1		
7.0	Construction			
7.1	Plinth	Black Basalt stone coursed masonry plinth		

7.2	Walls	Composite brick masonry walls		
7.3	Floor	Wooden joist floor		
7.4	Stairs	Wooden, open well staircase with decorative railing		
7.5	Openings	Rectangular wooden glazed shutter, semicircular arched fanlights		
7.6	Roofing	Mangalore tiled gable roof with wooden truss		
7.7	Articulation	Five double height vertically grooved pillars in front in Victorian Gothic style with capitals supporting the high roof, Clock tower with carvings and motifs, Pilasters on the front wall.		
7.8	Finishes	Plastered and painted internally and externally		
7.9	Interiors (Movable & Immovable)	Massive brick piers in sanctuary, wooden panels with motifs on ceilings, ladies gallery running on three sides with decorative railings. Has an expansive prayer hall and has an exquisite Tebah and Hekhal		
7.10	Compound / Fence / Gate	Brick compound wall with plaster		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Unpaved space in the backyard used for religious functions and gatherings		
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	Excellent (No cracks or settlement observed)		
9.2	Walls	Good (Tree growth on clock tower, no cracks observed)		
9.3	Floor	Good (No deflection observed)		
9.4	Stairs	Fair (Deflection observed at few places)		
9.5	Openings	Excellent (Well maintained)		
9.6	Roofing	Fair (Some wooden members need maintenance)		
9.7	Articulation & Finishes	Excellent (Recently painted)		
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	No transformation		
10.3	Articulation & Finishes	Recently painted in indigo blue colour		
11.0	DP Remarks / Perceived Threats			
	None			
12.0	Additional Notes / References / Documents Available			
	<p>Notes: Magen David means Shield of David. Built in 1861, the synagogue was designed by D.E. Gosteling. David Sassoon, the initiator of the project, was highly impressed by the punctuality of the British and apparently the clock on this synagogue in a direct influence of this.</p> <p>Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai. J.R.U. Youth Group Jewish Landmarks in Bombay and Thane</p>			

Magen David Synagogue



Front elevation as seen from Sir J. J. Road



Rear elevation showing Tebah to house Tora, the holy book of Jews



Horizontal bands on clock tower with beginning of tree growth on the tower



The four grand columns supporting the double height roof with Victorian Gothic character



Clock tower rising above general height and the entrance columns give verticality to structure



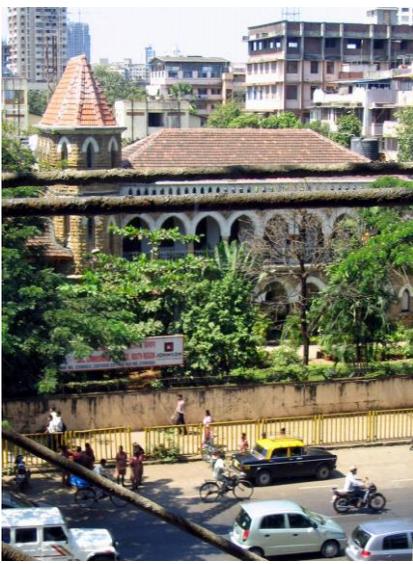
Detail of porch roof with name, the holy stars and inscriptions in the Hebrew script

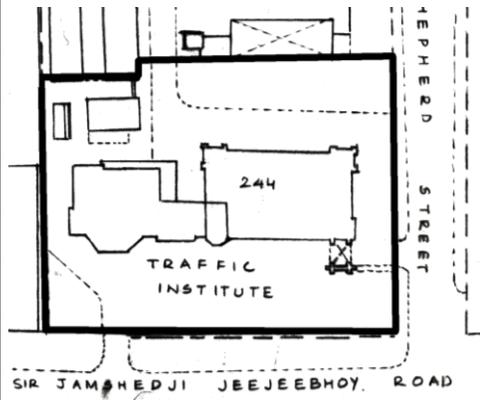


Detail of the column capital and vertical grooves



The tapering columns end into a square base

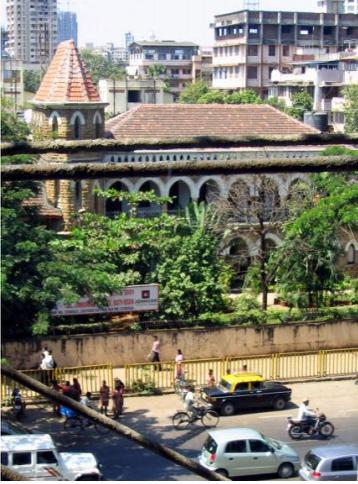
	Common Ref. No.:	
	Card No.: E-3	
	Ward (Part): E IV	
	CS No.: 244	
	Plot Area: Not available	
	B U Area: Not available	
	Date: June, 2005	
	Record by: Ojas P, Gauri J	
	Review by: Neera Adarkar	
	Internal: As above	
External: As above		
Photo Ref.: T-III-E:Ward E\ Traffic Institute, Byculla		



1.0	Denomination		
1.1	Name of Premises	Traffic Institute, Byculla	
1.2	Earlier Name	Not applicable	
1.3	Built in	1880's	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Sir J. J. Road , Nagpada	
2.2	Subsidiary	Shepherd Road	
3.0	Ownership Pattern		
3.1	Present	Not available	
3.2	Past	Not available	
3.3	Status	Government	
4.0	Use		
4.1	Present	Office, public service	
4.2	Past	Office	
4.3	Usage	Regular office use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on a large plot on junction of Spence Road and Sir J. J. Road, one of the major North-South arterial roads.	
5.2	Architectural Description	The structure exhibits Neo-Gothic character through excellent proportions, materials and a well composed façade. The grandeur of strure is best appreciated due to large setback with landscaped open space. The arcade consisting of equilateral point arches with Mangalore tiled sloping hip roof, hexagonal tower on south side with narrow slits and the projecting porch with arches contribute to an interesting skyline. Careful use of white plastered bands and architraves break monotony of the grand Malad stone façade. Features like bay windows, dormer roof windows, buttresses, balustrade on terrace adorn the façade.	
5.3	Intrinsic	This was the office of the Commissioner of Police from 1880 to 1896 when it was shifted near Crawford Market. It was disused till 1964 when the traffic Department took over as the traffic institute. Now used as the office of the Additional Commissioner of Police South Region.	
5.4	Value Classification	A(arc), B(des), B(uu), C(seh), E, F, I(sce)	Recommended Grade II B
6.0	Topography		
6.1	Floors	G + 1	
7.0	Construction		
7.1	Plinth	Yellow Malad stone coursed masonry	

7.2	Walls	External walls in Malad stone ashlar masonry, Internal walls in load bearing brick masonry		
7.3	Floor	Wooden joist floor		
7.4	Stairs	Wooden open well staircase with decorative newel post		
7.5	Openings	Segmental arched openings, wooden framed glazed shutters with wooden venation blinds at some places		
7.6	Roofing	Sloping Mangalore tiled roof		
7.7	Articulation	Arcade with segmental arched openings, balustrade on terrace, narrow slits on tower, dormer window, and entrance porch with equilateral point arches.		
7.8	Finishes	Malad stone ashlar masonry externally, plastered and painted internally		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Plastered Brick compound wall with C I railing		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Large front and side open spaces, front open space landscaped with lavish lawns, shrubs and palms		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Fire extinguishers provided internally		
8.7	Other (HVAC / BMS / Security Systems)	Window air-conditioning units at some places		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Excellent (No dampness or cracks observed)		
9.3	Floor	Good (No sagging or deflection observed)		
9.4	Stairs	Good (Recently repaired)		
9.5	Openings	Excellent (Well maintained)		
9.6	Roofing	Good (Recently repaired and restored)		
9.7	Articulation & Finishes	Excellent (Façade recently cleaned and restored)		
9.8	Services	Good (Repaired recently)		
9.9	Outbuildings	Excellent (Neatly landscaped and trees planted)		
9.10	Overall condition	Excellent	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 demarcated as Traffic institute on proposed Development Plan (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.		

Traffic Institute, Byculla



Arial view of Traffic Institute



Detail of porch with equilateral point arches and buttresses



Large setback with landscaped front open space



Large hip roof and the tower with conical roof create an interesting skyline



View of Traffic institute from lawns



Front elevation from Sir J. J. Road



Detail of Conical roof of the staircase block

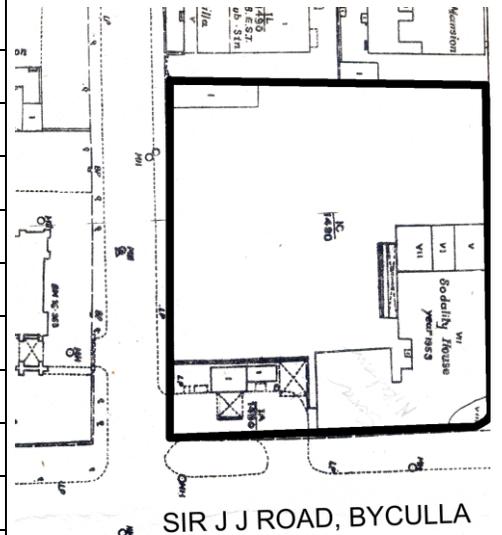


Densely wooded premises hide the part façade



Bay window and the enclosed balcony detail

	Common Ref. No.:	
	Card No.: E-4	
	Ward (Part): E IV	
	CS No.: 1C/1490	
	Plot Area: 2706.54 sq.m.	
	B U Area: Not available	
	Date: June, 2005	
	Record by: Ojas P, Gauri J	
	Review by: Neera Adarkar	
	Internal: As above	
External: As above		
Photo Ref.: T-III-E:Ward E\ Seva Niketan		



1.0	Denomination		
1.1	Name of Premises	Seva Niketan	
1.2	Earlier Name	Not applicable	
1.3	Built in	1930-1940's	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Sir J. J. Road	
2.2	Subsidiary	Spence Road	
3.0	Ownership Pattern		
3.1	Present	The Governor of Bombay (Lessor) The National Sodality Centre (Lessee)	
3.2	Past	Not available	
3.3	Status	Trust	
4.0	Use		
4.1	Present	Community lodging and multipurpose use	
4.2	Past	Community lodging and multipurpose use	
4.3	Usage	Frequent public use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on the corner of Sir J. J. Road, which is one of the major North-South arterial roads and Spence Road. Prominently visible due to its scale, façade and grandeur.	
5.2	Architectural Description	The corner building in Art Deco style facing the junction. A concave shaped façade, staircase block is located behind. This has small rectangular windows. Both the facades flanking in the corner are accentuated with vertical fins over the entire façade. Small Chatris located at the corners of the terrace and a larger one over the concave form, all three supported on pillars add grandeur and a quality of lightness to the building.	
5.3	Intrinsic	One of the Community lodging and boarding facilities along the major roads of Mumbai	
5.4	Value Classification	A(arc), A(cul), B(per), I(Sce)	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 6	
7.0	Construction		
7.1	Plinth	Plastered masonry plinth	
7.2	Walls	Composite brick masonry wall	
7.3	Floor	R.C.C. floor slab	
7.4	Stairs	R.C.C. staircase with M.S. and wooden railing	

7.5	Openings	Rectangular wooden glazed shutter for windows		
7.6	Roofing	R.C.C. flat roof		
7.7	Articulation	Chhatri like structures at terrace level, vertical bays of windows joining all floors, concave curve along the junction		
7.8	Finishes	Plastered and painted from inside and outside		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Brick and M.S compound wall		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Large front and 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)		
9.2	Walls	Good (No cracks or dampness observed)		
9.3	Floor	Good (No deflection in slab observed)		
9.4	Stairs	Good (Well maintained)		
9.5	Openings	Good (Well maintained)		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Good (Well maintained)		
9.8	Services	Good (No leakage)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	Ground floor shop facade at South-East corner		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Plot reserved for Welfare centre on proposed Development Plan (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.		

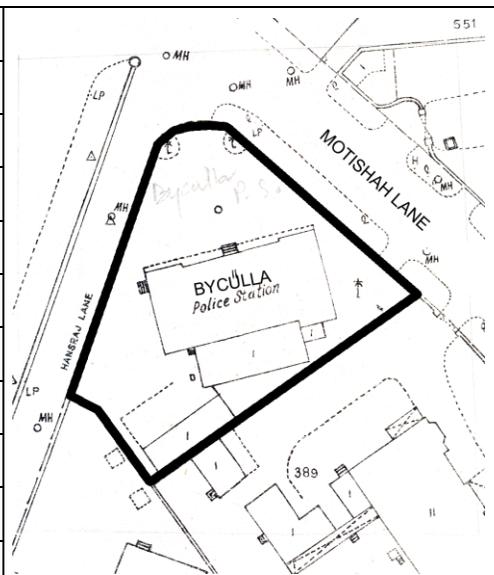


View of the building along the corner of Sir J. J. Road and Shepherd Road



Detail of the central Chhatri like feature on terrace

	Common Ref. No.:	
	Card No.: E-5	
	Ward (Part): E IV	
	CS No.: 389	
	Plot Area: 12211.64 sq.m.	
	B U Area: Not available	
	Date: June, 2005	
	Record by: Ojas P, Gauri J	
	Review by: Neera Adarkar	
	Internal: As above	
	External: As above	
Photo Ref.: T-III-E:Ward E\ Byculla Police Station		



1.0	Denomination		
1.1	Name of Premises	Byculla Police Station	
1.2	Earlier Name	Not applicable	
1.3	Built in	1924	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Dr. Babasaheb Ambedkar Road	
2.2	Subsidiary	Seth Motishah Marg (Love Lane)	
3.0	Ownership Pattern		
3.1	Present	The Secretary for State of India in Council	
3.2	Past	State Government	
3.3	Status	State Government	
4.0	Use		
4.1	Present	Police station, Public	
4.2	Past	Police station, Public	
4.3	Usage	Frequent public use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on a strategic corner of Seth Motishah Road (Love Lane) and Dr. Babasaheb Ambedkar Road, which is one of the major North-South arterial roads.	
5.2	Architectural Description	Vernacular style building with a prominent semicircular arched verandah on ground floor and balcony with plain railing on the first floor. The building has a symmetrical façade marked by two proportionate Mangalore tiled wooden triangular sloping roofs. These elements create a vocabulary that represents a typology followed for Police stations built by British during the pre-independence period. Right above the entrance is the inscription of 'Police Station'.	
5.3	Intrinsic	Most of the Police stations in the Island City are built in this typical vocabulary. Easily identified as a Police station in the collective memory of the citizens.	
5.4	Value Classification	A(arc), A(his), A(cul), B(des), B(uu), C(sch)	Recommended Grade II A
6.0	Topography		
6.1	Floors	G + 1	
7.0	Construction		
7.1	Plinth	Black Basalt stone coursed masonry plinth	
7.2	Walls	Load bearing brick masonry wall	
7.3	Floor	Wooden joist flooring	

7.4	Stairs	Wooden dog legged staircase with plain railing		
7.5	Openings	Rectangular wooden framed glazed shutters		
7.6	Roofing	Sloping Mangalore tiled roof with wooden truss, plain eaves boards		
7.7	Articulation	Timmer members in elevation, ground floor has grand arched portico, represents a typology of Police Station buildings of the colonial era.		
7.8	Finishes	Internally 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	Large front open space, marginal side open spaces		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Fair (Cracks near toilet in plinth, no settlement observed)		
9.2	Walls	Fair (Dampness on toilet wall)		
9.3	Floor	Good (Well maintained)		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Fair (Some wooden windows need refurbishing)		
9.6	Roofing	Fair (Leakage in balcony)		
9.7	Articulation & Finishes	Good (Well maintained)		
9.8	Services	Fair (Roof Gutter needs repairs)		
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.		

Byculla Police Station



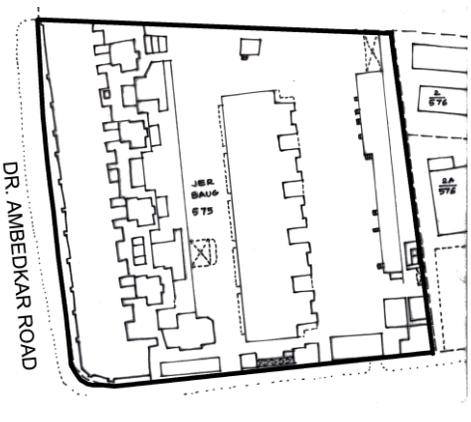
Front elevation of Byculla Police Station



Detail of arched verandah on ground floor



Sloping roofs in a composed profile and symmetrical planning adorne the façade

	Common Ref. No.:		
	Card No.: E-6		
	Ward (Part): E II		
	CS No.: 575		
	Plot Area: Not available		
	B U Area: Not available		
	Date: June, 2005		
	Record by: Ojas P, Gauri J		
	Review by: Neera Adarkar		
	Internal: As above		
External: As above			
Photo Ref.: T-III-E:Ward E\ Bai Jerbai Baug – All Buildings			
			
1.0	Denomination		
1.1	Name of Premises	Bai Jerbai Baug – All Buildings	
1.2	Earlier Name	Not applicable	
1.3	Built in	1932-37	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Dr. Babasaheb Ambedkar Road	
2.2	Subsidiary	Seth Maotishah Lane (Love 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 large plot on corner of Dr. Babasaheb Ambedkar Road, which is one of the major North-South arterial roads and Seth Motishah Road (Love Lane). The buildings have been provided by access through internal private roads.	
5.2	Architectural Description	The precinct consists of 170 flats laid out neatly along the avenues. The buildings are G + 4 buildings with not much ornamentation on the façade. Symmetrical planned around the staircase bay. The external Malad stone cladded face has shops on ground floor and has an arched gateway which forms as the entrance to the premises. The gateway has a decorative cast iron gate.	
5.3	Intrinsic	The Zoroastrian (Parsi) community of Bombay mostly resided in colonies / precincts specially built for all the sections of the community, by the Parsi Trusts or Parsi Panchayat. They were located at various places in the island city. The 'Baug's' are sprawling colonies built around large open spaces mainly occupied by upper class. The middle and poorer precincts were often built in the high density localities on the main road extending inside along the narrow internal streets.	
5.4	Value Classification	A(arc), A(his), A(cul), B(per), C(seh)	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 4	

7.0	Construction		
7.1	Plinth	Plastered masonry plinth	
7.2	Walls	Composite brick masonry walls	
7.3	Floor	R.C.C. slab floor	
7.4	Stairs	Access denied	
7.5	Openings	Rectangular wooden glazed shutters	
7.6	Roofing	Access denied	
7.7	Articulation	Access denied	
7.8	Finishes	Access denied	
7.9	Interiors (Movable & Immovable)	Access denied	
7.10	Compound / Fence / Gate	Malad stone cladded arched gateway in between the buildings with cast iron gate along Dr. Babasaheb Ambedkar Road.	
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Access denied	
8.0	Services & Utilities		
8.1	Lighting	Access denied	
8.2	Ventilation	Access denied	
8.3	Electricity	BEST	
8.4	Water Supply	MCGM	
8.5	Drainage (Plumbing and Sanitation)	MCGM	
8.6	Fire precaution	Access denied	
8.7	Other (HVAC / BMS / Security Systems)	Access denied	
9.0	Condition		
9.1	Plinth	Access denied	
9.2	Walls	Access denied	
9.3	Floor	Access denied	
9.4	Stairs	Access denied	
9.5	Openings	Access denied	
9.6	Roofing	Access denied	
9.7	Articulation & Finishes	Access denied	
9.8	Services	Access denied	
9.9	Outbuildings	Access denied	
9.10	Overall condition	Access denied	Maintenance level Access denied
10.0	Transformation		
10.1	Form	Access denied	
10.2	Structure	Access denied	
10.3	Articulation & Finishes	Signboards to shops added subsequently. Internal Access denied	
11.0	DP Remarks / Perceived Threats		
		None	
12.0	Additional Notes / References / Documents Available		
		<p>History: During the early 20th century, Bai Jerbai Wadia and her sons Sir Cusrow Wadia and Sir Ness Wadia spent generously in providing housing for the middle class population of the Parsi Community. This complex was named after Bai Jerbai Wadia. Similar community housing was constructed in some parts of Byculla, Colaba and other locations.</p> <p>Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.</p>	

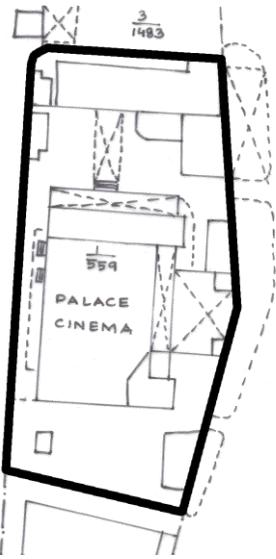
Bai Jerbai Baug –All Buildings



An avenue formed by G+4 buildings along internal road



Plain façade with uniformly placed windows and symmetrical planning

	Common Ref. No.:			
	Card No.: E-7			
	Ward (Part): E I			
	CS No.: 1/559			
	Plot Area: 1927.27 sq.m.			
	B U Area: Not available			
	Date: June, 2005			
	Record by: Ojas P, Gauri J			
	Review by: Neera Adarkar			
	Internal: As above			
	External: As above			
Photo Ref.: T-III-E:Ward E\ Palace Cinema				
1.0	Denomination			
1.1	Name of Premises	Palace Cinema		
1.2	Earlier Name	Not applicable		
1.3	Built in	1933	Extension Date (if any) Not applicable	
2.0	Access			
2.1	Main	Dr. Babasaheb Ambedkar Road		
2.2	Subsidiary	Not applicable		
3.0	Ownership Pattern			
3.1	Present	Trustees for the Improvement of City of Bombay		
3.2	Past	Not available		
3.3	Status	Ownership		
4.0	Use			
4.1	Present	Public		
4.2	Past	Public		
4.3	Usage	Entertainment		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	Located on a plot between Dr. Babasaheb Ambedkar Road, which is one of the major North-South arterial roads and Central Railway Byculla railway station.		
5.2	Architectural Description	One of the fine examples of Vernacular style cinema hall structures with huge open court within the premises. The large Mangalore tiled sloping roof covers the spectator area and has a lantern roof with louvered ventilators. It has some carvings on the entrance gate, a prominent feature with the name inscription 'Palace'. The projecting side bays with carvings add a character to façade.		
5.3	Intrinsic	One of the old cinema halls built during the pre-independence British rule along the major roads and at important strategic locations. The theatre was once known as a ladies theatre.		
5.4	Value Classification	A(arc), B(des), B(uu)	Recommended Grade II B	
6.0	Topography			
6.1	Floors	G + 1		
7.0	Construction			
7.1	Plinth	Black Basalt stone coursed masonry		
7.2	Walls	Load bearing Brick walls		
7.3	Floor	Timber Joist floor		
7.4	Stairs	Timber open well staircase		

7.5	Openings	Rectangular fully glazed timber windows stain glass at some places.		
7.6	Roofing	Monitor sloping roof with Mangalore tiles and wooden truss		
7.7	Articulation	Inscription <i>Palace</i> on the front façade representing the style of inscriptions for Cinema halls, Monitor roof, stainglass and decorative railing for courtyard. Wooden post to support the corridor court.		
7.8	Finishes	Internally Externally plastered and painted		
7.9	Interiors (Movable & Immovable)	Wooden posts with base and capitals internally to support the wooden beams of balcony		
7.10	Compound / Fence / Gate	Brick compound wall with C I railing, carved and ornamental gate with inscription 'Place'.		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Paved open space around. External paved Chowk on Byculla station side.		
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 (Cracks observed at some places, tree growth on façade)		
9.3	Floor	Fair (Sagging observed at some places)		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Fair (Broken window panes and frames need repairs)		
9.6	Roofing	Good (Leakage repaired recently)		
9.7	Articulation & Finishes	Good (Recently replastered and painted)		
9.8	Services	Fair (Toilets need refurbishing)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	Grills added to some windows. AC sheet chajja added in front, large size movie posters partly hide the façade.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	Recently replastered and painted		
11.0	DP Remarks / Perceived Threats	Plot reserved for Cinema hall on proposed Development Plan (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai. Article in Indian Express, Mumbai – June 14, 2004		

Palace Cinema



View from Dr. Babasaheb Ambedkar Road



Large size movie posters hide the façade



Large open cort in the backyard



Decorative wooden balcony with carved posts and brackets facing the court



Grand entrance porch with compound



Decorative internal façade facing the court with C.I. railing and stainglass



Interior has wooden columns with decorative base and capitals

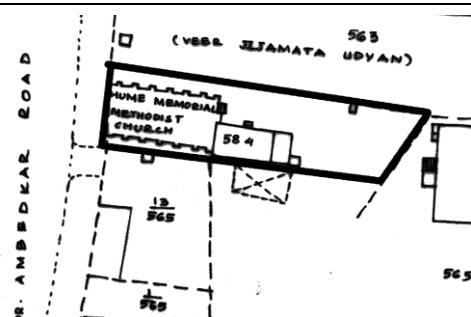


Stain glass and decorative concrete brackets to balcony



Decorative entrance gate with name inscription and motifs

	Common Ref. No.:	
	Card No.: E-8	
	Ward (Part): E II	
	CS No.: Not available	
	Plot Area: Not available	
	B U Area: Not available	
	Date: June, 2005	
	Record by: Ojas P, Gauri J	
	Review by: Neera Adarkar	
	Internal: As above	
	External: As above	
	Photo Ref.: T-III-E:Ward E\ Hume Memorial Congregation Victoria Garden Church	



1.0	Denomination		
1.1	Name of Premises	Hume Memorial Congregation Victoria Garden Church	
1.2	Earlier Name	Not applicable	
1.3	Built in	1827	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Dr. Babasaheb Ambedkar Road	
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, Place of worship	
4.2	Past	Religious, Place of worship	
4.3	Usage	Weekly religious use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on a small rectangular plot on south of Jijamaata Udyaan abutting Dr. Babasaheb Ambedkar Road. Highly with very less space around.	
5.2	Architectural Description	Vernacular style modest structure having Mangalore tiles sloping roof and features like cornice bands at lintel level, equilateral arched openings with plain bands projecting around, buttresses all around, beautiful interiors having circular pilasters with highly decorative capital. Two point arched truss supporting sloping roof. Emblems on façade. Acanthus eaves decoration on façade.	
5.3	Intrinsic	One of the very old churches belonging to the Methodist Christian community, which does not believe in Idol worship, associated with Hume Memorial Congregation Church at Nagpada.	
5.4	Value Classification	A(arc), B(des), B(per), C(seh), E, F	Recommended Grade II A
6.0	Topography		
6.1	Floors	Ground floor	
7.0	Construction		
7.1	Plinth	Black Basalt stone coursed masonry	
7.2	Walls	Brick load bearing walls	
7.3	Floor	Black Basalt stone flooring	
7.4	Stairs	Not applicable	

7.5	Openings	Equilateral arched wooden framed glazed shutter openings, louvered windows		
7.6	Roofing	Sloping roof with Mangalore tiles and wooden truss		
7.7	Articulation	Buttresses all around, beautiful interiors having circular pilasters with highly decorative capital. Two point arched truss supporting sloping roof. Emblems on façade. Acanthus eaves decoration on façade.		
7.8	Finishes	Internally externally plastered and painted		
7.9	Interiors (Movable & Immovable)	Beautiful interiors having circular pilasters with highly decorative capital, old pews.		
7.10	Compound / Fence / Gate	Black Basalt stone wall with M.S railing		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Large rear open space, marginal sole open spaces no 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 (Well maintained)		
9.4	Stairs	Not applicable		
9.5	Openings	Fair (Wooden members need maintenance)		
9.6	Roofing	Good (Recently repaired)		
9.7	Articulation & Finishes	Good (Recently repaired and repainted)		
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	Part of structure constructed near 60 years ago.		
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.		

Hume Memorial Congregation Victoria Garden Church



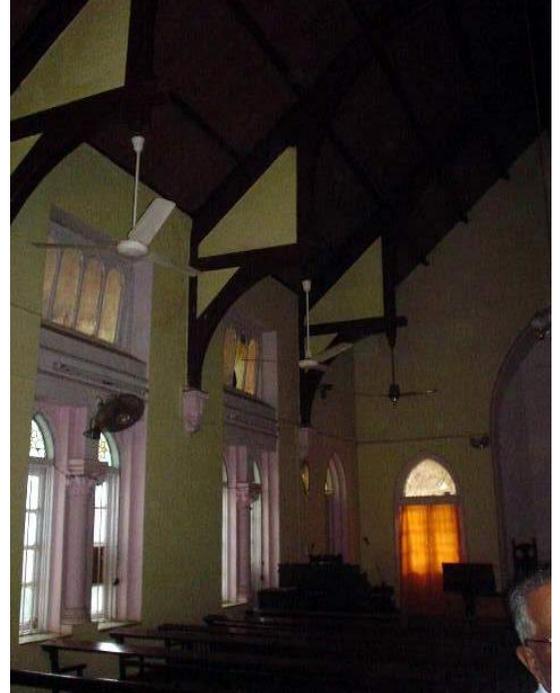
View facing Dr. Babasaheb Ambedkar Road with carved wooden brackets and segmental arched openings on gable wall



Left side elevation with equilateral point arched windows, buttresses and wooden brackets



Internal elevation showing detail of venetian blinds and orders with Corinthian capitals



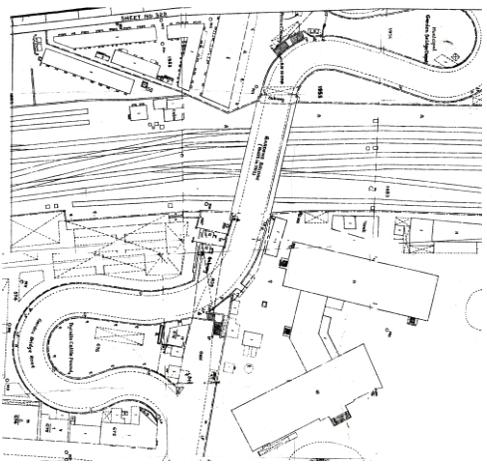
Decorative brackets supporting the Mangalot tiled sloping roof and the pews



Modest façade of the church seen from the backyard



Brass plaque on the internal wall

	Common Ref. No.:	
	Card No.: E-9	
	Ward (Part): E I	
	CS No.: Not applicable	
	Plot Area: Not applicable	
	B U Area: Not applicable	
	Date: June, 2005	
	Record by: Ojas P, Gauri J	
	Review by: Neera Adarkar	
	Internal: As above	
	External: As above	
Photo Ref.: T-III-E:Ward E\ P. S. Mandlik Bridge (S-Bridge)		

1.0	Denomination		
1.1	Name of Premises	P. S. Mandlik Bridge (S-Bridge)	
1.2	Earlier Name	Gardens Bridge	
1.3	Built in	1913	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Dr. Babasaheb Ambedkar Road	
2.2	Subsidiary	Sane Guruji Marg (Arthur Road), N. M. Joshi Road (Delisle Road)	
3.0	Ownership Pattern		
3.1	Present	Municipal Corporation of Greater Mumbai	
3.2	Past	Great Indian Peninsular Railway (Central Railway)	
3.3	Status	Government	
4.0	Use		
4.1	Present	Vehicular and pedestrian bridge, public	
4.2	Past	Vehicular and pedestrian bridge, public	
4.3	Usage	Regular public use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	The bridge connects the traffic from junction of Sane Guruji Marg (Arthur Road) and N. M. Joshi Marg (Delisle Road) with Dr. Babasaheb Ambedkar Road over the Central Railway line in between Byculla and Chinchpokli stations.	
5.2	Architectural Description	Constructed of Black basalt stone masonry and Steel girders over the span, the bridge connects Sane Guruji Marg (West) and Ambedkar Road (East). It is constructed over the Central Railway following the profile of the <i>English letter S</i> , thus also known as the S-bridge. On the eastern side it has stone steps going down the road level. Earlier known as the Gardens Bridge, it has an inscription of its name, i.e. Gardens bridge with the year of construction, 1918 and GIPR, Great Indian Peninsular Railway (Central Railway now), who constructed the bridge.	
5.3	Intrinsic	Important bridge due to its form following the profile of 'S' and the specialized construction technique used in construction of the Black Basalt stone bridge.	
5.4	Value Classification	A(arc), B(des), B(uu), E, H(tec), I(sce)	Recommended Grade II A
6.0	Topography		
6.1	Floors	Not applicable	
7.0	Construction		
7.1	Plinth	Black Basalt stone coursed masonry	

7.2	Walls	Black Basalt stone coursed masonry		
7.3	Floor	Not applicable		
7.4	Stairs	Black Basalt stone staircase		
7.5	Openings	Not applicable		
7.6	Roofing	Not applicable		
7.7	Articulation	Not applicable		
7.8	Finishes	Black Basalt stone coursed masonry		
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	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	Not applicable		
8.5	Drainage (Plumbing and Sanitation)	Not applicable		
8.6	Fire precaution	Fire hydrants		
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 cracks or dampness externally)		
9.3	Floor	Not applicable		
9.4	Stairs	Good (Well maintained)		
9.5	Openings	Not applicable		
9.6	Roofing	Not applicable		
9.7	Articulation & Finishes	Good		
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	None		
12.0	Additional Notes / References / Documents Available	Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.		

P. S. Mandlik Bridge (S- Bridge)



View of the bridge from Dr. Babasaheb Ambedkar Road end



View of the bridge from N. M. Joshi Marg (Delisle Road) end

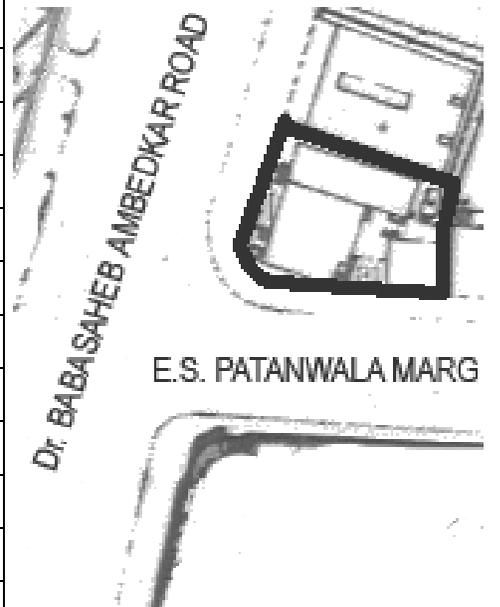


Detail of the curve at the centre of bridge



Detail of the plaque of name and year of construction

	Common Ref. No.:	
	Card No.: E-10	
	Ward (Part): E III	
	CS No.: 681	
	Plot Area: 566.89 sq.m.	
	B U Area: 579.56 sq.m.	
	Date: June, 2005	
	Record by: Ojas P, Gauri J	
	Review by: Neera Adarkar	
	Internal: As above	
External: As above		
Photo Ref.: T-III-E:Ward E\ Seth Bomanji Merwanji Mewavalla Agiary		



1.0	Denomination		
1.1	Name of Premises	Seth Bomanji Merwanji Mewavalla Agiary (Adarian)	
1.2	Earlier Name	Not applicable	
1.3	Built in	1850's	Extension Date (if any) 1914
2.0	Access		
2.1	Main	Dr. Babasaheb Ambedkar Road	
2.2	Subsidiary	E. S. Patanwala Marg (Connaught Road)	
3.0	Ownership Pattern		
3.1	Present	Dinshaw Dorabshah Shroff	
3.2	Past	Gustaji Burjorji Reporter	
3.3	Status	Trust	
4.0	Use		
4.1	Present	Religious, place of worship	
4.2	Past	Religious, place of worship	
4.3	Usage	Regular use for worship	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on junction of Dr. Babasaheb Ambedkar Road, one of the major North-South arterial roads and E.S. Patanwala Marg on the plot on north of Jijamaata Udyaan.	
5.2	Architectural Description	Part ground and part one floor structure done in composite brick masonry. It is an elaborately designed structure having a prominent colonnaded portico, with circular columns and Persepolitan capitals, large glazed panels and flat roof with pediment. The facade is adorned by brief stucco work depicting papyrus plant. Has projecting cornices & columns with columns.	
5.3	Intrinsic	Prominently located on a major arterial road. Culturally, historically important structure.	
5.4	Value Classification	A(arc), A(cul), B(des), B(per), B(uu), C(seh), D(bio)	Recommended Grade II B
6.0	Topography		
6.1	Floors	G + 1	
7.0	Construction		
7.1	Plinth	Painted stone plinth	
7.2	Walls	Load bearing brick masonry	
7.3	Floor	Access denied	
7.4	Stairs	Access denied	

7.5	Openings	Rectangular fully glazed wooden windows added subsequently on the entire façade facing roads		
7.6	Roofing	Sloping roof with Mangalore tiles and timber truss		
7.7	Articulation	Prominent colonnaded portico with circular columns and Persepolitan capitals, large glazed panels and flat roof with pediment, brief stuccowork depicting papyrus plant, furoher motif with projecting cornices.		
7.8	Finishes	Externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interior spaces have a high ceiling and are intricately detailed with extensive use of teakwood		
7.10	Compound / Fence / Gate	Brick compound wall with ornamental carvings, statues and motifs		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Paved marginal open space in front and sides		
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 painted, no setting of plinth observed)		
9.2	Walls	Good (No cracks or dampness externally)		
9.3	Floor	Access denied		
9.4	Stairs	Access denied		
9.5	Openings	Good (Recently repaired and painted)		
9.6	Roofing	Fair (No broken tiles seen externally)		
9.7	Articulation & Finishes	Good		
9.8	Services	Access denied		
9.9	Outbuildings	Good (Maintained clean)		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	Duct seen on front 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	<p>Notes: The agiary structure has been rebuilt in the early 20th century but houses the fire consecrated in mid 19th century. This Agiary was built in the year 1851 when the Agiary built by Seth Bomnajejee Menvanjee Mevawalla in the memory of his son Seth Sorabjee was in the dilapidated structural conditions. The latter was to be shifted from Bhindi Bazaar to its present location due to decreasing number of Parsi population in this area.</p> <p>Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.</p>		

Seth Bomanji Merwanji Mewavalla Agiary(Adarian)



Front elevation facing Dr. Babasaheb Ambedkar Road



Part side elevation Sun motif on the pediment along with the decorative carvings and cornice



Detail of capital with two horses and carvings



Furoher on the central pediment facing Dr. Babasaheb Ambedkar Road



Screen with fixed glass and carved pilaster detail



Projecting porch over the front open space with fixed glass enclosure



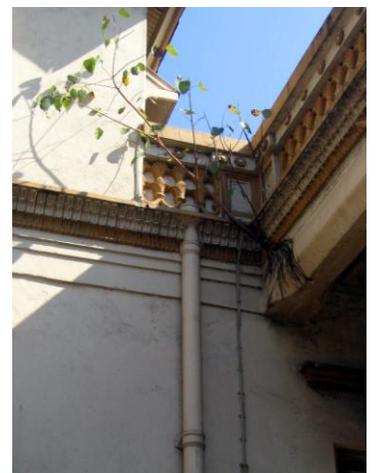
Duct projecting from the front wall disturb the composition of front façade



Projecting porch over the front open space with fixed glass enclosure



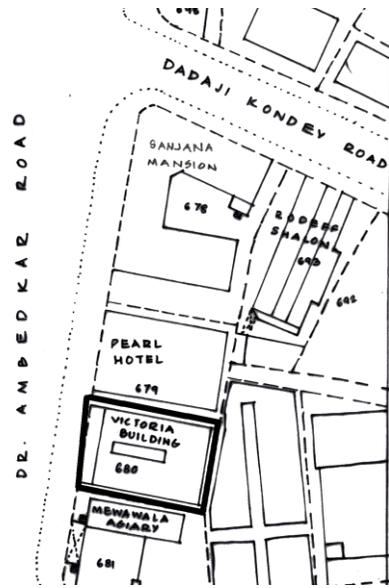
Carved cornice band and decorative motif detail



Tree growth on façade at the junction of front porch

Left side elevation not visible due to proximity of adjoining structures

	Common Ref. No.:	
	Card No.: E-11	
	Ward (Part): E III	
	CS No.: 680	
	Plot Area: 515.29 sq.m.	
	B U Area: 2037.5 sq.m.	
	Date: June, 2005	
	Record by: Ojas P, Madhura W	
	Review by: Neera Adarkar	
	Internal: As above	
External: As above		
Photo Ref.: T-III-E:Ward E\ Victoria Building		



1.0	Denomination		
1.1	Name of Premises	Victoria Building	
1.2	Earlier Name	Not applicable	
1.3	Built in	1920-30	Extension Date (if any) Not available
2.0	Access		
2.1	Main	Dr. Babasaheb Ambedkar Road	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Ateka Bai Alibhai	
3.2	Past	Ateka Bai Alibhai	
3.3	Status	Tenanted	
4.0	Use		
4.1	Present	Residential, commercial	
4.2	Past	Residential, commercial	
4.3	Usage	Regular residential and commercial use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on Dr. Babasaheb Ambedkar Road at Byculla, which is one of the major North-South arterial roads. There is a similar building, Pearl Hotel, next to it.	
5.2	Architectural Description	High density building done in composite brick masonry. It is devoid of any projections on façade and has ornamental cornice bands with dentils on every floor, has segmental arched windows and projecting key stones. Central block is defined by triangular pediment on the top floor. It has a central courtyard surrounded by corridors.	
5.3	Intrinsic	One of the two similar buildings located next to each other during the pre-independence period	
5.4	Value Classification	A(arc), B(des), G(grp)	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 4	
7.0	Construction		
7.1	Plinth	0.6 m. high Black Basalt stone plinth	
7.2	Walls	Composite brick masonry walls	
7.3	Floor	Wooden joist floor	
7.4	Stairs	Ground floor and first floor have R.C.C. staircase. All above floors have dog legged wooden staircase with C.I. railings.	

7.5	Openings	Semicircular arched windows glazed, with ornamental key stones and pilasters.		
7.6	Roofing	Sloping roof with Mangalore tiles and wooden truss		
7.7	Articulation	Pilasters, Corinthian capitals, motifs, curved key stone, curved cornice.		
7.8	Finishes	Internally and externally cement plastered and painted, stucco work on façade.		
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	Narrow partly paved court in the backyard		
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, tree growth at some places)		
9.2	Walls	Fair		
9.3	Floor	Fair (wooden members need maintenance)		
9.4	Stairs	Fair (railing needs to be tightened)		
9.5	Openings	Fair (Old wooden windows to be repaired)		
9.6	Roofing	Fair (Wooden members need maintenance)		
9.7	Articulation & Finishes	Fair (plaster chipped off at some places)		
9.8	Services	Poor (leakage at some places)		
9.9	Outbuildings	Fair-Poor (courtyard requires cleaning)		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	Addition of top floor without regards for the overall style box grills added to some windows, some of the timber windows replaced by aluminium windows. M.S. Chajjas added Ground floor openings Covered by signboard.		
10.2	Structure	Ground floor and first floor timber staircase replaced by R.C.C. staircase.		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Tree growth observed at entrance on first floor level out of wall.		
12.0	Additional Notes / References / Documents Available	Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.		

Victoria Building



Front elevation facing Dr. Babasaheb Ambedkar Road



Vertical grooved pilasters, dentils, arched windows, name inscription on the front façade



Corner detail showing pilasters with Corinthian capitals at corners



Semicircular arched window with decorative architrave, keystone and columns around



Inscription of name on the segmental arched main entrance



Details of dentils, pilasters, capitals, architraves with part top floor addition



Detail of group of three semicircular arched windows



Detail of architrave with carved key stone



Detail of central bay with pediment and pilasters



View of internal court

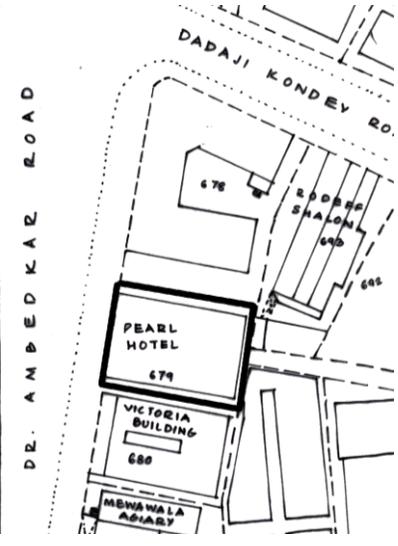


Tree growth on front façade



Twin circular pilasters with Corinthian capitals on corner

Left side elevation not visible due to proximity of adjoining structures

	Common Ref. No.:		
	Card No.: E-12		
	Ward (Part): E III		
	CS No.: 679		
	Plot Area: 533.73 sq.m.		
	B U Area: 2167.5 sq.m.		
	Date: June, 2005		
	Record by: Ojas P, Anup S		
	Review by: Neera Adarkar		
	Internal: As above		
External: As above			
Photo Ref.: T-III-E:Ward E\ Pearl Hotel			
			
1.0	Denomination		
1.1	Name of Premises	Pearl Hotel	
1.2	Earlier Name	Not applicable	
1.3	Built in	1929	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Dr. Babasaheb Ambedkar Road, Byculla	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Chandra Nanikram Nihlani	
3.2	Past	Piroshaw Khodadad Irani, Mrs.Khorshed Pirojshaw Irani, Khodadad Pirojshaw Irani , Hoshang Pirojshaw Irani, Sheraik Pirojshaw Irani, Freni Pirojshaw Irani, Nargesh Pirojshaw Irani	
3.3	Status	Ownership	
4.0	Use		
4.1	Present	Hotel, Lodging and Boarding	
4.2	Past	Hotel, Lodging and Boarding	
4.3	Usage	Regular commercial use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on Dr. Babasaheb Ambedkar Road at Byculla, which is one of the major North-South arterial roads. There is a similar building; Victoria Building is next to it.	
5.2	Architectural Description	Ornamental building in Neo-Classical style with two balcony projections at the third floor level with C.I.railing. The building is symmetrical and has features like projecting key stones for ground floor arches, cornice bands, triangular and semi circular pediments over windows. Pilasters and a stark cornice accentuate double floor heights.	
5.3	Intrinsic	Well maintained Neo-Classical building facing a very important road.	
5.4	Value Classification	A(arc), B(des), G(grp)	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 4	
7.0	Construction		
7.1	Plinth	18" high Black Basalt stone	
7.2	Walls	Composite brick masonry walls	
7.3	Floor	Part R.C.C., part wooden joist floor	

7.4	Stairs	Wooden open well staircase with Granite treads added on top with wooden balusters and handrail		
7.5	Openings	Rectangular fully glazed, wooden shuttered windows with arched and triangular pediments		
7.6	Roofing	Flat roof with terrace		
7.7	Articulation	Carvings, motifs, curved cornice bands, pilasters pediments, brackets, ornamental key stone		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Not provided		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Good (No cracks or chipping)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good (repaired)		
9.4	Stairs	Good (Granite treads added recently)		
9.5	Openings	Good (Wooden members repaired and painted recently)		
9.6	Roofing	Fair		
9.7	Articulation & Finishes	Good (Recently plastered and painted)		
9.8	Services	Fair (Some pipes need repairs)		
9.9	Outbuildings	Good (Maintained clean)		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	R.C.C. Chajjas added to entrance at two places on front façade.		
10.2	Structure	Staircase refurbished with granite treads over wooden staircase.		
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.		

Pearl Hotel



Front elevation from Dr. Babasaheb Ambedkar Road



Composition achieved by Semicircular pediments, pilasters, balconies, balustrade on terrace



Semicircular pediment with pilasters and Corinthian capitals on ground floor



Detail of the semicircular pediment on the corner bay above pilasters with Corinthian capitals

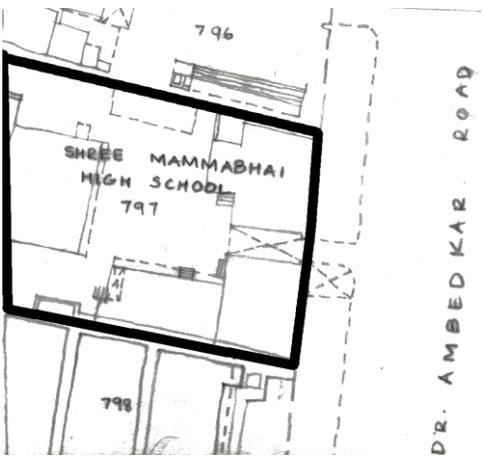


Detail of wooden staircase with ornate balusters and railing



Marble cladding on the existing wooden staircase increase the dead load on staircase

Right side elevation not visible due to proximity of adjoining structures

	Common Ref. No.:	
	Card No.: E-13	
	Ward (Part): E II	
	CS No.: 797	
	Plot Area: 2153.02 sq.m.	
	B U Area: 4254.12 sq.m.	
	Date: June, 2005	
	Record by: Ojas P, Gauri J	
	Review by: Neera Adarkar	
	Internal: As above	
External: As above		
Photo Ref.: T-III-E:Ward E\ Shree Mammabai High School		

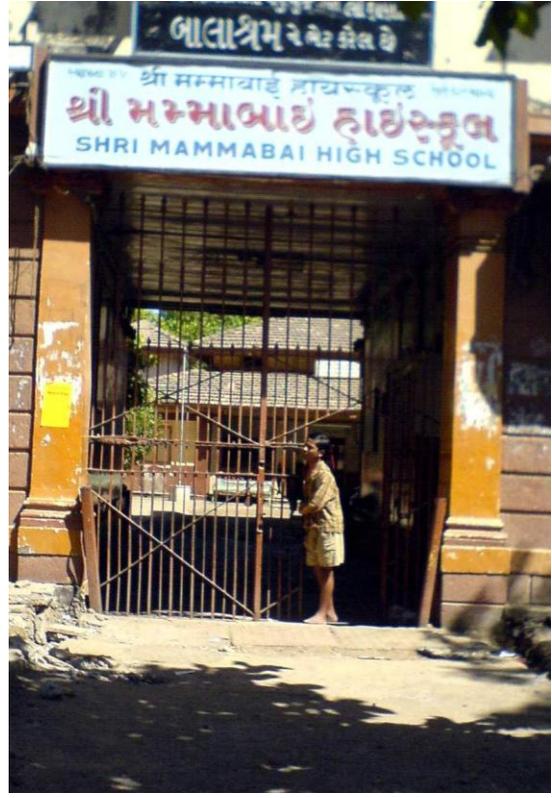
1.0	Denomination		
1.1	Name of Premises	Shree Mammabai High School	
1.2	Earlier Name	Not applicable	
1.3	Built in	1902	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Dr. Babasaheb Ambedkar Road	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Ramchandras Jethabhai, Raojibhai Chaddha	
3.2	Past	Trustees for Improvement of City of Bombay, Veerji Parez, Purshottam Mangaldas Chaturbhuj, Hirji Sukhmidas.	
3.3	Status	Trust	
4.0	Use		
4.1	Present	Boarding, School, Educational	
4.2	Past	Boarding, School, Educational	
4.3	Usage	Frequent public and residential use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on a rectangular plot of Dr. Babasaheb Ambedkar Road which is one of the major North-South arterial roads. It is a complex. G + 3 building in front and ground storey structure with courtyard.	
5.2	Architectural Description	Ground floor has an opening in centre which forms a gateway to the inner space i.e. partly paved courtyard with classrooms on three sides and canteen on one side, having a Mangalore tiled sloping roof with timber truss, the inner area has intricately carved jalis. The building facing Dr. Babasaheb Ambedkar Road has cornices at each floor level and rectangular timber louvered windows with a Mangalore tiled timber sloping roof on top. The courtyard with class rooms around represents a vernacular typology of schools in rural areas.	
5.3	Intrinsic	One of the schools built and operated by the trusts in old neighborhoods belonging to different cultural / religious communities.	
5.4	Value Classification	A(arc), A(cul), B(per), E	Recommended Grade II B
6.0	Topography		
6.1	Floors	G + 3 (Boarding School block) , Ground floor (Classrooms, Administration and Canteen)	
7.0	Construction		
7.1	Plinth	Black Basalt stone coursed masonry plinth	

7.2	Walls	Load bearing brick, composite brick masonry walls		
7.3	Floor	Wooden rafters and boardings floors		
7.4	Stairs	Wooden open well staircase with plain railing		
7.5	Openings	Rectangular wooden louvered openable, rectangular wooden glazed shutter		
7.6	Roofing	Mangalore tiles sloping pyramidal roof with wooden trusses		
7.7	Articulation	Pillars and capitals, cornice bands, wooden louvered openable windows		
7.8	Finishes	Plastered from inside and outside		
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	Partly paved open courtyard in centre		
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 cracking observed)		
9.2	Walls	Good (No cracks or dampness observed)		
9.3	Floor	Fair (No deflection observed)		
9.4	Stairs	Good (Well maintained)		
9.5	Openings	Fair (Some wooden members need maintenance)		
9.6	Roofing	Fair (No leakage observed)		
9.7	Articulation & Finishes	Fair (No chipping of plaster observed)		
9.8	Services	Fair (Some pipes need maintenance)		
9.9	Outbuildings	Good		
9.10	Overall condition	Fair	Maintenance level	Good
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	New block added and joined to existing G + 3 building, some C I Chajjas added later.		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Plot reserved for secondary school on proposed Development Plan (D.P.)		
12.0	Additional Notes / References / Documents Available	Notes: Detailed photography, photography of the interior courtyard and structures around denied. Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.		

Shree Mammabai High School



Front elevation from Dr. Babasaheb Ambedkar Road

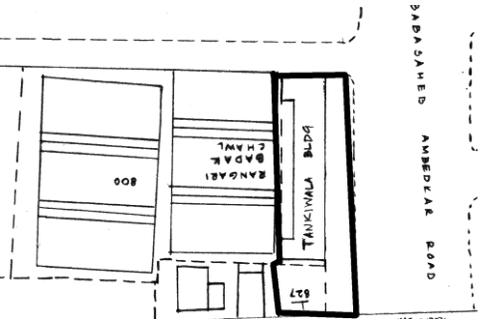


View of the internal court with office building seen from the gate puncture



Front view

Right side elevation and left side elevation not visible due to proximity of adjoining structures

	Common Ref. No.:		
	Card No.: E-14		
	Ward (Part): E II		
	CS No.: 826		
	Plot Area: 1511.17 sq.m.		
	B U Area: 2266.755 sq.m.		
	Date: June, 2005		
	Record by: Ojas P, Gauri J		
	Review by: Neera Adarkar		
	Internal: As above		
	External: As above		
Photo Ref.: T-III-E:Ward E\ Tankiwalla Building			
			
1.0	Denomination		
1.1	Name of Premises	Tankiwalla Building	
1.2	Earlier Name	Not applicable	
1.3	Built in	Early 20 th Century	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Dr. Babasaheb Ambedkar Road	
2.2	Subsidiary	Dattaram Lad Path (Kalachowkie Road)	
3.0	Ownership Pattern		
3.1	Present	Bai Khatijabai Mohammad Saleh Patel, Mohammad Ebrahim	
3.2	Past	Bai Khatijabai Mohammad Saleh Patel, Mohammad Ebrahim	
3.3	Status	Tenanted	
4.0	Use		
4.1	Present	Residential, Commercial	
4.2	Past	Residential, Commercial	
4.3	Usage	Regular residential and commercial use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on corner of Dr. Babasaheb Ambedkar Road, which is one of the major North-South arterial roads and Dattaram Lad Path. The horizontal character of the long façade abutting the major arterial road gives a strong street presence.	
5.2	Architectural Description	Elongated structure facing Dr Babasaheb Ambedkar Road. The building belongs to the typology of buildings with one room tenements but decorative façade with stone cladding on front wall. The building exhibits ornamental features like cornice bands, pilasters and projecting balconies with decorative C.I railing. Side bays have triangular pediments over the openings. The balustrade at terrace enhances the horizontal character.	
5.3	Intrinsic	Ornate façade of the building having one room tenements due to the abutting important road. High density tenanted buildings not maintained by the original 'land lord' due to the low rents.	
5.4	Value Classification	A(arc), B(des), I(sce)	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 2	
7.0	Construction		
7.1	Plinth	Black Basalt stone coursed masonry plinth	
7.2	Walls	Load bearing brick - front walls clad in Malad stone walls	
7.3	Floor	Wooden rafters and boarding floors	

7.4	Stairs	Wooden open well staircase with plain railing		
7.5	Openings	Rectangular wooden glazed shutter		
7.6	Roofing	Sloping roof with Mangalore tiles and wooden trusses		
7.7	Articulation	Pilasters, cornice bands projecting balconies on stone brands with C.I railings		
7.8	Finishes	Malad stone cladding on front façade otherwise plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Not provided		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Poor (Settlement observed in southwest corner near the entrance, cracks seen at some places)		
9.2	Walls	Poor (Leakages and dampness at many places)		
9.3	Floor	Poor (Sagging at few places)		
9.4	Stairs	Extremely poor (Staircase shows bend at some places)		
9.5	Openings	Poor (Many windows and doors need repairs)		
9.6	Roofing	Poor (Leakage observed at many places, wooden members need maintenance)		
9.7	Articulation & Finishes	Fair (Plaster chipped off at some places)		
9.8	Services	Extremely poor (Many pipes broken)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Poor	Maintenance level	Extremely poor
10.0	Transformation			
10.1	Form	Ground floor façade hidden behind signboards of shops.		
10.2	Structure	Windows added with Chajjas on M S brackets.		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats			
	None			
12.0	Additional Notes / References / Documents Available			
	<p>Notes: Very dilapidated building but has good heritage value, restoration required on priority basis.</p> <p>History: One of the numerous tenanted buildings built by rich businessmen and traders as good investments. It is believed that the Muslim businessman invested in buildings because the rent recovered is not seen as 'interest' earned on the investment.</p> <p>Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.</p>			

Tankiwalla Building



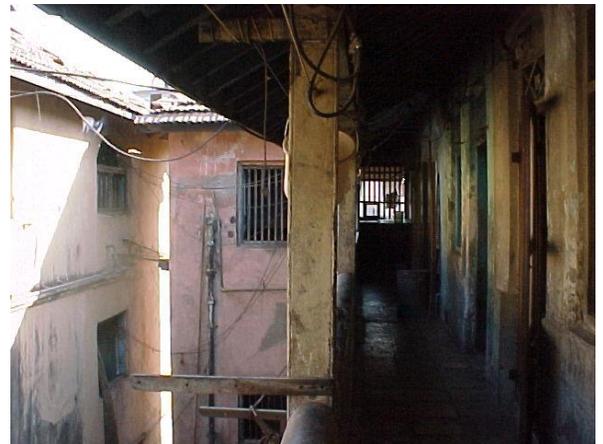
Front elevation from Dr. Babasaheb Ambedkar Road



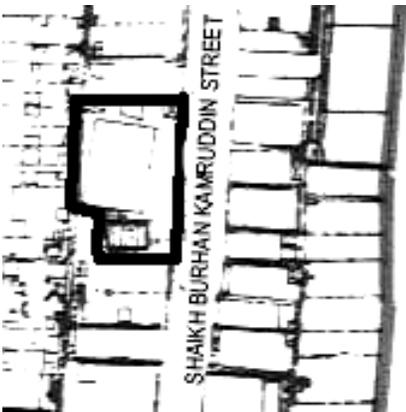
Detail of the cladding of Malad stone only on the front wall



Balcony detail with C. I. railing



View of the narrow internal chowk and corridor around

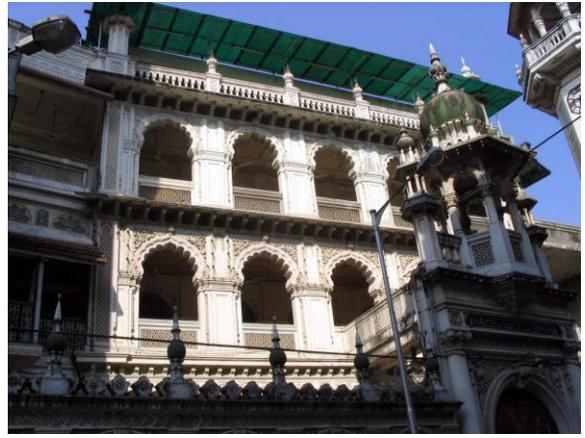
	Common Ref. No.:			
	Card No.: E-15			
	Ward (Part): E IV			
	CS No.: 1296			
	Plot Area: 174.75 sq.m.			
	B U Area: 166.5 sq.m.			
	Date: June, 2005			
	Record by: Ojas P, Gauri J			
	Review by: Neera Adarkar			
	Internal: As above			
	External: As above			
Photo Ref.: T-III-E:Ward E\ Rasool Masjid				
1.0	Denomination			
1.1	Name of Premises	Rasool Masjid		
1.2	Earlier Name	Not available		
1.3	Built in	1937	Extension Date (if any)	Not applicable
2.0	Access			
2.1	Main	Shaikh Burhaan Kamruddin Street, Nagpada		
2.2	Subsidiary	Not applicable		
3.0	Ownership Pattern			
3.1	Present	Mohammad Usman Khan, Rehman Khan		
3.2	Past	Gulam Mohiuddin Munshi Naseeruddin, Abdul Karim Haji Jumma, Sayeed Abdul Nabi Sayeed Nizamuddin, Omar Ismail Patel,		
3.3	Status	Trust		
4.0	Use			
4.1	Present	Religious, place of worship		
4.2	Past	Religious, place of worship		
4.3	Usage	Frequent religious use		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	Located on a plot facing Shaikh Burhaan Kamruddin Street, a landmark in Nagpada neighbourhood at Nagpada off Sir J.J. Road. The area is known as Teli Mohalla.		
5.2	Architectural Description	One of the important mosques in the vicinity of Nagpada. Ornamental structure of grand scale and good in proportions and detailing. The façade is characterized by richly carved motifs and brackets. The openings including the main gate have Moorish arches and ornamental carvings around them. Three dentiled bands demarcate the floors along with the balustrade at terrace. The two octagonal minarets flanking on either side (one of them with a clock) and had terraces with balustrade, chattris and a dome and finial at the topmost level. Balconies with carved railing and decorative brackets emphasis the large Moorish arched entrance at the base of the minarets.		
5.3	Intrinsic	The Masjid belongs to Brelvi sect of the Sunni Muslim community. Durgah of Mote Baba is located within the premises		
5.4	Value Classification	A(arc), A(cul), B(des), C(seh), E, I(sce)	Recommended Grade	II B
6.0	Topography			
6.1	Floors	G + 2		
7.0	Construction			
7.1	Plinth	Kurla Basalt stone coursed masonry plinth		
7.2	Walls	Composite brick masonry		

7.3	Floor	R.C.C. floor slab		
7.4	Stairs	Access denied		
7.5	Openings	Moorish arched opening		
7.6	Roofing	Flat roof with terrace		
7.7	Articulation	clock tower with beautiful jail work, Moorish arches on the galleries, dentils, architraves with intricate carvings, minarets, carved cornice bands, carved concrete jail work		
7.8	Finishes	Internally externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Access denied		
7.10	Compound / Fence / Gate	Carved concrete jail work on the compound wall. Gate structure is governed by a central semicircular archway with carved architrave and two columns on either side with Corinthian capitals. The gate has a Chhatri above with balustrade around and covered by a dome with pinnacle. The name of Masjid is encrypted on the gate structure surrounded by carvings. The wooden entrance door is clad with intricately carved brass sheet.		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Central open courtyard with waterbody near the Prayer hall. Durgah of Mote Baba		
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	Access denied		
9.4	Stairs	Access denied		
9.5	Openings	Good (Well maintained)		
9.6	Roofing	Access denied		
9.7	Articulation & Finishes	Good (Well Maintained)		
9.8	Services	Access denied		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	Under maintenance, Asbestos sheet roofing added on terrace.		
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. Notes: One of the important old mosques in Nagpada. The area is associated with 'Telis' from the Muslim community, thus it is called as Teli Mohalla.		

Rasool Masjid



View from Shaikh Burhaan Kamruddin Street



Decorative Moorish arches to galleries with carvings and architraves



Detail of compound wall with concrete jali and pilasters with minarets above



Dome over the Chhatra on entrance gate with pinnacles and minarets around



Detail of ornate compound wall and gate



Gate with semicircular arched opening with chhatra and minarets



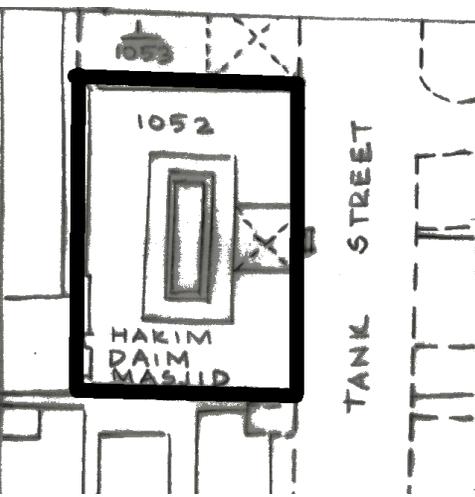
Clock tower with carved concrete jalis and chhatra with a dome and pinnacle



Detail of Moorish arched openings with carvings all around



Inscription of name in Urdu above the entrance arch

	Common Ref. No.:		
	Card No.: E-16		
	Ward (Part): E IV		
	CS No.: 1052		
	Plot Area: 357.02 sq.m.		
	B U Area: 387.00 sq.m.		
	Date: June, 2005		
	Record by: Ojas P, Aarti S		
	Review by: Neera Adarkar		
	Internal: As above		
External: As above			
Photo Ref.: T-III-E:Ward E\ Hakim Daim Masjid			
			
1.0	Denomination		
1.1	Name of Premises	Hakim Daim Masjid	
1.2	Earlier Name	Nagpada Badi Masjid	
1.3	Built in	Early 20 th century	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Vasil Khan Marg, Nagpada (Tank Street)	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	The Manager of the Masjid	
3.2	Past	The Manager of the Masjid	
3.3	Status	Trust	
4.0	Use		
4.1	Present	Religious	
4.2	Past	Religious	
4.3	Usage	Frequent religious use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on a large rectangular plot facing Tank street, a landmark in Nagpada neighbourhood.	
5.2	Architectural Description	Large scale Masjid with features like central dome, minarets, arches, brackets, moldings, inscriptions etc. Has a huge open space at centre with water reservoir. Tall towers on two sides with a central dome with pinnacle create an interesting skyline. The two side circular towers have decorative balconies and a dome with pinnacle above.	
5.3	Intrinsic	One of the most important and biggest mosques in Nagpada.	
5.4	Value Classification	A(arc), A(cul), B(des), E, I(sce)	Recommended Grade II B
6.0	Topography		
6.1	Floors	G + 2	
7.0	Construction		
7.1	Plinth	Plastered masonry plinth	
7.2	Walls	Load bearing Brick walls	
7.3	Floor	R.C.C. slab flooring	
7.4	Stairs	Access denied	
7.5	Openings	Semicircular arches openings with glazed wooden shutters	
7.6	Roofing	Flat roof terrace	

7.7	Articulation	Motifs, carvings on façade. Dome and Minarets.		
7.8	Finishes	Internally externally plastered and painted		
7.9	Interiors (Movable & Immovable)	Access denied		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Access denied		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Window air-conditioning units at some places		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Access denied		
9.4	Stairs	Access denied		
9.5	Openings	Good (Wooden members in sound state)		
9.6	Roofing	Access denied		
9.7	Articulation & Finishes	Good (Well maintained)		
9.8	Services	Access denied		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	Grills added to windows at some places.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	Marble, granite cladding on entrance area.		
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.		

Hakim Daim Masjid



Front elevation facing Tank Street



Detail of the central chhatri with dome and minarets



Minars with balcony and chhatri on either side with dome create an interesting skyline



Main entrance clad subsequently in marble and granite breaks the material harmony



Detail of green colored window openings in semicircular arches



Central dome above chhatri with four minarets

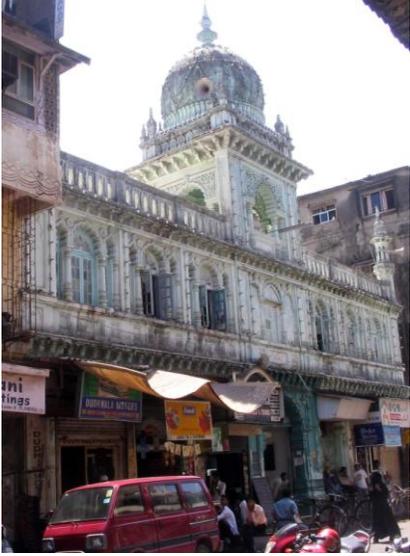


Detail of the central balconies on all floors



Detail of the Minar

Right side elevation and left side elevation not visible due to proximity of adjoining structures

	Common Ref. No.:	
	Card No.: E-17	
	Ward (Part): E IV	
	CS No.: 1452, 2/1452	
	Plot Area: 270.90 sq.m.	
	B U Area: Not available	
	Date: June, 2005	
	Record by: Ojas P, Keshav S	
	Review by: Neera Adarkar	
	Internal: As above	
External: As above		
Photo Ref.: T-III-E:Ward E\ Dawood Masjid		



1.0	Denomination		
1.1	Name of Premises	Dawood Masjid	
1.2	Earlier Name	Not applicable	
1.3	Built in	Early 20 th century	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Second Peer Khan street, Nagpada	
2.2	Subsidiary	Third Peer Khan street, Nagpada	
3.0	Ownership Pattern		
3.1	Present	Haji Abdul Kadar Haji Ahmed (New Trustees)	
3.2	Past	Hoosain Abubaker Elias-Trusteelsmail Haji Yusuf Sobani	
3.3	Status	Trust	
4.0	Use		
4.1	Present	Religious, Place of worship	
4.2	Past	Religious, Place of worship	
4.3	Usage	Frequent religious Use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on a congested 2 nd Peer Khan street, one of the narrow lanes off Sir J. J. Road, Nagpada, which is one of the major North-South arterial roads.	
5.2	Architectural Description	Façade has carved motifs and decorative features like Multifoil arches with decorative pilasters. Second floor cornice band has decorative corbels below it. Chattris are seen at four corners of building there is central dome over the façade with decorative feature like arches and decorative corbels. A band of Rosettes is also seen below the Dome and the dome has a decorative above	
5.3	Intrinsic	One of the decorative Masjid in Nagpada neighbourhood, inhabited historically by Muslim community.	
5.4	Value Classification	A(arc), B(des), B(uu), B(per)	Recommended Grade II B
6.0	Topography		
6.1	Floors	G + 1	
7.0	Construction		
7.1	Plinth	Black Basalt stone coursed masonry plinth	
7.2	Walls	Composite brick masonry walls	
7.3	Floor	M S flooring	
7.4	Stairs	Access denied	
7.5	Openings	Multiple arches openings with wooden framed glazed shutter	

7.6	Roofing	Flat roof with terrace		
7.7	Articulation	Carvings, motifs, multifoil arches, Chattris, decorative domes		
7.8	Finishes	Internally externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Access denied		
7.10	Compound / Fence / Gate	Not applicable		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Central paved court with water body		
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 (Cracks observed at some places)		
9.3	Floor	Access denied		
9.4	Stairs	Access denied		
9.5	Openings	Fair (Wooden members need maintenance)		
9.6	Roofing	Fair (Needs maintenance)		
9.7	Articulation & Finishes	Fair (Needs plastering and painting)		
9.8	Services	Access denied		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	Commercial signage boards added on ground floor.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	None		
12.0	Additional Notes / References / Documents Available	Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.		

Dawood Masjid



View from Second Peer Khan Street, Nagpada



Intricate carvings with multifoil arches, brackets to support chajjas on the elongated façade



Central chhatri with the dome located above the entrance

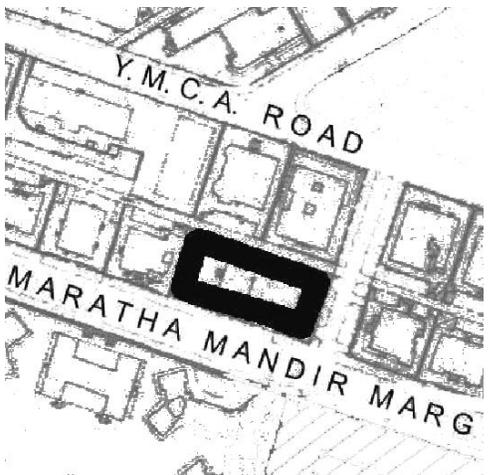


Detail of chhatri with dome and minarets with delicate carvings & minarets with 'Chaand-Sitara' on dome



Arched entrance completely hidden behind the shop signboards

Right side elevation and left side elevation not visible due to proximity of adjoining structures

	Common Ref. No.:		
	Card No.: E-18		
	Ward (Part): E I		
	CS No.: Not available		
	Plot Area: Not available		
	B U Area: Not available		
	Date: June, 2005		
	Record by: Ojas P, Gauri J		
	Review by: Neera Adarkar		
	Internal: As above		
External: As above			
Photo Ref.: T-III-E:Ward E\ Seventh Day Adventist Church			
			
1.0	Denomination		
1.1	Name of Premises	Seventh Day Adventist Church	
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	Maratha Mandir Marg (Club Road)	
2.2	Subsidiary	Y. M. C. A. Road Cross Lane	
3.0	Ownership Pattern		
3.1	Present	Not available	
3.2	Past	Not available	
3.3	Status	Trust	
4.0	Use		
4.1	Present	Religious, Place of Worship	
4.2	Past	Religious, Place of Worship	
4.3	Usage	Weekly religious use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on a corner of Maratha Mandir Marg (Club Road) and Y.M.C.A. Cross Lane in the neighbourhood of Agripada.	
5.2	Architectural Description	Modest structure at junction. The church is a low rise structure following a blend of Vernacular and Gothic architectural styles. The church has a symmetrical front façade with a triangular pediment on top and part hexagonal projections on either side with slender lancet arched windows. Features like cornice bands, equilateral point arched openings with architraves and gable walls, etc. adorn the façade. The structure has a paved open space on side.	
5.3	Intrinsic	One of the old churches in the neighbourhood of Agripada, the area consists of residences of mainly Christian community.	
5.4	Value Classification	A(arc), A(cul), B(per), B(des), E	Recommended Grade II B
6.0	Topography		
6.1	Floors	Ground floor	
7.0	Construction		
7.1	Plinth	Black Basalt stone coursed masonry	
7.2	Walls	Load bearing brick masonry	
7.3	Floor	Access denied	
7.4	Stairs	Access denied	

7.5	Openings	Equilateral arched louvered windows, lancet arched openings at some places		
7.6	Roofing	sloping roof with Mangalore tiles with wooden truss		
7.7	Articulation	Equilateral arched openings, cornice bands, architraves around the windows		
7.8	Finishes	Internally and externally plastered and painted		
7.9	Interiors (Movable & Immovable)	Access denied		
7.10	Compound / Fence / Gate	Brick wall with mild steel railing		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Paved open space on one side used as a spill-out space during the weekly mass.		
8.0	Services & Utilities			
8.1	Lighting	Access denied		
8.2	Ventilation	Access denied		
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	Access denied		
9.4	Stairs	Access denied		
9.5	Openings	Good (Wooden members in sound state)		
9.6	Roofing	Good (Well maintained)		
9.7	Articulation & Finishes	Good (Recently painted)		
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	None		
12.0	Additional Notes / References / Documents Available	Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.		

Seventh Day Adventist Church



Front elevation from Y.M.C.A Road Cross Lane



Front view



View showing the paved open space in the church compound



Detail of the main entrance with equilateral point arched opening

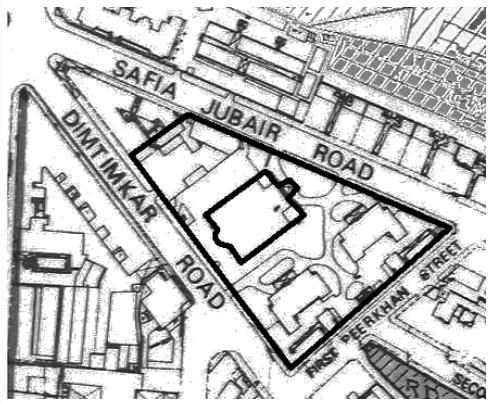


Lancet arched slender windows on the front façade



Right side elevation facing the open space

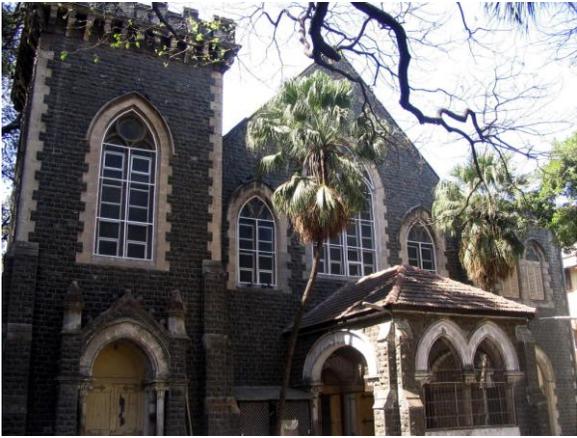
	Common Ref. No.:	
	Card No.:	E-19
	Ward (Part):	E IV
	CS No.:	255
	Plot Area:	Not available
	B U Area:	Not available
	Date:	June, 2005
	Record by:	Ojas P, Gauri J
	Review by:	Neera Adarkar
	Internal:	As above
	External:	As above
	Photo Ref.:	T-III-E:Ward E\ Hume Memorial Congregation Church



1.0	Denomination		
1.1	Name of Premises	Hume Memorial Congregation Church	
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	Sofia Zubair Road	
2.2	Subsidiary	Dimtimkar 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, place of Worship	
4.2	Past	Religious, place of Worship	
4.3	Usage	Weekly religious use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on a small rectangular plot facing Sofia Zubair Marg.	
5.2	Architectural Description	Gothic style Methodist church building in Black Basalt stone coursed Ashlar masonry with equilateral arched openings and long and short work at the corners of the building. The central façade in front has a gable wall high sloping roof with wooden members and Mangalore tiles having clear storey windows and an aisle. The church has buttresses and a porch with equilateral arches on the front side and semi circular arches on sides forming an entrance to the church. The entrance has angular buttresses and orders with Corinthian capitals.	
5.3	Intrinsic	One of the very old churches belonging to the Methodist Christian community, which does not believe in Idol worship, associated with Hume Memorial Congregation Church at Byculla near Jijamaata Udyaan	
5.4	Value Classification	A(arc), A(cul), B(per), B(des), E	Recommended Grade II B
6.0	Topography		
6.1	Floors	Ground floor	
7.0	Construction		
7.1	Plinth	Black Basalt stone coursed masonry	
7.2	Walls	Black Basalt stone ashlar masonry walls with long at short work in sandstone.	

7.3	Floor	Timber joist floor		
7.4	Stairs	Wooden open well with plain railing		
7.5	Openings	Equilateral arched louvered windows, semi circular arched openings in the porch.		
7.6	Roofing	Sloping roof with Mangalore tiles and wooden truss		
7.7	Articulation	Equilateral arched openings and long and short work at the corners of the building. Buttresses and a porch with equilateral arches on the front. Angular buttresses and orders with Corinthian capitals.		
7.8	Finishes	Black Basalt stone ashlar masonry from outside, plaster painted from inside		
7.9	Interiors (Movable & Immovable)	Interior has old pews and a wooden gallery above the aisle, orders with Corinthian capitals to support the aisle.		
7.10	Compound / Fence / Gate	Black Basalt stone wall with C.I railing and gate		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Marginal open space on sides and front		
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	Excellent		
9.3	Floor	Good (Cement tiles added over stone plinth)		
9.4	Stairs	Not applicable		
9.5	Openings	Excellent		
9.6	Roofing	Good (Well maintained)		
9.7	Articulation & Finishes	Excellent (recently restored and painted)		
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	None		
12.0	Additional Notes / References / Documents Available	Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.		

Hume Memorial Congregation Church



Front elevation facing Sofia Zubair Marg



Right side elevation showing buttresses, equilateral point arched windows and clearstorey windows



Belfry with equilateral point arched window above the entrance



Central windows with equilateral point arches with entrance porch in front



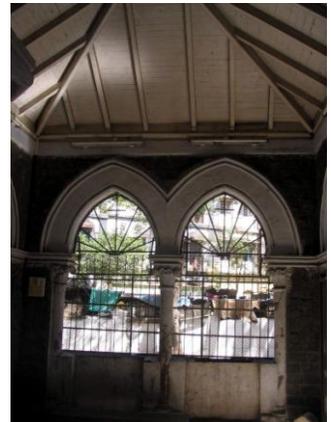
Detail of Corinthian capitals for twin columns



Internal elevation showing altar and pews



Detail of feature on west side with louvered windows and long & short work



View of sloping roof of porch with segmental arches



Internal elevation showing nave and side aisles with clearstorey windows

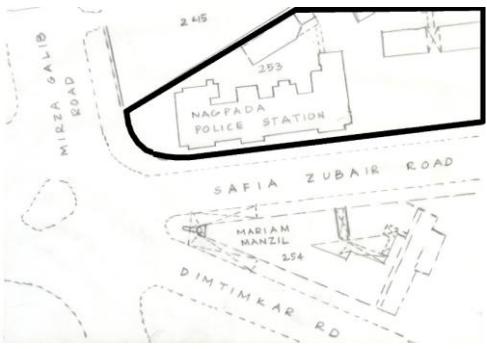


Detail of main entrance with twin columns with Corinthian capitals



Detail of aisle having circular columns with Corinthian capitals

Left side elevation not visible due to proximity of adjoining structures

	Common Ref. No.:		
	Card No.: E-20		
	Ward (Part): E IV		
	CS No.: 253		
	Plot Area: Not available		
	B U Area: Not available		
	Date: June, 2005		
	Record by: Ojas P, Gauri J		
	Review by: Neera Adarkar		
	Internal: As above		
	External: As above		
Photo Ref.: T-III-E:Ward E\ Nagpada Police Station			
			
1.0	Denomination		
1.1	Name of Premises	Nagpada Police Station	
1.2	Earlier Name	Not applicable	
1.3	Built in	1880	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Sofia Zubair Road	
2.2	Subsidiary	Mirza Ghalib Marg (Clare Road)	
3.0	Ownership Pattern		
3.1	Present	Not available	
3.2	Past	Not available	
3.3	Status	Government	
4.0	Use		
4.1	Present	Police station	
4.2	Past	Police station	
4.3	Usage	Regular public use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located at a busy corner junction of Sofia Zubair Road and Mirza Ghalib Marg (Clare Road)	
5.2	Architectural Description	Black Basalt stone building built in typology of the police stations built in colonial period. The entrance is governed by an oblong verandah and balcony is provided above on the first floor. The building has semicircular arched openings in Sandstone. Dentiled Cornice band is provided at first floor level and the structure has good wooden detailing like carved brackets to support the roof. The building creates a good skyline due to interesting roof profile.	
5.3	Intrinsic	Most of the Police stations in the Island City are built in this typical vocabulary. Easily identified as a Police station in the collective memory of the citizens.	
5.4	Value Classification	A(arc), A(cul), B(des), B(uu), C(sch)	Recommended Grade II B
6.0	Topography		
6.1	Floors	G + 1	
7.0	Construction		
7.1	Plinth	Black Basalt stone coursed masonry plinth	
7.2	Walls	Black Basalt stone Ashlar masonry walls	
7.3	Floor	Wooden joist flooring	
7.4	Stairs	Wooden dog legged staircase with decorative wooden balustrades	

7.5	Openings	Segmental and semicircular arched window with rectangular wooden frames and glazed shutters		
7.6	Roofing	Sloping roof with Mangalore tiles and wooden trusses		
7.7	Articulation	Structure has black basalt stone cladded façade with equilateral pointed and semicircular arches with simple architraves. The balconies have decorative C.I railings.		
7.8	Finishes	Black Basalt stone cladded externally and internally plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Brick wall with R.C.C. jali above		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	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 cracks or settlement observed)		
9.2	Walls	Good (No leakage or cracks observed)		
9.3	Floor	Good (No deflection observed)		
9.4	Stairs	Good (Well maintained)		
9.5	Openings	Good (Well maintained)		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Good (Well Maintained)		
9.8	Services	Fair (Some pipes need repair)		
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		

Nagpada Police Station



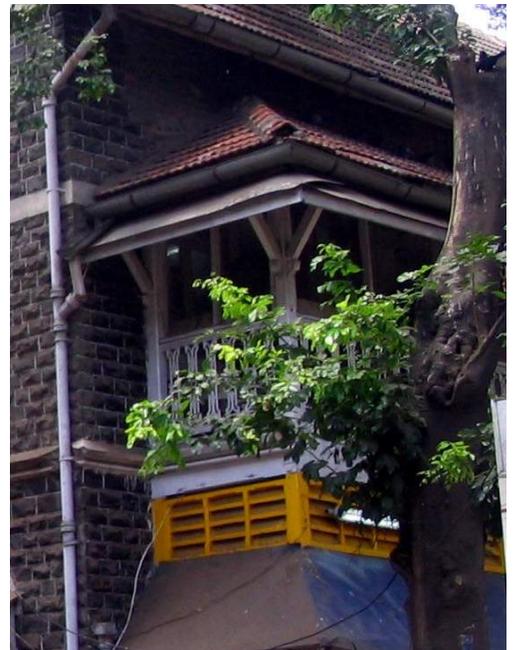
View from Sofia Zubair Road



View from Mirza Ghalib Marg (Clare Road)



Detail of central staircase block with semicircular arched openings with lovers above lintel



Detail of projecting wooden balcony at corner



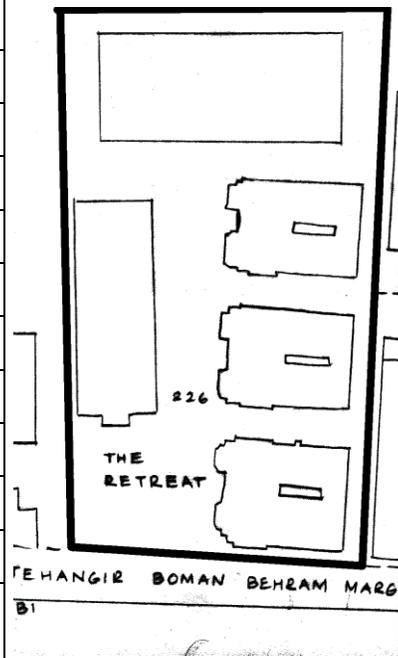
Recessed balcony with wooden railing and louvers facing Sofia Zubair Road



Detail of group of three semicircular arched windows

Right side elevation not visible due to proximity of adjoining structures

	Common Ref. No.:	
	Card No.: E-21	
	Ward (Part): E IV	
	CS No.: 226	
	Plot Area: Not available	
	B U Area: Not available	
	Date: June, 2005	
	Record by: Ojas P, Anup S	
	Review by: Neera Adarkar	
	Internal: As above	
	External: As above	
	Photo Ref.: T-III-E:Ward E\ The Retreat, all buildings	



1.0	Denomination		
1.1	Name of Premises	The Retreat, all buildings	
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	Jehangir Boman Behram Marg (Bellasis 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	
4.2	Past	Residential	
4.3	Usage	Regular residential use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on a rectangular plot facing Jehangir Boman Behram Marg (Bellasis Road), which is one of the major East-West arterial roads. This precinct provides a good vista from the road.	
5.2	Architectural Description	The Retreat comprises of eight buildings, all in Vernacular style and having an articulated façade. Tudor style roofs mark an important characteristic of these buildings. Laid out with big unpaved open space in front, the buildings have balconies facing the open space and adorned with having wooden louvers and decorative railings. Some of the buildings are decorated with motifs and cornice with dentils on the top level.	
5.3	Intrinsic	Buildings with Tudor style roofs laid with central open space. Located on a plot on Bellasis Road (Jehangir Boman Behram Marg), which is one of the major North-South arterial roads. One of the few remaining community precincts that have high architectural value.	
5.4	Value Classification	A(arc), B(des), C(sch), E, F, G(grp), I(sce)	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 1	
7.0	Construction		
7.1	Plinth	Black Basalt stone coursed masonry plinth	
7.2	Walls	Load bearing brick masonry walls	

7.3	Floor	M.S joist flooring with Shahabad tiles		
7.4	Stairs	Timber open well staircase with decorative handrail		
7.5	Openings	Rectangular wooden glazed shutter		
7.6	Roofing	High pointed sloping roof with Mangalore tiles in Tudor style with wooden truss		
7.7	Articulation	Carvings on façade, dentils on top level, C.I decorative balcony railing, wooden louvers to balconies above lintel level.		
7.8	Finishes	Internally 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	Unpaved central open space in the compound		
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)	Window air-conditioning units at some places		
9.0	Condition			
9.1	Plinth	Good (No cracks or settlement observed)		
9.2	Walls	Fair (Dampness observed near roof at some places)		
9.3	Floor	Fair (Wooden members replaced by rolled steel joists)		
9.4	Stairs	Fair (Railings broken at a few places)		
9.5	Openings	Good-Fair (Some windows replaced)		
9.6	Roofing	Good-Fair (Wooden members need maintenance at some places)		
9.7	Articulation & Finishes	Good (Well maintained)		
9.8	Services	Fair (Roof gutters need repairs)		
9.9	Outbuildings	Good		
9.10	Overall condition	Fair	Maintenance level	Good
10.0	Transformation			
10.1	Form	Balconies enclosed by aluminium sliding windows, some windows replaced.		
10.2	Structure	Wooden rafters replaced by rolled steel joists.		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats		Plot reserved for Public housing and housing for disabled on proposed Development Plan (D.P.)	
12.0	Additional Notes / References / Documents Available		Notes: Very distinct character of the buildings due to its unique architectural style. Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.	

The Retreat, all buildings



View of 'The Retreat' as seen from the gate on Bellasis Road



Small scale bungalows forming an avenue with central open space



The Tudor style roofs along with the central open space give a unique character



Timber projecting balconies overlooking the internal open space



Carved wooden balconies replaced by parapet walls at some places



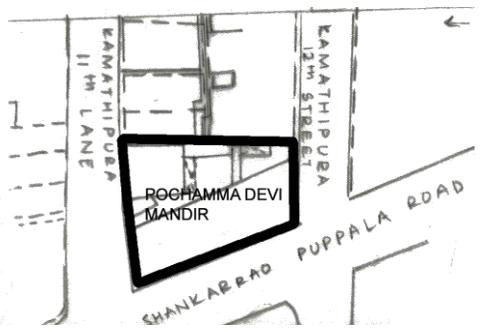
Detail of carvings on the projecting timber balconies



Detail of a typical bungalow



Gate to 'The Retreat' on Bellasis Road

	Common Ref. No.:		
	Card No.: E-22		
	Ward (Part): E IV		
	CS No.: 694		
	Plot Area: 78.60 sq.m		
	B U Area: Not available		
	Date: June, 2005		
	Record by: Ojas P, Madhura W		
	Review by: Neera Adarkar		
	Internal: As above		
External: As above			
Photo Ref.: T-III-E:Ward E\ Pochamma Devi Mandir			
			
1.0	Denomination		
1.1	Name of Premises	Pochamma Devi Mandir	
1.2	Earlier Name	Not applicable	
1.3	Built in	February, 1887	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Shankar Puppala Road, Kamathipura	
2.2	Subsidiary	Kamathipura 11 th lane	
3.0	Ownership Pattern		
3.1	Present	Narsayya Yallappa Ekkaldevi (New Trustees) (Telugu Padmashali Caste)	
3.2	Past	Yellappa Lingaya Bijja, Kashinath Laxman Injamury, Ramchandra Vithoba Mandal	
3.3	Status	Trust	
4.0	Use		
4.1	Present	Religious, place of Worship	
4.2	Past	Religious, place of Worship	
4.3	Usage	Regular religious use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on junction of Shankar Puppala Road and 11 th lane in a congested locality of Kamathipura, dominated by a Marathi speaking Telugu community.	
5.2	Architectural Description	Temple in Kurla Basalt stone ashlar masonry walls with equilateral arched openings and a carved band at bottom of arches. Entrance is formed by central arch with carvings, pinnacle is of stone and has idols of <i>Saadhus</i> around with balusters, the structure is ornamental and has statues of lions on the compound wall.	
5.3	Intrinsic	The temple is built for the 'Munurwar' sect of the Telugu community. The Munurwar Samaj arrived from Nizamabad in Andhra Pradesh next to Nanded border in Maharashtra frustrated by the insult caused by the Nizam.	
5.4	Value Classification	A(arc), A(his), A(cul), B(per), B(des), E, F	Recommended Grade II A
6.0	Topography		
6.1	Floors	Ground floor	
7.0	Construction		
7.1	Plinth	Black Basalt stone coursed masonry plinth	
7.2	Walls	Kurla Basalt stone ashlar masonry walls	
7.3	Floor	Cement tiles over stone plinth	

7.4	Stairs	Not applicable		
7.5	Openings	Equilateral arches with delicate carvings		
7.6	Roofing	Stone Kalasha and slabs of stone over the remaining flat portion		
7.7	Articulation	Idols of goddesses, devotees, lions, monkeys and floral motifs on the façade		
7.8	Finishes	Kurla Basalt stone ashlar masonry from outside, plaster and timber from inside		
7.9	Interiors (Movable & Immovable)	Garbhagriha has two wooden pillars with carvings along with the statue of Pochamma devi		
7.10	Compound / Fence / Gate	Uncoursed Rubble masonry with statues of lions at entrance		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Marginal open space on sides and front		
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 cracks or deformation)		
9.2	Walls	Good (Well maintained)		
9.3	Floor	Good (Cement tiles added over stone plinth)		
9.4	Stairs	Not applicable		
9.5	Openings	Good (No deformation)		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Good (recently painted)		
9.8	Services	Fair		
9.9	Outbuildings	Good (Maintained clean)		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	Statues and Kalasha newly painted in bright colors.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats			
		Located on a plot next to the plot reserved for recreational ground on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available			
		<p>History: The temple was constructed by Seth Sthakal Ashanna Narsappa to complete the 'Navas', the promise given to the goddess regarding his daughter Korba alias Badnala Yellubai. The renovation and extension was done by Seth Badnal Narsinghrai, son of alias Badnala Yellubai on 7th February 1889 in the memory of his mother.</p> <p>Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.</p>		

Pochamma Devi Mandir



Front elevation as seen from Shankar Puppala Road



Detail of carvings with idols of goddesses on the arch above the entrance



Stone Kalasha, newly painted in bright colours



Statue of lion on the compound wall



Entrance to the temple



Interior of the shrine with idol of Pochamma Devi



Temple as seen from the junction



Marble plaque on the wall stating history

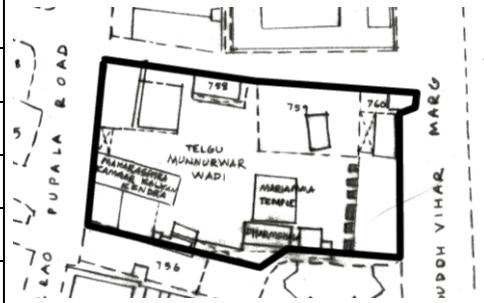
Telgu Munurwar Wadi Precinct

The Telgu Munurwar Wadi consists of low rise buildings built as religious, social, public and residential units. The Wadi belongs to the Telgu Munurwar community arrived from Nizamabad in Andhra Pradesh. The Wadi is accessed by a Malad Stone gate with a segmental arch with balustrade along Shankararao Puppala Road. The premises consist of a central open space surrounded by modest structures. It is the only open space in the entire congested area of Kamathipura, thus an important social and cultural community gathering space. The structures exhibit Vernacular character through the general planning and façade. The Mariamma temple, earlier was a semi-open temple with stone pillars is now enclosed. The office building has a verandah sit-out and an open balcony with wooden railing and bar-tracery. The Kamgar Kalyan Kendra is a modest ground floor structure with arched double windows and a sloping roof with carvings on the fascia and eaves. Random rubble masonry is seen in construction of Nagubai Shivappa Dharnanji House with plain façade and Mangalore tiled sloping roof. The Wadi follows the construction of typical 'Wadis' in rural areas with open space surrounded by the residential dwellings and a temple.

Buildings in the Precincts:

- 5) Gate to Telgu Munurwar Wadi
- 6) Shri Mariamma Temple
- 7) Dharmashala and office of Telgu Munurwar Dnyati Ganga
- 8) Nagubai Shivappa Dharnanji House
- 9) Maharashtra Kamgar Kalyan Kendra

	Common Ref. No.:	
	Card No.:	E-23
	Ward (Part):	E IV
	CS No.:	758, 759, 760
	Plot Area:	1025.81sq.m.
	B U Area:	Not applicable
	Date:	June, 2005
	Record by:	Ojas P, Madhura W
	Review by:	Neera Adarkar
	Internal:	As above
External:	As above	
Photo Ref.:	T-III-E:\Ward E\ Telgu Munurwar Wadi Precinct	



1.0	Denomination		
1.1	Name of Premises	Telgu Munurwar Wadi Precinct	
1.2	Earlier Name	Not applicable	
1.3	Built in	1880-1900	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Shankar Puppala Road, Kamathipura	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Erana Kashinath Korga	
3.2	Past	Vitthal Sambhaji Gangle, Vitthalrao Shivlingu Alkonde, Narsingrao Chinappa Puppla, Shankarrao Sayana Manda, Dhayaya Shivaya Bandhar, Sayaji Laxman Silam, Sayaji Lingu Bollam, Vishwanath Rajani Tula, Dr. Vitthal Rajaram Bushrath.	
3.3	Status	Trust	
4.0	Use		
4.1	Present	Religious, place of Worship; Public, Residential	
4.2	Past	Religious, Place of Worship; Public, Residential	
4.3	Usage	Regular religious, public and residential use.	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Large open "wadi" with structures in the compound. Has a Malad stone gate facing Shankar Puppla Road, giving the wadi a distinct identity.	
5.2	Architectural Description	The wadi consists of four low rise buildings and paved open space in centre the structures have vernacular character and the wadi has religious and cultural importance. It consists of a large open space in congested area of Kamathipura.	
5.3	Intrinsic	Located on Shankar Puppala Road and accessed by a gate. Important due to open space in Kamathipura.	
5.4	Value Classification	A(arc), A(his), A(cul), B(per), B(des), E, J, G(grp)	Recommended Grade II B
6.0	Topography		
6.1	Floors	Ground floor and G + 1	
7.0	Construction		
7.1	Plinth	Not applicable	
7.2	Walls	Not applicable	
7.3	Floor	Not applicable	

7.4	Stairs	Not applicable		
7.5	Openings	Not applicable		
7.6	Roofing	Not applicable		
7.7	Articulation	Not applicable		
7.8	Finishes	Not applicable		
7.9	Interiors (Movable & Immovable)	Not applicable		
7.10	Compound / Fence / Gate	Malad stone gate with segmental arched opening leading to the central open court. It has balusters on top. Brick compound wall and random rubble compound wall		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Paved open space in compound surrounded by buildings		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Not applicable		
9.2	Walls	Not applicable		
9.3	Floor	Not applicable		
9.4	Stairs	Not applicable		
9.5	Openings	Not applicable		
9.6	Roofing	Not applicable		
9.7	Articulation & Finishes	Not applicable		
9.8	Services	Not applicable		
9.9	Outbuildings	Good (Maintained clean)		
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			
	<p>Notes: One of the few remaining wadi's with central open space in the congested area of Kamathipura, has religious and cultural importance in terms of community identity.</p> <p>History: The premises are built for the 'Munurwar' sect of the Telgu community. The Munurwar Samaj arrived from Nizamabad in Andhra Pradesh next to Nanded border in Maharashtra frustrated by the insult caused by the Nizam. The temples of Telgu community are open to all the casts, the 'Wagris', who were not granted permission into the temples were also allowed in the temples of the Telgu community.</p> <p>Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.</p>			

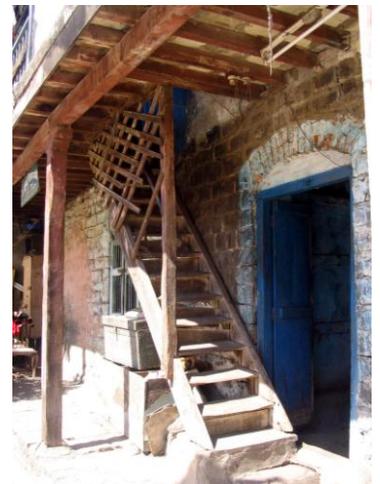
Telgu Munurwar Wadi precinct



Malad stone gate to the Wadi on Shankarrao Puppala Road



Internal stone columns in Mariamma Temple



Ladder of Nagubai Shivappa Dharnanji House



Large central open court, an important social and community gathering space



View of Mariamma Temple and the office from the central open space



Nagubai Shivappa Dharnanji House seen from the central open space



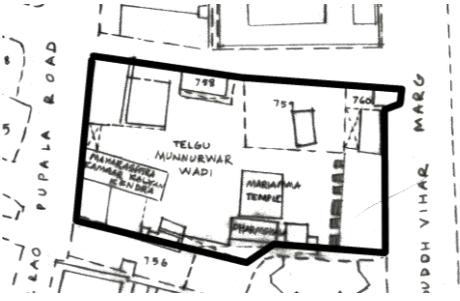
Dharmashala and office of the Telgu Munurwar Dnyati Ganga with semi-open verandah and balcony



Kamgar Kalyan Kendra at the entrance of the Wadi compound



Vernacular architecture of late 19th century- Nagubai Shivappa Dharnanji House

	Common Ref. No.:		
	Card No.: E-23a		
	Ward (Part): E IV		
	CS No.: 758, 759, 760		
	Plot Area: 1025.81sq.m.		
	B U Area: 64.10sq.m.		
	Date: June, 2005		
	Record by: Ojas P, Madhura W		
	Review by: Neera Adarkar		
	Internal: As above		
External: As above			
Photo Ref.: T-III-E:Ward E\ Shri Mariamma Temple			
			
1.0	Denomination		
1.1	Name of Premises	Shri Mariamma Temple	
1.2	Earlier Name	Not applicable	
1.3	Built in	1880-90's	Extension Date (if any) August 7,1933
2.0	Access		
2.1	Main	Shankar Puppala Road, Kamathipura	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Erana Kashinath Korga	
3.2	Past	Vitthal Sambhaji Gangle, Vitthalrao Shivlingu Alkonde, Narsingrao Chinappa Puppla, Shankarrao Sayana Manda, Dhayaya Shivaya Bandhar, Sayaji Laxman Silam, Sayaji Lingu Bollam, Vishwanath Rajani Tula, Dr. Vitthal Rajaram Bushrath.	
3.3	Status	Trust	
4.0	Use		
4.1	Present	Religious, Place of worship	
4.2	Past	Religious, Place of worship	
4.3	Usage	Regular religious use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located in the culturally significant Telgu Munurwar wadi premises next to the Kacheri.	
5.2	Architectural Description	A temple with a prominent stone Kalasha and stone pillars built in Vernacular style with a large open space in front. The Mandir has a shrine with three goddesses namely Ambika, Lakshmi and Saraswathi along with the passage around to perform the 'Pradakshina'. The walls in between the stone pillars have been filled up subsequently with brick walls, plastered and painted to imitate the finish of Malad stone. The stone pillars have been painted in shiny black paint.	
5.3	Intrinsic	Built by the Telgu Munurwar community and open to all the casts and sects. The Telgu community is mainly goddess worshipping community 'Devipoojak Samaj', thus an important shrine for the community. The temple has three goddesses Ambika, Lakshmi and Saraswathi. The name Mariamma Temple is derived from another name of Ambika in Telgu language.	
5.4	Value Classification	A(arc), A(his), A(cul), B(per), B(des), E	Recommended Grade II A
6.0	Topography		
6.1	Floors	Ground floor	

7.0	Construction		
7.1	Plinth	Black Basalt stone coursed masonry	
7.2	Walls	Stone pillars in dressed masonry with carvings, brick walls added later on	
7.3	Floor	Black Basalt stone floor	
7.4	Stairs	Not applicable	
7.5	Openings	Rectangular wooden windows provided in the later added brick wall	
7.6	Roofing	Stone Kalasha with carvings	
7.7	Articulation	Carvings on the stone Kalasha, Dressed stone pillars with carvings	
7.8	Finishes	Internally externally cement plastered and painted, original stone columns painted to a shiny black paint finish	
7.9	Interiors (Movable & Immovable)	The interior has idols of three goddesses namely Ambika, Lakshmi and Saraswathi housed together next to each other with beautifully carved wooden frames, old shields of brass are also seen near the goddesses.	
7.10	Compound / Fence / Gate	Not applicable	
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Paved open space in compound surrounded by buildings	
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 seen)	
9.2	Walls	Good (No crack or dampness observed)	
9.3	Floor	Good (Well maintained)	
9.4	Stairs	Not applicable	
9.5	Openings	Good	
9.6	Roofing	Good	
9.7	Articulation & Finishes	Good (Recently painted in bright colours)	
9.8	Services	Fair	
9.9	Outbuildings	Good (maintained clean)	
9.10	Overall condition	Good	Maintenance level Good
10.0	Transformation		
10.1	Form	No transformation	
10.2	Structure	Brick walls added in the open space between the two stone columns	
10.3	Articulation & Finishes	Newly added brick walls plastered and painted to imitate the finish of Malad stone masonry. The original stone pillars have been painted to a shiny black finish.	
11.0	DP Remarks / Perceived Threats	None	

12.0	Additional Notes / References / Documents Available	<p>Notes: One of the few remaining wadis with central open space in the congested area of Kamathipura has religious and cultural importance in terms of community identity. Most of the owners all belonging to the Telugu community are well known leaders. Mr. Silam served as the speaker of Maharashtra Assembly whereas Mr. Pupala served as the mayor of the city.</p> <p>History: The premises are built for the 'Munurwar' sect of the Telgu community. The Munurwar Samaj arrived from Nizamabad in Andhra Pradesh next to Nanded border in Maharashtra frustrated by the insult caused by the Nizam. The temples of Telgu community are open to all the casts, the 'Wagris', who were not granted permission into the temples were also allowed in the temples of the Telgu community</p> <p>Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.</p>
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Shri Mariamma Temple (Telgu Munurwar Wadi)



View of the Mariamma Temple as seen from the central open space



Façade with original carved stone pillars with newly constructed brick walls plastered & painted like Malad stone



Stone idols of Lakshmi, Ambika (Mariamma) and Saraswathi with decorative wooden frame



Plaque installed at the time of renovation and extension (Jirnoddhar) in 1933



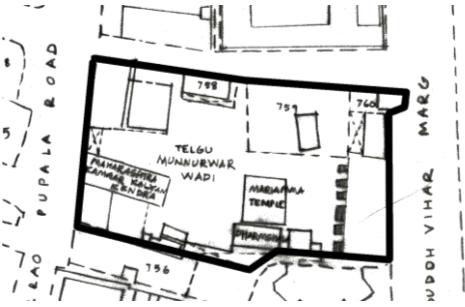
Old 'Devghar' with brass idols of goddesses



Old stone pillars, now painted to a black shiny finish



Brass shield placed on top of each stone idol

	Common Ref. No.:			
	Card No.: E-24			
	Ward (Part): E IV			
	CS No.: 758, 759, 760			
	Plot Area: 1025.81sq.m.			
	B U Area: 48.21sq.m.			
	Date: June, 2005			
	Record by: Ojas P, Madhura W			
	Review by: Neera Adarkar			
	Internal: As above			
External: As above				
Photo Ref.: T-III-E:\Ward E\ Dharmashala and Office of Telgu Munurwar Dyanti Ganga (Telgu Muurwar Wadi precinct)				
1.0 Denomination				
1.1	Name of Premises	Dharmashala and Office of Telgu Munurwar Dyanti Ganga (Telgu Muurwar Wadi precinct)		
1.2	Earlier Name	Not applicable		
1.3	Built in	June, 1889	Extension Date (if any)	Not applicable
2.0 Access				
2.1	Main	Shankar Puppala Road, Kamathipura		
2.2	Subsidiary	Not applicable		
3.0 Ownership Pattern				
3.1	Present	Not available		
3.2	Past	Trust		
3.3	Status	Trust		
4.0 Use				
4.1	Present	Sanatorium and Trust office		
4.2	Past	Sanatorium and Trust office		
4.3	Usage	Regular residential and religious use		
5.0 Significance & Value Classification				
5.1	Townscape (Natural / Manmade)	Located in the significant Telgu Munurwar wadi premises next to the Mariamma temple		
5.2	Architectural Description	Vernacular style building with Mangalore tiled Lantern roof. Ground floor has a verandah with semi circular arches, above is the balcony with semi open character having carved wooden jalis and plain wooden railing. It has an open dog legged staircase. Though not much articulation on façade, the building has a good modest scale in relation to the neighbourhood.		
5.3	Intrinsic	This sanatorium building belongs to the early migrant Telgu Community from Andhra Pradesh, which made its mark on the politics of the city.		
5.4	Value Classification	A(arc), A(his), A(cul), B(per), B(des), E, G(grp)	Recommended Grade	II B
6.0 Topography				
6.1	Floors	G + 1		
7.0 Construction				
7.1	Plinth	6" high Black Basalt stone coursed masonry plinth		
7.2	Walls	Load bearing brick masonry walls		

7.3	Floor	Wooden rafters and planks floor		
7.4	Stairs	Wooden dog legged external staircase with plain handrail and balusters		
7.5	Openings	Semicircular arched openings with statues and pillars		
7.6	Roofing	Lantern roof with Mangalore tiles and wooden structural members		
7.7	Articulation	Jalis on balcony, ornamental pillars		
7.8	Finishes	Plastered and painted from inside and outside		
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	Paved open space in compound surrounded by buildings		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No cracks or dampness observed)		
9.3	Floor	Good (No deflection in wooden members)		
9.4	Stairs	Good-Fair (Some treads cracked)		
9.5	Openings	Good		
9.6	Roofing	Fair (leakage has been repaired)		
9.7	Articulation & Finishes	Good (Well maintained)		
9.8	Services	Fair (Roof gutter needs maintenance)		
9.9	Outbuildings	Good (Maintained clean)		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	Part façade hidden behind new buildings in premises		
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			
	<p>Notes: One of the old sanatoriums for the Telgu Munurwar community arrived in Mumbai from the areas near Nizamabad (Andhra Pradesh). This community adopted the local Marathi language as its medium of education. Many of its leaders enjoyed high positions in the politics of the city.</p> <p>Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.</p>			

Dharmashala and Office of Telgu Munurawar Dyanti Ganga



Front elevation as seen from the central open space



Detail of the verandah with semicircular arched doorways with idols of 'Saadu' and 'Ganpati'



Balcony on the first floor with low wooden ceiling



External straight flight wooden staircase leading to balcony



Detail of Bar-tracery on the balcony



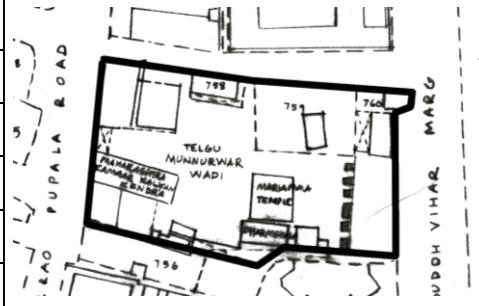
Stone plaque with history of Dharmashala



Idol of Ganpati on the keystone of entrance door

Right side elevation and left side elevation not visible due to proximity of adjoining structures

	Common Ref. No.:	
	Card No.:	E-25
	Ward (Part):	E IV
	CS No.:	Not available
	Plot Area:	Not available
	B U Area:	Not available
	Date:	June, 2005
	Record by:	Ojas P, Madhura W
	Review by:	Neera Adarkar
	Internal:	As above
	External:	As above
	Photo Ref.:	T-III-E:Ward E\ Maharashtra Kamgar Kalyan Kendra



1.0	Denomination		
1.1	Name of Premises	Maharashtra Kamgar Kalyan Kendra	
1.2	Earlier Name	Not applicable	
1.3	Built in	1900	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Shankar Puppala Road, Kamathipura	
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	Public welfare centre, Balwaadi, Library	
4.2	Past	Public welfare centre, Balwaadi, Library	
4.3	Usage	Daily public use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located in the culturally significant Telgu Munurwar wadi premises next to the Kacheri.	
5.2	Architectural Description	A modest vernacular building with semi circular arched double wooden windows on the lower level. Has a Mangalore tiled wooden sloping roof. It has carved fascia and delicate woodwork in on façade.	
5.3	Intrinsic	High cultural value for promoting community welfare activities in the Telgu Munurwar Wadi that includes other Communnity buildings.	
5.4	Value Classification	A(arc), A(his), A(cul), B(per), B(des), E	Recommended Grade II B
6.0	Topography		
6.1	Floors	G + clear storey	
7.0	Construction		
7.1	Plinth	Black Basalt stone coursed masonry	
7.2	Walls	Load bearing brick walls	
7.3	Floor	Black Basalt stone floor	
7.4	Stairs	Not applicable	

7.5	Openings	Arched wooden double windows on upper floor, rectangular wooden windows on ground floor		
7.6	Roofing	Mangalore tiled wooden lantern roof with carved fascia and eaves		
7.7	Articulation	Carvings on fascia and fanlights, otherwise plain façade		
7.8	Finishes	Internally externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Clear storey with corridor with wooden railing on all four sides		
7.10	Compound / Fence / Gate	Not applicable		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Paved open space in compound surrounded by buildings		
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 seen)		
9.2	Walls	Good (No crack or dampness observed)		
9.3	Floor	Fair (Some wooden planks cracked)		
9.4	Stairs	Not applicable		
9.5	Openings	Fair (Painting required)		
9.6	Roofing	Fair (wooden members need maintenance)		
9.7	Articulation & Finishes	Fair		
9.8	Services	Fair		
9.9	Outbuildings	Good (maintained clean)		
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	<p>History: The government of Maharashtra, in the post independence era constructed a very useful network, Kamgar Kalyan Kendras (Welfare centers for labour). Located in the working class neighborhoods of Bombay like Lalbaug, Parel, Sewri etc, these are modest structures with a library and community hall. This network has been used to run Adult literary classes, health awareness programmes etc.</p> <p>Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.</p>		

Maharashtra Kamgar Kalyan Kendra



View from the central open space



Interior with a balcony running all around

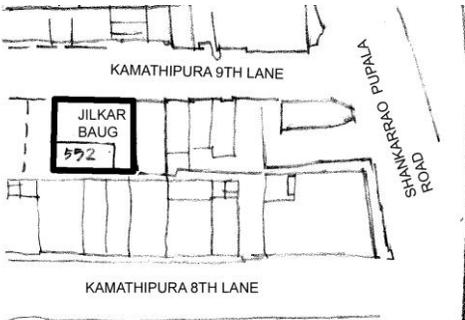


Monitor roof admits more light inside



Detail of Semicircular arched windows and circular ventilator

Left side elevation not visible due to proximity of adjoining structures

	Common Ref. No.:			
	Card No.: E-26			
	Ward (Part): E IV			
	CS No.: 552			
	Plot Area: 172.24 sq.m			
	B U Area: Not available			
	Date: June, 2005			
	Record by: Ojas P, Madhura W			
	Review by: Neera Adarkar			
	Internal: As above			
	External: As above			
Photo Ref.: T-III-E:Ward E\ Jilkar Baug				
1.0	Denomination			
1.1	Name of Premises	Jilkar Baug		
1.2	Earlier Name	As above		
1.3	Built in	1904	Extension Date (if any)	Not applicable
2.0	Access			
2.1	Main	Kamathipura 9 th lane		
2.2	Subsidiary	Not applicable		
3.0	Ownership Pattern			
3.1	Present	Mallu Rajaram Gilkar		
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 small rectangular plot in a narrow congested 9 th lane of Kamathipura, which is a culturally important neighbourhood belonging to the Telugu migrant community of Mumbai.		
5.2	Architectural Description	Highly ornamental vernacular style building built in Black Basalt stone with rich carvings and wooden articulation on the façade. Has an open Chowk in the front paved in Black Basalt stone, upper floor has a corridor running along the three sides of the open Chowk, inner windows have bar tracery on them. The corridor has carved wooden brackets, some delicate work in stain glass above the lintel level and an extremely decorative fascia with floral pattern and the railing has a beautiful pattern of circles.		
5.3	Intrinsic	One of the best example of ornamental vernacular architecture, as a low rise structure facing a narrow lane Kamathipura.		
5.4	Value Classification	A(arc), A(his), B(per), B(des)	Recommended Grade	III
6.0	Topography			
6.1	Floors	G + 1		
7.0	Construction			
7.1	Plinth	Black Basalt stone coursed masonry plinth with moulded edge		
7.2	Walls	Load bearing brick walls		
7.3	Floor	Wooden joist floor		
7.4	Stairs	Wooden dog legged staircase		

7.5	Openings	Bar tracery on windows, equilateral arch openings		
7.6	Roofing	Sloping roof with Mangalore tiles with wooden truss and fascia with floral patterns		
7.7	Articulation	Rich carvings and ornamentation on façade. Inner windows have bar tracery on them. The corridor has carved wooden brackets, some delicate work in stain glass above the lintel level and an extremely decorative fascia with floral pattern and the railing has a beautiful pattern of circles.		
7.8	Finishes	Plastered painted from inside and outside, rich detailing in wood on the façade		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Highly ornamental stone compound wall with cast iron gate, capital with Acanthus leaves and husk above the gate pillars.		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Black Basalt stone paved open space in front as an open Chowk.		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, poor natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Fair (No sagging seen but mortar has been cracked at any places)		
9.2	Walls	Poor (Dampness observed at many places with chipped off plaster and cracks at some places)		
9.3	Floor	Poor (Sagging at many places)		
9.4	Stairs	Poor (structural members need maintenance)		
9.5	Openings	Poor (Windows broken at many places)		
9.6	Roofing	Poor (Leakage at many places)		
9.7	Articulation & Finishes	Poor (Intricately carved details need a lot of maintenance, not in very good condition with wooden members decayed at some places and broken articulation, needs immediate repair)		
9.8	Services	Extremely Poor (Toilets in extremely bad condition, pipes cracked and a lot of leakage)		
9.9	Outbuildings	Toilet and temporary shade with A.C sheet roof added in the premises.		
9.10	Overall condition	Poor	Maintenance level	Extremely Poor
10.0	Transformation			
10.1	Form	Toilet and temporary shade with A.C sheet roof added in the premises.		
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	<p>Notes: Very ornamental structure with intricate detailing in wood on the façade and one of the best examples of vernacular ornamental architecture. Very rich in details, high heritage value but structurally very dilapidated. Needs maintenance on a priority basis.</p> <p>History: In the year 1672 farmers, gardeners, carpenters, blacksmiths, moochees migrated because of the East India Company. Later in the year 1804 areas of Kamathipura and Kumbharwada were reclaimed and colonies were established during the construction of the Bellasis road. The entire area was hit badly during the Plague of 1896, thus to improve the living standards of the city after the plague, Bombay Improvement Trust (BIT) laid out the grid-iron plan for Kamathipura, Khetwadi and Kumbharwada in the year 1916.</p> <p>Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.</p>
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Jilkar Baug



Front view as seen from Kamathipura Ninth Lane



Detail of intricate wooden carvings on balcony



Papyrus leaf capitals in Malad stone for the gate pillars



Encroachments in the front open space



Terrace railing in dilapidated state



Wooden members of staircase need maintenance



View of the narrow corridor on first floor



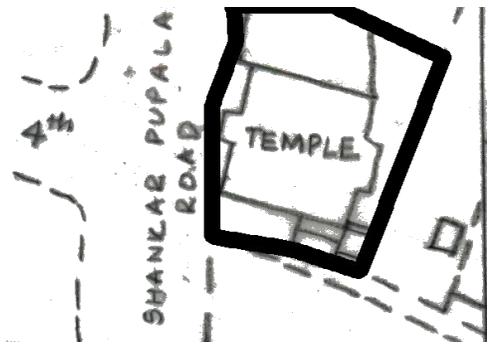
Detail of the gate with name inscription



Toilets need heavy repairs

Right side elevation and left side elevation not visible due to proximity of adjoining structures

	Common Ref. No.:	
	Card No.:	E-27
	Ward (Part):	E IV
	CS No.:	694
	Plot Area:	78.60 sq.m
	B U Area:	61.23 sq.m
	Date:	June, 2005
	Record by:	Ojas P, Madhura W
	Review by:	Neera Adarkar
	Internal:	As above
External:	As above	
Photo Ref.:	T-III-E:Ward E\ Ukkaji Aalkonde Maruti Devalaya	



1.0	Denomination		
1.1	Name of Premises	Ukkaji Aalkonde Maruti Devalaya	
1.2	Earlier Name	Not applicable	
1.3	Built in	Early 20 th century	Extension Date (if any) 1958
2.0	Access		
2.1	Main	Shankar Puppala Road, Kamathipura	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Ramchandra Vithoba Mandal, Narsayya Yallappa Ekkaldevi (New Trustees) (Telugu Padmashali Caste)	
3.2	Past	Yellappa Lingaya Bijja, Kashinath Laxman Injamury	
3.3	Status	Trust	
4.0	Use		
4.1	Present	Religious, place of worship	
4.2	Past	Religious, place of worship	
4.3	Usage	Frequent religious use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on a small plot on Shankar Puppala Road, Kamathipura which is a culturally important neighbourhood belonging to the Telugu migrant community of Mumbai.	
5.2	Architectural Description	Vernacular style temple, housing four shrines namely for <i>Ganpati</i> , <i>Sita-Ram</i> , <i>Shankar</i> and <i>Dattatray</i> inside with an otta in front. Has Mangalore tiled pyramidal sloping roof. Not much ornamentation on façade except for some pilasters and five statues of <i>Saadhus</i> on parapet above the cornice with dentils. Despite the modest façade, the temple has old wooden interior which consists of large trellis enclosures for shrines, celestial figures as brackets on pillars.	
5.3	Intrinsic	Accessible directly from the footpath possibly the temple otta earlier, this modest temple evokes the organic character of the late 19 th century neighbourhood.	
5.4	Value Classification	A(arc), A(his), A(cul), B(per), B(des), E, I(sce)	Recommended Grade II B
6.0	Topography		
6.1	Floors	Ground floor	
7.0	Construction		
7.1	Plinth	12" high Black Basalt stone coursed masonry plinth	
7.2	Walls	Brick load bearing walls	

7.3	Floor	Black Basalt stone floor		
7.4	Stairs	Not applicable		
7.5	Openings	Rectangular wooden windows with pillars on either sides		
7.6	Roofing	Wooden flat false roof with battens and Sloping roof with Mangalore tiles above		
7.7	Articulation	Carved pillars of stone, five statues of <i>Saadhus</i> on parapet above the cornice with dentils		
7.8	Finishes	Exposed stone from outside plaster and wood from inside. Front façade of stone has been painted in yellow and orange.		
7.9	Interiors (Movable & Immovable)	Beautifully carved trellis screens as enclosures for four Gods namely Ganpati, Sita-ram, Shankar, and Dattatray. It has square wooden pillars with stone base and wooden capital. On the four sides are statutes of Gods and Goddesses, made out of wood and painted in bright colours. At the entrance there is a statue of Hanuman enclosed by a brass chhatri, behind which is a Nandi in Black Basalt stone. The flat false ceiling is divided in squares from which bells and lamps are hung. The statues on pillars are males and females. The females have wings.		
7.10	Compound / Fence / Gate	Back compound wall in random rubble masonry and room for Guard.		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Unpaved open space in backyard with a room for the guard.		
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	Good (Well maintained)		
9.4	Stairs	Not applicable		
9.5	Openings	Good (Wooden members in good condition)		
9.6	Roofing	Good (No leakage observed, wooden members in good condition)		
9.7	Articulation & Finishes	Good (Recently replastered and painted)		
9.8	Services	Fair		
9.9	Outbuildings	Good (Maintained clean)		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	Mangalore tiled roof has been covered by a tarpaulin street, toilet for guard added in the backyard, Chajja added for entrance.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	External façade painted in bright colours.		
11.0	DP Remarks / Perceived Threats	None		

12.0	Additional Notes / References / Documents Available	<p>History: In the year 1672 farmers, gardeners, carpenters, blacksmiths, moochees migrated because of the East India Company. Later in the year 1804 areas of Kamathipura and Kumbharwada were reclaimed and colonies were established during the construction of the Bellasis road. The entire area was hit badly during the Plague of 1896, thus to improvise the living standards of the city after the plague, Bombay Improvement Trust (BIT) laid out the grid-iron plan for Kamathipura, Khetwadi and Kumbharwada in the year 1916.</p> <p>Padmashali samaj consists of mainly <i>Salis, Kashtis and beedi makers</i>, who are most of the residents of Kamathipura now. In early 20th century, the Padmashali community arrived in Mumbai.</p> <p>Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.</p>
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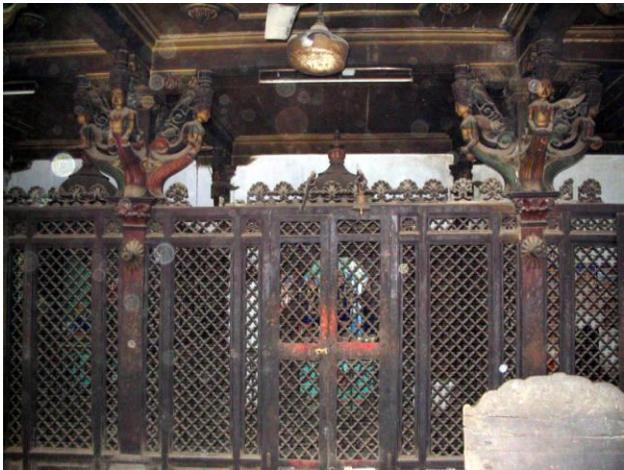
Ukkaji Aalkonde Maruti Devalaya



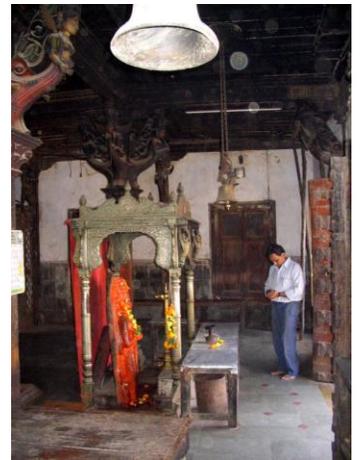
View from Shankar Puppala Road



Interiors with wooden pillars, carved capitals with idols and Nandi seen in foreground



Internal trellis screens in carved wood for the shrines along with timber pillars with idol capitals



The shrine in brass 'Devalaya'



Detail of ceiling with wooden planks and column capital with idols and carvings



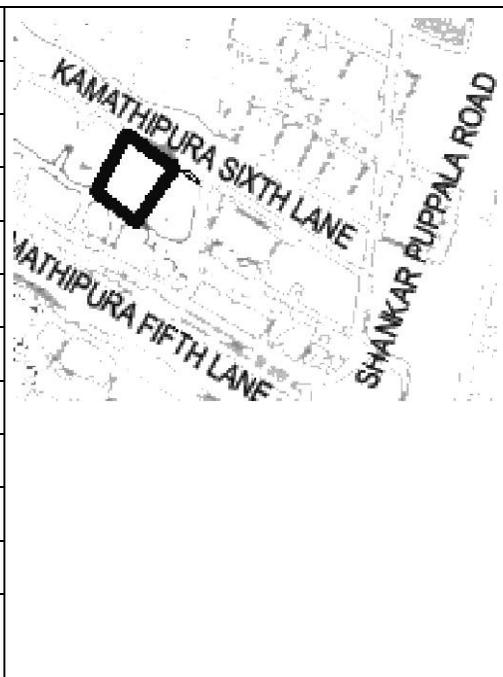
Old wooden furniture inside the temple



The shrine with wooden 'Devalaya'

Right side elevation and left side elevation not visible due to proximity of adjoining structures

	Common Ref. No.:	
	Card No.:	E-28
	Ward (Part):	E IV
	CS No.:	695
	Plot Area:	22.58 sq.m
	B U Area:	Not available
	Date:	June, 2005
	Record by:	Ojas P, Madhura W
	Review by:	Neera Adarkar
	Internal:	As above
	External:	As above
Photo Ref.:	T-III-E:Ward E\ Dutta Mandir	



1.0	Denomination		
1.1	Name of Premises	Dutta Mandir	
1.2	Earlier Name	Not applicable	
1.3	Built in	Late 19th century	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	6 th Lane, Kamathipura	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Aashanna Ramayya Udamal Trust	
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 religious, residential use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on small plot facing Kamathipura 6 th lane. Triple series of roofs on this temple gives an imposing visual character.	
5.2	Architectural Description	Highly ornamental Vernacular style temple building with rich carvings and motifs on the façade including two relief bands with statues painted in bright colors. Ground floor has series of arches. There are three semi circular arches and carved key stones. Upper floor has similar windows. An important character is attained by triple gables on the façade, with decorative fascia band and plain eaves board. Interiors consist of a shrine on the first floor with old wooden furniture.	
5.3	Intrinsic	This structure is one of the architecturally imposing buildings in the culturally important neighbourhood of Kamathipura.	
5.4	Value Classification	A(arc), A(his), A(cul), B(per), B(des), E	Recommended Grade II A
6.0	Topography		
6.1	Floors	G + 1	
7.0	Construction		
7.1	Plinth	0.6m. high Black Basalt stone coursed masonry plinth	
7.2	Walls	Black Basalt stone, Kurla Basalt stone cladding on front wall painted in bright colors at some places	
7.3	Floor	Wooden joist floor	

7.4	Stairs	Compact wooden open well staircase with winders and plain staircase railing		
7.5	Openings	Semi circular arched windows with ornamental key stones and paneled glazed windows		
7.6	Roofing	Wooden sloping roof in three parts, Mangalore tiles above with decorative fascia and plain eaves board		
7.7	Articulation	Statues of gods in stone, corner, intricate carving details on façade, carvings around entrance arches on the ground floor		
7.8	Finishes	Exposed stone externally, plastered and painted internally		
7.9	Interiors (Movable & Immovable)	Old shrine with old brass bells and old wooden furniture		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Not provided		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Fair (No cracks or dampness observed)		
9.3	Floor	Fair (Sagging at very few places)		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Fair (Wooden members in good condition)		
9.6	Roofing	Fair-Poor (Leakage at some places)		
9.7	Articulation & Finishes	Good (Well maintained)		
9.8	Services	Poor (Some pipes need replacement)		
9.9	Outbuildings	Poor (Many encroachments and not maintained clean)		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Plot reserved for Recreational ground in proposed Development Plan (D.P.)		
12.0	Additional Notes / References / Documents Available	<p>History: In the year 1672 farmers, gardeners, carpenters, blacksmiths, moochees migrated because of the East India Company. Later in the year 1804 areas of Kamathipura and Kumbharwada were reclaimed and colonies were established during the construction of the Bellasis road. The entire area was hit badly during the Plague of 1896, thus to improvise the living standards of the city after the plague, Bombay Improvement Trust (BIT) laid out the grid-iron plan for Kamathipura, Khetwadi and Kumbharwada in the year 1916.</p> <p>Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.</p>		

Dutta Mandir



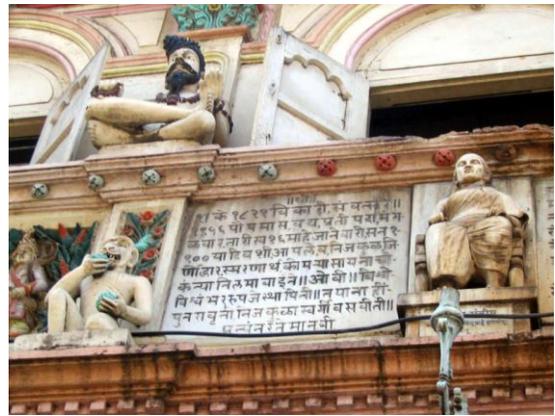
View from Kamathipura Sixth Lane



Detail of rich carvings on façade with carved key stones and idols on screens



Detail of triple sloping roof as seen in the front elevation



Statues of idols and plaque with the history of temple inscribed

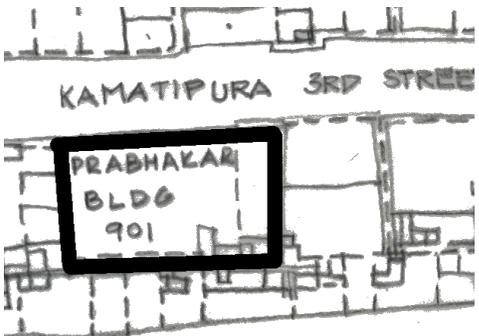


Old wooden bench inside the temple



Detail of 'Sadhus', Gods, Goddesses and worshippers on the carved band

Right side elevation and left side elevation not visible due to proximity of adjoining structures, Photography of the shrine denied

	Common Ref. No.:		
	Card No.: E-29		
	Ward (Part): E IV		
	CS No.: 901		
	Plot Area: 150.50 sq.m.		
	B U Area: 145.00 sq.m.		
	Date: June, 2005		
	Record by: Ojas P, Madhura W		
	Review by: Neera Adarkar		
	Internal: As above		
External: As above			
Photo Ref.: T-III-E:Ward E\ Prabhakar Building			
			
1.0	Denomination		
1.1	Name of Premises	Prabhakar Building	
1.2	Earlier Name	Not applicable	
1.3	Built in	Early 20 th century	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	3 rd Lane, Kamathipura	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Shailesh Prabhakar Lamge, Satish Prabhakar Lamge	
3.2	Past	Prabhakar Nana Rajooji, Shrimati Lalitabai Prabhakar Lamge	
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)	An imposing building directly accessible from a narrow lane in Kamathipura, with no open space around.	
5.2	Architectural Description	Highly ornamental building with rich carvings, motifs, semi circular arched windows with balusters and pilasters. Has intricately carved cornice bands, moldings, architraves, and carvings on keystones. Covered by Mangalore tiled wooden sloping roof, it has a ground floor with an arched verandah supported on Corinthian orders with capitals.	
5.3	Intrinsic	One of the old residential buildings with tenants as well as the owners from The Telgu community.	
5.4	Value Classification	A(arc), B(per)	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 3 (Top floor added later on)	
7.0	Construction		
7.1	Plinth	3' high Black Basalt stone coursed masonry plinth	
7.2	Walls	Brick composite masonry walls	
7.3	Floor	Brick Jack arch with steel joists floor	
7.4	Stairs	Wooden dog legged staircase with plain wooden railings	
7.5	Openings	Semi circular arched windows with internal shutter louvered	
7.6	Roofing	A.C sheet roofing on newly added floor	

7.7	Articulation	Carved pilasters, floor bands, orders, 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	Not provided		
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 seen)		
9.2	Walls	Fair (No leakage but dampness seen on top floor walls)		
9.3	Floor	Fair-Poor (Corrosion of steel members supporting jack arches)		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Good (some windows broken)		
9.6	Roofing	Fair (Leakage at some places)		
9.7	Articulation & Finishes	Fair (Some details replastered)		
9.8	Services	Poor (Leakage pf some pipes, roof gutter needs repairs)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	Third floor balcony enclosed and floor added with Asbestos cement sheets sloping roof.		
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			
	<p>History: In the year 1672 farmers, gardeners, carpenters, blacksmiths, moochees migrated because of the East India Company. Later in the year 1804 areas of Kamathipura and Kumbharwada were reclaimed and colonies were established during the construction of the Bellasis road. The entire area was hit badly during the Plague of 1896, thus to improvise the living standards of the city after the plague, Bombay Improvement Trust (BIT) laid out the grid-iron plan for Kamathipura, Khetwadi and Kumbharwada in the year 1916.</p> <p>Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.</p>			

Prabhakar Building



View from Kamathipura Third Lane



Detail of arcade on the ground floor with orders and Corinthian capitals



Detail of semicircular arched windows with pilasters, architraves and carved key stones

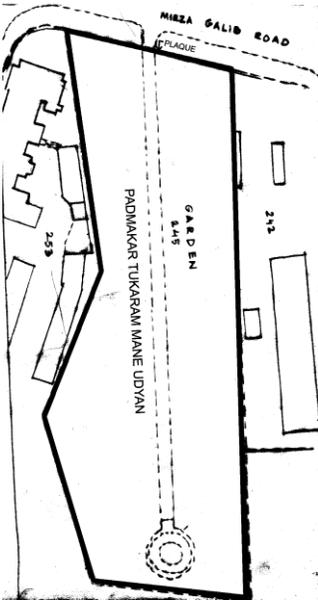


Detail of carvings, orders and Corinthian capitals and orders on the ground floor



Detail of the Top floor added subsequently

Right side elevation and left side elevation not visible due to proximity of adjoining structures

	Common Ref. No.:	
	Card No.: E-30	
	Ward (Part): E IV	
	CS No.: 245	
	Plot Area: 32.65 sq.m.	
	B U Area: Not applicable	
	Date: June, 2005	
	Record by: Ojas P, Gauri J	
	Review by: Neera Adarkar	
	Internal: As above	
External: As above		
Photo Ref.: T-III-E:Ward E\ Padmakar Tukaram Mane Udyaan		

1.0	Denomination		
1.1	Name of Premises	Padmakar Tukaram Mane Udyaan	
1.2	Earlier Name	Not available	
1.3	Built in	Not applicable	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Mirza Ghalib Road (Clare Road)	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Eddie Martin Alvares and his wife Gladys Mildred Alvares	
3.2	Past	MCGM	
3.3	Status	MCGM	
4.0	Use		
4.1	Present	Recreation	
4.2	Past	Recreation	
4.3	Usage	Regular public use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Elongated garden with its smaller side along Mirza Ghalib Marg.	
5.2	Architectural Description	Elongated garden with dense vegetation. The central paved avenue divides the space in two parts. Lawns and shrubs along with some garden furniture has been provided. The compound wall has a stone plaque on which are the inscriptions in Marathi and Hebrew language. Probably the plaque has been relocated from some Jewish building in the vicinity.	
5.3	Intrinsic	Plaque in Marathi and Hebrew language located on the compound wall of the garden.	
5.4	Value Classification	A(his), J	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	M.S compound wall and gate with a plaque on the north eastern corner		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Landscaped open space with dense vegetation and lawns and paved walking tracks		
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	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 for recreation ground on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.		

Padmakar Tukaram Mane Udyaan



View of the central paved avenue with coconut trees planted in line



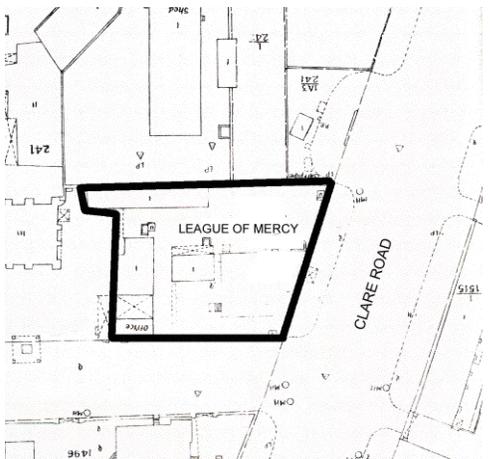
Gate pillar in Black Basalt stone with the plaque in Hebrew and Marathi



Detail of plaque with inscriptions in Hebrew and Marathi languages, probably relocated from one of the adjoining Jewish buildings



Thick vegetation and plantation of big trees give a green cover to the congested area of Nagpada

	Common Ref. No.:		
	Card No.: E-31		
	Ward (Part): E IV		
	CS No.: Not available		
	Plot Area: Not available		
	B U Area: Not available		
	Date: April, 2005		
	Record by: Ojas P, Anup S		
	Review by: Neera Adarkar		
	Internal: As above		
External: As above			
Photo Ref.: T-III-E:Ward E\ League of Mercy Children's Home			
			
1.0	Denomination		
1.1	Name of Premises	League of Mercy Children's Home	
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	Mirza Ghalib Marg (Clare 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	Orphanage for girls, residential	
4.2	Past	Orphanage for girls, residential	
4.3	Usage	Regular residential use (as orphanage)	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on oblong plot facing Mirza Ghalib Marg at Byculla near the Clare Road Jail at the corner of jail entry.	
5.2	Architectural Description	Vernacular style exposed brick structure in load bearing construction. The façade exhibits a blend of Neo-Gothic style in some elements like equilateral point arched windows, louvered windows and carved fanlights. The buildings follows a typology of Vernacular buildings in which the two blocks on either sides project from the central face with entrance verandah and balcony on top. The façade is adorned by Mangalore tiled sloping roof in an interesting profile.	
5.3	Intrinsic	Represents one of the typologies of mid-scale buildings, built in early 20 th century at Byculla and around	
5.4	Value Classification	A(arc), B(des), B(per), C(seh), E	Recommended Grade II B
6.0	Topography		
6.1	Floors	G + 1	
7.0	Construction		
7.1	Plinth	Black Basalt stone coursed masonry plinth	
7.2	Walls	Load bearing Brick walls in exposed brick construction	
7.3	Floor	Timber joist floor	
7.4	Stairs	Wooden dog legged staircase with plain railing	

7.5	Openings	Equilateral point arched windows, rectangular openings at some places, inside louvered and outside glazed wooden shutter.		
7.6	Roofing	Sloping roof with Multiple Mangalore tiles and timber truss		
7.7	Articulation	Equilateral point arched windows, two projecting bays with grouped window openings, cornice band at first floor level, wooden balcony with plain railing and louvers.		
7.8	Finishes	Exposed brick with paint externally, internally plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors - Not of Heritage value		
7.10	Compound / Fence / Gate	Malad stone coursed masonry compound wall with a moulded ashlar edge and decorative cast iron railing above.		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Canteen and store structure in the backyard. Marginal paved open space around, paved open space in the backyard.		
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 cracks or settlement observed)		
9.2	Walls	Fair (No dampness or leakage observed externally, cracks on some internal walls)		
9.3	Floor	Good (No sagging or deflection observed)		
9.4	Stairs	Fair (sagging observed near first floor landing)		
9.5	Openings	Fair (Some wooden member need maintenance)		
9.6	Roofing	Good (No transformation in Mangalore tiles observed externally, wooden members in sound state)		
9.7	Articulation & Finishes	Good		
9.8	Services	Fair		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	Chajjas added at some places		
10.2	Structure	Extra toilet block added subsequently with a M. S. spiral staircase		
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.		

League of Mercy Children's Home



Front elevation



Right side elevation



Detail of louvers and the side tower



Rear elevation with open space



Canteen structure in the backyard



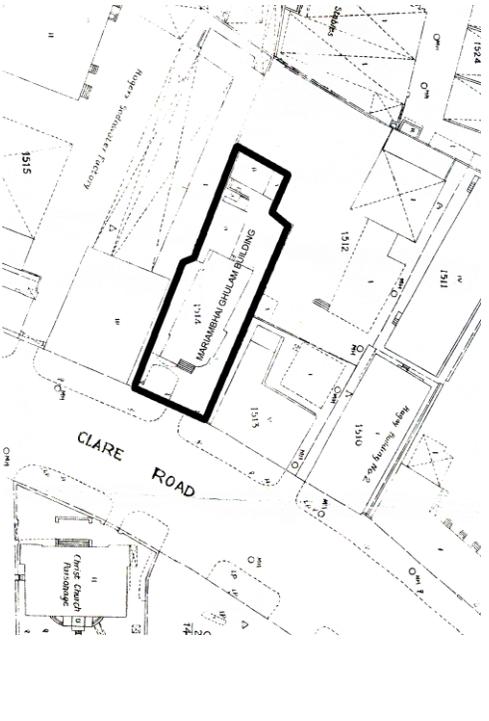
Detail of equilateral point arched windows with add on chajjas



Detail of the side tower



Internal view

	Common Ref. No.:	
	Card No.: E-32	
	Ward (Part): E IV	
	CS No.: 1514	
	Plot Area: Not available	
	B U Area: Not available	
	Date: April, 2005	
	Record by: Ojas P, Anup S	
	Review by: Neera Adarkar	
	Internal: As above	
External: As above		
Photo Ref.: T-III-E:Ward E\ Mariambhai Gulam Mohammed Trust Building		
		

1.0	Denomination		
1.1	Name of Premises	Mariambhai Gulam Mohammed Trust Building	
1.2	Earlier Name	Not applicable	
1.3	Built in	Early 20 th century	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Mirza Ghalib Marg (Clare 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	Commercial	
4.2	Past	Residential	
4.3	Usage	Regular commercial use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on oblong plot facing Mirza Ghalib Marg at Byculla.	
5.2	Architectural Description	Low rise structure with decorative features like horizontal grooved corner pilasters and cornice bands at first floor and second floor level. South eastern corner of the building is beveled and a balcony is provided at an angle below which is the verandah. The verandah has louvers and fixed glass above lintel level with wooden pillars and brackets. The projecting balcony on first floor with carved wooden railing rests on the carved wooden brackets. The structure exhibits an old bungalow character and has a Mangalore tiled wooden sloping roof.	
5.3	Intrinsic	Represents one of the typologies of mid-scale bungalows, built in early 20 th century at Byculla and around	
5.4	Value Classification	A(arc), B(des), B(per)	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 2	
7.0	Construction		
7.1	Plinth	Black Basalt stone coursed masonry plinth	
7.2	Walls	Load bearing Brick walls	
7.3	Floor	Access denied	

7.4	Stairs	Access denied		
7.5	Openings	Segmental arch over windows, some windows fully glazed, some double widows later on around.		
7.6	Roofing	Sloping roof with Mangalore tiled and timber truss		
7.7	Articulation	Horizontal grooved corner pilasters cornice bands at first and second floor level. Segmental arch over windows with projecting key stone in plaster. South eastern corner beveled on which, is the wooden carved balcony on timbers brackets.		
7.8	Finishes	Externally cement plastered and painted.		
7.9	Interiors (Movable & Immovable)	Access denied		
7.10	Compound / Fence / Gate	6' high brick compound wall added later on		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Marginal paved open space around		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Windows air-conditioning units at some places		
9.0	Condition			
9.1	Plinth	Good (No cracks or settlement observed)		
9.2	Walls	Fair (No dampness or leakage observed externally, Tree growth on façade)		
9.3	Floor	Access denied		
9.4	Stairs	Access denied		
9.5	Openings	Fair (Some wooden member need maintenance)		
9.6	Roofing	Fair (No transformation in Mangalore tiles observed externally)		
9.7	Articulation & Finishes	Fair (Part of building requires replastering)		
9.8	Services	Access denied		
9.9	Outbuildings	Good		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	Chajjas added at some places		
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.		

Mariambhai Gulam Mohammed Trust Building



Front elevation from Mirza Ghalib Marg (Clare Road)



Detail of semicircular arched windows on side along with the chipped off plaster

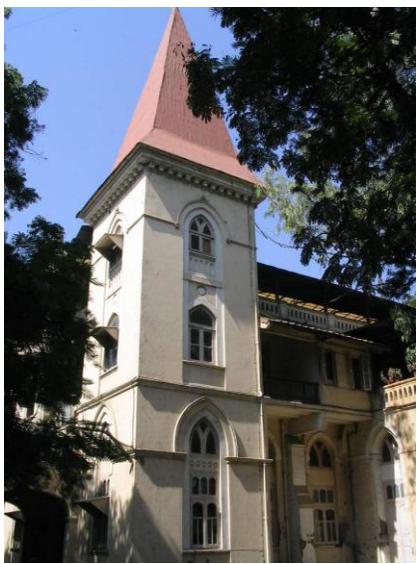
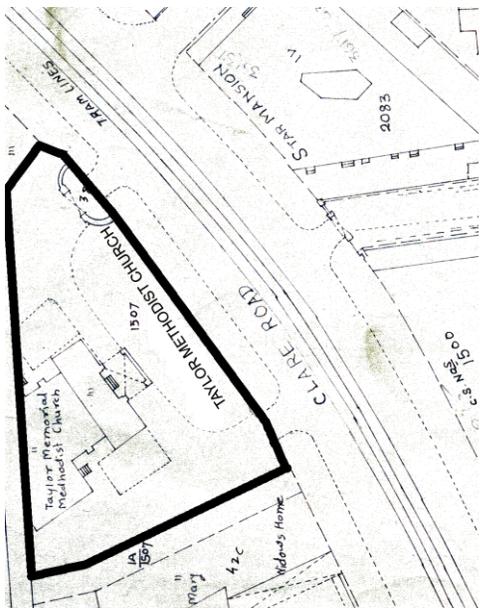


View from Mirza Ghalib Marg (Clare Road)



Detail of the projecting balcony, the most unique feature of the building

Right side elevation not visible due to proximity of adjoining structures

	Common Ref. No.:	
	Card No.: E-33	
	Ward (Part): E IV	
	CS No.: 1507	
	Plot Area: Not available	
	B U Area: Not available	
	Date: June, 2005	
	Record by: Ojas P, Gauri J	
	Review by: Neera Adarkar	
	Internal: As above	
External: As above		
Photo Ref.: T-III-E:Ward E\ Taylor Memorial Methodist Church		

1.0	Denomination		
1.1	Name of Premises	Taylor Memorial Methodist Church	
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	Mirza Ghalib Marg (Clare Road)	
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, place of worship	
4.2	Past	Religious	
4.3	Usage	Frequent religious use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on a large triangular plot facing Mirza Ghalib Marg (Clare Road).	
5.2	Architectural Description	Large scale church in Neo-Gothic style with spire as its most prominent feature. The building has equilateral point arched windows and cornice bands on façade. The spire has a tall pyramidal roof with a dentiled band at bottom. The structure is set back from road with open space in front. The structure exhibits features like wooden balconies and buttress. Entrance is demarcated by a porch with equilateral point arches on three sides and balustrade on top.	
5.3	Intrinsic	Located in Byculla a neighbourhood consisting of Christian community. It is a Methodist church, built for a branch of Christianity not behaving in idol worship.	
5.4	Value Classification	A(arc), A(cul), B(per), B(des), C(sch), E	Recommended Grade II B
6.0	Topography		
6.1	Floors	G + 2	
7.0	Construction		
7.1	Plinth	Black Basalt stone coursed masonry plinth	
7.2	Walls	Load bearing brick masonry	
7.3	Floor	Brick jack arch flooring	

7.4	Stairs	Wooden open well highly decorative staircase with ornamental wooden railing		
7.5	Openings	Equilateral point arched openings wooden framed glazed shutter		
7.6	Roofing	Sloping roof with Mangalore tiles and timber truss		
7.7	Articulation	Equilateral point arched portico, equilateral point arched windows, cornice bands etc. Spires and huge sloping roofs.		
7.8	Finishes	Internally Externally plastered and painted		
7.9	Interiors (Movable & Immovable)	Access denied		
7.10	Compound / Fence / Gate	Uncoursed random rubble masonry with Cast iron decorative railing		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Unpaved open space on sides and in the backyard		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Fair (Cracks observed at some places)		
9.3	Floor	Fair (Sagging and deflection observed)		
9.4	Stairs	Good (Well maintained)		
9.5	Openings	Fair (Wooden members need maintenance)		
9.6	Roofing	Fair (Leakage observed at some places)		
9.7	Articulation & Finishes	Good (Well maintained)		
9.8	Services	Fair		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	Asbestos sheet roofing added at few places		
10.3	Articulation & Finishes	Minor repairs and maintenance needed		
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.		

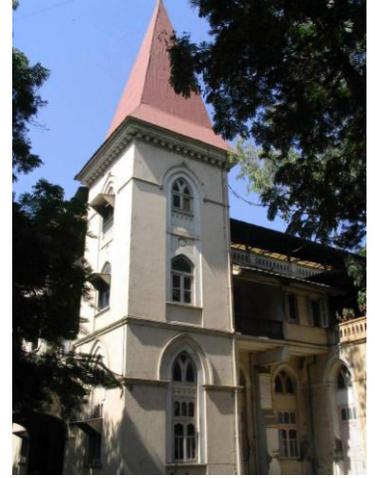
Taylor Memorial Methodist Church



View as seen from Mirza Ghalib Marg (Clare Road)



Open wooden dog legged staircase in the backyard



Detail of spire with full height and double segmental arched windows



Decorative Cast iron railing over the rubble masonry wall



Recessed balcony with segmental arched windows on either sides



Play of solids and voids using recessed balconies, tall spire and plain faces



Left side view showing the terraces in different directions



Chajjas added subsequently over the windows on western side

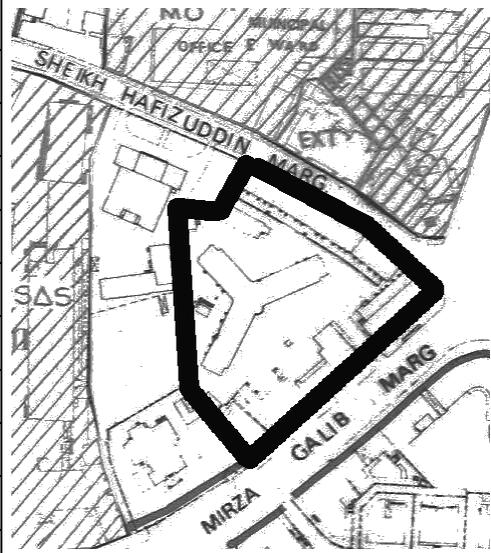


Balustraded terrace on west side



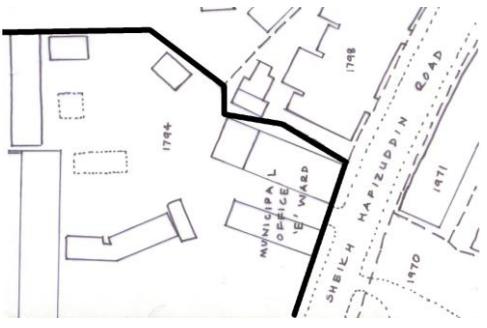
Spire with dentiled floor band below

	Common Ref. No.:	
	Card No.: E-34	
	Ward (Part): E IV	
	CS No.: 1794	
	Plot Area: 22535.29 sq.m.	
	B U Area: Not available	
	Date: June, 2005	
	Record by: Ojas P, Gauri J	
	Review by: Neera Adarkar	
	Internal: As above	
	External: As above	
	Photo Ref.: T-III-E:Ward E\ Khoja Jamatkhana- Clare Road	



1.0	Denomination		
1.1	Name of Premises	Khoja Jamatkhana- Clare Road	
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	Mirza Ghalib Marg (Clare Road)	
2.2	Subsidiary	Shaikh Hafizuddin Marg (Sankli Street), Byculla	
3.0	Ownership Pattern		
3.1	Present	Not available	
3.2	Past	Not available	
3.3	Status	Trust	
4.0	Use		
4.1	Present	Residential, Religious	
4.2	Past	Residential, Religious	
4.3	Usage	Regular residential and religious use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Large complex located off a busy Byculla bridge junction (Khada Parsi) on junction of Mirza Ghalib Marg (Clare Road) and Shaikh Hafizuddin Marg (Sankli Street)	
5.2	Architectural Description	Vernacular style building with the plan following the profile of the fan, with three wings. The front façade of each wing joined together consists of a structure with Mangalore tiled sloping roof with a timber balcony running throughout the length above the plain façade with semicircular arches. Despite of ornamentation or articulation, the façade stands out due to the plain surfaces, proportions and a play of Mangalore tiled roofs at different levels giving a modest yet elegant character.	
5.3	Intrinsic	One of the old and important Jamatkhana (Prayer halls) of the followers of the Khoja Aga Khan, refereed as Khojas. The Jamatkhana plot abuts churches on either sides. Robinson Memorial Methodist Church and Taylor Memorial Methodist Church.	
5.4	Value Classification	A(arc), B(des), B(per), C(seh), E, F	Recommended Grade II B
6.0	Topography		
6.1	Floors	G + 1	
7.0	Construction		
7.1	Plinth	Black Basalt coursed stone plinth	
7.2	Walls	Load bearing brick masonry	

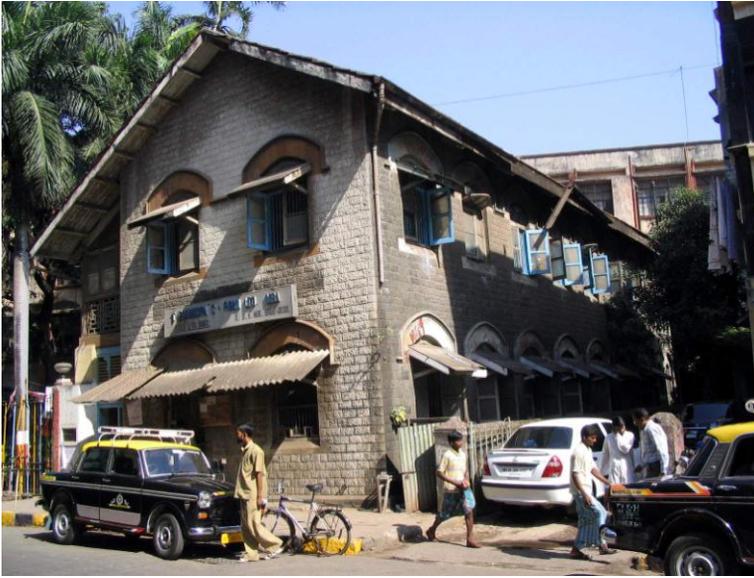
7.3	Floor	Access denied		
7.4	Stairs	Access denied		
7.5	Openings	Semicircular arched windows with wooden glazed shutters		
7.6	Roofing	Sloping roof with Mangalore tiles and timber truss		
7.7	Articulation	Timber balcony with plain railing		
7.8	Finishes	Internally Externally plastered and painted		
7.9	Interiors (Movable & Immovable)	Access denied		
7.10	Compound / Fence / Gate	M. S. gate in between the shops on either sides on the periphery		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Paved central open spaces		
8.0	Services & Utilities			
8.1	Lighting	Access denied		
8.2	Ventilation	Access denied		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Access denied		
8.7	Other (HVAC / BMS / Security Systems)	Access denied		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Goods (No dampness or cracks observed)		
9.3	Floor	Access denied		
9.4	Stairs	Access denied		
9.5	Openings	Good (Wooden members in sound state)		
9.6	Roofing	Fair (Mangalore tiles in good state externally)		
9.7	Articulation & Finishes	Good (Well maintained)		
9.8	Services	Access denied		
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	Demarcated as shop line on proposed Development Plan (D.P.)		
12.0	Additional Notes / References / Documents Available	Notes: No detail photography as the access and photography of the premises were denied repeatedly. Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.		

	Common Ref. No.:	
	Card No.: E-35	
	Ward (Part): E IV	
	CS No.: 1794	
	Plot Area: 22535.29 sq.m.	
	B U Area: 45070.58 sq.m.	
	Date: June, 2005	
	Record by: Ojas P, Gauri J	
	Review by: Neera Adarkar	
	Internal: As above	
External: As above		
Photo Ref.: T-III-E:\Ward E\ Municipal Corporation of Greater Mumbai - E Ward Office		

1.0	Denomination			
1.1	Name of Premises	Municipal Corporation of Greater Mumbai - E Ward Office (Old Building)		
1.2	Earlier Name	Not applicable		
1.3	Built in	Early 20 th century	Extension Date (if any)	Not applicable
2.0	Access			
2.1	Main	Shaikh Hafizuddin Marg (Sankli Street), Byculla		
2.2	Subsidiary	Not applicable		
3.0	Ownership Pattern			
3.1	Present	The Municipal Corporation for the City of Bombay (for Brigade station, Municipal Bullock Hospital, M .Road, Branch office, Municipal 'E' Ward office.)		
3.2	Past	The Municipal Corporation for the City of Bombay (for Brigade station, Municipal Bullock Hospital, M .Road, Branch office, Municipal 'E' Ward office.)		
3.3	Status	MCGM		
4.0	Use			
4.1	Present	Administrative, Public		
4.2	Past	Administrative, Public		
4.3	Usage	Frequent public use		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	One of the buildings from a group of buildings located on Shaikh Hafizuddin Marg (Sankli Street) on a large plot with other buildings in the premises. Located very close to the Khada Parsi junction below the Byculla bridge.		
5.2	Architectural Description	G + 1 modest building in Black Basalt stone and represents a typology of (such exposed stone, arched windows) as government buildings in the Colonial rule. The northern façade is characterized by a timber balcony with plain wooden railing and an exposed timber staircase. The building has a rectangular plan and has no structural projections. It has segmental arched windows and a Mangalore tiled sloping roof in timber.		
5.3	Intrinsic	Government and semi government office which were lower in hierarchy generally share this typology of structures.		
5.4	Value Classification	A(arc), C(seh), B(des), B(per)	Recommended Grade	II B
6.0	Topography			
6.1	Floors	G + 1		
7.0	Construction			
7.1	Plinth	Black Basalt coursed stone plinth		

7.2	Walls	Black Basalt stone Ashlar Coursed Masonry, Internal walls in load bearing brick masonry		
7.3	Floor	Wooden joist flooring		
7.4	Stairs	Wooden straight flight staircase with wooden balustrades		
7.5	Openings	Rectangular openings with wooden frames and glazed shutters		
7.6	Roofing	Sloping roof with Mangalore tiles		
7.7	Articulation	Timber balcony and external wooden staircase		
7.8	Finishes	Internally Externally plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Brick wall with M.S flooring		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Large side of open space		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, fair-poor a natural lighting		
8.2	Ventilation	Natural and artificial, fair-poor natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Fair (Cracks observed at some places)		
9.3	Floor	Fair (Sagging and deflection observed at some places)		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Good (Wooden members in sound state)		
9.6	Roofing	Fair (Leakage observed at some places)		
9.7	Articulation & Finishes	Fair		
9.8	Services	Fair		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	Hoardings added later and A.C chajjas added on ground floor		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Plot reserved for Municipal office on proposed Development Plan (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.		

Municipal Corporation of Greater Mumbai - E Ward Office (Old Building)



View from Shaikh Hafizuddin Marg (Sankli Street)



Front elevation facing Shaikh Hafizuddin Marg (Sankli Street)



Right side elevation facing the office premises showing the detailing on wooden balcony



Detail of louvers and external wooden straight flight staircase

Right side elevation not visible due to proximity of adjoining structures

	Common Ref. No.:	
	Card No.: E-36	
	Ward (Part): E III	
	CS No.: 1790	
	Plot Area: 2081.95 sq.m.	
	B U Area: 3000.00 sq.m.	
	Date: June, 2005	
	Record by: Ojas P, Anup S	
	Review by: Neera Adarkar	
	Internal: As above	
	External: As above	
	Photo Ref.: T-III-E:Ward E\ Robinson Memorial Methodist Church	



1.0	Denomination		
1.1	Name of Premises	Robinson Memorial Methodist Church	
1.2	Earlier Name	Not applicable	
1.3	Built in	1923	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Sheikh Hafizuddin Marg (Sankli Street), Byculla	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Charles Hill	
3.2	Past	John Edward Robinson, William Henry Stephen, Albert Austin Tacker, George Wahington Park, Fredrick Wool	
3.3	Status	Trust	
4.0	Use		
4.1	Present	Religious, Residential	
4.2	Past	Religious, Residential	
4.3	Usage	Regular religious and residential use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on a quiet minor road, façade hidden behind profile of tress.	
5.2	Architectural Description	Church having a grand scale constructed in Malad stone random masonry till the first floor. Entry is governed by a double height verandah with semicircular arches and Corinthian capitals. On either side of the verandah are Slender arches. Upper floor has been plastered and painted. Otherwise the fairly plain façade highlights arches in the central bay. The church has a large Magalore tiled sloping roof.	
5.3	Intrinsic	The church belongs to the Methodist Christian community. This community does not believe in idol worship	
5.4	Value Classification	A(arc), A(his), A(cul), B(per), C(seh)	Recommended Grade II B
6.0	Topography		
6.1	Floors	G + 2	
7.0	Construction		
7.1	Plinth	Black Basalt stone uncoursed masonry plinth	
7.2	Walls	Uncoursed Rubble Masonry externally, load bearing brick walls internally	
7.3	Floor	R.C.C. floor slab	

7.4	Stairs	R.C.C. open well staircase with M.S. railing, Wooden open well staircase with decorative railing		
7.5	Openings	Glazed wooden windows, mild steel windows with glazed shutters		
7.6	Roofing	Sloping roof with Mangalore tiled and wooden truss		
7.7	Articulation	Grand circular columns at entrance with Corinthian capitals, bays connecting semicircular windows on two floors		
7.8	Finishes	Exposed stone from outside and internally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Old carved wooden furniture inside		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Unpaved open space on North and West (Rear side). Unpaved open space on front.		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Fair (No cracks or dampness observed)		
9.3	Floor	Fair (No deflection observed)		
9.4	Stairs	Fair (Well maintained)		
9.5	Openings	Fair (Some windows on rear side need maintenance)		
9.6	Roofing	Fair (Leakage at some places)		
9.7	Articulation & Finishes	Fair-Poor (Attention required to the detailing)		
9.8	Services	Poor (Some pipes on rear side 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	Rear section of the upper floor is added later		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats			
	None			
12.0	Additional Notes / References / Documents Available			
	<p>History: The work of this church was started on October 11, 1923 for development of Methodism in Mumbai and a new church was planned to be erected to accommodate the Marathi and Kanarese congregations and work. The Methodist missionaries and workers in Mumbai decided to name this new church in honour of the one who laboured in the city for many years as a minister, John Edward Robinson.</p> <p>Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.</p>			

Robinson Memorial Methodist Church



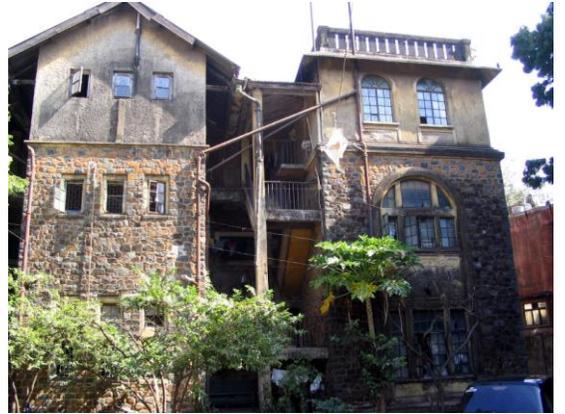
Front façade of the church facing Shaikh Hafizuddin Marg (Sankli Street)



Detail of arcade on ground floor with Corinthian capitals



Interior of the church with old wooden furniture



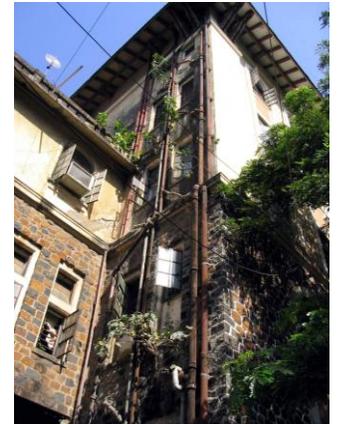
Rear elevation of the church with top floor added later



Detail of sloping roof and the ventilator



Double height verandah with circular columns and Corinthian capitals at entrance



Downtake pipes need heavy repairs



R.C.C. staircase first floor onwards

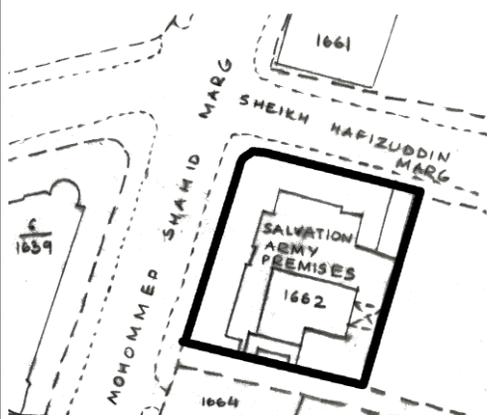


Grand double height entrance to the church



R.C.C. staircase from ground to first floor

	Common Ref. No.:	
	Card No.: E-37	
	Ward (Part): E IV	
	CS No.: 1662	
	Plot Area: 1408.04 sq.m.	
	B U Area: 1392.00 sq.m.	
	Date: June, 2005	
	Record by: Ojas P, Anup S	
	Review by: Neera Adarkar	
	Internal: As above	
	External: As above	
	Photo Ref.: T-III-E:Ward E\ The Salvation Army Premises	



1.0	Denomination		
1.1	Name of Premises	The Salvation Army Premises	
1.2	Earlier Name	Not applicable	
1.3	Built in	Early 20 th century	Extension Date (if any) 1934
2.0	Access		
2.1	Main	Maulana Azad Road – North (Rippon Road)	
2.2	Subsidiary	Mohammed Shahid Marg (Morland Road)	
3.0	Ownership Pattern		
3.1	Present	Directors of Salvation Army	
3.2	Past	Not available	
3.3	Status	Trust	
4.0	Use		
4.1	Present	Public welfare and social service	
4.2	Past	Public welfare and social service	
4.3	Usage	Regular public use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Strategic location with roads on three sides, Maulana Azad Road – North (Rippon Road), Mohammed Shahid Marg (Morland Road) and Shaikh Hafizuddin Marg (Sankli Street)	
5.2	Architectural Description	Vernacular style modest buildings planned with some open spaces in between. The buildings have stark façades. Sloping roof vernacular style structures with rectangular and arched openings and balconies with wooden railing. The corner façade is curved in plan.	
5.3	Intrinsic	The Salvation Army is an international movement, a part of the Christian Church which works for various social causes, provides educational facilities and offers some healthcare facilities	
5.4	Value Classification	C(seh), E	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 1, Ground floor	
7.0	Construction		
7.1	Plinth	Black Basalt stone coursed masonry plinth	
7.2	Walls	Composite brick masonry walls	
7.3	Floor	Timber joist floor, R.C.C. floor	
7.4	Stairs	Timber Dog legged staircase, R.C.C. staircase	

7.5	Openings	Rectangular wooden fully glazed, semicircular arches at some places		
7.6	Roofing	Sloping roof with Mangalore tiles and wooden truss		
7.7	Articulation	Not much articulation on façade		
7.8	Finishes	Internally 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	Some paved / unpaved open space within the premises used for gatherings or social events		
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 cracks or settlement observed)		
9.2	Walls	Fair (Plaster chipped off at some places)		
9.3	Floor	Fair (Wooden members need maintenance)		
9.4	Stairs	Fair		
9.5	Openings	Fair (Some windows broken)		
9.6	Roofing	Poor (Leakage at some places)		
9.7	Articulation & Finishes	Fair (Partly replastered)		
9.8	Services	Poor (Leakage at many places)		
9.9	Outbuildings	Fair (Not clean)		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	Chajjas added to windows		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	None		
12.0	Additional Notes / References / Documents Available	History: The Salvation Army was founded by William Booth in 1865 in London has spread to many parts of the world. The Salvation Army works in 108 countries today. Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.		

The Salvation Army Premises



The elongated façade as seen from (Morland Road



Paved open space in compound used for social gatherings and events



Plaque installed in 1934 at time of inauguration of new building



Detail of a typical window



Entrance to the premises from Morland Road



New building constructed in 1934 with central open space



One of the social services offered by the Salvation Army



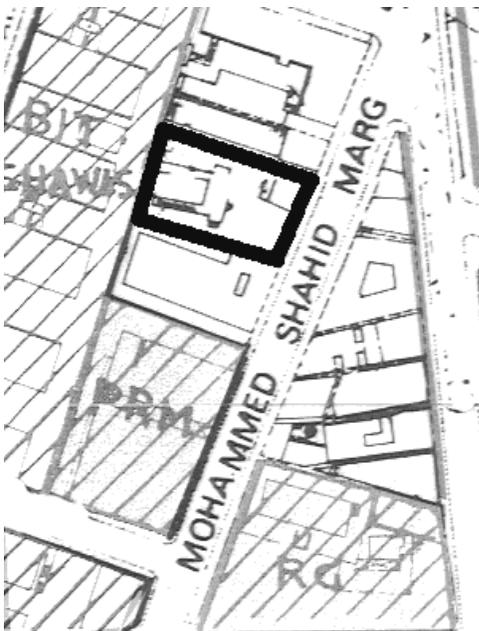
The Salvation Army Premises



Leakage from the downtake pipes damage the plaster



Façade as seen from Sankli Street

	Common Ref. No.:			
	Card No.: E-38			
	Ward (Part): E IV			
	CS No.: Not available			
	Plot Area: Not available			
	B U Area: Not available			
	Date: June, 2005			
	Record by: Ojas P, Gauri J			
	Review by: Neera Adarkar			
	Internal: As above			
	External: As above			
Photo Ref.: T-III-E:Ward E\ Magen Hassidim Synagogue				
1.0	Denomination			
1.1	Name of Premises	Magen Hassidim Synagogue		
1.2	Earlier Name	Not applicable		
1.3	Built in	1931	Extension Date (if any) Not applicable	
2.0	Access			
2.1	Main	Mohammed Shahid 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, Place of worship		
4.2	Past	Religious, Place of worship		
4.3	Usage	Regular religious use		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	Located on Mohammed Shahid Marg, encroached by many hutments, the structure is located on a small rectangular plot and not seen from the road due to the high compound wall and gate.		
5.2	Architectural Description	The façade resembling a gable hides the sloping roof of the Synagogue behind due to its grand scale. The grandeur is attained also because of segmental band at the top accentuated with the bordering cornice on top and bottom of the band. A large moulded architrave in similar segmental profile entrance portico which is marked by four stone columns. The steps leading to portico are strongly defined by the stone plinth on which the Synagogue stands.		
5.3	Intrinsic	One of the Synagogues built for city's now nearly extinct Jewish Community. Constructed in the neighbourhood habited mainly by Jews. This is the newest Synagogue in the island city of Mumbai built in 1931.		
5.4	Value Classification	A(arc), A(his), A(cul), B(per), B(uu), C(seh), D(bio), E, F	Recommended Grade II A	
6.0	Topography			
6.1	Floors	G + 1		
7.0	Construction			
7.1	Plinth	Black Basalt stone coursed masonry plinth		
7.2	Walls	Composite brick masonry walls		

7.3	Floor	Wooden joist floor		
7.4	Stairs	Wooden open well staircase with decorative railing		
7.5	Openings	Rectangular glazed shutter, wooden and aluminium		
7.6	Roofing	Sloping roof with Mangalore tiles and wooden truss with markings of a Jewish star on the trusses		
7.7	Articulation	Cornice band at top floor, semicircular pediment on first floor		
7.8	Finishes	Marble cladding and plaster externally, plaster painted internally		
7.9	Interiors (Movable & Immovable)	Old shrine, lamps, old wooden benches and a timber ladies gallery with decorative wooden railing		
7.10	Compound / Fence / Gate	Plastered brick compound wall		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Marginal paved 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 applicable		
9.0	Condition			
9.1	Plinth	Good (No cracks or settlement observed)		
9.2	Walls	Good (Recently marble cladded)		
9.3	Floor	Good (Well maintained)		
9.4	Stairs	Good (Well maintained)		
9.5	Openings	Good (Some windows replaced)		
9.6	Roofing	Good (Well maintained)		
9.7	Articulation & Finishes	Good (Cladded in Marble and Granite)		
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	Façade cladded by Marble and Granite recently.		
11.0	DP Remarks / Perceived Threats			
	None			
12.0	Additional Notes / References / Documents Available			
	History: The most recent Synagogue in Mumbai, this was built in 1929. The donations for construction of this Synagogue were received from the Jews from all over the world. Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.			

Magen Hassidim Synagogue



Front view of the Synagogue as seen from Mohammed Shahid Marg (Morland Road)



Interior detail with ladies gallery on first floor along the periphery



Detail of King post roof truss with carvings of the 'Holy Star'



Timber staircase leading to the ladies gallery



Interior of Synagogue with enclosure for 'Tora', the holy religious book of Jews



Detail of plaque near entrance installed by Sarabai Solomon Aaron Bhonkar in 1939



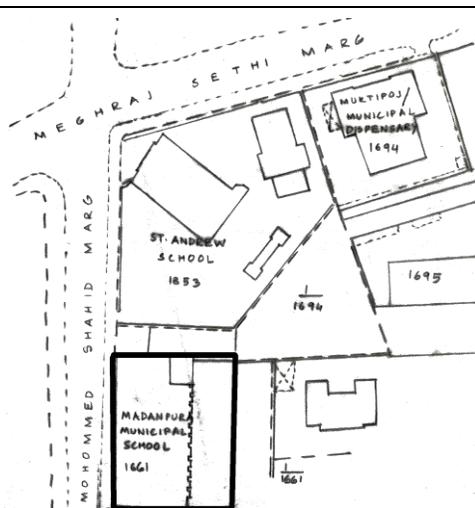
Plaque near the entrance installed during the inauguration of Synagogue



Corner detail of the wooden post and support for roof with the 'Holy Star'

Right side elevation and left side elevation not visible due to proximity of adjoining structures

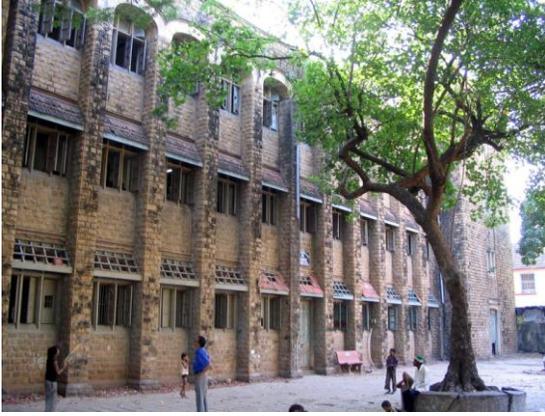
	Common Ref. No.:	
	Card No.:	E-39
	Ward (Part):	E IV
	CS No.:	1661
	Plot Area:	1225.76 sq.m.
	B U Area:	1810.89 sq.m.
	Date:	June, 2005
	Record by:	Ojas P, Gauri J
	Review by:	Neera Adarkar
	Internal:	As above
	External:	As above
Photo Ref.:	T-III-E:Ward E\ Madanpura Municipal School	



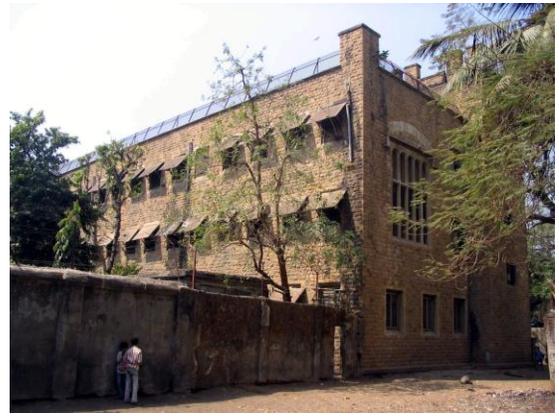
1.0	Denomination		
1.1	Name of Premises	Madanpura Municipal School	
1.2	Earlier Name	Pattharwali School	
1.3	Built in	Early 20 th century	Extension Date (if any) Not available
2.0	Access		
2.1	Main	Mohammed Shahid Marg (Morland Road)	
2.2	Subsidiary	Sheikh Hafizuddin Marg (Sankli Street)	
3.0	Ownership Pattern		
3.1	Present	Municipal Corporation for City of Bombay	
3.2	Past	Municipal Corporation for City of Bombay	
3.3	Status	MCGM	
4.0	Use		
4.1	Present	Municipal School, public	
4.2	Past	Municipal School, public	
4.3	Usage	Frequent educational use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on a rectangular plot with unpaved open playground in front in and back, belonging to the school.	
5.2	Architectural Description	Exposed Malad stone grand building with strong form and proportions. The structure exhibits segmental arched windows on top floor, otherwise rectangular windows with Mangalore tiled Chajjas on wooden brackets with Malad stone pilasters on either sides. Building has minimal ornamentation and has flat roof. The two staircase towers at two ends adorn the façade.	
5.3	Intrinsic	One of the municipal schools built and operated by M.C.G.B. One of the many municipal schools in E ward built for the local population.	
5.4	Value Classification	A(arc), A(cul), B(uu), C(seh), J	Recommended Grade II B
6.0	Topography		
6.1	Floors	G + 2	
7.0	Construction		
7.1	Plinth	Malad stone clad plinth	
7.2	Walls	External Malad stone coursed masonry, internal load bearing brick walls	
7.3	Floor	Timber joist floor, R.C.C. floor at some places	
7.4	Stairs	Wooden dog legged staircase with plain railing	

7.5	Openings	Segmental arches and rectangular wooden windows		
7.6	Roofing	Sloping roof with Mangalore tiles and wooden truss		
7.7	Articulation	Segmental arched windows on top floor, otherwise not much ornamentation on façade		
7.8	Finishes	Plastered from inside, exposed Malad stone from outside		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Plastered brick compound wall, partly Black Basalt stone uncoursed masonry wall		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Unpaved open ground in front and backyard		
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)		
9.2	Walls	Poor (Some walls attacked by Moss)		
9.3	Floor	Fair (Deflection at many places)		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Poor (All windows broken, heavy maintenance required)		
9.6	Roofing	Fair-Poor (Leakage in Corridor)		
9.7	Articulation & Finishes	Poor (Malad stone cladding attacked by Moss)		
9.8	Services	Poor (Many pipes broken)		
9.9	Outbuildings	Fair-Poor		
9.10	Overall condition	Fair-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	Plot reserved for Municipal Primary School on proposed Development Plan (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. Sheets, D.P. Sheets, and Eicher City Maps-Mumbai.		

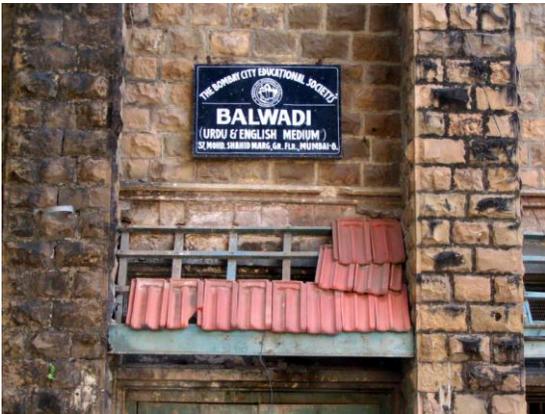
Madanpura Municipal School



Front view facing Mohammed Shahid Marg (Morland Road)



Side view from the open ground in the backyard



Detail of the Mangalore tiled sloping chajja over the window



Staircase tower at the end rising above the general height creates an interesting skyline



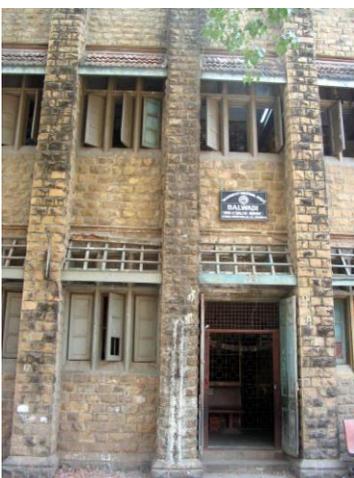
Detail of windows on the side facade



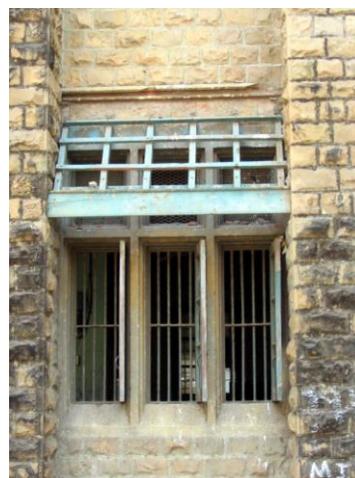
Semicircular arched windows on top floor with pilasters



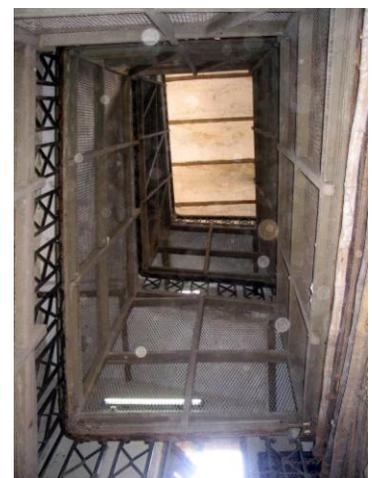
View from the open ground in front



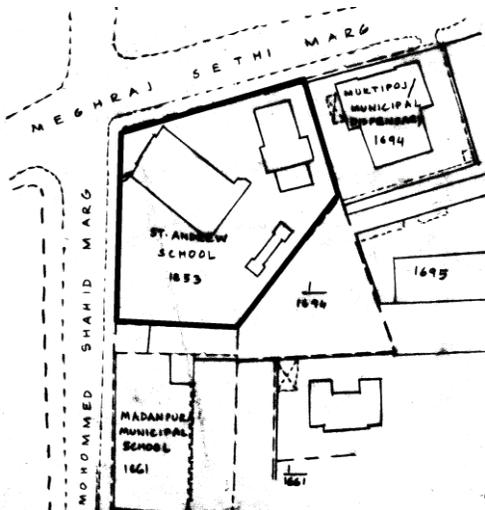
Typical window detail with stone pilasters on sides



Mangalore tiled sloping chajjas broken at some places



View of the open well staircase

	Common Ref. No.:	
	Card No.: E-40	
	Ward (Part): E IV	
	CS No.: 1653	
	Plot Area: Not available	
	B U Area: Not available	
	Date: June, 2005	
	Record by: Ojas P, Gauri J	
	Review by: Neera Adarkar	
	Internal: As above	
External: As above		
Photo Ref.: T-III-E:Ward E\ St. Andrew's Marathi Church and School		
		

1.0	Denomination		
1.1	Name of Premises	St. Andrew's Marathi Church and School	
1.2	Earlier Name	Not applicable	
1.3	Built in	1916	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Meghraj Sethi Marg (Souter Street)	
2.2	Subsidiary	Mohammed Shahid Marg (Morland 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, Institutional	
4.2	Past	Religious, Institutional	
4.3	Usage	Regular religious and institutional use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on a strategic junction of Meghraj Sethi Marg (Souter Street) and Mohammed Shahid Marg (Morland Road) facing a small open space.	
5.2	Architectural Description	Exposed Kurla Basalt stone building with Mangalore tiled sloping roof. Façade has a large recessed arched niche for the cross above the entrance. The central bay is slightly projected and has increased height topped with the bell fitted in a triangular enclosure. The church has rectangular fully glazed windows	
5.3	Intrinsic	The church and school belongs to the Protestant Christian Community, Maharashtra, which runs many educational institutes.	
5.4	Value Classification	A(arc), A(cul), B(per), E	Recommended Grade II B
6.0	Topography		
6.1	Floors	Ground floor, G+1	
7.0	Construction		
7.1	Plinth	Black Basalt stone coursed masonry plinth	
7.2	Walls	Kurla basalt stone walls externally, Internal access denied	
7.3	Floor	Access denied	
7.4	Stairs	Access denied	
7.5	Openings	Semicircular arched niche, rectangular glazed windows	

7.6	Roofing	Sloping roof with Mangalore tiles and timber truss		
7.7	Articulation	Not much articulation on façade		
7.8	Finishes	Kurla Basalt stone masonry from outside, plastered and timber from inside		
7.9	Interiors (Movable & Immovable)	Access denied		
7.10	Compound / Fence / Gate	M.S. railing on brick compound wall		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Paved open space around		
8.0	Services & Utilities			
8.1	Lighting	Access denied		
8.2	Ventilation	Access denied		
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 cracks or settlement observed)		
9.2	Walls	Good (No cracks or dampness observed)		
9.3	Floor	Access denied		
9.4	Stairs	Access denied		
9.5	Openings	Good (Well maintained)		
9.6	Roofing	Access denied		
9.7	Articulation & Finishes	Good (Recently painted)		
9.8	Services	Access denied		
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	Shown as private primary school on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.		

St. Andrew's Marathi Church and School



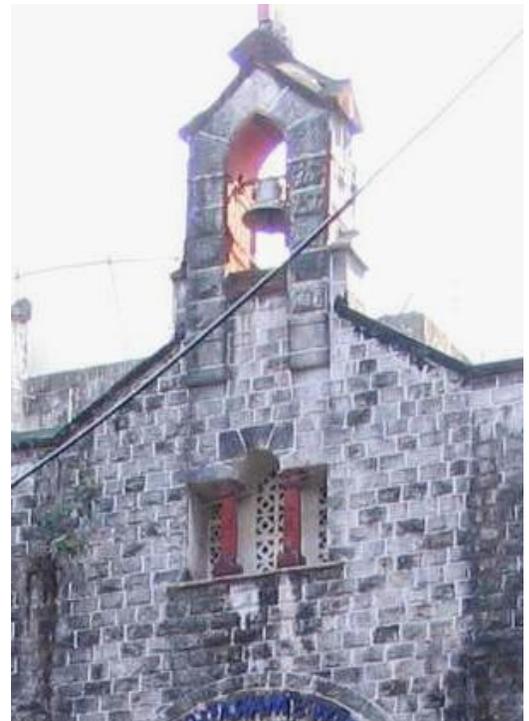
Façade seen from the junction of Meghraj Sethi Marg (Souter Street) & Mohammed Shahid Marg (Morland Road)



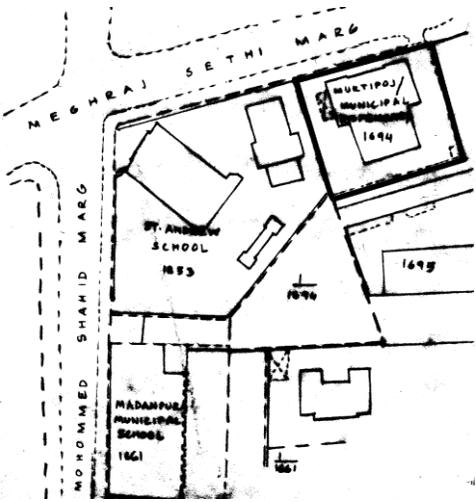
St. Andrew's Marathi Church and School



Detail of the plaque installed at the time of inauguration



Detail of the Bell tower

	Common Ref. No.:		
	Card No.: E-41		
	Ward (Part): E III		
	CS No.: 1694		
	Plot Area: 1056.87 sq.m.		
	B U Area: 1500.00 sq.m.		
	Date: June, 2005		
	Record by: Ojas P, Anup S		
	Review by: Neera Adarkar		
	Internal: As above		
External: As above			
Photo Ref.: T-III-E:Ward E\ Muktipoj Municipal Dispensary			
			
1.0	Denomination		
1.1	Name of Premises	Muktipoj Municipal Dispensary	
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	Meghraj Sethi Marg (Souter Street)	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Trustees for Improvement of the City of Bombay	
3.2	Past	MCGM	
3.3	Status	MCGM	
4.0	Use		
4.1	Present	Municipal Dispensary, public	
4.2	Past	Municipal Dispensary, public	
4.3	Usage	Regular public use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on a rectangular plot facing Meghraj Sethi Marg, facing J. Maidan.	
5.2	Architectural Description	Modest structure with symmetrical façade and a Mangalore tiled sloping roof. The building has a recessed balcony above the entrance porch on ground floor, representing the typologies of small public buildings built in early 19 th century. The structure does not have much ornamentation but represents a type of buildings in the locality.	
5.3	Intrinsic	Municipal dispensaries like this are dispensed in the entire city to provide health care to the economically weaker sections of the society.	
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	Black Basalt stone coursed masonry plinth	
7.2	Walls	Load bearing brick walls	
7.3	Floor	Wooden joist floor	
7.4	Stairs	Wooden dog legged staircase	

7.5	Openings	Rectangular wooden louvered from inside, glazed shutter from outside		
7.6	Roofing	Sloping roof with Mangalore tiles and wooden truss and wooden boarding false ceiling below		
7.7	Articulation	Semicircular arched openings for porch with coupled pillars, ornamental brackets for Chajjas		
7.8	Finishes	Internally externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Brick compound wall with C.I grills and gate		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Paved open space (Marginal)		
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, cracking of joints at some places)		
9.2	Walls	Fair (Dampness observed near roof and near toilets)		
9.3	Floor	Fair-Poor (Wooden members need maintenance)		
9.4	Stairs	Fair (Sagging at junction with floor on first floor)		
9.5	Openings	Poor (Windows broken at some places)		
9.6	Roofing	Poor (Leakage at many places, fascia needs repairs)		
9.7	Articulation & Finishes	Fair-Poor (Needs plastering)		
9.8	Services	Poor (Leakage of pipes at many places)		
9.9	Outbuildings	Poor		
9.10	Overall condition	Fair	Maintenance level	Poor
10.0	Transformation			
10.1	Form	Balcony enclosed, Chajjas added to windows, rear open space encroached by asbestos sheet shed, some window panes replaced by tin sheets		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Plot reserved for Municipal Dispensary on proposed Development Plan (D.P.)		
12.0	Additional Notes / References / Documents Available	<p>Note: The building represents the style of buildings in the vicinity of Agripada with Squarish plots laid out having triangular open spaces at some places. This municipal dispensary, however needs careful consideration in terms of its heritage value, in the context of its bad structure condition and its need for expansion.</p> <p>Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.</p>		

Muktipoj Municipal Dispensary



Front elevation facing Meghraj Sethi Marg (Souter Street)



Detail of coupled columns for balcony along with the arcade on ground floor



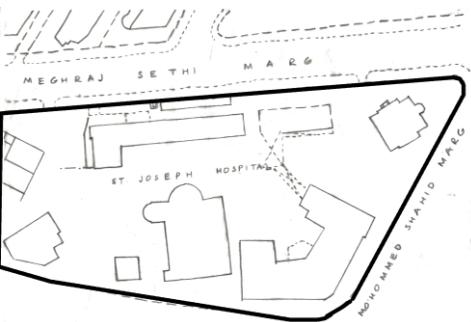
Some window panes replaced by tin sheets

	Common Ref. No.:	
	Card No.: E-42	
	Ward (Part): E IV	
	CS No.: 1854	
	Plot Area: 6007.57sq.m.	
	B U Area: Not applicable	
	Date: June, 2005	
	Record by: Ojas P, Gauri J	
	Review by: Neera Adarkar	
	Internal: As above	
	External: As above	
Photo Ref.: T-III-E:Ward E\ J Maidan		



1.0	Denomination		
1.1	Name of Premises	J Maidan	
1.2	Earlier Name	Willingdon Garden	
1.3	Built in	Not applicable	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Meghraj Sethi Marg (Souter Street)	
2.2	Subsidiary	Maulana Azad Road –North (Rippon Road)	
3.0	Ownership Pattern		
3.1	Present	Municipal Corporation for City of Bombay, Willingdon Garden	
3.2	Past	MCGM	
3.3	Status	MCGM	
4.0	Use		
4.1	Present	Recreational, public	
4.2	Past	Recreational, public	
4.3	Usage	Regular public use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on a triangular plot between Maulana Azad Road- North (Rippon Road), Meghraj Sethi Marg (Souter Street) and Mohammed Shahid Marg (Morland Road)	
5.2	Architectural Description	Unpaved open space with some trees planted along the periphery in the congested area of Madanpura.	
5.3	Intrinsic	Open space at the end of the integrally planned township near Agripada. Squarish plots have been laid out facing this open space.	
5.4	Value Classification	J	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. compound wall and gate		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Unpaved open space with dense vegetation and lawns and paved walking tracks		
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	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 for recreational ground in the proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.		

	Common Ref. No.:	
	Card No.: E-43	
	Ward (Part): E IV	
	CS No.: Not available	
	Plot Area: Not available	
	B U Area: Not available	
	Date: June, 2005	
	Record by: Ojas P. Madhura W	
	Review by: Neera Adarkar	
	Internal: As above	
External: As above		
Photo Ref.: T-III-E:Ward E\ St. Joseph Home and Nursery premises		
		

1.0	Denomination		
1.1	Name of Premises	St. Joseph Home and Nursery premises, All buildings	
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	Mohammed Shahid Marg (Morland Road)	
2.2	Subsidiary	Y.M.C.A. Road (Club Back 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 and orphanage	
4.2	Past	Religious and orphanage	
4.3	Usage	Regular religious and public use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	A complex of buildings located in an Agripada area with roads on all the four sides. Located in a planned neighbourhood of Agripada with squarish plots laid out facing triangular open spaces.	
5.2	Architectural Description	The premises have low rise structures built in Vernacular style with large open space in between the structures. The buildings are characterized by arched verandahs on Ground floor and sloping roof, semi-covered porticos with timber trusses, wooden railings on balconies etc. Premises also have a chapel with arched windows, stain glass and a statue of Jesus Christ in the central portion near the roof.	
5.3	Intrinsic	One of the old charity institutes formed by the missionaries during the pre-independence period for public welfare and social service. The entire stretch of Mumbai Central, Nagpada and Byculla is associated with such organizations of social concern since more than hundred years. . It functions as Orphanage, School and Day care crèche for the slum children.	
5.4	Value Classification	A(arc), A(cul), B(uu), C(seh) E, F	Recommended Grade II B
6.0	Topography		
6.1	Floors	G + 1	
7.0	Construction		
7.1	Plinth	Black Basalt stone coursed masonry	
7.2	Walls	Load bearing brick walls	

7.3	Floor	Wooden joist floor, R.C.C. floor slab		
7.4	Stairs	Open well wooden staircase with decorative railing		
7.5	Openings	Equilateral arched windows, rectangular openings at some places.		
7.6	Roofing	Sloping roof with Mangalore tiles and timber truss		
7.7	Articulation	Cornice at first floor level, semi circular arched windows on façade, clear storey windows		
7.8	Finishes	Internally and externally plastered and painted.		
7.9	Interiors (Movable & Immovable)	Chapel has some old furniture.		
7.10	Compound / Fence / Gate	Plaster painted brick compound wall		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Paved open space in front sides and in internal courts along with small shrubs and trees		
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 or deflection observed)		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Good (Well maintained)		
9.6	Roofing	Good (No leakage observed, Mangalore tiles in sound state)		
9.7	Articulation & Finishes	Good (recently painted)		
9.8	Services	Fair		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	Aluminium sheet enclosure added in front of the administrative block		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Plot reserved for Secondary School on proposed Development Plan (D.P.)		
12.0	Additional Notes / References / Documents Available	History: The plots in the neighbourhood of Agripada were laid out during the late 19 th century along with the network of roads planned in such a way that all the squarish plots faced triangular open spaces. These open spaces varied in size at various locations. The plots were mainly occupied by the residential lavish bungalows, religious buildings, buildings for social and community welfare. All these structures were either ground floor or G + 1 constructions. Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.		

St. Joseph Home and Nursery premises, All Buildings



View of the main building with arched verandah on ground floor and following the plot profile



View of the hostel block



View of Chapel



Detail of arched verandah on ground floor and balcony on first floor



Statue of Jesus Christ on the Chapel façade

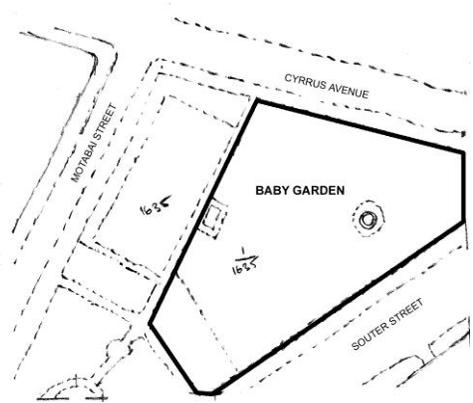


Plaque installed at the time of inauguration



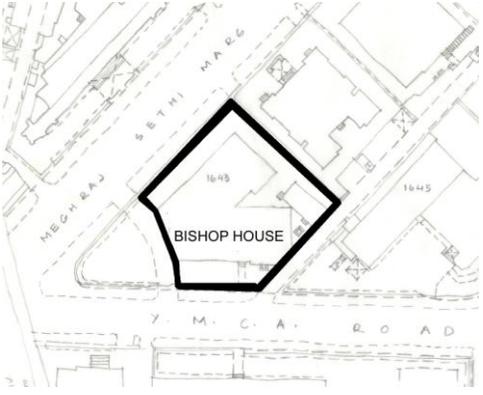
Detail of the circular window on the Chapel façade

	Common Ref. No.:	
	Card No.: E-44	
	Ward (Part): E IV	
	CS No.: 1/ 1635	
	Plot Area: 1928.10 sq.m.	
	B U Area: Not applicable	
	Date: April, 2005	
	Record by: Ojas P, Anup S	
	Review by: Neera Adarkar	
	Internal: As above	
	External: As above	
	Photo Ref.: T-III-E:Ward E\ Baby Garden	



1.0	Denomination			
1.1	Name of Premises	Baby Garden		
1.2	Earlier Name	Not applicable		
1.3	Built in	Not applicable	Extension Date (if any)	Not applicable
2.0	Access			
2.1	Main	Meghraj Sethi Marg (Souther Street)		
2.2	Subsidiary	Cyrus Avenue, Motlabai Street		
3.0	Ownership Pattern			
3.1	Present	The Municipal Corporation for The City of Bombay		
3.2	Past	Principal of National Medical College		
3.3	Status	MCGM		
4.0	Use			
4.1	Present	Recreational, public		
4.2	Past	Recreational, public		
4.3	Usage	Frequent public use		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	Triangular open space with many trees, surrounded by Meghraj Sethi Marg (Souther Street), Cyrus Avenue, Motlabai Street.		
5.2	Architectural Description	One of the open spaces in a neatly laid out neighbourhood in Agripada. Many lavish bungalows faced similar such triangular open spaces in the last century.		
5.3	Intrinsic	In the last century, most of the plots facing this ground were bungalows along with some parts used for public welfare, recreational religious and public land.		
5.4	Value Classification	J, 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	M.S compound wall and gate		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Lawn and children's play area with recreational open space		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good lighting		
8.2	Ventilation	Natural and artificial, good ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Not applicable		
9.2	Walls	Not applicable		
9.3	Floor	Not applicable		
9.4	Stairs	Not applicable		
9.5	Openings	Not applicable		
9.6	Roofing	Not applicable		
9.7	Articulation & Finishes	Not applicable		
9.8	Services	Not applicable		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Marked as recreational ground on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	<p>History: The plots in the neighbourhood of Agripada were laid out during the late 19th century along with the network of roads planned in such a way that all the squarish plots faced triangular open spaces. These open spaces varied in size at various locations. The plots were mainly occupied by the residential lavish bungalows, religious buildings, buildings for social and community welfare. All these structures were either ground floor or G + 1 constructions.</p> <p>Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai.</p>		

	Common Ref. No.:			
	Card No.: E-45			
	Ward (Part): E IV			
	CS No.: 1643			
	Plot Area: 1377.10 sq.m.			
	B U Area: 1546.20 sq.m.			
	Date: June, 2005			
	Record by: Ojas P, Gauri J			
	Review by: Neera Adarkar			
	Internal: As above			
	External: As above			
Photo Ref.: T-III-E:Ward E\ Bishop House				
1.0	Denomination			
1.1	Name of Premises	Bishop House		
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	Y.M.C.A. Road (Club Back Road)		
2.2	Subsidiary	Meghraj Sethi Marg (Souter Street)		
3.0	Ownership Pattern			
3.1	Present	Governing Body of Executor Board of Methodist Episeopal Church in Southern Asia.		
3.2	Past	Not available		
3.3	Status	Trust		
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 junction of YMCA Road and Meghraj Sethi Marg in the integrally planned township at Agripada		
5.2	Architectural Description	Sprawling corner building laid out with landscaped area in front on a triangular corner with modest façade. The plan follows the geometry of curve and exhibits a corridor running throughout the face with a semicircular arched front. First floor has a balcony with plain railing and posts at some places. The structure has a Mangalore tiled wooden sloping roof. The structure is very similar to the Methodist Kindergarten School located on opposite side of the Y.M.C.A. Road.		
5.3	Intrinsic	The building is a residence of the Bishop of the Methodist community. The branch of Christianity which does not believe in Idol worship.		
5.4	Value Classification	A(arc), A(cul), B(per), C(seh), G(grp), I(sce)	Recommended Grade	III
6.0	Topography			
6.1	Floors	G + 1		
7.0	Construction			
7.1	Plinth	Black Basalt stone coursed masonry plinth		
7.2	Walls	Load bearing brick masonry walls		
7.3	Floor	Access denied		

7.4	Stairs	Access denied		
7.5	Openings	Semicircular arched front on ground floor. Rectangular wooden openings at some places.		
7.6	Roofing	Sloping roof with Mangalore tiles and timber truss		
7.7	Articulation	Semicircular arched front on ground floor. Cornice band at the end on arch on ground floor.		
7.8	Finishes	Externally plastered and painted. Interior access denied.		
7.9	Interiors (Movable & Immovable)	Access denied		
7.10	Compound / Fence / Gate	Plastered brick compound wall with some slits		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Landscaped space in front and on sides		
8.0	Services & Utilities			
8.1	Lighting	Access denied		
8.2	Ventilation	Access denied		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Access denied		
8.7	Other (HVAC / BMS / Security Systems)	Access denied		
9.0	Condition			
9.1	Plinth	Good (No cracks or settlement observed)		
9.2	Walls	Good (No cracks or dampness observed)		
9.3	Floor	Access denied		
9.4	Stairs	Access denied		
9.5	Openings	Good (Well maintained)		
9.6	Roofing	Access denied		
9.7	Articulation & Finishes	Good (Recently painted)		
9.8	Services	Access denied		
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			
	<p>History: The plots in the neighbourhood of Agripada were laid out during the late 19th century along with the network of roads planned in such a way that all the squarish plots faced triangular open spaces. These open spaces varied in size at various locations. The plots were mainly occupied by the residential lavish bungalows, religious buildings, buildings for social and community welfare. All these structures were either ground floor or G + 1 constructions.</p> <p>Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.</p>			

Bishop House



View along the junction of Meghraj Sethi Marg (Souter Street) and Y.M.C.A. Road (Club Back Road)



Part façade hidden behind the densely planted trees along Y.M.C.A. Road (Club Back Road)



Detail of semicircular arch of verandah on ground floor and balcony with plain railing and wooden posts

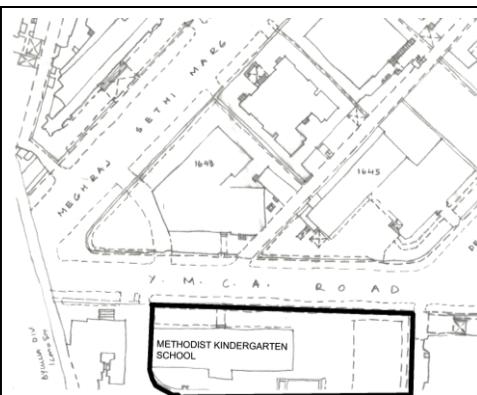


Verandah running all around with arcade on ground floor give openness to façade



Detail of the balcony as seen from Y.M.C.A. Road (Club Back Road)

	Common Ref. No.:	
	Card No.:	E-46
	Ward (Part):	E IV
	CS No.:	1643
	Plot Area:	1377.10 sq.m.
	B U Area:	Not available
	Date:	June, 2005
	Record by:	Ojas P, Madhura W
	Review by:	Neera Adarkar
	Internal:	As above
	External:	As above
Photo Ref.:	T-III-E:Ward E\ The Methodist Kindergarten School	



1.0	Denomination		
1.1	Name of Premises	The Methodist Kindergarten School	
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	Y.M.C.A. Road (Club Back Road)	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Governing Body of Executor Board of Methodist Episcopal Church in Southern Asia.	
3.2	Past	Not available	
3.3	Status	Trust	
4.0	Use		
4.1	Present	Kindergarten school, Educational	
4.2	Past	Kindergarten school, Educational	
4.3	Usage	Regular educational use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on Y.M.C.A. Road and off the busy Dr. Anandrao Nair Marg, which is one of the major North-South arterial roads. This area has buildings of similar scale in the vicinity.	
5.2	Architectural Description	Building of modest scale and façade with verandah on ground floor with segmental arched verandah running throughout the length abutting the road. First floor has a balcony over the verandah and has a plain wooden railing. The building has a Mangalore tiled timer sloping roof on the entire structure.	
5.3	Intrinsic	The kindergarten school belongs to the Methodist community. The branch of Christianity which does not believe in Idol worship..	
5.4	Value Classification	A(arc), A(cul), B(per), C(she), G(grp)	Recommended Grade II B
6.0	Topography		
6.1	Floors	G + 1	
7.0	Construction		
7.1	Plinth	Black Basalt stone coursed masonry plinth	
7.2	Walls	Load bearing brick walls	
7.3	Floor	Wooden joist floor	
7.4	Stairs	Wooden staircase with plain railing	

7.5	Openings	Rectangular wooden glazed shutter		
7.6	Roofing	Sloping roof with Mangalore tiles and wooden trusses		
7.7	Articulation	Ground floor verandah with projecting key stones, not much articulation on façade		
7.8	Finishes	Internally 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	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)	Some air-conditioning units at some places		
9.0	Condition			
9.1	Plinth	Good (No cracks or settlement observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good (No deflection observed)		
9.4	Stairs	Good (Well maintained)		
9.5	Openings	Good (Well maintained)		
9.6	Roofing	Fair (No leakage observed)		
9.7	Articulation & Finishes	Good (Well maintained)		
9.8	Services	Fair (No pipes broken)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Fair
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	None		
12.0	Additional Notes / References / Documents Available	<p>History: The plots in the neighbourhood of Agripada were laid out during the late 19th century along with the network of roads planned in such a way that all the squarish plots faced triangular open spaces. These open spaces varied in size at various locations. The plots were mainly occupied by the residential lavish bungalows, religious buildings, buildings for social and community welfare. All these structures were either ground floor or G + 1 constructions.</p> <p>Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.</p>		

The Methodist Kindergarden School



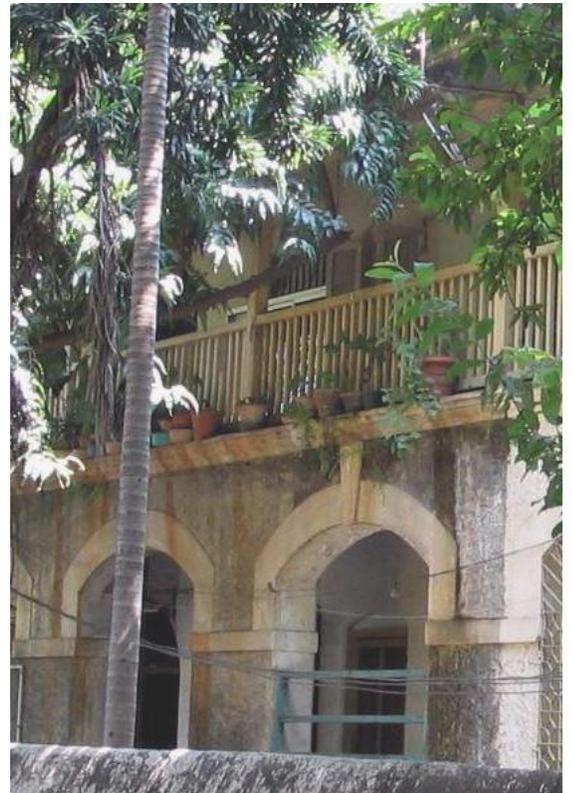
Front view from Y.M.C.A. Road (Club Back Road)



Left side elevation from Y.M.C.A. Road (Club Back Road)

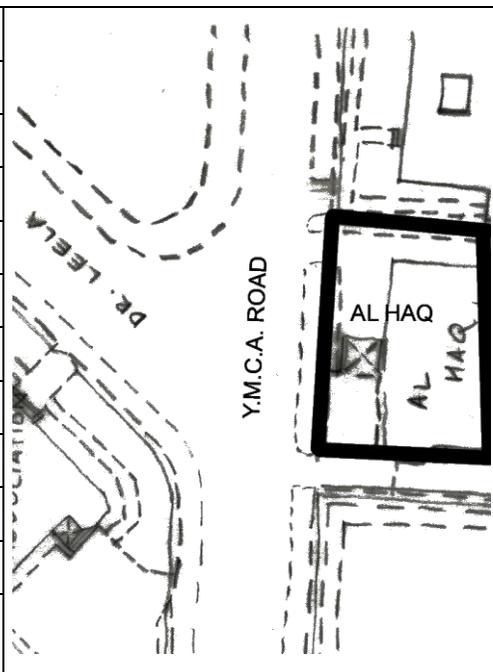


Detail of wooden jall on first floor with chajjas added to the ground floor arched openings



Detail of arcade on ground floor with plain wooden railing of the corridor above

	Common Ref. No.:	
	Card No.: E-47	
	Ward (Part): E III	
	CS No.: Not available	
	Plot Area: Not available	
	B U Area: Not available	
	Date: June, 2005	
	Record by: Ojas P, Keshav S	
	Review by: Neera Adarkar	
	Internal: As above	
	External: As above	
Photo Ref.: T-III-E:Ward E\ Al Haq		



1.0	Denomination		
1.1	Name of Premises	Al Haq	
1.2	Earlier Name	Not applicable	
1.3	Built in	1889	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Y.M.C.A. Road (Club Back Road)	
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, office	
4.2	Past	Religious, office	
4.3	Usage	Daily religious and office use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located in a integrally planned neighbourhood Agripada with Square plots and low rise Vernacular bungalows. The plots are laid out facing small and large triangular open spaces.	
5.2	Architectural Description	Ground floor vernacular style structure with pitched roof and a projecting porch. The structure exhibits a character of a small villa with large windows highlighted by semi circular fanlights above. Projecting key stones and cornice bands adorn the façade.	
5.3	Intrinsic	Constructed during late 19 th and early 20 th century. A very few of such low rise structure exist today.	
5.4	Value Classification	A(arc), B(per), G(grp)	Recommended Grade III
6.0	Topography		
6.1	Floors	Ground floor	
7.0	Construction		
7.1	Plinth	Black Basalt stone coursed masonry plinth	
7.2	Walls	Load bearing brick walls	
7.3	Floor	Not applicable	
7.4	Stairs	Not applicable	
7.5	Openings	Rectangular glazed wooden windows, arched glazed fanlights	
7.6	Roofing	Sloping roof with Mangalore tiles and wooden truss	

7.7	Articulation	Cornice bands, projecting key stones, semicircular arched fanlights		
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	Marginal unpaved open space around, front open space paved.		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, fair-poor natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Good (No cracks or settlement observed)		
9.2	Walls	Fair (No cracks observed, leakage observed near porch)		
9.3	Floor	Not applicable		
9.4	Stairs	Not applicable		
9.5	Openings	Fair-Poor (Wooden members need maintenance)		
9.6	Roofing	Fair-Poor (No leakage observed. Some Mangalore tiles need replacement)		
9.7	Articulation & Finishes	Fair (Some pipes need replacement)		
9.8	Services	Fair		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	None		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai History: The plots in the neighbourhood of Agripada were laid out during the late 19 th century along with the network of roads planned in such a way that all the squarish plots faced triangular open spaces. These open spaces varied in size at various locations. The plots were mainly occupied by the residential lavish bungalows, religious buildings, buildings for social and community welfare. All these structures were either ground floor or G + 1 constructions.		

Al Haq



Front view from Y.M.C.A. Road (Club Back Road)



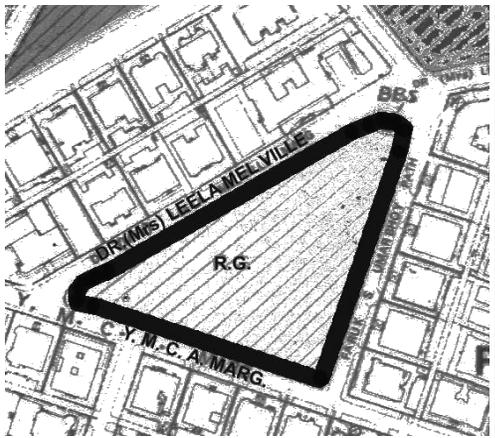
Left side view showing bay windows and semicircular arched windows



Detail of semicircular arched windows with plain keystones



Marble plaque on the gate pillar

	Common Ref. No.:	
	Card No.: E-48	
	Ward (Part): E IV	
	CS No.: 1650	
	Plot Area: 10254.26 sq.m.	
	B U Area: Not applicable	
	Date: April, 2005	
	Record by: Ojas P, Anup S	
	Review by: Neera Adarkar	
	Internal: As above	
	External: As above	
Photo Ref.: T-III-E:Ward E\ Mohammed Hussain Play Ground		

1.0	Denomination		
1.1	Name of Premises	Mohammed Hussain Play Ground	
1.2	Earlier Name	Wansi Maidan	
1.3	Built in	Not applicable	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Y.M.C.A. Road	
2.2	Subsidiary	Farukh Umerbhoy Path, Dr. Leela Melville Road	
3.0	Ownership Pattern		
3.1	Present	Bapuji Burjorji Screwwalla (Lessee), Dhanjishaw Ardeshir Ghadially (Mortgagee)	
3.2	Past	MCGM	
3.3	Status	MCGM	
4.0	Use		
4.1	Present	Recreation	
4.2	Past	Recreation	
4.3	Usage	Frequent public use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	A large triangular open space surrounded by Y.M.C.A. Road, Farukh Umerbhoy Path, Dr. Leela Melville Road in Agripada.	
5.2	Architectural Description	This ground is in a neatly laid out township at Agripada, earlier many lavish bungalows faced such triangular open space. A large open space in the colony of bungalows with a regular sized Squarish plots neatly laid out, facing the central triangular open spaces.	
5.3	Intrinsic	In the last century, most of the plots facing this ground were bungalows along with some parts used for public welfare, recreational religious and public land.	
5.4	Value Classification	J, I(sce)	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	Plastered brick compound wall and M.S. gates		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Unpaved open space without much vegetation		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good lighting		
8.2	Ventilation	Natural and artificial, good ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Not applicable		
9.2	Walls	Not applicable		
9.3	Floor	Not applicable		
9.4	Stairs	Not applicable		
9.5	Openings	Not applicable		
9.6	Roofing	Not applicable		
9.7	Articulation & Finishes	Not applicable		
9.8	Services	Not applicable		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Plot reserved for Recreational Ground on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	Notes: Plots laid out facing this ground. Must be retained. Only construction of Public toilets or minimum required public amenities may be allowed subject to scrutiny. Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai.		

Mohammed Hussain Play Ground

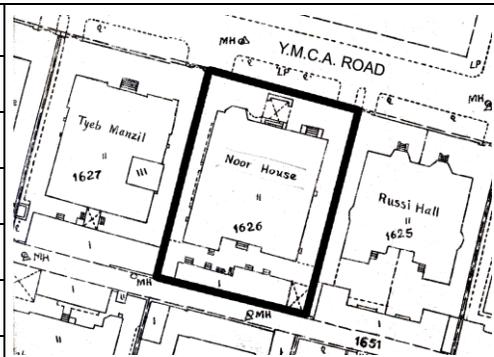


View of Mohammed Hussain Play Ground from Y.M.C.A. Road (Club Back Road)



Most of the plots facing the maidan early occupied by bungalows are now occupied by residential towers

	Common Ref. No.:	
	Card No.: E-49	
	Ward (Part): E IV	
	CS No.: 1626	
	Plot Area: 804.35 sq.m.	
	B U Area: 912.00 sq.m.	
	Date: April, 2005	
	Record by: Ojas P, Keshav S	
	Review by: Neera Adarkar	
	Internal: As above	
External: As above		
Photo Ref.: T-III-E:Ward E\ Noor House		



1.0	Denomination		
1.1	Name of Premises	Noor House	
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	Y.M.C.A Road (Club Back Road)	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Yahayabhoy Tyabally Koita	
3.2	Past	Ismail Tyabally Koita, Yusufally Tyabally Koita, Taheb Tyabally Koita	
3.3	Status	Ownership	
4.0	Use		
4.1	Present	Office and Residential	
4.2	Past	Residential	
4.3	Usage	Regular residential and office use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on rectangular plot on Y.M.C.A. Road facing Wansi Maidan with similar sized squarish plots in the vicinity.	
5.2	Architectural Description	Composite style of Edwardian and Neo-Classical features bungalow facing the Wansi maidan, one of the very few remains of the bungalows of the entire colony of Bungalows at Agripada neatly laid out with open spaces, triangular gardens and roads with footpaths. The bungalow exhibits a sprawling character with an arched porch in front acting as a terrace with balusters on the upper floor. Ground floor has bay windows and the projections act as balconies above. A cornice runs at first floor level and the balconies have jalis as parapets at some places, the façade has husks at some places and is covered by a multiple wooden sloping roof with Mangalore tiles above.	
5.3	Intrinsic	Represents upper class bungalows in the Agripada neighbourhood. In the early 20 th century, it was the Colony of Bungalows with Squarish plots laid out facing large and small triangular open spaces. One of the very few remaining bungalows.	
5.4	Value Classification	A(arc), B(des), B(per)	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 1	
7.0	Construction		
7.1	Plinth	Black Basalt stone coursed masonry plinth	

7.2	Walls	Load bearing brick walls		
7.3	Floor	Timber joist floor		
7.4	Stairs	Wooden open well staircase with decorative newel post		
7.5	Openings	Rectangular wooden openings partly glazed and louvered		
7.6	Roofing	Mangalore tiled sloping roof with timber truss		
7.7	Articulation	Semicircular arched porch in front, balustered terrace on the upper floor. Ground floor bay windows. Cornice at first floor level, husks at some places, multiple Mangalore tiled wooden sloping roof.		
7.8	Finishes	Internally and externally plastered and painted.		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Part Black Basalt stone and part brick wall with decorative C.I railing and gate		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Marginal paved open space around		
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 (Cracks observed at some places)		
9.2	Walls	Fair (Plaster cracks at some places)		
9.3	Floor	Fair (Wooden members need maintenance)		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Poor (Windows broken at some places)		
9.6	Roofing	Poor (wooden members need maintenance, replacement of Mangalore tiles at some places)		
9.7	Articulation & Finishes	Fair (Needs replastering and repainting with minor repairs)		
9.8	Services	Poor (Needs change of pipes at a few places)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	Front arch in the porch filled up by brickwork with plaster, balcony roof replaced by AC slides, M.S Chajjas added at some places.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	Some part replastered.		
11.0	DP Remarks / Perceived Threats			
	None			
12.0	Additional Notes / References / Documents Available			
	<p>History: The plots in the neighbourhood of Agripada were laid out during the late 19th century along with the network of roads planned in such a way that all the squarish plots faced triangular open spaces. These open spaces varied in size at various locations. The plots were mainly occupied by the residential lavish bungalows, religious buildings, buildings for social and community welfare. All these structures were either ground floor or G+1 constructions.</p> <p>Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai.</p>			

Noor House



View from Y.M.C.A. Road



Detail of balustrade and segmental arched porch in front



Bay windows, husk, cornices, balcony with concrete jail & slender post add Edwardian touch



Grand entrance porch adds to the lavish ambience of the bungalow



Front arch of the porch has been enclosed by plastered brick work



Detail of long and short work at the junction

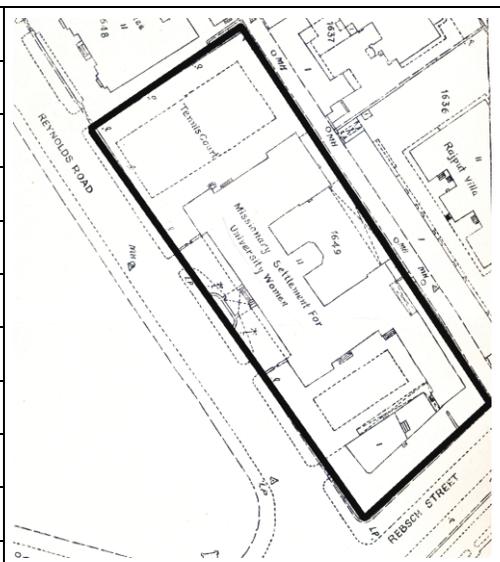


Slender circular columns with ornamental capitals with segmental arched porch adorn the facade



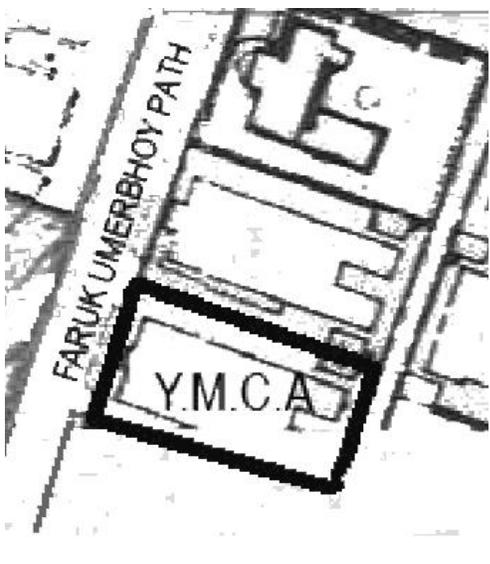
Detail of balustrade balcony facing Y.M.C.A. Road (Club Back Road)

	Common Ref. No.:	
	Card No.:	E-50
	Ward (Part):	E IV
	CS No.:	1649
	Plot Area:	2867.91 sq.m.
	B U Area:	Not available
	Date:	June, 2005
	Record by:	Ojas P, Gauri J
	Review by:	Neera Adarkar
	Internal:	As above
	External:	As above
	Photo Ref.:	T-III-E:\Ward E\ Missionary Settlement for University Women



1.0	Denomination			
1.1	Name of Premises	Missionary Settlement for University Women		
1.2	Earlier Name	Not applicable		
1.3	Built in	Early 20 th Century	Extension Date (if any)	Not applicable
2.0	Access			
2.1	Main	Dr. Leela Melville Road (Reynolds Road)		
2.2	Subsidiary	Mohammed Shahid Marg (Rebsch Stree)		
3.0	Ownership Pattern			
3.1	Present	University of Mumbai		
3.2	Past	The Trustees for the Improvement of City of Bombay, Rev. Cannon Louis, Bernard Butcher and Miss. Ruby Navalkar		
3.3	Status	University of Mumbai		
4.0	Use			
4.1	Present	Women's Hostel		
4.2	Past	Women's Hostel		
4.3	Usage	Regular lodging and boarding use		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	Located in a integrally planned township of residential bungalows at Agripada with regular shaped plots facing small and large triangular open spaces. The plot faces Mohammed Hussain Play Ground and is the biggest plot in the colony.		
5.2	Architectural Description	Sprawling building facing the open space on Dr. Leela Melville Road (Reynolds Road), the building features like rectangular openings adorned with glazed windows and wooden sloping Chajjas with Mangalore tiles. Entrance is defined by a projecting porch with wooden sloping roof with Mangalore tiles. The porch has stucco work on the pillars with balusters on the front face. The building has a Mangalore tiled sloping roof, without much ornamentation, it stands out due to its scale and its strong form.		
5.3	Intrinsic	One of the old hostels built by the Christian Missionaries for women studying in the Mumbai University.		
5.4	Value Classification	A(arc), B(per), C(seh)	Recommended Grade	III
6.0	Topography			
6.1	Floors	G + 2		
7.0	Construction			
7.1	Plinth	Painted stone plinth		
7.2	Walls	Composite brick masonry walls		
7.3	Floor	Access denied		

7.4	Stairs	Access denied		
7.5	Openings	Rectangular wooden glazed shutter		
7.6	Roofing	Sloping roof with Mangalore tiles and timber truss		
7.7	Articulation	Not much articulation on façade, entrance is defined by a projecting porch with wooden sloping roof with Mangalore tiles.		
7.8	Finishes	Internally and externally plastered and painted		
7.9	Interiors (Movable & Immovable)	Access denied		
7.10	Compound / Fence / Gate	Plastered painted brick walls		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Marginal open space on sides and front		
8.0	Services & Utilities			
8.1	Lighting	Access denied		
8.2	Ventilation	Access denied		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Access denied		
8.7	Other (HVAC / BMS / Security Systems)	Access denied		
9.0	Condition			
9.1	Plinth	Good (No cracks or settlement observed)		
9.2	Walls	Good (No cracks or dampness observed)		
9.3	Floor	Access denied		
9.4	Stairs	Access denied		
9.5	Openings	Good (Well maintained)		
9.6	Roofing	Good (No leakage or breaking of tiles externally)		
9.7	Articulation & Finishes	Good (Well maintained)		
9.8	Services	Fair (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	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats			
	None			
12.0	Additional Notes / References / Documents Available			
	<p>Notes: Detailed photography denied repeatedly.</p> <p>History: The plots in the neighbourhood of Agripada were laid out during the late 19th century along with the network of roads planned in such a way that all the squarish plots faced triangular open spaces. These open spaces varied in size at various locations. The plots were mainly occupied by the residential lavish bungalows, religious buildings, buildings for social and community welfare. All these structures were either ground floor or G+1 constructions.</p> <p>Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.</p>			

	Common Ref. No.:		
	Card No.: E-51		
	Ward (Part): E IV		
	CS No.: Not available		
	Plot Area: Not available		
	B U Area: Not available		
	Date: June, 2005		
	Record by: Ojas P, Madhura W		
	Review by: Neera Adarkar		
	Internal: As above		
External: As above			
Photo Ref.: T-III-E:\Ward E\ Young Men Christian Association (Y. M. C. A.), Procter Branch			
1.0	Denomination		
1.1	Name of Premises	Young Men Christian Association (Y. M. C. A.), Procter Branch	
1.2	Earlier Name	Not applicable	
1.3	Built in	1915	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Farukh Umerbhoy Path (Rebsch Street)	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Young Men Christian Association (Y. M. C. A.)	
3.2	Past	The Trustees for the Improvement of City of Bombay	
3.3	Status	Trust	
4.0	Use		
4.1	Present	Men's Hostel, lodging and boarding	
4.2	Past	Men's Hostel, lodging and boarding	
4.3	Usage	Regular lodging and boarding use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on Farukh Umerbhoy Path, on outskirts of the integrally planned township of residential bungalows at Agripada with regular shaped plots facing small and large triangular open spaces.	
5.2	Architectural Description	Building with a strong Vernacular character. The front façade exhibits the play of openings of the corridor against the plain façade facing a small open space. Arcade of semicircular arches on ground floor and rectangular openings for the corridor above with concrete jali adorn the façade.	
5.3	Intrinsic	The Procter YMCA provided a Home for European and Anglo-Indian engineering apprentices working in Bombay and many used YMCA accommodation. All of them were employed in the GIP or BB & CI railway workshop. There were apprentices from government dockyard, BPT, BEST, P & O Co., Richardson and Cruddas and other engineering companies.	
5.4	Value Classification	A(arc), B(per), C(seh)	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 2	
7.0	Construction		
7.1	Plinth	Painted stone plinth	
7.2	Walls	Composite brick masonry walls	

7.3	Floor	R.C.C. floor slab		
7.4	Stairs	R.C.C. open well staircase with wooden handrail		
7.5	Openings	Rectangular wooden glazed shutter		
7.6	Roofing	Flat roof terrace		
7.7	Articulation	Semicircular arched verandah on ground floor, concrete jali to corridors on first and second floors, plain cornice bands at floor levels.		
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 painted brick walls		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Marginal open space on sides and front		
8.0	Services & Utilities			
8.1	Lighting	Natural and Artificial, good natural lighting		
8.2	Ventilation	Natural and Artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Fire extinguishers in corridor		
8.7	Other (HVAC / BMS / Security Systems)	Window air-conditioning units at some places		
9.0	Condition			
9.1	Plinth	Good (No cracks or settlement observed)		
9.2	Walls	Good (No cracks or dampness observed)		
9.3	Floor	Good (No sagging or deflection observed)		
9.4	Stairs	Good (Well maintained)		
9.5	Openings	Good (Wooden members in sound state)		
9.6	Roofing	Good (Well maintained)		
9.7	Articulation & Finishes	Good (Recently part replastered and painted)		
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			
	None			
12.0	Additional Notes / References / Documents Available			
	<p>History: On completion, the Apprentices Home was opened under its new name as Y. M. C. A. Procter Branch on 11th March, 1915 by Lord Willingdon, Governor of Bombay, at an impressive ceremony attended by prominent citizens. It had shifted its location twice, from Clare Road to Mazagaon and now to Rebsch Street. It was named aptly Procter YCMA, after Sir Henry Procter, who, as President of Bombay YCMA from 1902 to 1914, had helped to plan and built four movement of Bombay Y. M. C. A.</p> <p>Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.</p>			

Yong Men Christian Association



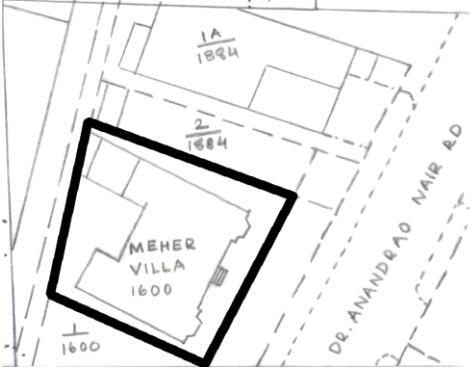
Front view



Detail of vernadach and balconies



Detail of the rectangular openings of the balcony

	Common Ref. No.:	
	Card No.: E-52	
	Ward (Part): E III	
	CS No.: 1600	
	Plot Area: 716.56 sq.m.	
	B U Area: 534.48 sq.m.	
	Date: June, 2005	
	Record by: Ojas P, Madhura W	
	Review by: Neera Adarkar	
	Internal: As above	
External: As above		
Photo Ref.: T-III-E:Ward E\ Meher Villa		

1.0	Denomination		
1.1	Name of Premises	Meher Villa	
1.2	Earlier Name	Not applicable	
1.3	Built in	Early 20 th century	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Dr. Anandrao Nair Marg	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Ali Mohammad Joshab, Hussain Joshab.	
3.2	Past	Trustees for Improvement of City of Bombay, Joshab Hasham, Ahmed Hasham	
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 rectangular plot facing Dr. Anandrao Nair Marg, which is one of the major North-South arterial roads.	
5.2	Architectural Description	Bungalow of modest scale tightly built on a small plot with marginal open space. All external walls are clad in Malad stone with front courses equal to that of two courses on side in height. The bungalow has symmetrical façade with bay windows on either sides and it has a balcony and porch in centre with wooden railing. The structure has a Mangalore tiled sloping roof with timber truss.	
5.3	Intrinsic	Low rise modest scale bungalow on Dr. Anandrao Nair Marg, Agripada. One of the few remaining structures from the typology of bungalows in Agripada neighbourhood facing Anandrao Nair Marg.	
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	Malad Stone cladded coursed masonry plinth	
7.2	Walls	Malad Stone cladded Ashlar masonry.	
7.3	Floor	Access denied	
7.4	Stairs	Access denied	

7.5	Openings	Rectangular wooden fully glazed windows		
7.6	Roofing	Sloping roof with Mangalore tiled and wooden truss		
7.7	Articulation	Bay windows at two ends, wooden balcony with railings		
7.8	Finishes	Malad Stone from outside and plaster, painted from outside		
7.9	Interiors (Movable & Immovable)	Access denied		
7.10	Compound / Fence / Gate	Brick plastered wall (Newly constructed)		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Marginal paved open space around with plantation of trees in the 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	Access denied		
8.7	Other (HVAC / BMS / Security Systems)	Window Air-conditioning units at some places		
9.0	Condition			
9.1	Plinth	Good (No cracks or settlement observed)		
9.2	Walls	Good (No leakage or cracks on front facade)		
9.3	Floor	Access denied		
9.4	Stairs	Access denied		
9.5	Openings	Good-Fair (Well maintained)		
9.6	Roofing	Access denied		
9.7	Articulation & Finishes	Good (Well maintained)		
9.8	Services	Access denied		
9.9	Outbuildings	Fair		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	Water tank added on terrace		
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.		

Meher Villa



Front elevation from Dr. Anandrao Nair Marg hidden behind the trees painted along periphery



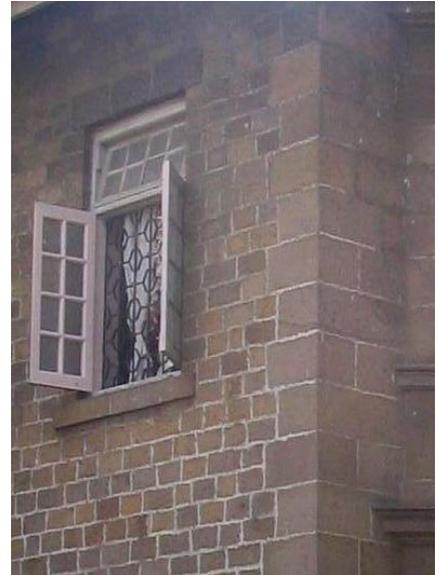
View from Dr. Anandrao Nair Marg with balcony seen in front with the porch below



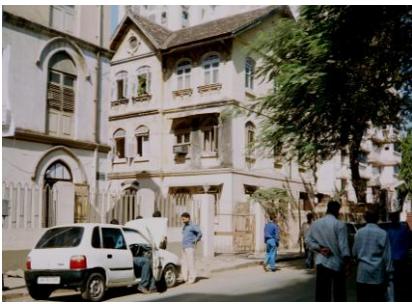
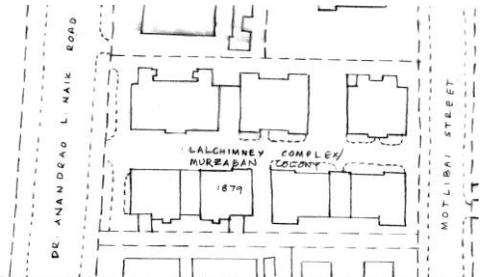
Detail of bay window on front façade



View showing bay window and the corner showing part



View of detail showing Malad stone cladding equal to two courses at corner

	Common Ref. No.:		
	Card No.: E-53		
	Ward (Part): E I & IV		
	CS No.: 1879		
	Plot Area: 2315.24 sq.m.		
	B U Area: Not available		
	Date: June, 2005		
	Record by: Ojas P, Arti S		
	Review by: Neera Adarkar		
	Internal: As above		
	External: As above		
Photo Ref.: T-III-E:Ward E\ Murzaban Colony - All Buildings			
			
1.0	Denomination		
1.1	Name of Premises	Murzaban Colony - All Buildings	
1.2	Earlier Name	Lalchimney Co-operative Housing Society	
1.3	Built in	Early 20 th century	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Dr. Anandrao Nair Marg	
2.2	Subsidiary	Motlibai Street	
3.0	Ownership Pattern		
3.1	Present	Bomanji Cawasji Boman Behram, Jamshed Jehangir Bhabha Dinsha Jamshedji Panday	
3.2	Past	Trustees for Improvement of City of Bombay, Kaikhushru Hormusji Cama, Sir Hormuzdyar Phiroze Dastur, Rustomji Bejonji Allgless, Cawasji Hormusji Petit, Phiroze Rustomji Mehta.	
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 large plot between Dr. Anandrao Nair Marg and Motlibai Street at Mumbai Central	
5.2	Architectural Description	A complex of modest scaled building planned with generous open spaces around the buildings. It exhibits low rise - low density typology of residential complexes, a characteristic of residential architecture of early 20 th century. Buildings are constructed in Vernacular style with Neo-Classical elements like segmental equilateral point arched windows Mangalore tiled sloping roofs in interesting profile. The balconies have wooden railing and have louvers above the lintel level. Corince bands at every floor level, delicate architraves in band form around the equilateral point arch, balconies with wooden carvings, etc. adorn the façade.	
5.3	Intrinsic	The Zoroastrian (Parsi) community of Bombay, mostly resided in colonies / precincts specially built for all the sections of the community. The middle and poorer precincts were often built in the high density localities on the main road extending inside along the narrow internal streets. This complex is one of the examples of the typology of housing colonies especially for the economically weaker sections built by the rich members of the community.	
5.4	Value Classification	A(arc), A(his), B(per), B(des), C(seh)	Recommended Grade III
6.0	Topography		

6.1	Floors	G + 2		
7.0	Construction			
7.1	Plinth	Black Basalt stone coursed masonry plinth		
7.2	Walls	Composite brick masonry walls		
7.3	Floor	Wooden joist floor		
7.4	Stairs	Wooden dog legged with plain railing		
7.5	Openings	Rectangular wooden glazed shutter		
7.6	Roofing	Flat roof with terrace		
7.7	Articulation	Cornice bands at first and second floor level. Segmental arched windows. Balconies with wooden carved railing and small brackets, wooden louvers above the lintel level, motifs on the façade.		
7.8	Finishes	Internally and externally plastered and painted		
7.9	Interiors (Movable & Immovable)	Access denied		
7.10	Compound / Fence / Gate	Plaster painted brick compound walls		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Partly paved open space in between the building		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Good (No cracks or settlement observed)		
9.2	Walls	Good (No cracks or leakages observed)		
9.3	Floor	Access denied		
9.4	Stairs	Access denied		
9.5	Openings	Good		
9.6	Roofing	Access denied		
9.7	Articulation & Finishes	Good		
9.8	Services	Access denied		
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	Notes: One of the very few residential complexes built during the colonial period for the economically weaker Parsi Community. Built as Charity by the rich Parsi trust for community welfare. Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.		

Murzaban Colony- All Buildings



View of Murzban Colony from the gate along Dr. Anandrao Nair Road



Detail of the projecting bay with segmental arched windows and circular window on gable wall



Detail of wooden ornamentation and the variation on each floor



Rear View of Marzban Colony as seen from Motilbai Street



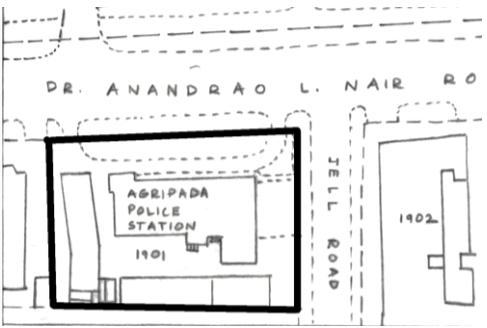
Delicate architraves around segmental arches, motifs, cornices, wooden carvings on balcony adorn the façade



Part elevation of a typical residential block facing the internal road



Balconies facing the internal road- a view from the gate on Dr. Anandrao Nair Road

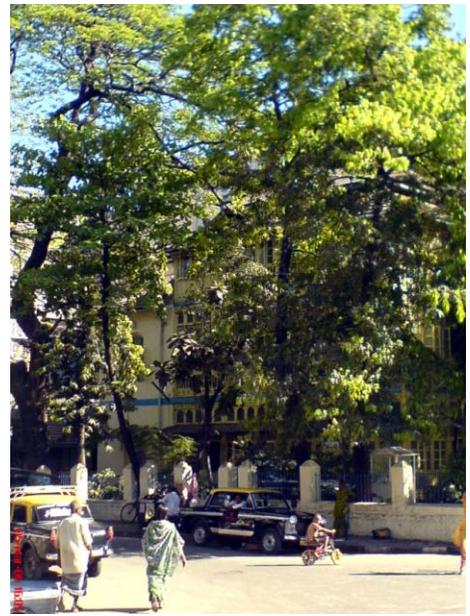
	Common Ref. No.:			
	Card No.: E-54			
	Ward (Part): E I			
	CS No.: 1901			
	Plot Area: 1487.47 sq.m.			
	B U Area: 963.75 sq.m.			
	Date: June, 2005			
	Record by: Ojas P, Gauri J			
	Review by: Neera Adarkar			
	Internal: As above			
	External: As above			
	Photo Ref.: T-III-E:Ward E\ Agripada Police Station			
				
1.0	Denomination			
1.1	Name of Premises	Agripada Police Station		
1.2	Earlier Name	Not applicable		
1.3	Built in	1923	Extension Date (if any)	Not applicable
2.0	Access			
2.1	Main	Dr. Anand Rao Nair Marg		
2.2	Subsidiary	Gell Road		
3.0	Ownership Pattern			
3.1	Present	Maharashtra Police		
3.2	Past	Trustees of the Improvement of the City of Bombay.		
3.3	Status	Police		
4.0	Use			
4.1	Present	Police station, public		
4.2	Past	Police station, public		
4.3	Usage	Regular public use		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	Located on a small plot on junction of Dr. Anand Rao Nair Marg, one of the major North-South arterial roads and Gell Road		
5.2	Architectural Description	Structure following Vernacular vocabulary for construction. The building has a balcony on first floor running throughout the length along the road. The balcony has carved railing and the structure has a Mangalore tiled sloping roof with timber truss.		
5.3	Intrinsic	One of the old police stations constructed by the British during the pre-independence. This Police station does not follow the usual typology of Police Stations built during that period.		
5.4	Value Classification	A(arc), B(per), C(seh)	Recommended Grade	II A
6.0	Topography			
6.1	Floors	G + 2		
7.0	Construction			
7.1	Plinth	Black Basalt stone coursed masonry		
7.2	Walls	Brick composite structure.		
7.3	Floor	Wooden joist flooring		
7.4	Stairs	Wooden open well staircase.		
7.5	Openings	Rectangular wooden openings		
7.6	Roofing	Sloping roof with Mangalore tiles and wooden truss		

7.7	Articulation	Balcony on first floor running throughout the length along the road the balcony has carved railing and the structure has a Mangalore tiled sloping roof with timber truss.		
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 space on sides and front and on sides		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, Good natural lighting		
8.2	Ventilation	Natural and artificial, Fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good (No sagging or deflection observed)		
9.4	Stairs	Fair (wooden members need maintenance)		
9.5	Openings	Good		
9.6	Roofing	Fair (Leakage in corridor needs repairs, Some Mangalore tiles need replacement)		
9.7	Articulation & Finishes	Good (recently painted)		
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	None		
12.0	Additional Notes / References / Documents Available	Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.		

Agripada Police Station.



Front elevation facing Dr. Anandrao Nair Road



Side elevation facing Gell Road



Detail of wooden louvers, railings and windows on the front façade



View along the corner

Elevation and details on façade not seen due to dense plantation on the periphery

	Common Ref. No.:		
	Card No.: E-55		
	Ward (Part): E I		
	CS No.: 1/1899		
	Plot Area: 1475.93 sq.m.		
	B U Area: 2838.00 sq.m.		
	Date: June, 2005		
	Record by: Ojas P, Gauri J.		
	Review by: Neera Adarkar		
	Internal: As above		
	External: As above		
Photo Ref.: T-III-E:Ward E\ Agripada Police Quarters			
			
1.0	Denomination		
1.1	Name of Premises	Agripada Police Quarters	
1.2	Earlier Name	Not applicable	
1.3	Built in	1923-25	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Dr. Anand Rao Nair Marg	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Maharashtra Police	
3.2	Past	Trustees of the Improvement of the City of Bombay.	
3.3	Status	Police	
4.0	Use		
4.1	Present	Residential Quarters	
4.2	Past	Residential Quarters	
4.3	Usage	Regular Residential use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on a plot opposite Agripada Police Station facing Dr. Anand Rao Nair Marg, which is one of the major North-South arterial roads.	
5.2	Architectural Description	Out of the three buildings in the complex this building in Vernacular style, at the northern end, G + 3 with symmetrical façade defined by the two identical bays at the two ends having their own sloping roofs which rise higher than the central portion of the building. The end bays are embellished with pediments on 2 nd floor, balusters at 1 st floor and horizontal bands in plaster. The central recessed bay has long balconies marked by simple vertical wooden railings and slender wooden twin posts at regular interval. The ground floor has an arched verandah with the entrance in the centre.	
5.3	Intrinsic	Meant for the Police Officers, this building shares the typology with the other Police staff quarters and partly of the Police Stations as well. The staff quarters are mostly located very close to the Police stations.	
5.4	Value Classification	A(arc), B(per)	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 3	

7.0	Construction			
7.1	Plinth	Painted stone plinth		
7.2	Walls	Composite brick structure		
7.3	Floor	Access denied		
7.4	Stairs	Access denied		
7.5	Openings	Rectangular wooden glazed shutter		
7.6	Roofing	Sloping roof with Mangalore tiles with an interesting profile		
7.7	Articulation	Plain wooden railing, Cornice bands, triangular pediments over windows on the second floor, balconies on every floor with louvers and fixed glass above the lintel level.		
7.8	Finishes	Internally and externally plastered and painted.		
7.9	Interiors (Movable & Immovable)	Access denied		
7.10	Compound / Fence / Gate	Plastered brick compound wall		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Marginal open space on sides and front		
8.0	Services & Utilities			
8.1	Lighting	Access denied		
8.2	Ventilation	Access denied		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Access denied		
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 leakage observed)		
9.3	Floor	Access denied		
9.4	Stairs	Access denied		
9.5	Openings	Good (Wooden members in sound state)		
9.6	Roofing	Good (Recently repaired)		
9.7	Articulation & Finishes	Good (recently painted)		
9.8	Services	Fair (Some pipes need repairs)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	Ground floor arched verandah filled up by Brick masonry.		
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.		

Agripada Police Quarters



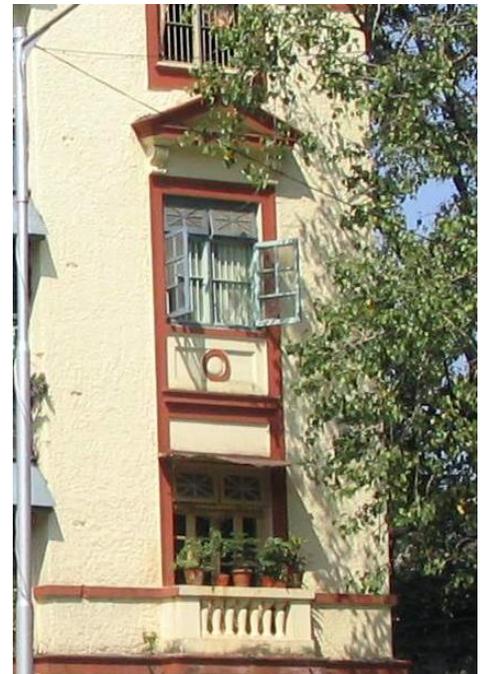
Front view from Dr. Anandrao Nair Marg



Detail showing brackets to support the sloping roof along with plaster bands

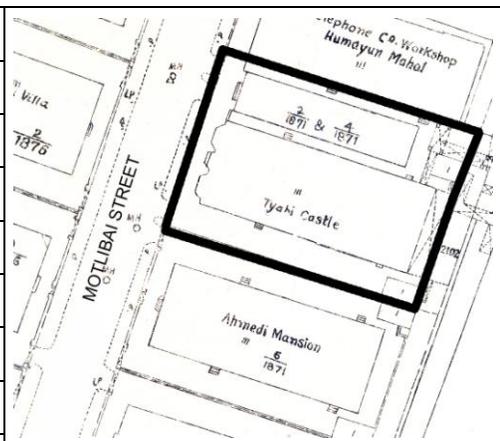


Detail of plain wooden railing on first, second and third floors with ventilators above lintel level



Detail of the projecting corner bay with a balustrade on first floor and pediment above the window on second floor

	Common Ref. No.:	
	Card No.:	E-56
	Ward (Part):	E I
	CS No.:	2 / 1871, 4 / 1871
	Plot Area:	834.45 sq.m.
	B U Area:	1250.00 sq.m.
	Date:	June, 2005
	Record by:	Ojas P, Tanvi O
	Review by:	Neera Adarkar
	Internal:	As above
External:	As above	
Photo Ref.:	T-III-E:Ward E\ Tyabi Castle	



1.0	Denomination			
1.1	Name of Premises	Tyabi Castle		
1.2	Earlier Name	Not applicable		
1.3	Built in	1920	Extension Date (if any)	Not applicable
2.0	Access			
2.1	Main	Motlibai Street		
2.2	Subsidiary	R.B. Chanurkar Marg (Gell Road)		
3.0	Ownership Pattern			
3.1	Present	Governor General (Director General of Post and Telegraph)		
3.2	Past	Not available		
3.3	Status	MTNL		
4.0	Use			
4.1	Present	Residential Quarters		
4.2	Past	Residential Quarters		
4.3	Usage	Regular residential use		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	Located on a corner plot of Motlibai Street and R.B. Chanurkar Marg (Gell Road) in Agripada a neighbourhood of low rise houses.		
5.2	Architectural Description	Building with ornamental features and a very unique façade, comprising of two large bay windows on either side of central recessed plan. It has features like pilasters and cornice bands. The entrance is defined by an arched canopy.		
5.3	Intrinsic	One of the examples of the typology of exquisite buildings (mostly seen in South Mumbai) having large sized apartments to be rented out to the upper class population of the island city, in the early decades of the 20 th century.		
5.4	Value Classification	A(arc), B(per)	Recommended Grade	III
6.0	Topography			
6.1	Floors	G + 2		
7.0	Construction			
7.1	Plinth	Black Basalt stone coursed masonry plinth		
7.2	Walls	Composite brick masonry walls		
7.3	Floor	R C C floor		
7.4	Stairs	R C C staircase		
7.5	Openings	Rectangular wooden glazed shutter		
7.6	Roofing	Flat roof with terrace		

7.7	Articulation	Carvings on façade, dentils at top floor level, bay windows		
7.8	Finishes	Internally and externally plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Plaster painted brick walls		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Marginal open space on sides and front		
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 cracks or settlement observed)		
9.2	Walls	Good (No cracks or leakages observed)		
9.3	Floor	Good (No deflection observed)		
9.4	Stairs	Good (Well maintained)		
9.5	Openings	Good (Well maintained)		
9.6	Roofing	Good (No leakage or deflection observed)		
9.7	Articulation & Finishes	Good (Recently painted)		
9.8	Services	Fair (Some downtake pipes to be replaced)		
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 'EXC' on proposed Development Plan (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.		

Tyabi Castle



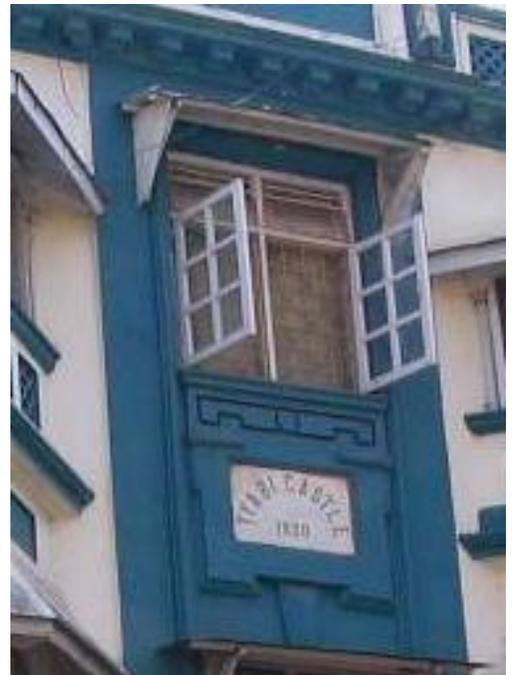
Front elevation facing Motlibai Street



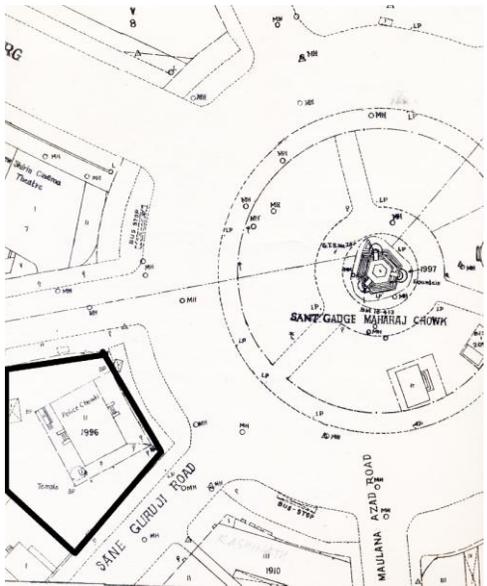
Detail of the projecting balcony with concrete jali



Detail of central staircase bay with arched entrance and balusters above



Name on marble plaque with name and year of construction

	Common Ref. No.:	
	Card No.: E-57	
	Ward (Part): E III	
	CS No.: Not available	
	Plot Area: Not available	
	B U Area: Not available	
	Date: June, 2005	
	Record by: Ojas P, Madhura W	
	Review by: Neera Adarkar	
	Internal: As above	
External: As above		
Photo Ref.: T-III-E:Ward E\ Office of the Assistant Police Commissioner - Agripda		

1.0	Denomination		
1.1	Name of Premises	Office of the Assistant Police Commissioner - Agripda	
1.2	Earlier Name	Not applicable	
1.3	Built in	1920-1935	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Sane Guruji Marg (Arthur Road)	
2.2	Subsidiary	Keshavrao Khadye Marg	
3.0	Ownership Pattern		
3.1	Present	Maharashtra Police	
3.2	Past	Not available	
3.3	Status	Government	
4.0	Use		
4.1	Present	Office, Administration	
4.2	Past	Office, Administration	
4.3	Usage	Regular administrative use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located at Sant Gadge Maharaj Chowk (Jacob Circle) where seven roads meet. The structure is located along the junction of Keshavrao Khadye Marg and Sane Guruji Marg (Arthur Road)	
5.2	Architectural Description	Modest low rise structure at Jacob Circle with a relatively plain façade. The front façade is governed by a verandah with rectangular openings and a corridor with concrete jali above. The planning consists of a typical plan used for Police stations of the late 19 th century with an entrance verandah and corridor along with some pilasters.	
5.3	Intrinsic	One of the offices of the Police built in the vicinity of Agripada.	
5.4	Value Classification	A(arc), C(seh), E	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 1	
7.0	Construction		
7.1	Plinth	Painted stone plinth, 0.15 m high	
7.2	Walls	Composite brick masonry	
7.3	Floor	R. C. C. floor slab	
7.4	Stairs	Dog legged R. C. C. staircase with plain M. S. railing	
7.5	Openings	Rectangular wooden fully glazed windows	

7.6	Roofing	R. C. C. Flat roof terrace		
7.7	Articulation	Concrete jalis to first floor corridor,		
7.8	Finishes	Internally and externally plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors- Not of Heritage value		
7.10	Compound / Fence / Gate	Brick plastered wall		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Marginal side and front open spaces, residential quarters in the backyard		
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	Access denied		
8.7	Other (HVAC / BMS / Security Systems)	Window Air-conditioning units at some places		
9.0	Condition			
9.1	Plinth	Good (No cracks or settlement observed)		
9.2	Walls	Good (No leakage or cracks on front facade)		
9.3	Floor	Good (No sagging or deflection observed)		
9.4	Stairs	Good (Well maintained)		
9.5	Openings	Good		
9.6	Roofing	Good (No leakage or dampness observed)		
9.7	Articulation & Finishes	Good (Recently painted)		
9.8	Services	Good (Recently repaired)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	None		
12.0	Additional Notes / References / Documents Available	Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.		

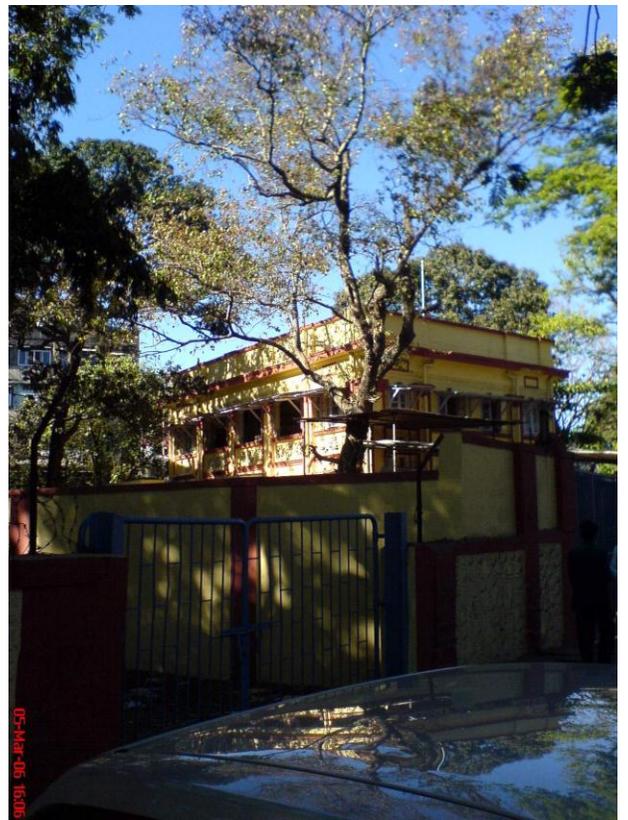
Office of the Assistant Police Commissioner - Agripda



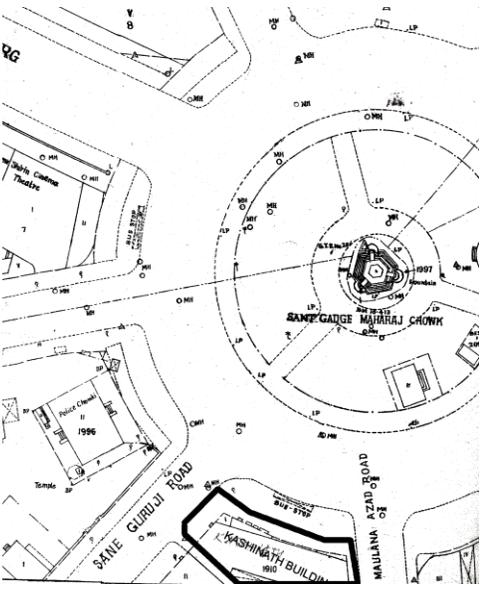
Front elevation facing (Sant Gadge Maharaj Marg) Jacob Circle



Detail of the concrete jali for corridor



Rear elevation from Keshavrao Khadye Marg

	Common Ref. No.:	
	Card No.: E-58	
	Ward (Part): E I	
	CS No.: 1910	
	Plot Area: 1443.16 sq.m.	
	B U Area: Not available	
	Date: June, 2005	
	Record by: Ojas P, Gauri J	
	Review by: Neera Adarkar	
	Internal: As above	
External: As above		
Photo Ref.: T-III-E:Ward E\ Kashinath Building		

1.0	Denomination		
1.1	Name of Premises	Kashinath Building	
1.2	Earlier Name	Not applicable	
1.3	Built in	Early 20 th century	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Maulana Azad Road –North (Rippon Road)	
2.2	Subsidiary	Sane Guruji Marg (Arthur Road)	
3.0	Ownership Pattern		
3.1	Present	Jerbai Bomanji Cassinath (New Trustees)	
3.2	Past	Eduji Meherjeebhoy Cassinath, Byramji Meherjeebhoy Cassinath, Bomanji Meherjeebhoy Cassinath, Dinbai-Daughter of Meherjeebhoy Cassinath Jehangir Kaikhushru Nicholson	
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)	Faces the curve along the prominent Jacob Circle, (now called Sant Gadge Maharaj Chowk) along the corner. Access provided from Maulana Azad Road- North (Rippon Road) and Sane Guruji Marg (Arthur Road)	
5.2	Architectural Description	Building located on junction of two roads and following the profile of Jacob circle, hence the building line defining the plot boundary. Has carved wooden brackets, fasciae for the balconies. Ornamental features like pilasters, Capitals etc make this building prominent. Carved brackets, carved fascia boards and eaves. Projecting wooden balconies, etc. adorn the façade.	
5.3	Intrinsic	The importance of this building is in the scale and location. Otherwise, a neglected building in terms of maintenance.	
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	Black Basalt stone coursed masonry plinth	
7.2	Walls	Load bearing brick walls	
7.3	Floor	Wooden dog legged staircase with plain railing	

7.4	Stairs	Timber joist floor		
7.5	Openings	Rectangular wooden glazed shutters, segmental arch at some places		
7.6	Roofing	Sloping roof with Mangalore tiles and wooden trusses		
7.7	Articulation	Caved wooden brackets, cornice pilasters, decorative fascia, horizontal grooved pilasters, segmental arched windows, horizontal grooved pilasters		
7.8	Finishes	Internally 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	Unpaved open space in the backyard		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, poor natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	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 (Plaster chipped off at some places)		
9.3	Floor	Poor (sagging at a few places)		
9.4	Stairs	Poor (Wooden members need maintenance)		
9.5	Openings	Fair-Poor (Some windows need repairs)		
9.6	Roofing	Poor (leakage at a few places)		
9.7	Articulation & Finishes	Poor (Some details replastered)		
9.8	Services	Poor (Many pipes broken, dampness due to leakage)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair-Poor	Maintenance level	Poor
10.0	Transformation			
10.1	Form	Ground floor façade covered by display boards, Balusters Replaced by brick plastered parapet.		
10.2	Structure	Wooden beams replaced by rolled steel joist.		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats			
		None Tree growth on façade at some places.		
12.0	Additional Notes / References / Documents Available			
		Notes: Ground floor should be cleared of display signboards. Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.		

Kashinath Building



View from Sant Gadge Maharaj Chowk (Jacob Circle)



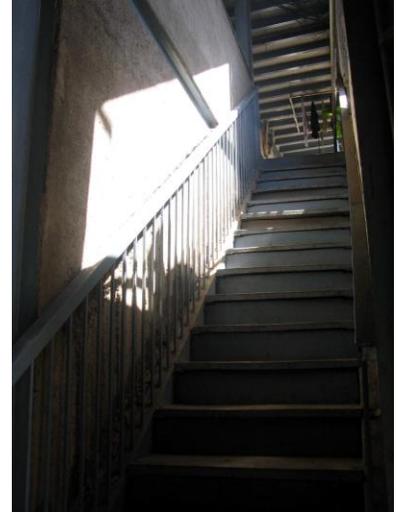
Detail of carved wooden brackets, segmental arched windows and carved wooden fascia



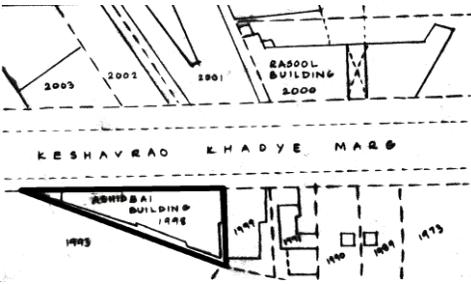
Detail of brackets supporting the balcony at corner



Detail of carved wooden brackets, segmental arched windows and carved wooden



Straight flight wooden staircase

	Common Ref. No.:		
	Card No.: E-59		
	Ward (Part): E I		
	CS No.: 1998		
	Plot Area: Not available		
	B U Area: Not available		
	Date: June, 2005		
	Record by: Ojas P, Keshav S		
	Review by: Neera Adarkar		
	Internal: As above		
	External: As above		
	Photo Ref.: T-III-E:Ward E\ Ashidbai Building		
			
1.0	Denomination		
1.1	Name of Premises	Ashidbai Building	
1.2	Earlier Name	Not applicable	
1.3	Built in	Early 20 th century	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Keshavrao Khadye 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 and commercial use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	The building lies along the road having buildings of similar scale in the vicinity	
5.2	Architectural Description	This ornamental building with rich detailing in plaster and carvings in wood is characterized by its tapering plan. The building exhibits excellent craftsmanship through vertical grooved pilasters, decorative cornice bands, segmental arched windows having carved architraves, motifs, carvings with wooden balconies and louvers above lintel level to the balconies. The building has a Mangalore tiled wooden sloping roof with varying profile, creating an interesting skyline.	
5.3	Intrinsic	One of the tenanted residential buildings representing the typology of façade articulation on the important roads. Commercial consumer outlets on the ground floor is another characteristic of such road facing residential buildings.	
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	Black Basalt stone plinth	
7.2	Walls	Load bearing brick walls	
7.3	Floor	Timber joist floor	

7.4	Stairs	Wooden dog legged staircase		
7.5	Openings	Arched rectangular glazed wooden windows		
7.6	Roofing	sloping roof with Mangalore tiles and timber truss		
7.7	Articulation	Cornice bands, pilasters, floral motifs, pediments		
7.8	Finishes	Internally 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	Not provided		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Fair (Cracks seen at some places)		
9.2	Walls	Fair (No cracks seen, dampness at some places)		
9.3	Floor	Fair (Deflection observed at some places)		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Poor (Man windows broken)		
9.6	Roofing	Poor (Leakage at many places)		
9.7	Articulation & Finishes	Fair (Some detailing lost due to replastering)		
9.8	Services	Poor (Many pipes cracked and broken)		
9.9	Outbuildings	Poor		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	Part C.I. railing replaced by plastered brick parapet wall		
10.2	Structure	Some wooden members replaced by steel members.		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Demarcated as shop line on proposed Development Plan (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.		

Ashidbai building



View of the oblong façade along Keshavrao Khadye Marg



Detail of the intricate carvings on the balcony with louvers above lintel level and decorative C.I. railing



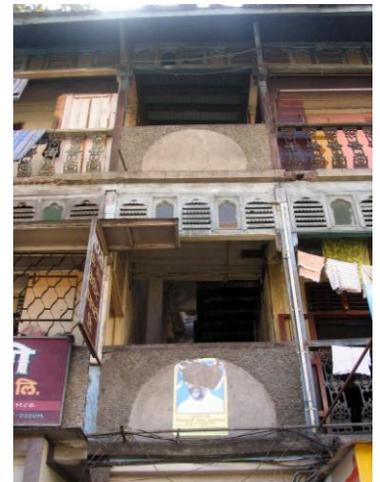
Detail of corner with carved cornice band, decorative architrave, vertical grooved pilasters and motif on gable wall



Rich carvings on façade as well as delicate woodwork give a distinct character to the building



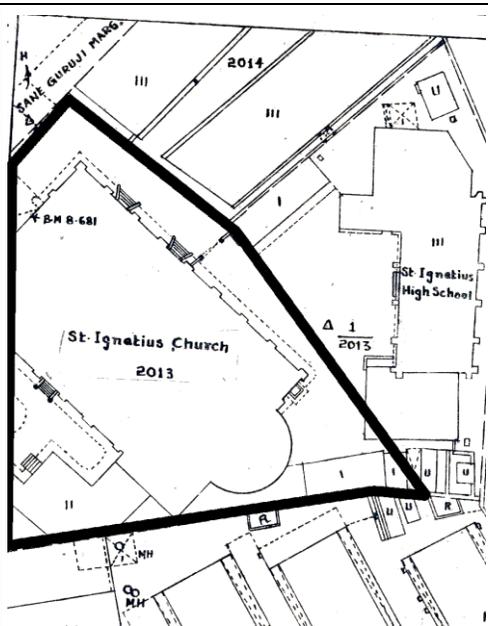
Central portion of the façade with maximum ornamentation showing carved cornice band, decorative architraves, vertical grooved pilasters, etc.



Part of the C.I. railing replaced by plastered brick parapet wall

Right side elevation and left side elevation not visible due to proximity of adjoining structures

	Common Ref. No.:	
	Card No.: E-60	
	Ward (Part): E I	
	CS No.: 2013	
	Plot Area: 2944.00 sq.m.	
	B U Area: 419.76 sq.m.	
	Date: June, 2005	
	Record by: Ojas P, Gauri J	
	Review by: Neera Adarkar	
	Internal: As above	
External: As above		
Photo Ref.: T-III-E:Ward E\ St. Ignatius Church		



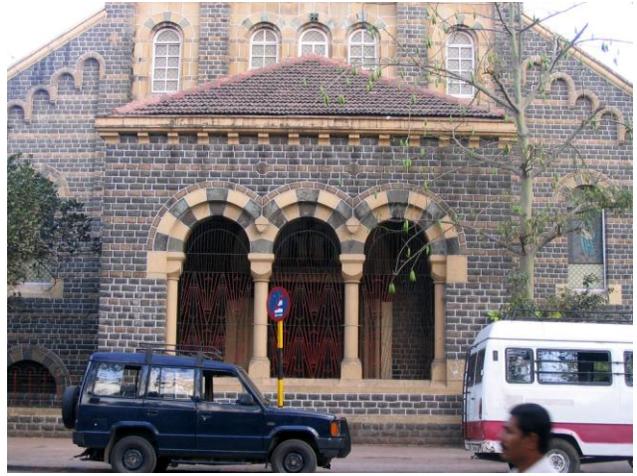
1.0	Denomination		
1.1	Name of Premises	St. Ignatius Church	
1.2	Earlier Name	Not applicable	
1.3	Built in	Early 20 th century	Extension Date (if any) Not available
2.0	Access		
2.1	Main	Sane Guruji Marg (Arthur Road)	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Dr. H. Gugens	
3.2	Past	Not available	
3.3	Status	Trust	
4.0	Use		
4.1	Present	Religious, place of worship	
4.2	Past	Religious, place of worship	
4.3	Usage	Frequent religious use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Stands very prominently on the triangular plot facing Sane Guruji Marg with low rise buildings around. Located near the Jacob Circle (now known as Sant Gadge Maharaj Chowk)	
5.2	Architectural Description	A massive church built in Neo-Gothic style with Black Basalt stone and Malad stone used as some courses. Its grandeur is marked by a porch in front having semicircular arches for the openings topped by a wooden pitched roof with Mangalore tiles. It has a prominent bell chamber with coupled arched windows and cornice bands at all three floor levels. The arches are mostly cast in alternative stones viz. sandstone and Basalt stone. The horizontal courses in Malad stone and limestone around the window arches and cills give the building its unique character. The church has a grand timber Queen Post roof truss with Asbestos Cement sheet roofing.	
5.3	Intrinsic	This church is one of the modest scaled religious structures which dotted the high density multi religious neighbourhoods of the island city.	
5.4	Value Classification	A(arc), A(cul), B(des), B(per), C(seh), E,	Recommended Grade II B
6.0	Topography		
6.1	Floors	Ground floor	
7.0	Construction		
7.1	Plinth	Black Basalt stone ashlar masonry plinth	
7.2	Walls	Load bearing ashlar masonry wall with Black Basalt stone and	

		some courses in Malad stone		
7.3	Floor	Wooden joist flooring		
7.4	Stairs	Open well wooden staircase leading to the loft, open well narrow ladder for the Bell Chamber		
7.5	Openings	Semicircular arched glazed and louvered windows with stained glass at some places		
7.6	Roofing	A.C. sheets sloping roof with wooden Queen Post trusses. A.C. sheet lean to roof. Mangalore tiled sloping roof for porch and bell chamber.		
7.7	Articulation	Semi circular arched windows, pilasters, arched porch in front, some courses in Malad stone.		
7.8	Finishes	Exposed stone from outside and plastered painted from inside		
7.9	Interiors (Movable & Immovable)	Old wooden pews, arcade for aisle with circular columns, statues in marble and plaques, sanctuary made up of marble.		
7.10	Compound / Fence / Gate	Ashlar masonry in Black Basalt stone, Malad stone and C.I. railing		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Paved open space facing Sane Guruji Marg		
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 cracks or settlement observed)		
9.2	Walls	Excellent (Well maintained)		
9.3	Floor	Good (No deflection in wooden members)		
9.4	Stairs	Good-Fair (Midlanding shows minor deflection)		
9.5	Openings	Good (Some windows with stained glass recently repaired and replaced)		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Excellent (Well maintained)		
9.8	Services	Good (No leakage or breaking of pipes)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	Roof replaced by A.C sheets, some windows replaced by aluminium windows, some stain glass windows replaced by acrylic sheet windows.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	New statue of Jesus added on the roof in front.		
11.0	DP Remarks / Perceived Threats			
		Plot reserved for Secondary school on proposed Development Plan		
12.0	Additional Notes / References / Documents Available			
		Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.		

St. Ignatius Church



View as seen from Sane Guruji Marg (Arthur Road)



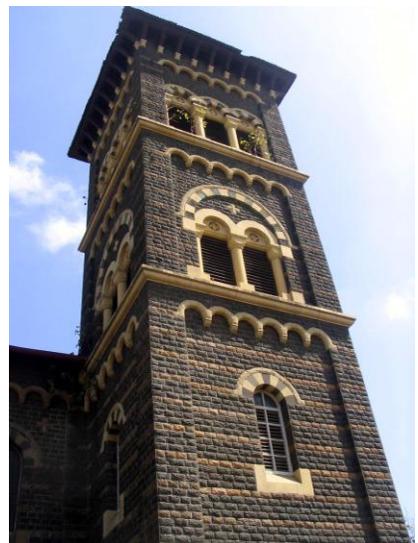
Projecting porch with three semicircular arches along with the sloping define the entrance



The church façade is governed by excellent use of Malad stone & Black Basalt with good proportions



Detail of the entrance porch



Bell tower is the tallest structure with single, double and triple arches on three floors



Black Basalt stone masonry with careful use of Malad stone in courses & architraves break the monotony



Main entrance door with newly painted mural above

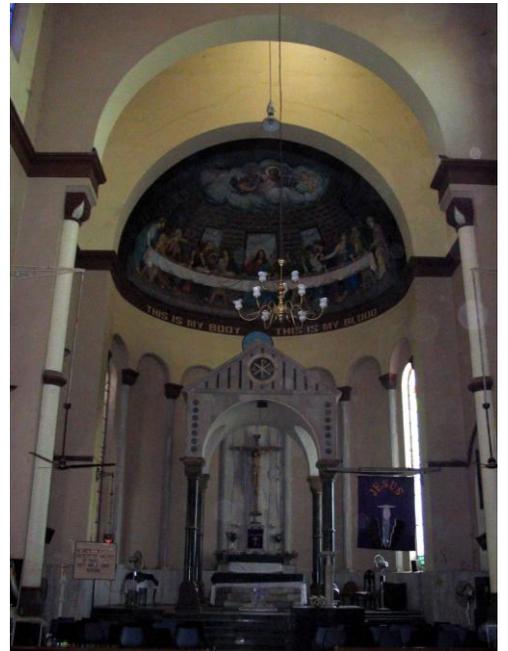


Interesting skyline created due to the church structure and bell tower is a characteristic feature

St. Ignatius Church



Interior with side aisle and nave with old pews



The sanctuary clad in marble with recently done paintings on the dome above



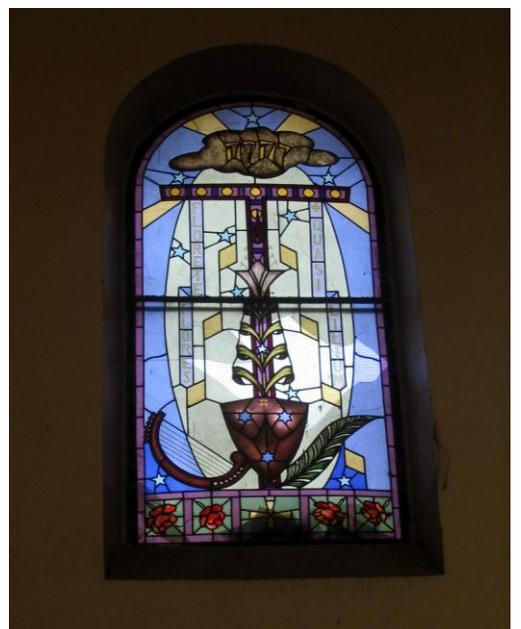
Original timber boardings removed and acrylic skylight along with asbestos sheet roof is an add-on



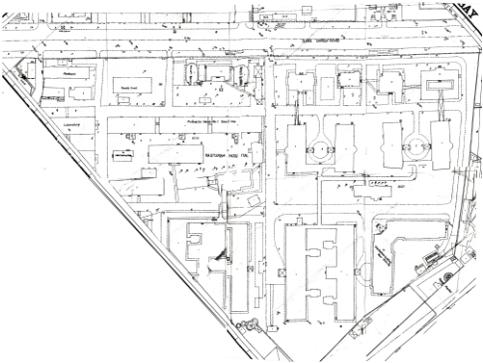
Narrow ladder leading to the bell tower



Detail of column capital with painted idols

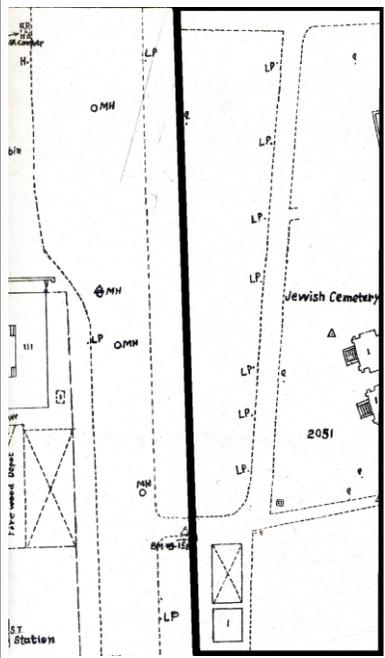


Poor imitation of stained glass in acrylic on windows

	Common Ref. No.:	
	Card No.: E-61	
	Ward (Part): E I	
	CS No.: Not available	
	Plot Area: Not available	
	B U Area: Not available	
	Date: June, 2005	
	Record by: Ojas P, Gauri J	
	Review by: Neera Adarkar	
	Internal: As above	
	External: As above	
	Photo Ref.: T-III-E:Ward E \ Kastoorba Hospital Premises	

1.0	Denomination		
1.1	Name of Premises	Kastoorba Hospital Premises	
1.2	Earlier Name	The Plague Hospital	
1.3	Built in	1904	Extension Date (if any) Not available
2.0	Access		
2.1	Main	Sane Guruji Marg (Arthur Road)	
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, place of worship	
4.2	Past	Religious, place of worship	
4.3	Usage	Frequent religious use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	A large plot located along Sane Guruji Marg (Arthur Road) with low rise vernacular style structures in the premises.	
5.2	Architectural Description	Large complex consisting of low rise vernacular buildings laid out with open spaces and networking of internal roads. The buildings exhibit strong Vernacular character with woodwork in façade with intricate carvings, bar tracery on verandahs, carved fasciae, etc. mangalore tiled structures with uniform heights create avenues within the premises.	
5.3	Intrinsic	The hospital was constructed for the plague patients, the epidemic which was spreading speedily in the congested areas like Mandvi, Dongri, Phanaswadi, Kamathipura, Kumbharwada and other parts of Mumbai especially the densely populated areas particularly from Ward B and Ward C.	
5.4	Value Classification	A(arc), B(des), B(per), C(seh), E	Recommended Grade II B
6.0	Topography		
6.1	Floors	Ground floor, G + 1	
7.0	Construction		
7.1	Plinth	Black Basalt stone coursed masonry plinth	
7.2	Walls	Load bearing brick masonry	
7.3	Floor	Wooden joist flooring	

7.4	Stairs	Wooden staircases with decorative and plain railings		
7.5	Openings	Semicircular or segmental arched windows, rectangular windows at some places		
7.6	Roofing	Sloping roofs with Mangalore tiles pyramidal, timber truss		
7.7	Articulation	Semi circular arched windows, pilasters, arched porch in front, some courses in Malad stone.		
7.8	Finishes	Exposed stone from outside and plastered painted from inside		
7.9	Interiors (Movable & Immovable)	Interiors- Not of Heritage value		
7.10	Compound / Fence / Gate	plastered brick compound wall with M. S. railing		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Central paved and unpaved open space in premises		
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 cracks or settlement observed)		
9.2	Walls	Excellent (Well maintained)		
9.3	Floor	Good (No deflection in wooden members)		
9.4	Stairs	Good		
9.5	Openings	Good (Some windows repaired and replaced)		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Excellent (Well maintained)		
9.8	Services	Good (No leakage or breaking of pipes)		
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 for hospital on proposed Development Plan (D.P.)		
12.0	Additional Notes / References / Documents Available	Notes: Photography denied Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai. Dwivedi, Mehrotra Bombay, The Cities Within Bombay 1995		

	Common Ref. No.:	
	Card No.: E-62	
	Ward (Part): E IV	
	CS No.: Not available	
	Plot Area: Not available	
	B U Area: Not applicable	
	Date: June, 2005	
	Record by: Ojas P. Gauri J.	
	Review by: Neera Adarkar	
	Internal: As above	
	External: As above	
Photo Ref.: T-III-E:Ward E\ Chinchpokli Jewish Cemetery		
		

1.0	Denomination		
1.1	Name of Premises	Chinchpokli Jewish Cemetery	
1.2	Earlier Name	Not applicable	
1.3	Built in	1879	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	N. M. Joshi Marg (Delisle Road)	
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	Burial ground	
4.2	Past	Burial ground	
4.3	Usage	Occasional public use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on N. M. Joshi Marg (Delisle Road), a major North- South arterial road in Mumbai and Central railway line between Chinchpokli and Byculla local stations.	
5.2	Architectural Description	Large open space with a number of old graves. The graves are laid out neatly in line with a number of trees around. Three graves are built as monuments and feature fine detailing in terms of façade. The monuments show an influence of Edwardian and Indo-Sarcenic style with features like domes, carvings, stucco work, motifs, triangular pediments, architraves, etc which adorn the façade. Some very old graves in the premises are half buried below the ground.	
5.3	Intrinsic	This is the oldest Jewish cemetery in Mumbai. Built for the minority Jewish community. The cemetery still caters for the Baghdadi Jews in Mumbai.	
5.4	Value Classification	A(arc), A(his), C(seh), D(bio), E, F, 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	Monuments with features like domes, carvings, stucco work, motifs, triangular pediments, architraves, etc		
7.8	Finishes	Monuments plastered and painted from outside		
7.9	Interiors (Movable & Immovable)	Access denied		
7.10	Compound / Fence / Gate	plastered brick compound wall		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Open space laid out with pathways and graves with old trees and two monuments		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, Good natural lighting		
8.2	Ventilation	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	Good (Well maintained)		
9.8	Services	Access denied		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	Access denied		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Plot reserved for cemetery on proposed Development Plan (D.P.)		
12.0	Additional Notes / References / Documents Available	<p>History: This is a very old cemetery. Some old graves have Hebrew inscriptions and plaques. This cemetery was set apart by Elias David Sassoon in January 1879 as a Jewish burial ground in memory of his beloved son who died at Shanghai in China on December 22, 1868. The cemetery still caters to Jews of the Baghdadi community in Mumbai.</p> <p>Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai. J.R.U. Youth Group- Jewish Landmarks in Bombay and Thane</p>		

Jewish Cemetery

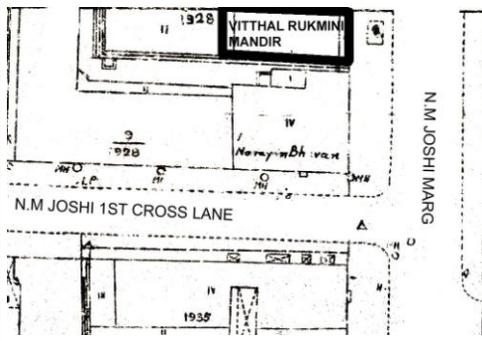


Detail of the monumental tombs



View of the cemetery

Detail photography and access denied

	Common Ref. No.:			
	Card No.: E-63			
	Ward (Part): E IV			
	CS No.: 515			
	Plot Area: 338.63 sq.m.			
	B U Area: 90.20 sq.m.			
	Date: June, 2005			
	Record by: Ojas P. Gauri J.			
	Review by: Neera Adarkar			
	Internal: As above			
External: As above				
Photo Ref.: T-III-E:Ward E\ Vitthal Rukhmini Mandir				
1.0	Denomination			
1.1	Name of Premises	Vitthal Rukhmini Mandir		
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. M. Joshi Marg (Delisle Road)		
2.2	Subsidiary	Not applicable		
3.0	Ownership Pattern			
3.1	Present	Suresh Dattaram Date		
3.2	Past	Dattaram Shyamrao Date		
3.3	Status	Trust		
4.0	Use			
4.1	Present	Religious, Place of Worship		
4.2	Past	Religious, Place of Worship		
4.3	Usage	Regular religious use		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	Located opposite the Chinchpokli Jewish Cemetary on N. M. Joshi Road, a major north- south arterial road in Mumbai.		
5.2	Architectural Description	The temple structure is located in between the two buildings of greater height, thus not seen prominently. It is a vernacular style G+1 temple with an old character and features like statues of <i>Sadhus</i> on the parapet wall along with the balusters. Not much ornamentation on façade but one of the old temples of Byculla (West) having religious and cultural importance.		
5.3	Intrinsic	One of the old temples in the neighbourhood of Byculla. The locality did not have much of Hindu population.		
5.4	Value Classification	A(arc), B(des), E	Recommended Grade	III
6.0	Topography			
6.1	Floors	G + 1		
7.0	Construction			
7.1	Plinth	Black Basalt stone coursed masonry		
7.2	Walls	Ashlar masonry of Black Basalt stone and sandstone externally, plastered from inside		
7.3	Floor	Black Basalt Stone		
7.4	Stairs	Not applicable		
7.5	Openings	Semicircular arched openings.		

7.6	Roofing	Soping roof with Mangalore tiles and wooden truss		
7.7	Articulation	Statues of <i>Saadhus</i> on the façade, balustrade to the terrace		
7.8	Finishes	Black Basalt stone, sandstone ashlar masonry from outside, plaster and timber from inside.		
7.9	Interiors (Movable & Immovable)	Old shrine of Vitthal and Rukhmini inside		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Not provided		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, Fair natural lighting		
8.2	Ventilation	Natural and artificial, Fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good (Cement tiles added over stone plinth)		
9.4	Stairs	Not applicable		
9.5	Openings	Good (Wooden members in sound state)		
9.6	Roofing	Fair (Leakage observed at some places)		
9.7	Articulation & Finishes	Fair		
9.8	Services	Fair		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	Asbestos sheet shed added in front		
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.		

Vitthal Rukhmini Mandir



View from N. M. Joshi Marg (Dilisle Road)

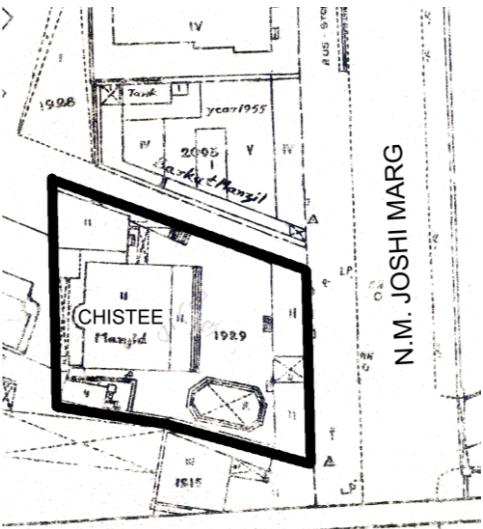


Detail of alternate courses in sand stone and Black basalt with idols of Sadhus and jains on the parapet



Detail of balustrade

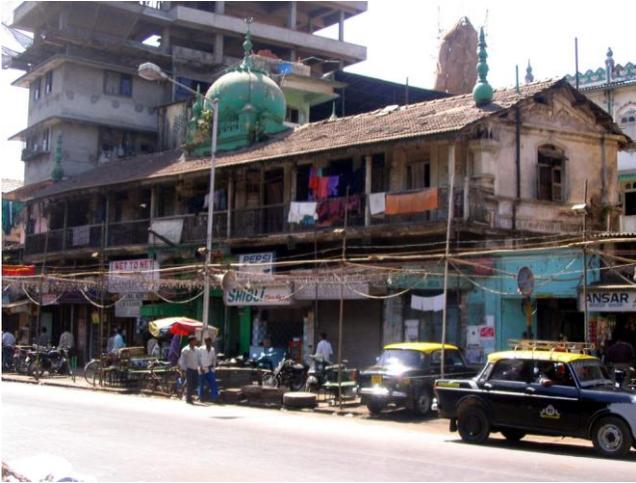
Right side elevation and left side elevation not visible due to proximity of adjoining structures

	Common Ref. No.:	
	Card No.: E-64	
	Ward (Part): E IV	
	CS No.: 1929	
	Plot Area: 779.27 sq.m.	
	B U Area: Not available	
	Date: June, 2005	
	Record by: Ojas P. Gauri J.	
	Review by: Neera Adarkar	
	Internal: As above	
External: As above		
Photo Ref.: T-III-E:Ward E\ Chistee Hindustani Masjid		

1.0	Denomination		
1.1	Name of Premises	Chistee Hindustani Masjid	
1.2	Earlier Name	Not applicable	
1.3	Built in	Early 20 th century	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	N. M. Joshi Marg, Byculla	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Mohammad Husein Abdulla	
3.2	Past	Sardar Mohammad Yusuf bin Sardar Mohammad Hassan, Mohammad Yahya Moonshi Mohammad Eshak, Abdul Hamid Janmohammad Mulla, Mohammad Yunus Munshi Pirmohammad, Mohammad Sadik Gulam Hussain, Ramzan Master Jokha	
3.3	Status	Trust	
4.0	Use		
4.1	Present	Place of Worship, Residential	
4.2	Past	Place of Worship, Residential	
4.3	Usage	Regular residential and religious use.	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on a long rectangular plot facing N.M. Joshi Marg (Dilisle Road) opposite Byculla station-West.	
5.2	Architectural Description	An unusual mosque with its dome and minarets emerging from the sloping timber and Mangalore tile clad roof which covers the G + 1 chawl structure that extends on either side of the mosque. Has balconies extending on the façade as are seen in the typology of chawls. A prominent arched gateway from the road leads to the court that has a central court with a water body.	
5.3	Intrinsic	The chawl is entirely occupied by tenants belonging the Muslim Community, and was subsequently added to the mosque.	
5.4	Value Classification	A(arc), A(cul), B(des), B(uu), C(seh)	Recommended Grade II B
6.0	Topography		
6.1	Floors	G + 1	
7.0	Construction		
7.1	Plinth	Black Basalt stone coursed masonry	
7.2	Walls	Load bearing brick masonry	
7.3	Floor	Wooden joist floor	
7.4	Stairs	Wooden dog legged staircase	

7.5	Openings	Rectangular wooden doors and windows		
7.6	Roofing	Sloping roof with Mangalore tiles and wooden a projecting masonry dome		
7.7	Articulation	Common balcony with cast iron railing, Dome projecting out of Mangalore tiled roof, Small minarets on four sides.		
7.8	Finishes	Internally and externally plastered and painted.		
7.9	Interiors (Movable & Immovable)	Old shrine inside		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Marginal open space on sides and front, paved court with a water body in the central area.		
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 leakage observed)		
9.3	Floor	Fair (Sagging observed at some places)		
9.4	Stairs	Fair (wooden members need maintenance)		
9.5	Openings	Fair (wooden members need maintenance)		
9.6	Roofing	Fair (Tree growth on roof)		
9.7	Articulation & Finishes	Good (Recently repainted externally)		
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	None		
12.0	Additional Notes / References / Documents Available	Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.		

Chistee Hindustani Musjid



View from N. M. Joshi Marg (Delisle Road) from Byculla Station- West



The Masjid with a unique façade with a dome with pinnacle projecting from the chawl front



Balcony with features of Mosque like Minarets seen in the background



Detail of the projecting dome from the Mangalore tiled sloping roof

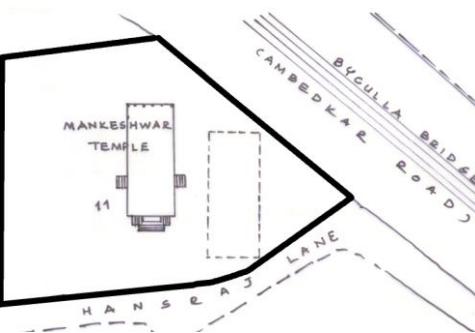


Detail of corner with a pinnacle at the end



Part front elevation with entrance to the Mosque and the dome above

Right side elevation and left side elevation not visible due to proximity of adjoining structures

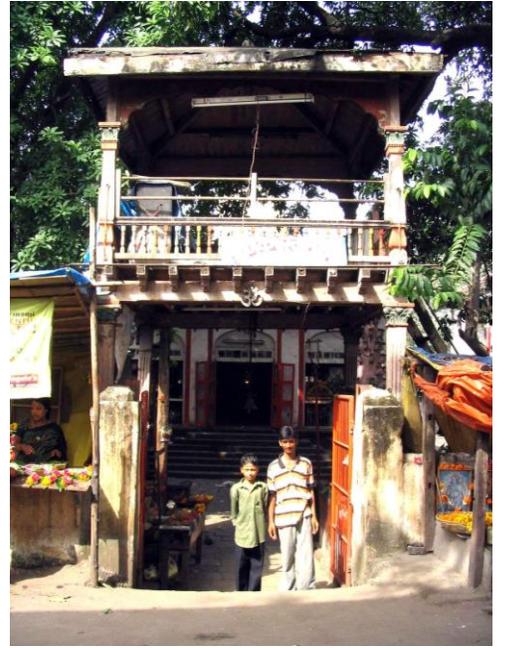
	Common Ref. No.:		
	Card No.: E-65		
	Ward (Part): E IV		
	CS No.: 11		
	Plot Area: Not available		
	B U Area: Not available		
	Date: June, 2005		
	Record by: Ojas P, Swapnil B		
	Review by: Neera Adarkar		
	Internal: As above		
	External: As above		
Photo Ref.: T-III-E:Ward E\ Mankeshwar Temple			
			
1.0	Denomination		
1.1	Name of Premises	Mankeshwar Temple	
1.2	Earlier Name	Not applicable	
1.3	Built in	1851	Extension Date (if any) Not available
2.0	Access		
2.1	Main	Hansraj Lane	
2.2	Subsidiary	Dr. Babasaheb Ambedkar Road, Byculla	
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, place of worship	
4.2	Past	Religious, place of worship	
4.3	Usage	Daily Religious use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located in narrow Hansraj Lane off Dr. Babasaheb Ambedkar Road, which is one of the major North-South arterial roads of Mumbai.	
5.2	Architectural Description	Vernacular style temple with Mangalore tiled sloping roof and load bearing construction. Large open spaces on all sides with tree plantation in compound give it a village character. The premises have an old Deepmala and the shrine, though the temple has been renovated in due course of time. The otlas around trees, the sitting platform at entrance etc. are prominent features.	
5.3	Intrinsic	One of the old temples of the Byculla locality.	
5.4	Value Classification	A(arc), C(seh), E	Recommended Grade II B
6.0	Topography		
6.1	Floors	Ground floor	
7.0	Construction		
7.1	Plinth	Black Basalt stone 1.2m high plinth	
7.2	Walls	Brick load bearing walls	
7.3	Floor	Black Basalt stone	
7.4	Stairs	Not applicable	
7.5	Openings	Segmental arched openings with Rectangular wooden frames and glazed shutters	

7.6	Roofing	Sloping roof with Mangalore tiles and timber truss, Kalasha on Garbhagriha		
7.7	Articulation	Has a kalash above the shikhara of the temple .The temple has minimal articulation on the façade.		
7.8	Finishes	Internally Externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Old central shrine.		
7.10	Compound / Fence / Gate	Brick compound wall		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Large side, front and rear partly paved open spaces		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good a 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 sagging or deflection observed)		
9.3	Floor	Good (Well maintained)		
9.4	Stairs	Not applicable		
9.5	Openings	Good (Wooden members in sound state)		
9.6	Roofing	Fair		
9.7	Articulation & Finishes	Good (Recently painted in bright colours)		
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	Part structure renovated over the years		
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.		

Mankeshwar Temple



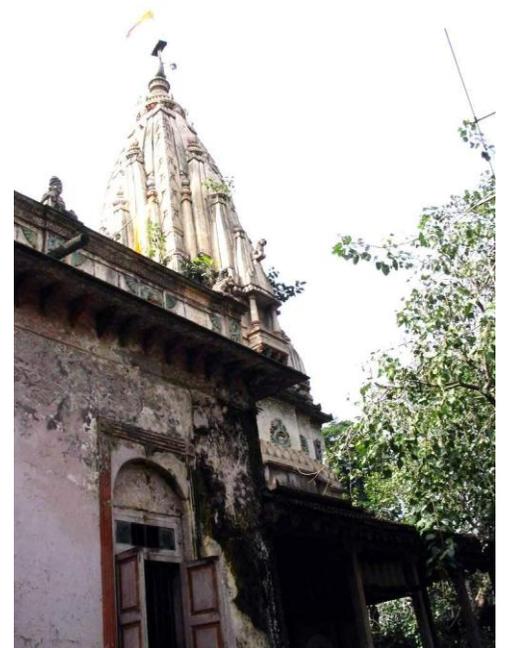
Front elevation



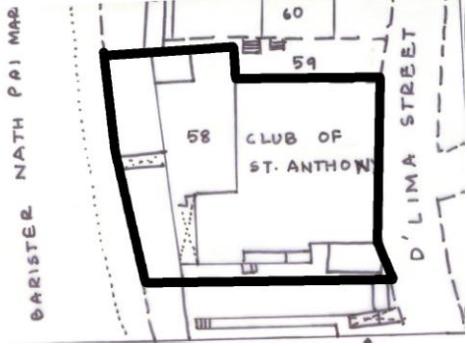
Gate on Hansraj Lane



Detail of Deepmaala



Detail of the stone Shikhara

	Common Ref. No.:		
	Card No.: E-66		
	Ward (Part): E III		
	CS No.: 58		
	Plot Area: 954.01 sq.m		
	B U Area: 1256.00 sq.m		
	Date: June, 2005		
	Record by: Ojas P, Purna C		
	Review by: Neera Adarkar		
	Internal: As above		
External: As above			
Photo Ref.: T-III-E:Ward E\ Club of St. Anthony			
			
1.0	Denomination		
1.1	Name of Premises	Club of St. Anthony	
1.2	Earlier Name	Not applicable	
1.3	Built in	Late 19 th century	Extension Date (if any) Not available
2.0	Access		
2.1	Main	Barrister Nath Pai Marg (Reay Road)	
2.2	Subsidiary	D' Lima Street, Mazagaon	
3.0	Ownership Pattern		
3.1	Present	Jose Francisco Fernandes.	
3.2	Past	Yusufalli Cassum Chinwala, Mrs. Zainab bai H. Rahimtoola, Sultan Hassan Dossal, Hussein Abdul Karim Panju, Caetano Carlos Baretto, Fulgencio Furtado	
3.3	Status	Trust	
4.0	Use		
4.1	Present	Religious, lodging boarding	
4.2	Past	Religious, lodging boarding	
4.3	Usage	Regular religious and residential use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on a rectangular plot on Barrister Nath Pari Marg, which is one of the major North-South arterial roads.	
5.2	Architectural Description	Front of the club facing the Barrister Nath Pai Marg (Reay Road), is completely hidden due to encroachments. Has high stone plinth and arched verandah with orders and Corinthian capitals on Ground floor, the upper balcony rests on highly ornamental brackets. It has a chapel on Ground floor. Has a grand verandah in front which is accessed by a flight of steps in Black Basalt stone having a decorative rail.	
5.3	Intrinsic	One of the old 'Clubs of Mazagaon' used for social gatherings as well as providing lodging facilities for guests visiting the city for various purposes mainly from Goa and belonging to the Catholic community	
5.4	Value Classification	A(arc), A(his), C(seh), E, F	Recommended Grade II B
6.0	Topography		
6.1	Floors	G + 1	
7.0	Construction		
7.1	Plinth	Black Basalt stone coursed masonry plinth	
7.2	Walls	Load bearing Brick walls	
7.3	Floor	Wooden joist flooring	

7.4	Stairs	R.C.C. dog legged external staircase added later on		
7.5	Openings	Openable glazed wooden shutters		
7.6	Roofing	Flat roof with terrace		
7.7	Articulation	Corinthian capitals to support balcony, carved brackets, decorative steps in plinth		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Has an old Chapel on ground floor		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Unpaved open space in front and marginal unpaved 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 provided		
8.7	Other (HVAC / BMS / Security Systems)	Not applicable		
9.0	Condition			
9.1	Plinth	Fair (No settlement seen, cracks at some places)		
9.2	Walls	Poor (Leakage and dampness seen at some places, first floor wall needs to be redone)		
9.3	Floor	Poor (Sagging observed)		
9.4	Stairs	Fair		
9.5	Openings	Fair (Wooden members need maintenance)		
9.6	Roofing	Fair (some part of reinforcement exposed)		
9.7	Articulation & Finishes	Fair (Replastering done on façade)		
9.8	Services	Fair (Needs maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	Chajjas added on ground floor		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	Rear façade replastered, loss of some ornamentation due to replastering		
11.0	DP Remarks / Perceived Threats		Barrister Nath Pai Marg side completely encroached by hutments. Tree growth on façade.	
12.0	Additional Notes / References / Documents Available		History: Mazagon an old colony of Goan Christians and fishermen is dotted with 'Clubs'. These clubs were built during the late 19 th century to provide lodging and boarding facilities to the young men of the Goan Christian community arriving in Mumbai for various works. The clubs usually consist of dormitories, dining and meeting hall, kitchen and common toilet facilities along with a small chapel. Most of these clubs are still in use by the people from the Goan Christian community. Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.	

Club of St. Anthony



Detail of front verandah with large verandah with arcade and circular columns with Corinthian capitals



Replastered façade facing D'Lima Street



Detail of segmental arched double window on first floor



Segmental arched windows on first floor and equilateral point arched double windows on ground floor give character to the façade



View facing Barrister Nath Pai Marg (Reay Road)



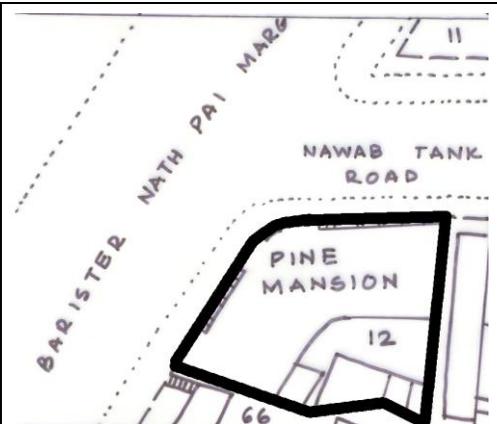
Restrengthening of brackets and slab by M.S. members



Detail of equilateral point arched double window on ground floor

Right side elevation and left side elevation not visible due to proximity of adjoining structures

	Common Ref. No.:	
	Card No.: E-67	
	Ward (Part): E III	
	CS No.: 12	
	Plot Area: 718.23 sq.m.	
	B U Area: 1895.00 sq.m	
	Date: June, 2005	
	Record by: Ojas P, Jayesh B	
	Review by: Neera Adarkar	
	Internal: As above	
	External: As above	
Photo Ref.: T-III-E:Ward E\ Nasir Palace		



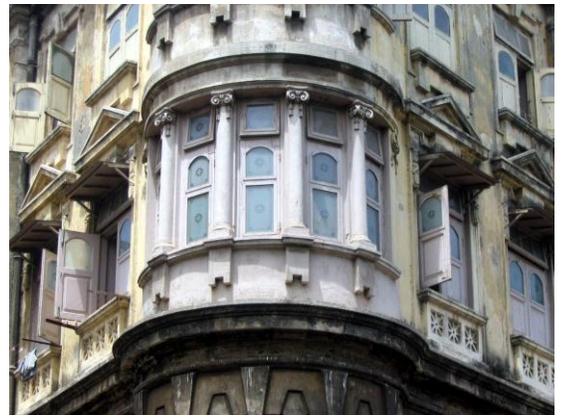
1.0	Denomination		
1.1	Name of Premises	Nasir Palace	
1.2	Earlier Name	Pine Mansion	
1.3	Built in	1919	Extension Date (if any) Not available
2.0	Access		
2.1	Main	Barrister Nath Pai Marg (Reay Road)	
2.2	Subsidiary	Nawab Tank Bridge, D'Lima Street	
3.0	Ownership Pattern		
3.1	Present	Ahmed Haji Abdullah Abbas	
3.2	Past	Abdullah Haji Mohammad Abbas, Shaikh Abdul Jalil bin Mohammad, Abdullah Haji Abbas, Haji Ahmed Mohammad	
3.3	Status	Tenanted	
4.0	Use		
4.1	Present	Residential, Commercial	
4.2	Past	Residential, Commercial	
4.3	Usage	Regular residential and commercial use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on corner of Barrister Nath Pai Road (Reay Road), which is one of the major North-South arterial roads and Nawab Tank Bridge, defines the curve along the corner.	
5.2	Architectural Description	Corner building following road curve profile. Built in Edwardian style, flat roof and good amount of ornamentation such as projecting arches, balustered balconies and many different carvings on various floors. Has an internal chowk for light ventilation around which runs the corridor leading to the rooms. The striking features include the curved corner along the junction of nawab Tank Bridge and D'Lima Street, balustrade on terrace, projecting balconies with M.S. railing, husks, triangular pediments on façade.	
5.3	Intrinsic	Has horizontal grooved stucco work. One of the many tenanted residential buildings facing the main roads in the heart of the island city. The façade is typical of such buildings facing important roads.	
5.4	Value Classification	A(arc), B(des), G(grp)	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 4	
7.0	Construction		
7.1	Plinth	Black Basalt stone coursed masonry plinth	
7.2	Walls	Composite brick masonry wall	
7.3	Floor	Timber joist floor	

7.4	Stairs	Dog legged wooden staircase with plain railing with not much ornamentation		
7.5	Openings	Rectangular wooden glazed shutters		
7.6	Roofing	Mangalore tiled sloping roof with wooden trusses		
7.7	Articulation	Pilasters, cornice bands, staircase bay is highly decorative motifs on facade.		
7.8	Finishes	Stucco work, plastered from outside and inside		
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	Open space between the wings. Unpaved court.		
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 observed at a few places, no deflection observed)		
9.2	Walls	Fair (Leakage observed at some places, some walls attacked by Moss)		
9.3	Floor	Fair (Deflection observed at some places)		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Poor (Many windows need heavy repairs)		
9.6	Roofing	Poor (Leakage at some places)		
9.7	Articulation & Finishes	Fair (Some details replastered)		
9.8	Services	Poor (Leakage of pipes, many pipes broken resulting into dampness on toilet wall)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair-Poor
10.0	Transformation			
10.1	Form	Some M.S. Chajjas added above windows, balconies enclosed, ground floor openings partly hidden behind the hoardings.		
10.2	Structure	Some timber structural members replaced by steel.		
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.		

Pine Mansion



Aerial View from Dockyard Road station



Detail of corner along Nawab Tank Bridge and D'Lima Street



Horizontal grooved stucco work, small orders with Corinthian capitals, triangular pediments, balustrade adorn the façade



Curved profile along the junction of Nawab Tank Bridge and D'Lima Street



Detail of the projecting balcony with C.I. railing



Triangular pediments above windows

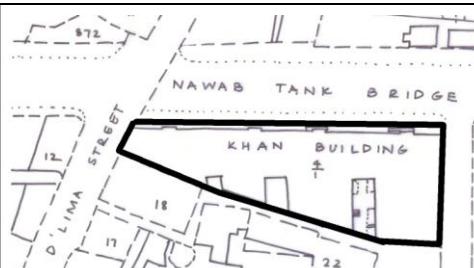


Detail of horizontal grooved stucco work and husk above semicircular arched window



Entrance to the building along Nawab Tank Bridge with old name inscription 'Nasir Palace'

	Common Ref. No.:	
	Card No.:	E-68
	Ward (Part):	EIII
	CS No.:	4/1
	Plot Area:	1015.82 sq.m.
	B U Area:	5712.00 sq.m.
	Date:	June, 2005
	Record by:	Ojas P, Gauri J
	Review by:	Neera Adarkar
	Internal:	As above
External:	As above	
Photo Ref.:	T-III-E:Ward E\ Khan Building	



1.0	Denomination		
1.1	Name of Premises	Khan Building	
1.2	Earlier Name	Not applicable	
1.3	Built in	1920	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Nawab Tank Bridge, Mazgoan	
2.2	Subsidiary	D'Lima Street	
3.0	Ownership Pattern		
3.1	Present	Fuad Haji Abba Abdulla Abbas	
3.2	Past	Nadida Haji Abba Abdulla Abbas, Fakruddin Haji Abba Abdulla Abbas, Farid Haji Abba Abdulla Abbas	
3.3	Status	Tenanted	
4.0	Use		
4.1	Present	Residential, Commercial	
4.2	Past	Residential, Commercial	
4.3	Usage	Regular residential and commercial use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on a rectangular plot along Nawab Tank Bridge and has the same architectural character as that of the adjoining building, Pine Mansion.	
5.2	Architectural Description	Stone clad building built in Iron framework, constructed in the architectural style which is a blend of Edwardian and Neo-Classical styles, it has a huge sloping roof. Husks below the windows of every floor is the characteristic feature of this building. The staircase is wooden and the block is defined by an arched opening on Ground floor and ornamentation on terrace floor. The façade has horizontal grooved stucco work.	
5.3	Intrinsic	One of the many tenanted residential buildings facing the main roads in the heart of the island city. The façade is typical of such buildings facing important roads.	
5.4	Value Classification	A(arc), I(sce), G(grp)	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 4	
7.0	Construction		
7.1	Plinth	Black Basalt stone coursed masonry plinth	
7.2	Walls	Composite brick masonry walls	
7.3	Floor	Fabricated steel with Shahabad tiled floor	

7.4	Stairs	Dog legged Wooden staircase with decorative wooden balustrade		
7.5	Openings	Rectangular openings with wooden frames and glazed shutters		
7.6	Roofing	Sloping roof with Mangalore tiles and wooden trusses		
7.7	Articulation	Pilasters, cornice bands, staircase bay is highly decorative with motifs and greater height.		
7.8	Finishes	Stucco work, Internally 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	Open space between the two wings of building in form of unpaved court.		
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 observed at few places)		
9.2	Walls	Fair (Dampness on staircase and court walls, staircase external walls attacked by Moss)		
9.3	Floor	Fair (Deflection in Corridor)		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Poor (Many windows broken)		
9.6	Roofing	Poor (Leakage observed at many places, facia needs maintenance)		
9.7	Articulation & Finishes	Fair (Plaster attacked by Miss, needs replastering and painting)		
9.8	Services	Poor (Leakage on toilet walls by broken pipes, central court used as a garbage dump)		
9.9	Outbuildings	Poor		
9.10	Overall condition	Poor	Maintenance level	Poor
10.0	Transformation			
10.1	Form	Some Chajjas added. Ground floor shop front hidden behind signboard.		
10.2	Structure	Central arch of staircase bay supported by M S supports.		
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.		

Khan Building



Front view facing Nawab Tank Bridge, partly hidden behind trees



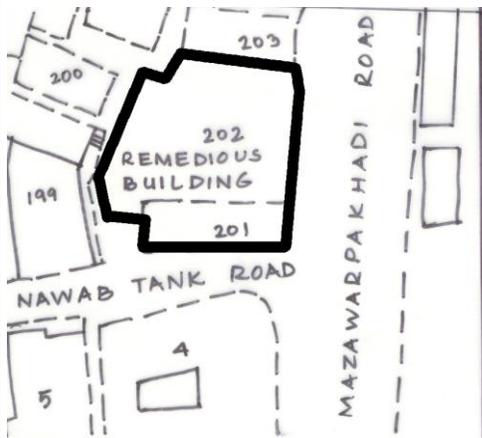
Front view showing the shopfront on ground floor



Central staircase bay with horizontal grooved pilasters and husk motifs



Entrance arch with architrave and decorative key stone

	Common Ref. No.:		
	Card No.: E-69		
	Ward (Part): E III		
	CS No.: 202		
	Plot Area: 307.69 sq.m.		
	B U Area: 527.00 sq.m.		
	Date: June, 2005		
	Record by: Ojas P, Prerna C		
	Review by: Neera Adarkar		
	Internal: As above		
	External: As above		
Photo Ref.: T-III-E:Ward E\ Remidious Building			
			
1.0	Denomination		
1.1	Name of Premises	Remidious Building	
1.2	Earlier Name	Not applicable	
1.3	Built in	Mid 19 th century	Extension Date (if any) Not available
2.0	Access		
2.1	Main	Nawab Tank Bridge	
2.2	Subsidiary	Narsu Vithoba Nakwa Road (Muzawar Pakhadi Road), Nawab Tank Road	
3.0	Ownership Pattern		
3.1	Present	Bomanji Dhanjibhoy Pvt. Ltd.	
3.2	Past	Not available	
3.3	Status	Tenanted	
4.0	Use		
4.1	Present	Residential, commercial	
4.2	Past	Residential, commercial	
4.3	Usage	Regular residential and commercial use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	A modest building located on a corner plot with three abutting roads. The surrounding openness accentuates its curved façade.	
5.2	Architectural Description	Vernacular style building done in brick and wood, located on a corner with three abutting roads. Pre industrial vernacular style structure with timber structural members with brick filling in between. Double windows, wooden brackets to support the timber roof above with Mangalore tiles are the characteristic features. Despite of much articulation on façade the building is important due to its construction style and strategic location over a corner. Probably it is the oldest building in the Mazagaon Dock vicinity.	
5.3	Intrinsic	Corner building creating an avenue. Probably the oldest building in the neighbouring area of the Mazagaon Docks.	
5.4	Value Classification	A(arc), B(per), I(sce)	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 1	
7.0	Construction		
7.1	Plinth	0.15 m high Black Basalt stone coursed masonry plinth	
7.2	Walls	Brick filling in between wooden structural members	
7.3	Floor	Wooden joist flooring	
7.4	Stairs	Single flight wooden staircase with wooden balusters	

7.5	Openings	Rectangular and semicircular arched windows with wooden framed glazed shutter		
7.6	Roofing	Mangalore tiled sloping roof with wooden trusses		
7.7	Articulation	Minimal articulation on the façade		
7.8	Finishes	Internally 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 open courtyard paved with Shahabad tiles		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	None		
9.0	Condition			
9.1	Plinth	Fair (No settlement or cracks observed)		
9.2	Walls	Fair (No cracks or dampness)		
9.3	Floor	Fair (No sagging seen, some wooden members need maintenance)		
9.4	Stairs	Fair (Sagging of some treads)		
9.5	Openings	Fair		
9.6	Roofing	Fair (No leakage observed, some wooden members need maintenance)		
9.7	Articulation & Finishes	Fair (Needs replastering externally)		
9.8	Services	Fair (Downtake pipes need maintenance)		
9.9	Outbuildings	Good (Maintained clean)		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	Wooden columns on ground floor, wooden joist replaced by MS I section		
10.3	Articulation & Finishes	First floor is replastered		
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.		

Remidious Building



View along the corner of Narsu Vithoba Nakwa Road (Muzawar Pakhadi Road) and Nawab Tank Road



Typical pre-industrial style façade with double windows and sloping roof along the curved corner



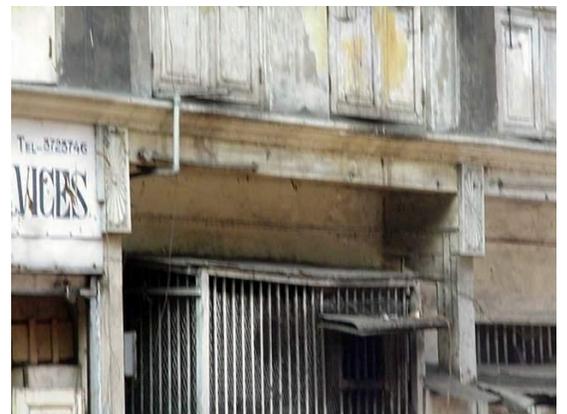
Straight flight wooden staircase



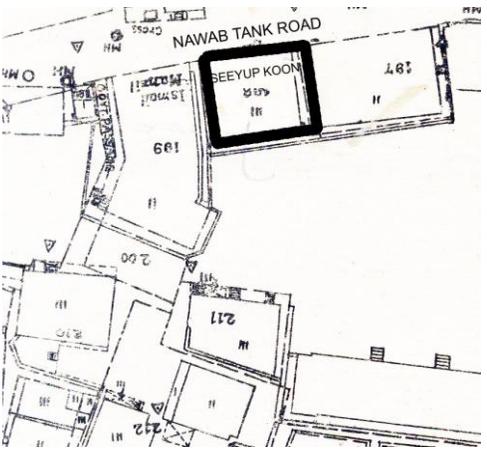
Detail of the load bearing wooden structural members near the staircase



View along the junction of Nawab tank Bridge and Narsu Vithoba Nakwa Road (Muzawar Pakhadi Road)



Detail of the load bearing wooden structural members on ground floor

	Common Ref. No.:	
	Card No.: E-70	
	Ward (Part): E III	
	CS No.: 198	
	Plot Area: Not available	
	B U Area: Not available	
	Date: April, 2005	
	Record by: Ojas P, Keshav S	
	Review by: Neera Adarkar	
	Internal: As above	
	External: As above	
Photo Ref.: T-III-E:Ward E\ Seeyup Koon		

1.0	Denomination			
1.1	Name of Premises	Seeyup Koon		
1.2	Earlier Name	Not applicable		
1.3	Built in	1916-1918	Extension Date (if any)	Not applicable
2.0	Access			
2.1	Main	Nawab Tank Road		
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	Residential, Place of worship		
4.2	Past	Religious and Residential		
4.3	Usage	Regular residential and religious use		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	A modest structure located on a small plot in a narrow lane near Mazagaon Docks.		
5.2	Architectural Description	An important Chinese shrine, located on the second floor in this modest building. Externally the building has a plain façade with balconies on each floor and a Mangalore tiled roof with timber truss. The roof fascia and the balcony louvers painted in red colour brighten the façade. Internally the temple is painted in bright red colours and has a statue of Lord Buddha in Brass.		
5.3	Intrinsic	Important Chinese shrine in Mumbai with bright coloured interior having a brass statue of Lord Buddha. Probably the oldest Chinese shrine in Mumbai built when many Chinese migrated to India during 1900-1910 for trade.		
5.4	Value Classification	A(arc), A(his), A(cul), B(des), B(uu) C(seh), E, F	Recommended Grade	II A
6.0	Topography			
6.1	Floors	G + 2		
7.0	Construction			
7.1	Plinth	Black Basalt stone low plinth		
7.2	Walls	0.23 m. thick load bearing walls		
7.3	Floor	Wooden joist floor		
7.4	Stairs	Wooden open well staircase with plain railing		

7.5	Openings	Rectangular wooden glazed shutter		
7.6	Roofing	Wooden sloping roof with Mangalore tiles		
7.7	Articulation	Some carvings on balcony louvers and fascia		
7.8	Finishes	Plastered and painted internally and externally		
7.9	Interiors (Movable & Immovable)	The timber ceiling, doors and windows of the top floor where the shrine is located are painted in bright red colours. Hanging paper lights in Chinese style along with big impressive brass statue of Lord Buddha gives a character to the interior space. Paper Slips with dates are hung on walls which are used to comment on the fortune. There is a large brass vessel in which papers are burnt as a religious ritual.		
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 cracks or settlement observed)		
9.2	Walls	Good (No dampness observed)		
9.3	Floor	Good (No sagging observed)		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Good (Wooden members in sound state)		
9.6	Roofing	Fair (No leakage observed. Side gutters need repairs)		
9.7	Articulation & Finishes	Good (Recently painted)		
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	None		
12.0	Additional Notes / References / Documents Available	<p>History: This temple is associated with history of the Chinese arrival in India during the Eighteenth Century. Many Chinese arrived in Mumbai via Myanmar, most of them settled in Mazagaon. This unique temple was erected towards the beginning of early 20th century. Except for a temple in Kolkata this is the only Chinese temple in India. One of worship is done by burning paper in a large vessel as a part of ritual.</p> <p>Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai</p>		

Seeyup Koon



Modest façade of 'Seeyup Koon' with Vernacular character



Entrance to the building



The building maintains general skyline of Nawab Tank Road



Entrance to the shrine on second floor



The Priest explaining the rituals



The holy brass miniature sculptures



Corridor leading to the shrine on second floor



Interior of the shrine with bright red décor and brass carvings



The Shrine of Lord Buddha

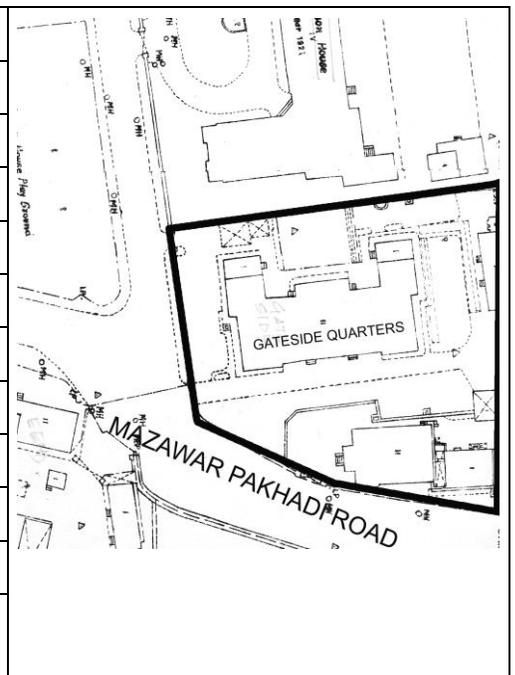


Detail of the brass carvings on the top of Lord Buddha statue



Bright coloured Chinese suspended lights give a unique character to the interior

	Common Ref. No.:	
	Card No.: E-71	
	Ward (Part): E III	
	CS No.: Not available	
	Plot Area: Not available	
	B U Area: 912.54 sq.m.	
	Date: April, 2005	
	Record by: Ojas P, Uma P	
	Review by: Neera Adarkar	
	Internal: As above	
External: As above		
Photo Ref.: T-III-E:Ward E\ Gate side quarters		



1.0	Denomination			
1.1	Name of Premises	Gate side quarters		
1.2	Earlier Name	Not applicable		
1.3	Built in	1922	Extension Date (if any)	Not applicable
2.0	Access			
2.1	Main	Narsu Vithoba Nakwa Road (Muzawar Pakhadi Road)		
2.2	Subsidiary	Not applicable		
3.0	Ownership Pattern			
3.1	Present	Mumbai Port Trust (MbPT)		
3.2	Past	Mumbai Port Trust (MbPT)		
3.3	Status	Mumbai Port Trust (MbPT)		
4.0	Use			
4.1	Present	Offices		
4.2	Past	Offices		
4.3	Usage	Regular office use		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	Located on a rectangular plot with landscaped and paved space in the compound on Narsu Vithoba Nakwa Road (Muzawar Pakhadi Road), a road along the eastern waterfront of Mumbai.		
5.2	Architectural Description	Vernacular style sprawling bungalow representing a typology of bungalows of the Mazagaon area. Front facade has a recessed verandah with carved wooden railing forming as a formal entrance to the bungalow. The building has a symmetrical façade with rectangular windows and a plain fascia to the pitched roof.		
5.3	Intrinsic	Represents a typology of low rise sprawling bungalows built in Vernacular style. Mazagaon was once famous for such bungalows.		
5.4	Value Classification	A(arc), B(des), B(per), G(grp)	Recommended Grade	III
6.0	Topography			
6.1	Floors	G + 1		
7.0	Construction			
7.1	Plinth	Black Basalt stone coursed masonry low plinth		
7.2	Walls	Load bearing brick masonry walls		
7.3	Floor	Wooden joist floor		
7.4	Stairs	Wooden staircase with plain staircase railing		
7.5	Openings	Rectangular wooden glazed shutter		
7.6	Roofing	Pitched proof with wooden structural members and Mangalore tiles		

7.7	Articulation	Front entrance porch with plain wooden railing and balcony above, villa style lavish vernacular façade		
7.8	Finishes	Plastered and painted from inside and outside		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Plastered brick compound wall with cast iron railing		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Part landscaped and part paved open space in front		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Windows Air-conditioning units		
9.0	Condition			
9.1	Plinth	Good (No cracks or settlement observed)		
9.2	Walls	Good (No cracks or dampness observed)		
9.3	Floor	Fair (Minor deflection at few places)		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Good (Well maintained)		
9.6	Roofing	Fair (Leakage repaired recently)		
9.7	Articulation & Finishes	Good (Well maintained)		
9.8	Services	Fair		
9.9	Outbuildings	Good (Neatly landscaped and paved)		
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, Maps by Mumbai Port Trust.		

Gate Side Quarters



Front elevation from Narsu Vithoba Nakwa Road
(Muzawar Pakhadi Road)



The elongated façade with two side projecting bays
and recessed balcony in between

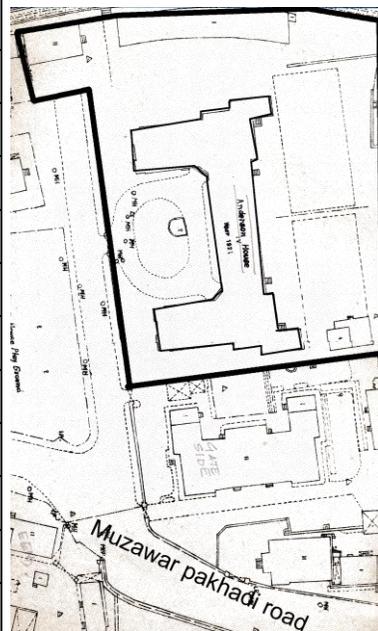


Detail of corner of the projecting bay



Detailing on the verandah with
decorative C.I. railing and decorative
glazing and louvers above lintel

	Common Ref. No.:	
	Card No.: E-72	
	Ward (Part): E III	
	CS No.: Not available	
	Plot Area: Not available	
	B U Area: 3722.76 sq.m.	
	Date: April, 2005	
	Record by: Ojas P, Uma P	
	Review by: Neera Adarkar	
	Internal: As above	
	External: As above	
	Photo Ref.: T-III-E:Ward E\ Anderson House	



1.0	Denomination		
1.1	Name of Premises	Anderson House	
1.2	Earlier Name	Not applicable	
1.3	Built in	1926	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Narsu Vithoba Nakwa Road (Muzawar Pakhadi Road)	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Mumbai Port Trust (MbPT)	
3.2	Past	Mumbai Port Trust (MbPT)	
3.3	Status	Mumbai Port Trust (MbPT)	
4.0	Use		
4.1	Present	Residential Quarters	
4.2	Past	Residential Quarters	
4.3	Usage	Regular residential use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on a rectangular plot facing Narsu Vithoba Nakwa Road (Muzawar Pakhadi Road), a road along eastern waterfront of Mumbai.	
5.2	Architectural Description	Vernacular style large scale building adorned by features like pillars, mouldings and trellis work in wood on balcony and window faces. The wooden curved members near the openings give this building a distinct character. The entrance is defined by Malad stone flat arch leading to the open well staircase. The building has a symmetrical façade and planning. It is divided in two wings with separate access and staircase is provided for each of the wings with central open space forming a 'C' shaped plan.	
5.3	Intrinsic	One of the examples of the typology of exquisite buildings (mostly seen in South Mumbai) having large sized apartments to be rented out to the upper class population of the island city, in the early decades of the 20 th century.	
5.4	Value Classification	A(arc), B(des), B(uu), B(per), G(grp)	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 3	
7.0	Construction		
7.1	Plinth	Black Basalt stone coursed masonry plinth	
7.2	Walls	Composite brick masonry walls	
7.3	Floor	R.C.C. slab	

7.4	Stairs	Open well wooden staircase with decorative handrail		
7.5	Openings	Rectangular wooden framed glazed shutter		
7.6	Roofing	Flat roof with terrace		
7.7	Articulation	Façade has woodwork on balcony and window faces. Wooden curved members near openings. The entrance is defined by Malad stone flat arch.		
7.8	Finishes	Internally and externally cement plastered and painted. Entrance features in Malad stone exposed coursed masonry.		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	M.S and brick compound wall		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Thickly wooded surroundings ample open space all around		
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 cracks or settlement observed)		
9.2	Walls	Good (No cracks or dampness observed)		
9.3	Floor	Fair (Deflection observed at some places)		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Fair		
9.6	Roofing	Fair (No leakage or dampness observed)		
9.7	Articulation & Finishes	Good (Wooden members need maintenance)		
9.8	Services	Fair (Some pipes need replacement)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	Sliding windows added later		
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		

Anderson House



Anderson House, Front view from the open space



Side view showing the massing characterized by rectangular windows and curved wooden balconies



Detailing of curved wooden balconies along with louvered ventilators above lintel level



Detail of the central portion with curved fascia in between the two tapering circular columns

7.4	Stairs	Wooden dog legged staircase		
7.5	Openings	Rectangular wooden glazed shutter		
7.6	Roofing	Mangalore tiled sloping roof with wooden structural members		
7.7	Articulation	Wooden posts in elevation, not much articulation on façade		
7.8	Finishes	Plastered and painted from inside and outside		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Stone and M.S. railing compound		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Paved marginal 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 provided		
8.7	Other (HVAC / BMS / Security Systems)	Windows Air-conditioning units		
9.0	Condition			
9.1	Plinth	Good (No cracks or settlement observed)		
9.2	Walls	Good (No leakage or dampness observed)		
9.3	Floor	Good (No deflection observed)		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Good (Well maintained)		
9.6	Roofing	Fair (Leakage repaired recently)		
9.7	Articulation & Finishes	Good (Well maintained)		
9.8	Services	Fair (Some pipes need maintenance)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	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		

Mumbai Port Trust E.E.N.D. Office



View of building from the Mumbai Port Trust Compound



Modest scale building with timber structural members and brick filling with a road facing wooden balcony and sloping roof

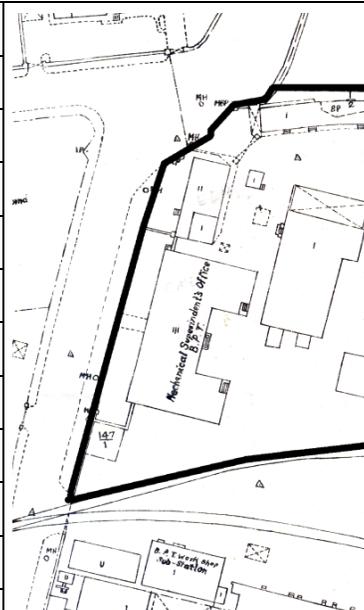


Side elevation with gable wall and timber balcony



Detail of the timber balcony with wooden posts and plain railing

	Common Ref. No.:	
	Card No.: E-74	
	Ward (Part): E III	
	CS No.: Not available	
	Plot Area: Not available	
	B U Area: 1456.78 sq.m.	
	Date: April, 2005	
	Record by: Ojas P, Uma P	
	Review by: Neera Adarkar	
	Internal: As above	
	External: As above	
	Photo Ref.: T-III-E:Ward E\ Chief Mechanical Engineer Office	



1.0	Denomination		
1.1	Name of Premises	Chief Mechanical Engineer Office	
1.2	Earlier Name	Not applicable	
1.3	Built in	1923	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Narsu Vithoba Nakwa Road (Muzawar Pakhadi Road)	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Mumbai Port Trust (MbPT)	
3.2	Past	Mumbai Port Trust (MbPT)	
3.3	Status	Mumbai Port Trust (MbPT)	
4.0	Use		
4.1	Present	Offices	
4.2	Past	Offices	
4.3	Usage	Regular office use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on a small rectangular plot facing Muzawar Pakhadi Road next to EEND building	
5.2	Architectural Description	Building in Neo-Classical style with a grand front façade consisting of massive circular double height columns at the entrance. Ground floor has semi circular arched openings whereas the balconies are seen on the first floor. The massive circular columns along with the two end bays having full height windows and topped by triangular pediment give a vertical character to the otherwise horizontal façade.	
5.3	Intrinsic	Represents a typology of grand scaled office buildings built during 1920's in Neo-Classical style.	
5.4	Value Classification	A(arc), B(des), B(per), G(grp)	Recommended Grade II B
6.0	Topography		
6.1	Floors	G + 2	
7.0	Construction		
7.1	Plinth	Black Basalt stone coursed masonry plinth	
7.2	Walls	Composite Brick masonry walls	
7.3	Floor	Timber joist floor	
7.4	Stairs	Wooden open well staircase with decorative balustrade	

7.5	Openings	Rectangular wooden framed glazed shutter		
7.6	Roofing	Flat roof with terrace		
7.7	Articulation	Balcony on upper floor overlooking the road. First floor has curved projections between the two columns with C.I. decorative railing. Double height colonnade on the front façade.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Black Basalt stone compound wall with M.S railing		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Moderate open spaces in plot		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Windows Air-conditioning units		
9.0	Condition			
9.1	Plinth	Good (No cracks or settlement observed)		
9.2	Walls	Excellent (No leakage or dampness observed)		
9.3	Floor	Good (No deflection observed)		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Good (Well maintained)		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Good (Recently painted)		
9.8	Services	Fair (Recently repaired)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	Hoardings added on ground floor.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	None		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

Chief Mechanical Engineer Office



Front view facing Narsu Vithoba Nakwa Road



Detail of the projecting second floor



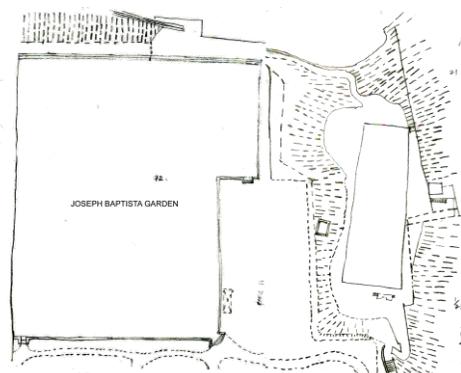
Detail of the large circular columns at entrance



The side bay with full height windows giving a vertical character

Right side elevation and left side elevation not visible due to proximity of adjoining structures

	Common Ref. No.:	
	Card No.: E-75	
	Ward (Part): E III	
	CS No.: 71, 72, 1/72, 1/71	
	Plot Area: 73669.92 sq.m.	
	B U Area: Not available	
	Date: April, 2005	
	Record by: Ojas P, Keshav S	
	Review by: Neera Adarkar	
	Internal: As above	
	External: As above	
Photo Ref.: T-III-E:Ward E\ Joseph Baptista Gardens / Bhandarwada Reservoir		



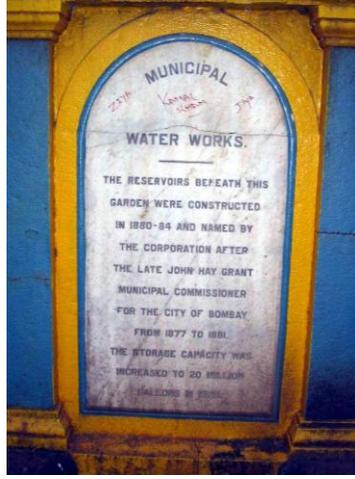
1.0	Denomination		
1.1	Name of Premises	Joseph Baptista Gardens / Bhandarwada Reservoir	
1.2	Earlier Name	Not applicable	
1.3	Built in	1925	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Barrister Nath Pai Road (Reay Road)	
2.2	Subsidiary	Hutatma Dattaram Bhau Koyande Marg (Belvedere Road)	
3.0	Ownership Pattern		
3.1	Present	Municipal Corporation of Greater Mumbai (MCGM)	
3.2	Past	Great Indian Peninsula Railway Co., The Secretary of State for India in Council, Municipal Corporation for City of Bombay	
3.3	Status	MCGM	
4.0	Use		
4.1	Present	Recreational, Water reservoir	
4.2	Past	Recreational, Water reservoir	
4.3	Usage	Frequent public use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on Barrister Nath Pai Road (Reay Road), one of the major North-South arterial roads on a hillock, easily visible from the vicinity, is an important local landmark.	
5.2	Architectural Description	Huge open space located on a hillock. Under the hillock is the water reservoir. There are stone steps leading to the top of the hill. The entrance at hill top has avenue of circular steps around a stone plaque, having an inscription stating the date of construction of the reservoir. i.e. 1925. Garden has big lawns and a number of trees. It has a beautiful view of Eastern Harbour of Mazagaon.	
5.3	Intrinsic	It is one of the important landmarks of Mazagaon, offering a scenic view of the eastern harbour of Mazagaon. The garden houses a water reservoir which is amongst one of the reservoirs built for the public service during the pre-independence period.	
5.4	Value Classification	B(uu), H(tec), I(sce), J	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	Black Basalt stone leading to the hillock		
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 and M.S. compound wall		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Children's play area, lawns, vegetation, paved jogging track, large trees		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good lighting		
8.2	Ventilation	Natural and artificial, good 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	Fair (No cracking observed, some stone treads need maintenance)		
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	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 for Recreational ground on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	<p>Notes: One of the old reservoirs constructed in the pre-independence period for water supply to Mumbai. Generally the old reservoirs were located on hillocks. Thus has historical significant, must be preserved.</p> <p>Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai.</p>		

Joseph Baptista Gardens/Bhandarwada Reservoir



Entrance to the garden along Hutatma Dattaram Bhau Koyande Marg (Belvedere Road)



Plaque at the hilltop entrance



View of the central avenue in garden



One of the many small lawns in the Baptista Gardens



Entrance steps with plaque and sitting platform in Black Basalt



View of the central lawns



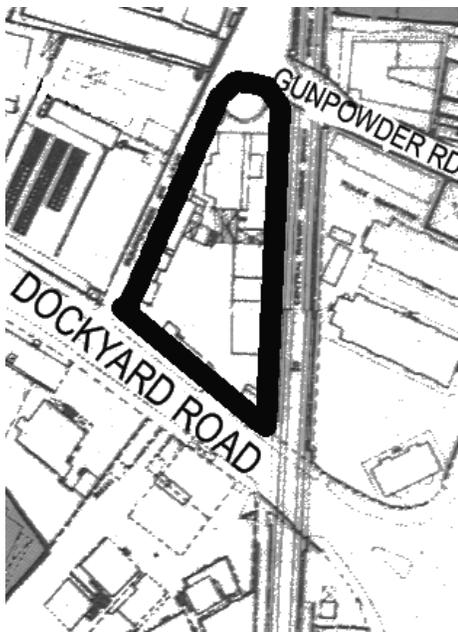
View of the hillock as seen from Barrister Nath Pai Marg (Reay Road)



View of Hutatma Dattaram Bhau Koyande Marg (Belvedere Road) from the elevated reservoir



View of the central lawns

	Common Ref. No.:	
	Card No.: E-76	
	Ward (Part): E III	
	CS No.: Not available	
	Plot Area: Not available	
	B U Area: Not available	
	Date: April, 2005	
	Record by: Ojas P, Anup S	
	Review by: Neera Adarkar	
	Internal: As above	
External: As above		
Photo Ref.: T-III-E:Ward E\ Gramodyog Wadi		

1.0	Denomination		
1.1	Name of Premises	Gramodyog Wadi	
1.2	Earlier Name	Not applicable	
1.3	Built in	Mid 19 th century	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Dockyard Road	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Tenanted	
3.2	Past	Tenanted	
3.3	Status	Tenanted	
4.0	Use		
4.1	Present	Vacant, not in use	
4.2	Past	Public and Commercial	
4.3	Usage	Not in use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on the corner of the Gramodyog wadi compound on Dockyard Road.	
5.2	Architectural Description	Modest building in exposed brick masonry. The building exhibits pre-industrial architectural character with wooden structural members and brick filling inside. It has a curved corner and a tall wooden sloping roof covered by asbestos sheets. Wooden straight flight staircase has been provided externally with a wooden jali to enclose the staircase partly. The building has full height wooden windows with wooden louvers.	
5.3	Intrinsic	Exposed brick structure with curved face and asbestos sheet roof. Its historic value lies in its wage as a production place for making Tricolour flags during the national freedom struggle.	
5.4	Value Classification	A(arc), A(his), B(des), C(seh)	Recommended Grade II B
6.0	Topography		
6.1	Floors	G + 1	
7.0	Construction		
7.1	Plinth	Plastered stone plinth	
7.2	Walls	Exposed brick walls	
7.3	Floor	Access denied	
7.4	Stairs	External straight flight wooden staircase	

7.5	Openings	Equilateral arched openings with louvered wooden windows		
7.6	Roofing	Asbestos sheet sloping roof with wooden truss		
7.7	Articulation	Not much articulation on façade		
7.8	Finishes	Exposed brick outside, inside access denied		
7.9	Interiors (Movable & Immovable)	Access denied		
7.10	Compound / Fence / Gate	None		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Unpaved open space in premises		
8.0	Services & Utilities			
8.1	Lighting	Access denied		
8.2	Ventilation	Access denied		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Access denied		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Extremely poor (Plinth settlement in South-Eastern and North-Eastern corner and cracks at many places)		
9.2	Walls	Extremely poor (Structural members failed, Cracks at many places)		
9.3	Floor	Extremely poor (Sagging at many places, structure rests on profs at many places)		
9.4	Stairs	Poor (Deflection at many places)		
9.5	Openings	Extremely poor (Lintels failed at most of the places)		
9.6	Roofing	Poor (Deflection observed)		
9.7	Articulation & Finishes	Extremely poor (Needs maintenance)		
9.8	Services	Access denied		
9.9	Outbuildings	Fair		
9.10	Overall condition	Extremely poor	Maintenance level	Extremely poor
10.0	Transformation			
10.1	Form	Sloping roof replaced by asbestos sheet roof.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	None Very dilapidated structurally, but due to historical and cultural importance, has a good heritage value, must be conserved, maintenance required on a priority basis.		
12.0	Additional Notes / References / Documents Available	History: One of the oldest buildings in Mazagaon. In the pre-independence era, it was used as a centre for activities related to the freedom struggle. This structure was used for manufacturing of the Tricolour flag, which later became the National flag. Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai.		

Gramodyog Wadi



View of the Vernacular style structure in exposed brick masonry and timber frame



Large open space in the wadi makes the structure visible over a distance



Extremely dilapidated structure supported on props



Most of the windows are masked by tin sheets on place of wooden louvers



External straight flight staircase leading to first floor



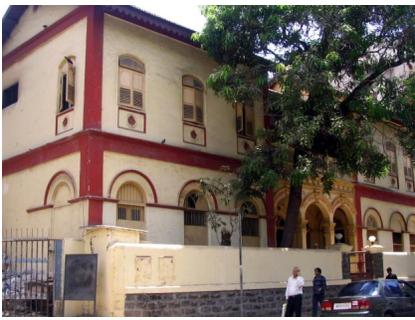
Detail of the steep sloping roof and high gable along the curved end

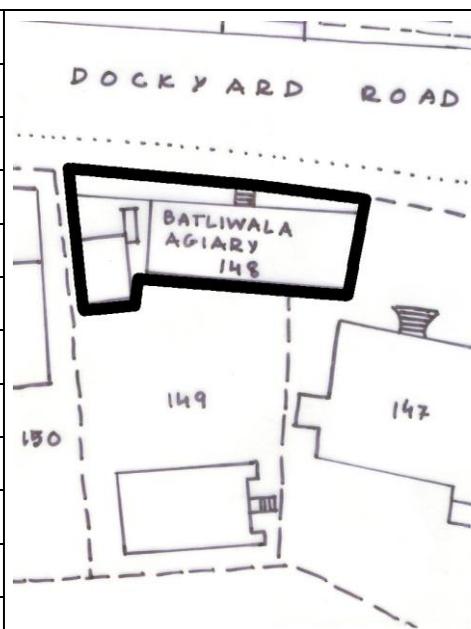


Detail of brick courses laid in between wooden frame of structural members



Entrance to the wadi from Dockyard Road

	Common Ref. No.:	
	Card No.: E-77	
	Ward (Part): EIII	
	CS No.: 148	
	Plot Area: 1797.39 sq.m.	
	B U Area: 2325.00 sq.m	
	Date: June, 2005	
	Record by: Ojas P, Gauri J	
	Review by: Neera Adarkar	
	Internal: As above	
	External: As above	
Photo Ref.: T-III-E:Ward E\ Mazagaon Anjuman Batliwalla Agiary (Adarian)		



1.0	Denomination		
1.1	Name of Premises	Mazagaon Anjuman Batliwalla Agiary (Adarian)	
1.2	Earlier Name	Not applicable	
1.3	Built in	1907	Extension Date (if any) Not available
2.0	Access		
2.1	Main	Dockyard Road	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Trustees of Port of Bombay, Bombay Burma Corp. Ltd.	
3.2	Past	Not available	
3.3	Status	Trust	
4.0	Use		
4.1	Present	Religious	
4.2	Past	Religious	
4.3	Usage	Frequent religious use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on a small plot on Dockyard Road, which is one of the internal but important roads in Mazagaon	
5.2	Architectural Description	The agiary is an elongated two storied, composite structure covered by a pitched roof. Built in the early 20th century, the structure shows a blend of vernacular and colonial influence. The front facade is adorned by masonry semicircular arched openings with classical elements on the ground floor and teakwood railings with balusters on the first floor, and is complimented by the timber Mangalore-tiled, split-level, pitched roof.	
5.3	Intrinsic	A religious structure belonging to the demographically declining Parsi community. Prominent landmark due to its architectural character.	
5.4	Value Classification	A(arc), A(his), A(cul), B(per), B(uu), C(seh), D(bio)	Recommended Grade II A
6.0	Topography		
6.1	Floors	G + 1	
7.0	Construction		
7.1	Plinth	Black Basalt stone coursed masonry plinth	
7.2	Walls	Load bearing brick walls	
7.3	Floor	Access denied	

7.4	Stairs	Access denied		
7.5	Openings	Semicircular arched sparing openings with wooden framed glazed shutter		
7.6	Roofing	Mangalore tiled sloping roof with wooden trusses		
7.7	Articulation	Segmental arched windows with Architraves, wooden railings and decorative columns		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Access denied		
7.10	Compound / Fence / Gate	Partly Black Basalt stone and partly brick 8' high		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Paved side open space		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Access denied		
8.7	Other (HVAC / BMS / Security Systems)	Access denied		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks seen)		
9.2	Walls	Good (No dampness or cracks externally)		
9.3	Floor	Access denied		
9.4	Stairs	Access denied		
9.5	Openings	Good (Well maintained)		
9.6	Roofing	Good (Mangalore tiles and facia)		
9.7	Articulation & Finishes	Good (Well Maintained)		
9.8	Services	Access denied		
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.		

Mazgaon Anjuman Batliwalla Agiary(adarian)



View of the Agiary from Dockyard Road



The façade exhibits a careful blend of Vernacular and colonial styles

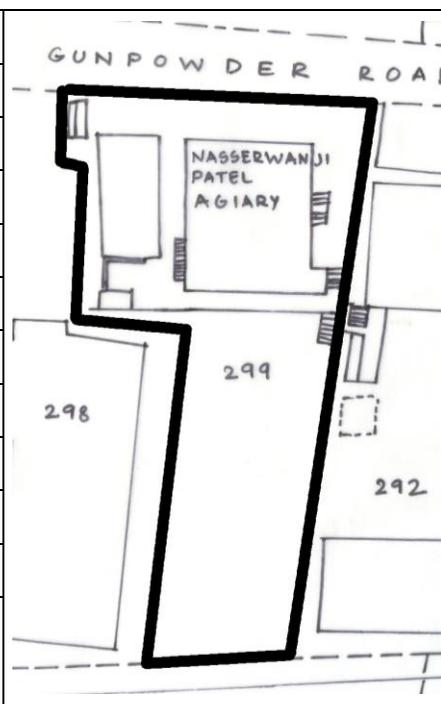


Detail of the group of three semi circular arched openings with architraves and carved key stones



Detail of semicircular arched windows on ground floor

	Common Ref. No.:	
	Card No.: E-78	
	Ward (Part): EIII	
	CS No.: 299	
	Plot Area: 1498.33 sq.m.	
	B U Area: 661.6 sq.m.	
	Date: June, 2005	
	Record by: Ojas P, Gauri J	
	Review by: Neera Adarkar	
	Internal: As above	
External: As above		
Photo Ref.: T-III-E:Ward E\ Seth Framjee Nasserwanjee Patel Agiary		



1.0	Denomination		
1.1	Name of Premises	Seth Framjee Nasserwanjee Patel Agiary	
1.2	Earlier Name	Not applicable	
1.3	Built in	1845	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Gunpowder Road, Mazagaon	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Framroz Kuwarjee Asli	
3.2	Past	Jehangir H Cama, Dr. Rustom Jehangir Patel, Dr. Eruch Burjoji Mazagaonwala, Batliwalla Rustomji Mistry, Jamshed Rustomji Mistry	
3.3	Status	Trust	
4.0	Use		
4.1	Present	Religious, place of worship	
4.2	Past	Religious, place of worship	
4.3	Usage	Regular religious use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on a small plot on Gunpowder Road, an old important internal road of the Mazagaon village.	
5.2	Architectural Description	It is a two-storied structure built in mid 19th century and has a deep colonnaded verandah at the ground level with large timber framed glazed windows on the first floor. A pitched Mangalore-tiled roof having a huge overhang covers the structure. Emphasised fluted pillars with elaborate capitals adorn the external facades, floor level cornice and teakwood louvered windows.	
5.3	Intrinsic	Modest structure but important due to the religious importance and the period in which it was built.	
5.4	Value Classification	A(arc), A(his), A(cul), B(per), B(uu), C(seh), D(bio)	Recommended Grade II A
6.0	Topography		
6.1	Floors	G + 1	
7.0	Construction		
7.1	Plinth	Marble cladded plinth	
7.2	Walls	Composite load bearing brick walls	
7.3	Floor	Access denied	

7.4	Stairs	Access denied		
7.5	Openings	Double shutter rectangular wooden framed glazed shutter and louvered shutter		
7.6	Roofing	Mangalore tiled sloping roof with wooden trusses		
7.7	Articulation	Projecting floor bands, loured windows, wooden decorative columns sloping entrance porch		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Access denied		
7.10	Compound / Fence / Gate	Plastered Brick compound wall		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Paved side and front open space		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Fair (No settlement observed)		
9.2	Walls	Fair (No cracks or dampness observed)		
9.3	Floor	Access denied		
9.4	Stairs	Access denied		
9.5	Openings	Fair (Wooden members in good condition)		
9.6	Roofing	Fair (Externally well maintained)		
9.7	Articulation & Finishes	Fair (Needs repainting)		
9.8	Services	Access denied		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	Marble cladding on plinth and wooden boxing for windows on ground floor		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats			
		None		
12.0	Additional Notes / References / Documents Available			
		Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.		

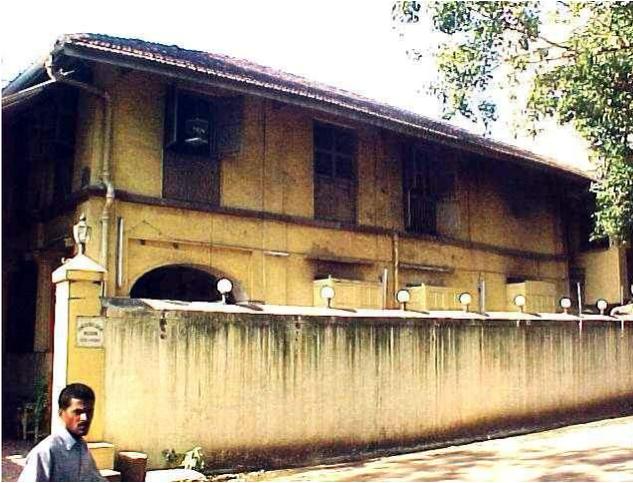
Seth Framjee Nasserwanjee Patel Agiary



Modest façade of the Agiary facing the Gunpowder Road



Marble plaque at the entrance with date inscription



Composite structure with plain façade and Mangalore tiled sloping roof

Ambawadi Precinct

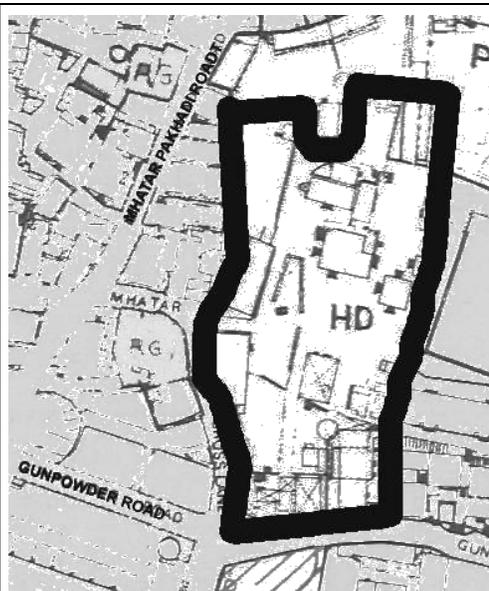
This precinct with a rural character of four Vernacular style bungalows located on a large thickly wooded plot. The bungalows have Mangalore tiled sloping roofs, load bearing brick walls, wooden verandahs although are not identical to each other in character. The precinct does not have any defined internal roads or pathways but just the open land enclosed by the bungalows.

Earlier known as Mallavady, this area along with Byculla was leased by British to Andrew Ramsay. A famous mango tree here produced mango twice the season thus was not the part of the land leased. The tree then was termed as 'the Governor's Mango Tree' which was exclusively for use by the Governor. The area nearby known as Mahatarpakhadi was occupied by Goan Christians, some of whom still exist.

Buildings in the Precincts:

- 1) Bungalow 1-A, Ambawadi
- 2) Bungalow 1-B, Ambawadi
- 3) Bungalow 1-C, Ambawadi
- 4) Bungalow 1-D, Ambawadi

	Common Ref. No.:	
	Card No.: E-79	
	Ward (Part): E III	
	CS No.: Not available	
	Plot Area: Not available	
	B U Area: Not available	
	Date: April, 2005	
	Record by: Ojas P, Keshav S	
	Review by: Neera Adarkar	
	Internal: As above	
	External: As above	
	Photo Ref.: T-III-E:Ward E\ Ambawadi Precinct	



1.0	Denomination		
1.1	Name of Premises	Ambawadi Precinct	
1.2	Earlier Name	Mallavady	
1.3	Built in	Late 19 th century	Extension Date (if any) Not available
2.0	Access		
2.1	Main	Mahatar Pakhadi Lane	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Not available	
3.2	Past	Not available	
3.3	Status	Not available	
4.0	Use		
4.1	Present	Residential, partly unoccupied	
4.2	Past	Residential, partly unoccupied	
4.3	Usage	Regular residential use, partly unoccupied	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Ambawadi is a Vernacular residential precinct thickly wooded having four bungalows informally laid out on a huge land. The only access to Ambawadi is by narrow road called Mahatar Pakhadi Lane.	
5.2	Architectural Description	This precinct with a rural character of four Vernacular style bungalows located on a large thickly wooded plot. The bungalows have Mangalore tiled sloping roofs, load bearing brick walls, wooden verandahs although are not identical to each other in character. The precinct does not have any defined internal roads or pathways but just the open land enclosed by the bungalows.	
5.3	Intrinsic	Derives its name to its thickly wooded premises. It is said that Ambawadi had a Mango tree which had yield twice in a year.	
5.4	Value Classification	A(arc), A(his), B(per), 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 provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Thickly wooded area with large unpaved open spaces		
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 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	Poor		
9.9	Outbuildings	Fair (Needs a clean up)		
9.10	Overall condition	Poor	Maintenance level	Poor
10.0	Transformation			
10.1	Form	Some area in the plot encroached by Garages.		
10.2	Structure	Not applicable		
10.3	Articulation & Finishes	Not applicable		
11.0	DP Remarks / Perceived Threats	Marked as the zone for the housing for the dishoused on the proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	<p>History: Earlier known as Mallavady, this area along with Byculla was laesed by British to Andrew Ramsay. A famous mango tree here produced mango twice the season thus was not the part of the land leased. The tree then was termed as 'the Governor's Mango Tree' which was exclusively for use by the Governor. The area nearby known as Mahatarpakhadi was occupied by Goan Christians, some of whom still exist. Previously Ambawadi belonged to Maharaja of Madhya Pradesh; later Central government took it over. Presently the property is ceased.</p> <p>Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai Dwivedi, Mehrotra Bombay- The Cities Within</p>		

Ambawadi Precinct



View of the bungalow in densely wooded Ambawadi precinct



View of Bungalow 1-A at the entrance of Ambawadi precinct



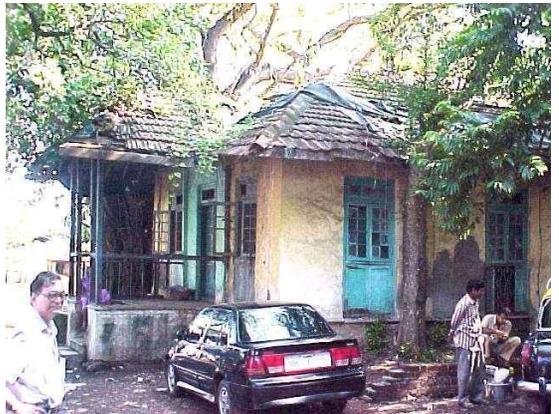
View of Bungalow 1-B, the largest and the most lavish bungalow in Ambawadi



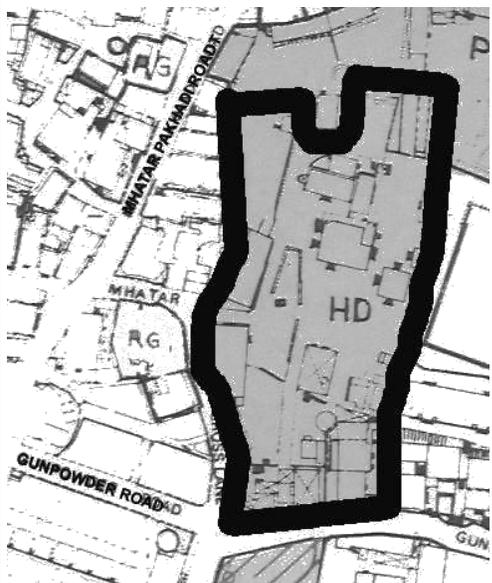
Bungalow 1-D with cubic form and large pyramidal roof



Balcony of Bungalow 1-B overlooking the rich wooded areas



Bungalow 1-C, now vacant

	Common Ref. No.:		
	Card No.: E-79a		
	Ward (Part): E III		
	CS No.: Not available		
	Plot Area: Not available		
	B U Area: Not available		
	Date: April, 2005		
	Record by: Ojas P, Keshav S		
	Review by: Neera Adarkar		
	Internal: As above		
	External: As above		
	Photo Ref.: T-III-E:Ward E\ Bungalow 1-A Ambawadi		
			
1.0	Denomination		
1.1	Name of Premises	Bungalow 1-A Ambawadi	
1.2	Earlier Name	Mallavady	
1.3	Built in	Late 19 th century	Extension Date (if any) Not available
2.0	Access		
2.1	Main	Mahatar Pakhadi Lane	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Not available	
3.2	Past	Not available	
3.3	Status	Not available	
4.0	Use		
4.1	Present	Residential	
4.2	Past	Residential	
4.3	Usage	Regular residential use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Ambawadi is a Vernacular residential precinct thickly wooded having four bungalows informally laid out on a huge land. The only access to Ambawadi is by narrow road called Mahatar Pakhadi Lane.	
5.2	Architectural Description	Vernacular style modest structure with plain façade. One of the examples of the small sized bungalows with a verandah on two sides. Mangalore tiled pyramidal roof with flat wooden boardings ceiling rests on 13" thick load bearing brick walls. The structure is characterized by double windows and a high stone plinth.	
5.3	Intrinsic	Derives its name to its thickly wooded premises. It is said that Ambawadi had a Mango tree which had yield twice in a year.	
5.4	Value Classification	A(arc), A(his), B(per), C(seh), G(grp)	Recommended Grade III
6.0	Topography		
6.1	Floors	Ground floor	
7.0	Construction		
7.1	Plinth	Black Basalt stone masonry sloping plinth	
7.2	Walls	Load bearing brick walls	
7.3	Floor	Not applicable	
7.4	Stairs	Not applicable	
7.5	Openings	Rectangular with wooden partly louvered double windows	

7.6	Roofing	Pyramidal Mangalore tiled roof with wooden truss and flat wooden false ceiling		
7.7	Articulation	Not much articulation on façade		
7.8	Finishes	Plastered internally and externally		
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	Thickly wooded area with large unpaved open spaces		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Poor (Settlement observed near the road junction, cracks at some places)		
9.2	Walls	Poor (Cracks in plaster, dampness at a few places, plaster chipped off)		
9.3	Floor	Poor (Dampness at most places, cracks observed)		
9.4	Stairs	Not applicable		
9.5	Openings	Poor (Some wooden windows broken)		
9.6	Roofing	Extremely poor (Wooden members to be replaced or repaired, broken tiles need to be replaced)		
9.7	Articulation & Finishes	Extremely poor (Replastering required)		
9.8	Services	Poor (Pipes need to be changed)		
9.9	Outbuildings	Poor (Needs a cleanup)		
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	Marked as the zone for the housing for the dishoused on the proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	<p>History: Earlier known as Mallavady, this area along with Byculla was laesed by British to Andrew Ramsay. A famous mango tree here produced mango twice the season thus was not the part of the land leased. The tree then was termed as 'the Governor's Mango Tree' which was exclusively for use by the Governor. The area nearby known as Mahatarpakhadi was occupied by Goan Christians, some of whom still exist. Previously Ambawadi belonged to Maharaja of Madhya Pradesh; later Central government took it over. Presently the property is ceased.</p> <p>Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai Dwivedi, Mehrotra Bombay- The Cities Within</p>		

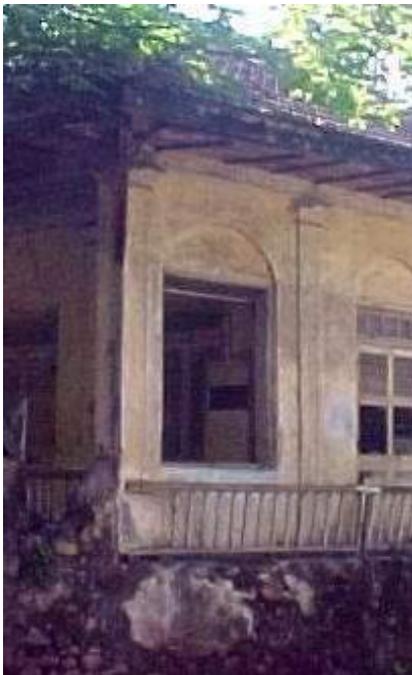
Bungalow 1-A, Ambawadi



View of Bungalow 1-A along Mahatar Pakhai Road at the entrance of Ambawadi precinct



Settlement of plinth observed near the road

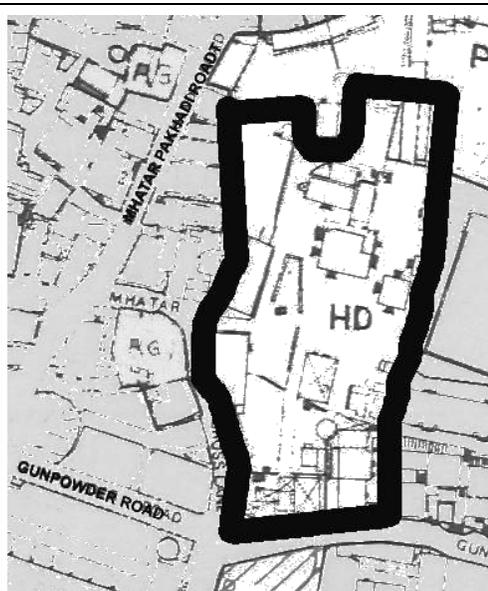


Detail of the wooden verandah on side



Detail of entrance steps and the entrance verandah

	Common Ref. No.:	
	Card No.: E-79b	
	Ward (Part): E III	
	CS No.: Not available	
	Plot Area: Not available	
	B U Area: Not available	
	Date: April, 2005	
	Record by: Ojas P, Anup S	
	Review by: Neera Adarkar	
	Internal: As above	
	External: As above	
	Photo Ref.: T-III-E:Ward E\ Bungalow 1-B Ambawadi	



1.0	Denomination			
1.1	Name of Premises	Bungalow 1-B Ambawadi		
1.2	Earlier Name	Mallavady		
1.3	Built in	Late 19 th century	Extension Date (if any)	Not available
2.0	Access			
2.1	Main	Mahatar Pakhadi Lane		
2.2	Subsidiary	Not applicable		
3.0	Ownership Pattern			
3.1	Present	Not available		
3.2	Past	Not available		
3.3	Status	Not available		
4.0	Use			
4.1	Present	Residential		
4.2	Past	Residential		
4.3	Usage	Regular residential use		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	Ambawadi is a Vernacular residential precinct thickly wooded having four bungalows informally laid out on a huge land. The only access to Ambawadi is by narrow road called Mahatar Pakhadi Lane.		
5.2	Architectural Description	This Vernacular style bungalow is the biggest and the most ornate bungalow amongst the four bungalows in Ambawadi. The structure exhibits typologies of bungalows with projecting continuous wooden balcony on the first floor. The plain façade is adorned by contrasting richly carved vertical trellis panels where as the balcony is made with simple vertical wooden members. Carved wooden brackets support the balcony. The stone Verandah in front define the entrance. Mangalore tiled sloping roof covers the load bearing brick structure.		
5.3	Intrinsic	Derives its name to its thickly wooded premises. It is said that Ambawadi had a Mango tree which had yield twice in a year.		
5.4	Value Classification	A(arc), A(his), B(per), C(seh), G(grp)	Recommended Grade	III
6.0	Topography			
6.1	Floors	Ground floor		
7.0	Construction			
7.1	Plinth	Black Basalt stone plinth with projecting stone steps for entrance		
7.2	Walls	Load bearing brick masonry walls		
7.3	Floor	Wooden joist floor		

7.4	Stairs	Wooden open well staircase with ornamental handrail		
7.5	Openings	Rectangular glazed windows, wood panelled doors		
7.6	Roofing	Mangalore tiled sloping roof with wooden truss		
7.7	Articulation	Carvings on balusters, wooden jalis on balcony		
7.8	Finishes	Plastered internally and externally		
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	Thickly wooded area with large unpaved open spaces		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Good (No cracks or settlement observed)		
9.2	Walls	Fair-Poor (Leakage and cracks at some places on ground floor)		
9.3	Floor	Fair (Wooden members need maintenance)		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Fair (Window panes replaced by aluminium sheets need change)		
9.6	Roofing	Fair-Poor (Some tiles should be replaced)		
9.7	Articulation & Finishes	Fair (Plaster chipped off at many places)		
9.8	Services	Poor (Change of some pipes required)		
9.9	Outbuildings	Fair (Needs a cleanup)		
9.10	Overall condition	Fair-Poor	Maintenance level	Fair
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	M.S. brackets added in place of wooden brackets.		
10.3	Articulation & Finishes	Some railings replaced, balcony encroached.		
11.0	DP Remarks / Perceived Threats	Marked as the zone for the Housing for the dishoused on the proposed Development Plan.		
12.0	Additional Notes / References / Documents Available	<p>History: Earlier known as Mallavady, this area along with Byculla was laesed by British to Andrew Ramsay. A famous mango tree here produced mango twice the season thus was not the part of the land leased. The tree then was termed as 'the Governor's Mango Tree' which was exclusively for use by the Governor. The area nearby known as Mahatarpakhadi was occupied by Goan Christians, some of whom still exist. Previously Ambawadi belonged to Maharaja of Madhya Pradesh; later Central government took it over. Presently the property is ceased.</p> <p>Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai Dwivedi, Mehrotra Bombay- The Cities Within</p>		

Bungalow 1-B



View of the Bungalow 1-B in densely wooded Ambawadi precinct



Detail of balcony with plain railing, bar tracery, semicircular arched windows



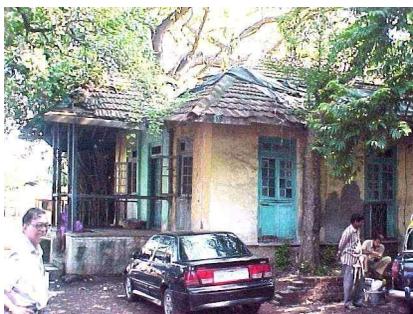
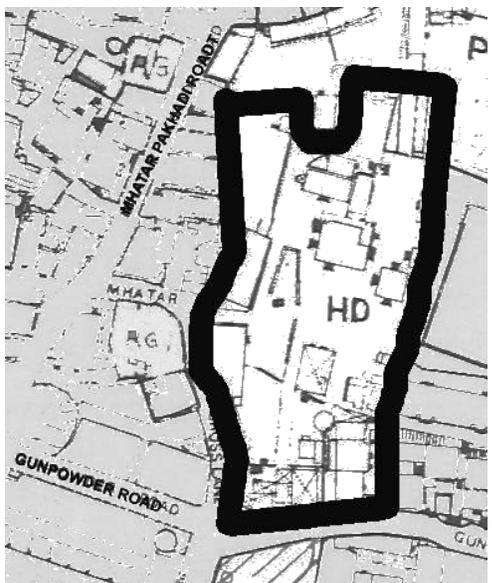
Wooden brackets of balcony, now replaced by steel members



Entrance to the bungalow with Black Basalt steps

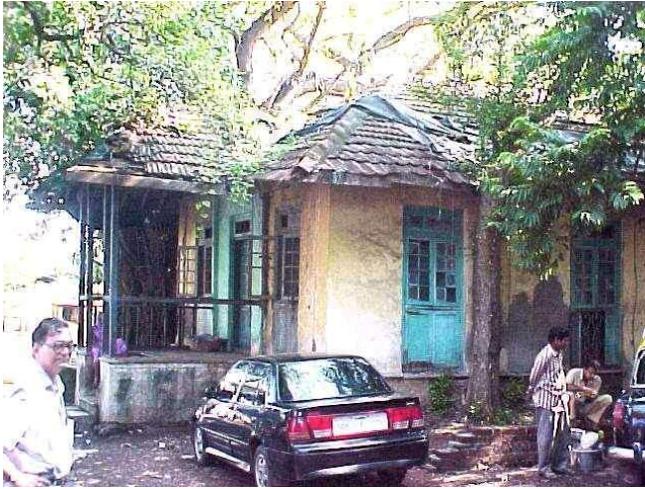


Detail of Bar tracery on the balcony

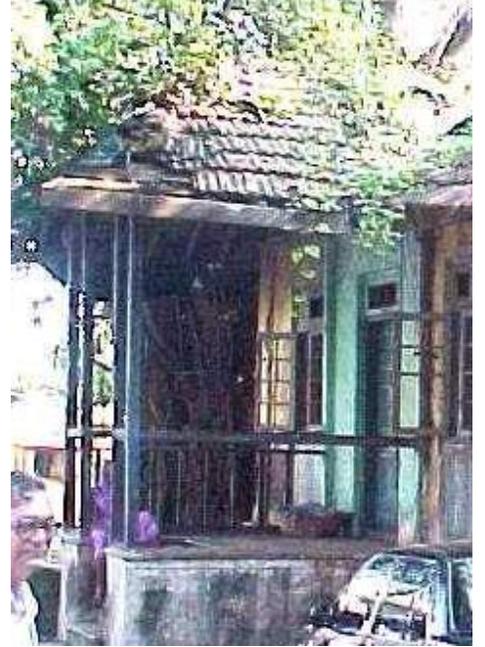
	Common Ref. No.:			
	Card No.: E-79c			
	Ward (Part): E III			
	CS No.: Not available			
	Plot Area: Not available			
	B U Area: Not available			
	Date: April, 2005			
	Record by: Ojas P, Keshav S			
	Review by: Neera Adarkar			
	Internal: As above			
	External: As above			
Photo Ref.: T-III-E:Ward E\ Bungalow 1-C Ambawadi				
1.0	Denomination			
1.1	Name of Premises	Bungalow 1-C Ambawadi		
1.2	Earlier Name	Mallavady		
1.3	Built in	Late 19 th century	Extension Date (if any)	Not available
2.0	Access			
2.1	Main	Mahatar Pakhadi Lane		
2.2	Subsidiary	Not applicable		
3.0	Ownership Pattern			
3.1	Present	Not available		
3.2	Past	Not available		
3.3	Status	Not available		
4.0	Use			
4.1	Present	Unoccupied		
4.2	Past	Residential		
4.3	Usage	Unoccupied, not in use		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	Ambawadi is a Vernacular residential precinct thickly wooded having four bungalows informally laid out on a huge land. The only access to Ambawadi is by narrow road called Mahatar Pakhadi Lane.		
5.2	Architectural Description	Ground floor Vernacular style bungalow on high plinth and timber framed Mangalore tiled sloping roof. It has full height timber windows and a small entrance Verandah. Ambience of a country bungalow. The projecting square Verandah gives an interesting form to this modest scale house.		
5.3	Intrinsic	Derives its name to its thickly wooded premises. It is said that Ambawadi had a Mango tree which had yield twice in a year.		
5.4	Value Classification	A(arc), A(his), B(per), C(seh), G(grp)	Recommended Grade	III
6.0	Topography			
6.1	Floors	Ground floor		
7.0	Construction			
7.1	Plinth	Black Basalt stone uncoursed masonry plinth		
7.2	Walls	Load bearing brick walls		
7.3	Floor	Not applicable		
7.4	Stairs	Not applicable		
7.5	Openings	Wooden rectangular double windows and paneled doors		

7.6	Roofing	Mangalore tiled sloping roof with wooden truss		
7.7	Articulation	Not much articulation of façade		
7.8	Finishes	Plastered internally and externally		
7.9	Interiors (Movable & Immovable)	Access denied		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Thickly wooded area with large unpaved open spaces		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, fair-poor natural lighting		
8.2	Ventilation	Natural and artificial, fair-poor natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Fair (No settlement observed, cracks at a few places)		
9.2	Walls	Poor (Dampness and cracks at some places)		
9.3	Floor	Not applicable		
9.4	Stairs	Not applicable		
9.5	Openings	Extremely poor (All windows broken)		
9.6	Roofing	Poor (Mangalore tiles broken, ridges need heavy repairs)		
9.7	Articulation & Finishes	Poor (Plaster chipped off externally, structure attacked by moss and dampness)		
9.8	Services	Access denied		
9.9	Outbuildings	Poor		
9.10	Overall condition	Poor	Maintenance level	Poor
10.0	Transformation			
10.1	Form	Some widows broken and glass replaced by tin sheets		
10.2	Structure	Access Denied Internally		
10.3	Articulation & Finishes	Access Denied Internally		
11.0	DP Remarks / Perceived Threats	Marked as the zone for the housing for the dishoused on the proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	<p>Notes: Very dilapidated structurally. Needs maintenance on a priority basis.</p> <p>History: Earlier known as Mallavady, this area along with Byculla was laesed by British to Andrew Ramsay. A famous mango tree here produced mango twice the season thus was not the part of the land leased. The tree then was termed as 'the Governor's Mango Tree' which was exclusively for use by the Governor. The area nearby known as Mahatarpakhadi was occupied by Goan Christians, some of whom still exist. Previously Ambawadi belonged to Maharaja of Madhya Pradesh; later Central government took it over. Presently the property is ceased.</p> <p>Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai</p> <p>Dwivedi, Mehrotra Bombay- The Cities Within</p>		

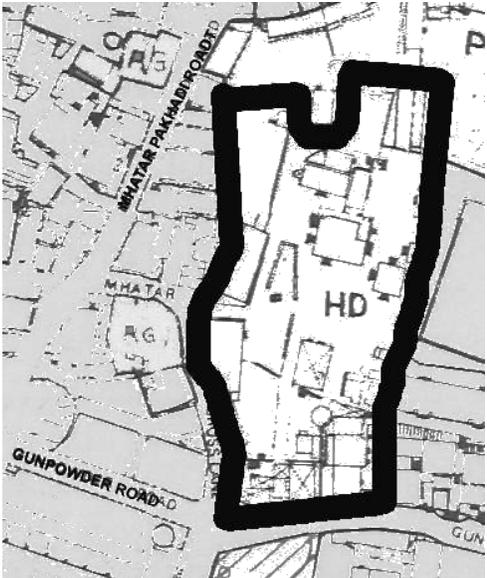
Bungalow 1-C, Ambawadi



Front view of the Bungalow 1-C, now vacant



Entrance verandah with Mangalore tiled sloping roof and wooden railing

	Common Ref. No.:		
	Card No.: E-79d		
	Ward (Part): E III		
	CS No.: Not available		
	Plot Area: Not available		
	B U Area: Not available		
	Date: April, 2005		
	Record by: Ojas P, Keshav S		
	Review by: Neera Adarkar		
	Internal: As above		
	External: As above		
Photo Ref.: T-III-E:Ward E\ Bungalow 1-D Ambawadi			
			
1.0	Denomination		
1.1	Name of Premises	Bungalow 1-D Ambawadi	
1.2	Earlier Name	Mallavady	
1.3	Built in	Late 19 th century	Extension Date (if any) Not available
2.0	Access		
2.1	Main	Mahatar Pakhadi Lane	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Not available	
3.2	Past	Not available	
3.3	Status	Not available	
4.0	Use		
4.1	Present	Residential	
4.2	Past	Residential	
4.3	Usage	Regular residential use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Ambawadi is a Vernacular residential precinct thickly wooded having four bungalows informally laid out on a huge land. The only access to Ambawadi is by narrow road called Mahatar Pakhadi Lane.	
5.2	Architectural Description	Vernacular style modest structure with cubic façade. One of the examples of the small sized bungalows with a large open space around. Mangalore tiled pyramidal roof with flat wooden boardings ceiling rests on 13" thick load bearing brick walls. Wooden louvered windows with corner pilasters adorn the façade.	
5.3	Intrinsic	Derives its name to its thickly wooded premises. It is said that Ambawadi had a Mango tree which had yield twice in a year.	
5.4	Value Classification	A(arc), A(his), B(per), C(seh), G(grp)	Recommended Grade III
6.0	Topography		
6.1	Floors	Ground floor	
7.0	Construction		
7.1	Plinth	Black Basalt stone masonry sloping plinth	
7.2	Walls	Load bearing brick walls	
7.3	Floor	Not applicable	
7.4	Stairs	Not applicable	
7.5	Openings	Rectangular with wooden partly louvered double windows	

7.6	Roofing	Pyramidal Mangalore tiled roof with wooden truss and flat wooden false ceiling		
7.7	Articulation	Not much articulation on façade		
7.8	Finishes	Plastered internally and externally		
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	Thickly wooded area with large unpaved open spaces		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Fair (Cracks observed at some places)		
9.3	Floor	Poor (Dampness at some places, cracks observed)		
9.4	Stairs	Not applicable		
9.5	Openings	Fair		
9.6	Roofing	Fair (Leakage at toilet corner)		
9.7	Articulation & Finishes	Fair		
9.8	Services	Poor (Pipes need to be changed)		
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	Marked as the zone for the housing for the dishoused on the proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	<p>History: Earlier known as Mallavady, this area along with Byculla was laesed by British to Andrew Ramsay. A famous mango tree here produced mango twice the season thus was not the part of the land leased. The tree then was termed as 'the Governor's Mango Tree' which was exclusively for use by the Governor. The area nearby known as Mahatarpakhadi was occupied by Goan Christians, some of whom still exist. Previously Ambawadi belonged to Maharaja of Madhya Pradesh; later Central government took it over. Presently the property is ceased.</p> <p>Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai Dwivedi, Mehrotra Bombay- The Cities Within</p>		

Bungalow 1-D, Ambawadi



Bungalow 1-D with cubic form and large pyramidal roof



Detail of corner pilaster with semicircular arched louvered window

	Common Ref. No.:	
	Card No.:	E-80
	Ward (Part):	EIII
	CS No.:	305
	Plot Area:	381.21 sq.m.
	B U Area:	350.00 sq.m.
	Date:	June, 2005
	Record by:	Ojas P, Gauri J
	Review by:	Neera Adarkar
	Internal:	As above
	External:	As above
	Photo Ref.:	T-III-E:Ward E\ Lions Den



1.0	Denomination			
1.1	Name of Premises	Lions Den		
1.2	Earlier Name	Not applicable		
1.3	Built in	1845	Extension Date (if any)	Not applicable
2.0	Access			
2.1	Main	Mahatar Pakhadi Road		
2.2	Subsidiary	Not applicable		
3.0	Ownership Pattern			
3.1	Present	Samuel Aloysius Leao		
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 of Mahtar Pakhadi Road very close to one of the old Vernacular urban villages in Mumbai.		
5.2	Architectural Description	Pre-industrial vernacular building with low rise, organic built form with Mangalore tiled timber roof. One of the best sample of the typology with three sided timber balcony projection. Balcony with intricately carved C.I. railing, carved fascia and eaves, external wooden straight flight staircase, two statues of lions on either sides of gate adorn the façade.		
5.3	Intrinsic	Carved balcony and the statues of lions on either side of the gate.		
5.4	Value Classification	A(arc), A(cul), E, G(grp)	Recommended Grade	III
6.0	Topography			
6.1	Floors	G + 1		
7.0	Construction			
7.1	Plinth	Black Basalt stone coursed masonry plinth		
7.2	Walls	Load bearing brick walls		
7.3	Floor	M S joist floor		
7.4	Stairs	Wooden doglegged with wooden decorative balusters and decorative Newel Post		
7.5	Openings	Rectangular openings with wooden frames and glazed shutters		
7.6	Roofing	Mangalore tiled sloping roof with Timber truss		

7.7	Articulation	Has highly decorative C I railing for first floor balconies supported by decorative wooden brackets. Have highly decorative bargeboard and a decorative C I railing above it. Decorative wooden eaves fascia.		
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	Low brick compound wall with Lion Motifs on the entrance		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Paved side and front open spaces		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Good (No cracks or settlement observed)		
9.2	Walls	Good (Well maintained)		
9.3	Floor	Good (No sagging observed)		
9.4	Stairs	Good (Timber members in good condition)		
9.5	Openings	Good (Well maintained)		
9.6	Roofing	Good (No leakage or breaking of Mangalore tiles 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	Ground floor replastered, asbestos sheet roof on M.S. truss added to the external staircase		
10.2	Structure	Wooden members replaced by steel members at some places.		
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.		

Lion's Den



View from Mahatar Pakhadi Road



Detail of the two sided timber balcony with rich carvings decorative eaves and fascia



Statues of lions on gate pillars on either sides of the gate



Side elevation of Lion's Den with external dog legged staircase and two sided timber balcony



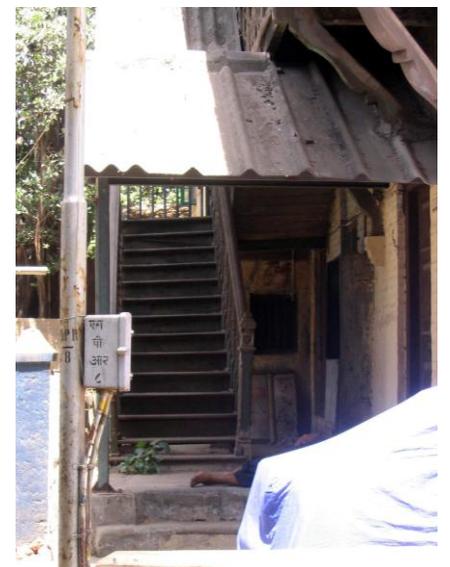
Detail of the carved C.I. railing of the balcony



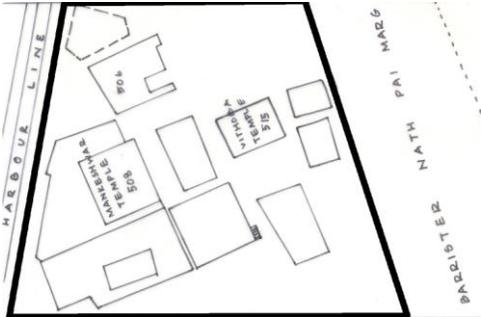
Detail of the corner of two sided balcony



Carvings on the central portion of front balcony



Asbestos sheet roof added later on

	Common Ref. No.:	
	Card No.: E-81	
	Ward (Part): E III	
	CS No.: 508	
	Plot Area: 575.42 sq.m.	
	B U Area: 525.60 sq.m.	
	Date: June, 2005	
	Record by: Ojas P, Swapnil B	
	Review by: Neera Adarkar	
	Internal: As above	
External: As above		
Photo Ref.: T-III-E:Ward E\ Mankeshwar Temple Precinct		

1.0	Denomination		
1.1	Name of Premises	Mankeshwar Temple Precinct	
1.2	Earlier Name	Not applicable	
1.3	Built in	Late 19 th century, renovated in early 20 th century	Extension Date (if any) Not available
2.0	Access		
2.1	Main	Barrister Nath Pai Road	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Dayaram Ratanji Mistry	
3.2	Past	Bhagwandas Morarji, Ranjitbhai Raghunathji Panchal, Vallabbhai Dayabhai Naroliwala, Chabildas Govindji Mistry	
3.3	Status	Trust	
4.0	Use		
4.1	Present	Religious, place of worship	
4.2	Past	Religious, place of worship	
4.3	Usage	Daily religious use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on a hillock between the Barrister Nath Pai Road (Reay Road), one of the major North-South arterial roads and elevated Harbour line of Central railway.	
5.2	Architectural Description	The precinct consists of three temples located on a hillock and entered by an arched gateway built in 1939, according to the inscriptions on the gate. Some of the old cast iron pillars can still be seen. The temples are Mankeshwar Mandir, Vithoba Mandir and Ram Mandir, Ram Mandir and Vithoba Mandir are examples of vernacular temples with timber roofs with Mangalore tiles and semi open type structures. Mankeshwar temple has been completely renovated but it still has an old Deepmaala of Black Basalt stone in the backyard.	
5.3	Intrinsic	One of the old temple precincts of the Mazagaon village area.	
5.4	Value Classification	A(his), C(sch), G(grp)	Recommended Grade II B
6.0	Topography		
6.1	Floors	Ground floor (Mankeshwar Mandir and Ram Mandir) G + 1 (Vithoba Mandir)	
7.0	Construction		
7.1	Plinth	Black Basalt stone plinth (Vithoba Mandir and Ram Mandir),	

		Plastered plinth (Mankeshwar Mandir)		
7.2	Walls	Load bearing brick walls		
7.3	Floor	Black Basalt stone (Ram Mandir), Plastered P.C.C. plinth (Mankeshwar Mandir), Timber floor (Vithoba Mandir)		
7.4	Stairs	Not applicable		
7.5	Openings	Rectangular wooden framed glazed windows		
7.6	Roofing	Mangalore tiled roof and flat roof terrace		
7.7	Articulation	Decorative entrance with cornice band above		
7.8	Finishes	Internally and externally plastered and painted		
7.9	Interiors (Movable & Immovable)	Old temple shrines		
7.10	Compound / Fence / Gate	Arch built in 1939 with the steps leading to the precinct		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Paved open space in front		
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 cracks or settlement observed)		
9.2	Walls	Fair (Cracks at very few places)		
9.3	Floor	Fair (Well maintained)		
9.4	Stairs	Not applicable		
9.5	Openings	Fair (Some wooden members need maintenance)		
9.6	Roofing	Fair (No leakage observed)		
9.7	Articulation & Finishes	Fair (Recently replastered and painted)		
9.8	Services	Fair		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	Recently painted		
10.2	Structure	Mankeshwar Temple rebuilt		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats			
		None		
12.0	Additional Notes / References / Documents Available			
		<p>History: This temple in Mazgaon was originally built around 1700 by Shree Worlikar belonging to Somvarshiya Kshatriya Community. The temple was extended and renovated by Purushottam Ramchandra around late Nineteenth Century. The temple does not have a Garbhagriha. The walls of this temple are laid out in stone and painted in bright colours the Kalasha is constructed in Brick Masonry and is Lime plastered.</p> <p>Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.</p>		

Mankeshwar Temple Precinct



Old Deepmala in Black Basalt stone construction



Ram Mandir, a typical Vernacular style temple built in late 19th century



Arched entrance along Barrister Nath Pai Marg leading to the temple precinct



Old cast Iron pillar near the entrance steps



The shrine of Mankeshwar



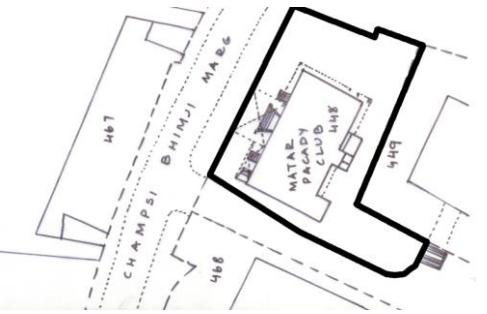
Vernacular style construction in Basalt stone- Vithoba Mandir



Reconstructed façade of the Mankeshwar Temple



The precinct with little open space in between the structures

	Common Ref. No.:		
	Card No.: E-82		
	Ward (Part): E III		
	CS No.: 448		
	Plot Area: 1339.47 sq.m.		
	B U Area: 803.88 sq.m.		
	Date: June, 2005		
	Record by: Ojas P, Gauri J		
	Review by: Neera Adarkar		
	Internal: As above		
	External: As above		
Photo Ref.: T-III-E:Ward E\ Matar Pacady Club			
			
1.0	Denomination		
1.1	Name of Premises	Matar Pacady Club	
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	Champsji Bhimji Marg, Mazagaon	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Marle Rodrigues	
3.2	Past	Patricia Ersmaturner, Mrs. Heirelle Merle D'mello, Mrs. Joy Mari Johnson, Cedrick Turner, Margaret Burvi, Florence Henry Turner, Silvia Martini, Tara J. Turner, Bevly Herman Turner, Colin Duarte, Joy Duarte	
3.3	Status	Trust	
4.0	Use		
4.1	Present	Residential and amenities	
4.2	Past	Residential and amenities	
4.3	Usage	Not in use, vacant	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on a small rectangular plot tucked between full grown trees facing Champsji Bhimji Marg in the Mazagaon area. Located very close to an old urban village in Mumbai – Mahatar Pakhadi.	
5.2	Architectural Description	Pre - industrial vernacular building with high density low rise, organic built form with mangalore tiled timber roof on loadbearing stone construction with three sided timber balcony with extended portico. The projecting portico rests on cast iron pillars forming an informal entrance porch.	
5.3	Intrinsic	One of the clubs of Mazagaon used for social gatherings as well as providing lodging facilities for guests visiting the city. Mainly for the Catholic community.	
5.4	Value Classification	A(arc), A(cul), C(seh), E	Recommended Grade II B
6.0	Topography		
6.1	Floors	G + 1	
7.0	Construction		
7.1	Plinth	Black Basalt stone plastered plinth	
7.2	Walls	Load bearing brick walls	
7.3	Floor	Wooden joist flooring	

7.4	Stairs	Access denied	
7.5	Openings	Rectangular and semicircular arched windows with rectangular wooden framed glazed shutter	
7.6	Roofing	Mangalore tiled sloping with interesting profile and wooden truss	
7.7	Articulation	Decorative wooden posts supporting the porch, semicircular arched windows	
7.8	Finishes	Internally and externally plastered and painted	
7.9	Interiors (Movable & Immovable)	Access denied	
7.10	Compound / Fence / Gate	Plastered brick compound wall with jali at intervals between columns	
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Paved side and open spaces	
8.0	Services & Utilities		
8.1	Lighting	Natural and artificial, fair natural lighting	
8.2	Ventilation	Natural and artificial, fair natural ventilation	
8.3	Electricity	BEST	
8.4	Water Supply	MCGM	
8.5	Drainage (Plumbing and Sanitation)	MCGM	
8.6	Fire precaution	Not provided	
8.7	Other (HVAC / BMS / Security Systems)	Not provided	
9.0	Condition		
9.1	Plinth	Poor (Cracks and settlement at some places)	
9.2	Walls	Fair (Cracks observed at some places)	
9.3	Floor	Poor (First floor shows deflection to a large extent and the projecting portion over the entrance portico is supported on motifs. The floor requires immediate attention and repairing)	
9.4	Stairs	Access denied	
9.5	Openings	Fair-Poor (Wooden members to be repaired, window panes need to be replaced)	
9.6	Roofing	Fair-Poor (Mangalore tiles broken and fascia needs repairs)	
9.7	Articulation & Finishes	Poor (Replastering and repainting to be done)	
9.8	Services	Poor (Many pipes cracked)	
9.9	Outbuildings	Poor	
9.10	Overall condition	Poor	Maintenance level Poor
10.0	Transformation		
10.1	Form	No transformation	
10.2	Structure	First floor supported by wooden posts.	
10.3	Articulation & Finishes	No transformation	
11.0	DP Remarks / Perceived Threats	Plot demarcated for Welfare Centre on proposed Development Plan. (D.P.)	
12.0	Additional Notes / References / Documents Available	Notes: One of the old clubs of Mazagaon used for social gatherings and residential use. The structure is historically and socio-economically very significant as it is amongst one of few clubs for which Mazagaon was known. Has a high heritage value. Needs attention for maintenance on priority basis. Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.	

Matar Pacady Club



Front elevation from Champsai Bhimji Marg



Vernacular style modest structure with projecting portico



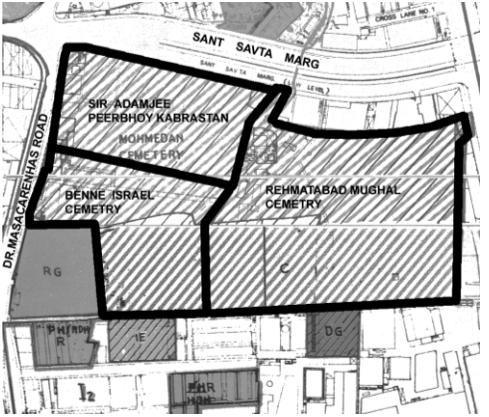
The dilapidated projecting portico in front rests on props



View of the continuous balcony on first floor



Compound wall with concrete jali

	Common Ref. No.:	
	Card No.: E-83	
	Ward (Part): E II, E IV	
	CS No.: Not available	
	Plot Area: Not available	
	B U Area: Not applicable	
	Date: June, 2005	
	Record by: Ojas P, Gauri J	
	Review by: Neera Adarkar	
	Internal: As above	
External: As above		
Photo Ref.: T-III-E:Ward E\ Rehmatabad Mughul Cemetery		

1.0	Denomination		
1.1	Name of Premises	Rehmatabad Mughul Cemetery	
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	Dr. Mascarhenas Road (Mount Road)	
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	Burial ground	
4.2	Past	Burial ground	
4.3	Usage	Occasional use for burial	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on a large plot on Dr. Mascarhenas Road (Mount Road), a major road in Mazagaon. The cemetery has two other cemeteries in the vicinity.	
5.2	Architectural Description	It is a cemetery located on a huge ground with many old graves, wooded densely with big old trees. The graves are neatly laid out with pathways and avenue of shrubs and large trees. It has an old Vernacular style structure with sloping roofs as an office and shelter of the caretaker at a corner.	
5.3	Intrinsic	This cemetery was built for the population of Muslims from the Iranian community, also referred as Mughuls. The cemetery has graves of many famous people including the actress Meena Kumari.	
5.4	Value Classification	A(arc), A(his), C(seh), D(bio), E, F, I(sce)	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	Access denied		
7.8	Finishes	Access denied		
7.9	Interiors (Movable & Immovable)	Access denied		
7.10	Compound / Fence / Gate	plastered brick compound wall with M. S. gate		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Large densely wooded space with old graves and a number of trees and shrubs forming an avenue.		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Fire extinguishers in office		
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	Good		
9.8	Services	Good		
9.9	Outbuildings	Good (Well maintained)		
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 for cemetery on proposed Development Plan (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai		

Rehmatabad Mughul Cemetery



View of the cemetery



Dense vegetation in the premises



View the Caretaker's residence



View of office



Detail of the balcony and louvered windows



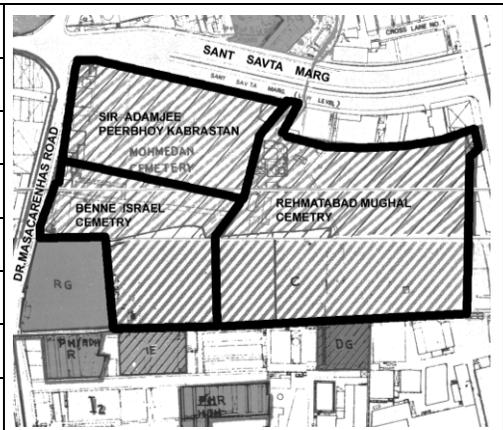
Grave of the famous actress- Meena Kumari



Details of graves



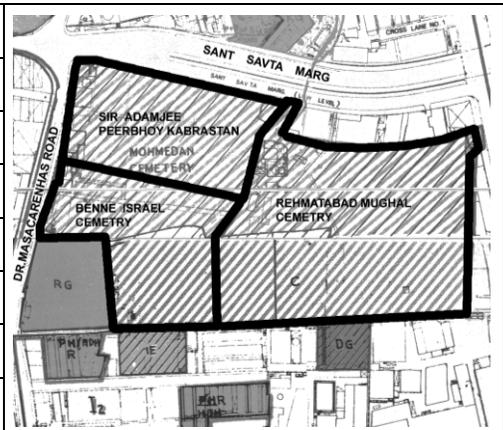
Photography denied	Common Ref. No.:	
	Card No.: E-84	
	Ward (Part): E II, E IV	
	CS No.: Not available	
	Plot Area: Not available	
	B U Area: Not applicable	
	Date: June, 2005	
	Record by: Ojas P. Gauri J.	
	Review by: Neera Adarkar	
	Internal: As above	
	External: As above	
Photo Ref.: T-III-E:Ward E\ Mazagaon Benne Israel Cemetery		



1.0	Denomination		
1.1	Name of Premises	Mazagaon Benne Israel Cemetery	
1.2	Earlier Name	Not applicable	
1.3	Built in	1898	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Dr. Mascarhenas Road (Mount Road)	
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	Burial ground	
4.2	Past	Burial ground	
4.3	Usage	Not in use after 1927 for burial purpose, premises are maintained by a caretaker.	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on a large plot on Dr. Mascarhenas Road (Mount Road), a major road in Mazagaon. The cemetery has two other cemeteries in the vicinity.	
5.2	Architectural Description	Access denied	
5.3	Intrinsic	This cemetery was built for the large population of the Jews who resided in Mazagaon during the late 19 th century. The cemetery is built for the Benne Israel Jewish community. One of the oldest Jewish cemeteries, this cemetery was under use from 1898 to 1927	
5.4	Value Classification	A(arc), A(his), C(seh), D(bio), E, F, I(sce)	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	

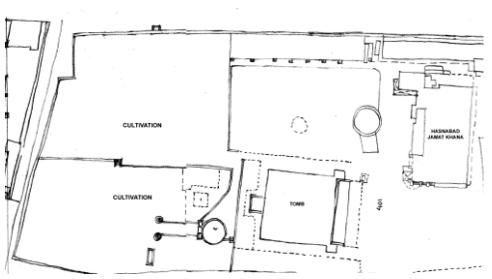
7.5	Openings	Not applicable		
7.6	Roofing	Not applicable		
7.7	Articulation	Access denied		
7.8	Finishes	Access denied		
7.9	Interiors (Movable & Immovable)	Access denied		
7.10	Compound / Fence / Gate	plastered brick compound wall with M. S. gate		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Access denied		
8.0	Services & Utilities			
8.1	Lighting	Access denied		
8.2	Ventilation	Access denied		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Access denied		
8.7	Other (HVAC / BMS / Security Systems)	Access denied		
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	Access denied		
9.8	Services	Access denied		
9.9	Outbuildings	Access denied		
9.10	Overall condition	Access denied	Maintenance level	Access denied
10.0	Transformation			
10.1	Form	Access denied		
10.2	Structure	Access denied		
10.3	Articulation & Finishes	Access denied		
11.0	DP Remarks / Perceived Threats	Plot reserved for cemetery on proposed Development Plan (D.P.)		
12.0	Additional Notes / References / Documents Available	Notes: Photography and access denied Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai. J.R.U. Youth Group - Jewish Landmarks in Bombay and Thane		

Photography denied	Common Ref. No.:	
	Card No.: E-85	
	Ward (Part): E II, E IV	
	CS No.: Not available	
	Plot Area: Not available	
	B U Area: Not applicable	
	Date: June, 2005	
	Record by: Ojas P. Gauri J.	
	Review by: Neera Adarkar	
	Internal: As above	
	External: As above	
	Photo Ref.: T-III-E:Ward E\ Sir Adamjee Peerbhoy Kabrastan	



1.0	Denomination			
1.1	Name of Premises	Sir Adamjee Peerbhoy Kabrastan		
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	Dr. Mascarhenas Road (Mount Road)		
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	Burial ground		
4.2	Past	Burial ground		
4.3	Usage	Occasionally used for burial		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	Located on a large plot on Dr. Mascarhenas Road (Mount Road), a major road in Mazagaon. The cemetery has two other cemeteries in the vicinity.		
5.2	Architectural Description	Access denied		
5.3	Intrinsic	Built for the Islamic community residing the area in the vicinity of Mazagaon during the late 19 th century.		
5.4	Value Classification	A(arc), A(his), C(seh), D(bio), E, F, I(sce)	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	Access denied		

7.8	Finishes	Access denied		
7.9	Interiors (Movable & Immovable)	Access denied		
7.10	Compound / Fence / Gate	plastered brick compound wall with M. S. gate		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Access denied		
8.0	Services & Utilities			
8.1	Lighting	Access denied		
8.2	Ventilation	Access denied		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Access denied		
8.7	Other (HVAC / BMS / Security Systems)	Access denied		
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	Access denied		
9.8	Services	Access denied		
9.9	Outbuildings	Access denied		
9.10	Overall condition	Access denied	Maintenance level	Access denied
10.0	Transformation			
10.1	Form	Access denied		
10.2	Structure	Access denied		
10.3	Articulation & Finishes	Access denied		
11.0	DP Remarks / Perceived Threats	Plot reserved for cemetery on proposed Development Plan (D.P.)		
12.0	Additional Notes / References / Documents Available	Notes: Photography and access denied Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.		

	Common Ref. No.:			
	Card No.: E-86			
	Ward (Part): E III			
	CS No.: 194			
	Plot Area: 20,332.94 sq.m.			
	B U Area: Not available			
	Date: April, 2005			
	Record by: Ojas P, Anup S			
	Review by: Neera Adarkar			
	Internal: As above			
	External: As above			
Photo Ref.: T-III-E:Ward E\ Hasnabad (with Gate)				
1.0	Denomination			
1.1	Name of Premises	Hasnabad (with Gate)		
1.2	Earlier Name	Not applicable		
1.3	Built in	1981-1990	Extension Date (if any)	Not applicable
2.0	Access			
2.1	Main	Dr. Mascarenhas Road (Mount Road)		
2.2	Subsidiary	Not applicable		
3.0	Ownership Pattern			
3.1	Present	Hon. Sir. H.H. Sultan Mohammed, Shabir Aga alias Agakhan , Governor of Bombay.		
3.2	Past	Not available		
3.3	Status	Private		
4.0	Use			
4.1	Present	Place of worship, cultural and public		
4.2	Past	Place of worship, cultural and public		
4.3	Usage	Frequent public and religious use		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	A landmark structure, located on a large plot on Dr. Mascarhenas Road (Mount Road), a major road in Mazagaon.		
5.2	Architectural Description	This magnificent structure stands on a high plinth with a large avenue of steps leading to the tomb. Arcade consisting of five equilateral point arches on all sides forms an aisle space around the tomb. It has a large central dome along with four domes, each of them located along the axis. Minarets at corner along with many ornamental features like carvings and motifs adorn the façade. The entrance has many carvings and forms an arched gateway to the large open space in front of the Mausoleum along with the inscription in english script – 'Hasnabad' above the arched gateway.		
5.3	Intrinsic	Mausoleum of Aga Khan 1 who was resident of Mazagaon. Built in his memory when he passed away in April 1881. He was buried in a specially erected shrine at Hasnabad. Locally it is also known as Taj Mahal of Mazagaon. Ornamental gate with carvings.		
5.4	Value Classification	A(arc), A(his), A(cul), B(uu), B(des), C(seh), D(bio), F,l(sce), J	Recommended Grade	II B
6.0	Topography			
6.1	Floors	G + 1		
7.0	Construction			
7.1	Plinth	Painted stone plinth		

7.2	Walls	Load bearing brick walls		
7.3	Floor	Black Basalt stone floor		
7.4	Stairs	External stone steps leading to the shrine		
7.5	Openings	Arcade of equilateral point arches on four sides around the tomb		
7.6	Roofing	Three Masonry domes with pinnacles above		
7.7	Articulation	Cornice bands at first floor level, Minarets at ends, arcade of equilateral point arched openings, four domes at corners with a central large dome.		
7.8	Finishes	Internally and externally cement plastered and painted.		
7.9	Interiors (Movable & Immovable)	Shrine of Aga Khan 1 inside		
7.10	Compound / Fence / Gate	Richly carved gate in Brick Masonry with semi circular arched openings, motifs in plaster and good detailing on façade of the gate facing Dr. Mascarenhas Road.		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Unpaved open space in front used for social gatherings along with new structures in the vicinity.		
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 leakage observed)		
9.3	Floor	Good (No dampness observed)		
9.4	Stairs	Good (Well maintained)		
9.5	Openings	Good		
9.6	Roofing	Good (No leakage or deflection observed)		
9.7	Articulation & Finishes	Good (recently white washed and painted)		
9.8	Services	Fair		
9.9	Outbuildings	Good (Maintained clean)		
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 for Recreational ground on proposed Development Plan (D.P.)		
12.0	Additional Notes / References / Documents Available	<p>History: Hasnabad is a Mausoleum of Aga Khan 1 who was a resident of Mazagaon. Built in his memory when he passed away in April 1881. He was buried in a specially erected shrine at Hasnabad on Mount Road in Mazagaon.</p> <p>Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai. Good heritage value must be retained.</p>		

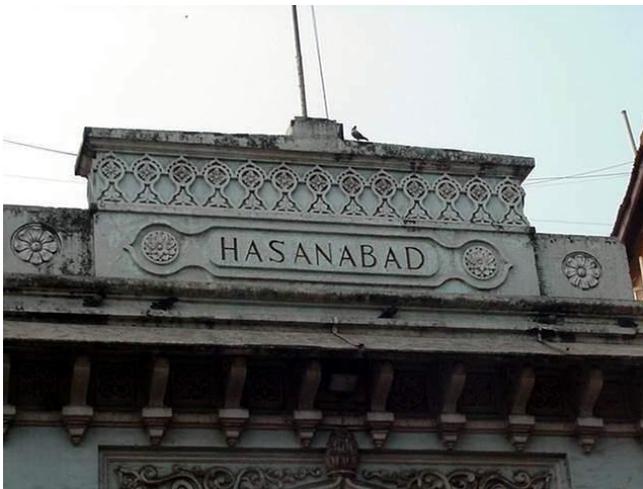
Hasnabad (with Gate)



View of the Mausoleum from the front open space



View of the gate with intricate carvings facing Dr. Mascarenhas Road (Mount Road)



Detail of carvings with inscription of name on the gate



View of the Mausoleum with newly constructed structure in the compound



Hasnabad as seen from the gate on Mount Road



Detail of the minarate with gallery on the tower



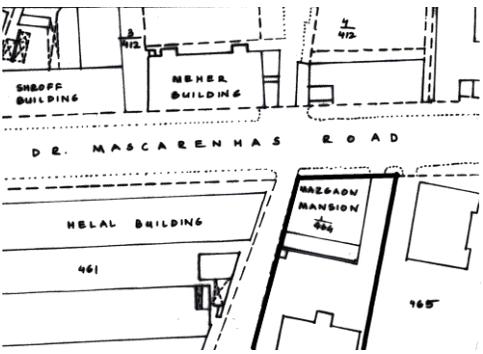
Small gate on side of the main gate



Elevation of the gate



Detail of Motif on the C.I. gate

	Common Ref. No.:	
	Card No.: E-87	
	Ward (Part): E III	
	CS No.: 1 / 464	
	Plot Area: 404.68 sq.m.	
	B U Area: 875.00 sq.m.	
	Date: June, 2005	
	Record by: Ojas P, Anup S	
	Review by: Neera Adarkar	
	Internal: As above	
External: As above		
Photo Ref.: T-III-E:Ward E\ Mazagaon Mansion		

1.0	Denomination		
1.1	Name of Premises	Mazagaon Mansion	
1.2	Earlier Name	Not applicable	
1.3	Built in	Early 20 th century	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Dr. Mascarenhas Road (Mount Road)	
2.2	Subsidiary	Right of way to other property	
3.0	Ownership Pattern		
3.1	Present	Dayal Hariani	
3.2	Past	Shamchandlal Pragji	
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 Dr. Mascarenhas Road (Mount Road), a major road in Mazagaon with buildings of similar height around.	
5.2	Architectural Description	Edwardian style building with Corinthian capitals, orders, balusters, mouldings, rectangular windows. The building has cornice bands and high ornamentation in elevation. The two bays at end are demarcated with large pediments on the top floor. Individual balcony seen on the façade with strong concrete balustrade.	
5.3	Intrinsic	Belongs to the typology of residential tenanted buildings facing important roads in which the façades are identified with some special architectural treatment.	
5.4	Value Classification	A(arc), G(grp), I(sce)	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 4	
7.0	Construction		
7.1	Plinth	Black Basalt stone coursed masonry plinth	
7.2	Walls	Composite brick masonry walls	
7.3	Floor	Wooden joist floor	
7.4	Stairs	Wooden open well staircase with decorative newel post	
7.5	Openings	Rectangular wooden painted with doors	
7.6	Roofing	Mangalore tiled sloping roof wooden trusses	

7.7	Articulation	Cornice, pilasters, cornice pilasters, balconies decorative brackets, pediments		
7.8	Finishes	Internally 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	Fair (Some cracks seen, no settlement observed)		
9.2	Walls	Fair (No dampness or cracks observed)		
9.3	Floor	Fair (sagging at some places)		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Fair (Some windows broken)		
9.6	Roofing	Fair (Wooden members need maintenance)		
9.7	Articulation & Finishes	Fair (Replastered on north façade)		
9.8	Services	Fair (Some pipes need repairs)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	Ground floor arched shopfront enclosed by signboard.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	Replastered north façade.		
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.		

Mazgaon Mansion



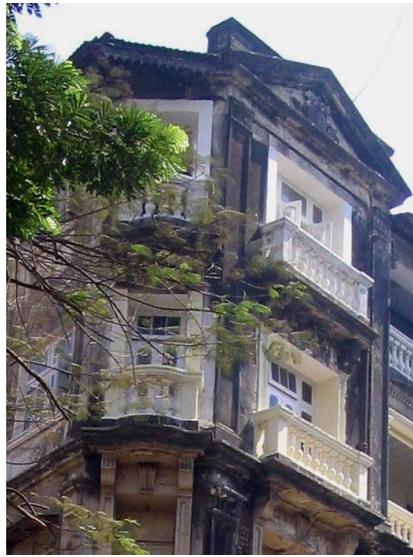
View of the Mazgaon Mansion facing Dr. Mascarenhas Road (Mount Road) along the corner of the right of way to other property



Detail of balcony balustrade with semicircular faced rectangular columns with floral capitals and details below



Detail of narrow balustraded balconies on the corner

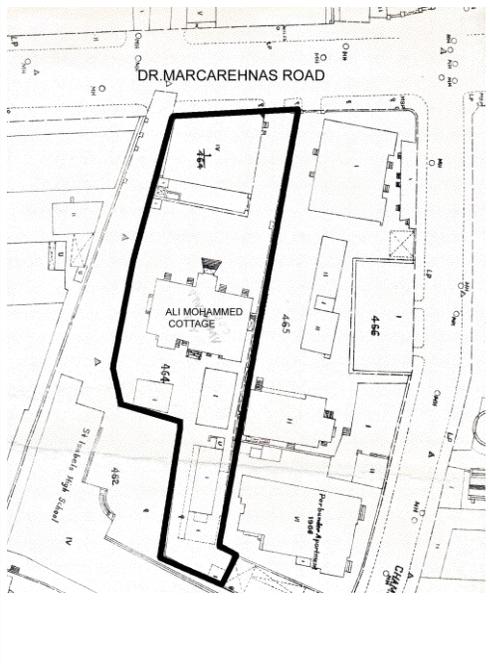


Detail of pediment above the corner with balustraded balconies below



Mazgaon Mansion- corner view

Right side elevation not visible due to proximity of adjoining structures

	Common Ref. No.:			
	Card No.: E-88			
	Ward (Part): E III			
	CS No.: 1 / 464			
	Plot Area: Not available			
	B U Area: Not available			
	Date: June, 2005			
	Record by: Ojas P, Anup S			
	Review by: Neera Adarkar			
	Internal: As above			
External: As above				
Photo Ref.: T-III-E:Ward E\ Ali Mohammed Cottage				
1.0	Denomination			
1.1	Name of Premises	Ali Mohammed Cottage		
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	Dr. Mascarhenas Road (Mount Road)		
2.2	Subsidiary	Right of way to other property		
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 Dr. Mascarhenas Road (Mount Road), a major road in Mazagaon with buildings of similar height around.		
5.2	Architectural Description	Pre industrial, vernacular style house with high Mangalore tiled wooden sloping roof, the three entrance patios are demarcated by the dormer windows, creating an interesting skyline for the low rise structure, has a huge open space in front.		
5.3	Intrinsic	one of the oldest bungalows in the Mazagaon area.		
5.4	Value Classification	A(arc), B(per)	Recommended Grade	III
6.0	Topography			
6.1	Floors	Ground floor		
7.0	Construction			
7.1	Plinth	Black Basalt stone uncoursed masonry plinth		
7.2	Walls	Load bearing brick walls		
7.3	Floor	Black Basalt stone		
7.4	Stairs	Not applicable		
7.5	Openings	Rectangular wooden glazed shutter		
7.6	Roofing	Mangalore tiled sloping roof wooden trusses		
7.7	Articulation	Mangalore tiled sloping roof in interesting profile, wooden posts to support the roof		

7.8	Finishes	Internally externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Low height plastered brick wall		
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	Fair (Some cracks seen, no settlement observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good (No dampness observed)		
9.4	Stairs	Not applicable		
9.5	Openings	Fair (Some windows broken)		
9.6	Roofing	Fair (Wooden members need maintenance)		
9.7	Articulation & Finishes	Good (Well maintained)		
9.8	Services	Fair (Some pipes need repairs)		
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	Notes: Detailed photography denied Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.		

Ali Mohammed Cottage



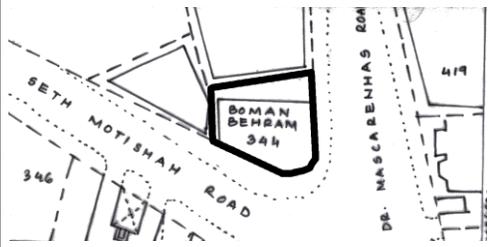
Front elevation facing open space



View of the roof over entrance

Detailed photography denied

	Common Ref. No.:	
	Card No.: E-89	
	Ward (Part): E III	
	CS No.: 344	
	Plot Area: 1156.54 sq.m.	
	B U Area: 540.75 sq.m.	
	Date: June, 2005	
	Record by: Ojas P, Anup S	
	Review by: Neera Adarkar	
	Internal: As above	
External: As above		
Photo Ref.: T-III-E:Ward E\ Boman Behram		



1.0	Denomination		
1.1	Name of Premises	Boman Behram	
1.2	Earlier Name	Not applicable	
1.3	Built in	Early 20 th century	Extension Date (if any) Not available
2.0	Access		
2.1	Main	Dr. Mascarenhas Road (Mount Road)	
2.2	Subsidiary	Seth Moti Shah Road (Love Lane)	
3.0	Ownership Pattern		
3.1	Present	Jehangir Bomanji Boman Behram	
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 at Govindrao Parab Chowk on Junction of Dr. Mascarenhas Road (Mount Road) and Seth Moti Shah Road (Love Lane), junction of two important roads in Mazagaon, enhancing the curved road profile.	
5.2	Architectural Description	Black Basalt stone building at corner, following road profile, with moderate ornamentation on facade. Has husks below windows, continuous balcony on wooden brackets on second floor imparts an interesting element on the façade, which is rich in stone carvings and detailing. It has a Mangalore tiled sloping roof.	
5.3	Intrinsic	One of the tenanted residential buildings of the high density neighbourhood of Mazagaon, predominantly occupied by Catholic and Muslim community.	
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	Black Basalt stone coursed masonry plinth	
7.2	Walls	Ground, first Black Basalt stone coursed masonry and second floor brick load bearing walls	
7.3	Floor	Wooden joist floor, rolled steel joist at some places	
7.4	Stairs	Straight flight stone staircase ground, first above M.S straight flight	

7.5	Openings	Rectangular wooden glazed shutter		
7.6	Roofing	Mangalore tiles with Wooden truss		
7.7	Articulation	Husks below windows, cornice bands at floor levels.		
7.8	Finishes	Plastered from inside, stone from outside, top floor plastered from outside		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Not provided		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Fair (No settlement or cracks observed)		
9.2	Walls	Good (No leakage or cracks observed)		
9.3	Floor	Fair (Nominal deflection at some places)		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Fair-Poor		
9.6	Roofing	Fair (No leakage observed)		
9.7	Articulation & Finishes	Good (Well maintained)		
9.8	Services	Poor (Sewage pipes need repair)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	Projecting balconies and some places wooden flooring is replaced with Shahabad on rolled steal joists, Shop signboards hide the ground floor façade.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	Part façade painted Red colour		
11.0	DP Remarks / Perceived Threats	Plot reserved for Public housing in proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.		

Boman Behram



Curved building face as seen from Govindrao Parab Chowk



Carvings in Edwardian style above the semicircular arched entrance

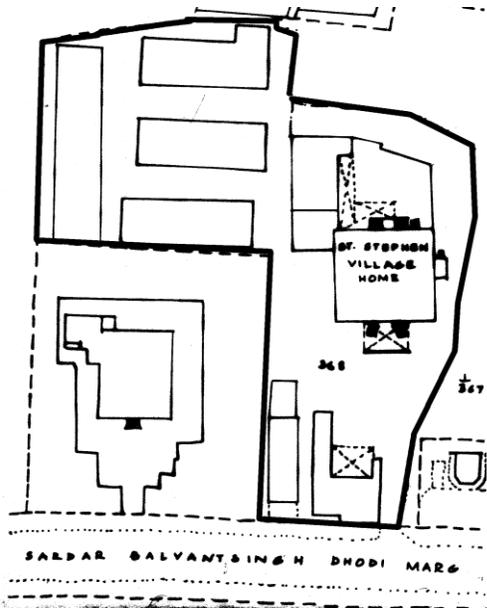


Carved wooden brackets supporting the projecting corridor on second floor



Detail of curved corner with projecting balcony on second floor and courses in Black Basalt

Right side elevation and left side elevation not visible due to proximity of adjoining structures

	Common Ref. No.:		
	Card No.: E-90		
	Ward (Part): E III		
	CS No.: 368		
	Plot Area: 3186.90 sq.m.		
	B U Area: Not available		
	Date: June, 2005		
	Record by: Ojas P, Keshav S		
	Review by: Neera Adarkar		
	Internal: As above		
External: As above			
Photo Ref.: T-III-E:Ward E\ St. Steven Village Home			
			
1.0	Denomination		
1.1	Name of Premises	St. Steven Village Home	
1.2	Earlier Name	Survey House	
1.3	Built in	1899	Extension Date (if any) Not available
2.0	Access		
2.1	Main	Sardar Balwantsingh Dhodi Marg (Nesbit Road)	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	St. Steven Welfare Association	
3.2	Past	William Jacks and company Ltd.	
3.3	Status	Trust	
4.0	Use		
4.1	Present	Lodging boarding, religious	
4.2	Past	Lodging boarding, religious	
4.3	Usage	Regular lodging boarding and religious use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on Sardar Balwantsingh Dhodi Marg, not seen prominently behind the buildings.	
5.2	Architectural Description	Vernacular style modest structure located off Nesbit Road not having a road frontage. Its location in densely wooded compound with its cubic form with a projecting portico and porch give a village character. The decorative carvings on sloping roof front, cast iron grill with semicircular arched windows on façade, etc. adorn the façade.	
5.3	Intrinsic	One of the few remaining clubs of Mazagaon used for lodging and boarding of Christian community people visiting mainly from Goa.	
5.4	Value Classification	A(arc), A(his), A(cul), C(seh), E	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 1	
7.0	Construction		
7.1	Plinth	Black Basalt stone random masonry	
7.2	Walls	Load bearing brick walls	
7.3	Floor	Timber joist floor with wooden planks	
7.4	Stairs	Open well staircase with decorative Newel post	
7.5	Openings	Semicircular arches over windows, outside glazed wooden shutter inside louvered	

7.6	Roofing	Wooden truss, Mangalore tiles above flat wooden false ceiling		
7.7	Articulation	Decorative carved cast iron railing to the projecting balcony, carvings on roof front of balcony		
7.8	Finishes	Plastered, painted from inside and outside		
7.9	Interiors (Movable & Immovable)	Old chapel on first floor		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Marginal unpaved open space in front		
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 (Cracks seen at some places, no settlement observed)		
9.2	Walls	Fair (Plaster chipped off at some places)		
9.3	Floor	Poor (sagging at many places)		
9.4	Stairs	Fair (sagging at some places)		
9.5	Openings	Poor (Wooden members need maintenance)		
9.6	Roofing	Poor (Leakage at some places, Mangalore tiles to be repaired)		
9.7	Articulation & Finishes	Fair		
9.8	Services	Poor (leakage on façade at some places)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Poor	Maintenance level	Poor
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	Service staircase added in the backyard		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Marked as zone for government housing on proposed Development Plan sheet. (D.P.)		
12.0	Additional Notes / References / Documents Available	Notes: One of the old clubs of Mazagaon used for social gatherings and residential use. The structure is historically and socio-economically very significant as it is amongst one of few clubs for which Mazagaon was known. Has a high heritage value. Needs attention for maintenance on priority basis. Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.		

St. Steven Village Home



Tucked in building having no road frontage with trees in premises



Rear elevation of St. Stephen Village Home showing the service staircase



View of the projecting balcony with cast iron railing and intricate carvings on the roof front



Side elevation showing semicircular arched windows



Interior view showing the staircase



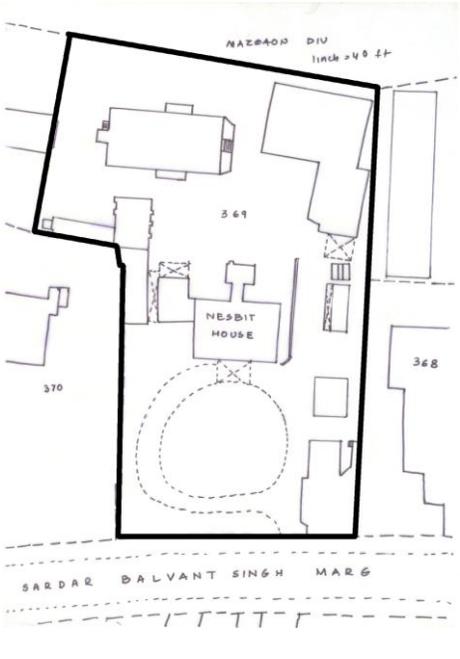
Detail of the chapel on first floor



View of the room on first floor with trunks of the visitors



Large trees in front hide the front façade

	Common Ref. No.:			
	Card No.: E-91			
	Ward (Part): E III			
	CS No.: 369			
	Plot Area: 9154.10 sq.m.			
	B U Area: 588.60 sq.m.			
	Date: June 2005			
	Record by: Ojas P, Prerna C			
	Review by: Neera Adarkar			
	Internal: As above			
	External: As above			
Photo Ref.: T-III-E:Ward E\ Nesbit House				
				
1.0	Denomination			
1.1	Name of Premises	Nesbit House		
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	Sardar Balvantsingh Dhody Marg (Nesbit Road)		
2.2	Subsidiary	Not applicable		
3.0	Ownership Pattern			
3.1	Present	Rustom Mancherji		
3.2	Past	Awabai Muncherji Nusserwanji Cama, Mancherji Nusserwanji Cama, Nusserwaji Mancherji Cama		
3.3	Status	Private		
4.0	Use			
4.1	Present	Residential		
4.2	Past	Residential		
4.3	Usage	Regular Residential use		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	Located on Sardar Balvantsingh Dhody Marg (Nesbit Road), one of the major roads of Mazagaon on which many sprawling bungalows were located.		
5.2	Architectural Description	Sprawling bungalow with careful blend of Neo-classical and Vernacular architectural styles. The bungalow structure is set back from road with landscape in front. One of the lavish bungalow typologies with a huge porch in front, symmetrical planning and large windows. The bungalow exhibits ornamental features like cornice bands and circular columns with Corinthian capitals supporting the porch.		
5.3	Intrinsic	Represents a typology of lavish bungalows in Mazagaon built during the late 19 th century. One of the examples of grand landscaped bungalows for which Mazagaon was once famous during the early 20 th century. The bungalows of Mazagon and Byculla were described in 1863 as follows: Mazagaon and Byculla is dotted with many bungalows belonging to the rich people of various communities mainly Parsi, Islamic, Mechant (<i>Vaani</i>) and British. Thousands of rupees have been spent generously for their construction. These sprawling bungalows have beautifully landscaped gardens and fountains with small and large water bodies giving a unique character to each bungalow and also the surroundings.		
5.4	Value Classification	A(arc), A(his), B(per), I(sce)	Recommended Grade	III
6.0	Topography			

6.1	Floors	G+1		
7.0	Construction			
7.1	Plinth	Black Basalt stone coursed masonry		
7.2	Walls	Load bearing brick		
7.3	Floor	Access denied		
7.4	Stairs	Access denied		
7.5	Openings	Arched double windows with louvered and glazed wooden shutter.		
7.6	Roofing	Pyramidal Mangalore tile roof with wooden truss.		
7.7	Articulation	Corner pilasters, balcony balusters, brackets supporting roof of verandah, circular columns with Corinthian capitals supporting the porch in front.		
7.8	Finishes	Plastered internally and externally.		
7.9	Interiors (Movable & Immovable)	Access denied		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Large open landscaped front space		
8.0	Services & Utilities			
8.1	Lighting	Access denied		
8.2	Ventilation	Access denied		
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	Access denied		
9.4	Stairs	Access denied		
9.5	Openings	Good (Wooden members in sound state)		
9.6	Roofing	Fair		
9.7	Articulation & Finishes	Fair		
9.8	Services	Access denied		
9.9	Outbuildings	Good		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Plot reserved for Play ground on proposed Development Plan (D.P.)		
12.0	Additional Notes / References / Documents Available	Notes: Detail photography and access denied Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai. Madgaonkar Govind Narayan Mumbaiche Varnan, Mumbai, 1863		

Nesbit House



Front view from Sardar Balvantsingh Dhody Marg (Nesbit Road)



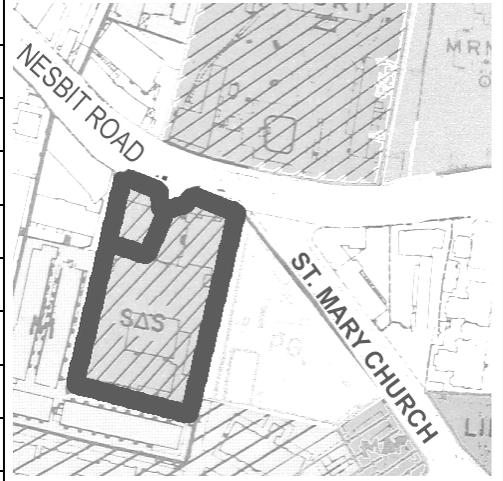
Front façade with double windows and the projecting porch with circular columns and balustraded balcony above



Corner view with landscape in front

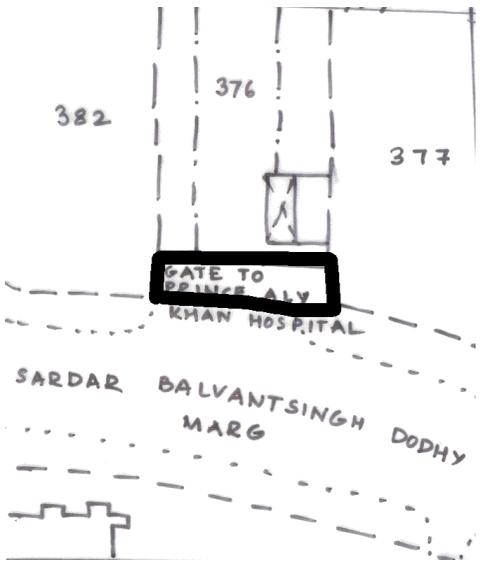
Detail photography and access denied

	Common Ref. No.:	
	Card No.: E-92	
	Ward (Part): E III	
	CS No.: Not available	
	Plot Area: Not available	
	B U Area: Not available	
	Date: June 2005	
	Record by: Ojas P, Prerna C	
	Review by: Neera Adarkar	
	Internal: As above	
	External: As above	
Photo Ref.: T-III-E:Ward E\33-A Nesbit Road		



1.0	Denomination		
1.1	Name of Premises	33-A Nesbit Road	
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	Sardar Balvantsingh Dhody Marg (Nesbit Road)	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Not available	
3.2	Past	Not available	
3.3	Status	Private	
4.0	Use		
4.1	Present	Residential	
4.2	Past	Residential	
4.3	Usage	Regular Residential use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on Sardar Balvantsingh Dhody Marg (Nesbit Road), one of the major roads of Mazagaon on which many small and sprawling bungalows were located.	
5.2	Architectural Description	Modest low rise structure standing on a stone plinth with a cubic form and a Mangalore tiled sloping roof. The structure follows a typology of medium scale bungalows with verandahs along corners. Features like horizontal grooved pilasters at corners, segmental arched openings and the large Mangalore tiled roof adorn the façade.	
5.3	Intrinsic	The bungalows of Mazagon and Byculla were described in 1863 as follows: Mazagaon and Byculla is dotted with many bungalows belonging to the rich people of various communities mainly Parsi, Islamic, Mechant (<i>Vaani</i>) and British. Thousands of rupees have been spent generously for their construction. These sprawling bungalows have beautifully landscaped gardens and fountains with small and large water bodies giving a unique character to each bungalow and also the surroundings.	
5.4	Value Classification	A(arc), A(his), B(per), I(sce)	Recommended Grade III
6.0	Topography		
6.1	Floors	G+1	
7.0	Construction		
7.1	Plinth	Black Basalt stone coursed masonry	
7.2	Walls	Load bearing brick	

7.3	Floor	Access denied		
7.4	Stairs	Not applicable		
7.5	Openings	Segmental arched double windows with louvered and glazed wooden shutter.		
7.6	Roofing	Pyramidal Mangalore tile roof with wooden truss.		
7.7	Articulation	Horizontal grooved pilasters at corners, segmental arched openings		
7.8	Finishes	Plastered internally and externally.		
7.9	Interiors (Movable & Immovable)	Access denied		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Large open landscaped front space		
8.0	Services & Utilities			
8.1	Lighting	Access denied		
8.2	Ventilation	Access denied		
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	Access denied		
9.4	Stairs	Access denied		
9.5	Openings	Good (Wooden members in sound state)		
9.6	Roofing	Fair (Mangalore tiles in sound state externally)		
9.7	Articulation & Finishes	Fair		
9.8	Services	Access denied		
9.9	Outbuildings	Good-Fair		
9.10	Overall condition	Good-Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Plot reserved for Secondary school on proposed Development Plan (D.P.)		
12.0	Additional Notes / References / Documents Available	Notes: Photography and access denied Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai. Madgaonkar Govind Narayan Mumbaiche Varnan, Mumbai, 1863		

	Common Ref. No.:		
	Card No.: E-93		
	Ward (Part): E III		
	CS No.: 376		
	Plot Area: 19,689.12 sq.m.		
	B U Area: Not applicable		
	Date: June, 2005		
	Record by: Ojas P, Keshav S		
	Review by: Neera Adarkar		
	Internal: As above		
	External: As above		
	Photo Ref.: T-III-E:Ward E\ Gate to Prince Ali Khan Hospital		
			
1.0	Denomination		
1.1	Name of Premises	Gate to Prince Ali Khan Hospital	
1.2	Earlier Name	Not applicable	
1.3	Built in	Late 19 th century	Extension Date (if any) Not available
2.0	Access		
2.1	Main	Sardar Balwantsingh Dhodi Marg	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Nassiruddin Alibhoy Bhanji	
3.2	Past	Zarinabai Ebrahim Gulamhusain Currimbhoy, Haji Mohammad Jamal	
3.3	Status	Tenanted	
4.0	Use		
4.1	Present	Gate, public	
4.2	Past	Gate, public	
4.3	Usage	Frequent public use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on Sardar Balwantsingh Dhodi Marg (Nesbit Road) opposite St. Anne's church at the beginning of an internal road leading towards Prince Ali Khan Hospital.	
5.2	Architectural Description	Gate with proportionate stepped profile, ornamentation and detailing. Central big arch forms vehicular gateway. Two subsidiary arches flanking the main arch are for the pedestrians. Stone gateway is designed with beautiful carvings, motifs and Cornice bands.	
5.3	Intrinsic	This gate is important because it is the only surviving structure in the old Prince Ali Khan Hospital Complex.	
5.4	Value Classification	A(arc), B(des)	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 3	
7.0	Construction		
7.1	Plinth	Not applicable	
7.2	Walls	Brick masonry	
7.3	Floor	Not applicable	
7.4	Stairs	Not applicable	
7.5	Openings	Semi circular arches for gateways	

7.6	Roofing	Not applicable		
7.7	Articulation	Carved detailing on side arches as well as the central main arch		
7.8	Finishes	Stucco work, brackets for the top fascia of gate		
7.9	Interiors (Movable & Immovable)	Not applicable		
7.10	Compound / Fence / Gate	Cast iron gate with intricate detailing. The gateway has rich carvings, motifs and cornice bands on façade		
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 provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Not applicable		
9.2	Walls	Good (No cracks or dampness observed)		
9.3	Floor	Not applicable		
9.4	Stairs	Not applicable		
9.5	Openings	Good (Well maintained)		
9.6	Roofing	Not applicable		
9.7	Articulation & Finishes	Good (Well maintained)		
9.8	Services	Not applicable		
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.		

Gate to Prince Ali Khan Hospital



View of the gateway structure from Sardar Balvantsingh Dhody Marg (Nesbit Road)



Detail of intricate carvings on the gate with floral motifs and cornice bands

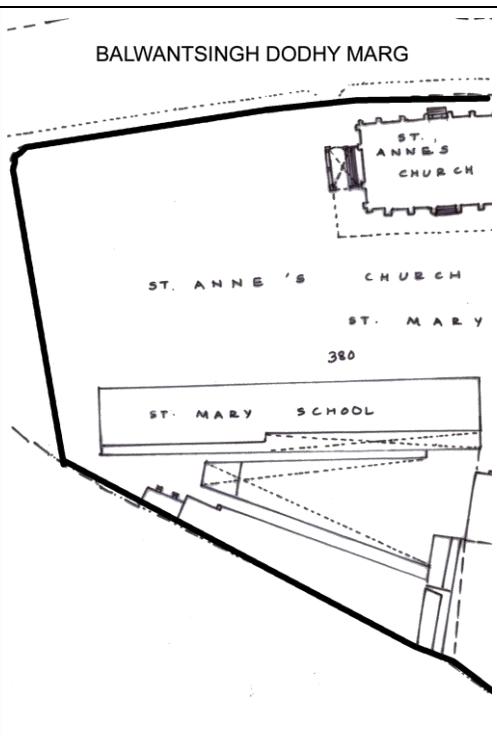


Side gate with semicircular arch, architraves and carving



Detail

	Common Ref. No.:	
	Card No.: 94a	
	Ward (Part): E III, E IV	
	CS No.: 380	
	Plot Area: 16533.57 sq.m.	
	B U Area: 6632.91 sq.m.	
	Date: June, 2005	
	Record by: Ojas P, Madhura W	
	Review by: Neera Adarkar	
	Internal: As above	
External: As above		
Photo Ref.: T-III-E:Ward E\ St. Anne's Church (St. Anne's Church, St. Mary's School premises)		



1.0	Denomination		
1.1	Name of Premises	St. Anne's Church (St. Anne's Church, St. Mary's School premises)	
1.2	Earlier Name	Not applicable	
1.3	Built in	1881	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Sardar Balwantsingh Dhodi Marg (Nesbit Road)	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Rector and Manager of St. Mary's Institute and college	
3.2	Past	Not available	
3.3	Status	Trust	
4.0	Use		
4.1	Present	Church	
4.2	Past	Place of worship	
4.3	Usage	Frequent public use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on Sardar Balwantsingh Dhodi Marg (Nesbit Road) on a plot shared with St. Mary's school and has an open playground in front, which marks its identity.	
5.2	Architectural Description	The church is a Grand scale Gothic style church with lancet and equilateral pointed arched windows tall partly louvered. Built of Black Basalt stone it has a tall spire visible from the surrounding area. The internal dimensions of church measure 126' length, 54' width and 50' height. The architectural excellence of the building is better appreciated due to a large front open space. Tall wooden sloping roof with Mangalore tiles and two spires, create a good skyline. It has an arched entrance porch on which the name of church is inscribed.	
5.3	Intrinsic	An important church in the Mazagaon area which has a strong cultural identity. Spire visible from surrounding areas.	
5.4	Value Classification	A(arc), A(his), A(cul), B(per), B(des), B(uu), C(sch), E, F, I(sce), J	Recommended Grade II B
6.0	Topography		
6.1	Floors	G + 1 (clearstory)	

7.0	Construction		
7.1	Plinth	Black Basalt stone coursed masonry plinth	
7.2	Walls	Black Basalt stone ashlar masonry walls	
7.3	Floor	Timber joist floor	
7.4	Stairs	Wooden dog legged staircase to access the clearstory	
7.5	Openings	Equilateral point arched partly louvered windows, stain glass openings, lancet arched openings at some places.	
7.6	Roofing	Mangalore tiles sloping roof with wooden truss. Two tall spires on either sides creating an interesting skyline	
7.7	Articulation	Lancet windows, equilateral point arches, louvered windows, buttresses on site facade, rounded bar tracery on central front façade, spire on either sides of tall sloping roof. Right angled buttresses.	
7.8	Finishes	Internally plaster-painted, Black Basalt stone ashlar masonry externally.	
7.9	Interiors (Movable & Immovable)	Old pews, shrine with stain glass design. Old statues and marble plaques.	
7.10	Compound / Fence / Gate	Black Basalt stone and M.S. compound wall.	
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Large unpaved open ground in front.	
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	Excellent (No cracks, dampness or settlement observed)	
9.2	Walls	Excellent (Well maintained)	
9.3	Floor	Good (No deflection observed)	
9.4	Stairs	Good (No deflection observed)	
9.5	Openings	Fair (Some stain glasses bent due to the impact of heat over the years)	
9.6	Roofing	Fair (No leakage observed, some wooden members need attention)	
9.7	Articulation & Finishes	Excellent (Well maintained)	
9.8	Services	Good (No leakage of braking of pipes observed)	
9.9	Outbuildings	Good	
9.10	Overall condition	Good	Maintenance level Good
10.0	Transformation		
10.1	Form	M.S. grills added to the front porch	
10.2	Structure	No transformation	
10.3	Articulation & Finishes	No transformation	
11.0	DP Remarks / Perceived Threats	Plot marked for Secondary school on proposed Development Plan. (D.P.)	

12.0	Additional Notes / References / Documents Available	<p>History: A small church existed at this place since 1787. After the construction of school, a bigger church was needed. Thus the present church was built in 1881 by German Jesuis institutes. Good amount of wood and material from Germany was used for thye construction. During the first world war, the Germans were thrown out, mission was then undertaken by the Spanish. The church was inaugurated on November 1881 by a German Bishop - Bishop Meurin. The principal architect of the church, who was a German brother died here in an injury by falling from the bell hung along a ceiling beam. Collecting funds for the church began in 1871. The land was donated by a British lady named 'Ms. Nesbit', the road was also named after her. The church was complete with a cost of Rs. 55,000/-, out of which Rs. 22,000/- were received as donations from outside. Forteen stations of cross were brought from Germany for Rs. 15,000/-. New benches were made for Rs. 1,000/-, Rs. 600/- were spent on wall lamps and the sanctuary lamp alone costed Rs. 300/-, all this was donated by the members of society.</p> <p>Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.</p>
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St. Anne's Church (St. Anne's Church, St. Mary's school premises)



View of St. Anne's Church from the front open space



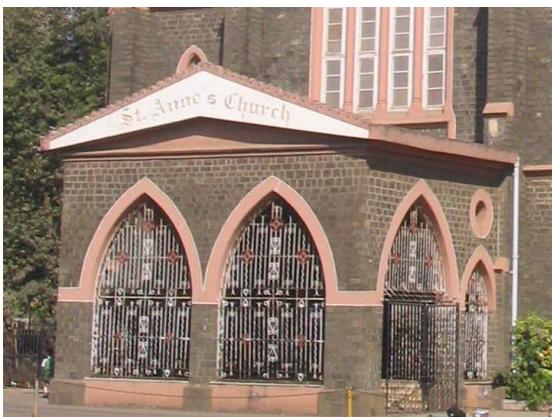
Detail at the central gable wall with three lancet arches with architraves



Front façade showing details of spires and the central gable with group of Lancet arches



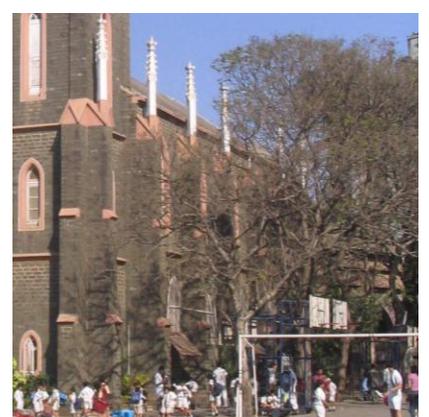
The tall gable wall along with spires on two sides and the porch in front contribute to an interesting skyline



Details of the porch with Lancet arches and triangular pediment with name inscription

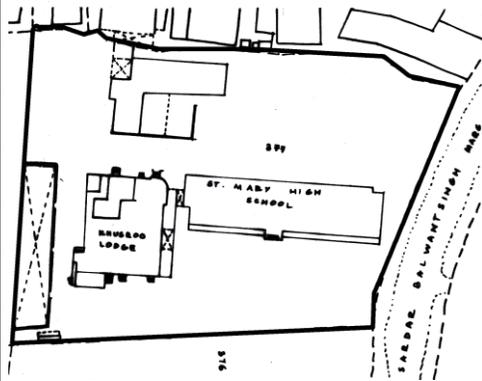


Detail at corner



Partly hidden side façade by the foliage of trees

	Common Ref. No.:	
	Card No.:	94b
	Ward (Part):	E III, E IV
	CS No.:	377 / 877
	Plot Area:	9156.00 sq.m.
	B U Area:	Not available
	Date:	June, 2005
	Record by:	Ojas P. Madhura W
	Review by:	Neera Adarkar
	Internal:	As above
	External:	As above
	Photo Ref.:	T-III-E:Ward E\ Mary's school – North and East wing (St. Anne's Church, St. Mary's School premises)



1.0	Denomination		
1.1	Name of Premises	St. Mary's school – North and East wing (St. Anne's Church, St. Mary's School premises)	
1.2	Earlier Name	Not applicable	
1.3	Built in	Late 19 th century	Extension Date (if any) Not available
2.0	Access		
2.1	Main	Sardar Balavantsingh Dhodi Marg (Nesbit Road)	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Rector ad Manager of St. Mary's Institute and college	
3.2	Past	The Bombay Zaverian Coop. Ltd	
3.3	Status	Trust	
4.0	Use		
4.1	Present	School	
4.2	Past	Educational, public	
4.3	Usage	Frequent public use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on Sardar Balwantsingh Dhodi Marg on a plot with St. Anne's church and has an open playground in the premises.	
5.2	Architectural Description	Grand elongated structure in Kurla Basalt stone built in Gothic style. The structure has equilateral pointed arched partly louvered windows. Has corridor running the entire length and a porch in front with equilateral point arches. The eastern wing is G + 1 and has a clock on it. The characteristic feature is the stepped profile of the gable wall.	
5.3	Intrinsic	Grand structure better visible due to large front open space. St. Mary's school is one of the prestigious schools in the city of Mumbai at present.	
5.4	Value Classification	A(arc), A(his), A(cul), B(per), B(des), B(uu), C(sch), E, F, I(sce), J	Recommended Grade II B
6.0	Topography		
6.1	Floors	G + 3, part G + 1	
7.0	Construction		
7.1	Plinth	Kurla Basalt stone coursed masonry plinth	
7.2	Walls	Kurla Basalt stone ashlar masonry	

7.3	Floor	Timber joist flooring		
7.4	Stairs	Open well timber staircase with decorative railing		
7.5	Openings	Equilateral pointed arched windows		
7.6	Roofing	Timber truss with asbestos sheet sloping roof		
7.7	Articulation	Plain cornice band at first, second floor level. Equilateral point arches		
7.8	Finishes	Kurla Basalt stone externally, plaster-painted internally		
7.9	Interiors (Movable & Immovable)	Old marble statue in central area easily seen from the entrance porch		
7.10	Compound / Fence / Gate	Black Basalt stone ashlar masonry with C.I. railing and gate		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Unpaved open ground in front		
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	Excellent (No cracks or settlement observed)		
9.2	Walls	Excellent (No dampness or cracks observed externally and internally)		
9.3	Floor	Fair (Minor deflection at some places)		
9.4	Stairs	Good (No deflection observed)		
9.5	Openings	Good (Well maintained)		
9.6	Roofing	Fair (No leakage observed)		
9.7	Articulation & Finishes	Good (Well maintained)		
9.8	Services	Fair (No leakage or breaking of pipes observed)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	Recently painted		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Plot reserved for Secondary school on proposed Development Plan.		
12.0	Additional Notes / References / Documents Available	<p>History: The school was established in 1867 and was found by Bishop Stanes. The building was constructed from the remaining funds collected for the orphanage at Pune, (Total fund collected Rs. 92,000). Governor Sir Bartol Freyer had promised to pay the sum equal to that of total contribution collected, Both totalled up to 92,000. so the school building was constructed.</p> <p>Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai. Acharya, Balkrishna Bapu & Shingne, Moro Vinayak Mumbaicha Vrittant, Mumbai, 1889</p>		

St. Mary's school – North and East wing (St. Anne's Church, St. Mary's School premises)



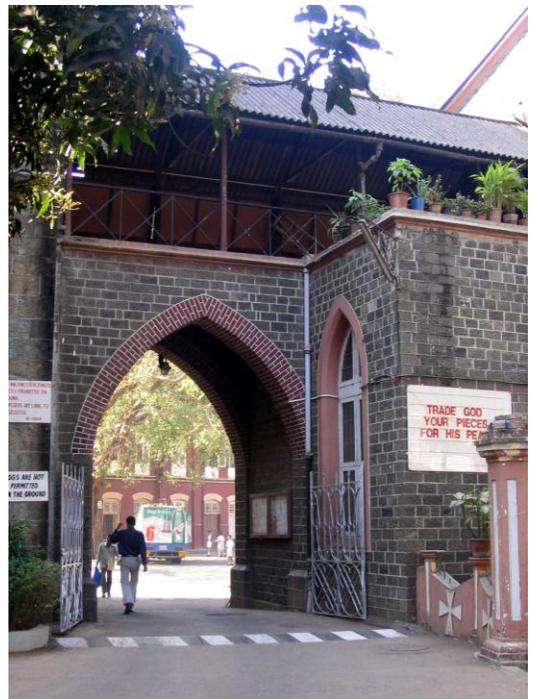
Elongated façade of the school building from the central open space



Entrance to the school building from central court side with timber balcony projection above



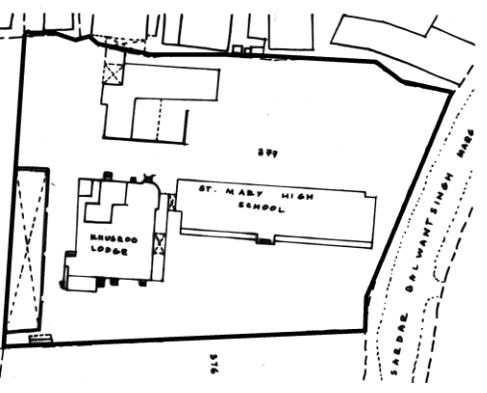
Series of lancet arches with louvered windows



Entrance to the school premises from Nesbit Road



Stepped gable of the steep sloping roof with asbestos sheets

	Common Ref. No.:		
	Card No.: 94c		
	Ward (Part): E III, E IV		
	CS No.: 377 / 877		
	Plot Area: 9156.00 sq.m		
	B U Area: Not available		
	Date: June, 2005		
	Record by: Ojas P, Madhura W		
	Review by: Neera Adarkar		
	Internal: As above		
	External: As above		
Photo Ref.: T-III-E:Ward E\ St. Mary's school – South wing, Brick building (St. Anne's Church, St. Mary's School premises)			
			
1.0	Denomination		
1.1	Name of Premises	St. Mary's school – South wing, Brick building (St. Anne's Church, St. Mary's School premises)	
1.2	Earlier Name	Not applicable	
1.3	Built in	Late 19 th century	Extension Date (if any) Not available
2.0	Access		
2.1	Main	Sardar Balwantsingh Dhodi Marg	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Rector ad Manager of St. Mary's Institute and college, The Bombay Zaverian Coop. Ltd.	
3.2	Past	Not available	
3.3	Status	Trust	
4.0	Use		
4.1	Present	School	
4.2	Past	Public	
4.3	Usage	Frequent public use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on Sardar Balwantsingh Dhodi Marg on a plot with St. Anne's church and has an open playground in the premises.	
5.2	Architectural Description	Gothic style structure in exposed brick masonry with segmental arched windows and a Mangalore tiled timber sloping roof. Not much ornamentation on façade but the building is strong in its proportion of openings on the stark façade. The dormer windows on the main roof imparts relief otherwise a long continuous slope of the roof.	
5.3	Intrinsic	Represents a typology of the schools of England. It is one of the prestigious schools of the city.	
5.4	Value Classification	A(arc), A(his), A(cul), B(per), B(des), B(uu), C(sch), E, F, I(sce), J	Recommended Grade II B
6.0	Topography		
6.1	Floors	G + 2	
7.0	Construction		
7.1	Plinth	Black Basalt stone coursed plinth	
7.2	Walls	Exposed brick masonry walls	

7.3	Floor	Timber joist flooring		
7.4	Stairs	Open well timber staircase		
7.5	Openings	Segmental arched windows		
7.6	Roofing	Timber truss with Mangalore tiled sloping roof		
7.7	Articulation	Segmental arched windows, equilateral point arches at some places		
7.8	Finishes	Exposed brick externally, plaster-painted internally		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Black Basalt stone ashlar masonry with C.I. railing and gate		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Unpaved open ground in front		
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	Excellent (No cracks or settlement observed)		
9.2	Walls	Excellent (No dampness or cracking observed)		
9.3	Floor	Fair (No deflection observed)		
9.4	Stairs	Good (No deflection observed)		
9.5	Openings	Good (Well maintained)		
9.6	Roofing	Fair (Some wooden members need repairs)		
9.7	Articulation & Finishes	Good (Well maintained)		
9.8	Services	Fair (Rain water down take pipes need maintenance)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	Recently painted		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Plot reserved for Secondary school on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	<p>History: The school was established in 1867 and was found by Bishop Stanes. The building was constructed from the remaining funds collected for the orphanage at Pune, (Total fund collected Rs. 92,000). Governor Sir Bartol Freyer had promised to pay the sum equal to that of total contribution collected, Both totalled up to 92,000. so the school building was constructed.</p> <p>Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai. Acharya, Balkrishna Babu & Shingne, Moro Vinayak Mumbaicha Vrittant, Mumbai, 1889</p>		

St. Mary's school – South wing Brick building (St. Anne's Church, St. Mary's School premises)



Elongated façade with exposed brick construction, segmental arched windows and Mangalore tiled sloping roof

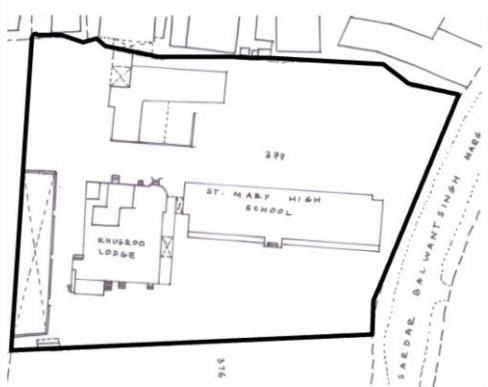


Detail of equally spaced segmental arched windows



Detail of dormer window projecting out of the Mangalore tiled roof

	Common Ref. No.:	
	Card No.: 94d	
	Ward (Part): E III, E IV	
	CS No.: 377	
	Plot Area: 9156.00 sq.m.	
	B U Area: Not available	
	Date: June, 2005	
	Record by: Ojas P, Madhura W	
	Review by: Neera Adarkar	
	Internal: As above	
	External: As above	
	Photo Ref.: T-III-E:Ward E\ St. Mary's school – South wing, Brick building (St. Anne's Church, St. Mary's School premises)	



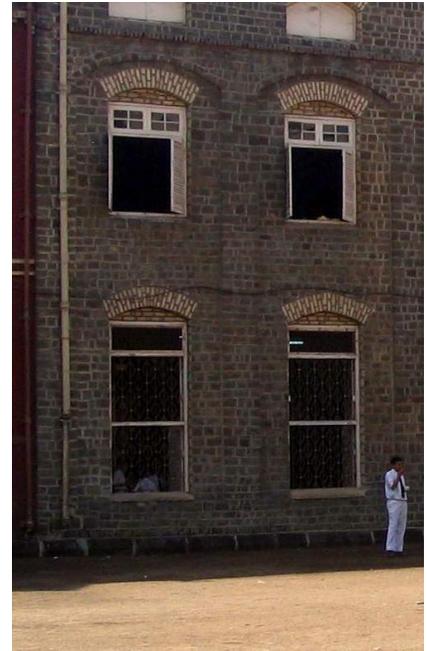
1.0	Denomination		
1.1	Name of Premises	St. Mary's school – South wing, Brick building (St. Anne's Church, St. Mary's School premises)	
1.2	Earlier Name	Not applicable	
1.3	Built in	Late 19 th century	Extension Date (if any) Not available
2.0	Access		
2.1	Main	Sardar Balwantsingh Dhodi Marg (Nesbit Road)	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Rector ad Manager of St. Mary's Institute and college, The Bombay Zaverian Coop. Ltd.	
3.2	Past	Not available	
3.3	Status	Trust	
4.0	Use		
4.1	Present	School	
4.2	Past	Institutional	
4.3	Usage	Frequent public use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on Sardar Balwantsingh Dhodi Marg (Nesbit Road) on a plot with St. Anne's church and has an open playground in the premises.	
5.2	Architectural Description	Gothic style elongated structure in Kurla Basalt stone masonry with segmental arched windows and a Mangalore tiled timber sloping roof. With top floor added later on, the building does not have much ornamentation.	
5.3	Intrinsic	One of the old prestigious schools in Mumbai	
5.4	Value Classification	A(arc), A(his), A(cul), B(per), B(des), B(uu), C(sch), E, F, I(sce), J	Recommended Grade II B
6.0	Topography		
6.1	Floors	G + 2	
7.0	Construction		
7.1	Plinth	Black Basalt stone coursed masonry plinth	
7.2	Walls	Kurla Basalt stone ashlar masonry walls	
7.3	Floor	Timber joist flooring	

7.4	Stairs	Open well timber staircase		
7.5	Openings	Segmental arched windows		
7.6	Roofing	Timber truss with Mangalore tiled sloping roof		
7.7	Articulation	Segmental arched windows, equilateral point arches at some places		
7.8	Finishes	Kurla Basalt externally, plaster-painted internally		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Black Basalt stone ashlar masonry with C.I. railing and gate		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Unpaved open ground in front		
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 leakage or cracks observed)		
9.3	Floor	Fair (Nominal deflection seen at few places)		
9.4	Stairs	Good (No deflection observed)		
9.5	Openings	Good (Well maintained)		
9.6	Roofing	Fair (Some Mangalore tiles to be replaced)		
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	Top floor added later on.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Plot reserved for Secondary school on proposed Development Plan. (D.P.),		
12.0	Additional Notes / References / Documents Available	<p>Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai. Acharya, Balkrishna Bapu & Shingne, Moro Vinayak Mumbaicha Vrittant, Mumbai, 1889</p> <p>History: The school was established in 1867 and was found by Bishop Stanes. The building was constructed from the remaining funds collected for the orphanage at Pune, (Total fund collected Rs. 92,000). Governor Sir Bartol Freyer had promised to pay the sum equal to that of total contribution collected, Both totalled up to 92,000. so the school building was constructed.</p>		

St. Mary's school – South wing stone building (St. Anne's Church, St. Mary's School premises)



Elongated stone façade of the stone building, the top floor is added subsequently



Segmental arched windows with equal spacing adorn the façade

	Common Ref. No.:		
	Card No.: E-95		
	Ward (Part): E IV		
	CS No.: Not applicable		
	Plot Area: Not applicable		
	B U Area: Not applicable		
	Date: April, 2005		
	Record by: Ojas P, Anup S		
	Review by: Neera Adarkar		
Internal: As above			
External: As above			
Photo Ref.: T-III-E:Ward E\ Stone plaque on Ollivant Bridge			
1.0 Denomination			
1.1	Name of Premises	Stone plaque on Ollivant Bridge	
1.2	Earlier Name	Not applicable	
1.3	Built in	1887	Extension Date (if any) Not applicable
2.0 Access			
2.1	Main	Sardar Balvantsingh Dhody Marg (Nesbit Road)	
2.2	Subsidiary	Not applicable	
3.0 Ownership Pattern			
3.1	Present	Municipal Corporation of Greater Mumbai	
3.2	Past	Great Indian Peninsular Railway (Central Railway)	
3.3	Status	Government	
4.0 Use			
4.1	Present	Vehicular and pedestrian bridge, public	
4.2	Past	Vehicular and pedestrian bridge, public	
4.3	Usage	Regular public use	
5.0 Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	Joins Sir J. J. Road to Sardar Balvantsingh Dhody Marg (Nesbit Road) above the Central railway line between Sandhurst Road and Byculla stations	
5.2	Architectural Description	The stone plaque with inscription is located on north-west corner of the bridge. Constructed by the GIPR (Great Indian Peninsular railway), now Central Railway out of Black Basalt stone masonry and steel girders over the railway line and connecting Sir J. J. Road (East) and Sardar Balvantsingh Dhody Marg (West) it has an inscription ' Ollivant Bridge - 1887 cost Rs 2,15,000. Constructed by the G.I.P. Railway at the cost of the Municipal Byculla Bridge having been constructed in 1886 at the Railway company's expenses.	
5.3	Intrinsic	One of the stone plaques on many bridges constructed during the colonial period by the GIPR (Great Indian Peninsular railway), now Central Railway. The plaque describes the date and cost of construction along with some background.	
5.4	Value Classification	B(uu), C(Seh)	Recommended Grade III
6.0 Topography			
6.1	Floors	Not applicable	
7.0 Construction			
7.1	Plinth	Not applicable	
7.2	Walls	Black Basalt stone ashlar masonry	

7.3	Floor	Not applicable		
7.4	Stairs	Not applicable		
7.5	Openings	Not applicable		
7.6	Roofing	Not applicable		
7.7	Articulation	Dresses Black Basalt stone plaque with stepped profile.		
7.8	Finishes	Dressed Malad stone masonry		
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	Natural and artificial, Good natural lighting		
8.2	Ventilation	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	Good		
9.3	Floor	Not applicable		
9.4	Stairs	Not applicable		
9.5	Openings	Not applicable		
9.6	Roofing	Not applicable		
9.7	Articulation & Finishes	Good (Well maintained)		
9.8	Services	Good		
9.9	Outbuildings	Not applicable		
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.		

Stone plaque on Ollivant Bridge



Stone plaque in stepped profile with inscription of name, year of construction and the cost



View of the bridge towards Mazagaon

	Common Ref. No.:			
	Card No.: E-96			
	Ward (Part): E III			
	CS No.: Not available			
	Plot Area: Not available			
	B U Area: Not available			
	Date: April, 2005			
	Record by: Ojas P, Anup S			
	Review by: Neera Adarkar			
	Internal: As above			
External: As above				
Photo Ref.: T-III-E:Ward E1 167, Love Lane				
1.0	Denomination			
1.1	Name of Premises	167, Love Lane		
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	Seth Motishah Road (Love Lane)		
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 Seth Motishah Road (Love Lane) on a small rectangular plot with large open space in the backyard.		
5.2	Architectural Description	Extensive use of wood in elevation, large rectangular windows with use of stained glass, at a few places. It has cornice bands on first and second floors. Porch is formed by a projecting room on first floor which is supported on twin circular columns with floral capitals.		
5.3	Intrinsic	The bungalows of Mazagon and Byculla were described in 1863 as follows: Mazagaon and Byculla is dotted with many bungalows belonging to the rich people of various communities mainly Parsi, Islamic, Mechant (<i>Vaani</i>) and British. Thousands of rupees have been spent generously for their construction. These sprawling bungalows have beautifully landscaped gardens and fountains with small and large water bodies giving a unique character to each bungalow and also the surroundings.		
5.4	Value Classification	A(arc), B(des), B(per)	Recommended Grade	III
6.0	Topography			
6.1	Floors	G + 1		
7.0	Construction			
7.1	Plinth	Black Basalt stone coursed masonry plinth		
7.2	Walls	Load Bearing Brick walls		
7.3	Floor	Wooden joist flooring		

7.4	Stairs	Open well wooden staircase		
7.5	Openings	Rectangular wooden double windows with usage of stain glass at some places		
7.6	Roofing	Mangalore tile sloping roof with timber truss		
7.7	Articulation	Twin columns with floral capitals for projecting floor, Cornice bands at each level, stain glass windows		
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 unpaved open space in front, large open space in the backyard		
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 cracks or settlement observed)		
9.2	Walls	Good (No cracks or dampness observed)		
9.3	Floor	Fair (Deflection observed at a few places)		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Fair (Stain glass warped at a few places)		
9.6	Roofing	Fair (Wooden members need maintenance)		
9.7	Articulation & Finishes	Good (Well maintained)		
9.8	Services	Fair (Some pipes need repairs)		
9.9	Outbuildings	Fair (Needs cleaning 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			
		None		
12.0	Additional Notes / References / Documents Available			
		Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai. Madgaonkar Govind Narayan Mumbaiche Varnan, Mumbai, 1863		

167, Love Lane



Front façade of the bungalow facing Seth Motishah Road (Love Lane)



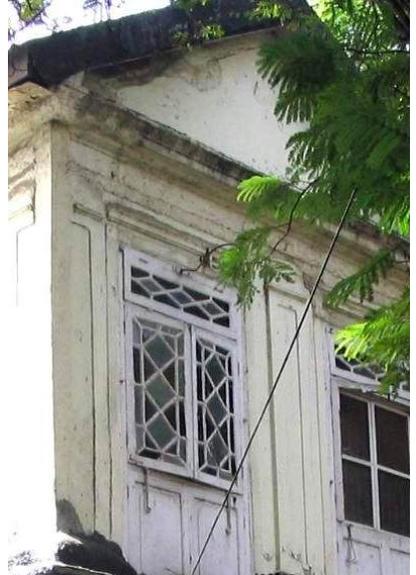
Modest façade with rectangular double windows and cornice band



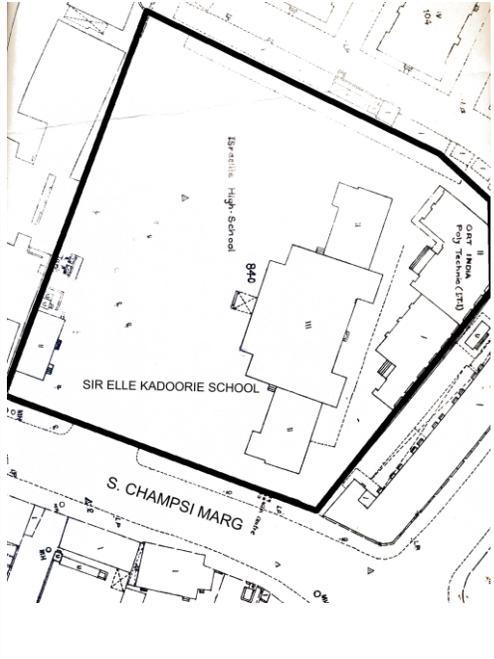
Projecting room on the first floor forms entrance porch



Detail of the floral capital of the porch column



Stain glass provided on the front projecting room

	Common Ref. No.:		
	Card No.: E-97		
	Ward (Part): E III		
	CS No.: Not available		
	Plot Area: Not available		
	B U Area: Not available		
	Date: April, 2005		
	Record by: Ojas P, Anup S		
	Review by: Neera Adarkar		
	Internal: As above		
	External: As above		
Photo Ref.: T-III-E:Ward E\ Sir Elly Kadoorie School			
			
1.0	Denomination		
1.1	Name of Premises	Sir Elly Kadoorie School	
1.2	Earlier Name	Israelite School	
1.3	Built in	1875	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Shivdas Champsi Marg (Mazagaon Road)	
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	School	
4.2	Past	School	
4.3	Usage	Regular institutional use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on Shivdas Champsi Marg (Mazagaon Road), one of the major roads in Mazagaon.	
5.2	Architectural Description	Malad stone structure with a strong built-form and symmetrical façade. Elements of the Neo-classical style are seen at some places. The front façade is composed by a series of windows with an arch on second floor and balcony on first floor. The entrance porch with paired slender circular columns forms a formal and grand entry. Motifs like the 'holy Jewish Star', cornice bands, floral capitals, balconies with C. I. railings etc. adorn the grand façade.	
5.3	Intrinsic	One of the old schools constructed by the Jewish trustees for the community of Jewish people in Mazagaon and around. The school enjoys a minority status. Prior to independence 95% of the student population was Jewish. Today out of 1,700 students only around 6-7 students are Jewish.	
5.4	Value Classification	A(arc), B(des), B(per)	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 3	
7.0	Construction		
7.1	Plinth	Black Basalt stone coursed masonry plinth	
7.2	Walls	External walls in Malad stone dressed masonry, internal walls in load bearing brick masonry.	
7.3	Floor	Wooden joist flooring	

7.4	Stairs	Open well wooden staircase with decorative balustrade and handrail		
7.5	Openings	Semicircular arched windows on second floor, rectangular wooden glazed shutter otherwise		
7.6	Roofing	Mangalore tile sloping roof with timber truss		
7.7	Articulation	Motifs like the 'holy Jewish Star', cornice bands, floral capitals, balconies with C. I. railings		
7.8	Finishes	Externally dressed Malad stone, plastered and painted internally		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Large open play ground in front		
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 cracks or settlement observed)		
9.2	Walls	Good (No cracks or dampness observed)		
9.3	Floor	Fair (Deflection observed at a few places)		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Fair (Some windows broken, frames need repair)		
9.6	Roofing	Fair (Wooden members need maintenance)		
9.7	Articulation & Finishes	Good (Well maintained)		
9.8	Services	Fair (Some pipes need repairs)		
9.9	Outbuildings	Fair (Needs cleaning 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 reserved for secondary school on proposed Development Plan (D.P.)		
12.0	Additional Notes / References / Documents Available	<p>History: Looking at the opportunities for job and higher education in Bombay, the Jews migrated to Bombay. In the year 1833 population was 2,000 and in 1950 it went to 26,000. The Christians were under the impression that Jews will convert to Christianity and therefore they were given concessions in Christian missionary schools. This led the Jews to establish a School for their community, thus the "Jewish School" at Mazgaon was established in the year 1875</p> <p>Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai.</p>		

Sir Elly Kadoorie School



Front elevation



View along the corner



Large open space in front makes the structure visible over a distance

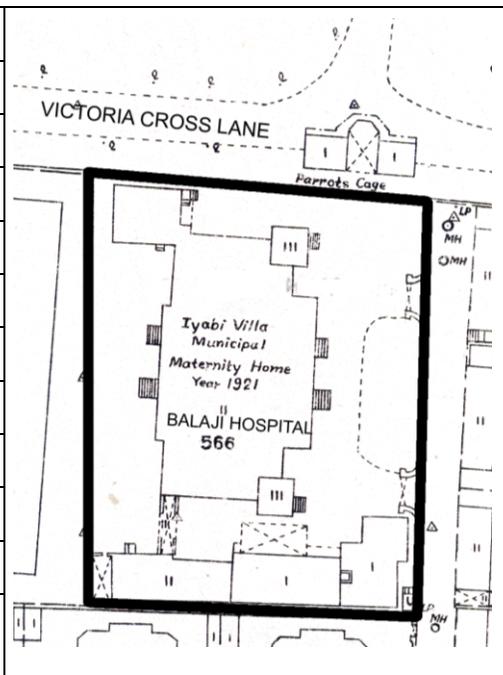


Detail of the windows and doors



Detail of the canopy and columns

	Common Ref. No.:	
	Card No.: E-98	
	Ward (Part): E I & E II	
	CS No.: 566	
	Plot Area: 2081.95 sq.m.	
	B U Area: Not available	
	Date: June, 2005	
	Record by: Ojas P. Prerna C	
	Review by: Neera Adarkar	
	Internal: As above	
	External: As above	
Photo Ref.: T-III-E:Ward E\ Balaji Hospital		



1.0	Denomination		
1.1	Name of Premises	Balaji Hospital	
1.2	Earlier Name	Municipal Maternity Home, Tyabi Villa	
1.3	Built in	1921	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Sant Savta Marg- First Cross Lane (Victoria Road- First Cross Lane)	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	The Municipal Corporation for City of Bombay	
3.2	Past	Not available	
3.3	Status	Trust	
4.0	Use		
4.1	Present	Hospital	
4.2	Past	Municipal Hospital, Bungalow	
4.3	Usage	Frequent public use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on a narrow street off Sant Savta Marg and abutting the compound of Jijamaata Udyaan (the zoo), at Byculla.	
5.2	Architectural Description	Sprawling bungalow like structure built in vernacular style with elongated timber balcony with wooden posts and louvers and a large pitched roof in an interesting profile. The balcony has small wooden pillars with capitals. Open landscaped and partly paved space in front not only gives distinct character but makes the structure visible over a distance.	
5.3	Intrinsic	Falls in the typology of sprawling bungalows seen in Mazgaon and Byculla area. Conversion from the earlier bungalow, Tyabi Villa to the hospital is a later change. The bungalows of Mazgaon and Byculla were described in 1863 as follows: Mazgaon and Byculla is dotted with many bungalows belonging to the rich people of various communities mainly Parsi, Islamic, Mechant (<i>Vaani</i>) and British. Thousands of rupees have been spent generously for their construction. These sprawling bungalows have beautifully landscaped gardens and fountains with small and large water bodies giving a unique character to each bungalow and also the surroundings.	
5.4	Value Classification	A(arc), C(sch), B(des)	Recommended Grade II B
6.0	Topography		
6.1	Floors	G + 1	
7.0	Construction		

7.1	Plinth	Painted stone plinth		
7.2	Walls	Load bearing brick walls		
7.3	Floor	Timber joist floor		
7.4	Stairs	Open well timber staircase with decorative newel post and wooden railing.		
7.5	Openings	Segmental arch over doors and windows. Ground floor verandah encroached upon having rectangular fixed glazing.		
7.6	Roofing	Mangalore tiled sloping roof with wooden truss		
7.7	Articulation	Timber balcony in front with wooden railing on Ground and First floors, Brackets supporting the balcony roof in three directions with not much ornamentation, Louvers above lintel level of verandah.		
7.8	Finishes	Internally Externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Brick compound wall with M.S. grill.		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Unpaved open space in front and sides.		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, fair a 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	Fire extinguishers in corridor		
8.7	Other (HVAC / BMS / Security Systems)	A.C. condensers in backyard		
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 or deflection observed)		
9.4	Stairs	Good (Recently restored and repaired)		
9.5	Openings	Good (Recently restored and repaired)		
9.6	Roofing	Good (Recently restored and repaired)		
9.7	Articulation & Finishes	Good (Recently replastered and repainted)		
9.8	Services	Fair		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	Ground floor corridor enclosed and rectangular fixed frosted glazing added which does not go with the entire scheme of the building. Corridor roof replaced by A.C. sheet roofing.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats		Surrounded by small dwelling units which are marked as a Green belt part of Jijamaata Udyaan on proposed Development Plan (D.P.)	
12.0	Additional Notes / References / Documents Available		Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai. Madgaonkar Govind Narayan Mumbaiche Varnan, Mumbai, 1863	

Balaji Hospital



Front elevation facing Sant Savta Marg- First Cross Lane

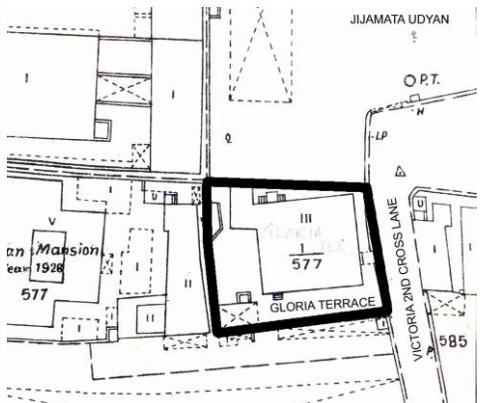


Detail of timber balcony at corner



Frosted glass fixed panels added subsequently on ground and first floors

Internal and detail photography denied

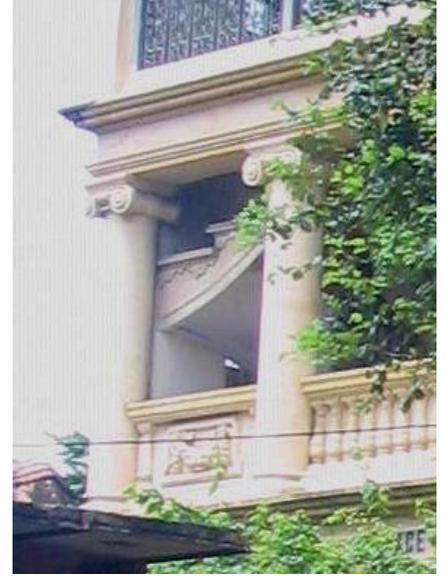
	Common Ref. No.:			
	Card No.: E-99			
	Ward (Part): E III			
	CS No.: 1 / 577			
	Plot Area: 376.26 sq.m.			
	B U Area: 615.00 sq.m.			
	Date: June, 2005			
	Record by: Ojas P, Gauri J			
	Review by: Neera Adarkar			
	Internal: As above			
External: As above				
Photo Ref.: T-III-E:Ward E\ Gloria Terrace				
1.0	Denomination			
1.1	Name of Premises	Gloria Terrace		
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	Sant Savta Marg- Second Cross Lane (Victoria Road- Second Cross Lane)		
2.2	Subsidiary	Not applicable		
3.0	Ownership Pattern			
3.1	Present	Dr. Ernest Joseph Vaz		
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 in one of the narrow cross lanes of Sant Savta Marg, very close to Jijamata Udyan Zoo.		
5.2	Architectural Description	Modest structure in diluted Neo-Classical elements with orders, balusters and capitals. The building is covered by a Mangalore tiled wooden sloping roof. The recessed balcony on first and second floor with circular orders and Ionic capitals along with a semi open staircase gives openness to the cubic form. The railing on the first floor balcony comprises of a balustrade in the central bay and husk on either side.		
5.3	Intrinsic	Modest residential bungalow in the typology of bungalows constructed around late 19 th century. The bungalows of Mazagon and Byculla were described in 1863 as follows: Mazagaon and Byculla is dotted with many bungalows belonging to the rich people of various communities mainly Parsi, Islamic, Mechant (<i>Vaani</i>) and British. Thousands of rupees have been spent generously for their construction. These sprawling bungalows have beautifully landscaped gardens and fountains with small and large water bodies giving a unique character to each bungalow and also the surroundings.		
5.4	Value Classification	A(arc), B(per)	Recommended Grade	III
6.0	Topography			
6.1	Floors	G + 2		

7.0	Construction		
7.1	Plinth	Black Basalt stone coursed masonry plinth	
7.2	Walls	Load bearing brick masonry walls	
7.3	Floor	Wooden joist floor	
7.4	Stairs	Wooden dog legged semi open staircase	
7.5	Openings	Rectangular wooden glazed shutter	
7.6	Roofing	Mangalore tiled sloping roof with wooden truss	
7.7	Articulation	Orders with ionic capitals on first floor, husk below the openings	
7.8	Finishes	Internally and externally plastered and painted	
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value	
7.10	Compound / Fence / Gate	Brick compound wall with C. I. railing and gate	
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Marginal open space on sides and front	
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 cracks or settlement observed)	
9.2	Walls	Good (No cracks or dampness observed)	
9.3	Floor	Fair (Sagging at some places)	
9.4	Stairs	Fair (Some wooden members need maintenance)	
9.5	Openings	Good (Well maintained)	
9.6	Roofing	Fair (Leakage at some places)	
9.7	Articulation & Finishes	Fair (Repairs required on first floor)	
9.8	Services	Fair (Some pipes need 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	Shown as a part of green belt on proposed Development Plan. (D.P.)	
12.0	Additional Notes / References / Documents Available	Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai. Madgaonkar Govind Narayan Mumbaiche Varnan, Mumbai, 1863	

Gloria Terrace



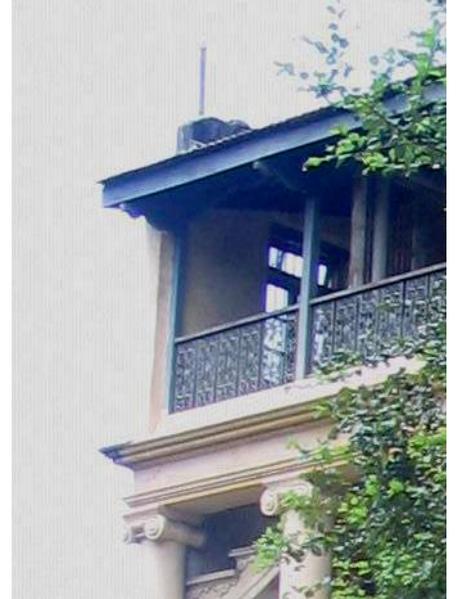
Corner façade from Sant Savta Marg- Second Cross Lane



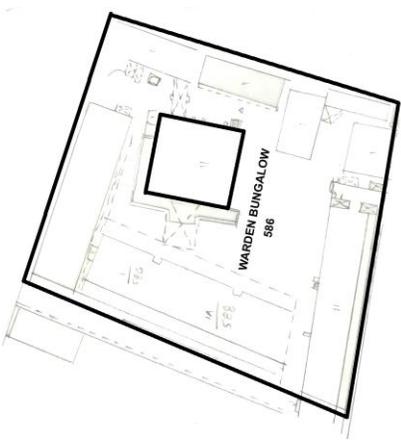
View of the Ionic orders with husk and balustrade on first floor



View of Gloria Terrace



Detail of recessed timber balcony on second floor

	Common Ref. No.:			
	Card No.: E-100			
	Ward (Part): E III			
	CS No.: Not available			
	Plot Area: Not available			
	B U Area: Not available			
	Date: April, 2005			
	Record by: Ojas P, Anup S			
	Review by: Neera Adarkar			
	Internal: As above			
	External: As above			
	Photo Ref.: T-III-E:Ward E\ Warden Bungalow			
1.0	Denomination			
1.1	Name of Premises	Warden Bungalow		
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	Sant Savta Marg- Second Cross Lane (Victoria Road- Second Cross Lane)		
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 rectangular plot without a compound wall along a narrow cross lane of Sant Savta Marg towards north of Jijamata Udyan, the Zoo.		
5.2	Architectural Description	Bungalow with some Neo-Classical ornamentation features like corner pilasters and cornice bands. The bungalow has overall cubical form and a stone paved Verandah with balusters and entrance steps. Has a Mangalore tiled pyramidal roof. Corner pilasters, semicircular arched double windows, cornice band and wooden sloping chajjas over the windows adorn the façade.		
5.3	Intrinsic	One of the old bungalows around Byculla, neighbourhood mainly occupied by the Catholic Community. The bungalows of Mazagon and Byculla were described in 1863 as follows: Mazagon and Byculla is dotted with many bungalows belonging to the rich people of various communities mainly Parsi, Islamic, Mechant (<i>Vaani</i>) and British. Thousands of rupees have been spent generously for their construction. These sprawling bungalows have beautifully landscaped gardens and fountains with small and large water bodies giving a unique character to each bungalow and also the surroundings.		
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	Black Basalt stone coursed masonry plinth with stone steps for		

		Verandah		
7.2	Walls	Load bearing brick walls		
7.3	Floor	Wooden joist floor		
7.4	Stairs	Wooden open well staircase		
7.5	Openings	Segmental arched doors and windows, wooden glazed and louvered double shuttered windows		
7.6	Roofing	Pyramidal Mangalore tiled roof with wooden trusses and boardings.		
7.7	Articulation	Stone Verandah with balusters, segmental arched windows with architrave and projecting key stones, carved floor bands, decorative corner pilasters.		
7.8	Finishes	Plastered and painted internally and externally		
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	Big open spaces around and on open entrance Varandah on two sides		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Fair (Dampness observed at some places)		
9.3	Floor	Fair (Sagging observed at some places)		
9.4	Stairs	Good (Well maintained)		
9.5	Openings	Fair (Some windows broken, Wooden members need maintenance)		
9.6	Roofing	Fair (Leakage and breaking of Mangalore tiles observed)		
9.7	Articulation & Finishes	Fair		
9.8	Services	Fair (Broken pipes need repairs)		
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	Some wooden chajjas replaced or broken, canopy added at entrance.		
11.0	DP Remarks / Perceived Threats	Plot reserved for recreational ground, extended part of Jijamata Udyan on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai Madgaonkar Govind Narayan Mumbaiche Varnan, Mumbai, 1863		

Warden Bungalow



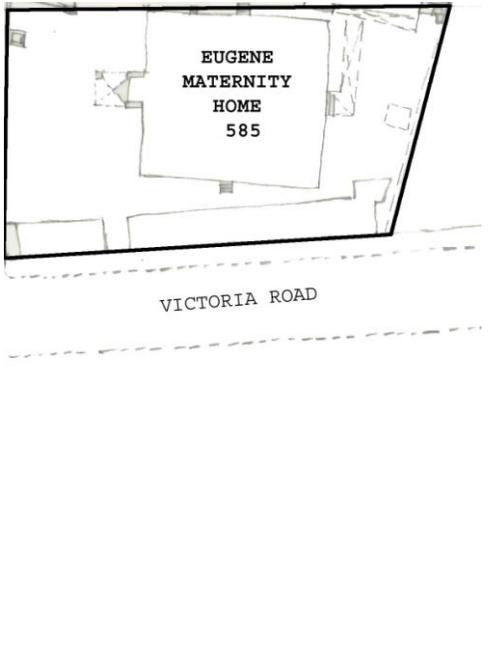
View of the structure from front open space



Detail of the decorative wooden chajja, now broken



Internal view showing arched opening and wooden members in the ceiling

	Common Ref. No.:			
	Card No.: E-101			
	Ward (Part): E II			
	CS No.: 585			
	Plot Area: 3083.17 sq.m.			
	B U Area: Not available			
	Date: February, 2005			
	Record by: Ojas P, Anup S			
	Review by: Neera Adarkar			
	Internal: As above			
	External: As above			
Photo Ref.: T-III-E:Ward E\ Eugene Maternity Home				
1.0	Denomination			
1.1	Name of Premises	Eugene Maternity Home		
1.2	Earlier Name	Not available		
1.3	Built in	Late 19 th century	Extension Date (if any)	Not applicable
2.0	Access			
2.1	Main	Sant Savta Marg (Victoria Road)		
2.2	Subsidiary	Not applicable		
3.0	Ownership Pattern			
3.1	Present	Manoobhai Doongersay and Jeevandas Doongersay Joshi		
3.2	Past	Doongersay Shamji Joshi, his wife Bai Javeribai		
3.3	Status	Ownership		
4.0	Use			
4.1	Present	Maternity home, public		
4.2	Past	Residential		
4.3	Usage	Regular public Use		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	Located with a large set back on a large plot on Sant Savta Marg with a number of trees in compound and big open unpaved space in front.		
5.2	Architectural Description	Bungalow type structure laid out with large open space in front and a projecting arched porch with terrace above giving a palatial character. Though there is not much ornamentation on façade, the bungalow has importance as it exhibits a style of simple and large bungalows of colonial period. Has rectangular double windows and Mangalore tiled sloping roof with wooden truss and flat false ceiling of wooden planks internally.		
5.3	Intrinsic	One of the old bungalows around Byculla, neighbourhood mainly occupied by the Catholic Community. The bungalows of Mazagaon and Byculla were described in 1863 as follows: Mazagaon and Byculla is dotted with many bungalows belonging to the rich people of various communities mainly Parsi, Islamic, Merchant (<i>Vaani</i>) and British. Thousands of rupees have been spent generously for their construction. These sprawling bungalows have beautifully landscaped gardens and fountains with small and large water bodies giving a unique character to each bungalow and also the surroundings.		
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	Black Basalt Stone coursed masonry plinth		
7.2	Walls	Load bearing brick walls		
7.3	Floor	Timber joist floor		
7.4	Stairs	Wooden open well staircase with decorative newel post		
7.5	Openings	Rectangular wooden glazed openings		
7.6	Roofing	Mangalore tiled pitch roof with timber truss and flat false ceiling of timber boardings		
7.7	Articulation	Semicircular arched porch in front, cornice at first floor level, and balusters to terrace 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	Brick compound wall (added later on)		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Unpaved and landscape open space around.		
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 cracks or settlement observed)		
9.2	Walls	Good (No cracks or dampness observed sagging at a few places)		
9.3	Floor	Fair (Wooden members need maintenance)		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Fair (Window pans need replacement with shutter repairs)		
9.6	Roofing	Fair (Wooden members need maintenance)		
9.7	Articulation & Finishes	Good (Recently painted)		
9.8	Services	Fair (Some pipes need replacement)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Fair
10.0	Transformation			
10.1	Form	Line of shoplets on the periphery hide the façade from Sant Savta Marg		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	Repalstering done at some places		
11.0	DP Remarks / Perceived Threats	Demarcated for green belt on proposed Development Plan (D.P.), a part of Jijamaata Udyaan.		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai. Madgaonkar Govind Narayan Mumbaiche Varnan, Mumbai, 1863		

Eugene Maternity Home



Part façade hidden due to dense vegetation

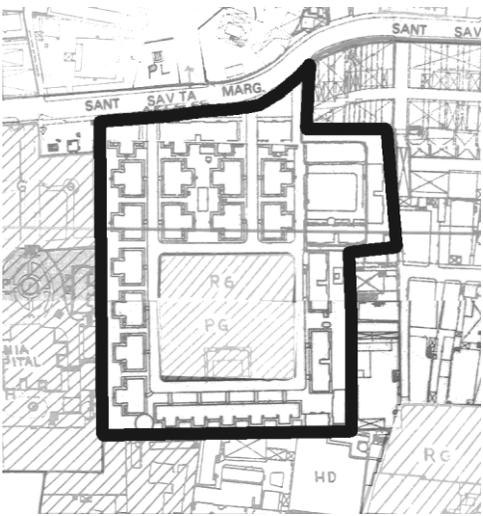


Detail of the decorative internal wooden staircase with circular column



Façade as seen from from Sant Savta marg (Victoria Road)

Right side elevation not visible due to proximity of adjoining structures

	Common Ref. No.:	
	Card No.: E-102	
	Ward (Part): E II	
	CS No.: 548	
	Plot Area: 33720.63 sq.m.	
	B U Area: Not available	
	Date: June, 2005	
	Record by: Ojas P, Gauri J	
	Review by: Neera Adarkar	
	Internal: As above	
	External: As above	
	Photo Ref.: T-III-E:Ward E\ Rustom Baug - All Buildings	

1.0	Denomination		
1.1	Name of Premises	Rustum Baug - All Buildings	
1.2	Earlier Name	Not applicable	
1.3	Built in	1923-55	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Sant Savta Marg (Victoria Road)	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Jehangir Dinshaw Daruwalla	
3.2	Past	Shapoorji Bawanjee Billimoria, Sir Cawasji Jehangir, Nadirshah Rustomji Mulla Esquire, Lady Hirabai Cawasji Jehangir, Lt.Col. Rustom Merwanjee Khareghat, Sir Merwanjee Jehangir Wadia KT	
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 large plot facing Sant Savta Marg (Victoria Road) with 21 residential buildings, open landscaped garden, and a Sports Pavillion in the centre.	
5.2	Architectural Description	Rustum Baug is a residential complex consisting of 21 residential buildings neatly laid out facing private internal roads with a central open space and a sports pavillion. Out of the 21 residential buildings 15 buildings along with the four abutting Victoria Road (Sant Savta Marg) are built in Vernacular style with semicircular arched openings, cornice bands, wooden floors and Mangalore tiled sloping roofs during 1923-35. Buildings facing the Victoria Road (Sant Savta Marg) are clad in Malad stone coursed masonry which gives strength to the front façade. Rest six buildings are built after 1953 and reflect Art Deco style in their planning and façade. Great care has been taken while constructing these new buildings in terms of height and scale to merge with the complex. These buildings are located in North-Eastern corner of the complex. Sir Ness Wadia pavilion located near the open space is a modest G + 1 structure in Vernacular style with balcony and Mangalore tiled sloping roof prominently visible over a large distance due to the open space.	

5.3	Intrinsic	The Zoroastrian (Parsi) community of Bombay, mostly resided in colonies / precincts specially built for all the sections of the community, by the Parsi Trusts or Parsi Panchayat. They were located at various places in the island city. The 'Baug's' are sprawling colonies built around large open spaces mainly occupied by upper class. The middle and poorer precincts were often built in the high density localities on the main road extending inside along the narrow internal streets.		
5.4	Value Classification	A(arc), C(seh), E, F, I(sce), J	Recommended Grade	III
6.0	Topography			
6.1	Floors	G + 4		
7.0	Construction			
7.1	Plinth	Black Basalt stone coursed masonry (old buildings and Sir Ness Wadia Pavilion), Plastered masonry plinth (New buildings)		
7.2	Walls	Composite brick masonry walls		
7.3	Floor	Wooden joist floor (old buildings and Sir Ness Wadia Pavilion), R.C.C. slab		
7.4	Stairs	Wooden open well staircase (old buildings and Sir Ness Wadia Pavilion), R.C.C. staircase		
7.5	Openings	Semicircular arched windows with partly glazed shutter (old buildings and Sir Ness Wadia Pavilion). Rectangular wooden glazed shutter.		
7.6	Roofing	Pitched roof with Mangalore tiles. (old buildings and Sir Ness Wadia Pavilion) Flat roof with terrace.		
7.7	Articulation	Cornice bands on First, Second third floor level, Semicircular arched wooden windows, Buildings on front façade clad in Malad stone coursed masonry.		
7.8	Finishes	Internally and externally plastered and painted, stone coursed masonry for the buildings facing Sant Savta Marg (Victoria Road).		
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 open space on sides and front, huge landscaped garden with a large lawn in centre.		
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)	Air-conditioning units on windows at some places		
9.0	Condition			
9.1	Plinth	Good (No cracks or settlement observed)		
9.2	Walls	Good (No cracks or leakages observed)		
9.3	Floor	Good (No deflection observed)		
9.4	Stairs	Good (No deflection observed)		
9.5	Openings	Good (Well maintained)		
9.6	Roofing	Good (No leakage or deflection observed)		
9.7	Articulation & Finishes	Good (Recently painted)		
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	None, Plot of Ness Wadia Pavilion reserved for Recreational ground (R.G.) on proposed Development Plan (D.P.)
12.0	Additional Notes / References / Documents Available	History: During the early 20 th century Bai Jerbai Wadia and her sons Cusrow Wadia and Sir Ness Wadia spent generously in providing housing for the middle class Parsi families. Along with this complex donations were also given to other residential 'Baug's' for Parsi population in Colaba and Byculla. Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.

Rustum Baug - All Buildings



Avenue of buildings laid out on internal street as seen from Sant Savta Marg (Victoria Road)



View of the residential buildings around the central open space



Malad stone cladded façade of building facing Sant Savta Marg (Victoria Road)



Malad stone cladded façade of building facing Sant Savta Marg (Victoria Road)



Typical front façade of an older building (constructed during 1923-35)



Detail of emblem on older building



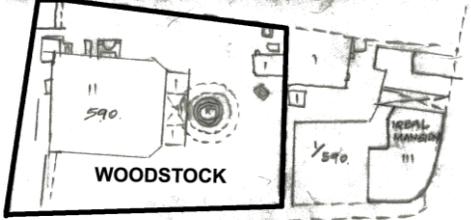
Typical rear elevation of older building (constructed during 1923-35)



Typical front façade of a new building (constructed after 1953)



Modest front façade of Sir Ness Wadia Pavilion with large lawn in front

	Common Ref. No.:			
	Card No.: E-103			
	Ward (Part): E II			
	CS No.: Not available			
	Plot Area: Not available			
	B U Area: Not available			
	Date: April, 2005			
	Record by: Ojas P, Anup S			
	Review by: Neera Adarkar			
	Internal: As above			
	External: As above			
Photo Ref.: T-III-E:Ward E\ Woodstock				
1.0	Denomination			
1.1	Name of Premises	Woodstock		
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	Sant Savta Marg (Victoria 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	Commercial		
4.2	Past	Commercial		
4.3	Usage	Regular commercial use		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	Located on a small rectangular plot facing Sant Savta Marg (Victorai Road) with residential and industrial buildings around.		
5.2	Architectural Description	Vernacular style building with full length balcony on all sides. The structure has modest scale but the features like semicircular arched windows on ground floor and carved railing in M. S. adorn the façade. The structure is covered by a Mangalore tiled pitched roof and lean to roof over the balcony.		
5.3	Intrinsic	This is part of the typology of early 20 th century Vernacular style buildings in the city, this one used as a manufacturing unit.		
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	Black Basalt stone plinth		
7.2	Walls	Load bearing brick walls		
7.3	Floor	Access denied		
7.4	Stairs	Access denied		
7.5	Openings	Semicircular arched doors and windows		
7.6	Roofing	Mangalore tiled pitched roof with wooden truss, Mangalore tiled Lean to roof for balcony		

7.7	Articulation	Plaster detail around the arch for openings, C.I. railing with intricate decorative pattern		
7.8	Finishes	Internally access denied and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Access denied		
7.10	Compound / Fence / Gate	Plastered brick compound wall		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Marginal paved space around		
8.0	Services & Utilities			
8.1	Lighting	Access denied		
8.2	Ventilation	Access denied		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Access denied		
8.7	Other (HVAC / BMS / Security Systems)	Access denied		
9.0	Condition			
9.1	Plinth	Good (No cracks or settlement observed)		
9.2	Walls	Good (No leakage or dampness observed externally)		
9.3	Floor	Access denied		
9.4	Stairs	Access denied		
9.5	Openings	Good (Well maintained)		
9.6	Roofing	Fair (No deformation observed externally)		
9.7	Articulation & Finishes	Good (Well maintained)		
9.8	Services	Access denied		
9.9	Outbuildings	Fair		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	Sign boards added at some places on ground floor and first floor.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	Part ground floor painted in bright yellow colour.		
11.0	DP Remarks / Perceived Threats	Plot reserved for recreational ground extended Jijamata Udyan on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai.		

Woodstock



Front view from Sant Savta Marg (Victoria Road)



Front elevation from Sant Savta Marg (Victoria Road)



Detail of the corner with timber balcony with carved C.I. railing



Part front façade hidden behind trees



Front elevation of Woodstock



	Common Ref. No.:			
	Card No.: E-104			
	Ward (Part): E II			
	CS No.: Not available			
	Plot Area: Not available			
	B U Area: Not available			
	Date: April, 2005			
	Record by: Ojas P, Keshav S			
	Review by: Neera Adarkar			
	Internal: As above			
	External: As above			
Photo Ref.: T-III-E:Ward E\ Iqbal Mansion				
1.0	Denomination			
1.1	Name of Premises	Iqbal Mansion		
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	Sant Savta Marg (Victoria Road)		
2.2	Subsidiary	Sant Savta Marg- Third Cross Lane (Victoria Road- Third Cross 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, 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 facing Sant Savta Marg (Victoria Road) and Sant Savta Marg- Third Cross Lane (Victoria Road- Third Cross Lane)		
5.2	Architectural Description	Corner building clad in Kurla Basalt stone with a plain façade. Upper floor of the building is added subsequently and is plastered externally. The building has a 'C' shaped plan with a court in the backyard. It has Cornice band at first floor level, rectangular windows with husks below carved out in Sandstone. The building does not have much ornamentation on façade but has a strong form and a grand ambience due to Kurla Basalt stone Ashlar masonry.		
5.3	Intrinsic	Maximum tenets as well as the owner of the building are of the Muslim community. The area is very cosmopolitan with residential buildings occupied by various communities mainly Muslims, Christians and Parsis. Some industrial buildings are also located in the vicinity.		
5.4	Value Classification	A(arc), B(per)	Recommended Grade	III
6.0	Topography			
6.1	Floors	G + 3		
7.0	Construction			
7.1	Plinth	Black Basalt stone coursed masonry plinth		
7.2	Walls	Brick walls clad by Kurla Basalt stone Ashlar masonry		

7.3	Floor	Rolled steel joist floor		
7.4	Stairs	Open well staircase with decorative railing and newel post		
7.5	Openings	Rectangular wooden glazed with ground floor semicircular arch		
7.6	Roofing	Mangalore tile sloping with timber truss, part flat roof		
7.7	Articulation	Motifs in Sand stone bellow window cills with carvings of 'Chand-Sitara', dentiled cornice at first floor and terrace level.		
7.8	Finishes	Kurla Basalt stone cladding 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	'C' shaped building with a paved court in backyard		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Good (No cracks or settlement observed)		
9.2	Walls	Good (No leakage or cracks observed)		
9.3	Floor	Fair (Deflection observed at a few places)		
9.4	Stairs	Fair (Well maintained)		
9.5	Openings	Fair (Some wooden members need maintenance)		
9.6	Roofing	Fair (No leakage observed)		
9.7	Articulation & Finishes	Fair (Well maintained)		
9.8	Services	Poor (Leakage of pipes, overflowing of inspection chambers)		
9.9	Outbuildings	Poor		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	Box grills to windows Chajjas on M.S brackets.		
10.2	Structure	Top floor added in some part of building		
10.3	Articulation & Finishes	Tree growth on façade near downtake pipe		
11.0	DP Remarks / Perceived Threats	Growth of tree on façade, ground floor shop front hidden by hoardings.		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai.		

Iqbal Mansion



View along the corner of Sant Savta Marg (Victoria Road) and Sant Savta Marg- Third Cross Lane (Victoria Road- Third Cross Lane)



Detail of rectangular windows with equal spacing and motifs below



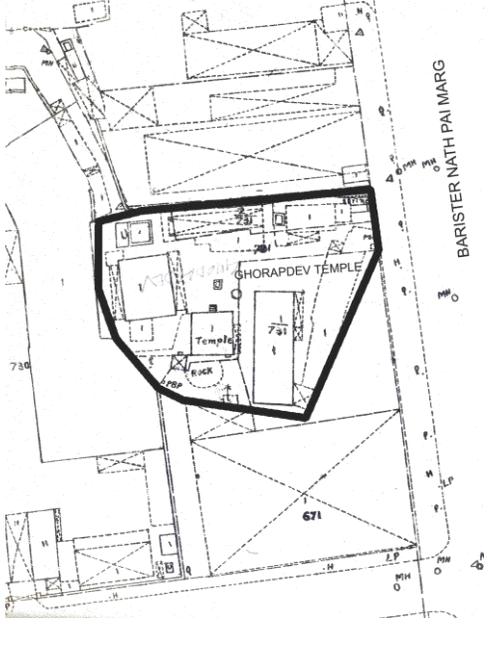
Detail of a typical window with a carving of 'Chand- Sitara'



Tree growth on façade near the downtake pipe



Detail of Marble plaque with motif below

	Common Ref. No.:			
	Card No.: E-105			
	Ward (Part): E II			
	CS No.: 1/731			
	Plot Area: 443.15 sq.m.			
	B U Area: Not available			
	Date: June, 2005			
	Record by: Ojas P, Gauri J			
	Review by: Neera Adarkar			
	Internal: As above			
External: As above				
Photo Ref.: T-III-E:Ward E\ Ghodapdev Mandir				
1.0	Denomination			
1.1	Name of Premises	Ghodapdev Mandir		
1.2	Earlier Name	Khadakdev Mandir		
1.3	Built in	Not applicable	Extension Date (if any)	Not available
2.0	Access			
2.1	Main	Barrister Nath Pai Marg (Reay Road)		
2.2	Subsidiary	Not applicable		
3.0	Ownership Pattern			
3.1	Present	Laxman Panduram Barker, Bejunath Shivrath Pardesi		
3.2	Past	Not available		
3.3	Status	Trust		
4.0	Use			
4.1	Present	Religious, Place of worship		
4.2	Past	Religious		
4.3	Usage	Daily religious use		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	Although located in one of the oldest neighborhoods of central Mumbai, on an important North-South arterial road, it is surrounded by encroachments on all sides. Façade not visible from the roadside.		
5.2	Architectural Description	Vernacular style temple with wooden Mangalore tiled sloping roof and with a big paved open space in front of the temple. The temple is semi-open with front wall totally open, looking towards the open space. There is no statue of god as such but the god is a projecting stone, resembling the shape of horse's head, thus the name Ghodapdev, or the Horse god. The projection is covered by orange <i>Sindoor</i> .		
5.3	Intrinsic	One of the oldest temples in Mumbai representing a typology of vernacular style of temples characterized by sloping roofs and front courtyard. Ghodapdev or Khadakdev is the old rock god of the Kolis in Mumbai, one of the native residents of Mumbai.		
5.4	Value Classification	A(arc), A(cul), A(his), B(per), C(seh), E, F	Recommended Grade	II B
6.0	Topography			
6.1	Floors	Ground floor		
7.0	Construction			
7.1	Plinth	No elevated plinth, Black Basalt stone flooring		
7.2	Walls	Brick load walls with wooden framework		

7.3	Floor	Stone flooring covered by cement tiles		
7.4	Stairs	Not applicable		
7.5	Openings	Wooden trellis work on front area		
7.6	Roofing	Mangalore tiled Pyramidal sloping roof with timber truss		
7.7	Articulation	Not much articulation except for a pinnacle		
7.8	Finishes	Internally and externally plastered and painted		
7.9	Interiors (Movable & Immovable)	Shrine in stone covered with Sindoor ,old bells donated by devotees		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Shahabad tile paved open space in front. <i>Deepmaala</i> in the front open space.		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, excellent 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 elevated plinth but the floor is maintained)		
9.2	Walls	Good (No cracks or leakage observed)		
9.3	Floor	Fair		
9.4	Stairs	Not applicable		
9.5	Openings	Good (Wooden jails in front is recently painted)		
9.6	Roofing	Good (No leakage, Mangalore tiles well maintained)		
9.7	Articulation & Finishes	Good (Recently painted)		
9.8	Services	Fair		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Good
10.0	Transformation			
10.1	Form	Asbestos cement sheets extension towards the front open space.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Encroachments of hutments on all the sides of temple. Temple not visible from road.		
12.0	Additional Notes / References / Documents Available	<p>History: One of the oldest shrines in Mumbai. Though no date of construction as such is available but the temple was constructed somewhere around early 18th century by a Somvanshi Kshtriya from Worli. It was renovated by Puroshottam Ramchandraj. The idol is believed to be self-existing (<i>Swayambhu</i>). Large crowd of worshipers visit this temple on full moon night or dark moon.</p> <p>(Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai. Acharya, Balkrishna Babu & Shingne, Moro Vinayak Mumbaicha Vrittant, Mumbai, 1889</p>		

Ghodapdev Temple



Front elevation of the modest semi-open temple structure



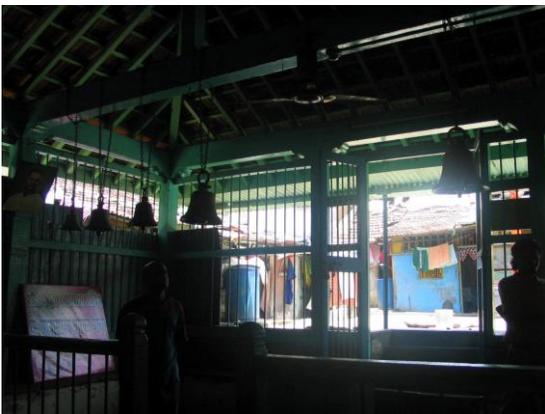
View of the front open space in front and the encroachments around, construction of a multistoried tower spoils the skyline



View of the front court with *Deepmaala* and *Tulsi Vrindavan*



Large *Deepmaala* in the front court



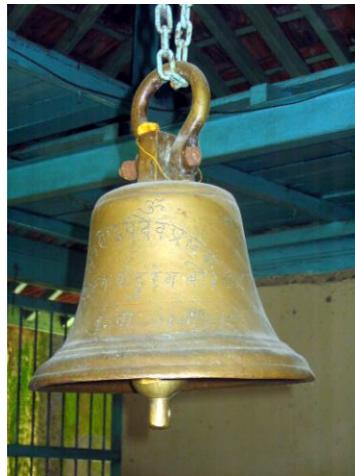
The semi open temple from inside



Roof detail with tiles laid directly over purlins on the truss



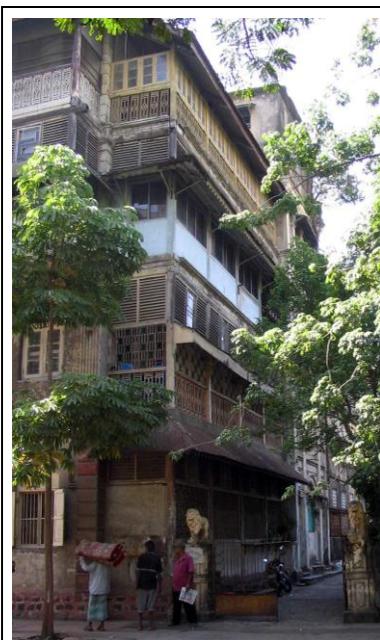
The shrine resembling the Horse head, thus the name



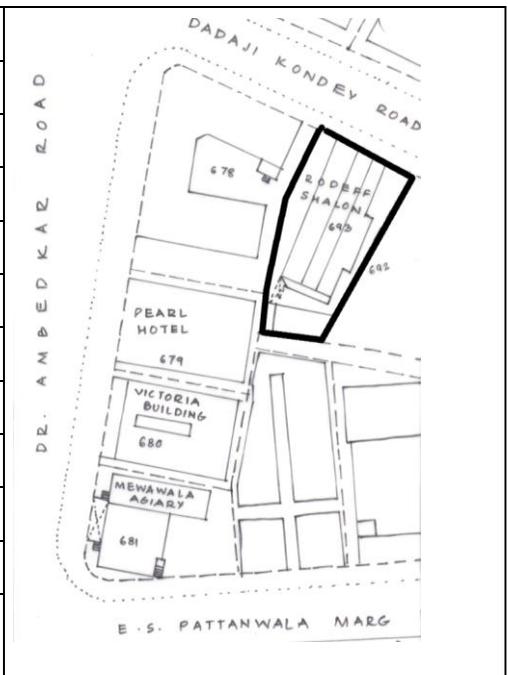
One of the old brass bells inside the shrine



Worshippers in the *Osri* or front court



Common Ref. No.:	
Card No.:	E-106
Ward (Part):	E I
CS No.:	693
Plot Area:	Not available
B U Area:	Not available
Date:	June, 2005
Record by:	Ojas P, Madhura W
Review by:	Neera Adarkar
Internal:	As above
External:	As above
Photo Ref.:	T-III-E:Ward E\ Rodef Shalom



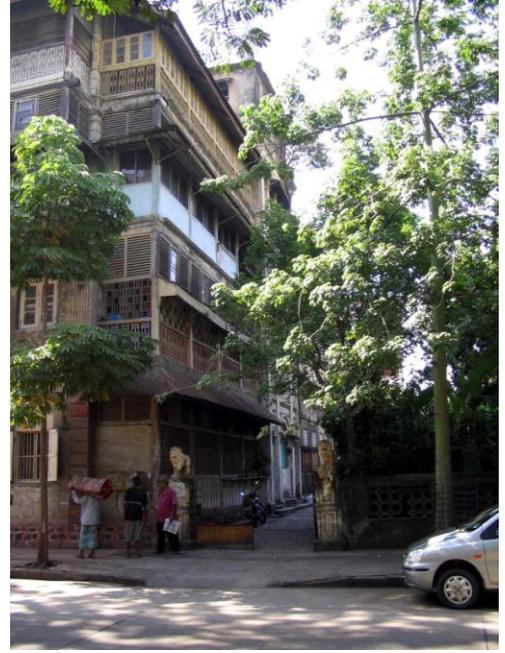
1.0	Denomination			
1.1	Name of Premises	Rodef Shalom		
1.2	Earlier Name	Mathhilda house		
1.3	Built in	1907	Extension Date (if any)	Not applicable
2.0	Access			
2.1	Main	Dadoji Konddev Marg (Sussex Road)		
2.2	Subsidiary	Not applicable		
3.0	Ownership Pattern			
3.1	Present	The Jewish Religious Union		
3.2	Past	Not available		
3.3	Status	Trust		
4.0	Use			
4.1	Present	Residential, Religious		
4.2	Past	Residential, Religious		
4.3	Usage	Frequent Residential Religious use		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	Located off Dr. Babasaheb Ambedkar Road at Byculla on a quiet and wooded Sussex Road (Now Dadoji Konddev Road). The street evokes a colonial character through an avenue of trees planted on either sides, the buildings of similar scale, style and height laid out on both sides of the road neatly.		
5.2	Architectural Description	Vernacular style building with a strong built form and ornamental character. It follows a typology of the buildings with two sided timber balconies running across the length. The structure shows Colonial influence over the vernacular architecture with features like Moorish arches, segmental arches and two-sided projecting timber balconies. Segmental arched windows with architraves, stain glass windows, statues of lions at entrance, cast iron decorative brackets, cast iron railing with delicate carvings, etc. adorn the façade. A large tiled roof covers the structure.		
5.3	Intrinsic	Residential building belonging to the minority Jewish community located ideally in the area where Jewish population resided in the last century. The building houses Old age day care centre. It also had a synagogue on the third floor right wing and a Rabbi's flat.		
5.4	Value Classification	A(arc), A(his), B(des), C(seh), E, F, G(grp), I(sce)	Recommended Grade	II B
6.0	Topography			
6.1	Floors	G + 3		

7.0	Construction		
7.1	Plinth	Black Basalt stone coursed masonry plinth	
7.2	Walls	Load bearing Brick masonry walls	
7.3	Floor	Brick Jack arch flooring	
7.4	Stairs	Dog legged wooden staircase	
7.5	Openings	Segmental arched windows with wooden framed glazed shutter	
7.6	Roofing	Mangalore tiled sloping roof with timber truss	
7.7	Articulation	Segmental arched windows with architraves, stain glass windows, statues of lions at entrance, cast iron decorative brackets to support timber balconies, cast iron railing with delicate carvings	
7.8	Finishes	Internally Externally plastered and painted	
7.9	Interiors (Movable & Immovable)	Access denied	
7.10	Compound / Fence / Gate	Brick compound wall with statues of lions on either sides	
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Marginal paved side open spaces	
8.0	Services & Utilities		
8.1	Lighting	Access denied	
8.2	Ventilation	Access denied	
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 conditioner units added at some places	
9.0	Condition		
9.1	Plinth	Good (No settlement or cracks observed)	
9.2	Walls	Good (No dampness or leakage observed)	
9.3	Floor	Good (No sagging or deflection observed)	
9.4	Stairs	Fair (Wooden members need maintenance)	
9.5	Openings	Fair (Some windows replaced by Aluminium sliding windows)	
9.6	Roofing	Fair (Some Mangalore tiles need replacement)	
9.7	Articulation & Finishes	Fair (replastering required at some places)	
9.8	Services	Fair	
9.9	Outbuildings	Good	
9.10	Overall condition	Good	Maintenance level Fair
10.0	Transformation		
10.1	Form	Grills added subsequently, few balconies enclosed by aluminium sliding windows	
10.2	Structure	No transformation	
10.3	Articulation & Finishes	No transformation	
11.0	DP Remarks / Perceived Threats		
		None	
12.0	Additional Notes / References / Documents Available		
		History: The Rodef Shalom was formerly known as Mathilda House. was ideally situated for a predominantly Jewish population that resided in the area in the last century. In 1958, the Jewish Religious Union took over the property and converted the right wing of the third floor into a Synagogue. later on the synagogue was destroyed. Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai. J.R.U. Youth Group Jewish Landmarks in Bombay and Thane	

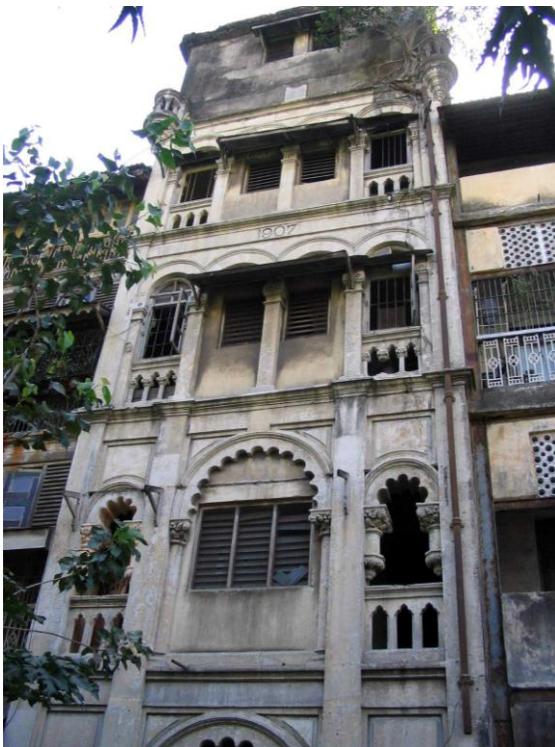
Rode Shallom



Front view facing Sussex Road (Dadoji Konddev Road)



Right side view with a series of timber balconies



Detail of the central ornamental bay on right side elevation

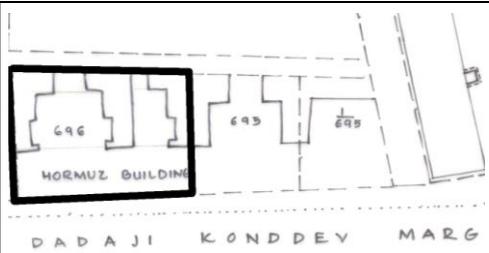


Statues of lions on either sides of the entrance gate



Detail of the balcony projection on second floor

	Common Ref. No.:	
	Card No.: E-107	
	Ward (Part): E III	
	CS No.: 696	
	Plot Area: 640.47 sq.m.	
	B U Area: 2055.0 sq.m.	
	Date: June, 2005	
	Record by: Ojas P, Madhura W	
	Review by: Neera Adarkar	
	Internal: As above	
External: As above		
Photo Ref.: T-III-E:Ward E\ Hormuz Building		



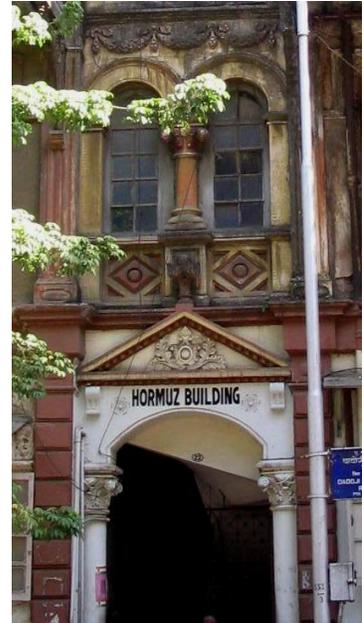
1.0	Denomination		
1.1	Name of Premises	Hormuz Building	
1.2	Earlier Name	Not applicable	
1.3	Built in	1907	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Dadoji Konddev Marg (Sussex Road)	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	B. K. Sood, Shri T. R. Kapoor	
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 Dr. Babasaheb Ambedkar Road at Byculla on a quiet and wooded Sussex Road (Now Dadoji Konddev Road). The street evokes a colonial character through an avenue of trees planted on either sides, the buildings of similar scale, style and height laid out on both sides of the road neatly. Built as a twin building of Nomani Manzil, following the same style, character and details on façade.	
5.2	Architectural Description	Building constructed in composite brick masonry showing influences of Neo-classical style. It has rectangular windows and an ornamental façade with elements like cornice bands at all levels. The top two floors have projecting balconies with carved balcony railing. The staircase bay is defined by high degree of ornamental motifs, different types of windows on each floors, and a pediment on ground floor, also forming an entrance to the building.	
5.3	Intrinsic	One of the residential buildings on Sussex Road following a same character. Mainly occupied by the Christian population.	
5.4	Value Classification	A(arc), B(des), G(grp), I(sce)	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 3	
7.0	Construction		
7.1	Plinth	0.9 m. high Black Basalt stone coursed masonry plinth	
7.2	Walls	Composite brick masonry	
7.3	Floor	Wooden joist floor	

7.4	Stairs	Wooden dog legged staircase with decorative railing		
7.5	Openings	Wooden rectangular double windows, Inside louvered, outside glazed shutter.		
7.6	Roofing	Mangalore tiled sloping with wooden truss		
7.7	Articulation	Pilasters Corinthian capitals, carved cast iron balcony brackets for balconies on top two floors, cornices at all floor levels, C.I balcony railings, louvered ventilators.		
7.8	Finishes	Internally and externally cement plastered and painted.		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Marginal paved 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 provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks seen)		
9.2	Walls	Good (No cracks or dampness)		
9.3	Floor	Fair (Sagging at very few places)		
9.4	Stairs	Good-Fair (Sagging of some treads)		
9.5	Openings	Good (Wooden members in good condition)		
9.6	Roofing	Good-Fair (No leakage)		
9.7	Articulation & Finishes	Good-Fair		
9.8	Services	Fair (Replacement of rain water pipe required)		
9.9	Outbuildings	Good-Fair		
9.10	Overall condition	Good-Fair	Maintenance level	Good
10.0	Transformation			
10.1	Form	Sliding windows added to balconies at some places		
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.		

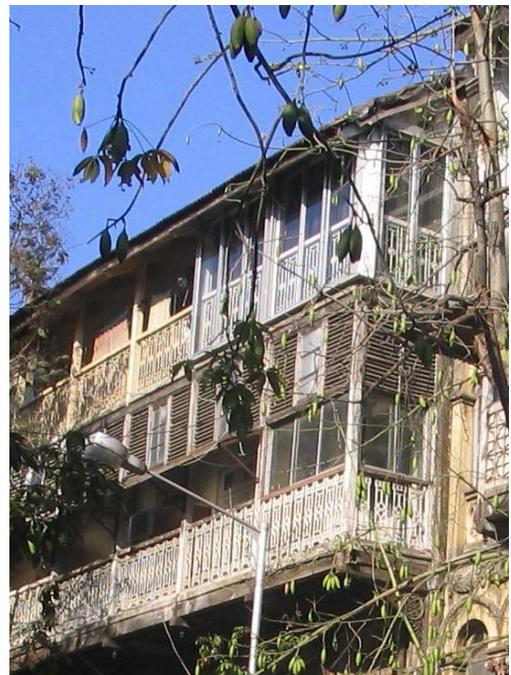
Hormuz Building



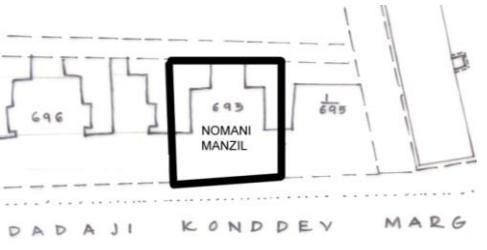
View of Hormuz building facing Sussex Road (Dadoji Konddev Marg)



Part front elevation showing central bay and the side bays with projecting balconies



Detail of projecting balcony with carved cast iron railing

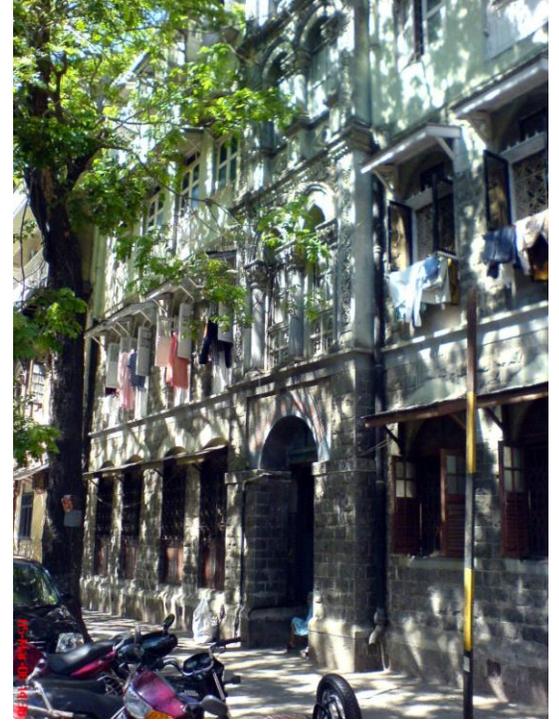
	Common Ref. No.:			
	Card No.: E-108			
	Ward (Part): E III			
	CS No.: 693			
	Plot Area: 640.47 sq.m.			
	B U Area: 2055.0 sq.m.			
	Date: June, 2005			
	Record by: Ojas P, Madhura W			
	Review by: Neera Adarkar			
	Internal: As above			
External: As above				
Photo Ref.: T-III-E:Ward E\ Nomani Manzil				
1.0	Denomination			
1.1	Name of Premises	Nomani Manzil		
1.2	Earlier Name	Not applicable		
1.3	Built in	1907	Extension Date (if any)	Not applicable
2.0	Access			
2.1	Main	Dadoji Konddev Marg (Sussex 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		
4.2	Past	Residential		
4.3	Usage	Regular Residential use		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	Located off Dr. Babasaheb Ambedkar Road at Byculla on a quiet and wooded Sussex Road (Now Dadoji Konddev Road). The street evokes a colonial character through an avenue of trees planted on either sides, the buildings of similar scale, style and height laid out on both sides of the road neatly. Built as a twin building of Hormuz Building, following the same style, character and details on façade.		
5.2	Architectural Description	Building constructed in composite brick masonry showing influences of Neo-classical style. It has rectangular windows and an ornamental façade with elements like cornice bands at all levels. The top two floors have projecting balconies with carved balcony railing. The staircase bay is defined by high degree of ornamental motifs, different types of windows on each floors, and a pediment on ground floor, also forming an entrance to the building.		
5.3	Intrinsic	One of the residential buildings on Sussex Road following a same character. Mainly occupied by the Christian population.		
5.4	Value Classification	A(arc), B(des), G(grp), I(sce)	Recommended Grade	III
6.0	Topography			
6.1	Floors	G + 3		
7.0	Construction			
7.1	Plinth	0.9 m. high Black Basalt stone coursed masonry plinth		
7.2	Walls	Composite brick masonry		
7.3	Floor	Wooden joist floor		

7.4	Stairs	Wooden dog legged staircase with decorative railing		
7.5	Openings	Wooden rectangular double windows, Inside louvered, outside glazed shutter.		
7.6	Roofing	Mangalore tiled sloping with wooden truss		
7.7	Articulation	Pilasters Corinthian capitals, carved cast iron balcony brackets for balconies on top two floors, cornices at all floor levels, C.I balcony railings, louvered ventilators.		
7.8	Finishes	Internally and externally cement plastered and painted.		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Marginal paved 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 provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks seen)		
9.2	Walls	Good (No cracks or dampness)		
9.3	Floor	Fair (Sagging at very few places)		
9.4	Stairs	Good-Fair (Sagging of some treads)		
9.5	Openings	Good (Wooden members in good condition)		
9.6	Roofing	Good-Fair (No leakage)		
9.7	Articulation & Finishes	Good-Fair		
9.8	Services	Fair (Replacement of rain water pipe required)		
9.9	Outbuildings	Good-Fair		
9.10	Overall condition	Good-Fair	Maintenance level	Good
10.0	Transformation			
10.1	Form	Sliding windows added to balconies at some places		
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.		

Nomani Manzil



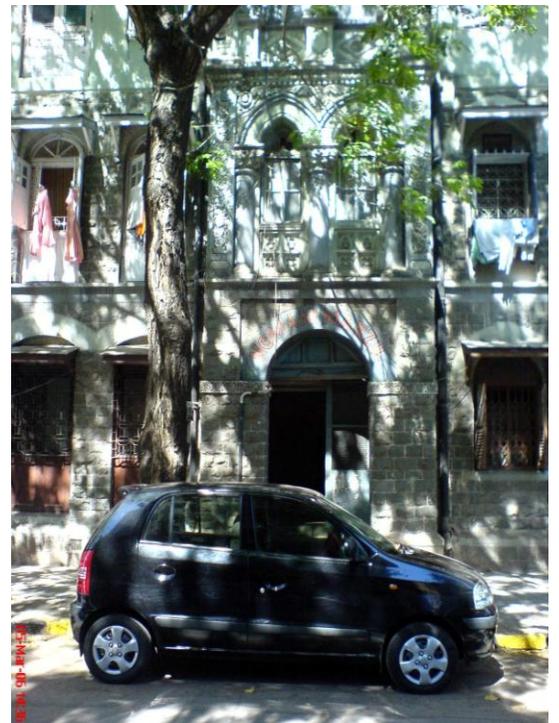
View as seen from Dadoji Konddev Road (Sussex Road) with part façade hidden behind the trees



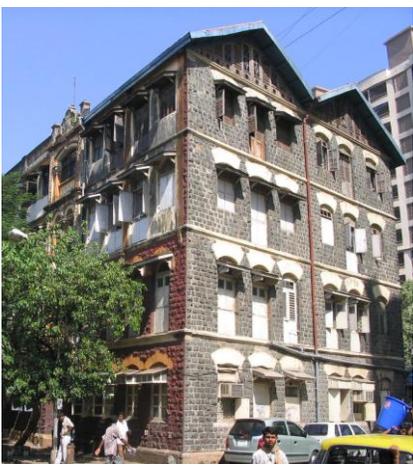
Front View of the building

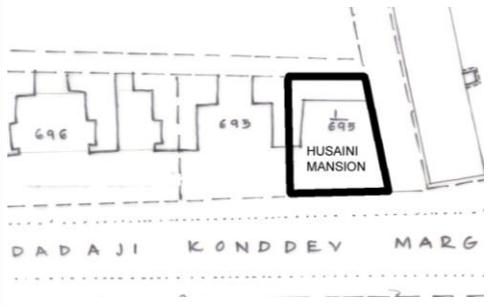


Detail of the central staircase bay with motifs, Corinthian capitals and columns



Front elevation of the central block

	Common Ref. No.:	
	Card No.: E-109	
	Ward (Part): E III	
	CS No.: 1/695	
	Plot Area: Not available	
	B U Area: Not available	
	Date: June, 2005	
	Record by: Ojas P, Madhura W	
	Review by: Neera Adarkar	
	Internal: As above	
External: As above		
Photo Ref.: T-III-E:Ward E\ Husain Mansion		



1.0	Denomination		
1.1	Name of Premises	Husain Mansion	
1.2	Earlier Name	Not applicable	
1.3	Built in	1907	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Dadoji Konddev Road (Sussex Road)	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Not available	
3.2	Past	Not available	
3.3	Status	Ownership, 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 Dadoji Konddev Road with similar buildings around maintaining the architectural character and the skyline.	
5.2	Architectural Description	Building with strong built form in exposed Black Basalt stone masonry. The façade is adorned by features like segmental arched double windows, motifs on the central staircase bay. Though there is not much ornamentation on façade, the building stands out due to the twin triangular sloping roofs and good material usage. Sideways the gable wall has intricate stain glass work and louvers in timber.	
5.3	Intrinsic	One of the residential buildings on Sussex Road following a same character. Mainly occupied by the Christian population.	
5.4	Value Classification	A(arc), B(des), G(grp), I(sce)	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 3	
7.0	Construction		
7.1	Plinth	Black Basalt stone coursed masonry plinth	
7.2	Walls	Ground and first Black Basalt stone ashlar masonry and third floor brick walls	
7.3	Floor	Wooden joist floor.	
7.4	Stairs	Wooden dog legged staircase	

7.5	Openings	Ground and first floor semi circular arched windows and upper floors rectangular double windows		
7.6	Roofing	Mangalore tiled sloping roof with timber truss		
7.7	Articulation	Segmental arched double windows, motifs, segmental arched windows with decorative architraves, coupled windows with Corinthian orders, carved key stones, stain glass and louvers in timber.		
7.8	Finishes	Plastered from inside, upper two floors plastered from outside		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Not provided		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Excellent (No cracks or deformations observed)		
9.2	Walls	Excellent (No cracks or dampness)		
9.3	Floor	Good (Well maintained)		
9.4	Stairs	Fair (Deflection at some places)		
9.5	Openings	Good (A few windows need repairs)		
9.6	Roofing	Good (No leakage)		
9.7	Articulation & Finishes	Good (Some part of Black Basalt stone masonry repainted in Red colour)		
9.8	Services	Good (No leakage or pipes broken)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	Wooden chajjas added to windows at some places		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	Some part of Black Basalt stone ashlar masonry wall painted in red colour		
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.		

Husain Mansion



Detail of façade at corner, part of front façade hidden behind the tree foliage



Detail of the gable with carvings, louvers and stain glass work



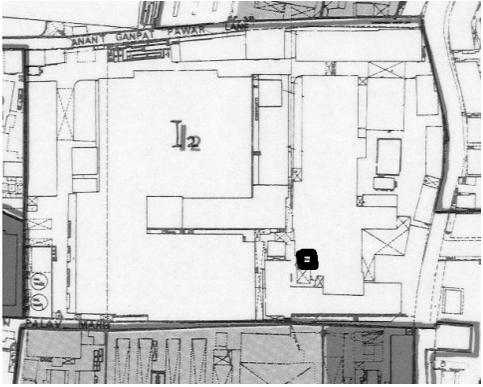
Detail of the pediment with segmental arched window with architraves and Corinthian capitals



Nomani Manzil

One of the mills with a non-ornamental industrial character. The structures inside the mills exhibit a industrial style construction with North light roof trusses for the maximum structures. The Mill premises unlike other N. T. C. Mills do not occupy a large area. The Mill land is located on junction of Ram Bhau Bhogle Marg (Ghodapdev Road) and A. G. Pawar Marg with N.T.C. Mills in the vicinity namely New City of Bombay Mills, India United Mills No. 2 & 3, India United Mills No 4 and India United Mills No. 5. Many private and N.T.C. Mills are located in the vicinity of Kalachowkie, Lalbaug and Byculla. The area is also famous for chawls, origin of which was due to the industrial housing needs for these mills.

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. 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. 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.

	Common Ref. No.:	
	Card No.: E-110	
	Ward (Part): E II	
	CS No.: Not available	
	Plot Area: 33125.00 sq.m.	
	B U Area: 147744.00 sq.m.	
	Date: January, 2005	
	Record by: Swapnil B, Ojas P	
	Review by: Neera Adarkar	
	Internal: As above	
External: As above		
Photo Ref.: T-III-E:Ward E\ New Hind Textile Mills		

1.0	Denomination		
1.1	Name of Premises	New Hind Textile Mills compound	
1.2	Earlier Name	Not applicable	
1.3	Built in	Early 20 th century	Extension Date (if any) Not available
2.0	Access		
2.1	Main	Ram Bhaui Bhogle Marg (Ghodapdev Road)	
2.2	Subsidiary	A. G. Pawar Marg	
3.0	Ownership Pattern		
3.1	Present	National Textile Corporation (N.T.C.)	
3.2	Past	Not available	
3.3	Status	Government	
4.0	Use		
4.1	Present	Vacant, Not in use	
4.2	Past	Textile mill, industrial	
4.3	Usage	Vacant, Not in use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on a narrow road in the Kalachowkie area with N.T.C. mills in the vicinity namely New City of Bombay Mills, India United Mills No. 2 & 3, India United Mills No 3 & 4.	
5.2	Architectural Description	One of the mills with a non-ornamental industrial character. The structures inside the mills exhibit a industrial style construction with North light roof trusses for the maximum structures. The mill premises unlike other N. T. C. mills do not occupy a large area.	
5.3	Intrinsic	One of the mills located in Kalachowkie. Many private and N.T.C. mills are located in the vicinity. The area is also famous for chawls, origin of which was due to the industrial housing needs for these mills.	
5.4	Value Classification	B(uu), C(seh), H(tec), I(sce), G(grp), 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	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 in some structures		
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	Poor (Completely shut down)		
9.9	Outbuildings	Poor (Needs immediate clean-up)		
9.10	Overall condition	Poor	Maintenance level	Poor
10.0	Transformation			
10.1	Form	Not applicable		
10.2	Structure	No Transformation		
10.3	Articulation & Finishes	Not applicable		
11.0	DP Remarks / Perceived Threats	Plot reserved for Special Industrial zone (I-2) 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		

New Hind Textile Mills



View of the entrance to mill premises



Avenue formed by Mechanical and Engineering department



The mill is characterized by narrow pathways



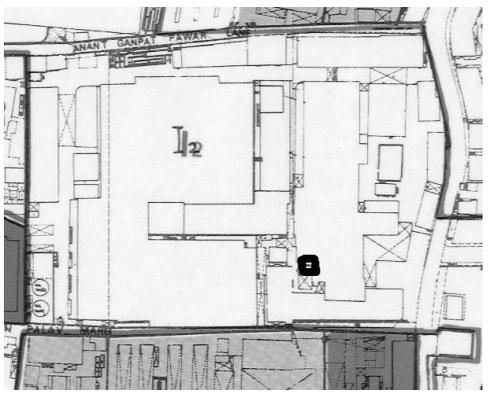
View of the chimney



View of the temple



The mill does not have much ornamentation and architectural character

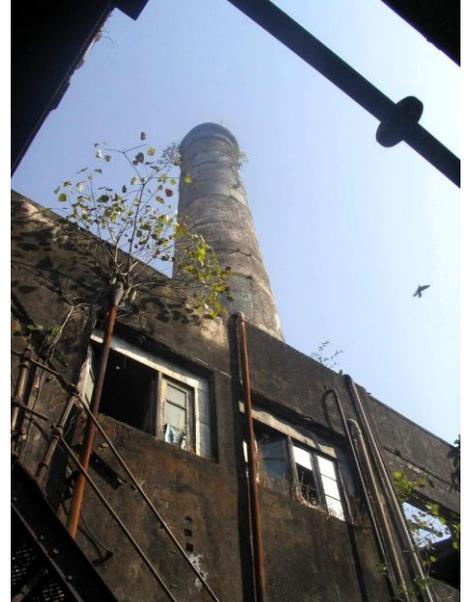
	Common Ref. No.:			
	Card No.: E-110a			
	Ward (Part): E II			
	CS No.: Not available			
	Plot Area: 33125.00 sq.m.			
	B U Area: 42.00 sq.m.			
	Date: January, 2005			
	Record by: Swapnil B, Ojas P			
	Review by: Neera Adarkar			
	Internal: As above			
External: As above				
Photo Ref.: T-III-E:Ward E\ New Hind Textile Mills				
1.0	Denomination			
1.1	Name of Premises	Chimney, New Hind Textile Mills		
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	Ram Bhou Bhogle Marg (Ghodapdev Road)		
2.2	Subsidiary	A. G. Pawar Marg		
3.0	Ownership Pattern			
3.1	Present	National Textile Corporation (N.T.C.)		
3.2	Past	Not available		
3.3	Status	Government		
4.0	Use			
4.1	Present	Vacant, not in use		
4.2	Past	Industrial		
4.3	Usage	Vacant, not in use		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	Located on a narrow road in the Kalachowkie area with three N.T.C. mills in the vicinity namely New City of Bombay Mills, India United Mills No. 2, India United Mills No 3 & 4.		
5.2	Architectural Description	A massive tall brick chimney structure with plastered finish having a high plinth and devoid of any decorative features. The chimney stands out due to its height and defines the premises as mill premises when viewed over a distance.		
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(uu), I(sce), H(tec)	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 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	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Not applicable		
7.10	Compound / Fence / Gate	Not applicable		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Unpaved front and side open spaces in the mill premises		
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 provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Fair (No settlement observed, cracks observed at some places)		
9.2	Walls	Fair (Cracks observed at many places, tree growth on façade)		
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 (Plaster chipped off at some places)		
9.8	Services	Fair		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Plot reserved for Special Industrial zone (I-2) on proposed Development Plan (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

New Hind Textile Mills - Chimney



View of the chimney top, with tree growth seen on façade



View of the chimney from mill premises



View of the chimney from mill premises



Chimney, the tallest structure in the mill premises creates an interesting skyline

Located on a narrow road in the Kalachowkie area with N.T.C. mills in the vicinity namely New Hind Textile Mills, New City of Bombay Mills, India United Mills No. 2 & 3, India United Mills No 4. Many private and N.T.C. mills are located in the vicinity of Kalachowkie, Lalbaug and Byculla. The area is also famous for chawls, origin of which was due to the industrial housing needs for these mills. The mill exhibits industrial vocabulary through its construction features. The structures do not have much ornamentation and are characterized by typical features like North light roof trusses, elongated structures for industrial purpose. Some of the structures are in extremely dilapidated state and are very poorly maintained. There is a water body within the mill premises. The lake was used to supply water to the automatic fire sprinklers in various departments to be used in case of fire hazards.

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. 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. 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.

	Common Ref. No.:			
	Card No.: E-111			
	Ward (Part): E II			
	CS No.: 715			
	Plot Area: 22538.00 sq.m.			
	B U Area: Not available			
	Date: January, 2005			
	Record by: Swapnil B., Ojas P.			
	Review by: Neera Adarkar			
	Internal: As above			
External: As above				
Photo Ref.: T-III-E:Ward E\ India United Mills No. 5				
1.0	Denomination			
1.1	Name of Premises	India United Mills No. 5 compound		
1.2	Earlier Name	Not applicable		
1.3	Built in	1888	Extension Date (if any)	Not available
2.0	Access			
2.1	Main	A. G. Pawar Marg		
2.2	Subsidiary	Not applicable		
3.0	Ownership Pattern			
3.1	Present	National Textile Corporation (N.T.C.)		
3.2	Past	Not available		
3.3	Status	Government		
4.0	Use			
4.1	Present	Partly used as textile mill		
4.2	Past	Textile mill, industrial		
4.3	Usage	Partly in use		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	Located on a narrow road in the Kalachowkie area with four N.T.C. mills in the vicinity namely New Hind Textile Mills, New City of Bombay Mills, India United Mills No. 2 & 3, India United Mills No. 4		
5.2	Architectural Description	One of the mills with a non-ornamental industrial character. The structures inside the mills exhibit a industrial style construction with North light roof trusses for the maximum structures. The mill premises unlike other N. T. C. mills do not occupy a large area.		
5.3	Intrinsic	One of the mills located in Kalachowkie. Many private and N.T.C. mills are located in the vicinity. The area is also famous for chawls, origin of which was due to the industrial housing needs for these mills.		
5.4	Value Classification	B(uu), C(seh), H(tec), I(sce), G(grp), 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	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 in some structures		
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	Poor		
9.9	Outbuildings	Fair (Needs immediate clean-up)		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	Not applicable		
10.2	Structure	No Transformation		
10.3	Articulation & Finishes	Not applicable		
11.0	DP Remarks / Perceived Threats	Plot reserved for Special Industrial zone (I-2) 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		

India United Mills No. 5



View of the Time office



Chimney as seen from premises



Interior of Spinning department



View of the canteen, structure near lake



View of the lake



Some structures in the mill are in dilapidation



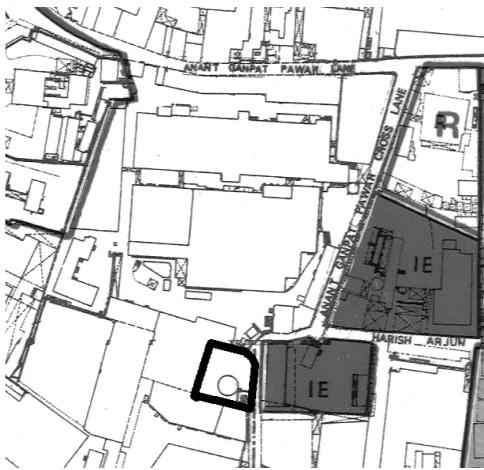
View of the Production department



View of the debris in the mill premises

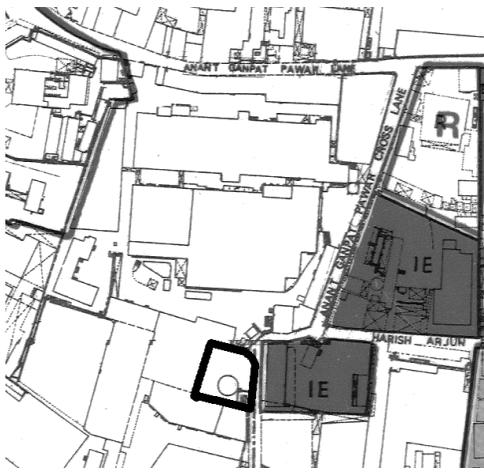


View of the broken roof

	Common Ref. No.:	
	Card No.: E-111a	
	Ward (Part): E II	
	CS No.: 715	
	Plot Area: 22538.00 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-III-E:Ward E\ India United Mills 5		

1.0	Denomination		
1.1	Name of Premises	Chimney, India United Mills 5	
1.2	Earlier Name	Not applicable	
1.3	Built in	1888	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	A. G. Pawar Marg	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	National Textile Corporation (N.T.C.)	
3.2	Past	Not available	
3.3	Status	Government	
4.0	Use		
4.1	Present	Vacant, not in use	
4.2	Past	Industrial	
4.3	Usage	Vacant, not in use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on a narrow road in the Kalachowkie area with four N.T.C. mills in the vicinity namely New Hind Textile Mills, New City of Bombay Mills, India United Mills No. 2 & 3, India United Mills No. 4	
5.2	Architectural Description	A massive tall brick chimney structure with plastered finish having a high plinth. The chimney rests on a base with cornice at the top of the base. The two masonry rings at the pinnacle of the chimney give a character. The chimney stands out due to its height and defines the premises as mill premises when viewed over a distance.	
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(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	Brick load bearing 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	Internally and externally Cement plastered and painted.		
7.9	Interiors (Movable & Immovable)	No Interiors of heritage value		
7.10	Compound / Fence / Gate	Not applicable		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Unpaved front and side open spaces in the mill premises		
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 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 (Cracks observed at some 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 (Plaster chipped off at some places, tree growth on façade)		
9.8	Services	Poor (Completely shut down)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Plot reserved for Special Industrial zone (I-2) on proposed Development Plan (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

	Common Ref. No.:	
	Card No.: E-111b	
	Ward (Part): E II	
	CS No.: 715	
	Plot Area: 22538.00 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-III-E:Ward E\ India United Mills 5		

1.0	Denomination		
1.1	Name of Premises	Lake, India United Mills 5	
1.2	Earlier Name	Not applicable	
1.3	Built in	1888	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	A. G. Pawar Marg	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	National Textile Corporation (N.T.C.)	
3.2	Past	Not available	
3.3	Status	Government	
4.0	Use		
4.1	Present	Water reservoir	
4.2	Past	Water reservoir	
4.3	Usage	Regular use for recreation and service	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on a narrow road in the Kalachowkie area with four N.T.C. mills in the vicinity namely New Hind Textile Mills, New City of Bombay Mills, India United Mills No. 2 & 3, India United Mills No. 4	
5.2	Architectural Description	Mid sized water body located centrally with respect to the mill premises. The artificial lake creates a visual relief in the mill complex. The lake is surrounded by industrial structures on all sides.	
5.3	Intrinsic	Most important purpose of the lake is to cater the automatic fire sprinklers in various departments. It as acts as a emergency measure during fire hazards.	
5.4	Value Classification	I(sce), J	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	Not provided		
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 provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Not applicable		
9.2	Walls	Not applicable		
9.3	Floor	Not applicable		
9.4	Stairs	Not applicable		
9.5	Openings	Not applicable		
9.6	Roofing	Not applicable		
9.7	Articulation & Finishes	Not applicable		
9.8	Services	Not applicable		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Plot reserved for Special Industrial zone (I-2) on proposed Development Plan (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai		

India United Mills No5-Lake



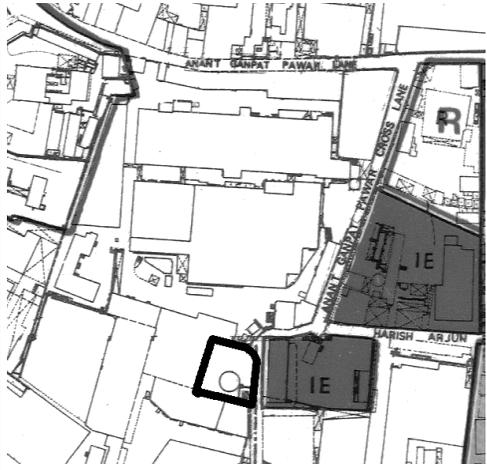
View of the lake with abutting walls in random rubble masonry



View of the lake



Pump house near the lake

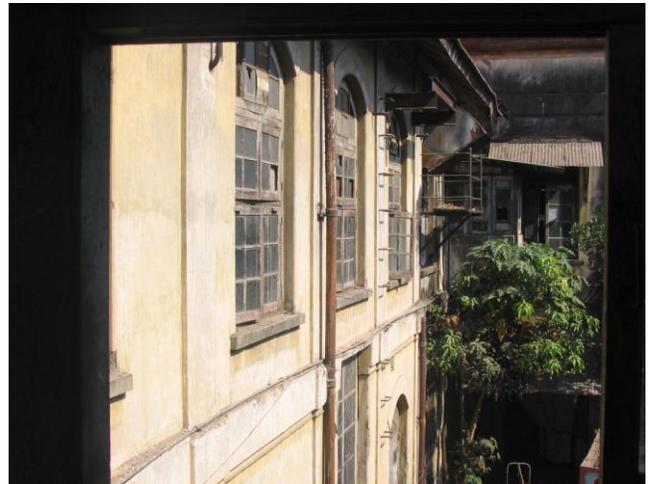
	Common Ref. No.:			
	Card No.: E-111c			
	Ward (Part): E II			
	CS No.: 715			
	Plot Area: 22538.00 sq.m.			
	B U Area: 6360.00 sq.m.			
	Date: January, 2005			
	Record by: Swapnil B., Ojas P.			
	Review by: Neera Adarkar			
	Internal: As above			
	External: As above			
Photo Ref.: T-III-E:Ward E\ India United Mills 5				
1.0	Denomination			
1.1	Name of Premises	Spinning, structure no 1 & 2, India United Mills 5		
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	A. G. Pawar Marg		
2.2	Subsidiary	Not applicable		
3.0	Ownership Pattern			
3.1	Present	India United Mills Ltd., National Textile Corporation (Maharashtra North) Ltd.		
3.2	Past	Not available		
3.3	Status	Government		
4.0	Use			
4.1	Present	Industrial		
4.2	Past	Industrial		
4.3	Usage	Partly in use		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	Located on a narrow road in the Kalachowkie area with three N.T.C. mills in the vicinity namely New Hind Textile Mills, New City of Bombay Mills, India United Mills No. 2.		
5.2	Architectural Description	Elongated structure in load bearing brick masonry with segmental arched openings and Mangalore tiled north light roof. The façade does not have much ornamentation and represents a typology of industrial structures constructed during the early 20 th century.		
5.3	Intrinsic	It is a large area with loom machinery and forms the most important part of the mill. The production of cloth takes place in this department.		
5.4	Value Classification	A(arc), B(uu), C(seh), G(grp), H(tec)	Recommended Grade	III
6.0	Topography			
6.1	Floors	G + 1		
7.0	Construction			
7.1	Plinth	Black Basalt stone coursed masonry		
7.2	Walls	Brick load bearing walls		
7.3	Floor	Timber joist flooring		
7.4	Stairs	Not applicable		
7.5	Openings	Rectangular wooden frame openings with glazed shutter		

7.6	Roofing	Mangalore tiled north light roof with wooden truss		
7.7	Articulation	Segmental arched windows, north light roof truss.		
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	Unpaved front and side open spaces in the mill premises		
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, cracks observed at some places)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Fair		
9.4	Stairs	Not applicable		
9.5	Openings	Fair		
9.6	Roofing	Fair (Wooden members need maintenance, some Mangalore tiles need replacement)		
9.7	Articulation & Finishes	Fair (Needs plastering and painting)		
9.8	Services	Poor (Completely shut down)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Plot reserved for Special Industrial zone (I-2) on proposed Development Plan (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

India United Mills No 5-Spinning Structure No 1& 2



Part view of the spinning structure



Part view of the spinning structure



Interior view of the spinning unit

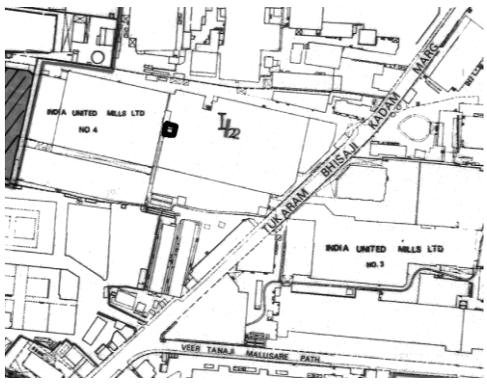


Spinning work in process

Full façade not visible due to proximity of adjoining structure and lack of open space around

Located along Tukaram Bhisaji Kadam Marg (Chinchpokil Road) and Dattaram Lad Path (Kalachowkie Road) in the neighbourhood with N.T.C. mills in the vicinity namely New Hind Textile Mills, New City of Bombay Mills, India United Mills No. 2 & 3, India United Mills No 5. Many private and N.T.C. mills are located in the vicinity of Kalachowkie, Lalbaug and Byculla. The area is also famous for chawls, origin of which was due to the industrial housing needs for these mills. Characterized by dense vegetation around the avenues and on the south western side, the mill exhibits industrial vocabulary through its construction features. The structures do not have much ornamentation and are characterized by typical features like North light roof trusses, elongated structures for industrial purpose. There was a water body within the mill premises which is filled up subsequently. The lake was used to supply water to the automatic fire sprinklers in various departments to be used in case of fire hazards.

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. 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. 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.

	Common Ref. No.:			
	Card No.: E-112			
	Ward (Part): E II			
	CS No.: 830			
	Plot Area: 27664.10 sq.m.			
	B U Area: Not available			
	Date: January, 2005			
	Record by: Swapnil B, Gauri J.			
	Review by: Neera Adarkar			
	Internal: As above			
External: As above				
Photo Ref.: T-III-E:Ward E\ India United Mills No. 4				
1.0	Denomination			
1.1	Name of Premises	India United Mills No. 4 compound		
1.2	Earlier Name	Not applicable		
1.3	Built in	Early 20 th century	Extension Date (if any) Not available	
2.0	Access			
2.1	Main	T. B. Kadam Marg (Chinchpokli Road)		
2.2	Subsidiary	Dattaram Lad Path (Kalachowkie Road)		
3.0	Ownership Pattern			
3.1	Present	India United Mills Ltd., National Textile Corporation (Maharashtra North) Ltd.		
3.2	Past	Not available		
3.3	Status	Government		
4.0	Use			
4.1	Present	Vacant, not in use		
4.2	Past	Industrial		
4.3	Usage	Vacant, not in use		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	Located on a narrow road in the Kalachowkie area with three N.T.C. mills in the vicinity namely New Hind Textile Mills, New City of Bombay Mills, India United Mills No. 2.		
5.2	Architectural Description	Characterized by dense vegetation around the avenues and on the south western side, the mill exhibits industrial vocabulary through its construction features. The structures do not have much ornamentation and are characterized by typical features like North light roof trusses, elongated structures for industrial purpose. There was a water body within the mill premises which is filled up subsequently.		
5.3	Intrinsic	One of the mills located in Kalachowkie. Many private and N.T.C. mills are located in the vicinity. The area is also famous for chawls, origin of which was due to the industrial housing needs for these mills.		
5.4	Value Classification	A(arc), B(uu), C(seh), H(tec), I(sce), G(grp), 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	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 in some structures		
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	Poor		
9.9	Outbuildings	Fair (Needs immediate clean-up)		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	Not applicable		
10.2	Structure	No Transformation		
10.3	Articulation & Finishes	Not applicable		
11.0	DP Remarks / Perceived Threats	Plot reserved for Special Industrial zone (I-2) 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		

India United Mills No. 4



View of the main gate to mill premises



Chimney as seen from the mill premises



North light roof of the weaving shed



View of Weaving shed



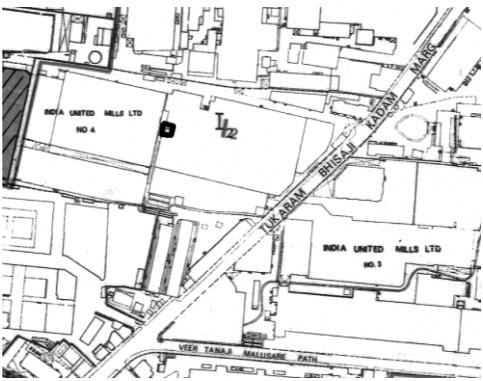
View of the Boiler House



View of the Administration building



Dense plantation in the premises

	Common Ref. No.:	
	Card No.: E-112a	
	Ward (Part): E II	
	CS No.: 830	
	Plot Area: 27664.10 sq.m.	
	B U Area: 60.00 sq.m.	
	Date: January, 2005	
	Record by: Swapnil B, Gauri J.	
	Review by: Neera Adarkar	
	Internal: As above	
External: As above		
Photo Ref.: T-III-E:Ward E\ India United Mills 4		

1.0	Denomination		
1.1	Name of Premises	Chimney, India United Mills 4	
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	T. B. Kadam Marg (Chinchpokli Road)	
2.2	Subsidiary	Dattaram Lad Path (Kalachowkie Road)	
3.0	Ownership Pattern		
3.1	Present	India United Mills Ltd., National Textile Corporation (Maharashtra North) Ltd.	
3.2	Past	Not available	
3.3	Status	Government	
4.0	Use		
4.1	Present	Vacant, not in use	
4.2	Past	Industrial	
4.3	Usage	Vacant, not in use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on a narrow road in the Kalachowkie area with three N.T.C. mills in the vicinity namely New Hind Textile Mills, New City of Bombay Mills, India United Mills No. 2.	
5.2	Architectural Description	A massive tall brick chimney structure with plastered finish having a high plinth and devoid of any decorative features. The two masonry rings at the pinnacle of the chimney give a character. The chimney stands out due to its height and defines the premises as mill premises when viewed over a distance.	
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(uu), I(sce), H(tec)	Recommended Grade III
6.0	Topography		
6.1	Floors	Not applicable	
7.0	Construction		
7.1	Plinth	Plastered stone plinth	
7.2	Walls	Brick load bearing structure	
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	Internally and externally Cement plastered and painted.		
7.9	Interiors (Movable & Immovable)	Not applicable		
7.10	Compound / Fence / Gate	Not applicable		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Unpaved front and side open spaces in the mill premises		
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)	Not applicable		
8.6	Fire precaution	Not applicable		
8.7	Other (HVAC / BMS / Security Systems)	Not applicable		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Fair (Cracks and dampness observed, tree growth on façade)		
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		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Plot reserved for Special Industrial zone (I-2) on proposed Development Plan (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

India United Mills 4 - Chimney



Detail of the pinnacle showing two masonry rings at top



Detail of the pinnacle showing two masonry rings at top



Interior of the chimney with construction of brick masonry in cylindrical profile



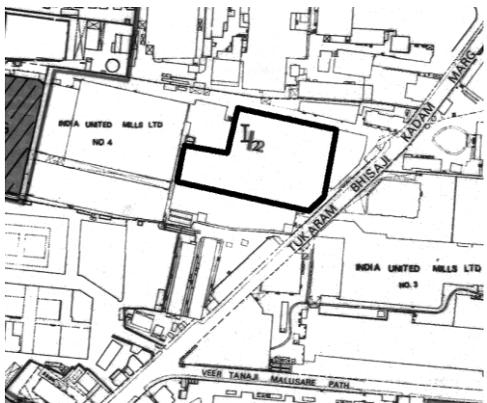
Chimney aperture seen from the base of chimney



Detail of the chamber to chimney in brick masonry



Detail of the pinnacle showing two masonry rings at top

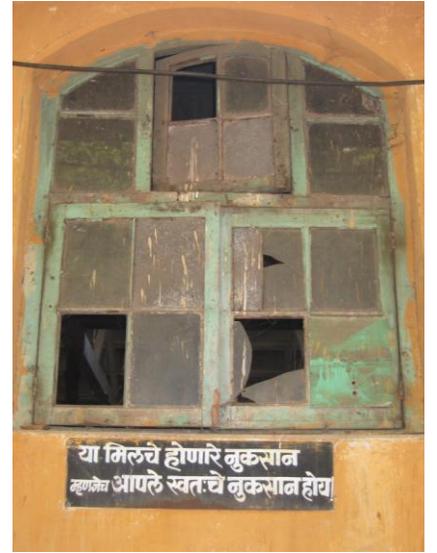
	Common Ref. No.:			
	Card No.: E-112b			
	Ward (Part): E II			
	CS No.: Not available			
	Plot Area: 27664.10 sq.m.			
	B U Area: 961.63 sq.m.			
	Date: January, 2005			
	Record by: Swapnil B, Gauri J.			
	Review by: Neera Adarkar			
	Internal: As above			
External: As above				
Photo Ref.: T-III-E:Ward E\ India United Mills 4				
1.0	Denomination			
1.1	Name of Premises	Weaving Shed, Structure no 6, India United Mills 4		
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	T. B. Kadam Marg (Chinchpokli Road)		
2.2	Subsidiary	Dattaram Lad Path (Kalachowkie Road)		
3.0	Ownership Pattern			
3.1	Present	India United Mills Ltd., National Textile Corporation (Maharashtra North) Ltd.		
3.2	Past	Not available		
3.3	Status	Government		
4.0	Use			
4.1	Present	Vacant, not in use		
4.2	Past	Industrial		
4.3	Usage	Vacant, not in use		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	Located on a narrow road in the Kalachowkie area with three N.T.C. mills in the vicinity namely New Hind Textile Mills, New City of Bombay Mills, India United Mills No. 2.		
5.2	Architectural Description	Elongated structure in load bearing brick masonry with segmental arched openings and Mangalore tiled north light roof. The façade does not have much ornamentation and represents a typology of industrial structures constructed during the early 20 th century.		
5.3	Intrinsic	It is a large area with loom machinery and forms the most important part of the mill. The production of cloth takes place in this department.		
5.4	Value Classification	A(arc), B(uu), C(seh), G(grp), H(tec)	Recommended Grade	III
6.0	Topography			
6.1	Floors	Ground floor		
7.0	Construction			
7.1	Plinth	Black Basalt stone coursed masonry		
7.2	Walls	Brick load bearing walls		
7.3	Floor	Timber joist flooring		
7.4	Stairs	Not applicable		
7.5	Openings	Rectangular wooden frame openings with glazed shutter		

7.6	Roofing	Mangalore tiled north light roof with wooden truss		
7.7	Articulation	Segmental arched windows, north light roof truss.		
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	Unpaved front and side open spaces in the mill premises		
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, cracks observed at some places)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Fair		
9.4	Stairs	Not applicable		
9.5	Openings	Fair		
9.6	Roofing	Fair (Wooden members need maintenance, some Mangalore tiles need replacement)		
9.7	Articulation & Finishes	Fair (Needs plastering and painting)		
9.8	Services	Poor (Completely shut down)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Plot reserved for Special Industrial zone (I-2) on proposed Development Plan (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

India United Mills 4 – Weaving Shed



Elongated façade of the Weaving Shed



Detail of the segmental arched window



Front view of the Weaving Shed



Detail of north light glazing in north light roof



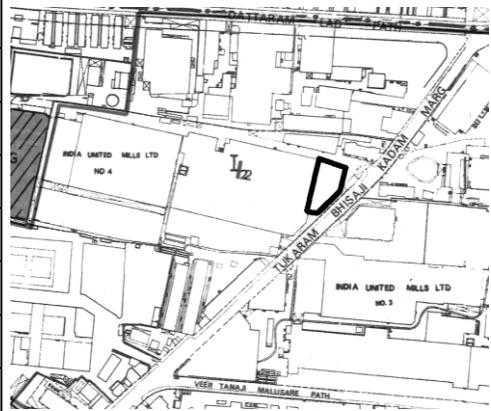
Segmental arched windows at equal intervals and detail of wooden roof trusses



Weaving Shed- internal view

Right side elevation and left side elevation not visible due to proximity of adjoining structures

	Common Ref. No.:	
	Card No.: E-112c	
	Ward (Part): E II	
	CS No.: 830	
	Plot Area: 27664.10 sq.m.	
	B U Area: 679.37 sq.m.	
	Date: January, 2005	
	Record by: Swapnil B, Gauri J.	
	Review by: Neera Adarkar	
	Internal: As above	
External: As above		
Photo Ref.: T-III-E:Ward E\ India United Mills 4		



1.0	Denomination		
1.1	Name of Premises	Administration Block, Structure 8 ,India United Mills 4	
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	T. B. Kadam Marg (Chinchpokli Road)	
2.2	Subsidiary	Dattaram Lad Path (Kalachowkie Road)	
3.0	Ownership Pattern		
3.1	Present	India United Mills Ltd., National Textile Corporation (Maharashtra North) Ltd.	
3.2	Past	Not available	
3.3	Status	Government Owned	
4.0	Use		
4.1	Present	Vacant, not in use	
4.2	Past	Office	
4.3	Usage	Vacant, not in use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on a narrow road in the Kalachowkie area with three N.T.C. mills in the vicinity namely New Hind Textile Mills, New City of Bombay Mills, India United Mills No. 2.	
5.2	Architectural Description	Modest structure with strong Vernacular character. Triple sloping roof with gable wall in front elevation is the most striking feature. The structure is adorned by the features like plain pilasters, thin cornice band, segmental arched windows. Internally the structure has a dog legged decorative wooden staircase with highly decorative railing and balusters.	
5.3	Intrinsic	An important structure in the mill premises. One of the biggest administrative buildings for the N.T.C. mills in Mumbai.	
5.4	Value Classification	A(arc), B(uu), C(seh), G(grp), H(tec)	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 1	
7.0	Construction		
7.1	Plinth	Plastered masonry plinth	
7.2	Walls	Brick load bearing walls	
7.3	Floor	Brick jack arch flooring	
7.4	Stairs	Wooden open well staircase with decorative wooden balusters and railing	

7.5	Openings	Segmental arched windows with wooden frame and glazed shutters.		
7.6	Roofing	Sloping Mangalore tile roof with timber truss		
7.7	Articulation	Plain pilasters, segmental arched windows, plain cornice band, triple sloping roof with gable wall		
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	Unpaved front and side open spaces in the mill premises		
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, cracks observed at some places)		
9.2	Walls	Fair (No dampness or cracks observed, plant growth on façade)		
9.3	Floor	Fair (Deflection observed at some places)		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Fair (Some window panes broken)		
9.6	Roofing	Fair (Leakage observed at some places, Some Mangalore tiles need replacement)		
9.7	Articulation & Finishes	Fair (Needs replastering and repainting)		
9.8	Services	Poor (Completely shut down)		
9.9	Outbuildings	Poor		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Plot reserved for Special Industrial zone (I-2) on proposed Development Plan (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

India United Mills 4 – Administration



Corner view of the Administration building



Avenue formed by the building



Front view showing triple sloping roof and Vernacular character



View of the staircase



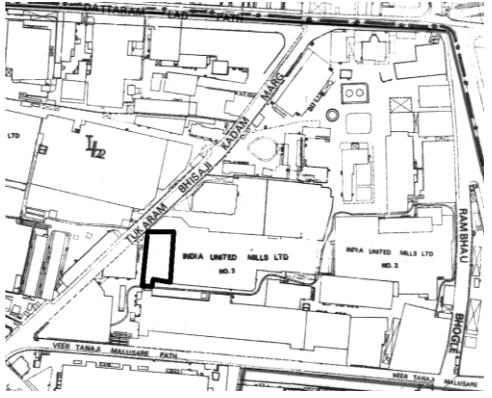
Detail of the door with segmental arched opening



Detail of newel post and wooden railing

A large plot divided in two parts by an intermediate compound wall forms the compound of India United Mills No 2 and 3. Located along Ram Bhau Bhogale Marg (Ghodapdev Road) and Tanaji Malusare Road (Albert Road) at Kalachowkie. The structures show varying degree of ornamentation and façade characteristics. The buildings are constructed in the industrial typology with an influence of elements from Neo Classical elements used extensively on façade. The mill as a whole has a strong built form and creates an interesting skyline due to the variation in height and floors of the each building.

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. 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. 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.

	Common Ref. No.:			
	Card No.: E-113			
	Ward (Part): E II			
	CS No.: 831			
	Plot Area: 64947.83 sq.m.			
	B U Area: Not available			
	Date: January, 2005			
	Record by: Swapnil B, Gauri J.			
	Review by: Neera Adarkar			
	Internal: As above			
External: As above				
Photo Ref.: T-III-E:Ward E\ India United Mills No. 2 and 3				
1.0	Denomination			
1.1	Name of Premises	India United Mills No. 2 and 3 compound		
1.2	Earlier Name	Not applicable		
1.3	Built in	Early 20 th century	Extension Date (if any) Not available	
2.0	Access			
2.1	Main	Ram Bhou Bhogale Marg (Ghodapdev Road)		
2.2	Subsidiary	Tanaji Malusare Road (Albert Road)		
3.0	Ownership Pattern			
3.1	Present	India United Mills Ltd., National Textile Corporation (Maharashtra North) Ltd.		
3.2	Past	Not available		
3.3	Status	Government		
4.0	Use			
4.1	Present	Vacant, not in use		
4.2	Past	Industrial		
4.3	Usage	Vacant, not in use		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	Located along Ram Bhou Bhogale Marg (Ghodapdev Road) and Tanaji Malusare Road (Albert Road) at Kalachowkie.		
5.2	Architectural Description	The structures show varying degree of ornamentation and façade characteristics. The buildings are constructed in the industrial typology with an influence of elements from Neo Classical elements used extensively on façade. The mill as a whole has a strong built form and creates an interesting skyline due to the variation in height and floors of the each building.		
5.3	Intrinsic	One of the mills located in Kalachowkie. Many private and N.T.C. mills are located in the vicinity. The area is also famous for chawls, origin of which was due to the industrial housing needs for these mills.		
5.4	Value Classification	A(arc), B(uu), C(seh), H(tec), I(sce), G(grp), 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	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 in some structures		
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	Poor		
9.9	Outbuildings	Poor (Needs immediate clean-up)		
9.10	Overall condition	Fair	Maintenance level	Poor
10.0	Transformation			
10.1	Form	Not applicable		
10.2	Structure	No Transformation		
10.3	Articulation & Finishes	Not applicable		
11.0	DP Remarks / Perceived Threats	Plot reserved for Special Industrial zone (I-2) 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		

India United Mills No 2 and 3



Arial view of India United Mills No. 2 and 3



View of the internal part of entrance of the mill



Detail of pediment above the entrance gate



Interior detail



View of the chimney



View of the spinning structure



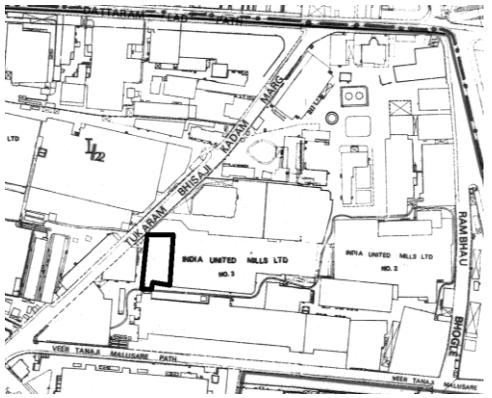
Ring structure



Spinning department



Intricate detailing on façade

	Common Ref. No.:			
	Card No.: E-113a			
	Ward (Part): E II			
	CS No.: 831			
	Plot Area: 64947.83 sq.m.			
	B U Area: 60.00 sq.m.			
	Date: January, 2005			
	Record by: Swapnil B, Gauri J.			
	Review by: Neera Adarkar			
	Internal: As above			
External: As above				
Photo Ref.: T-III-E:Ward E\ India United Mills 2 & 3				
1.0	Denomination			
1.1	Name of Premises	Chimney, India United Mills 2 & 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	Ram Bhou Bhogale Marg (Ghodapdev Road)		
2.2	Subsidiary	Tanaji Malusare Road (Albert Road)		
3.0	Ownership Pattern			
3.1	Present	India United Mills Ltd., National Textile Corporation (Maharashtra North) Ltd.		
3.2	Past	Not available		
3.3	Status	Government		
4.0	Use			
4.1	Present	Vacant, not in use		
4.2	Past	Industrial		
4.3	Usage	Vacant, not in use		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	Located on a narrow road in the Kalachowkie area with three N.T.C. mills in the vicinity namely New Hind Textile Mills, New City of Bombay Mills, India United Mills No. 4		
5.2	Architectural Description	A massive tall brick chimney structure with plastered finish having a high plinth and devoid of any decorative features. The carved motif band and the circular rings at the pinnacle of the chimney give a character. The chimney stands out due to its height and defines the premises as mill premises when viewed over a distance.		
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(uu), I(sce), H(tec)	Recommended Grade	III
6.0	Topography			
6.1	Floors	Not applicable		
7.0	Construction			
7.1	Plinth	Plastered stone plinth		
7.2	Walls	Brick load bearing structure		
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	Internally and externally Cement plastered and painted.		
7.9	Interiors (Movable & Immovable)	Not applicable		
7.10	Compound / Fence / Gate	Not applicable		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Unpaved front and side open spaces in the mill premises		
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)	Not applicable		
8.6	Fire precaution	Not applicable		
8.7	Other (HVAC / BMS / Security Systems)	Not applicable		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Fair (Cracks and dampness observed, tree growth on façade)		
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		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Plot reserved for Special Industrial zone (I-2) on proposed Development Plan (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

India United Mills 2 and 3 - Chimney



View of the chimney from the mill premises



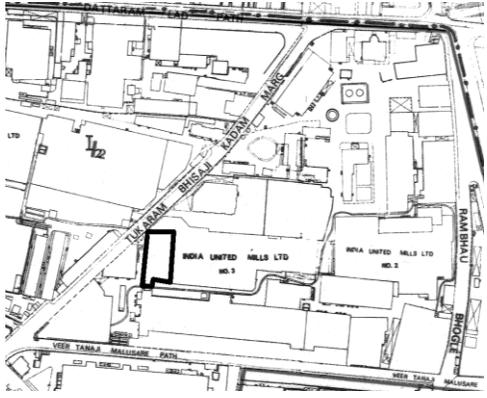
View of the chimney from the mill premises



The tall slender chimney creates an interesting skyline



Detail of the motif band on the pinnacle of the chimney

	Common Ref. No.:	
	Card No.: E-113b	
	Ward (Part): E II	
	CS No.: 831	
	Plot Area: 64947.83 sq.m.	
	B U Area: 2566.00 sq.m.	
	Date: January, 2005	
	Record by: Swapnil B, Gauri J	
	Review by: Neera Adarkar	
	Internal: As above	
External: As above		
Photo Ref.: T-III-E:Ward E\ India United Mills 2 & 3		

1.0	Denomination			
1.1	Name of Premises	Ring Structure, Structure no 14, India United Mills 2 & 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	Ram Bhanu Bhogale Marg (Ghodapdev Road)		
2.2	Subsidiary	Tanaji Malusare Road (Albert Road)		
3.0	Ownership Pattern			
3.1	Present	India United Mills Ltd., National Textile Corporation (Maharashtra North) Ltd.		
3.2	Past	Not available		
3.3	Status	Government		
4.0	Use			
4.1	Present	Completely shut down		
4.2	Past	Industrial		
4.3	Usage	Completely shut down		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	Located on a narrow road in the Kalachowkie area with three N.T.C. mills in the vicinity namely New Hind Textile Mills, New City of Bombay Mills, India United Mills No. 4		
5.2	Architectural Description	Magnificent structure having features like plain pilasters on façade, semicircular arched openings on front and rear façade and segmental arched openings on the side façade. The terrace parapet wall has a decorative pediment with motifs. The structure has a segmental arched cutout on the ground floor serving as a road. The segmental arched openings have plain keystones. The windows have projecting sills at all floor levels.		
5.3	Intrinsic	The structure has a segmental arched puncture on the ground floor serving as a road beneath to pass by. This is a very characteristic feature.		
5.4	Value Classification	A(arc), B(uu), C(seh), G(grp), H(tec)	Recommended Grade	II B
6.0	Topography			
6.1	Floors	G + 2		
7.0	Construction			
7.1	Plinth	Plastered masonry plinth		
7.2	Walls	Load bearing brick wall		
7.3	Floor	Timber joist flooring		

7.4	Stairs	Wooden dog-legged staircase with plain railing	
7.5	Openings	Front and rear elevation has semicircular arched openings and side elevation has segmental arched openings with wooden frames and glazed shutter.	
7.6	Roofing	Mangalore tile sloping roof with timber trusses.	
7.7	Articulation	Semicircular arched openings on front and rear façade and segmental arched openings on the side façade. The terrace parapet wall has a decorative pediment with motifs, segmental arched openings with plain keystones.	
7.8	Finishes	Internally and externally cement plastered and painted	
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value	
7.10	Compound / Fence / Gate	Not provided	
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Unpaved front and side open spaces in the mill premises	
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	Poor (Cracks and dampness observed, tree growth observed on façade)	
9.3	Floor	Poor (Sagging and deflection observed at some places)	
9.4	Stairs	Poor (Wooden members need maintenance)	
9.5	Openings	Fair (Broken windows need repairs)	
9.6	Roofing	Good (Wooden members in sound state)	
9.7	Articulation & Finishes	Poor (Façade attacked by moss)	
9.8	Services	Poor (Completely shut down)	
9.9	Outbuildings	Fair	
9.10	Overall condition	Fair	Maintenance level Fair
10.0	Transformation		
10.1	Form	No transformation	
10.2	Structure	No transformation	
10.3	Articulation & Finishes	No transformation	
11.0	DP Remarks / Perceived Threats	Plot reserved for Special Industrial zone (I-2) on proposed Development Plan (D.P.)	
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai	

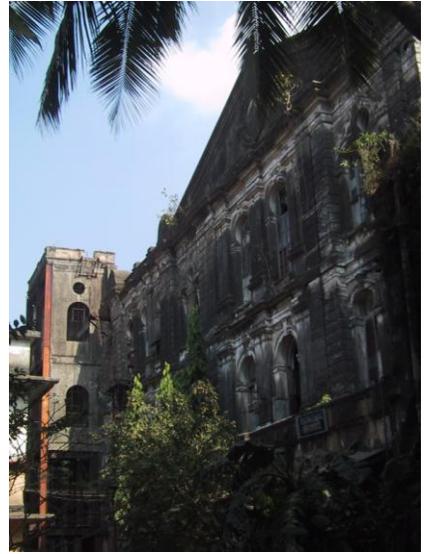
India United Mills 3 – Ring Structure, Structure No. 14



Front elevation of the ring structure



Detail of segmental arched cutout on ground floor as entrance



The walls have been attacked by moss



Internal detail of the main entrance

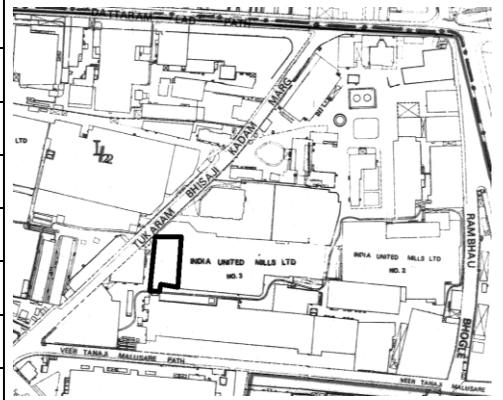


Wooden dog legged staircase with plain railing



External staircase leading to intermediate level

	Common Ref. No.:	
	Card No.: E-113c	
	Ward (Part): E II	
	CS No.: 831	
	Plot Area: 64947.83 sq.m.	
	B U Area: Not available	
	Date: January, 2005	
	Record by: Swapnil B, Gauri J	
	Review by: Neera Adarkar	
	Internal: As above	
External: As above		
Photo Ref.: T-III-E:Ward E\ India United Mills 2 & 3		



1.0	Denomination			
1.1	Name of Premises	Semi Auto loom and Sizing department, Structure no. 16, India United Mills 2 & 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	Ram Bhaugale Marg (Ghodapdev Road)		
2.2	Subsidiary	Tanaji Malusare Road (Albert Road)		
3.0	Ownership Pattern			
3.1	Present	India United Mills Ltd., National Textile Corporation (Maharashtra North) Ltd.		
3.2	Past	Not available		
3.3	Status	Government		
4.0	Use			
4.1	Present	Completely shut down		
4.2	Past	Industrial		
4.3	Usage	Completely shut down		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	Located on a narrow road in the Kalachowkie area with three N.T.C. mills in the vicinity namely New Hind Textile Mills, New City of Bombay Mills, India United Mills No. 4		
5.2	Architectural Description	The building, though an industrial structure has intricately detailed composition. With some elements from the Neo Classical style the façade has a strong vertical character. Horizontal grooved pilasters on either sides of the grand central arched entrance add to the verticality. Gable wall in the form of triangular pediment with motifs and a circular puncture forms a roofline. Features like dentils, motifs, cornice bands, floral capitals, etc. adorn the façade		
5.3	Intrinsic	It is a large area with loom machinery and front the most important parts of the mill. The production of cloth takes place in this department.		
5.4	Value Classification	A(arc), B(uu), C(seh), G(grp), H(tec)	Recommended Grade	II B
6.0	Topography			
6.1	Floors	G + 1		
7.0	Construction			
7.1	Plinth	Plastered masonry plinth		
7.2	Walls	Load bearing brick walls		
7.3	Floor	Timber joist flooring		

7.4	Stairs	Wooden dog-legged staircase with plain railing	
7.5	Openings	Semicircular arched openings for doors and windows	
7.6	Roofing	Mangalore tile sloping roof with timber trusses.	
7.7	Articulation	Horizontal grooved pilasters, carvings, motifs on façade, dentils above the central bay, triangular pediment with intricate carvings in the central portion	
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	Unpaved front and side open spaces in the mill premises	
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	Poor (Cracks and dampness observed, tree growth observed on façade)	
9.3	Floor	Poor (Sagging and deflection observed at some places)	
9.4	Stairs	Poor (Wooden members need maintenance)	
9.5	Openings	Fair (Broken windows need repairs)	
9.6	Roofing	Fair (Many tiles broken, leakage observed at many places)	
9.7	Articulation & Finishes	Poor (Plaster chipped off at some places, Façade attacked by moss)	
9.8	Services	Poor (Completely shut down)	
9.9	Outbuildings	Fair	
9.10	Overall condition	Fair	Maintenance level Fair
10.0	Transformation		
10.1	Form	No transformation	
10.2	Structure	No transformation	
10.3	Articulation & Finishes	No transformation	
11.0	DP Remarks / Perceived Threats	Plot reserved for Special Industrial zone (I-2) on proposed Development Plan (D.P.)	
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai	



Front elevation of the articulated façade

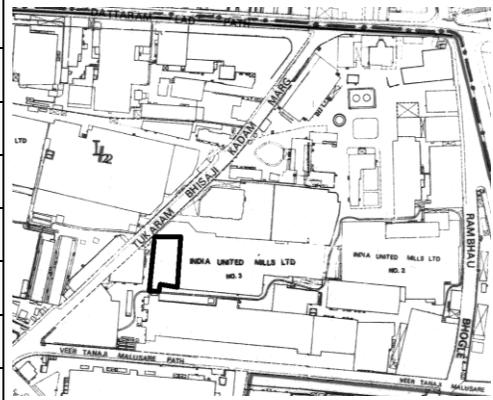


Detail of the central bay with pediment, horizontal grooved pilasters and carvings



Detail of the arch above entrance, richly carved with motifs, decorative architraves and stucco work

	Common Ref. No.:	
	Card No.: E-113d	
	Ward (Part): E II	
	CS No.: 831	
	Plot Area: 64947.83 sq.m.	
	B U Area: Not available	
	Date: January, 2005	
	Record by: Swapnil B, Gauri J	
	Review by: Neera Adarkar	
	Internal: As above	
External: As above		
Photo Ref.: T-III-E:Ward E\ India United Mills 2 & 3		



1.0	Denomination		
1.1	Name of Premises	Spinning, structure no. 19, India United Mills 2 & 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	Ram Bhanu Bhogale Marg (Ghodapdev Road)	
2.2	Subsidiary	Tanaji Malusare Road (Albert Road)	
3.0	Ownership Pattern		
3.1	Present	India United Mills Ltd., National Textile Corporation (Maharashtra North) Ltd.	
3.2	Past	Not available	
3.3	Status	Government	
4.0	Use		
4.1	Present	Completely shut down	
4.2	Past	Industrial	
4.3	Usage	Completely shut down	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on a narrow road in the Kalachowkie area with three N.T.C. mills in the vicinity namely New Hind Textile Mills, New City of Bombay Mills, India United Mills No. 4	
5.2	Architectural Description	Elongated structure with a strong built form and composition. The building exhibits some details from the Neo Classical style. Equally spaced full height segmental windows in between two horizontal grooved pilasters grant verticality to this otherwise horizontal block. Features like dentils, motifs, cornice bands, floral capitals, etc. adorn the façade	
5.3	Intrinsic	This sub department comes under Ring Spinning department, largest department in the mill. The activities consist of Spinning of Cotton in bobbins, sending the reels for winding. The department works as a pre-function department and requires large amount of machinery. The chimney and boiler room is attached to this department.	
5.4	Value Classification	A(arc), B(uu), C(seh), G(grp), H(tec)	Recommended Grade II B
6.0	Topography		
6.1	Floors	G + 1	
7.0	Construction		
7.1	Plinth	Plastered masonry plinth	
7.2	Walls	Load bearing brick walls	

7.3	Floor	Timber joist flooring		
7.4	Stairs	Wooden dog-legged staircase with plain railing		
7.5	Openings	Semicircular arched openings for doors and windows		
7.6	Roofing	Mangalore tile sloping roof with timber trusses.		
7.7	Articulation	Horizontal grooved pilasters, carvings, motifs on façade, dentils above the central bay, triangular pediment with intricate carvings in the central portion		
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	Unpaved front and side open spaces in the mill premises		
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	Poor (Cracks and dampness observed, tree growth observed on façade)		
9.3	Floor	Poor (Sagging and deflection observed at some places)		
9.4	Stairs	Poor (Wooden members need maintenance)		
9.5	Openings	Fair (Broken window panes replaced by tin sheets)		
9.6	Roofing	Fair (Many tiles broken, leakage observed at many places)		
9.7	Articulation & Finishes	Poor (Plaster chipped off at some places, Façade attacked by moss)		
9.8	Services	Poor (Completely shut down)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Plot reserved for Special Industrial zone (I-2) on proposed Development Plan (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

India United Mills No. 2 & 3-Spinning Structure



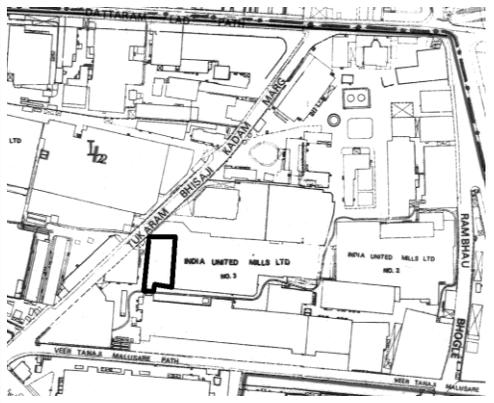
View of the Spinning structure



Detail of the carved triangular pediment with dentils above the entrance



Detail of the stucco work on pilasters and architraves around the windows

	Common Ref. No.:	
	Card No.: E-113e	
	Ward (Part): E II	
	CS No.: 831	
	Plot Area: 64947.83 sq.m.	
	B U Area: Not available	
	Date: January, 2005	
	Record by: Swapnil B, Gauri J	
	Review by: Neera Adarkar	
	Internal: As above	
External: As above		
Photo Ref.: T-III-E:Ward E\ India United Mills No. 2 and 3		

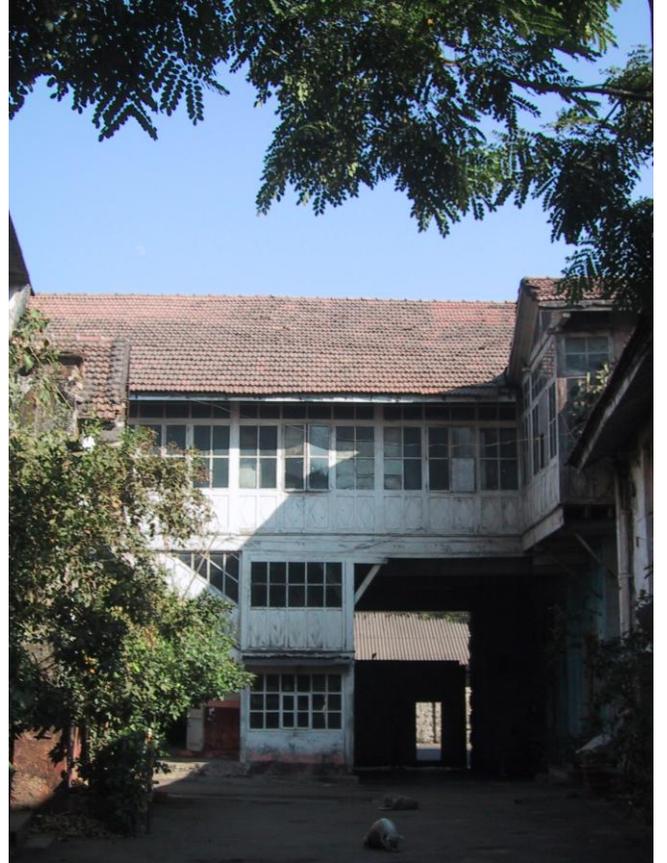
1.0	Denomination		
1.1	Name of Premises	Time office, structure no 17, India United Mills No. 2 and 3	
1.2	Earlier Name	Not applicable	
1.3	Built in	Early 20 th century	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Ram Bhou Bhogale Marg (Ghodapdev Road)	
2.2	Subsidiary	Tanaji Malusare Road (Albert Road)	
3.0	Ownership Pattern		
3.1	Present	India United Mills Ltd., National Textile Corporation (Maharashtra North) Ltd.	
3.2	Past	Not available	
3.3	Status	Government	
4.0	Use		
4.1	Present	Completely shut down	
4.2	Past	Industrial	
4.3	Usage	Completely shut down	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on a narrow road in the Kalachowkie area with three N.T.C. mills in the vicinity namely New Hind Textile Mills, New City of Bombay Mills, India United Mills No. 4	
5.2	Architectural Description	Building with an oblong plan and a relatively plain façade except for the puncture in the ground floor forming as a gate to the mill premises. The entry is defined by a rounded corner with horizontal grooves. The top floor projects out from the wall face and is supported on steel brackets.	
5.3	Intrinsic	The structure forms a gate to the mill premises and houses a time office to enter the time and sign the muster.	
5.4	Value Classification	A(arc), B(uu), C(seh), G(grp), H(tec)	Recommended Grade II B
6.0	Topography		
6.1	Floors	G + 1	
7.0	Construction		
7.1	Plinth	Plastered masonry plinth	
7.2	Walls	Load bearing brick walls	
7.3	Floor	Timber joist flooring	
7.4	Stairs	Wooden dog-legged staircase with plain railing	
7.5	Openings	Semicircular arched openings for doors and windows	

7.6	Roofing	Mangalore tile sloping roof with timber trusses.		
7.7	Articulation	Horizontal grooves at entrance, projecting first floor		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Unpaved front and side open spaces in the mill premises		
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	Poor (Cracks and dampness observed, tree growth observed on façade)		
9.3	Floor	Fair		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Fair (Broken window panes replaced by tin sheets)		
9.6	Roofing	Good (No leakage or breaking of Mangalore tiles observed)		
9.7	Articulation & Finishes	Poor (Façade attacked by moss in corners)		
9.8	Services	Fair		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Plot reserved for Special Industrial zone (I-2) on proposed Development Plan (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

India United Mills 2– Time office, structure no. 17



View of entrance gate and Time office



View from the mill premises

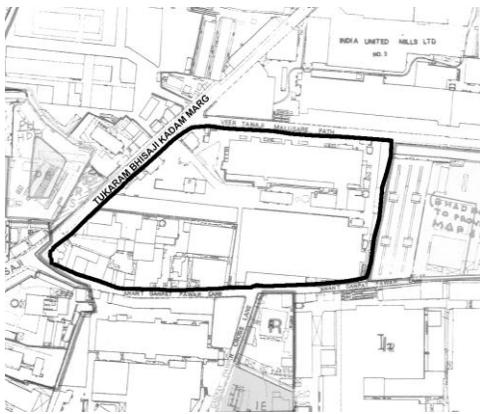


Gate details

New City of Bombay Mills

The mill is located in Kalachowkie along T. B. Kadam Marg (Chinchpokli Road) and A. G. Pawar Marg with N.T.C. mills in the vicinity namely New Hind Textile Mills, New City of Bombay Mills, India United Mills No. 2, 3, 4 and 5. The mill in terms of construction belongs to the typical industrial typology with no ornamentation or articulation. The mill maintains a low height and does not have tall structures like in the surrounding mills.

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. 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. 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.

	Common Ref. No.:			
	Card No.: E-114			
	Ward (Part): E II			
	CS No.: Not available			
	Plot Area: 27105.00 sq.m.			
	B U Area: Not available			
	Date: January, 2005			
	Record by: Swapnil B, Gauri J.			
	Review by: Neera Adarkar			
	Internal: As above			
External: As above				
Photo Ref.: T-III-E:Ward E\ New City of Bombay Mills				
1.0	Denomination			
1.1	Name of Premises	New City of Bombay Mills compound		
1.2	Earlier Name	Not applicable		
1.3	Built in	Mid 20 th century	Extension Date (if any)	Not available
2.0	Access			
2.1	Main	T. B. Kadam Marg (Chinchpokli Road)		
2.2	Subsidiary	A. G. Pawar Marg		
3.0	Ownership Pattern			
3.1	Present	National Textile Corporation Ltd (N. T. C.)		
3.2	Past	Not available		
3.3	Status	Government		
4.0	Use			
4.1	Present	Partly used as textile mill		
4.2	Past	Industrial		
4.3	Usage	Partly under use		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	Located along T. B. Kadam Marg (Chinchpokli Road) and A. G. Pawar Marg at Kalachowkie		
5.2	Architectural Description	The mill in terms of construction belongs to the typical industrial typology with no ornamentation or articulation. The mill maintains a low height and does not have tall structures like in the surrounding mills.		
5.3	Intrinsic	One of the mills located in Kalachowkie. Many private and N.T.C. mills are located in the vicinity. The area is also famous for chawls, origin of which was due to the industrial housing needs for these mills.		
5.4	Value Classification	B(uu), C(seh), H(tec), I(sce), G(grp), 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	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 in some structures		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Not applicable		
9.2	Walls	Not applicable		
9.3	Floor	Not applicable		
9.4	Stairs	Not applicable		
9.5	Openings	Not applicable		
9.6	Roofing	Not applicable		
9.7	Articulation & Finishes	Not applicable		
9.8	Services	Fair		
9.9	Outbuildings	Fair (Needs immediate clean-up)		
9.10	Overall condition	Fair	Maintenance level	Poor
10.0	Transformation			
10.1	Form	Not applicable		
10.2	Structure	No Transformation		
10.3	Articulation & Finishes	Not applicable		
11.0	DP Remarks / Perceived Threats	Plot reserved for Special Industrial zone (I-2) 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		

New City of Bombay Mills



Main entrance to the mill



Avenue formed by the low rise structures



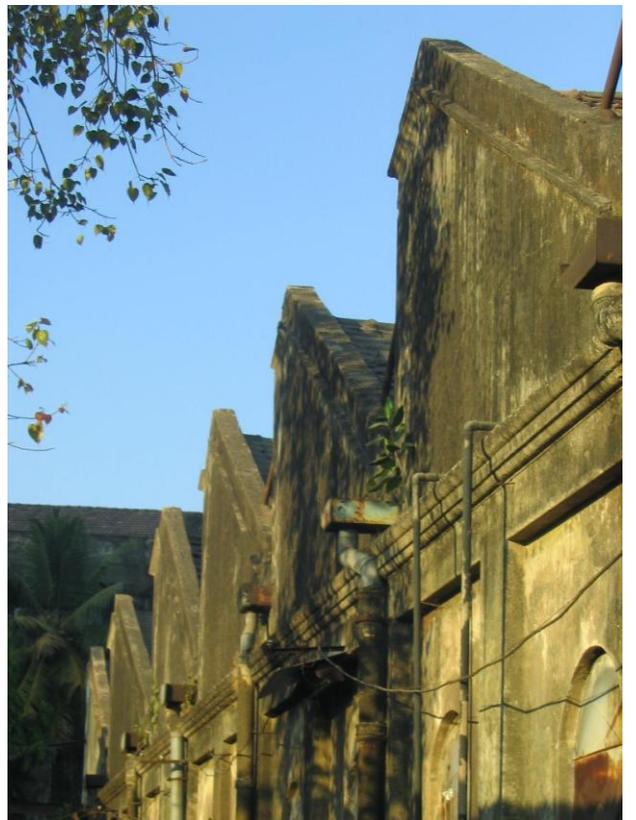
The structures do not have much ornamentation



View of the production department



View of the lake, located below the mill structure



North light roof truss over weaving shed