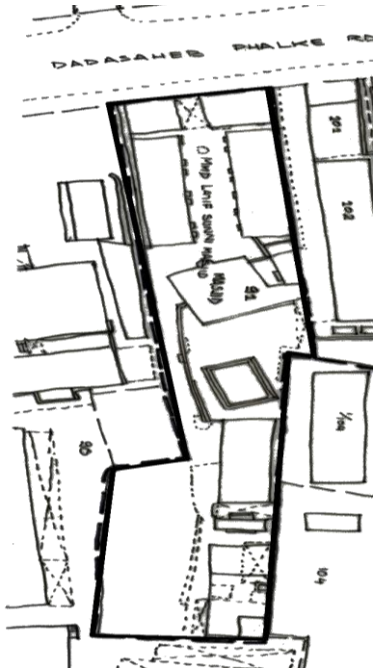
	Common Ref. No.:	
	Card No.: F/s-1	
	Ward (Part): F south-II	
	CS No.: 91	
	Plot Area: 1892.99 sq.m.	
	B U Area: 605.92 sq.m.	
	Date: April, 2005	
	Record by: Swapnil B, Malvika A	
	Review by: Neera Adarkar	
	Internal: As above	
External: As above		
Photo Ref.: T-III-Fs:\Ward F south\ Mohammed Latif Sunni Masjid		

1.0	Denomination		
1.1	Name of Premises	Mohammed Latif Sunni Masjid	
1.2	Earlier Name	Haji Jahan Mohammed Latif Masjid	
1.3	Built in	Late 19 th century	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Dadasaheb Phalke Road	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Mohammed Hussain Abdul Karim Taufiq	
3.2	Past	Majma Mohammed Haji Ahmed, Haji Mohammed Dada Taufiq, Majmahol Masjid Trust	
3.3	Status	Majmahol Masjid Trust	
4.0	Use		
4.1	Present	Religious	
4.2	Past	Religious	
4.3	Usage	Regular religious use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	A long narrow plot off Dadasaheb Phalke Road, near Dadar (central) railway station. A low rise, low scale residential development behind the mosque.	
5.2	Architectural Description	An elegant mosque in a blend of Vernacular, Mogul and Neo classical elements. Sloping roof, arched gateway with minarets, Corinthian columns, decorative brackets etc. This is a low rise structure with a central courtyard along with a covered water tank used for religious purpose. The first floor has a plain eaves board and the ground floor sloping chajjas have decorative wooden eaves board. The inner court has decorative Corinthian columns wooden brackets and cornice bands with dentils at floor level. The residential precinct has a character of a village scale cluster.	
5.3	Intrinsic	Worshipped by Sunni sect of Islam. The Sunni sect has two sub sects Deobandi and Brelvi.	
5.4	Value Classification	A(arc), B(des), C(seh)	Recommended Grade II B
6.0	Topography		
6.1	Floors	G + 1	
7.0	Construction		
7.1	Plinth	600 mm high masonry plinth	
7.2	Walls	Brick walls	
7.3	Floor	Wooden flooring with wooden joist and girders	

7.4	Stairs	Straight flight wooden staircase with wooden railings		
7.5	Openings	Rectangular wooden with wooden frames and glazed shutters		
7.6	Roofing	Sloping roof with Mangalore tiles and wooden trusses		
7.7	Articulation	The inner court has decorative Corinthian columns wooden brackets and cornice bands with dentils at floor level		
7.8	Finishes	Grooved floor has marble cladding and rest internally and externally plastered and painted		
7.9	Interiors (Movable & Immovable)	Significant heritage value		
7.10	Compound / Fence / Gate	3000 mm high brick wall		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Central court present		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Fair (No settlement or cracks observed)		
9.2	Walls	Fair (No dampness or cracks observed)		
9.3	Floor	Fair (No sagging observed)		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Fair (Well maintained)		
9.6	Roofing	Fair (No leakage observed)		
9.7	Articulation & Finishes	Fair (Needs plastering and painting)		
9.8	Services	Fair (Drainage pipes need maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	The facade on Dadasaheb Phalke Road is recently plastered and being repaired.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	Facade articulations may be scraped off.		
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		

Mohammed Latif Sunni Masjid



View from Dadasaheb Phalke Road



Side view



Mohammad Latif Sunni Masjid


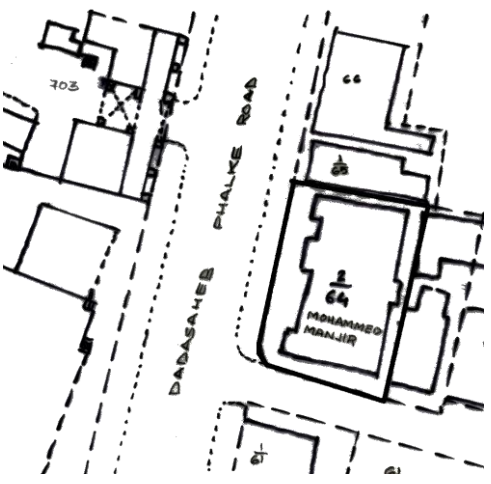


Internal view



Mohammad Latif Sunni Masjid

Front Elevation cannot be seen due to the compound wall and also because its little deeper inside the plot.

	Common Ref. No.:		
	Card No.: F/s-2		
	Ward (Part): F south-II		
	CS No.: 2/64		
	Plot Area: 676.43 sq.m.		
	B U Area: 1936.20 sq.m.		
	Date: April, 2005		
	Record by: Swapnil B, Gauri J		
	Review by: Neera Adarkar		
	Internal: As above		
	External: As above		
Photo Ref.: T-III-Fs:\Ward F south\ Mohammed Manjir			
			
1.0	Denomination		
1.1	Name of Premises	Mohammad Manjir	
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	Dadasaheb Phalke Road	
2.2	Subsidiary	Shankar Abaji Palav Marg	
3.0	Ownership Pattern		
3.1	Present	Mohammed Haji Abdullah	
3.2	Past	Hasham Haji Usman, Haji Umar Haji Siddit Khatri	
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 low rise structure located on Dadasaheb Phalke Road close to Dadar railway station. (Central)	
5.2	Architectural Description	A Vernacular style structure with interesting roof profiles and well detailed balconies. The projecting half hexagonal bays of enclosed balconies with decorative segmental windows and well detailed balustrade along with pilasters, decorative motifs on gable wall and grooved bands on the façade exhibit an influence of Neo-classical style.	
5.3	Intrinsic	One of the few remaining modest scaled architecturally rich buildings on the important road, with a blend of vernacular and Neo-classical styles.	
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	600 mm high masonry plinth	
7.2	Walls	Brick walls	
7.3	Floor	R.C.C. slab flooring	
7.4	Stairs	Dog legged wooden staircase	
7.5	Openings	Segmental arch windows with wooden frames and glazed shutters	

7.6	Roofing	Sloping roof with Mangalore tiles and wooden trusses		
7.7	Articulation	Grooved Pilasters, decorative motifs on gamble wall and grooved bands on facade		
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 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, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good (No sagging observed)		
9.4	Stairs	Good (Wooden members in good condition)		
9.5	Openings	Good (Wooden members in good condition)		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Good (Well maintained)		
9.8	Services	Fair (Drainage pipes need no replacement)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	Box grills on first floor and sloping chajjas.		
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		

Mohammad Manjir



Perspective from Dadasaheb Phalke Road

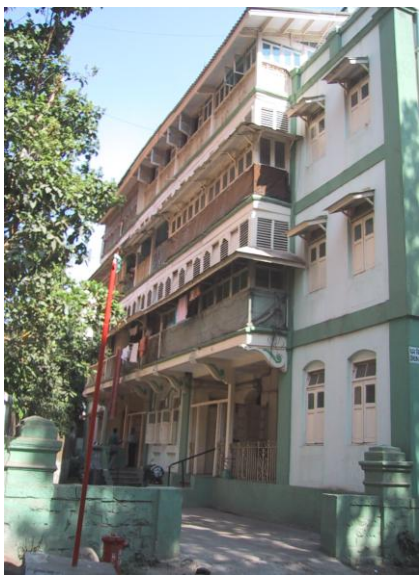
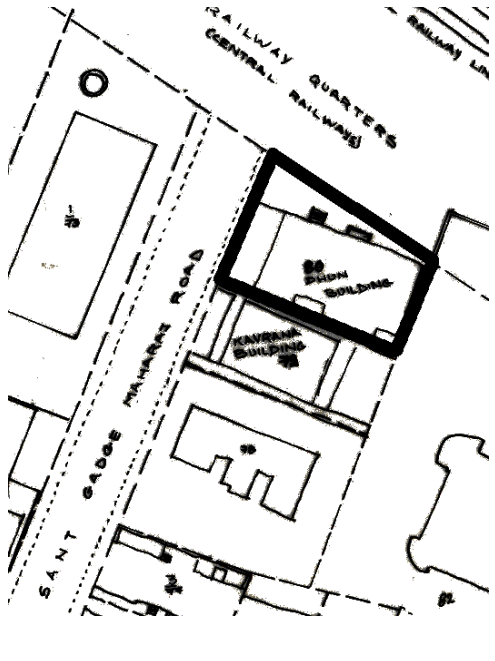


View of the building from Dadasaheb Phalke Road



Decorative Balcony detail

Photograph cannot be taken from the side because of the proximity of the surrounding structures

	Common Ref. No.:	
	Card No.: F/s-3	
	Ward (Part): F south-II	
	CS No.: 80	
	Plot Area: 440.64 sq.m.	
	B U Area: 1216.80 sq.m.	
	Date: April, 2005	
	Record by: Swapnil B, Malvika A	
	Review by: Neera Adarkar	
	Internal: As above	
External: As above		
Photo Ref.: T-III-Fs:\Ward F south\ Dhun Building		

1.0	Denomination		
1.1	Name of Premises	Dhun Building	
1.2	Earlier Name	Not applicable	
1.3	Built in	Early 20 th century	Extension Date (if any) Not applicable
2.0	Acces		
2.1	Main	Sant Gadge Maharaj Road (Dadar Cross Road)	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Zaintunbai Ahmedali Abdullah	
3.2	Past	Taherbhai Abdul Ali, Abdul Hussain Taherbhai Tejbhai Taherbhai, Saifuddin Taherbhai, Quresh Ahmedali, Phiroz Ahmedali, Mansoor Ahmedali	
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 Dadasaheb Phalke Road, which is one of the important roads leading to Dadar Central Railway Station.	
5.2	Architectural Description	A Vernacular style structure with interesting roof profiles and well detailed balconies. The projecting half hexagonal bays of enclosed balconies with decorative segmental windows and well detailed balustrade along with pilasters, decorative motifs on gable wall and grooved bands on the façade exhibit an influence of Neo-classical style.	
5.3	Intrinsic	One of the isolated buildings in the predominantly Marathi speaking neighborhood owned and resided by Parsis.	
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	900mm high painted stone plinth in coursed ashlar masonry	
7.2	Walls	Brick walls	
7.3	Floor	Jack arch flooring	
7.4	Stairs	Dog legged wooden staircase	

7.5	Openings	Rectangular openings with wooden frames and glazed shutters		
7.6	Roofing	Partly sloping roof with Mangalore tiles and wooden trusses		
7.7	Articulation	Decorative brackets supporting balconies, floor bands at all floor		
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		
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, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good (No sagging observed)		
9.4	Stairs	Good (Well maintained)		
9.5	Openings	Good (Wooden members in good condition)		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Good		
9.8	Services	Good (Drainage pipes need no replacement)		
9.9	Outbuildings	Good		
9.10	Overall condition	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.		

Dhun Building




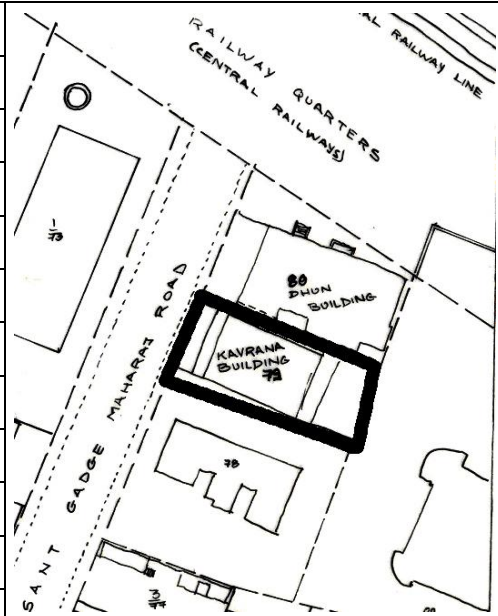
Elevation view of the building from Sant Gadge Maharaj Road



View of balcony detail

Photograph cannot be taken from the side because because of the proximity of the surrounding structures

	Common Ref. No.:	
	Card No.: F/s-4	
	Ward (Part): F south-II	
	CS No.: 79	
	Plot Area: 354.52 sq.m.	
	B U Area: 1349.30 sq.m.	
	Date: April, 2005	
	Record by: Swapnil B, Malvika A	
	Review by: Neera Adarkar	
	Internal: As above	
External: As above		
Photo Ref.: T-III-Fs:\Ward F south\ Kavrana Building		



1.0	Denomination		
1.1	Name of Premises	Kavrana 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	Sant Gadge Maharaj Road	
2.2	Subsidiary	Dadasaheb Phalke Road	
3.0	Ownership Pattern		
3.1	Present	Kaikhushroo Phiroz	
3.2	Past	Kaikhushroo Phiroz	
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 Dadasaheb Phalke Road near Dadar Railway Station (Central).	
5.2	Architectural Description	Belongs to typology of modest Parsi residential buildings constructed in combination of Vernacular and Neo-classical style. Plain facade and minimal ornamentation, cornice band seen at floor levels, decorative C.I railings for balcony projecting at second floor level. Segmental arches are seen for ground floor windows. Decorative Edwardian detail with husk places in the top most central location.	
5.3	Intrinsic	One of the very few Parsi buildings in the predominantly Marathi speaking neighborhood near Dadar.	
5.4	Value Classification	A(arc), B(per)	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 4	
7.0	Construction		
7.1	Plinth	900mm high Black Basalt stone plinth in coursed ashlar masonry	
7.2	Walls	300mm thick brick walls	
7.3	Floor	R.C.C. slab flooring	
7.4	Stairs	Well maintained dog legged wooden staircase	
7.5	Openings	Rectangular openings with wooden frames and glazed shutters	

7.6	Roofing	Partly sloping roof with asbestos sheets		
7.7	Articulation	Cornice band at floor level. Decorative motifs for parapet wall and C.I railing		
7.8	Finishes	Internally and externally plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors although not of heritage value, well maintained		
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)	Windows 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	Good (No sagging observed)		
9.4	Stairs	Good (Wooden members in good condition)		
9.5	Openings	Fair (Needs maintenance)		
9.6	Roofing	Fair (Leakage observed at some places)		
9.7	Articulation & Finishes	Fair (Needs plastering and painting)		
9.8	Services	Fair (Drainage pipes need maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	None		
12.0	Additional Notes / References / Documents Available	Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.		

Kavrana Building



View from Sant Gadge Maharaj Marg


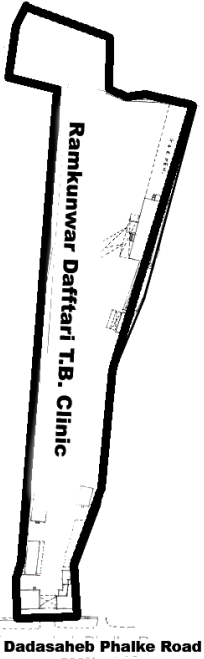


Highly decorated balcony railings



Detail on the top of the building

Side elevations cannot be seen due to proximity of the adjoining buildings

	Common Ref. No.:	
	Card No.: F/s-5	
	Ward (Part): F south-I	
	CS No.: 703	
	Plot Area: 547.66 sq.m	
	B U Area: 273.83 sq.m.	
	Date: April, 2005	
	Record by: Swapnil B, Malvika A	
	Review by: Neera Adarkar	
	Internal: As above	
External: As above		
Photo Ref.: T-III-Fs:\Ward F south\ Ramkunwar Dafftari T.B.Clinic		
		


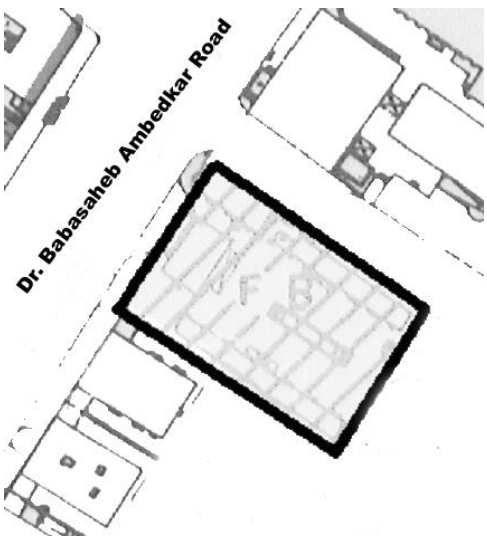
1.0	Denomination		
1.1	Name of Premises	Ramkunwar Dafftari T.B. Clinic	
1.2	Earlier Name	Not applicable	
1.3	Built in	Late 19 th century	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Dadasaheb Phalke Road	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Manoharsingh Balwantsingh Dhody	
3.2	Past	Gurmeetsingh Manoharsingh Dhody	
3.3	Status	MCGM	
4.0	Use		
4.1	Present	Public use	
4.2	Past	Public use	
4.3	Usage	Regular public use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Ground floor structure, situated on a rectangular plot, abutting Dadasaheb Phalke Road which is one of the major North-South arterial roads near Dadar (Central) Railway Station.	
5.2	Architectural Description	A modest low scale ground floor Vernacular structure. Has Mangalore tiles roof with wooden trusses. Entry is articulated through a verandah for the structure. Low scale development enhances Vernacular feeling. Has wooden columns and has ample open space.	
5.3	Intrinsic	Typology of health centers built in the dense residential areas of the city and run by the municipal corporation.	
5.4	Value Classification	A(arc), B(per), B(uu)	Recommended Grade II B
6.0	Topography		
6.1	Floors	G + 0	
7.0	Construction		
7.1	Plinth	450mm stone plinth	
7.2	Walls	Brick wall	
7.3	Floor	Not applicable	
7.4	Stairs	Not applicable	
7.5	Openings	Rectangular openings	

7.6	Roofing	Sloping roof with Mangalore tiles and wooden trusses		
7.7	Articulation	Has entrance through verandah for the structure. Low rises development giving vernacular feeling. Has wooden columns. Has ample open space.		
7.8	Finishes	Internally and externally plastered and oil painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Has a stone compound wall from all sides		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Ample open space around with fair amount of landscape		
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	Fire extinguish placed		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Fair (No settlement or cracks observed)		
9.2	Walls	Fair (No dampness or cracks observed)		
9.3	Floor	Fair (No sagging observed)		
9.4	Stairs	Fair (Well maintained)		
9.5	Openings	Fair (Wooden members in good condition)		
9.6	Roofing	Fair (No leakage observed)		
9.7	Articulation & Finishes	Fair (Needs no plastering and painting)		
9.8	Services	Fair (Drainage pipes need maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	Replastered and repainted.		
11.0	DP Remarks / Perceived Threats	Plot reserved for Municipal Dispensary on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai		

Ramkunwar Daffari T.B. Clinic



Since Photography was denied Ramkunwar Daffari T.B. Clinic was not extensively covered.

	Common Ref. No.:	
	Card No.: F/s-6	
	Ward (Part): F south-I	
	CS No.: Not available	
	Plot Area: Not available	
	B U Area: Not available	
	Date: April, 2005	
	Record by: Swapnil B, Malvika A	
	Review by: Neera Adarkar	
	Internal: As above	
	External: As above	
	Photo Ref.: T-III-Fs:\Ward F south\ Dadar Fire Station	

1.0	Denomination		
1.1	Name of Premises	Dadar Fire Station	
1.2	Earlier Name	Not available	
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	MMGS Marg	
3.0	Ownership Pattern		
3.1	Present	MCGM	
3.2	Past	MCGM	
3.3	Status	MCGM	
4.0	Use		
4.1	Present	Fire station	
4.2	Past	Fire station	
4.3	Usage	Fire station	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Landmark on a prominent junction on Dr. Babasaheb Ambedkar Road in close vicinity of Dadar (Central) Railway Station.	
5.2	Architectural Description	A simple vernacular style structure with Mangalore tiles roof and projecting floor bands. Has a decorative front façade. The entrance has decorative pilasters and the windows on first floor have decorative projecting architraves. Has a modestly decorative front facade. Has wooden staircase. Huge wooden doors on front for the entry of fire engine. Windows have architraves and decorative bands.	
5.3	Intrinsic	The island city has 14 fire stations. This is one of the two fire stations in F south ward.	
5.4	Value Classification	A(arc), B(des), F	Recommended Grade II B
6.0	Topography		
6.1	Floors	G + 1	
7.0	Construction		
7.1	Plinth	Painted stone plinth	
7.2	Walls	Brick walls	
7.3	Floor	R.C.C. slab flooring	
7.4	Stairs	Wooden staircase with R.C.C. balustrades	
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	Simple vernacular style structure with Mangalore tiles roof and projecting floor bands. Has a decorative front façade. Windows have architraves and decorative bands.		
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	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	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good (No sagging observed)		
9.4	Stairs	Good (Wooden members in good condition)		
9.5	Openings	Good (Well maintained)		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Good (Well maintained)		
9.8	Services	Good (Drainage pipes need no replacement)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	Asbestos chajjas added on ground floor asbestos chajjas added on ground floor.		
10.2	Structure	Not applicable		
10.3	Articulation & Finishes	Replastered and painted internally as well as externally.		
11.0	DP Remarks / Perceived Threats	Plot reserved for Fire Brigade Station or printing press on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai		

Dadar Fire Station


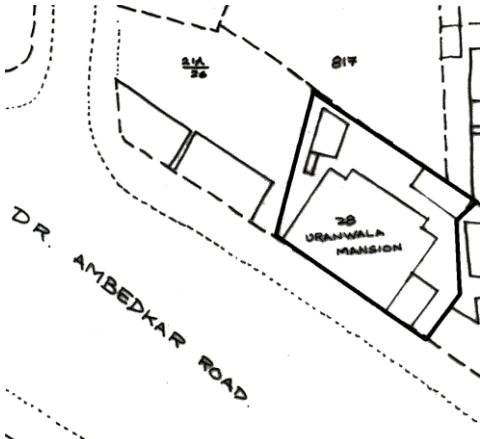


View from Dr. Babasaheb Ambedkar Marg



View from Dr. Babasaheb Ambedkar Marg

Photograph cannot be taken from the side because because of the proximity of the surrounding structures

	Common Ref. No.:		
	Card No.: F/s-7		
	Ward (Part): F south-I		
	CS No.: 28		
	Plot Area: 642.14 sq.m.		
	B U Area: 1547.70 sq.m.		
	Date: April, 2005		
	Record by: Swapnil B, Malvika A		
	Review by: Neera Adarkar		
	Internal: As above		
	External: As above		
Photo Ref.: T-III-Fs:\Ward F south\ Uranwala Mansion			
			
1.0	Denomination		
1.1	Name of Premises	Uranwala Mansion	
1.2	Earlier Name	Not applicable	
1.3	Built in	1919	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Dr. Babasaheb Ambedkar Marg	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Perrin Baman Nadirsha Uranwala	
3.2	Past	Perrin Baman Nadirsha Uranwala	
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 at the foot of the flyover built on Dr. Babasaheb Ambedkar Marg, which is one of the major North-South arterial roads.	
5.2	Architectural Description	A very elegant building in Vernacular style, highlighted by proportionately designed bays of exquisite balconies and windows. The balconies have geometrical metal railings and sloping roofs supported by slender timber columns. The glazed wooden semicircular on ground floor and rectangular windows on upper floor are neatly enclosed by architraves and keystones.	
5.3	Intrinsic	Owned and occupied by tenants from the Parsi community that is known for careful maintenance of their properties. This is one of the few isolated buildings occupied by Parsis in this predominantly Marathi speaking working class area of Parel.	
5.4	Value Classification	A(arc), B(per), B(des), E,	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 4	
7.0	Construction		
7.1	Plinth	Black Basalt stone plinth	
7.2	Walls	Brick walls	
7.3	Floor	Wooden floors with wooden joists	
7.4	Stairs	Wooden staircase with decorative wooden handrails	

7.5	Openings	Window, wooden glazed rectangular semi circular arches on window at ground floor		
7.6	Roofing	Sloping roof with Mangalore tiles supported with wooden brackets		
7.7	Articulation	Projecting balconies with decorative wooden and metal composite rails supported with wooden brackets.		
7.8	Finishes	Internally externally plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Has a brick compound 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)	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	Good (No sagging observed)		
9.4	Stairs	Good (Wooden members in good condition)		
9.5	Openings	Good (Well maintained)		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Good		
9.8	Services	Good (Drainage pipes need no replacement)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	Wooden beams replaced by steel.		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Plot affected by shipline on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.		

Uranwala Mansion



View from Dr. Babasaheb Ambedkar Marg


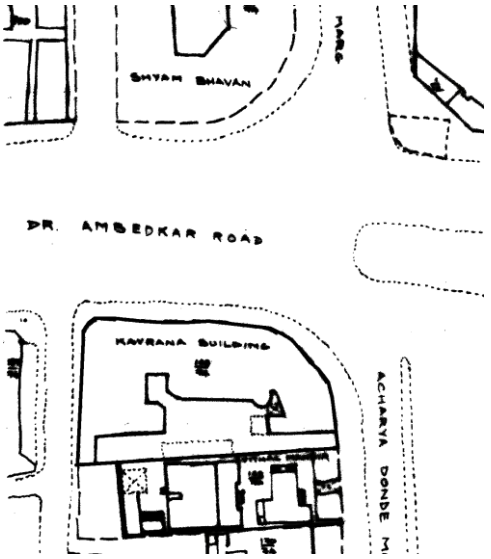


Name encrypted on the building



View of the balconies on front facade

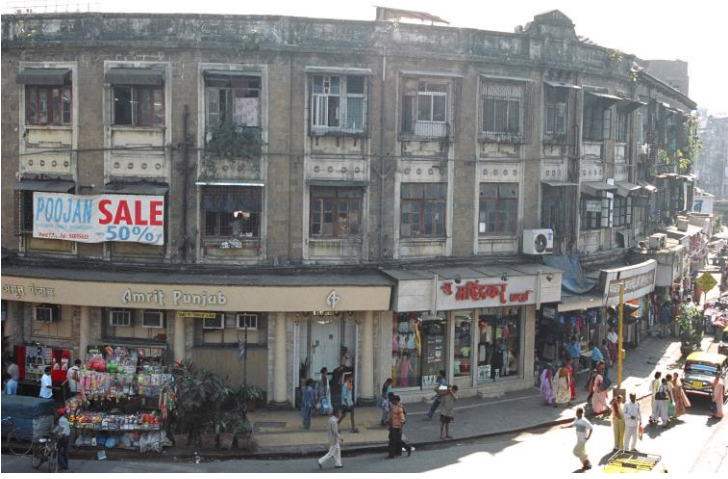
Side elevations cannot be seen due to proximity of the adjoining buildings

	Common Ref. No.:	
	Card No.: F/s-8	
	Ward (Part): F south-I	
	CS No.: 168/74	
	Plot Area: 1000.84 sq.m.	
	B U Area: 2035.50 sq.m.	
	Date: April, 2005	
	Record by: Swapnil B, Malvika A	
	Review by: Neera Adarkar	
	Internal: As above	
External: As above		
Photo Ref.: T-III-Fs:\Ward F south\ Kaurana Building		

1.0	Denomination		
1.1	Name of Premises	Kaurana Building	
1.2	Earlier Name	Not applicable	
1.3	Built in	1915-20	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Dr. Babasaheb Ambedkar Marg	
2.2	Subsidiary	Acharya Dhonde Marg	
3.0	Ownership Pattern		
3.1	Present	Trustees for improvement of city of Bombay	
3.2	Past	Tehima Ratanshaw Kaurana, Jal Ratanshaw Kaurana, Minoo Ratanshaw Kaurana, Jamshed Ratanshaw Kaurana	
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 building with a long continuous curved façade, situated on important junction of Dr. Babasaheb Ambedkar Marg, which is one of the major North-South arterial roads and Acharya Donde Marg, which is one of the major East-West arterial roads. This building and Shyam Bhavan building define two corners on the Parel junction.	
5.2	Architectural Description	One of the twin buildings defining the opposite corners of the Parel junction. It has an enhanced horizontal character, external façade in Basalt stone masonry. Has a combination of timber and Mangalore tile sloping and flat roof. Windows bays on the long curved façade are highlighted by plaster bands tying the first and second floor windows.	
5.3	Intrinsic	One of the tenanted chawls that house the working class population specially the textile workers. In spite of the modest interiors and minimum facilities, like one room per family and common toilets. The facades facing the major roads are highlighted by Neo-classical seen on most of the major road fronts.	
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	
7.2	Walls	External stone facade, internal brick wall	

7.3	Floor	Wooden flooring with wooden joists		
7.4	Stairs	Wooden dog legged with decorative wooden handrails		
7.5	Openings	R.C.C. wooden doors and windows		
7.6	Roofing	Mixture of sloping and flat roof		
7.7	Articulation	Decorative R.C.C. parapet. Has wooden staircase with decorative wooden handrail. Has decorative pilasters on front 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, 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 at some places		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good (No sagging observed)		
9.4	Stairs	Good (Wooden members in good condition)		
9.5	Openings	Fair (Well maintained)		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Good		
9.8	Services	Good (Drainage pipes need no replacement)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Fair
10.0	Transformation			
10.1	Form	Grills added at some places.		
10.2	Structure	Wood replaced by steel.		
10.3	Articulation & Finishes	Hoardings on front facade.		
11.0	DP Remarks / Perceived Threats	Plot affected by shipline on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.		


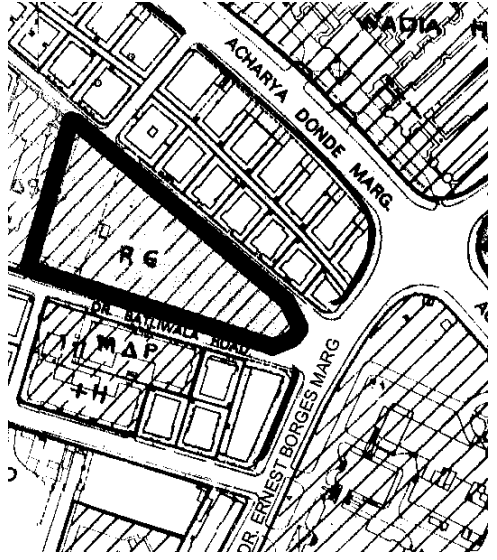
Kaurana Building



View from Dr. Babasaheb Ambedkar Marg




View from bridge at Parel junction on Dr. Babasaheb Ambedkar Marg

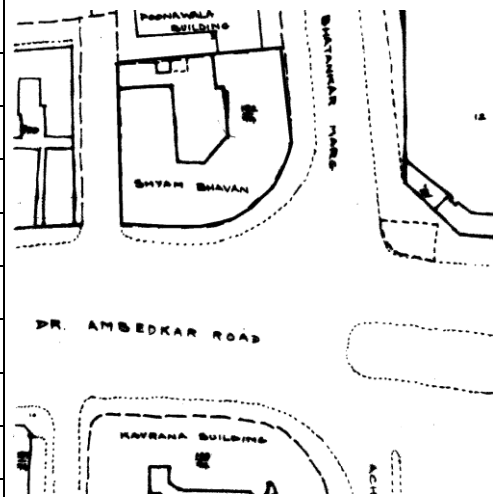
	Common Ref. No.:		
	Card No.: F/s-9		
	Ward (Part): F south-I		
	CS No.: Not available		
	Plot Area: Not available		
	B U Area: Not available		
	Date: April, 2005		
	Record by: Swapnil B, Malvika A		
	Review by: Neera Adarkar		
	Internal: As above		
	External: As above		
Photo Ref.: T-III-Fs:\Ward F south\ Kamgar Maidan			
			
1.0	Denomination		
1.1	Name of Premises	Kamgar Maidan	
1.2	Earlier Name	Pathan Maidan	
1.3	Built in	Not applicable	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Dr. Ernest Borges Marg	
2.2	Subsidiary	Dr. Batliwala Road	
3.0	Ownership Pattern		
3.1	Present	MCGM	
3.2	Past	MCGM	
3.3	Status	MCGM	
4.0	Use		
4.1	Present	Used as a congregation space and as a play ground	
4.2	Past	Used for public sports activities and Public meetings	
4.3	Usage	Play ground	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	A triangular shaped open space amidst a high density working class neighbourhood, facing the Dr. Ernest Borges Marg, near K.E.M. Hospital.	
5.2	Architectural Description	A large triangular play ground, fenced from all sides. Used extensively by the local working class for recreation and public meetings.	
5.3	Intrinsic	Kamgar Maidan is of historical importance Earlier known also as Pathan maidan. Pathans, migrants from North West provinces, would carry their business of money lending to the working class population in this ground. This Maidan has historic importance as it has seen innumerable political meetings of the textile workers during the Freedom Movement and Sanyukta Maharashtra movement addressed by prominent labour leaders like Comrade Dange, Acharya Atre, S.M. Joshi and popular Shahirs (bards) like Amarsheikh and Annabhau Sathe.	
5.4	Value Classification	A(his), C (seh), D (bio), 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	Black basalt stone compound wall		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Not applicable		
8.0	Services & Utilities			
8.1	Lighting	Not applicable		
8.2	Ventilation	Not applicable		
8.3	Electricity	Not applicable		
8.4	Water Supply	Not applicable		
8.5	Drainage (Plumbing and Sanitation)	Not applicable		
8.6	Fire precaution	Not applicable		
8.7	Other (HVAC / BMS / Security Systems)	Not applicable		
9.0	Condition			
9.1	Plinth	Not applicable		
9.2	Walls	Not applicable		
9.3	Floor	Not applicable		
9.4	Stairs	Not applicable		
9.5	Openings	Not applicable		
9.6	Roofing	Not applicable		
9.7	Articulation & Finishes	Not applicable		
9.8	Services	Not applicable		
9.9	Outbuildings	Not applicable		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	Not applicable		
10.2	Structure	Not applicable		
10.3	Articulation & Finishes	Not applicable		
11.0	DP Remarks / Perceived Threats	Plot demarcated as a Park on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.		

Kamgar Maidan



	Common Ref. No.:	
	Card No.: F/s-10	
	Ward (Part): F south-I	
	CS No.: 192 / 74	
	Plot Area: 940.65 sq.m.	
	B U Area: 3630.85 sq.m.	
	Date: April, 2005	
	Record by: Swapnil B, Malvika A	
	Review by: Neera Adarkar	
	Internal: As above	
External: As above		
Photo Ref.: T-III-Fs:\Ward F south\ Shyam Bhavan		



1.0	Denomination		
1.1	Name of Premises	Shyam Bhavan	
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 Marg	
2.2	Subsidiary	Jagannathrao Bhatankar Marg	
3.0	Ownership Pattern		
3.1	Present	Trustees for improvement of city of Bombay	
3.2	Past	Bhanuben Jairam Chauhan, Vijay Jairam Chauhan, Jayesh Jairam Chauhan	
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 large corner building, following the curve of the strategic junction of Parel, Dr. Babasaheb Ambedkar Marg, which is one of the major North-South arterial roads and Jagannath Bhatankar Marg.	
5.2	Architectural Description	One of the twin buildings defining the opposite corners of the Parel junction. It has an enhanced horizontal character, external façade in Basalt stone masonry and a combination of sloping and flat roof. Decorative stone façade with Neo Classical features like pilasters and cornice bands. The regularly placed uniform windows create a pattern on front façade.	
5.3	Intrinsic	One of the tenanted chawls that house the working class population specially the textile workers. In spite of the modest interiors and minimum facilities, like one room per family and common toilets. The facades facing the major roads are highlighted by Neo-classical seen on most of the major road fronts. The sweet meat shop on ground floor called Gaurishankar Chittarmal Mithaiwala has found place in the cultural and literacy expression of the working class.	
5.4	Value Classification	A(arc), B(des), C(seh) G(grp)	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 2	
7.0	Construction		
7.1	Plinth	Kurla Basalt stone	
7.2	Walls	External stone facade, internal brick wall	

7.3	Floor	Wooden flooring with wooden joists		
7.4	Stairs	Wooden dog legged with decorative wooden handrails		
7.5	Openings	R.C.C. wooden doors and windows		
7.6	Roofing	Mixture of sloping and flat roof		
7.7	Articulation	Decorative R.C.C. parapet. Has wooden staircase with decorative wooden handrail. Has decorative pilasters on front 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, 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	Fair (No dampness or cracks observed)		
9.3	Floor	Fair (No sagging observed)		
9.4	Stairs	Fair (Need maintenance)		
9.5	Openings	Poor (Need maintenance)		
9.6	Roofing	Poor (Leakage observed at some places)		
9.7	Articulation & Finishes	Poor (Needs plastering and painting)		
9.8	Services	Fair (Drainage pipes need maintenance)		
9.9	Outbuildings	Poor		
9.10	Overall condition	Poor	Maintenance level	Poor
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	At some places wooden beams and columns replaced by steel.		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Plot affected by sholine on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.		

Shyam Bhavan

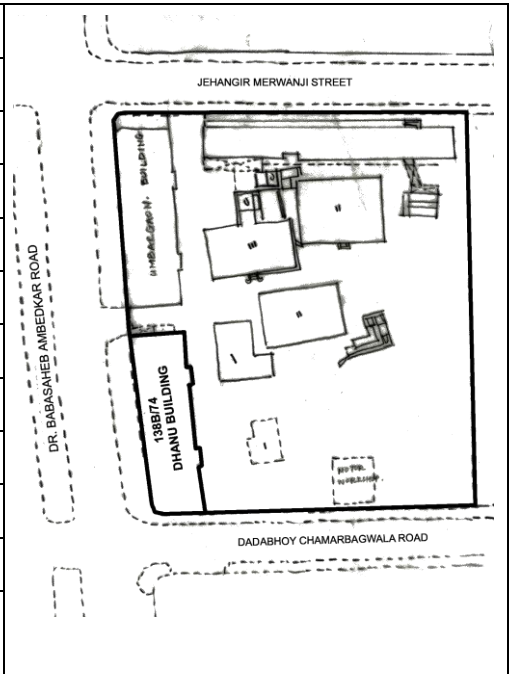


View of the building from Dr. Babasaheb Ambedkar Marg

Photograph cannot be taken from the side because of the proximity of the surrounding structures



Common Ref. No.:
Card No.: F/s-11
Ward (Part): F south-I
CS No.: 138B / 74
Plot Area: 2252.72 sq.m.
B U Area: 1126.36 sq.m.
Date: April, 2005
Record by: Swapnil B, Malvika A
Review by: Neera Adarkar
Internal: As above
External: As above
Photo Ref.: T-III-Fs:\Ward F south\ Dhanu Building



1.0	Denomination			
1.1	Name of Premises	Dhanu Building		
1.2	Earlier Name	Not applicable		
1.3	Built in	1915-20	Extension Date (if any)	Not applicable
2.0	Access			
2.1	Main	Dr. Babasaheb Ambedkar Marg		
2.2	Subsidiary	Dadabhoj Chamarbagwala Road		
3.0	Ownership Pattern			
3.1	Present	Awabai Nadirsha and others		
3.2	Past	Awabai Nadirsha and others		
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)	Facing Dr. Babasaheb Ambedkar Marg, which is one of the major North-South arterial roads, forms part of the skyline.		
5.2	Architectural Description	This building belongs to typology of Vernacular Chawls, with Mangalore tile sloping roof, the monotony of long balconies is broken with two staircase bays located symmetrically away from the centre. The balconies have typical wooden railings, glazed sun screens and sloping chajjas.		
5.3	Intrinsic	One of the tenanted chawls resided by working class population of Parel.		
5.4	Value Classification	A(arc), B(des), C(seh), I(sce)	Recommended Grade	III
6.0	Topography			
6.1	Floors	G + 3		
7.0	Construction			
7.1	Plinth	Plastered and painted stone plinth		
7.2	Walls	Brick walls		
7.3	Floor	Wooden floors with wooden joists		
7.4	Stairs	Stone staircase with decorative wooden handrail		
7.5	Openings	Wooden doors with wooden ventilators, wooden glazed windows also with wooden ventilators.		
7.6	Roofing	Sloping roof with Mangalore tiles		

7.7	Articulation	Decorative pilasters for staircase block carry on front and back.		
7.8	Finishes	Internally externally 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	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	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	Fair (No sagging observed)		
9.4	Stairs	Fair (Wooden members in good condition)		
9.5	Openings	Fair (Needs maintenance)		
9.6	Roofing	Fair (No leakage observed)		
9.7	Articulation & Finishes	Fair		
9.8	Services	Fair (Drainage pipes need no replacement)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	On first floor corridor have been enclosed.		
10.2	Structure	Wooden beams and columns replaced by steel.		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Plot affected by shipline on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.		

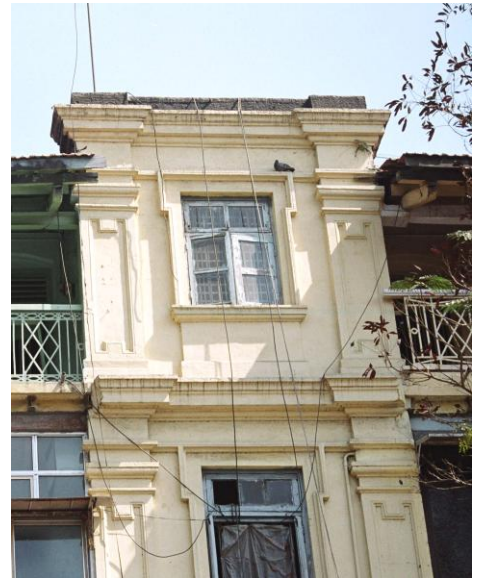
Dhanu Building



View form Dr. Babasaheb Ambedkar Marg



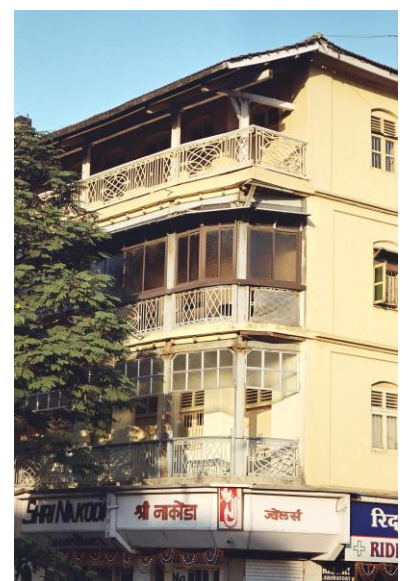
View form Dr. Babasaheb Ambedkar Marg




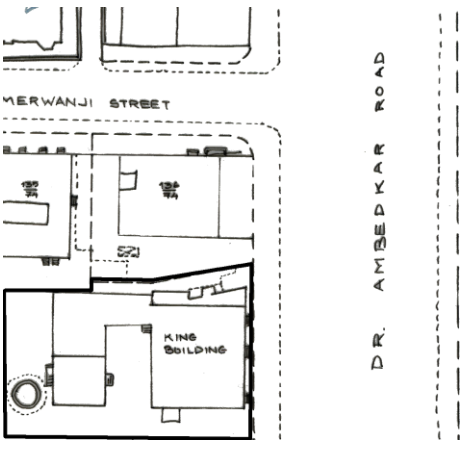
Decorative pilasters on front facade



Side view



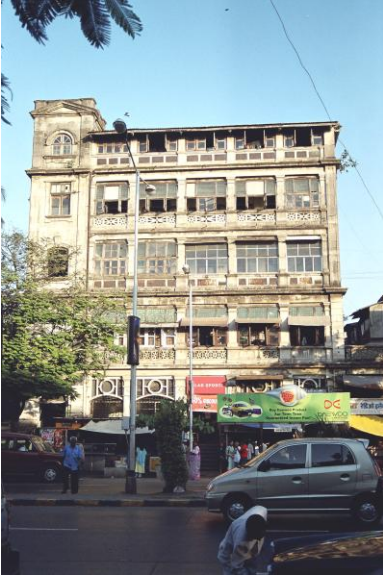
Side view

	Common Ref. No.:		
	Card No.: F/s-12		
	Ward (Part): F south-I		
	CS No.: Not available		
	Plot Area: Not available		
	B U Area: Not available		
	Date: April, 2005		
	Record by: Swapnil B, Malvika A		
	Review by: Neera Adarkar		
	Internal: As above		
External: As above			
Photo Ref.: T-III-Fs:\Ward F south\ Kings Building			

1.0	Denomination			
1.1	Name of Premises	Kings Building		
1.2	Earlier Name	Not applicable		
1.3	Built in	1912	Extension Date (if any)	Not applicable
2.0	Access			
2.1	Main	Dr. Babasaheb Ambedkar Marg		
2.2	Subsidiary	Dadabhoy Chamarbaugwala Road		
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)	G+4 storey imposing building abutting Dr. Babasaheb Ambedkar Marg, which is one of the major North-South arterial roads.		
5.2	Architectural Description	Decorative front façade in Neo-classical style. Sloping roof with Mangalore tiles above. The corner of the building which houses the wooden staircase is a prominent feature, has stone pilasters on front façade, wooden beams and columns. Glazed / wooden windows and ventilators add an ornamental quality. Openings on side have segmental arches.		
5.3	Intrinsic	Although belongs to the typology of road front buildings with decorated facades, has a distinct quality because of its non symmetrical appearance.		
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 plinth		
7.2	Walls	Internally load bearing brick walls with wooden beams and columns		
7.3	Floor	Wooden floors with wooden joists.		
7.4	Stairs	Straight flight, wooden staircase with wooden handrails.		
7.5	Openings	Rectangular glazed / wooden windows openings. Openings on side		

		have segmental arches.
7.6	Roofing	Mangalore tile sloping roof.
7.7	Articulation	Decorative pilasters. Staircase block at the corner.
7.8	Finishes	Internally externally 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	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	Not provided
8.7	Other (HVAC / BMS / Security Systems)	Windows 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	Good (No sagging observed)
9.4	Stairs	Good (Wooden members in good condition)
9.5	Openings	Good (Needs maintenance)
9.6	Roofing	Good (No leakage observed)
9.7	Articulation & Finishes	Fair
9.8	Services	Fair (Drainage pipes need maintenance)
9.9	Outbuildings	Good
9.10	Overall condition	Good Maintenance level Fair
10.0	Transformation	
10.1	Form	Not applicable
10.2	Structure	Corner doors have been enclosed.
10.3	Articulation & Finishes	Hoardings or sign board placed.
11.0	DP Remarks / Perceived Threats	Not affected by road widening
12.0	Additional Notes / References / Documents Available	Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai

Kings Building



View from Dr. Babasaheb Ambedkar Marg



Stucco work on ground and first floor



View of staircase




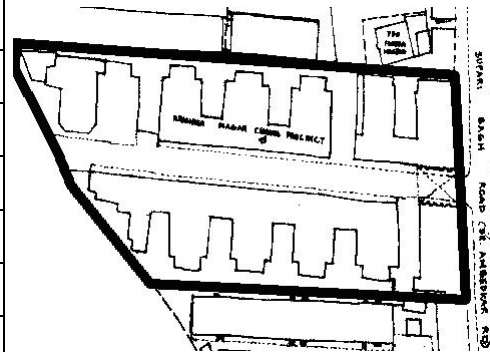
Stain glass provided for ventilators



Year of completion encrypted on the building

Side elevations cannot be seen due to proximity of the adjoining buildings

	Common Ref. No.:	
	Card No.: F/s-13	
	Ward (Part): F south-I	
	CS No.: 98	
	Plot Area: 6522.63 sq.m.	
	B U Area: Not applicable	
	Date: April, 2005	
	Record by: Swapnil B, Malvika A	
	Review by: Neera Adarkar	
	Internal: As above	
	External: As above	
Photo Ref.: T-III-Fs:\Ward F south\ Krishna Nagar Chawl Precinct		



1.0	Denomination		
1.1	Name of Premises	Krishna Nagar Chawl Precinct	
1.2	Earlier Name	Not applicable	
1.3	Built in	1910-20	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Dr. Babasaheb Ambedkar Marg	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Edulji Jehangirji Bisney, Sardar Davur Tehmurasp, Kawasjee Modi (Trustees)	
3.2	Past	Hormasji Dinshawji Batliwala, Edulji Dinshawji Batliwala	
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 large chawl complex on a large rectangular plot, facing and extending depth wise from Dr. Babasaheb Ambedkar Marg, which is one of the major North-South arterial roads.	
5.2	Architectural Description	A complex of G + 4 and G + 3 buildings has a very linear and decorative façade, partly clad with Malad stone. Sloping roof with Mangalore tiles supported with wooden brackets. The roof line is accentuated with triangular pediments and decorative gables at the two ends and at the central bay of access. Has stone pilasters at the corners. Rectangular, glazed, wooden window openings. Balconies on front façade supported with decorative concrete brackets. The entrance is through an archway leading to the linear open space inside.	
5.3	Intrinsic	Krishna Nagar Chawl complex is one of the 3 to 4 working class precincts, occupied mainly by the textile workers. Its historic significance lies in the fact that during the textile trade union movements and during the linguistic struggle for the State of Maharashtra. These chawls represented the militancy of these struggles. Most of the residents were loyal to the textile union called Girni Kamgar Union.	
5.4	Value Classification	A(arc), A(his), C(seh), G(grp)	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 4, G + 3	

7.0	Construction		
7.1	Plinth	Black Basalt stone plinth	
7.2	Walls	Malad stone cladded on front façade at some places. External wall made up of stone. Internal walls are load bearing brick walls.	
7.3	Floor	Wooden floor with timber joists	
7.4	Stairs	Wooden staircase with decorative wooden concrete handrails	
7.5	Openings	Rectangular, glazed, wooden window openings. Balconies on front façade supported with decorative concrete brackets.	
7.6	Roofing	Sloping roof with Mangalore tiles with wooden brackets	
7.7	Articulation	Laid in certain pattern. Malad stone cladded on front façade at some places. Has a good roof profile. Has wooden staircase with decorative wooden/concrete handrail. Has stone pilasters at the corners.	
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	Has a central 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)	Windows air-conditioning units at some places	
9.0	Condition		
9.1	Plinth	Good (No settlement or cracks observed)	
9.2	Walls	Fair (Dampness or cracks observed at some places)	
9.3	Floor	Fair (No sagging observed)	
9.4	Stairs	Fair (Needs maintenance)	
9.5	Openings	Fair (Needs maintenance)	
9.6	Roofing	Fair (Leakage observed at some places)	
9.7	Articulation & Finishes	Fair (Needs plastering and painting)	
9.8	Services	Fair (Drainage pipes need maintenance)	
9.9	Outbuildings	Fair	
9.10	Overall condition	Fair	Maintenance level Fair
10.0	Transformation		
10.1	Form	Balconies enclosed. Grills added later.	
10.2	Structure	Wooden beams placed by steal. Brackets replaced with wood and steal.	
10.3	Articulation & Finishes	Hoardings and sign board added later.	
11.0	DP Remarks / Perceived Threats	Plot affected by shopline on proposed Development Plan. (D.P.)	
12.0	Additional Notes / References / Documents Available	Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.	

Krishna Nagar Chawl Precinct



View from Dr. Babasaheb Ambedkar Marg



Internal details of Krishna Nagar Chawl Precinct



Internal view Krishna Chawl Precinct



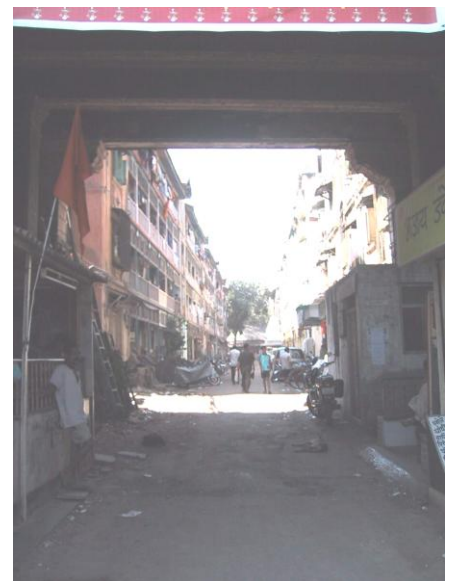
View of main entrance



Column with decorative floral capital


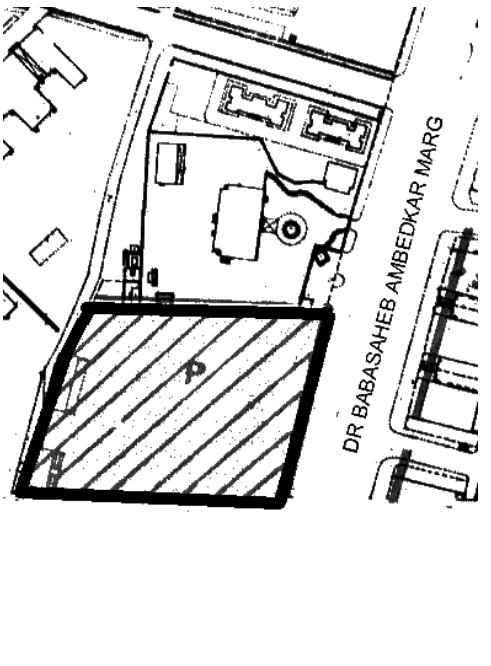


Details at the entrance gate



Krishna Chawl Precinct

Side elevations cannot be seen due to proximity of the adjoining buildings


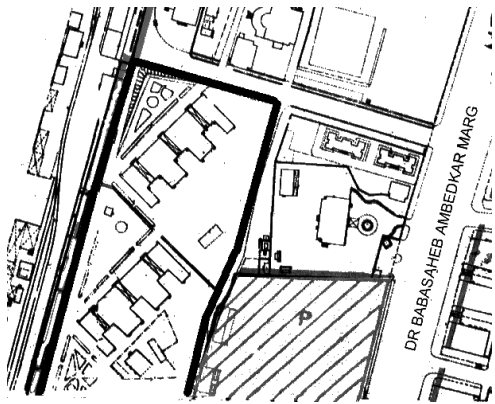
	Common Ref. No.:	
	Card No.: F/s-14	
	Ward (Part): F south-I	
	CS No.: Not available	
	Plot Area: Not available	
	B U Area: Not available	
	Date: April, 2005	
	Record by: Swapnil B, Malvika A	
	Review by: Neera Adarkar	
	Internal: As above	
	External: As above	
	Photo Ref.: T-III-Fs:\Ward F south\ Railway Ground	

1.0	Denomination		
1.1	Name of Premises	Railway Ground	
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 Marg	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	MCGM	
3.2	Past	MCGM	
3.3	Status	MCGM	
4.0	Use		
4.1	Present	Unknown	
4.2	Past	Originally railway stadium used for sports activities (Public)	
4.3	Usage	Unknown	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	A large open space facing the Dr. Babasaheb Ambedkar Marg, which is one of the major North-South arterial roads.	
5.2	Architectural Description	Not applicable	
5.3	Intrinsic	Originally it was a railway stadium. This open ground is of great importance in the high density working class neighbourhood.	
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	Black basalt stone compound wall		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Not applicable		
8.0	Services & Utilities			
8.1	Lighting	Not applicable		
8.2	Ventilation	Not applicable		
8.3	Electricity	Not applicable		
8.4	Water Supply	Not applicable		
8.5	Drainage (Plumbing and Sanitation)	Not applicable		
8.6	Fire precaution	Not applicable		
8.7	Other (HVAC / BMS / Security Systems)	Not applicable		
9.0	Condition			
9.1	Plinth	Not applicable		
9.2	Walls	Not applicable		
9.3	Floor	Not applicable		
9.4	Stairs	Not applicable		
9.5	Openings	Not applicable		
9.6	Roofing	Not applicable		
9.7	Articulation & Finishes	Not applicable		
9.8	Services	Not applicable		
9.9	Outbuildings	Not applicable		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	Not applicable		
10.2	Structure	Not applicable		
10.3	Articulation & Finishes	Not applicable		
11.0	DP Remarks / Perceived Threats	Plot demarcated as a Park on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.		

Railway Ground



	Common Ref. No.:		
	Card No.: F/s-15		
	Ward (Part): F south-I		
	CS No.: Not available		
	Plot Area: Not available		
	B U Area: Not available		
	Date: April, 2005		
	Record by: Swapnil B, Malvika A		
	Review by: Neera Adarkar		
	Internal: As above		
	External: As above		
	Photo Ref.: T-III-Fs:\Ward F south\ Railway Quarters		
			
1.0	Denomination		
1.1	Name of Premises	Railway Quarters	
1.2	Earlier Name	Not applicable	
1.3	Built in	1907	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Dr. Babasaheb Ambedkar Marg	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	MCGM	
3.2	Past	MCGM	
3.3	Status	MCGM	
4.0	Use		
4.1	Present	Residential	
4.2	Past	Office	
4.3	Usage	Regular residential use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Structures situated on a large open plot, facing Dr. Babasaheb Ambedkar Marg, which is one of the major North-South arterial roads, on one side and the railway line on other side.	
5.2	Architectural Description	Built in Neo Gothic style this architecturally interesting complex consists of 3 buildings. The external and internal walls are of stone masonry, the dormer windows create an interesting roof profile. Stone pilasters on the front façade add to the ornamentation. There are wooden as well as stone staircases with equilateral arches provided on staircase block.	
5.3	Intrinsic	Built by Railway department during the Colonial period. Initially they were offices and then converted into staff quarters.	
5.4	Value Classification	A(arc), A(his), G(grp), F	Recommended Grade II B
6.0	Topography		
6.1	Floors	G + 3	
7.0	Construction		
7.1	Plinth	Black Basalt stone plinth	
7.2	Walls	Except front all other walls of brick. Has wooden beams and columns.	
7.3	Floor	Wooden floor	
7.4	Stairs	Wooden staircase with simple wooden handrails	

7.5	Openings	Wooden doors and windows. Arches over the window.		
7.6	Roofing	Sloping roof with asbestos sheets supported with decorative wooden brackets		
7.7	Articulation	Decorative front facades. Has a good roof profile. Service staircase provided on the backside of the buildings. Services, toilets on the backside. Stone pilasters present on the front. Wooden as well as stone staircases provided. Equilateral arches provided on staircase block. Has arched windows in the front and on the sides. Ample amount of open space around.		
7.8	Finishes	Plaster 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	Ample amount of 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 observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good (No sagging observed)		
9.4	Stairs	Fair (Wooden members in good condition)		
9.5	Openings	Fair (Well maintained)		
9.6	Roofing	Fair (No leakage observed)		
9.7	Articulation & Finishes	Fair		
9.8	Services	Fair (Drainage pipes need no replacement)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	None		
12.0	Additional Notes / References / Documents Available	Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.		

Railway Quarters



View of Railway Board Building from internal road




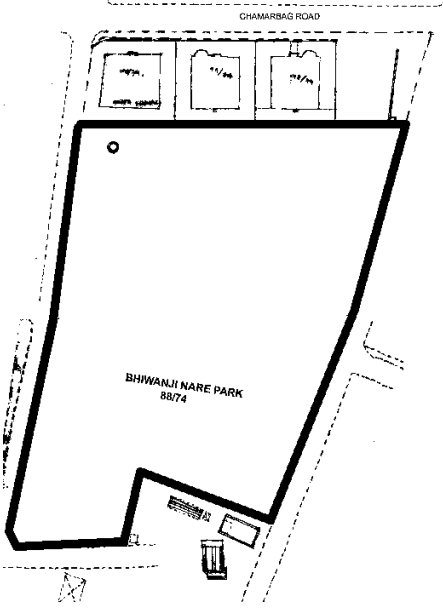
Side view



Side view



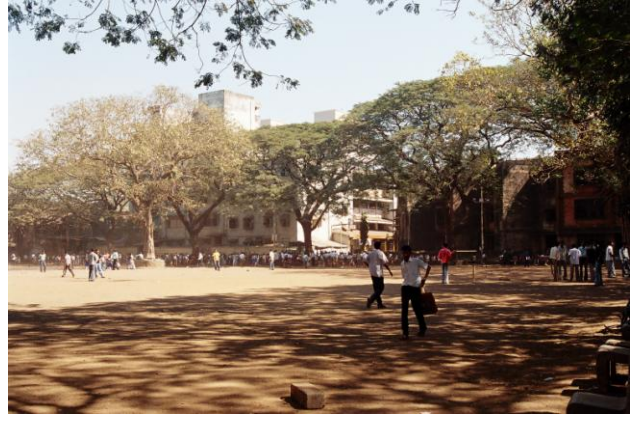
View of main staircase


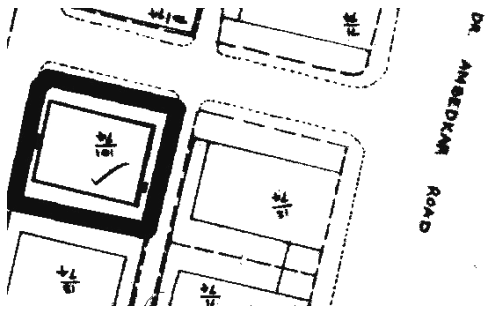
	Common Ref. No.:	
	Card No.: F/s-16	
	Ward (Part): F south-I & II	
	CS No.: 88 / 74	
	Plot Area: Not available	
	B U Area: Not applicable	
	Date: April, 2005	
	Record by: Swapnil B, Malvika A	
	Review by: Neera Adarkar	
	Internal: As above	
External: As above		
Photo Ref.: T-III-Fs:\Ward F south\ Bhiwanji Nare Park		

1.0	Denomination		
1.1	Name of Premises	Bhiwanji Nare Park	
1.2	Earlier Name	Not applicable	
1.3	Built in	Not applicable	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	All the Bhiwanji Nare Park lanes	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	MCGM	
3.2	Past	MCGM	
3.3	Status	MCGM	
4.0	Use		
4.1	Present	Public	
4.2	Past	Public	
4.3	Usage	Playing Ground	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	A large open play ground (Maidan) in the dense neighbourhood of Parel. Located adjoining Shirodkar High school, an educational institute catering to the working class population.	
5.2	Architectural Description	A well maintained ground. Has 300mm high concrete wall and large trees define its boundary. At one end of the ground there is an elevated stage for public performances.	
5.3	Intrinsic	This Maidan has historic importance as it has seen innumerable political meetings of the textile workers during the Freedom Movement and Sanyukta Maharashtra movement addressed by prominent labour leaders like Comrade Dange, Acharya Atre, S.M. Joshi and popular Shahirs(bards) like Amarsheikh and Annabhau Sathe.	
5.4	Value Classification	A(his), A(cul), G(grp), D(bio), 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	Has small height R.C.C. fencing		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Large enough open space in the cramped residences around		
8.0	Services & Utilities			
8.1	Lighting	Not applicable		
8.2	Ventilation	Not applicable		
8.3	Electricity	Not applicable		
8.4	Water Supply	Not applicable		
8.5	Drainage (Plumbing and Sanitation)	Not applicable		
8.6	Fire precaution	Not applicable		
8.7	Other (HVAC / BMS / Security Systems)	Not applicable		
9.0	Condition			
9.1	Plinth	Not applicable		
9.2	Walls	Not applicable		
9.3	Floor	Not applicable		
9.4	Stairs	Not applicable		
9.5	Openings	Not applicable		
9.6	Roofing	Not applicable		
9.7	Articulation & Finishes	Not applicable		
9.8	Services	Not applicable		
9.9	Outbuildings	Not applicable		
9.10	Overall condition	Good	Maintenance level	Fair
10.0	Transformation			
10.1	Form	Not applicable		
10.2	Structure	Not applicable		
10.3	Articulation & Finishes	Not applicable		
11.0	DP Remarks / Perceived Threats	Plot reserved for Recreational 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.		

Bhiwanji Nare Park



	Common Ref. No.:		
	Card No.: F/s-17		
	Ward (Part): F south-I		
	CS No.: 101 / 74		
	Plot Area: 555.19 sq.m.		
	B U Area: 1110.37 sq.m.		
	Date: April, 2005		
	Record by: Swapnil B, Malvika A		
	Review by: Neera Adarkar		
	Internal: As above		
External: As above			
Photo Ref.: T-III-Fs:\Ward F south\ Shanti Niketan			
			
1.0	Denomination		
1.1	Name of Premises	Shanti Niketan	
1.2	Earlier Name	Not applicable	
1.3	Built in	1925-30	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Shri Parmar Guruji Marg	
2.2	Subsidiary	Rugna Seva Sadan Marg	
3.0	Ownership Pattern		
3.1	Present	Seth Dwarkadas Mulji (Trustees), The Municipal Corporation of Greater Bombay (lessors)	
3.2	Past	Kashinath Dhondo Patange, Mrs. Shantabai Kashinath Patange (lessees)	
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)	A prominent location facing the famous and large playground called Nare Park in Parel.	
5.2	Architectural Description	G + 2 building with striking façade in Vernacular style highlighted by balconies on either side of the central mass which has Neo-classical features like arched openings . The central portion of the building is accentuated with horizontal pointing band and a decorative segmental gable at the terrace level. Has flat roof with terrace. Sloping roof over the balconies. Prominent balconies with wooden railings. Wooden louvered ventilators over the balconies.	
5.3	Intrinsic	This typology of buildings in Vernacular style is prominently seen in middle class neighbourhood of Dadar (Hindu Colony) Parel and Matunga.	
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	Brick wall	
7.3	Floor	Wooden	

7.4	Stairs	Open well wooden staircase with decorative wooden handrails		
7.5	Openings	Rectangular, glazed, wooden window openings.		
7.6	Roofing	R.C.C. flat		
7.7	Articulation	Well articulated façade with horizontal pointings and large balconies. Sloping roof over the balconies. Open well wooden staircase with decorative wooden handrail. Prominent balconies with wooden railings. Wooden louvered ventilators present over the balconies.		
7.8	Finishes	Internally and Externally plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	R.C.C. compound wall.		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Small open spaces all around 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 settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good (No sagging observed)		
9.4	Stairs	Good (Wooden members in good condition)		
9.5	Openings	Good (Well maintained)		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Good		
9.8	Services	Good (Drainage pipes need no replacement)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	Ground floor balconies wooden railings replaced by R.C.C. grills added.		
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.		

Shanti Niketan



View from Nare Park



Name encrypted on the building



Perspective view of the building




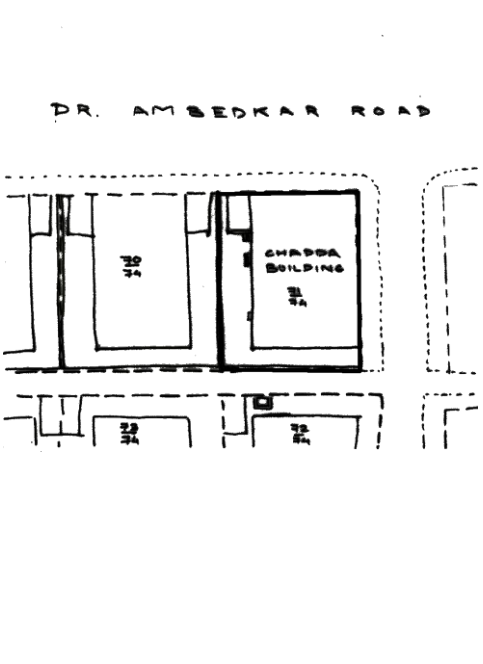
Entrance with stucco work



Wooden balcony detail



Side view

	Common Ref. No.:	
	Card No.: F/s-18	
	Ward (Part): F south-II	
	CS No.: 71 / 74	
	Plot Area: 591.14 sq.m.	
	B U Area: 1535.76 sq.m.	
	Date: April, 2005	
	Record by: Swapnil B, Malvika A	
	Review by: Neera Adarkar	
	Internal: As above	
External: As above		
Photo Ref.: T-III-Fs:\Ward F south\ Chadha Building		

1.0	Denomination		
1.1	Name of Premises	Chadha Building	
1.2	Earlier Name	Not applicable	
1.3	Built in	1915-1920	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Dr. Babasaheb Ambedkar Marg	
2.2	Subsidiary	Runga Seva Sadan Marg	
3.0	Ownership Pattern		
3.1	Present	Trustees for improvement of city of Bombay	
3.2	Past	Ramprakash Ganeshdas Chadha	
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)	Part of the streetscape from Parel (ITC Hotel junction) up to Elphinston Flyover on Dr. Babasaheb Ambedkar Marg, which is one of the major North-South arterial roads. These three buildings are interconnected by means of terraces, a feature that attributes a cohesive character to the streetscape.	
5.2	Architectural Description	A blend of Neo-classical and Vernacular features seen on this streetscape. Balconies in Vernacular typology with sloping roof and metal railings or with balustrade. Features like cornice bands, pilasters with Corinthian capitals reflect Neo-classical style. Two buildings in the same block (between two roads perpendicular to the street front) are accessed connected with a terrace highlighted with balustrade. The entrance to the buildings is through an archway under the connecting terrace.	
5.3	Intrinsic	As per the local senior residents these set of buildings were built for the Army officers serving in the Colonial government. Well maintained building that form a streetscape.	
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 plinth	
7.2	Walls	Brick internal walls	

7.3	Floor	Timber flooring with timber joists		
7.4	Stairs	Wooden staircase with decorative wooden handrail		
7.5	Openings	Wooden glazed rectangular windows, wooden doors. Arches over the window on 2 nd floor only on front façade.		
7.6	Roofing	Sloping roof with Mangalore tiles with wooden trusses		
7.7	Articulation	Has a plaster on front façade		
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 applicable		
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	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	Good (No sagging observed)		
9.4	Stairs	Good (Wooden members in good condition)		
9.5	Openings	Good (Well maintained)		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Good		
9.8	Services	Good (Drainage pipes need no replacement)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	M.S grills added.		
10.2	Structure	Wooden beams replaced by steal.		
10.3	Articulation & Finishes	Painted and plastered.		
11.0	DP Remarks / Perceived Threats	Plot affected by sholine on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.		

Chadha Building



Perspective view from Dr. Babasaheb Ambedkar Marg


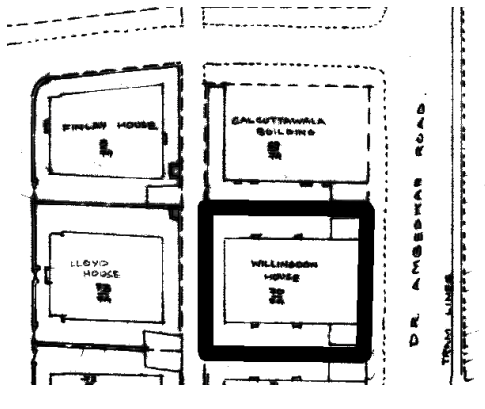


View of windows with semi-circular arches above



Perspective view from Dr. Babasaheb Ambedkar Marg

Photograph cannot be taken from the side because of the proximity of the surrounding structures

	Common Ref. No.:			
	Card No.: F/s-19			
	Ward (Part): F south-II			
	CS No.: 70/74			
	Plot Area: 624 sq.m.			
	B U Area: 1288 sq.m.			
	Date: April, 2005			
	Record by: Swapnil B, Malvika A			
	Review by: Neera Adarkar			
	Internal: As above			
External: As above				
Photo Ref.: T-III-Fs:\Ward F south\ Wellington House				
1.0	Denomination			
1.1	Name of Premises	Wellington House		
1.2	Earlier Name	Not applicable		
1.3	Built in	1915-1920	Extension Date (if any)	Not applicable
2.0	Access			
2.1	Main	Dr. Babasaheb Ambedkar 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)	Part of the streetscape from Parel (ITC Hotel junction) up to Elphinston Flyover on Dr. Babasaheb Ambedkar Marg, which is one of the major North-South arterial roads. These three buildings are interconnected by means of terraces, a feature that attributes a cohesive character to the streetscape.		
5.2	Architectural Description	A blend of Neo-classical and Vernacular features seen on this streetscape. Balconies in Vernacular typology with sloping roof and metal railings or with balustrade. Features like cornice bands, pilasters with Corinthian capitals reflect Neo-classical style. Two buildings in the same block (between two roads perpendicular to the street front) are accessed connected with a terrace highlighted with balustrade. The entrance to the buildings is through an archway under the connecting terrace.		
5.3	Intrinsic	As per the local senior residents these set of buildings were built for the Army officers serving in the Colonial government. Well maintained building that form a streetscape.		
5.4	Value Classification	A(arc), B(des), G(grp)	Recommended Grade	III
6.0	Topography			
6.1	Floors	G + 3		
7.0	Construction			
7.1	Plinth	Black Basalt stone plinth		
7.2	Walls	Brick internal walls		

7.3	Floor	Timber flooring with timber joists		
7.4	Stairs	Wooden staircase with decorative wooden handrail		
7.5	Openings	Wooden glazed rectangular windows, wooden doors. Arches over the window on 2 nd floor only on front façade.		
7.6	Roofing	Sloping roof with Mangalore tiles with wooden trusses		
7.7	Articulation	Has a plaster on front façade		
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	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)	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	Good (No sagging observed)		
9.4	Stairs	Good (Wooden members in good condition)		
9.5	Openings	Good (Needs maintenance)		
9.6	Roofing	Fair (Leakage observed at some places)		
9.7	Articulation & Finishes	Poor (Needs plastering and painting)		
9.8	Services	Good (Drainage pipes need maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	M.S grills added		
10.2	Structure	Wooden beams replaced by steal		
10.3	Articulation & Finishes	Painted and plastered		
11.0	DP Remarks / Perceived Threats	Plot affected by sholine on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.		

Wellington House


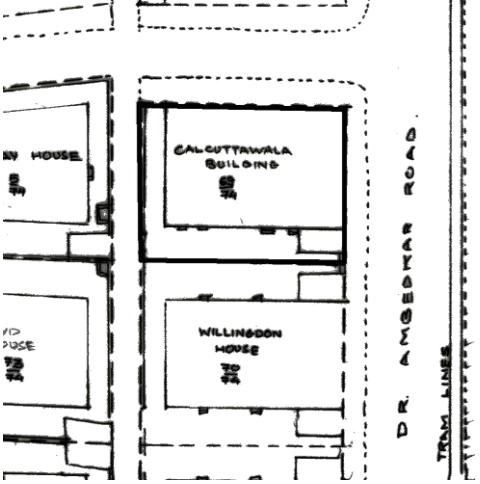


View from Dr. Babasaheb Ambedkar Marg



View of window

Photograph cannot be taken from the side because of the proximity of the surrounding structures and trees around

	Common Ref. No.:			
	Card No.: F/s-20			
	Ward (Part): F south-II			
	CS No.: 69/74			
	Plot Area: 591.14 sq.m.			
	B U Area: 1608.88 sq.m.			
	Date: April, 2005			
	Record by: Swapnil B, Malvika A			
	Review by: Neera Adarkar			
	Internal: As above			
	External: As above			
Photo Ref.: T-III-Fs:\Ward F south\ Calcuttawala building				
1.0	Denomination			
1.1	Name of Premises	Calcuttawala building		
1.2	Earlier Name	Not applicable		
1.3	Built in	1915-1920	Extension Date (if any)	Not applicable
2.0	Access			
2.1	Main	Dr. Babasaheb Ambedkar Marg		
2.2	Subsidiary	Runga Seva Sadan Marg		
3.0	Ownership Pattern			
3.1	Present	Trustees for improvement of city of Bombay		
3.2	Past	Esmail Ebhrahim Bhika Patel		
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)	Part of the streetscape from Parel (ITC Hotel junction) up to Elphinston Flyover on Dr. Babasaheb Ambedkar Marg, which is one of the major North-South arterial roads. These three buildings are interconnected by means of terraces, a feature that attributes a cohesive character to the streetscape.		
5.2	Architectural Description	A blend of Neo-classical and Vernacular features seen on this streetscape. Balconies in Vernacular typology with sloping roof and metal railings or with balustrade. Features like cornice bands, pilasters with Corinthian capitals reflect Neo-classical style. Two buildings in the same block (between two roads perpendicular to the street front) are accessed connected with a terrace highlighted with balustrade. The entrance to the buildings is through an archway under the connecting terrace. The main sloping roof with series of brackets and similar smaller sloping chajjas all over the façade gives an interesting Vernacular character. Prominent arch shaped bands are also prominent.		
5.3	Intrinsic	As per the local senior residents these set of buildings were built for the Army officers serving in the Colonial government. Well maintained building that form a streetscape.		
5.4	Value Classification	A(arc), G(grp), I(sce)	Recommended Grade	III
6.0	Topography			
6.1	Floors	G + 3		

7.0	Construction		
7.1	Plinth	Black Basalt stone plinth	
7.2	Walls	Brick internal walls	
7.3	Floor	Wooden flooring with wooden joists	
7.4	Stairs	Wooden staircase with decorative wooden handrail	
7.5	Openings	Wooden glazed rectangular windows, wooden doors. Arches over the window on 2 nd floor only on front façade.	
7.6	Roofing	Sloping roof with Mangalore tiles with wooden trusses	
7.7	Articulation	Has a plaster on front façade	
7.8	Finishes	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)	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	Good (No sagging observed)	
9.4	Stairs	Good (Wooden members in good condition)	
9.5	Openings	Good (Well maintained)	
9.6	Roofing	Good (No leakage observed)	
9.7	Articulation & Finishes	Good (No needs plastering and re painting)	
9.8	Services	Good (Drainage pipes need no replacement)	
9.9	Outbuildings	Fair	
9.10	Overall condition	Good	Maintenance level Fair
10.0	Transformation		
10.1	Form	M.S. grills added	
10.2	Structure	Wooden beams replaced by steal	
10.3	Articulation & Finishes	Painted and plastered	
11.0	DP Remarks / Perceived Threats		
	Plot affected by shipline on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available		
	Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.		

Calcuttawala Building



View from Dr. Babasaheb Ambedkar Marg



View of the balconies on the internal side





View of staircase



Calcuttawala Building

Left side elevation cannot be seen due to proximity of the adjoining buildings

	Common Ref. No.:			
	Card No.: F/s-21			
	Ward (Part): F south-II			
	CS No.: 68 / 74			
	Plot Area: 599.59 sq.m.			
	B U Area: 1623.24 sq.m.			
	Date: April, 2005			
	Record by: Swapnil B, Malvika A			
	Review by: Neera Adarkar			
	Internal: As above			
External: As above				
Photo Ref.: T-III-Fs:\Ward F south\ Fidvi Mansion				
1.0	Denomination			
1.1	Name of Premises	Fidvi Mansion		
1.2	Earlier Name	Not applicable		
1.3	Built in	1915-1920	Extension Date (if any)	Not applicable
2.0	Access			
2.1	Main	Dr. Babasaheb Ambedkar Marg		
2.2	Subsidiary	Rugna Seva Sadan Marg		
3.0	Ownership Pattern			
3.1	Present	Trustees for improvement of city of Bombay		
3.2	Past	Jehina Zainuddin Abdullah kaka, Bombay Mercantile Co. Bank Ltd.		
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)	Part of the streetscape from Parel (ITC Hotel junction) up to Elphinston Flyover on Dr. Babasaheb Ambedkar Marg, which is one of the major North-South arterial roads. These three buildings are interconnected by means of terraces, a feature that attributes a cohesive character to the streetscape.		
5.2	Architectural Description	A blend of Neo-classical and Vernacular features seen on this streetscape. Balconies in Vernacular typology with sloping roof and metal railings or with balustrade. Features like cornice bands, pilasters with Corinthian capitals reflect Neo-classical style. Two buildings in the same block (between two roads perpendicular to the street front) are accessed connected with a terrace highlighted with balustrade. The entrance to the buildings is through an archway under the connecting terrace.		
5.3	Intrinsic	As per the local senior residents these set of buildings were built for the Army officers serving in the Colonial government. Well maintained building that form a streetscape.		
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 plinth		
7.2	Walls	Internal brick walls		

7.3	Floor	Wooden floors with wooden joists		
7.4	Stairs	Simple wooden staircase with simple wooden handrail		
7.5	Openings	Wooden and glazed doors and windows. Semi circular arches over the windows on ground floor. Decorative R.C.C. parapet wall. Cornice bands present on second floor. Balconies have decorative wooden railing.		
7.6	Roofing	R.C.C. flat roof		
7.7	Articulation	Pilasters present, with decorative capital		
7.8	Finishes	Plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	No open built space around		
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	Good (No dampness or cracks observed)		
9.3	Floor	Good (No sagging observed)		
9.4	Stairs	Fair (Needs maintenance)		
9.5	Openings	Good (Well maintained)		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Good (No needs plastering and re painting)		
9.8	Services	Fair (Drainage 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	Wooden beams and brackets at some places replaced by steel.		
10.3	Articulation & Finishes	Grills added on windows.		
11.0	DP Remarks / Perceived Threats	Plot affected by shipline on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.		

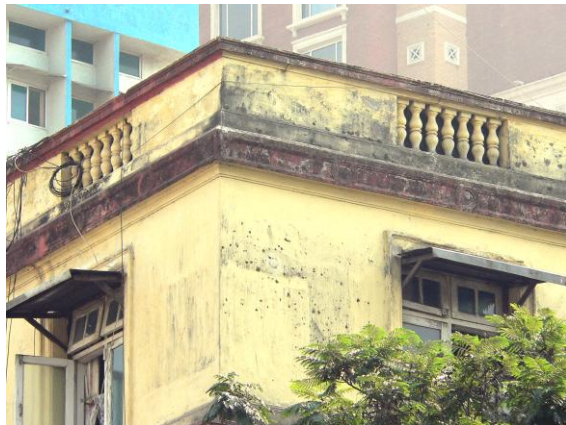
Fidvi Mansion



Perspective view from Dr. Babasaheb Ambedkar Marg



View from Dr. Babasaheb Ambedkar Marg



View pf parapet wall


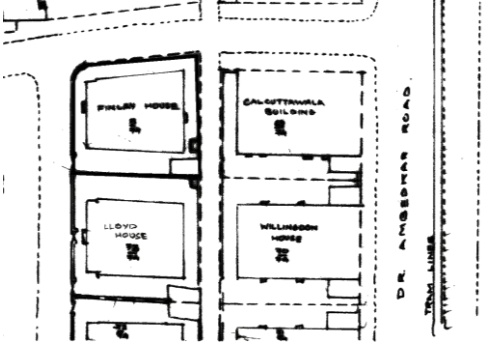


Decorative capital on the pilasters



Name written on the building

Side elevations cannot be seen due to the surrounding trees

	Common Ref. No.:	
	Card No.: F/s-22	
	Ward (Part): F south-I	
	CS No.: 5/74	
	Plot Area: 516.73 sq.m.	
	B U Area: 883.5 sq.m.	
	Date: April, 2005	
	Record by: Swapnil B, Malvika A	
	Review by: Neera Adarkar	
	Internal: As above	
External: As above		
Photo Ref.: T-III-Fs:\Ward F south\ Finlay House		

1.0	Denomination		
1.1	Name of Premises	Finlay House	
1.2	Earlier Name	Not applicable	
1.3	Built in	1925-30	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Rugna Seva Sadan Marg	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Dr. Thomas Francis Macedo, Mrs. Telma Macedo	
3.2	Past	Dr. Thomas Francis Macedo, Mrs. Telma Macedo	
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)	Situated on a corner plot blending with the streetscape.	
5.2	Architectural Description	This modest scale building is articulated in Vernacular style, with prominent balconies have decorative wooden brackets and typical sloping chhajjas. Circular stone pilaster on ground floor.	
5.3	Intrinsic	This typology of buildings in Vernacular style is prominently seen in middle Access denied lower middle class neighbourhood of Dadar (Hindu Colony) Parel and Matunga.	
5.4	Value Classification	A(arc), B(des), F	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 2	
7.0	Construction		
7.1	Plinth	Painted stone plinth in coursed ashlar masonry	
7.2	Walls	Brick wall	
7.3	Floor	Wooden flooring	
7.4	Stairs	Open well wooden staircase with decorative wooden handrails	
7.5	Openings	Rectangular, wooden windows.	
7.6	Roofing	R.C.C. flat roof with terrace above.	

7.7	Articulation	Semi-Decorative front facade. Has flat roof with terrace above. Open-well wooden staircase with decorative wooden handrails. Has circular stone pillars on ground floor. Circular stone pilaster on ground floor. Small open spaces all around.		
7.8	Finishes	Internally and Externally plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	R.C.C. compound wall		
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	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good (No sagging observed)		
9.4	Stairs	Good (Wooden members in good condition)		
9.5	Openings	Good (Well maintained)		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Good (No needs of plastering and painting)		
9.8	Services	Good (Drainage pipes need no replacement)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	Ground floor balconies wooden railings replaced by R.C.C. grills.		
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.		

Finlay House



View from Nare Park



Side view




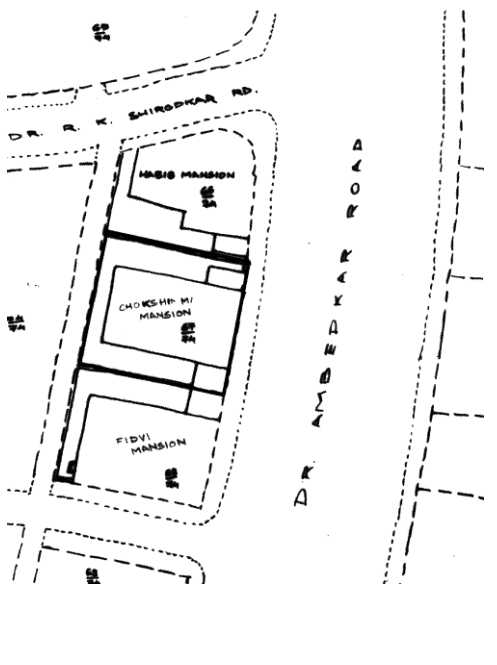
View of balcony detailing



View of front facade



Name encrypted

	Common Ref. No.:		
	Card No.: F/s-23		
	Ward (Part): F south-II		
	CS No.: 67 / 74		
	Plot Area: 593.59 sq.m.		
	B U Area: 1351.6 sq.m.		
	Date: April, 2005		
	Record by: Swapnil B, Malvika A		
	Review by: Neera Adarkar		
	Internal: As above		
	External: As above		
Photo Ref.: T-III-Fs:\Ward F south\ Chokshi Mansion			
			
1.0	Denomination		
1.1	Name of Premises	Chokshi Mansion	
1.2	Earlier Name	Not applicable	
1.3	Built in	1915-1920	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Dr. Babasaheb Ambedkar Marg	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Trustees for improvement of city of Bombay	
3.2	Past	Hassan saleh Daya, Hassanali Jamal Mohammed, Kusumbai Cassum Nanji	
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)	Part of the streetscape from Parel (ITC Hotel junction) up to Elphinston Flyover on Dr. Babasaheb Ambedkar Marg, which is one of the major North-South arterial roads. These three buildings are interconnected by means of terraces, a feature that attributes a cohesive character to the streetscape.	
5.2	Architectural Description	A blend of Neo-classical and Vernacular features seen on this streetscape. Balconies in Vernacular typology with sloping roof and metal railings or with balustrade. Features like cornice bands, pilasters with Corinthian capitals reflect Neo-classical style. Two buildings in the same block (between two roads perpendicular to the street front) are accessed connected with a terrace highlighted with balustrade. The entrance to the buildings is through an archway under the connecting terrace.	
5.3	Intrinsic	As per the local senior residents this row of buildings was built for the Army officers serving in the Colonial government.	
5.4	Value Classification	A(arc), B(des), G(grp)	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 3	

7.0	Construction			
7.1	Plinth	Black Basalt stone plinth		
7.2	Walls	Brick walls		
7.3	Floor	Wooden floors with wooden joists		
7.4	Stairs	Simple wooden dog-legged staircase with simple wooden handrail		
7.5	Openings	Wooden and glazed doors and windows. Semi circular arches over the windows on ground floor. Decorative R.C.C. parapet wall. Cornice bands present on 2 nd floor. Balconies have decorative wooden railing.		
7.6	Roofing	R.C.C. flat roof		
7.7	Articulation	Pilasters present, with decorative capital		
7.8	Finishes	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, 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	Good (No dampness or cracks observed)		
9.3	Floor	Good (No sagging observed)		
9.4	Stairs	Fair (Needs maintenance)		
9.5	Openings	Fair (Needs maintenance)		
9.6	Roofing	Fair (No leakage observed)		
9.7	Articulation & Finishes	Good		
9.8	Services	Fair (Drainage 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	Wooden beams and brackets at some places replaced by steel.		
10.3	Articulation & Finishes	Grills added on windows.		
11.0	DP Remarks / Perceived Threats			
	Plot affected by shipline on proposed Development Plan. (D.P.)			
12.0	Additional Notes / References / Documents Available			
	Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.			

Chokshi Mansion



Front view from Dr. Babasaheb Ambedkar Marg



Front view from Dr. Babasaheb Ambedkar Marg



Internal balcony detail



Perspective, Chokshi Mansion


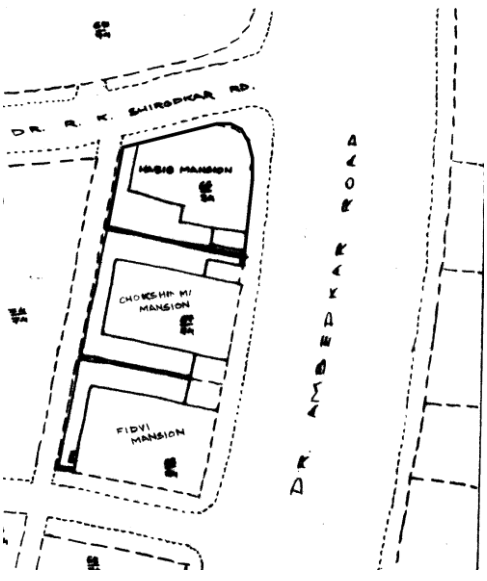


Balcony detail



Entrance Bridge detail

Side elevations cannot be seen due to proximity of the adjoining buildings

	Common Ref. No.:	
	Card No.: F/s-24	
	Ward (Part): F south-II	
	CS No.: 66 / 74	
	Plot Area: 459.03 sq.m.	
	B U Area: 1325 sq.m.	
	Date: April, 2005	
	Record by: Swapnil B, Malvika A	
	Review by: Neera Adarkar	
	Internal: As above	
External: As above		
Photo Ref.: T-III-Fs:\Ward F south\ Habib Mansion		

1.0	Denomination		
1.1	Name of Premises	Habib Mansion	
1.2	Earlier Name	Not applicable	
1.3	Built in	1915-1920	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Dr. Babasaheb Ambedkar Marg	
2.2	Subsidiary	Dr. R.K. Shirodkar Marg	
3.0	Ownership Pattern		
3.1	Present	Trustees for improvement of city of Bombay	
3.2	Past	Bai Manekbai Jehangir Batliwala, Ketty Sam Nariman, Roshan Shahrukh Sabewalla	
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)	Part of the streetscape from Parel (ITC Hotel junction) up to Elphinston Flyover on Dr. Babasaheb Ambedkar Marg, which is one of the major North-South arterial roads. These three buildings are interconnected by means of terraces, a feature that attributes a cohesive character to the streetscape.	
5.2	Architectural Description	A modest building, follows the curve of road, flat roof with terrace. Stone pilasters on front façade. Originally arched windows are changed to square.	
5.3	Intrinsic	As per the local senior residents this row of buildings was built for the Army officers serving in the Colonial government.	
5.4	Value Classification	A(arc), B(per), E, I(sce)	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 3	
7.0	Construction		
7.1	Plinth	Black Basalt stone plinth	
7.2	Walls	Load bearing brick internal walls, external façade in stone	
7.3	Floor	Wooden flooring with timber joists	
7.4	Stairs	Wooden staircase	
7.5	Openings	Originally arched windows, windows has wooden railing	

7.6	Roofing	Flat roof with terrace above		
7.7	Articulation	Semi Decorative stone front façade. Stone pilasters on front façade. Load bearing structure with internal brick walls. Has wooden beams and columns. Windows have wooden railings. Originally arched 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	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Not provided		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, poor 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	Good (No dampness or cracks observed)		
9.3	Floor	Fair (No sagging observed)		
9.4	Stairs	Fair		
9.5	Openings	Poor (Needs maintenance)		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Poor (Needs plastering and painting)		
9.8	Services	Poor (Drainage pipes need maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Poor	Maintenance level	Poor
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	Wooden beams replaced by Mild steal.		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Plot affected by shipline on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.		


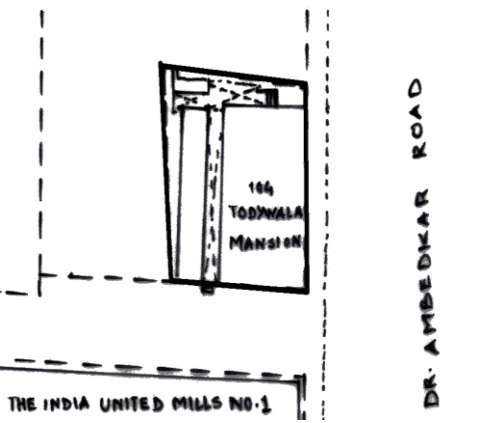
Habib Mansion



View from Dr. Babasaheb Ambedkar Marg



Photograph cannot be taken from the road because of the trees in front.

	Common Ref. No.:		
	Card No.: F/s-25		
	Ward (Part): F south-II		
	CS No.: 104		
	Plot Area: 447.33 sq.m.		
	B U Area: 1397.28 sq.m.		
	Date: April, 2005		
	Record by: Swapnil B, Malvika A		
	Review by: Neera Adarkar		
	Internal: As above		
	External: As above		
Photo Ref.: T-III-Fs:\Ward F south\ Todywala Mansion			
			
1.0	Denomination		
1.1	Name of Premises	Todywala Mansion	
1.2	Earlier Name	Not applicable	
1.3	Built in	Early 19 th century	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Dr. Babasaheb Ambedkar Marg	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Sharad Kumar Kale	
3.2	Past	Rasik Upendranath Kale, Suresh Upendranath Kale, Sharad Upendranath Kale, Rasik Kumar Kale, Suresh Kumar Kale	
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)	A small building facing Dr. Babasaheb Ambedkar Marg, which is one of the major North-South arterial roads, opposite the newly built luxury hotel - ITC Shereton.	
5.2	Architectural Description	Vernacular style building with decorative stone front façade. Except the front wall all other walls are of brick masonry. Has wooden staircase with wooden handrail, stone pilasters on the front façade. Prominent balconies in front have decorative metal railings and balconies on the sides have simple wooden railings supported with wooden brackets. Colonnade on ground floor has semi-circular arches, with prominent key stones supported by columns with decorative floral capitals. The contrast of colonnade on ground floor and the vernacular balconies with intricate railings on the upper floor is the prominent characteristic of the building.	
5.3	Intrinsic	Owned by Maharashtrian Hindu owner but the tenants are all from the Parsi Community.	
5.4	Value Classification	A(arc), A(cul)	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 3	
7.0	Construction		
7.1	Plinth	Black Basalt stone plinth	
7.2	Walls	Front all in stone and other walls of brick masonry. Load bearing walls has wooden beams and columns.	

7.3	Floor	Wooden floors on wooden beams		
7.4	Stairs	Wooden staircase with simple wooden handrails		
7.5	Openings	Wooden doors and windows. Arches over the window. Colonnade on ground floor has semi-circular arches.		
7.6	Roofing	Sloping roof with Mangalore tiles and wooden trusses		
7.7	Articulation	Very decorative stone front façade. Sloping roof with Mangalore tiles and wooden trusses. Has prominent balconies. Balconies in front have decorative metal railings and balconies on the sides have simple wooden railings supported with wooden brackets. Colonnade on ground floor has semi-circular arches, with prominent key stones.		
7.8	Finishes	Plaster 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	Not applicable		
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)	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	Good (No sagging observed)		
9.4	Stairs	Fair (Needs maintenance)		
9.5	Openings	Fair (Needs maintenance)		
9.6	Roofing	Fair (Leakage observed at some places)		
9.7	Articulation & Finishes	Fair (Needs plastering and painting)		
9.8	Services	Fair (Drainage 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	At some places wooden columns and beams 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.		

Todywala Building




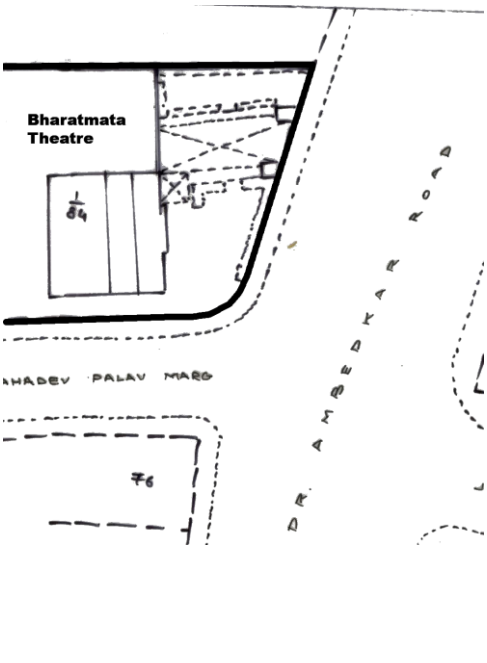
View from Dr. Babasaheb Ambedkar Marg



Perspective view



Decorative main entry with circular column with floral capital

	Common Ref. No.:			
	Card No.: F/s-26			
	Ward (Part): F south-II			
	CS No.: 1 / 84			
	Plot Area: 1866.23 sq.m.			
	B U Area: 648 sq.m.			
	Date: April, 2005			
	Record by: Swapnil B, Malvika A			
	Review by: Neera Adarkar			
	Internal: As above			
External: As above				
Photo Ref.: T-III-Fs:\Ward F south\ Bharatmata Theatre				
1.0	Denomination			
1.1	Name of Premises	Bharatmata Theatre		
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 Marg		
2.2	Subsidiary	Mahadev Palav Marg		
3.0	Ownership Pattern			
3.1	Present	E.D.Sasoon United Mills Ltd.,Dorab Jamshedji Pandey,Madam Godelieve Vanhaele,Sadashiv Ganesh Bhopatkar,N.T.C., National Textile Corporation (Maharashtra North) Ltd.		
3.2	Past	MCGM		
3.3	Status	MCGM		
4.0	Use			
4.1	Present	CinemaTheatre		
4.2	Past	CinemaTheatre		
4.3	Usage	CinemaTheatre		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	Located on a very prominent junction, on Dr. Babasaheb Ambedkar Marg. It is a part of India United Mills No.1 located in Parel. Close to Currey Road and Lower Parel Railway Station.		
5.2	Architectural Description	A modest cinema hall in Vernacular style. The entrance gate has an Art deco style stepped profile and a cornice band. Sloping roof with Mangalore tiles is supported with wooden brackets. External balcony has a balustrade.		
5.3	Intrinsic	A very popular theatre in the working class textile district of the city(Girangaon), with tickets rates maintained at affordable level for the benefit of the working class neighbourhood. It is one of the three cinema halls which show Marathi films. Prominent stars from Marathi film industry protested outside the theatre in 2001, to protest against the eviction order served by National Textile Corporation (N.T.C.). In its recent renovation, the seats in the theatre were replaced by the discarded seats bought from the heritage Metro theatre, which is being converted into a Multiplex.		
5.4	Value Classification	A(arc), B(per)	Recommended Grade	II B
6.0	Topography			
6.1	Floors	G + 1		

7.0	Construction		
7.1	Plinth	Black basalt stone plinth in coursed ashlar masonry	
7.2	Walls	Brick walls	
7.3	Floor	Wooden floors	
7.4	Stairs	Wooden staircase with decorative wooden balustrades	
7.5	Openings	Wooden openings	
7.6	Roofing	Sloping roof with Mangalore tiles, supported with wooden brackets	
7.7	Articulation	The entrance gate has an art deco style stepped profile and cornice band	
7.8	Finishes	Internally and Externally plastered and painted	
7.9	Interiors (Movable & Immovable)	Decorative walls and ceiling	
7.10	Compound / Fence / Gate	Brick wall compound	
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Ample amount of open spaces 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)	Windows air-conditioning units at some places	
9.0	Condition		
9.1	Plinth	Fair (No settlement or cracks observed)	
9.2	Walls	Fair (No dampness or cracks observed)	
9.3	Floor	Fair (No sagging observed)	
9.4	Stairs	Fair (Wooden members in good condition)	
9.5	Openings	Fair (Well maintained)	
9.6	Roofing	Fair (No leakage observed)	
9.7	Articulation & Finishes	Fair	
9.8	Services	Fair (Drainage pipes need maintenance)	
9.9	Outbuildings	Fair	
9.10	Overall condition	Fair	Maintenance level Fair
10.0	Transformation		
10.1	Form	Not applicable	
10.2	Structure	Not applicable	
10.3	Articulation & Finishes	Not applicable	
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.		

Bharatmata Theatre



View from Dr. Babasaheb Ambedkar Marg



Front view


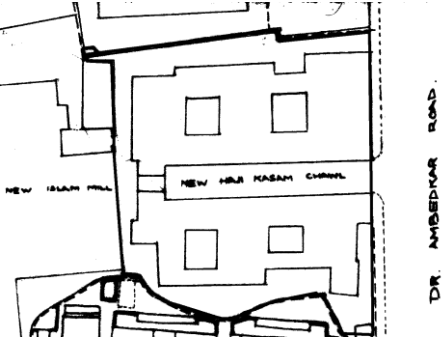


Decorative floral motifs



View of waiting and canteen area

Front and Side Elevations cannot be seen due to the high compound wall and also because structure is little deeper inside the plot.

	Common Ref. No.:	
	Card No.: F/s-27	
	Ward (Part): F south-II	
	CS No.: Not available	
	Plot Area: Not available	
	B U Area: Not available	
	Date: April, 2005	
	Record by: Swapnil B, Malvika A	
	Review by: Neera Adarkar	
	Internal: As above	
	External: As above	
Photo Ref.: T-III-Fs:\Ward F south\ New Haji Kasam Chawl Precincts		

1.0	Denomination		
1.1	Name of Premises	New Haji Kasam Chawl Precincts	
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 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)	A twin chawl complex, facing Dr. Babasaheb Ambedkar Marg, which is one of the major North-South arterial roads.	
5.2	Architectural Description	New Haji Kasam Chawl complex is a large precinct of chawls, planned with a linear internal court. They have sloping roofs with mangalore tiles and wooden trusses. Balconies have wooden railings. Presently partly repaired by MHADA. Wooden beams and columns are replaced by steel beams and columns. Four internal service ducts are provided. Has decorative wooden fascia on building facing the road.	
5.3	Intrinsic	This group of chawls is one of the 3 to 4 working class precincts, occupied mainly by the textile workers. Its historic significance lies in the fact that during the textile trade union movements and during the linguistic struggle for the State of Maharashtra. These chawls represented the militancy of these struggles. Most of the residents were loyal to the Socialist party unlike the Tejukaya chawls which were loyal to trade union of the Communist Party of India.	
5.4	Value Classification	A(his), A(cul), C(seh), E	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 3	
7.0	Construction		
7.1	Plinth	Black Basalt stone	
7.2	Walls	Load bearing brick walls with wooden beams and columns	

7.3	Floor	Wooden flooring with Kotah stone		
7.4	Stairs	Wooden staircase with metal handrail		
7.5	Openings	Has a rectangular, glazed window opening		
7.6	Roofing	Sloping roof with Mangalore tiles, supporting with wooden brackets		
7.7	Articulation	High rise, high density precinct. Has Internal service court. Mangalore tiles sloping roof, load bearing structure, partly repaired by MHADA, wooden stairs with metal handrail, balconies have metal sliding. Has small amount of internal open space.		
7.8	Finishes	Re-plastering done by MHADA		
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	Good (No settlement or cracks observed)		
9.2	Walls	Good (Dampness or cracks observed at some places)		
9.3	Floor	Fair (No sagging observed)		
9.4	Stairs	Fair (Needs maintenance)		
9.5	Openings	Fair (Needs maintenance)		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Fair (Needs plastering and painting)		
9.8	Services	Fair (Drainage pipes need maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Poor
10.0	Transformation			
10.1	Form	Metal grills added.		
10.2	Structure	Wooden beams replaced steel section.		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Plot affected by shopline 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 Haji Kasam Chawl Precinct



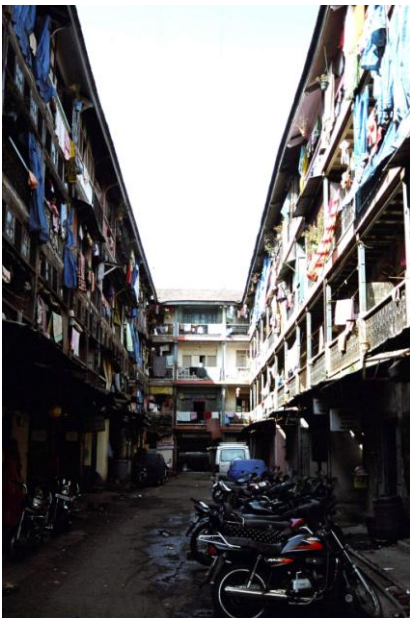
View from Dr. Babasaheb Ambedkar Marg



New Haji Kasam Chawl Precinct



View from the entrance


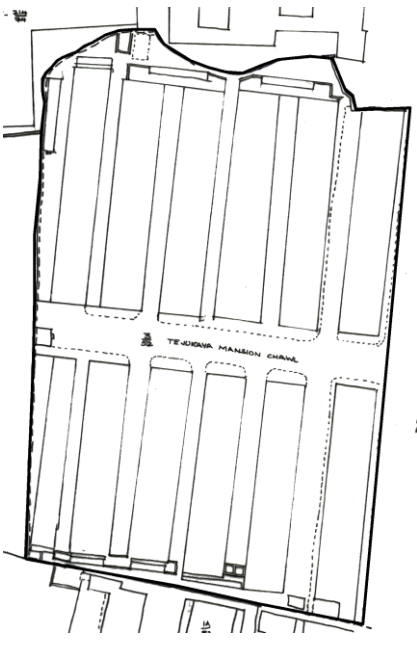


Internal view



Decorative wooden brackets

Side elevations cannot be seen due to proximity of the adjoining buildings

	Common Ref. No.:	
	Card No.: F/s-28	
	Ward (Part): F south-II	
	CS No.: 3 / 520	
	Plot Area: Not available	
	B U Area: Not available	
	Date: April, 2005	
	Record by: Swapnil B, Malvika A	
	Review by: Neera Adarkar	
	Internal: As above	
	External: As above	
	Photo Ref.: T-III-Fs:\Ward F south\ Tejukaya Mansion Chawl	

1.0	Denomination		
1.1	Name of Premises	Tejukaya Mansion Chawl	
1.2	Earlier Name	Not applicable	
1.3	Built in	1900-1910	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Dr. Babasaheb Ambedkar 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)	This is a cluster of low rise chawls, situated on a big rectangular plot, facing Dr. Babasaheb Ambedkar Marg, which is one of the major North-South arterial roads.	
5.2	Architectural Description	This Chawl Precinct has total 12 buildings planned in linear grid. Out of these 12 buildings, building no. 2 is reconstructed by MHADA. Other 11 buildings are of vernacular character. The identity of precinct is given by a low scale character of long sloping roofs with Mangalore tiles and wooden trusses. Balconies on front facade supported with decorative wooden brackets.	
5.3	Intrinsic	Tejukaya group of chawls is one of the 3 to 4 working class precincts, occupied mainly by the textile workers. Its historic significance lies in the fact that during the textile trade union movements and during the linguistic struggle for the State of Maharashtra. These chawls represented the militancy of these struggles. Most of the residents were loyal to the textile union called Girni Kamgar Union. (affiliated to the Communist Party of India)	
5.4	Value Classification	A(cul), E, G(grp), C(seh)	Recommended Grade III
6.0	Topography		
6.1	Floors	Front building G + 3, redeveloped MHADA G + 5. All other G + 1	
7.0	Construction		
7.1	Plinth	Black Basalt stone	
7.2	Walls	Load bearing brick walls with wooden beams and columns	

7.3	Floor	Wooden flooring with Kotah stone		
7.4	Stairs	Wooden staircase with simple wooden handrail		
7.5	Openings	Wooden, rectangular glazed doors and windows. Arches over window.		
7.6	Roofing	Sloping roof with Mangalore tiles, wooden trusses		
7.7	Articulation	Total 12 buildings in the precinct. Except for building no.2, which is done by MHADA, other buildings are of old character. They have Mangalore tiles with sloping roof. Balconies have wooden railings.		
7.8	Finishes	Internally plastered		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not applicable in coursed ashlar masonry		
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, 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	Good (No dampness or cracks observed)		
9.3	Floor	Fair (No sagging observed)		
9.4	Stairs	Fair (Needs maintenance)		
9.5	Openings	Fair (Needs maintenance)		
9.6	Roofing	Fair (No leakage observed)		
9.7	Articulation & Finishes	Fair (Needs plastering and painting)		
9.8	Services	Fair (Drainage pipes need maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	One of the chawls is reconstructed by MHADA.		
10.2	Structure	Wooden beams replaced steel section.		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Plot affected by shipline on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.		

Tejukaya Mansion Chawl



Top view of Tejukaya Mansion Chawl



Top view of Tejukaya Mansion Chawl



View from Dr. Babasaheb Ambedkar Marg



Side view




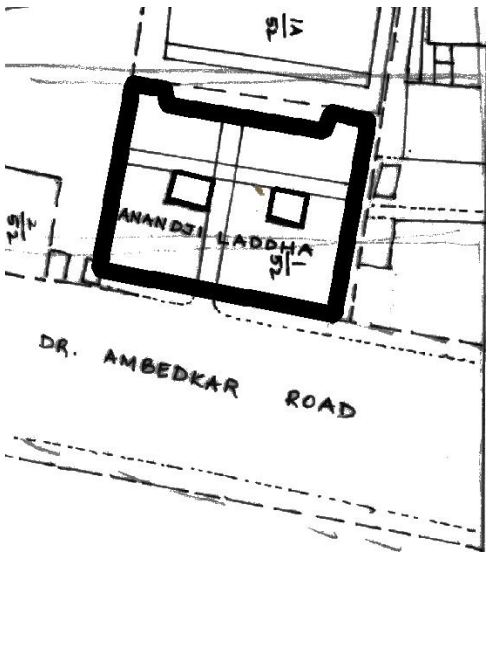
View of the front facade



One of the Chawls reconstructed by MHADA



Tejukaya Mansion Chawl

	Common Ref. No.:		
	Card No.: F/s-29		
	Ward (Part): F south-II		
	CS No.: 1 / 52		
	Plot Area: 796.83 sq.m.		
	B U Area: 1792.86 sq.m.		
	Date: April, 2005		
	Record by: Swapnil B, Malvika A		
	Review by: Neera Adarkar		
	Internal: As above		
	External: As above		
Photo Ref.: T-III-Fs:\Ward F south\ Anandji Laddha Chawl			
			
1.0	Denomination		
1.1	Name of Premises	Anandji Laddha Chawl	
1.2	Earlier Name	Not applicable	
1.3	Built in	1910-1920	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Dr. Babasaheb Ambedkar Marg	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	The Trustees for the Improvement of City of Bombay	
3.2	Past	Anandji Laddha	
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)	Situated on a streetscape of chawl buildings of similar scale, facing Dr. Babasaheb Ambedkar Marg, which is one of the major North-South arterial roads, at Lalbaug.	
5.2	Architectural Description	The architectural value of this Malad stone cladded building, ornamented in Neo classical style, is the composition of the two end bays highlighted with massive double height stone columns with segmental pediments. A false parapet wall hiding the sloping roof behind, provides a linear embellishment connecting the segmental pediments. The Staircase is located in the central core with a series of segmental and rectangular windows.	
5.3	Intrinsic	One of the many tenanted chawls that house the working class population specially the textile workers. In spite of the modest interiors and minimum facilities, like one room per family and common toilets, the facades facing the major roads are highlighted by Neo-classical features, Such facades are seen on many major road fronts, Dr Ambedkar road in wards B, E and F south being the most prominent.	
5.4	Value Classification	A(arc), 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 in coursed ashlar masonry	

7.2	Walls	All load bearing brick walls, except front wall, which is cladded with yellow Malad stone		
7.3	Floor	Wooden flooring with Kotah stone		
7.4	Stairs	Wooden staircase with wooden and metal decorative balustrades		
7.5	Openings	Wooden frames and glazed shutters rectangular windows and rectangular wooden panel door		
7.6	Roofing	Sloping roof with Mangalore tiles with wooden trusses		
7.7	Articulation	Decorative façade, sloping roof Mangalore tiles, wooden trusses, double height stone pilasters on front façade. External facade has yellow Malad stone. Internal brick walls. It has no open spaces around.		
7.8	Finishes	Plastered internally		
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	No unbuilt space around		
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 (Dampness or cracks observed at some places)		
9.3	Floor	Fair (No sagging observed)		
9.4	Stairs	Poor (Needs maintenance)		
9.5	Openings	Fair (Needs maintenance)		
9.6	Roofing	Fair (No leakage observed)		
9.7	Articulation & Finishes	Fair (Needs plastering and painting)		
9.8	Services	Fair (Drainage pipes need maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	Wooden flooring replaced with concrete and Kotah stone.		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats			
	Plot affected by shipline on proposed Development Plan. (D.P.)			
12.0	Additional Notes / References / Documents Available			
	Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai			

Anandji Laddha Chawl



View from Dr. Babasaheb Ambedkar Marg



Main Staircase Shaft, with a cut out above



Pilasters with floral capitals above





Decorative Fenestrations



Decorative motifs on the front facade

Side Elevations photos cannot be taken because side buildings being too close.

	Common Ref. No.:			
	Card No.: F/s-30			
	Ward (Part): F south-II			
	CS No.: 29 / 74			
	Plot Area: 455.69 sq.m.			
	B U Area: 1575 sq.m.			
	Date: April, 2005			
	Record by: Swapnil B, Malvika A			
	Review by: Neera Adarkar			
	Internal: As above			
External: As above				
Photo Ref.: T-III-Fs:\Ward F south\ Batatawala Mansion				
1.0	Denomination			
1.1	Name of Premises	Batatawala 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. Babasaheb Ambedkar Marg		
2.2	Subsidiary	Ganesh Gully		
3.0	Ownership Pattern			
3.1	Present	Zainab Sikander, Nisar Sikander		
3.2	Past	Jaffer Suleman Abdullah		
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)	On a corner plot forms part of the streetscape of Lalbaug facing Dr. Babasaheb Ambedkar Marg, which is one of the major North-South arterial roads.		
5.2	Architectural Description	The facades of this corner building are clad with Black Basalt stone. The corner façade is chamfered in response to the junction of the roads, on either side of which are façades facing the roads highlighted by uniform balconies with prominent concrete balusters.		
5.3	Intrinsic	One of the many tenanted chawls that house the working class population specially the textile workers. In spite of the modest interiors and minimum facilities, like one room per family and common toilets, the facades facing the major roads are highlighted by Neo-classical features; Such facades are seen on many major road fronts, Dr. Babasaheb Ambedkar Road in wards B, E and F south being the most prominent.		
5.4	Value Classification	A(arc), B(des), I(sce)	Recommended Grade	III
6.0	Topography			
6.1	Floors	G + 3		
7.0	Construction			
7.1	Plinth	Black Basalt stone plinth		
7.2	Walls	All external walls are of stone. Internal walls made of bricks.		
7.3	Floor	Timber floor with timber joists		

7.4	Stairs	Wooden simple flight staircase with plain wooden handrails		
7.5	Openings	Wooden glazed windows. Wooden rectangular doors.		
7.6	Roofing	Flat R.C.C. roof with terrace above		
7.7	Articulation	Cornice band parapet, decorative R.C.C. railings		
7.8	Finishes	Internally 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 settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good (No sagging observed)		
9.4	Stairs	Good (Wooden members in good condition)		
9.5	Openings	Fair (Needs maintenance)		
9.6	Roofing	Fair (No leakage observed)		
9.7	Articulation & Finishes	Good		
9.8	Services	Fair (Drainage pipes need maintenance)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Fair
10.0	Transformation			
10.1	Form	Grills added on windows. Balcony railing replaced by plain R.C.C.		
10.2	Structure	Wooden beams by Mild steal.		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Plot affected by shipline on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.		

Batatawala Mansion



View from Dr. S. S. Rao Road. (Government Gate Road)


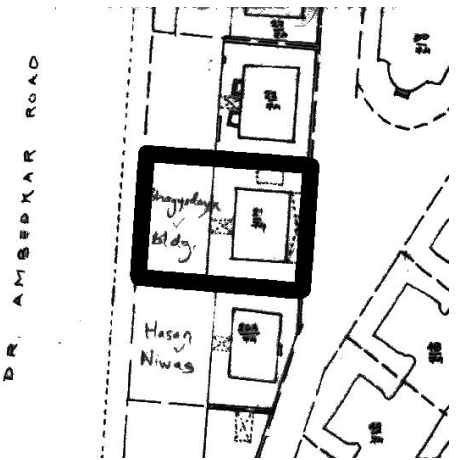


Entrance to the building



Balustrade

Side Elevations photos cannot be taken because side buildings being too close.

	Common Ref. No.:		
	Card No.: F/s-31		
	Ward (Part): F south-II		
	CS No.: 21 / 74		
	Plot Area: 458.20 sq.m.		
	B U Area: 1221.86 sq.m.		
	Date: April, 2005		
	Record by: Swapnil B, Malvika A		
	Review by: Neera Adarkar		
	Internal: As above		
	External: As above		
	Photo Ref.: T-III-Fs:\Ward F south\ Bhagyodaya Building		
			
1.0	Denomination		
1.1	Name of Premises	Bhagyodaya 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 Marg	
2.2	Subsidiary	Dr. S. S. Marg	
3.0	Ownership Pattern		
3.1	Present	The Trustees for the Improvement of City of Bombay	
3.2	Past	Noorbanubai - wife of Allaudin Gulam Hussein, Mohammad Hussein Alibhai, Jivanbhai Saboor and Cassamali Ismail (Trustees of Deed of settlement – dt 29/ 11 / 1935)	
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)	Building situated on a rectangular plot, is part of the streetscape of Lalbaug facing Dr. Babasaheb Ambedkar Marg, which is one of the major North-South arterial roads.	
5.2	Architectural Description	Building with enhanced horizontality dominates the road front. (Similar to the character of building like Sophie Mahal on the same road) The stone cladded the front façade is divided into ten bays with wide prominent pilasters having decorative capitals. Balconies on the façade with decorative metal railings also highlight the ten bays.	
5.3	Intrinsic	One of the many tenanted chawls that house the working class population specially the textile workers. In spite of the modest interiors and minimum facilities, like one room per family and common toilets, the facades facing the major roads are highlighted by Neo-classical features; Such facades are seen on many major road fronts, Dr Ambedkar road in wards B, E and F south being the most prominent.	
5.4	Value Classification	A(arc), C(seh), I(sce)	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 3	
7.0	Construction		
7.1	Plinth	Kurla Basalt stone in coursed ashlar masonry	

7.2	Walls	Load bearing brick walls, except stone front elevation		
7.3	Floor	Wooden flooring with timber joists		
7.4	Stairs	Wooden staircase with wooden decorative handrail		
7.5	Openings	Rectangular wooden glazed openings. Louvers for windows.		
7.6	Roofing	Sloping roof with Mangalore tiles and wooden trusses		
7.7	Articulation	Simple pilasters with decorative Corinthian capital. Semicircular arch present. Pediments on front façade.		
7.8	Finishes	Plastered and painted and external cladded by Malad stone		
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, 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 or cracks observed)		
9.2	Walls	Poor (Dampness or cracks observed at some places)		
9.3	Floor	Poor (Sagging observed at some places)		
9.4	Stairs	Poor (Needs maintenance)		
9.5	Openings	Fair (Needs maintenance)		
9.6	Roofing	Fair (No leakage observed)		
9.7	Articulation & Finishes	Poor (Needs plastering and painting)		
9.8	Services	Poor (Drainage pipes need maintenance)		
9.9	Outbuildings	Poor		
9.10	Overall condition	Poor	Maintenance level	Poor
10.0	Transformation			
10.1	Form	Grills added later.		
10.2	Structure	Wooden seams replaced by Mild steel.		
10.3	Articulation & Finishes	Replastered from outside.		
11.0	DP Remarks / Perceived Threats	Plot affected by shipline on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.		

Bhagyodaya Building



View from Dr. Babasaheb Ambedkar Marg



Balcony with decorative metal railing



Simple pilasters with decorative head



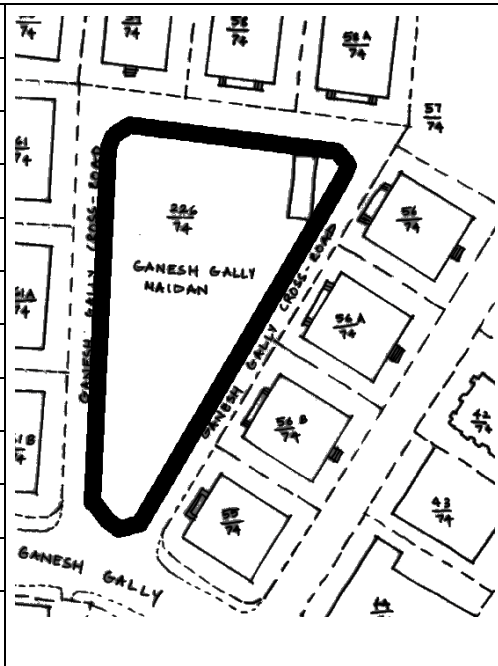
Louvered wooden doors



Side elevations cannot be seen due to proximity of the adjoining buildings



Common Ref. No.:	
Card No.:	F/s-32
Ward (Part):	F south-II
CS No.:	226 / 74
Plot Area:	10175 sq.m.
B U Area:	Not applicable
Date:	April, 2005
Record by:	Swapnil B, Malvika A
Review by:	Neera Adarkar
Internal:	As above
External:	As above
Photo Ref.:	T-III-Fs:\Ward F south\ Ganesh Gully Maidan



1.0	Denomination		
1.1	Name of Premises	Ganesh Gully Maidan	
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	Ganesh Gully Road	
2.2	Subsidiary	Ganesh Gully Cross Roads	
3.0	Ownership Pattern		
3.1	Present	MCGM	
3.2	Past	MCGM	
3.3	Status	MCGM	
4.0	Use		
4.1	Present	As playground	
4.2	Past	For political public meetings, Ganesh festival etc.	
4.3	Usage	Public	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	A triangular open space in the of low rise low density residential buildings of Ganesh Gully.	
5.2	Architectural Description	A well maintained ground defined by a low concrete wall which can be used as seating for the residents from the low rise low density Ganesh Gully neighbourhood. Vernacular style buildings with consistent skylines are built on the uniform plots in grid pattern.	
5.3	Intrinsic	This Maidan has a historic importance as it has seen innumerable political meetings of the textile workers, addressed by prominent labour leaders (mostly communists and socialist). Bal Thackeray addressed a meeting here on the eve of his formal announcement of the foundation of Shivsena.	
5.4	Value Classification	A(arc), A(his), G(grp), 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	R.C.C. low wall all around		
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	Not applicable		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	Not applicable		
10.2	Structure	Not applicable		
10.3	Articulation & Finishes	Not applicable		
11.0	DP Remarks / Perceived Threats	Plot demarcated as Recreational Ground on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	History: One of the handful of maidans in the high density textile neighbourhood of Girangaon. Famous for public meetings during all the important struggles and Trade Union movements. Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai		

Ganesh Gully Maidan




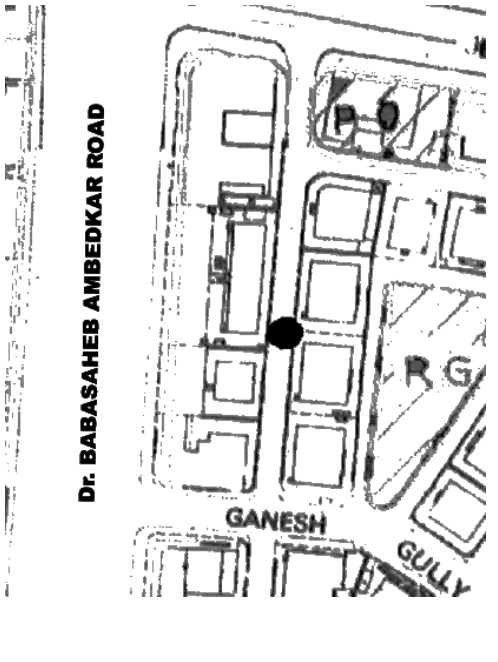
View of maidan from Ganesh Gully Cross Road



View of maidan from Ganesh Gully Road



View of maidan from side

	Common Ref. No.:		
	Card No.: F/s-33		
	Ward (Part): F south-II		
	CS No.: Not applicable		
	Plot Area: Not applicable		
	B U Area: Not applicable		
	Date: April, 2005		
	Record by: Swapnil B, Malvika A		
	Review by: Neera Adarkar		
	Internal: As above		
External: As above			
Photo Ref.: T-III-Fs:\Ward F south\ Ganesh Gully Gas Batti			
			

1.0	Denomination			
1.1	Name of Premises	Gas Batti, Ganesh Gully		
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	Ganesh Gully Road		
2.2	Subsidiary	Not applicable		
3.0	Ownership Pattern			
3.1	Present	MCGM		
3.2	Past	MCGM		
3.3	Status	MCGM		
4.0	Use			
4.1	Present	Not in use		
4.2	Past	Gas light / lamp post in earlier time		
4.3	Usage	Not in use		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	Located on internal street of Ganesh Gully precinct.		
5.2	Architectural Description	Decorative Cast Iron slender lamp post represent the typology of fluted slender column punctured with decorative capitals and base. The delicate bracket was used to hold the light.		
5.3	Intrinsic	One of the remaining few lampposts which housed gas lights, lit every evening by an attendant from the Bombay Municipal Corporation.		
5.4	Value Classification	F	Recommended Grade	III
6.0	Topography			
6.1	Floors	Not applicable		
7.0	Construction			
7.1	Plinth	Not applicable		
7.2	Walls	Not applicable		
7.3	Floor	Not applicable		
7.4	Stairs	Not applicable		
7.5	Openings	Not applicable		
7.6	Roofing	Not applicable		
7.7	Articulation	Not applicable		

7.8	Finishes	Not applicable		
7.9	Interiors (Movable & Immovable)	Not applicable		
7.10	Compound / Fence / Gate	Not applicable		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Not applicable		
8.0	Services & Utilities			
8.1	Lighting	Not applicable		
8.2	Ventilation	Not applicable		
8.3	Electricity	BEST		
8.4	Water Supply	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	Not applicable		
9.3	Floor	Not applicable		
9.4	Stairs	Not applicable		
9.5	Openings	Not applicable		
9.6	Roofing	Not applicable		
9.7	Articulation & Finishes	Not applicable		
9.8	Services	Not applicable		
9.9	Outbuildings	Not applicable		
9.10	Overall condition	Poor	Maintenance level	Poor
10.0	Transformation			
10.1	Form	Not applicable		
10.2	Structure	Not applicable		
10.3	Articulation & Finishes	Not applicable		
11.0	DP Remarks / Perceived Threats	None		
12.0	Additional Notes / References / Documents Available	Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai		



Gas Batti, Ganesh Gully



View from Ganesh Gully Cross Road



Photograph cannot be taken from the side because because of the proximity of the surrounding structures

	Common Ref. No.:			
	Card No.: F/s-34			
	Ward (Part): F south-II			
	CS No.: Not applicable			
	Plot Area: Not applicable			
	B U Area: Not applicable			
	Date: April, 2005			
	Record by: Swapnil B, Malvika A			
	Review by: Neera Adarkar			
	Internal: As above			
	External: As above			
	Photo Ref.: T-III-Fs:\Ward F south\ Well, Ganesh Gully			
				
1.0	Denomination			
1.1	Name of Premises	Well, Ganesh Gully		
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	Ganesh Gully Road		
2.2	Subsidiary	Not applicable		
3.0	Ownership Pattern			
3.1	Present	MCGM		
3.2	Past	MCGM		
3.3	Status	MCGM		
4.0	Use			
4.1	Present	For water only in extreme water shortage		
4.2	Past	As a water source		
4.3	Usage	As a water source		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	Small water well in the low rise Ganesh Gully precinct.		
5.2	Architectural Description	This was used regularly till the 1950s. Now used only when there is utmost shortage of water. Well is closed from the top. Built in stone, plastered and painted. Interesting motifs painted on the wall of the well and on the entrance gate.		
5.3	Intrinsic	This well was built early 20 th century. One of few remaining water wells in the neighbourhood of Girangaon.		
5.4	Value Classification	F	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		


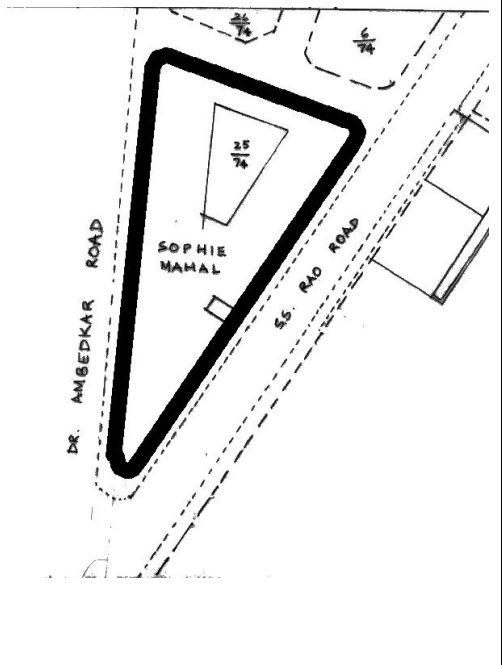
7.8	Finishes	Not applicable		
7.9	Interiors (Movable & Immovable)	Not applicable		
7.10	Compound / Fence / Gate	R.C.C. small fence made		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Not applicable		
8.0	Services & Utilities			
8.1	Lighting	Not applicable		
8.2	Ventilation	Not applicable		
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	Fair		
9.8	Services	Fair		
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	Notes: One of the few wells left in the city. Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.		

Well, Ganesh Gully



View from Ganesh Gully Cross Road 1

Photograph from side cannot be taken from the side because because of the proximity of the surrounding structures

	Common Ref. No.:		
	Card No.: F/s-35		
	Ward (Part): F south-II		
	CS No.: 25 / 74		
	Plot Area: 1019.24 sq.m.		
	B U Area: 2925 sq.m.		
	Date: April, 2005		
	Record by: Swapnil B, Malvika A		
	Review by: Neera Adarkar		
	Internal: As above		
	External: As above		
Photo Ref.: T-III-Fs:\Ward F south\ Sophie Mahal			
			
1.0	Denomination		
1.1	Name of Premises	Sophie Mahal	
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 Marg	
2.2	Subsidiary	Dr. S. S. Rao Marg (Government Gate Road)	
3.0	Ownership Pattern		
3.1	Present	Yusuf salebhai Motiwala	
3.2	Past	Fakhruddin Motiwala	
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 prominently located corner building creating a vista abutting the roads on all three sides. Forms part of the streetscape of Lalbaug, on Dr. Babasaheb Ambedkar Marg, which is one of the major North-South arterial roads.	
5.2	Architectural Description	The corner façade of this stone cladded building is curved defining the road junction. Expresses a strong horizontality like the Bhagyoday building on the same road. The stone pilasters, architraves, cornice bands in Neo-classical character add the ornamental elements. It has a flat roof with terrace unlike most of the other buildings with sloping timber roofs. The entrance bay with embellishments is projected on the façade, further accentuated with an ornamental canopy. (mostly hidden behind the shop hoardings) Except the front façade all other walls are of brick masonry.	
5.3	Intrinsic	One of the many tenanted chawls that house the working class population specially the textile workers. In spite of the modest interiors and minimum facilities, like one room per family and common toilets, the facades facing the major roads are highlighted by Neo-classical features, Such facades are seen on many major road fronts, Dr Ambedkar road in wards B, E and F south being the most prominent.	
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 plinth	
7.2	Walls	Brick masonry walls	
7.3	Floor	Wooden floors and beams	
7.4	Stairs	Wooden staircase with wooden handrail	
7.5	Openings	Rectangular openings with wooden frames and glazed shutters	
7.6	Roofing	Flat roof Mangalore tiles terrace allow (R.C.C.)	
7.7	Articulation	Stone pilaster on front façade. Decorative balconies.	
7.8	Finishes	Plastered from outside and painted from inside	
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	Not applicable	
8.0	Services & Utilities		
8.1	Lighting	Natural and artificial, poor 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 settlement or cracks observed)	
9.2	Walls	Fair (No dampness or cracks observed)	
9.3	Floor	Fair (No sagging observed)	
9.4	Stairs	Fair (Needs maintenance)	
9.5	Openings	Fair (Needs maintenance)	
9.6	Roofing	Fair (No leakage observed)	
9.7	Articulation & Finishes	Poor (Needs plastering and painting)	
9.8	Services	Poor (Drainage pipes need maintenance)	
9.9	Outbuildings	Fair	
9.10	Overall condition	Fair	Maintenance level Poor
10.0	Transformation		
10.1	Form	Old concrete decorative balcony railing replaced by steel. Grills added.	
10.2	Structure	Wooden beams replaced by Mild steel.	
10.3	Articulation & Finishes	Replastered from outside.	
11.0	DP Remarks / Perceived Threats		
	Plot affected by shipline on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available		
	Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai		

Sophie Mahal




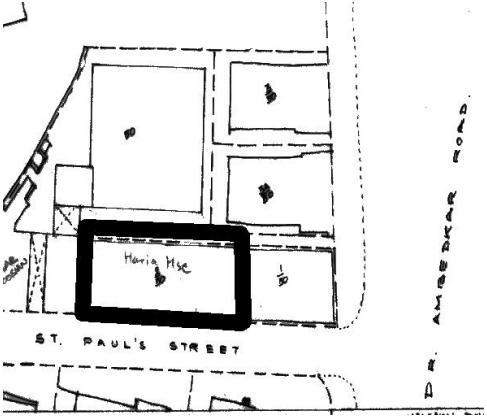
View from Dr. Babasaheb Ambedkar Marg



Arch over the entrance



Decorative balconies with pilasters

	Common Ref. No.:	
	Card No.: F/s-36	
	Ward (Part): F south-I	
	CS No.: 2/50	
	Plot Area: 535.12 sq.m.	
	B U Area: 1200.60 sq.m.	
	Date: April, 2005	
	Record by: Swapnil B, Malvika A	
	Review by: Neera Adarkar	
	Internal: As above	
External: As above		
Photo Ref.: T-III-Fs:\Ward F south\ Haria House		

1.0	Denomination			
1.1	Name of Premises	Haria 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	St. Paul's street		
2.2	Subsidiary	Not applicable		
3.0	Ownership Pattern			
3.1	Present	Saifuddin Hassan Ali		
3.2	Past	Saifuddin Hassan Ali		
3.3	Status	Tenanted		
4.0	Use			
4.1	Present	Residential, Commercial		
4.2	Past	Residential, Commercial		
4.3	Usage	Residential, Commercial		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	Situated on a rectangular plot and connected to the next building by an archway, this building imparts a low rise horizontal character facing St. Paul's street.		
5.2	Architectural Description	This G+2 building in Vernacular style has sloping roofs in three parts that create an interesting skyline. Has a decorative false parapet wall. The prominent balconies with decorative metal railings, the double height wooden louvered windows and long corridors with metal railings add to the horizontality of the building.		
5.3	Intrinsic	The year of construction is inscribed on the parapet wall. Typology is in tune with the other modest scale buildings in the working class areas of Lalbaug and Parel.		
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 in coursed ashlar masonry		
7.2	Walls	Brick walls		
7.3	Floor	Timber floors with timber joists.		
7.4	Stairs	Straight flight wooden staircase with simple and decorative wooden handrails		

7.5	Openings	Prominent balconies present. Balconies have decorative metal railings. Double height wooden louvered windows.		
7.6	Roofing	Sloping with Mangalore tiles		
7.7	Articulation	Has projecting corridors with decorative metal rails		
7.8	Finishes	Internally externally 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	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	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good (No sagging observed)		
9.4	Stairs	Good (Wooden members in good condition)		
9.5	Openings	Good (Well maintained)		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Good (Well maintained)		
9.8	Services	Good (Drainage pipes need no replacement)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	Wooden windows replaced by steel on first floor.		
10.2	Structure	Wooden beams replaced by steel.		
10.3	Articulation & Finishes	Repainted externally as well as internally.		
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.		

Haria House



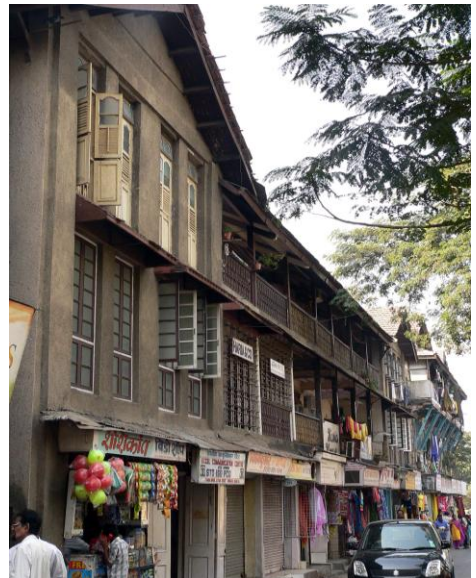
View from St. Pauls Street



View of the wooden double height windows



Internal view


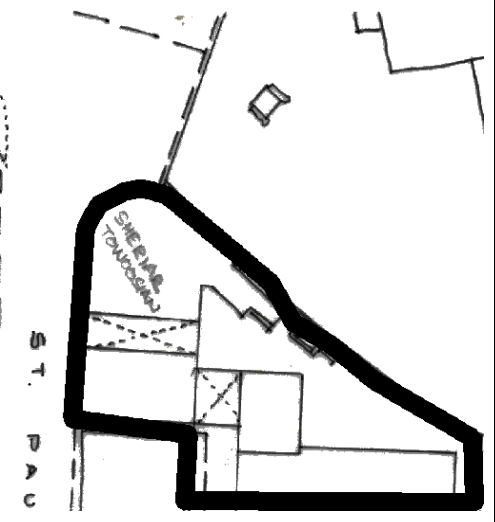


View of front facade



View of the wooden double height windows

Side elevations cannot be seen due to proximity of the adjoining buildings

	Common Ref. No.:	
	Card No.: F/s-37	
	Ward (Part): F south-I	
	CS No.: 50	
	Plot Area: 1418.90 sq.m.	
	B U Area: 2677.50 sq.m.	
	Date: April, 2005	
	Record by: Swapnil B, Malvika A	
	Review by: Neera Adarkar	
	Internal: As above	
External: As above		
Photo Ref.: T-III-Fs:\Ward F south\ Shehriar Tawoosian Building		
		

1.0	Denomination		
1.1	Name of Premises	Shehriar Tawoosian Building	
1.2	Earlier Name	Not applicable	
1.3	Built in	1934	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	St. Paul's street	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Talka Harji, Vanna Hira, Anjari Talka	
3.2	Past	Keshra Bhana	
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 defining the corner of St. Paul's Street.	
5.2	Architectural Description	One of the few remaining buildings with Black Basalt stone façade with exposed pointing. It has a combination of flat and sloping roof. The windows are externally rectangular, wooden, glazed and internally have jalis. The deep entrance leads to the internal courtyard. The terrace parapet has elements that resemble Art Deco style.	
5.3	Intrinsic	Year of building inscribed on the parapet wall. Typology is in tune with the other modest scale buildings in the working class area of Lalbaug and Parel.	
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 plinth	
7.2	Walls	Black Basalt stone external walls	
7.3	Floor	Wooden floors with wooden joists	
7.4	Stairs	Dog-legged wooden staircase with wooden handrails	

7.5	Openings	Double shutter windows. Externally rectangular, wooden, glazed and internally has jalis.		
7.6	Roofing	Sloping and flat roof		
7.7	Articulation	Has projecting balconies on back façade		
7.8	Finishes	Externally exposed black stone, internally externally 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	Has little back open space		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good (No sagging observed)		
9.4	Stairs	Fair (Wooden members in good condition)		
9.5	Openings	Fair (Well maintained)		
9.6	Roofing	Fair (No leakage observed)		
9.7	Articulation & Finishes	Fair (No need of plastering and painting)		
9.8	Services	Fair (Drainage pipes need no replacement)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	At sample wooden beams and columns replaced by steal too balconies 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.		

Shehriar Tawoosian Building



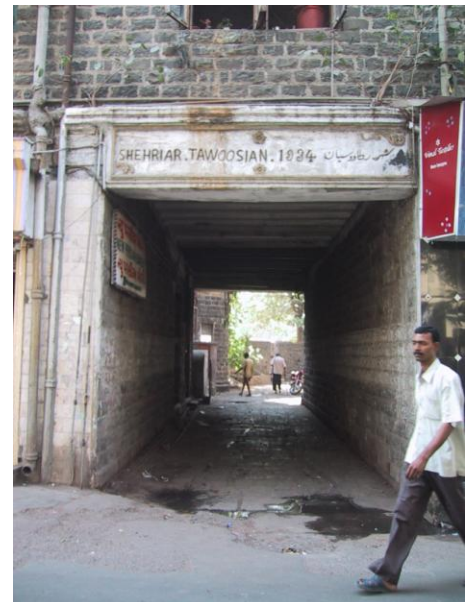
View from St. Paul's street



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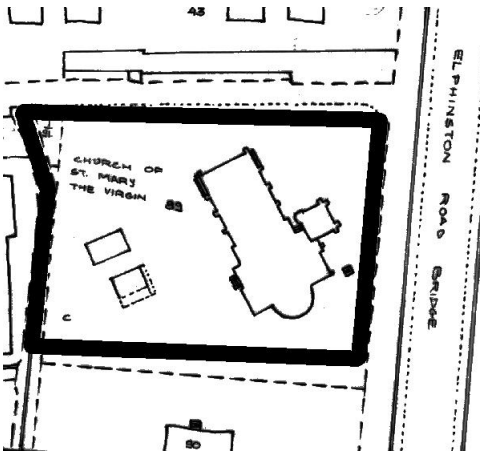


Wooden beams



View of the main entrance

Photograph cannot be taken from the side because because of the proximity of the surrounding structures

	Common Ref. No.:	
	Card No.: F/s-38	
	Ward (Part): F south-I	
	CS No.: 89	
	Plot Area: 3133.80 sq.m.	
	B U Area: 502.24 sq.m.	
	Date: April, 2005	
	Record by: Swapnil B, Malvika A	
	Review by: Neera Adarkar	
	Internal: As above	
External: As above		
Photo Ref.: T-III-Fs:\Ward F south\ Church of St. Mary Virgin		

1.0	Denomination		
1.1	Name of Premises	Church of St. Mary Virgin	
1.2	Earlier Name	Not applicable	
1.3	Built in	1883	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Jagannathrao Bhatankar Marg	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Bombay Diocesan Trust Association Ltd (As custodian trustee of St.Mary Church, Parel)	
3.2	Past	Bombay Diocesan Trust Association Ltd (As custodian trustee of St.Mary Church, Parel)	
3.3	Status	Trust	
4.0	Use		
4.1	Present	Religious	
4.2	Past	Religious	
4.3	Usage	Regular religious use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	A church complex situated in a large open space with old trees, is almost hidden behind the foliage and behind the bridge leading to Elphinston Road railway station.	
5.2	Architectural Description	An excellent modest scale Neo-Gothic church in Black Basalt stone. Accentuated with a very interesting combination of roofs, its entrance porch is ornamented with arches and finial, equilateral arched colonnade with decorative spandrel for entrance arch, and has portal frame internally. Rectangular and pointed arched, glazed, wooden windows with rectangular architraves embellish the facades. Yellow Malad stone is used for the tower structure adjoining the church. Has sloping roof with Mangalore tiles above decorative concrete false parapet wall.	
5.3	Intrinsic	Belongs to the Bombay Diocesan Trust which has many properties in the city of Bombay.	
5.4	Value Classification	A(arc), B(per), B(des), E, F, J	Recommended Grade II B
6.0	Topography		
6.1	Floors	Not applicable	
7.0	Construction		
7.1	Plinth	Black Basalt stone plinth	
7.2	Walls	Brick walls	

7.3	Floor	Not applicable		
7.4	Stairs	Not applicable		
7.5	Openings	Rectangular, glazed, wooden windows. Plain rectangular architraves over them.		
7.6	Roofing	Mangalore tile sloping roof		
7.7	Articulation	Decorative finial on top. Has equilateral arched colonnade with decorative spandrel for entrance arch. Highly decorative concrete false parapet wall.		
7.8	Finishes	Replastered and painted internally		
7.9	Interiors (Movable & Immovable)	Access denied		
7.10	Compound / Fence / Gate	R.C.C. compound wall		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Ample 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 observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good (No sagging observed)		
9.4	Stairs	Good		
9.5	Openings	Good (Well maintained)		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Good (Needs no plastering and painting)		
9.8	Services	Good (Drainage pipes need no replacement)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	Painted internally		
11.0	DP Remarks / Perceived Threats	Half of the plot demarcated as Recreational 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.		

Church of St. Mary Virgin



Church of St. Mary Virgin



Decorative arched and circular window openings on the side facade



Side View of Church of St. Mary Virgin


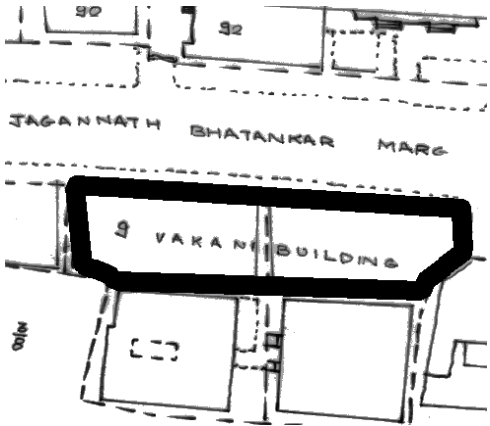


Decorative entrance canopy, with decorative equilateral arches



Arched window

Photograph cannot be taken from the road because of the trees in front.

	Common Ref. No.:			
	Card No.: F/s-39			
	Ward (Part): F south-I			
	CS No.: 9			
	Plot Area: 668.90 sq.m.			
	B U Area: 2116 sq.m.			
	Date: April, 2005			
	Record by: Swapnil B, Malvika A			
	Review by: Neera Adarkar			
	Internal: As above			
External: As above				
Photo Ref.: T-III-Fs:\Ward F south\ Vakani Building				
1.0	Denomination			
1.1	Name of Premises	Vakani 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	Jagannathrao Bhatankar Marg		
2.2	Subsidiary	Not applicable		
3.0	Ownership Pattern			
3.1	Present	Ismail Hajikasam		
3.2	Past	Ismail Hajikasam		
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 near Parel junction, situated on Jagannathrao Bhatankar Marg leading to Elphinston Road Railway Station. Similar to the architectural character of Poonawala building on the same road.		
5.2	Architectural Description	Belongs to the typology of road facing buildings with imposing facades ornamented with Neo-classical features like pediments, architrave and balconies and terrace with balustrade. The arched windows have a prominent keystones, pilasters define the corners and cornice bands define the floors.		
5.3	Intrinsic	One of the tenanted buildings with carefully designed façade in response to an important road in the working class neighbourhood of Parel. Haji Kasam, the owner has built and rented out many buildings in the middle and working class districts in Central Bombay. Wealthy Muslims invested in real estate to earn the rents as earning interest on cash investments in prohibited in Islam.		
5.4	Value Classification	A(arc), B(des), C(seh)	Recommended Grade	III
6.0	Topography			
6.1	Floors	G + 3		
7.0	Construction			
7.1	Plinth	Black Basalt stone in coursed ashlar masonry		
7.2	Walls	External stone, internal brick wall		
7.3	Floor	Wooden		

7.4	Stairs	Wooden staircase with decorative metal handrails		
7.5	Openings	Rectangular, wooden, glazed openings. Wooden doors and windows		
7.6	Roofing	Flat roof with terrace above. Has decorative concrete parapet wall		
7.7	Articulation	Has ample open space. Parapet wall in balustrade. Has prominent balconies, with decorative stone railings. Balconies supported with decorative stone brackets. Decorative pilasters present. Decorative cornice bands present at each floor level.		
7.8	Finishes	Expose stone on front façade, 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	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Fair (No sagging observed)		
9.4	Stairs	Fair (Needs maintenance)		
9.5	Openings	Fair (Needs maintenance)		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Fair (Needs plastering and painting)		
9.8	Services	Good (Drainage pipes need maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	Wood beams and columns replaced by steal.		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Plot affected by shipline on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.		

Vakani Building



View from Jagannathrao Bhatankar Marg


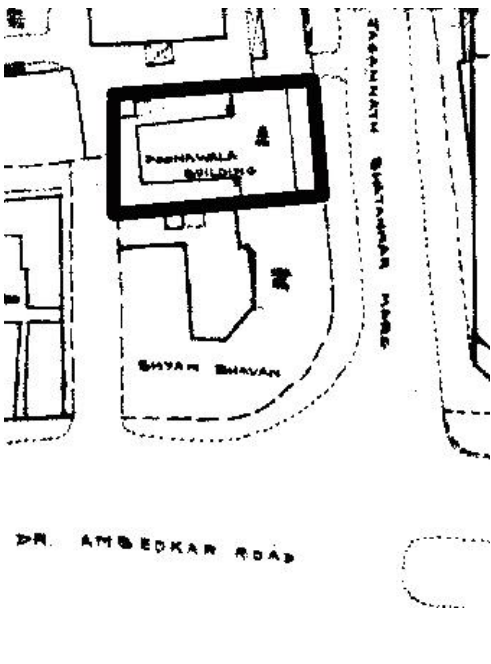


View of front facade



Decorative fenestrations

Side elevations cannot be seen due to proximity of the adjoining buildings

	Common Ref. No.:	
	Card No.: F/s-40	
	Ward (Part): F south-I	
	CS No.: 9 / 74	
	Plot Area: 563.55 sq.m.	
	B U Area: 1089.2 sq.m.	
	Date: April, 2005	
	Record by: Swapnil B, Malvika A	
	Review by: Neera Adarkar	
	Internal: As above	
External: As above		
Photo Ref.: T-III-Fs:\Ward F south\ Poonawala Building		

1.0	Denomination			
1.1	Name of Premises	Poonawala 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	Jagannathrao Bhatankar Marg		
2.2	Subsidiary	Not applicable		
3.0	Ownership Pattern			
3.1	Present	Trustees for improvement of city of Bombay		
3.2	Past	Bai Batulbai saifuddin hassanbai, Saifuddin Hassanali		
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 near Parel junction, situated on Jagannathrao Bhatankar Marg leading to Elphinston Road Railway Station. Similar to the architectural character of Vakani Building on the same road.		
5.2	Architectural Description	Belongs to the typology of road facing imposing buildings of Neo-classical façade like architraves, pediments and terrace balustrade behind which the sloping roof is hidden. The end bay windows are its distinctive features not seen in this vicinity.		
5.3	Intrinsic	One of the tenanted buildings with carefully designed façade in response to an important road in the working class neighbourhood of Parel.		
5.4	Value Classification	A(arc), B(des), C(seh)	Recommended Grade	III
6.0	Topography			
6.1	Floors	G + 3		
7.0	Construction			
7.1	Plinth	Black Basalt stone plinth in coursed ashlar masonry		
7.2	Walls	Brick internal walls, Malad stone external walls		
7.3	Floor	Wood floors with timber joists		
7.4	Stairs	Dog-legged Wooden staircase with decorative metal handrails		
7.5	Openings	Rectangular glazed window open wooden doors		
7.6	Roofing	Sloping Mangalore tiles roof with wooden brackets		

7.7	Articulation	G+3 building, situated on a rectangular plot, beside Shyam Bhavan. Has wooden staircase with decorative wooden handrail. Has prominent decorative balconies.		
7.8	Finishes	Expose stone on front façade, 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	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Fair (No sagging observed)		
9.4	Stairs	Good		
9.5	Openings	Fair (Needs maintenance)		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Fair (Needs plastering and painting)		
9.8	Services	Good (Drainage pipes need maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	Wood beams and columns replaced by steel.		
10.3	Articulation & Finishes	Some balconies are enclosed by aluminium glass windows.		
11.0	DP Remarks / Perceived Threats			
	Plot affected by shipline on proposed Development Plan. (D.P.)			
12.0	Additional Notes / References / Documents Available			
	Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.			

Poonawala Building



View from Jagannathrao Bhatankar Marg


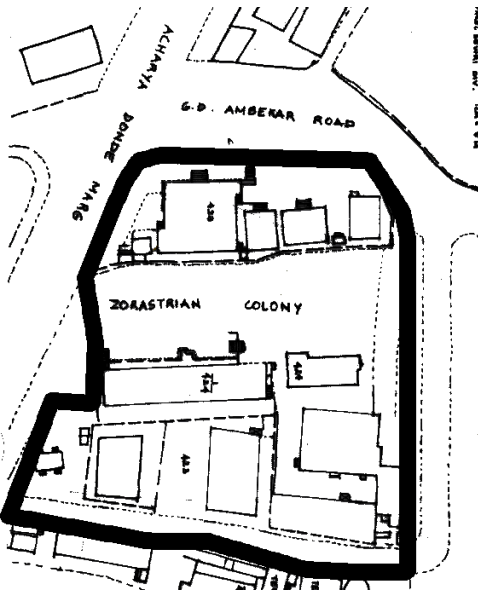


View of decorative fenestrations on the balconies



View of the Pediment on top floor

Side elevations cannot be seen due to proximity of the adjoining buildings

	Common Ref. No.:		
	Card No.: F/s-41		
	Ward (Part): F south-II		
	CS No.: 423,424		
	Plot Area: 7292.54 sq.m.		
	B U Area: Not available.		
	Date: April, 2005		
	Record by: Swapnil B, Malvika A		
	Review by: Neera Adarkar		
	Internal: As above		
External: As above			
Photo Ref.: T-III-Fs:\Ward F south\ Zoroastrian Colony			
			
1.0	Denomination		
1.1	Name of Premises	Zoroastrian Colony	
1.2	Earlier Name	Not available	
1.3	Built in	Early 20 th century	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Acharya Daode Marg (King Edward Road)	
2.2	Subsidiary	G.D. Ambedkar Marg(Parel Tank Road)	
3.0	Ownership Pattern		
3.1	Present	Municipal Corporation for city of Bombay, Zoroastrian Building Fund	
3.2	Past	Municipal Corporation for city of Bombay, Zoroastrian Building Fund	
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)	A large Parsi precinct at junction of G.D. Ambedkar (Parel Tank Road)and Acharya Donda Marg(King Edward Raod) which is one of the major East-West roads, in the lower middle class neighbourhood.	
5.2	Architectural Description	Typical Parsi Vernacular style structures in tune with other modest scale buildings in the vicinity. Mangalore tiles sloping roof having decorative wooden staircase and carved window shutters. There is a new building which is not the part of the Heritage listing.	
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 and 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), B(des), G(grp)	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 2	
7.0	Construction		
7.1	Plinth	600mm R.C.C. plinth	
7.2	Walls	Brick walls	


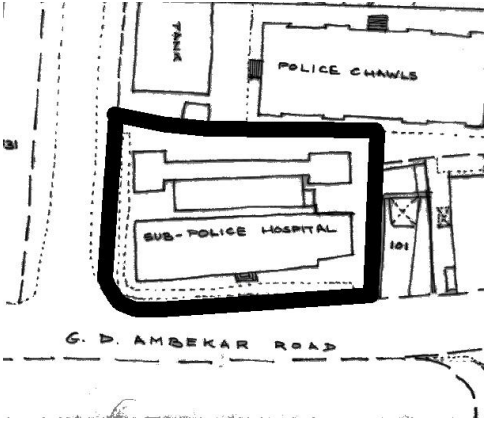
7.3	Floor	Access denied		
7.4	Stairs	Access denied		
7.5	Openings	Rectangular wooden frames and glazed shutters openings		
7.6	Roofing	Sloping roof with Mangalore tiles		
7.7	Articulation	Nil		
7.8	Finishes	Internally and externally plastered and painted		
7.9	Interiors (Movable & Immovable)	Access denied		
7.10	Compound / Fence / Gate	Brick Wall		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	A large open space between 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 applicable		
8.7	Other (HVAC / BMS / Security Systems)	Windows air-conditioning unit at some places		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good (No sagging observed)		
9.4	Stairs	Good		
9.5	Openings	Good (Well maintained)		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Good		
9.8	Services	Good (Drainage pipes need no replacement)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	Sliding windows, grills added, etc. balconies enclosed.		
10.2	Structure	Not applicable		
10.3	Articulation & Finishes	Repainted internally.		
11.0	DP Remarks / Perceived Threats	None		
12.0	Additional Notes / References / Documents Available	Note: Photography Denied. Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai		

Zoroastrian Colony



New Building not included in Heritage listing

Since Photography was denied Zoroastrian colony was not extensively covered.

	Common Ref. No.:	
	Card No.: F/s-42	
	Ward (Part): F south-I	
	CS No.: Not available	
	Plot Area: Not available	
	B U Area: Not available	
	Date: April, 2005	
	Record by: Swapnil B, Malvika A	
	Review by: Neera Adarkar	
	Internal: As above	
	External: As above	
Photo Ref.: T-III-Fs:\Ward F south\ Sub-Police Hospital		

1.0	Denomination		
1.1	Name of Premises	Sub-Police Hospital	
1.2	Earlier Name	Not applicable	
1.3	Built in	1927-1928	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	G.D. Ambedkar Marg (Parel Tank Road)	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	MCGM	
3.2	Past	MCGM	
3.3	Status	MCGM	
4.0	Use		
4.1	Present	Public	
4.2	Past	Public	
4.3	Usage	Regular public use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on rectangular corner plot G.D. Ambedkar Marg (earlier known as Parel Tank Road)	
5.2	Architectural Description	One of the fine examples of low rise well scaled Vernacular buildings. Open verandah on ground floor, with square timber columns resting on a stone base. Wooden brackets supporting the wooden louver panels, upper floor corridors, balconies with wooden handrail and simple vertical railings and sloping roof with mangalore tiles, all elements together contribute to its architectural value.	
5.3	Intrinsic	One of the few police hospitals in the city where medical treatment to the policemen and their families.	
5.4	Value Classification	A(arc), B(des)	Recommended Grade II B
6.0	Topography		
6.1	Floors	G + 1	
7.0	Construction		
7.1	Plinth	300mm Black basalt stone plinth	
7.2	Walls	Brick walls	
7.3	Floor	M.S flooring	
7.4	Stairs	Dog-legged wooden staircase	
7.5	Openings	Rectangular wooden frames and glazed shutters windows	
7.6	Roofing	Sloping roof with Mangalore tiles, supported with wooden brackets	

7.7	Articulation	Ground floor has verandah with square wooden columns, plain brackets and wooden lowered ventilators		
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 wall		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	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 or cracks observed)		
9.2	Walls	Fair (No dampness or cracks observed)		
9.3	Floor	Fair (No sagging observed)		
9.4	Stairs	Fair (Well maintained)		
9.5	Openings	Fair (Wooden members in good condition)		
9.6	Roofing	Fair (No leakage observed)		
9.7	Articulation & Finishes	Fair (Needs plastering and painting at some places)		
9.8	Services	Fair (Drainage pipes need maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	Corridor on 1 st floor enclosed by adding grills.		
10.2	Structure	Not applicable		
10.3	Articulation & Finishes	Shahabad tiles added in front open space.		
11.0	DP Remarks / Perceived Threats	Plot affected by shipline on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai		

Sub-Police Hospital



View from G. D. Ambekar Road



Wooden louvered ventilators



Internal Corridor



View of the main entrance




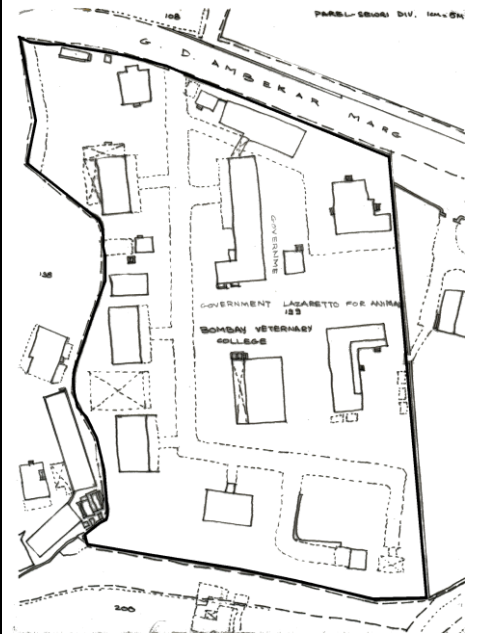
Year of construction



View of corridor on first floor

Photograph cannot be taken from the road because because of the trees in front.

	Common Ref. No.:	
	Card No.: F/s-43	
	Ward (Part): F south-II	
	CS No.: 199	
	Plot Area: 15393.10 sq.m.	
	B U Area: 1238.50 sq.m.	
	Date: April, 2005	
	Record by: Swapnil B, Malvika A	
	Review by: Neera Adarkar	
	Internal: As above	
External: As above		
Photo Ref.: T-III-Fs:\Ward F south\ Bombay Veterinary College		



1.0	Denomination		
1.1	Name of Premises	Bombay Veterinary College	
1.2	Earlier Name	Not applicable	
1.3	Built in	1886	Extension Date (if any) 1924
2.0	Access		
2.1	Main	G.D. Ambedkar Marg	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Government Lazarett for Animals, Maharashtra Krushi Vidyapeeth, Konkan Krushi Vidyapeeth, Bombay Veterinary College, Parel	
3.2	Past	Maharashtra Animal and fishery Science University	
3.3	Status	MCGM	
4.0	Use		
4.1	Present	Institutional	
4.2	Past	Institutional	
4.3	Usage	Regular institutional use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	A complex located on a very large plot, with abundant open spaces and large trees, located on G. D. Ambekar Road	
5.2	Architectural Description	Modest scale ground floor buildings in rural vernacular style with Mangalore tiled sloping roofs are scattered on the large plot. Buildings are laid out with a big open space in the centre. Large open spaces with trees create a rural character in the urban settings.	
5.3	Intrinsic	This was constructed on the property adjoining Bai Sakarbai Dinshaw Petit Hospital for animals. Originally constructed in 1886, underwent an extension in 1924	
5.4	Value Classification	A(arc), B(des)	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 0	
7.0	Construction		
7.1	Plinth	600mm no plinth / stone flooring	
7.2	Walls	Brick walls	
7.3	Floor	Not applicable	
7.4	Stairs	Not applicable	

7.5	Openings	Rectangular, glazed, wooden, framed window openings		
7.6	Roofing	Sloping roof with Mangalore tiles		
7.7	Articulation	Vernacular style of buildings. Sloping roof with Mangalore tiles above. Wooden beams and columns. Buildings are laid out with a big open space in the centre.		
7.8	Finishes	Sand façade Internally and externally plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Brick wall		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Large open space around		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, poor 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 settlement or cracks observed)		
9.2	Walls	Poor (Dampness or cracks observed at some places)		
9.3	Floor	Not applicable		
9.4	Stairs	Not applicable		
9.5	Openings	Fair (Well maintained)		
9.6	Roofing	Fair (No leakage observed)		
9.7	Articulation & Finishes	Poor (Needs plastering and painting)		
9.8	Services	Poor (Drainage pipes need maintenance)		
9.9	Outbuildings	Fair-Poor		
9.10	Overall condition	Fair-Poor	Maintenance level	Poor
10.0	Transformation			
10.1	Form	Grills added.		
10.2	Structure	Not applicable		
10.3	Articulation & Finishes	Not applicable		
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, Acharya, Balkrishna Bapu & Shingne, Moro Vinayak Mumbaicha Vrittanta, Bombay, 1889		

Bombay Veterinary College



Perspective view of the main building



Name board placed at the entrance on the compound wall.



Front view of the main building




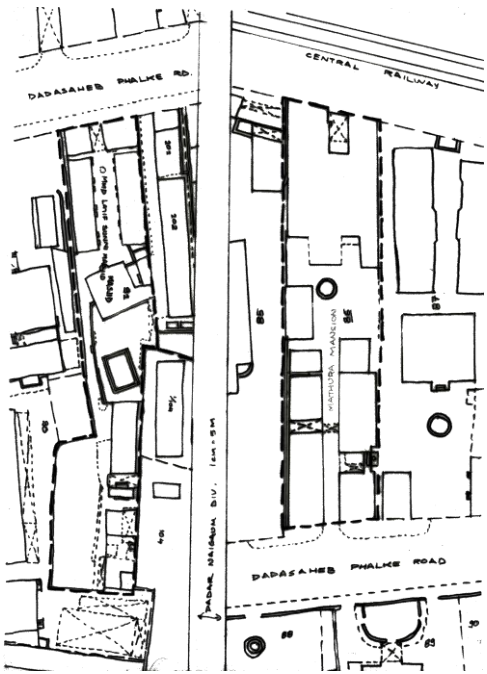
Year encrypted on the building



Perspective view of the main building



Front Elevation cannot be seen due to the compound wall and also because its little deeper inside the plot.

	Common Ref. No.:	
	Card No.: F/s-44	
	Ward (Part): F south-IV	
	CS No.: 91	
	Plot Area: 1892.99 sq.m.	
	B U Area: 1892.99 sq.m.	
	Date: April, 2005	
	Record by: Swapnil B, Malvika A	
	Review by: Neera Adarkar	
	Internal: As above	
External: As above		
Photo Ref.: T-III-Fs:\Ward F south\ Sunni Masjid Darga Complex		

1.0	Denomination		
1.1	Name of Premises	Sunni Masjid Darga 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	Ghadi Road	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Mohammed Haji Ahmed and others	
3.2	Past	Mohammed Haji Ahmed and others	
3.3	Status	Trust	
4.0	Use		
4.1	Present	Religious	
4.2	Past	Religious	
4.3	Usage	Regular religious use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	A Masjid complex with 4-5 building along with a Darga. All ground floor structure, exulting in a low height sky line some structure has flat roof.	
5.2	Architectural Description	A Darga complex in the typical Islamic has a central dome highlighted by the embellishment at the base. The Minarets on all four corners have floral motifs on external walls. Has Vernacular style low rise buildings of mix use including a residential settlement within the complex.	
5.3	Intrinsic	The darga attracts a large local population of Sunni sect including women.	
5.4	Value Classification	A(arc), E, G(grp)	Recommended Grade II B
6.0	Topography		
6.1	Floors	G + 0	
7.0	Construction		
7.1	Plinth	Painted stone plinth	
7.2	Walls	Stone walls	
7.3	Floor	Not applicable	
7.4	Stairs	Not applicable	
7.5	Openings	Wooden doors and window	

7.6	Roofing	Sloping roof with Mangalore tile		
7.7	Articulation	Has open space between the structures. Masjid has a central dome with Minarets the corners. Arches over the windows. Wooden doors and windows.		
7.8	Finishes	Internally and externally plastered and painted		
7.9	Interiors (Movable & Immovable)	Access denied		
7.10	Compound / Fence / Gate	Has a compound wall		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Little bit of open space around structures		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Fair (No settlement or cracks observed)		
9.2	Walls	Fair (Dampness or cracks observed at some places)		
9.3	Floor	Fair (No sagging observed)		
9.4	Stairs	Fair (Wooden members in good condition)		
9.5	Openings	Fair (Well maintained)		
9.6	Roofing	Fair (No leakage observed)		
9.7	Articulation & Finishes	Fair		
9.8	Services	Fair (Drainage pipes need maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	Not applicable		
10.2	Structure	Not applicable		
10.3	Articulation & Finishes	Not applicable		
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		

Sunni Masjid Darga Complex



View of the Dome



View of main entrance from Ghadi road





Internal view of complex from the entrance



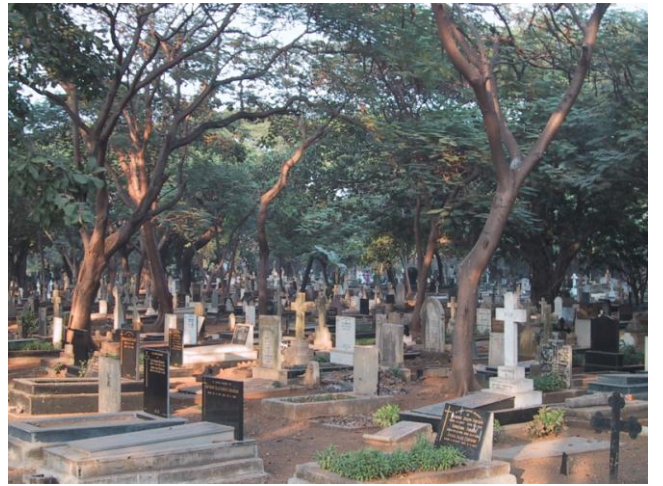
Internal view


Front Elevation cannot be seen due to the compound wall and also because its little deeper inside the plot.

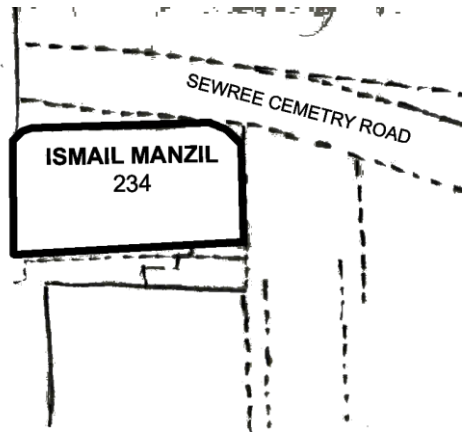
	Common Ref. No.:				
	Card No.: F/s-45				
	Ward (Part): F south-IV				
	CS No.: 440				
	Plot Area: 84505.94 sq.m				
	B U Area: Not applicable				
	Date: April, 2005				
	Record by: Swapnil B, Malvika A				
	Review by: Neera Adarkar				
	Internal: As above				
External: As above					
Photo Ref.: T-III-Fs:\Ward F south\ Christian Cemetery					
1.0	Denomination				
1.1	Name of Premises	Christian 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	S. Lanjekar Path			
2.2	Subsidiary	Not applicable			
3.0	Ownership Pattern				
3.1	Present	Trustees for the Improvement of City of Bombay			
3.2	Past	Trustees for the Improvement of City of Bombay			
3.3	Status	Trust			
4.0	Use				
4.1	Present	Religious			
4.2	Past	Religious			
4.3	Usage	Regular religious use			
5.0	Significance & Value Classification				
5.1	Townscape (Natural / Manmade)	An important landmark located in Sewri near the eastern water front. Although not very well known in the city, the cemetery boasts of huge old trees of botanical importance.			
5.2	Architectural Description	A well-maintained Cemetery. Has a dense tree plantation. It contains simple as well as decorative, graves made up of rich marble. Some of the graves in the cemetery are intricately carved.			
5.3	Intrinsic	Around 150yrs old this land was acquired by Sir Crawford, the first Municipal Commissioner of the city to create a European cemetery. The cemetery today contains graves of the local Marathi speaking Christian Kolis as well as of the British and European officers in the service of the colonial rulers. Well known British Architect F.W.Stevens who designed some well known buildings in the Fort area like the CST Railway terminus in late 1800s and 1900s is buried here. However the caretakers fear that during the process of fencing the cemetery the grave was bulldozed and now cannot be located.			
5.4	Value Classification	I(sce), B(per), F	Recommended Grade	II A	
6.0	Topography				
6.1	Floors	G + 3			
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	Has a dense tree plantation. Has simple, decorative, graves made up of stone		
7.8	Finishes	Not applicable		
7.9	Interiors (Movable & Immovable)	Very old graves present		
7.10	Compound / Fence / Gate	Compound wall an all 4 sides		
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, 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	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	Poor		
9.8	Services	Poor		
9.9	Outbuildings	Poor		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	Not applicable		
10.2	Structure	Not applicable		
10.3	Articulation & Finishes	Not applicable		
11.0	DP Remarks / Perceived Threats	Plot reserved for cemetery/cremation 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		

Christian Cemetery



	Common Ref. No.:	
	Card No.: F/s-46	
	Ward (Part): F south-IV	
	CS No.: 234	
	Plot Area: 1707.37 sq.m.	
	B U Area: 5122.11 sq.m.	
	Date: April, 2005	
	Record by: Swapnil B, Malvika A	
	Review by: Neera Adarkar	
	Internal: As above	
	External: As above	
Photo Ref.: T-III-Fs:\Ward F south\ Ismail Manzil		



1.0	Denomination			
1.1	Name of Premises	Ismail Manzil		
1.2	Earlier Name	Not applicable		
1.3	Built in	1924	Extension Date (if any)	Not applicable
2.0	Access			
2.1	Main	S. Lanjekar Path		
2.2	Subsidiary	Prabodhankar Thakarey Marg		
3.0	Ownership Pattern			
3.1	Present	The Governor of Maharashtra		
3.2	Past	The Governor of Maharashtra		
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 only stone building in that area, standing quite prominently on the corner because of its massive curved corner.		
5.2	Architectural Description	The large curved profile, exposed black basalt stone façades and the prominent balconies supported with wooden brackets add to the architectural and period value. The decorative metal railings of the balconies, their sloping roofs and the louvered windows add to the façade ornamentation.		
5.3	Intrinsic	Year of building inscribed on the parapet wall. Typology is in tune with the other exposed Basalt stone buildings in the island city.		
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 plinth in coursed ashlar masonry		
7.2	Walls	Stone wall		
7.3	Floor	Wooden beams and columns		
7.4	Stairs	Wooden stairs with wooden balustrades		
7.5	Openings	Rectangular wooden louvered window		
7.6	Roofing	Sloping roof with Mangalore Tiles.		

7.7	Articulation	It has decorative external façade. Pediments balconies at the corners with decorative metal balusters. Balconies supported with wooden brackets.		
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 applicable		
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	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	Fair (No sagging observed)		
9.4	Stairs	Good (Wooden members in good condition)		
9.5	Openings	Good (Well maintained)		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Fair (Needs no plastering and painting)		
9.8	Services	Fair (Drainage pipes need maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	Hoardings, single boards on ground floor.		
10.2	Structure	At some places wooden columns replaced by steel.		
10.3	Articulation & Finishes	Plastered from inside.		
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		

Ismail Manzil



View from S. Lanjekar Marg




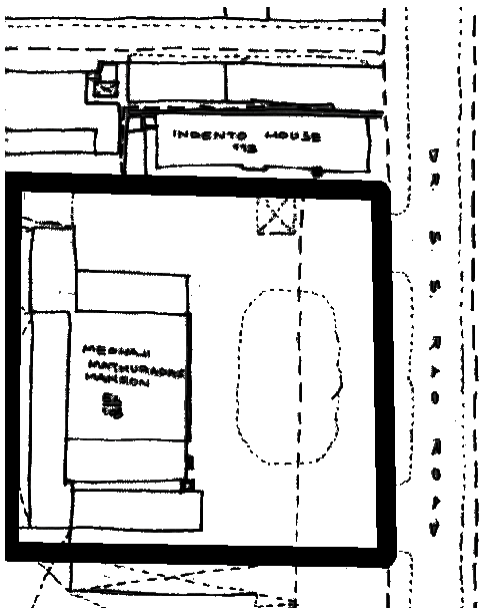
Ismail Manzil



View of decorative balcony with iron railings



Side view

	Common Ref. No.:	
	Card No.: F/s-47	
	Ward (Part): F south-II	
	CS No.: 5A / 108	
	Plot Area: 13895.00 sq.m	
	B U Area: 13895.00 sq.m.	
	Date: April, 2005	
	Record by: Swapnil B, Malvika A	
	Review by: Neera Adarkar	
	Internal: As above	
	External: As above	
Photo Ref.: T-III-Fs:\Ward F south\ Meghji Mathuradas Mansion		

1.0	Denomination		
1.1	Name of Premises	Meghji Mathuradas Mansion	
1.2	Earlier Name	Not applicable	
1.3	Built in	1920-30	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Dr. S.S Rao Road (Government Gate Road)	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Javeribai – w/of Madhavji Mathuradas, Charandas Meghji.	
3.2	Past	Manibai Mathuradas	
3.3	Status	Private	
4.0	Use		
4.1	Present	Residential, Commercial (Library)	
4.2	Past	Residential, Commercial (Library)	
4.3	Usage	Regular residential, Regular commercial (Library)	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	A prominent building in the vicinity of otherwise modest scale built forms.	
5.2	Architectural Description	It is a 75 year old structure. Decorative front facade. Only ground floor has wooden beams and columns. Semi-circular arch colonnade on ground floor. Colonnade has prominent key stone. Made up of brick walls. 1st, 2 nd , 3 rd floor have beams made of R.C.C.. Decorative parapet R.C.C. wall. Rectangular, glazed, framed, wooden window openings on all floors, which contributes to the architectural character. Cornice bands present at each floor level.	
5.3	Intrinsic	Originally a ground floor structure. One of the few big mansions of old era, in Parel and Lalbaug region.	
5.4	Value Classification	A(arc), B(des), E, F	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 3	
7.0	Construction		
7.1	Plinth	Black Basalt Stone in coursed ashlar masonry	
7.2	Walls	Load bearing brick walls	
7.3	Floor	Wooden floors with wooden joists	
7.4	Stairs	Access denied	

7.5	Openings	Rectangular openings with wooden frames and glazed shutters		
7.6	Roofing	Flat roof with terrace above		
7.7	Articulation	Decorative front facade. Semi-circular arch colonnade on ground floor. Colonnade has prominent key stone. 1st, 2nd, 3rd floor have beams made of R.C.C.. Decorative parapet R.C.C. wall. Rectangular, glazed, framed, wooden window openings on all floors. Cornice bands present at each floor level. Enough open space around.		
7.8	Finishes	Replastered and painted internally and externally		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Has painted compound wall		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Has enough open space in the front as well as 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 observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good (No sagging observed)		
9.4	Stairs	Good (Wooden members in good condition)		
9.5	Openings	Good (Wooden members in good condition)		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Good		
9.8	Services	Good (Drainage pipes need no replacement)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	At some places wooden beams and columns replaced by steel.		
10.3	Articulation & Finishes	Replastered and painted internally and externally.		
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		

Meghji Mathuradas Mansion



View of Meghji Mathuradas Mansion


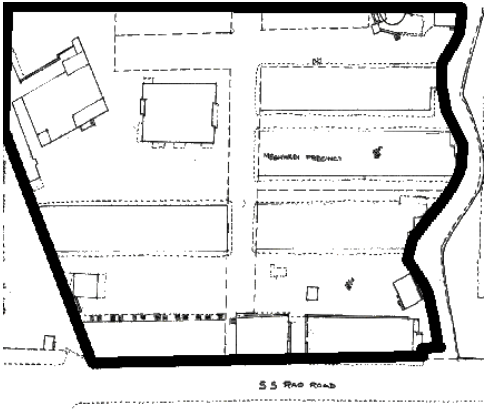


Floral motifs around the top and bottom of the windows



Name encrypted on the building

Front Elevation cannot be seen due to the high compound wall and also because its little deeper inside the plot.

	Common Ref. No.:	
	Card No.: F/s-48	
	Ward (Part): F south-II	
	CS No.: 6 / 118, 5 / 118	
	Plot Area: 4556.98 sq.m.	
	B U Area: 13800 sq.m.	
	Date: April, 2005	
	Record by: Swapnil B, Malvika A	
	Review by: Neera Adarkar	
	Internal: As above	
External: As above		
Photo Ref.: T-III-Fs:\Ward F south\ Meghwadi Precinct		

1.0	Denomination			
1.1	Name of Premises	Meghwadi Precinct		
1.2	Earlier Name	Not applicable		
1.3	Built in	1910-1920	Extension Date (if any)	Not available
2.0	Access			
2.1	Main	Dr. S.S. Rao Road (Government Gate Road)		
2.2	Subsidiary	Not applicable		
3.0	Ownership Pattern			
3.1	Present	Harshad Anandji		
3.2	Past	Maneklal Anandji, Indrajeet Anandji, Vinod Anandji.		
3.3	Status	Tenanted		
4.0	Use			
4.1	Present	Residential, Commercial		
4.2	Past	Residential, Commercial		
4.3	Usage	Regular residential and commercial		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	Situated at a strategic location, adjoining Finlay mills, on S.S. Rao Road near Parel this is a group of buildings.		
5.2	Architectural Description	Precinct has total 9 no. of modest buildings located parallel to each other. 4 buildings are newly built, having flat roof. 5 are old buildings having sloping roof with Mangalore tiles above. Chawls facing road have shops, and others all are residential. Buildings have wooden windows with wooden ventilators placed at regular intervals which gives a cohesive visual quality.		
5.3	Intrinsic	Typology of chawls built by BIT in Vernacular style for the working class population.		
5.4	Value Classification	B(per), G(grp)	Recommended Grade	III
6.0	Topography			
6.1	Floors	G + 3		
7.0	Construction			
7.1	Plinth	Black basalt stone plinth in coursed ashlar masonry		
7.2	Walls	Brick wall		
7.3	Floor	Wooden		
7.4	Stairs	Has R.C.C. staircase with wooden handrail.		
7.5	Openings	Rectangular wooden, framed, glazed window openings.		
7.6	Roofing	4 flat roof structures, 5 sloping roof with Mangalore tiles.		

7.7	Articulation	Precinct has total 9 no. of buildings. Chawls facing road have shops, and others all are residential. Has R.C.C. staircase with wooden handrail. Buildings have wooden windows with wooden ventilators.		
7.8	Finishes	Repainted internally.		
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	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	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Fair (No settlement or cracks observed)		
9.2	Walls	Fair (Needs plastering and painting)		
9.3	Floor	Fair (No sagging observed)		
9.4	Stairs	Fair (Needs maintenance)		
9.5	Openings	Fair		
9.6	Roofing	Fair (Dampness or cracks observed)		
9.7	Articulation & Finishes	Fair		
9.8	Services	Poor (Drainage pipes need maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Poor	Maintenance level	Poor
10.0	Transformation			
10.1	Form	Not applicable.		
10.2	Structure	Wooden beams and columns replaced by steel.		
10.3	Articulation & Finishes	Not applicable.		
11.0	DP Remarks / Perceived Threats	Not affected by road widening		
12.0	Additional Notes / References / Documents Available	Notes: Precinct situated on a huge rectangular plot, at a strategic location, adjoining Finlay Mills. Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.		


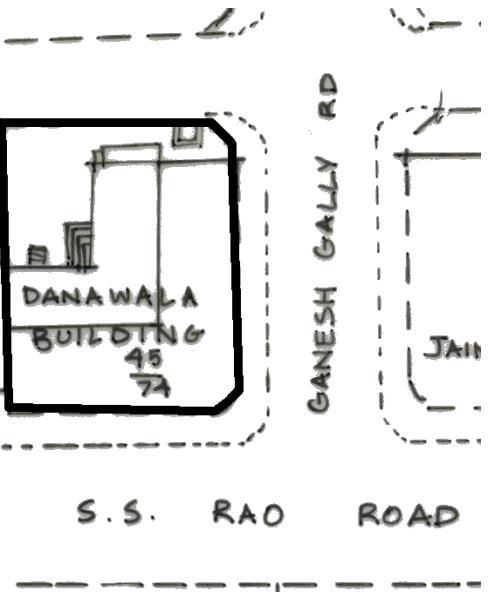
Meghwadi Precinct



Back elevation of one of the building in the precinct



Perspective view of the buildings in the precinct

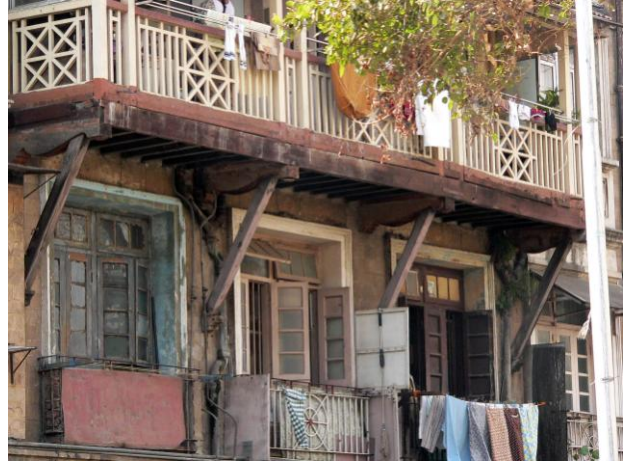
	Common Ref. No.:		
	Card No.: F/s-49		
	Ward (Part): F south-II		
	CS No.: 45 / 74		
	Plot Area: 353.68 sq.m.		
	B U Area: 600 sq.m.		
	Date: April, 2005		
	Record by: Swapnil B, Malvika A		
	Review by: Neera Adarkar		
	Internal: As above		
	External: As above		
	Photo Ref.: T-III-Fs:\Ward F south\ Danawala Building		
			
1.0	Denomination		
1.1	Name of Premises	Danawala 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. S.S. Rao Road (Government Gate Road)	
2.2	Subsidiary	Ganesh Gully Cross Road	
3.0	Ownership Pattern		
3.1	Present	Mahmood Ebhrahim Akhalwala	
3.2	Past	Ismail Ebhrahim Akhalwala, Mohammed Ebhrahim Akhalwala, Suleman Ebhrahim Akhalwala	
3.3	Status	Tenanted	
4.0	Use		
4.1	Present	Residential, Commercial	
4.2	Past	Residential, Commercial	
4.3	Usage	Residential, Commercial	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Corner building near Ganesh Gully Maidan and responds to the scale of neighborhood.	
5.2	Architectural Description	Building in vernacular style. Decorative yellow Malad stone facade. Sloping roof with Mangalore tiles above. Wooden staircase with decorative wooden handrail. Load bearing structure with internal brick walls. Has wooden beams and columns. The balconies on the third floor on the either side of the chamfered corner façade give a prominent architectural character. Balconies on the corner façade are however less projecting and have balustrade and concrete railing instead of wood.	
5.3	Intrinsic	Typology is in tune with the other modest scale buildings in the working class area of Lalbaug and Parel.	
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	Yellow Malad stone in coursed ashlar masonry	
7.2	Walls	External walls clad with yellow Malad stone. Internal brick wall.	
7.3	Floor	Wooden floors with wooden joists	
7.4	Stairs	Dog-legged wooden staircase with decorative wooden handrails	


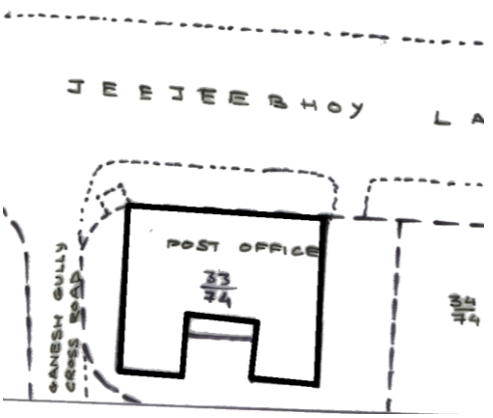
7.5	Openings	Rectangular, glazed, wooden window openings. Simple rectangular architraves over the windows.		
7.6	Roofing	Sloping roof with Mangalore tiles, supported with wooden brackets		
7.7	Articulation	Decorative yellow Malad stone facade. Wooden staircase with decorative wooden handrail. Prominent balconies supported with decorative wooden and R.C.C. brackets. Balconies have decorative wooden and R.C.C. railings. Rectangular, glazed, wooden window openings. Simple rectangular architraves over the windows.		
7.8	Finishes	Plastered and painted interiors. Expose yellow Malad well dressed stone.		
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	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	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good (No sagging observed)		
9.4	Stairs	Good (Well maintained)		
9.5	Openings	Good		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Good		
9.8	Services	Fair (Drainage pipes need maintenance)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good-Fair
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	Wooden beams and columns replaced by steel.		
10.3	Articulation & Finishes	Plastered and painted interiors.		
11.0	DP Remarks / Perceived Threats	Plot affected by 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.		

Danawala Building



View from Dr. S. S. Rao Marg



	Common Ref. No.:	
	Card No.: F/s-50	
	Ward (Part): F south-II	
	CS No.: 33 / 74	
	Plot Area: 693 sq.m.	
	B U Area: 685 sq.m.	
	Date: April, 2005	
	Record by: Swapnil B, Malvika A	
	Review by: Neera Adarkar	
	Internal: As above	
	External: As above	
Photo Ref.: T-III-Fs:\Ward F south\ Post office		

1.0	Denomination		
1.1	Name of Premises	Post Office	
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	Jeejeebhoy Lane	
2.2	Subsidiary	Ganesh Gully Cross Road	
3.0	Ownership Pattern		
3.1	Present	MCGM	
3.2	Past	MCGM	
3.3	Status	MCGM	
4.0	Use		
4.1	Present	Public	
4.2	Past	Public	
4.3	Usage	Regular public use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Building with a distinctly different character as compared to the precinct typologies of the neighborhood	
5.2	Architectural Description	A modest and elegant building. Semi circular arch openings of large size. Simple rectangular wooden louvered windows on first floor.	
5.3	Intrinsic	Building infrastructures like post and telegraph was an important aspect of city's development along with other amenities and transport during Colonial time.	
5.4	Value Classification	A(arc), 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	Internal brick wall	
7.3	Floor	Wooden	
7.4	Stairs	Straight flight wooden staircase, wooden decorative metal handrails	
7.5	Openings	Semi-circular arches for windows on ground floor. Rectangular, glazed, wooden windows on first floor.	
7.6	Roofing	Flat roof with terrace above	

7.7	Articulation	Semi-decorative front facade. Flat roof with terrace above. Semi-circular arches over doors and windows on front facade. Straight Flight wooden staircase, wooden decorative metal handrails		
7.8	Finishes	Painted externally.		
7.9	Interiors (Movable & Immovable)	Access denied		
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, fair natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good (No sagging observed)		
9.4	Stairs	Good (Well maintained)		
9.5	Openings	Good (Wooden members in good condition)		
9.6	Roofing	Good		
9.7	Articulation & Finishes	Good (Well maintained)		
9.8	Services	Good (Drainage 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	Painted externally.		
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.		

Post Office



View from Jeejeebhoy road


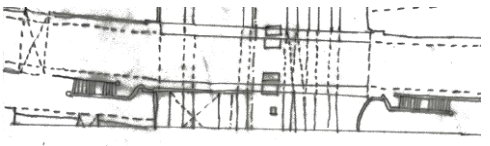


View of louvered window



Semi-circular arches with simple keystone

Side elevations cannot be seen due to the surrounding trees

	Common Ref. No.:			 CURREY ROAD STATION
	Card No.: F/s-51			
	Ward (Part): F south-II			
	CS No.: Not available			
	Plot Area: Not available			
	B U Area: Not available			
	Date: April, 2005			
	Record by: Swapnil B, Malvika A			
	Review by: Neera Adarkar			
	Internal: As above			
	External: As above			
	Photo Ref.: T-III-Fs:\Ward F south\ Currey Road Station			
1.0	Denomination			
1.1	Name of Premises	Currey Road Railway Station		
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	Madhav Palav Marg		
2.2	Subsidiary	Not applicable		
3.0	Ownership Pattern			
3.1	Present	Central Railway		
3.2	Past	Central Railway		
3.3	Status	Central Railway		
4.0	Use			
4.1	Present	Public		
4.2	Past	Public		
4.3	Usage	Regular public use		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	One of the twin stations (Currey Road on Central and Lower Parel on Western) Railways on adjoining bridges perpendicular to each other.		
5.2	Architectural Description	A small scale vernacular style structure with sloping roof and Mangalore tiles above. Wooden louvers act as ventilators for the ticket counter. Ticket counter is located on the bridge.		
5.3	Intrinsic	One of the eight stations in the textile district neighbourhood serving a large middle class and working class population.		
5.4	Value Classification	A(arc), H(tec)	Recommended Grade	III
6.0	Topography			
6.1	Floors	G + 0		
7.0	Construction			
7.1	Plinth	Black Basalt stone in coursed ashlar masonry		
7.2	Walls	Brick wall		
7.3	Floor	Not applicable		
7.4	Stairs	Not applicable		
7.5	Openings	Window louvered window openings.		
7.6	Roofing	Mangalore tiles sloping roof with wooden trusses		
7.7	Articulation	Sloping vernacular style structure. Has wooden beams.		

7.8	Finishes	Internally and externally plastered and oil 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	Not applicable		
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 settlement or cracks observed)		
9.2	Walls	Fair (No dampness or cracks observed)		
9.3	Floor	Fair (No sagging observed)		
9.4	Stairs	Fair (Well maintained)		
9.5	Openings	Fair (Well maintained)		
9.6	Roofing	Fair (Leakage observed at some places)		
9.7	Articulation & Finishes	Fair (Needs plastering and painting)		
9.8	Services	Fair (Drainage pipes need maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	Sign Board on facade.		
10.2	Structure	Not applicable		
10.3	Articulation & Finishes	Replastered and repainted.		
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		

Currey Road Railway Station



View from Jagganathrao Bhatankar Marg



View from Jagganathrao Bhatankar Marg


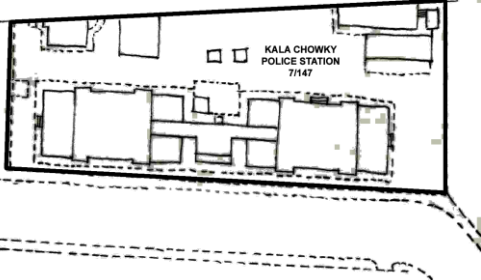


View of the station platform from the bridge.



View of the bridge.



	Common Ref. No.:	
	Card No.: F/s-52	
	Ward (Part): F south-II	
	CS No.: Not available	
	Plot Area: 5276.79 sq.m.	
	B U Area: 7035.72 sq.m.	
	Date: April, 2005	
	Record by: Swapnil B, Malvika A	
	Review by: Neera Adarkar	
	Internal: As above	
	External: As above	
	Photo Ref.: T-III-Fs:\Ward F south\ Kalachowky Police Station	

1.0	Denomination		
1.1	Name of Premises	Kalachowky Police Station	
1.2	Earlier Name	Not applicable	
1.3	Built in	1927	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Veer Shrikant Keshav Hardikar Marg	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	The trustees of the Port of Bombay	
3.2	Past	The trustees of the Port of Bombay	
3.3	Status	MCGM	
4.0	Use		
4.1	Present	Public	
4.2	Past	Public	
4.3	Usage	Regular public use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located below the road level on a rectangular plot facing Dattaram Lad Path.	
5.2	Architectural Description	One of the best examples in the typology of vernacular style Police Stations. Ground floor has semicircular arched corridor. First floor has decorative wooden balustrades. The two side block have a plain pediment on terrace parapet level. Also the windows on first floor level of the side block have pediments at lintel level. Wooden doglegged staircase with, decorative wooden balustrades, decoration on risers. Rectangular double shutter, wooden, few have glazing.	
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, B(des)	Recommended Grade II B
6.0	Topography		
6.1	Floors	G + 1	
7.0	Construction		
7.1	Plinth	Black Basalt stone plinth	
7.2	Walls	Brick walls	
7.3	Floor	Wooden flooring with wooden joists	

7.4	Stairs	Wooden doglegged, decorative wooden balustrades, decoration on risers		
7.5	Openings	Rectangular double shutter, wooden, few have glazing		
7.6	Roofing	Sloping roof with Mangalore tiles, wooden purlin		
7.7	Articulation	Semicircular arched corridor on ground floor. Decorative wooden balustrades on first floor balcony. Plain pediments on 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	Brick 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, 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	Good (No dampness or cracks observed)		
9.3	Floor	Good (No sagging observed)		
9.4	Stairs	Good (Wooden members in good condition)		
9.5	Openings	Good (Well maintained)		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Good (No needs plastering and painting)		
9.8	Services	Fair (Drainage 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	Cladding done on columns, plinth, etc.		
10.3	Articulation & Finishes	Marble added.		
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		

Kalachowky Police Station



View from Shrikant Keshav Hardikar Marg



View from Shrikant Keshav Hardikar Marg



View of balcony having wooden railings



View of the main staircase



Front elevations cannot be seen due to trees in front of the building

	Common Ref. No.:		
	Card No.: F/s-53		
	Ward (Part): F south-I		
	CS No.: 706		
	Plot Area: 8546.70 sq.m.		
	B U Area: 1717.80 sq.m.		
	Date: April, 2005		
	Record by: Swapnil B, Malvika A		
	Review by: Neera Adarkar		
	Internal: As above		
External: As above			
Photo Ref.: T-III-Fs:\Ward F south\ Bhoiwada Police Station			
			
1.0	Denomination		
1.1	Name of Premises	Bhoiwada Police Station	
1.2	Earlier Name	Not applicable	
1.3	Built in	1927	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Kashaba Jadhav Marg	
2.2	Subsidiary	Vasubai Pednekar Marg	
3.0	Ownership Pattern		
3.1	Present	Bhoiwada Police station, Governor of Bombay	
3.2	Past	MCGM	
3.3	Status	MCGM	
4.0	Use		
4.1	Present	Public	
4.2	Past	Public	
4.3	Usage	Regular public use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on a corner plot at junction of Khashaba Jadhav Marg and Vasubai Pednekar Marg	
5.2	Architectural Description	This low rise vernacular structure has sloping Mangalore tiles roof with plain fascia board. Ground floor has semicircular arched corridor. First floor has decorative wooden balustrades. The two side block have a plain pediment on terrace parapet level. Also the windows on first floor level of the side block have pediments at lintel level. Wooden doglegged, decorative wooden balustrades, decoration on risers. Rectangular double shutter, wooden, few have glazing	
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), B(des)	Recommended Grade II B
6.0	Topography		
6.1	Floors	G + 1	
7.0	Construction		
7.1	Plinth	Black Basalt stone plinth	
7.2	Walls	Brick walls	
7.3	Floor	Wooden flooring with wooden joists	

7.4	Stairs	Wooden doglegged, decorative wooden balustrades, decoration on risers		
7.5	Openings	Rectangular double shutter, wooden, few have glazing		
7.6	Roofing	Sloping roof with Mangalore tiles, wooden purlin		
7.7	Articulation	Semicircular arched corridor on ground floor. Decorative wooden balustrades on first floor balcony. Plain pediments on windows.		
7.8	Finishes	Internally and externally plastered and painted		
7.9	Interiors (Movable & Immovable)	Not applicable		
7.10	Compound / Fence / Gate	Brick Wall		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Little open space left all 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 settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good (No sagging observed)		
9.4	Stairs	Good (Wooden members in good condition)		
9.5	Openings	Good (Well maintained)		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Good		
9.8	Services	Good (Drainage pipes need no replacement)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	None		
12.0	Additional Notes / References / Documents Available	Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai		

Bhoiwada Police Station



View from Shrikant Keshav Hardikar Marg


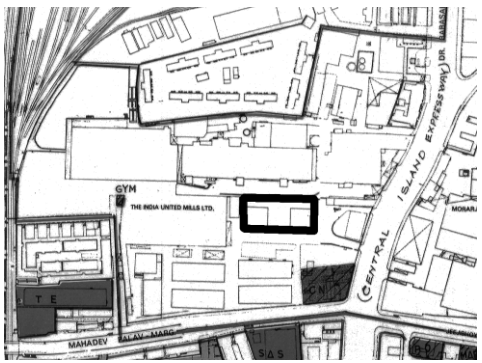


Name encrypted on the building



Front Elevation cannot be seen due to trees in front of the building.

Located at a very commanding location on Dr. Babasaheb Ambedkar Road, Parel. The mill land is seen from Dr. Babasaheb Ambedkar Road with its elongated ornate façade with excellent proportions and a strong form. Mill possesses the grandeur in terms of scale of structures, materials used or even the architectural features. The highlights of this mill are the guest rooms which follow a careful blend of industrial and vernacular typology with some ornamental features, these are well maintained since they are still in use. Plain brick chimney with plastered rings at top and the bridge connecting structures with decorative metal brackets along with the large open space with a lake form core of the mill land. The mill produces finished cloth out of the cotton from bale. The entire process involves various activities, step by step working and categorization. The mill is divided in various departments. Preparatory department consists of mixing, carding, blow room, combing sub departments. These are located on ground floor close to each other. Production of thread for weaving takes place in the Ring spinning department. Chimney and boiler room is attached to this largest structure in mill having large machinery. The winding department consisting mainly of lady employees involved beaming of thread from small reels along with categorization and sizing. The beams with wrapped thread are then sent to where the cloth was woven on looms. 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. A huge lake inside the mill is the characteristic feature. The lake supplies water to the automatic fire sprinklers in various departments to be used in case of fire hazards.

	Common Ref. No.:			
	Card No.: F/s-54			
	Ward (Part): F south II			
	CS No.: 1/84, 84			
	Plot Area: 81142.00 sq.m.			
	B U Area: 4327.50 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-Fs:\Ward F south\ India United Mills No. 1				
1.0	Denomination			
1.1	Name of Premises	India United Mills No. 1 compound		
1.2	Earlier Name	Sasoon Mill		
1.3	Built in	1893	Extension Date (if any) Not applicable	
2.0	Access			
2.1	Main	Dr. Babasaheb Ambedkar Marg		
2.2	Subsidiary	M. Palav Marg		
3.0	Ownership Pattern			
3.1	Present	National Textile Corporation (N.T.C.)		
3.2	Past	Jacob Sasoon		
3.3	Status	Government		
4.0	Use			
4.1	Present	Industrial		
4.2	Past	Industrial		
4.3	Usage	Partly Industrial use		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	Located at a very commanding location on Dr. Babasaheb Ambedkar Road, Parel, which is one of the major North-South arterial roads		
5.2	Architectural Description	An example of one of the most neatly laid out NTC mill lands in Mumbai. The Brick structures follow industrial typology with an influence of Vernacular architecture. The ornate features like cornice bands, motifs and carvings adorn the facades of almost all structures. A large lake with open space in the backyards adds to the neatly planned layout.		
5.3	Intrinsic	One of the most important and best mill precincts of Mumbai, located in the Parel. The area is associated with textile mill lands since more than 150 years. These mills gave rise to the industrial housing and chawls, which later became the characteristic feature of this area.		
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	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	Has a high compound wall		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Adequate 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	Not applicable		
9.2	Walls	Not applicable		
9.3	Floor	Not applicable		
9.4	Stairs	Not applicable		
9.5	Openings	Not applicable		
9.6	Roofing	Not applicable		
9.7	Articulation & Finishes	Not applicable		
9.8	Services	Fair		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair (Needs Maintenance)	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 falls under General Industrial Zone on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai		

India United Mills No. 1 compound



Arial view of Guest Houses



Structures follow a careful blend of Vernacular and Industrial architectural character




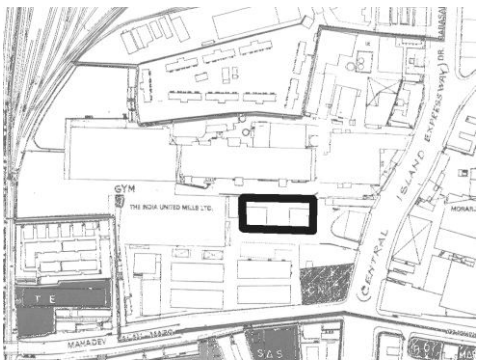
Chimney with newly built 'The ITC Grand Central Hotel' in background



View of the Spinning Structure



Arial View of the lake

	Common Ref. No.:	
	Card No.: F/s-54a	
	Ward (Part): F south II	
	CS No.: 1/84, 84	
	Plot Area: 81142.00 sq.m.	
	B U Area: 4327.50 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-Fs:\Ward F south\ Godown Quarters, Structure no 12, India United Mills 1		

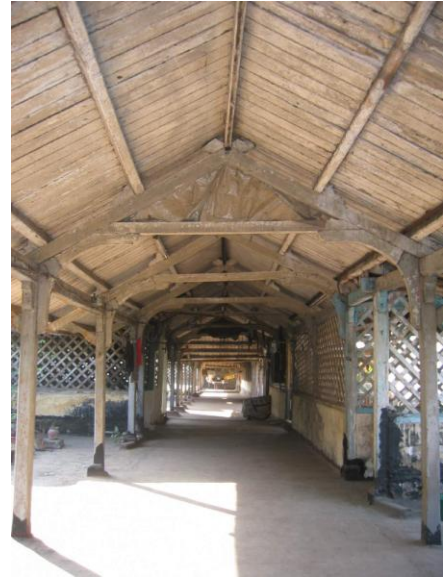
1.0	Denomination		
1.1	Name of Premises	Godown Quarters, Structure no 12, India United Mills No. 1	
1.2	Earlier Name	Not applicable	
1.3	Built in	1893	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Dr. Babasaheb Ambedkar Marg	
2.2	Subsidiary	M. Palav Marg	
3.0	Ownership Pattern		
3.1	Present	National Textile Corporation (N.T.C.)	
3.2	Past	Jacob Sasoon	
3.3	Status	Government	
4.0	Use		
4.1	Present	Residential on terrace	
4.2	Past	Storage & Residential	
4.3	Usage	Storage & Residential	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located at a very commanding location on Dr. Babasaheb Ambedkar Road, Parel, which is one of the major North-South arterial roads	
5.2	Architectural Description	Modest Vernacular style structure with Mangalore tile sloping roof having features like continuous floor band, interesting roofline, projecting balconies on 1 st floor supported by highly decorative wooden brackets. The balconies have decorative wooden jail railing. The quarters individually have internal courtyards with sloping Mangalore tile roof built around.	
5.3	Intrinsic	Presently used as residences for the staff members to stay. Earlier the residences were used for chief staff members or the visitors.	
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	Black basalt stone in coursed ashlar masonry	
7.2	Walls	Brick walls	
7.3	Floor	Not applicable	
7.4	Stairs	Wooden open well staircase with decorative wooden handrail	

7.5	Openings	Rectangular wooden frame openings with glazed shutters		
7.6	Roofing	Sloping roof with Mangalore tiles and wooden trusses		
7.7	Articulation	Vernacular style structures with Mangalore tile sloping roof		
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	Adequate 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	Fair (Needs Maintenance)		
9.2	Walls	Fair (Dampness or cracks observed at some places)		
9.3	Floor	Fair (No sagging observed)		
9.4	Stairs	Good (Wooden members in good condition)		
9.5	Openings	Fair (Well maintained)		
9.6	Roofing	Fair (Leakage observed at some places)		
9.7	Articulation & Finishes	Fair (Needs plastering and painting)		
9.8	Services	Fair (Drainage pipes need maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair (Needs Maintenance)	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 falls under General Industrial Zone on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai		

Godown Quarters, Structure no 12, India United Mills No. 1



View of Godown Quarters



View Internal corridor


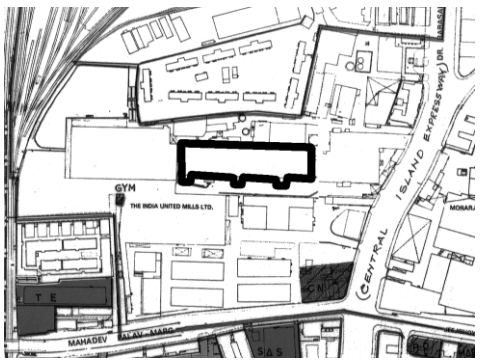


View of Wooden Staircase



Rear View

Photograph from side cannot be taken from the side because of the surrounding trees and due to the huge scale of the structure

	Common Ref. No.:	
	Card No.: F/s-54b	
	Ward (Part): F south II	
	CS No.: 1 / 84, 84	
	Plot Area: 81142.00 sq.m.	
	B U Area: 22100.00 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-Fs:\Ward F south\ Spinning, Structure no 8, India United Mills No. 1		

1.0	Denomination		
1.1	Name of Premises	Spinning, Structure no 8, India United Mills No. 1	
1.2	Earlier Name	Not applicable	
1.3	Built in	1893	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Dr. Babasaheb Ambedkar Marg	
2.2	Subsidiary	M. Palav Marg	
3.0	Ownership Pattern		
3.1	Present	National Textile Corporation (N.T.C.)	
3.2	Past	Jacob Sasoon	
3.3	Status	Government	
4.0	Use		
4.1	Present	Regular industrial use, partly used now	
4.2	Past	Regular industrial use	
4.3	Usage	Regular industrial use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located at a very commanding location on Dr. Babasaheb Ambedkar Road, Parel, which is one of the major North-South arterial roads	
5.2	Architectural Description	Magnificent structure giving with an elongated façade and forming an avenue. A careful blend of Industrial typology with strong vernacular character defines the character. The structure features elements like segmental arched windows on all floors, floor bands on all floor levels. Three high staircase blocks stand out from the general skyline.	
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 + 3	
7.0	Construction		
7.1	Plinth	1000mm Black Basalt stone	
7.2	Walls	Brick walls	

7.3	Floor	Jack arch flooring		
7.4	Stairs	RCC open well staircase with stone used for tread and risers		
7.5	Openings	Segmental arched wooden frame glazed shutters		
7.6	Roofing	Flat roof terrace		
7.7	Articulation	Magnificent structure having features like segmental arched windows on all floors, floor bands on all floor levels. Three high staircase blocks create an impressive view.		
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	Adequate 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	Fair (No settlement or cracks observed)		
9.2	Walls	Fair (Dampness or cracks observed)		
9.3	Floor	Fair (No sagging observed)		
9.4	Stairs	Fair (Needs Maintenance)		
9.5	Openings	Fair (Needs Maintenance)		
9.6	Roofing	Poor (Leakage observed at some places)		
9.7	Articulation & Finishes	Poor (Needs plastering and painting)		
9.8	Services	Poor (Drainage pipes need maintenance)		
9.9	Outbuildings	Poor		
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	Plot falls under General Industrial Zone on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai		

Spinning, Structure no 8, India United Mills No. 1



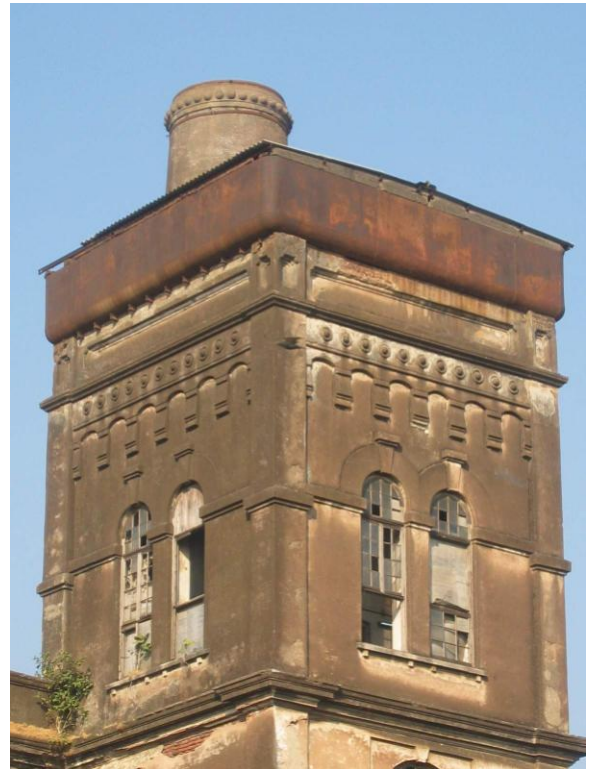
View of staircase




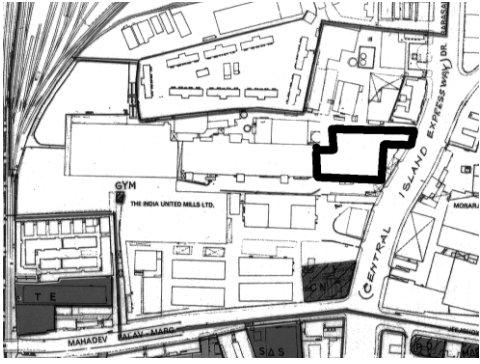
View from Godown Quarters



View from the entrance of the mill



View showing decorative staircase shaft

	Common Ref. No.:	
	Card No.: F/s-54c	
	Ward (Part): F south II	
	CS No.: 1/84, 84	
	Plot Area: 81142.00 sq.m.	
	B U Area: 13338.00 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-Fs:\Ward F south\ Godown Spinning, Structure no 4, India United Mills No. 1		

1.0	Denomination		
1.1	Name of Premises	Godown Spinning, Structure no 4, India United Mills No. 1	
1.2	Earlier Name	Sasoon Mill	
1.3	Built in	1893	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Dr. Babasaheb Ambedkar Marg	
2.2	Subsidiary	M. Palav Marg	
3.0	Ownership Pattern		
3.1	Present	National Textile Corporation (N.T.C.)	
3.2	Past	Jacob Sasoon	
3.3	Status	Government	
4.0	Use		
4.1	Present	Completely shut down	
4.2	Past	Industrial	
4.3	Usage	Industrial	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located at a very commanding location on Dr. Babasaheb Ambedkar Road, Parel, which is one of the major North-South arterial roads	
5.2	Architectural Description	Elongated structure creating a vista. The most striking feature of this building is the strong form and proportions. The façade is adorned by features like segmental arched windows on all floors, floor bands on all floor levels, plain pilasters.	
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 + 3	
7.0	Construction		
7.1	Plinth	Black Basalt stone	
7.2	Walls	Brick walls	
7.3	Floor	Jack arch flooring	

7.4	Stairs	Stone open well staircase		
7.5	Openings	Segmental arched windows with wooden frame and glazed shutters		
7.6	Roofing	Mangalore tile sloping roof		
7.7	Articulation	Magnificent structure having features like segmental arched windows on all floors, floor bands on all floor levels. Three high staircase blocks create an impressive view		
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	Adequate front and 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 (No settlement or cracks observed)		
9.2	Walls	Fair (No dampness or cracks observed)		
9.3	Floor	Fair (No sagging observed)		
9.4	Stairs	Fair		
9.5	Openings	Fair (Needs Maintenance)		
9.6	Roofing	Fair (Leakage observed at some places)		
9.7	Articulation & Finishes	Poor (Needs plastering and painting)		
9.8	Services	Poor (Drainage pipes need maintenance)		
9.9	Outbuildings	Poor		
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	Plot falls under General Industrial Zone on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai		

Godown Spinning, Structure no 4, India United Mills No. 1



View from the entrance



View of front facade


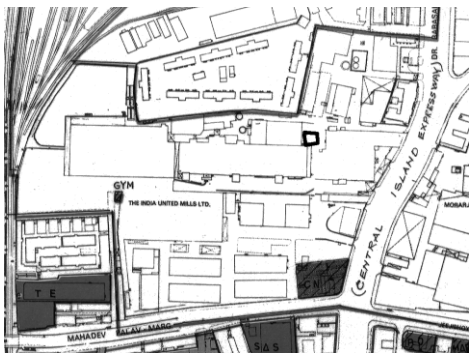


View of staircase shaft



Detailing on façade

Side elevations cannot be seen due to proximity of the adjoining buildings

	Common Ref. No.:	
	Card No.: F/s-54d	
	Ward (Part): F south II	
	CS No.: 1 / 84, 84	
	Plot Area: 81142.00 sq.m.	
	B U Area: 144 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-Fs:\Ward F south\ India United Mills 1, Chimney, Structure no 5		

1.0	Denomination		
1.1	Name of Premises	India United Mills 1, Chimney, Structure no 5	
1.2	Earlier Name	Sasoon Mill	
1.3	Built in	1893	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Dr. Babasaheb Ambedkar Marg	
2.2	Subsidiary	M. Palav Marg	
3.0	Ownership Pattern		
3.1	Present	National Textile Corporation (N.T.C.)	
3.2	Past	Jacob Sasoon	
3.3	Status	Government	
4.0	Use		
4.1	Present	Not in use	
4.2	Past	Regular Industrial use	
4.3	Usage	Regular Industrial use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located at a very commanding location on Dr. Babasaheb Ambedkar Road, Parel, which is one of the major North-South arterial roads	
5.2	Architectural Description	Brick Chimney structure in the mill premises having features like high pedimented base and decorative features on the top.	
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), C(seh), G(grp), H(tec)	Recommended Grade II B
6.0	Topography		
6.1	Floors	Not applicable	
7.0	Construction		
7.1	Plinth	Black Basalt stone plinth	
7.2	Walls	Brick load bearing masonry	
7.3	Floor	Not applicable	
7.4	Stairs	Not applicable	

7.5	Openings	Not applicable		
7.6	Roofing	Not applicable		
7.7	Articulation	Pedimented base and decorative features on the top		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not applicable		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Adequate front and side 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	Fair (No settlement or cracks observed)		
9.2	Walls	Fair (No dampness or cracks observed)		
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 (Needs plastering and painting)		
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 falls under General Industrial Zone on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai		

India United Mills 1, Chimney, Structure no 5



View from Spinning Structure




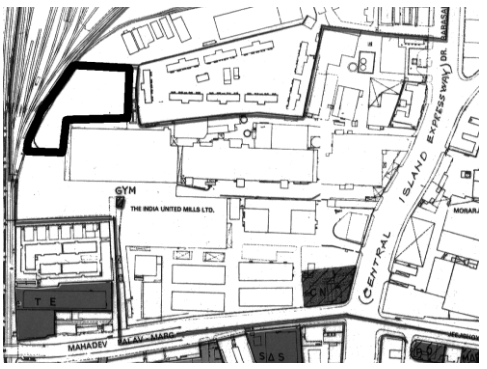
Detail of the chimney top



View of Chimney from below



View of the chimney from mill land

	Common Ref. No.:	
	Card No.: F/s-54e	
	Ward (Part): F south II	
	CS No.: 1/84, 84	
	Plot Area: 81142.00 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-Fs:\Ward F south\ Lake, India United Mills No. 1		

1.0	Denomination			
1.1	Name of Premises	Lake, India United Mills No. 1		
1.2	Earlier Name	Not applicable		
1.3	Built in	1893	Extension Date (if any)	Not applicable
2.0	Access			
2.1	Main	Dr. Babasaheb Ambedkar Road		
2.2	Subsidiary	M. Palav Marg		
3.0	Ownership Pattern			
3.1	Present	National Textile Corporation (N.T.C.)		
3.2	Past	Jacob Sasoon		
3.3	Status	Government		
4.0	Use			
4.1	Present	Regular reservoir use		
4.2	Past	Regular reservoir use		
4.3	Usage	Regular reservoir use		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	Located at a very commanding location on Dr. Babasaheb Ambedkar Road, Parel, which is one of the major North-South arterial roads		
5.2	Architectural Description	A large size water body in the mill complex. The lake is surrounded by industrial structures on all sides		
5.3	Intrinsic	It is mainly used for Automatic Water Sprinklers. The water from lake is useful in case of 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	Adequate front and side 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	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 falls under General Industrial Zone on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai		

Lake, India United Mills No. 1


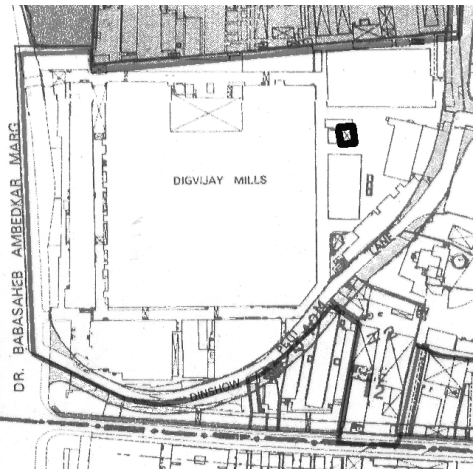


View of the Lake




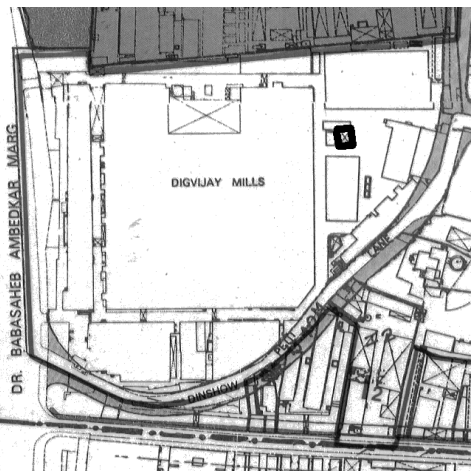
View of the Lake from terrace of Spinning structure

Located along Dr. Babasaheb Ambedkar Road at Lalbaug near Lalbaug market. The mill land is seen from Dr. Babasaheb Ambedkar Road with its elongated façade with a blends of Industrial and vernacular character. The layout of the mill is characterized by a large Weaving Shed in the centre along with pathways on all sides. The mill has a centrally located entrance and an avenue road; otherwise internal pathways connect the structures in the premises. Almost all the structures are under dilapidated state. Most of the structures are replastered involving a loss of heritage value details on the façade to a large extent. The mill has a dense planning with lack of open space around and it does not have a lake. The mill produces finished cloth out of the cotton from bale. The entire process involves various activities, step by step working and categorization. The mill is divided in various departments. Preparatory department consists of mixing, carding, blow room, combing sub departments. These are located on ground floor close to each other. Production of thread for weaving takes place in the Ring spinning department. Chimney and boiler room is attached to this largest structure in mill having large machinery. The winding department consisting mainly of lady employees involved beaming of thread from small reels along with categorization and sizing. The beams with wrapped thread are then sent to where the cloth was woven on looms. 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. A huge lake inside the mill is the characteristic feature. The lake supplies water to the automatic fire sprinklers in various departments to be used in case of fire hazards.

	Common Ref. No.:	
	Card No.: F/s-55	
	Ward (Part): F south II	
	CS No.: 17	
	Plot Area: 37768.50 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-Fs:\Ward F south\ Digvijay Mills compound		

1.0	Denomination		
1.1	Name of Premises	Digvijay Mills Compound	
1.2	Earlier Name	Not available	
1.3	Built in	1860	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Dr. Babasaheb Ambedkar Marg	
2.2	Subsidiary	Dattaram Lad Path	
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	Industrial	
4.2	Past	Industrial	
4.3	Usage	Partly Industrial use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on Dr. Babasaheb Ambedkar Road near Lalbaug market surrounded by Chawls and Textile mills in the vicinity. Located very close to the location of the famous Ganpati - 'Lalbaugcha Raja'.	
5.2	Architectural Description	The layout of the mill is characterized by a large Weaving Shed in the centre along with pathways on all sides. The mill has a centrally located entrance and an avenue road; otherwise internal pathways connect the structures in the premises. Almost all the structures are under dilapidated state. Most of the structures are replastered involving a loss of heritage value details on the façade to a large extent. The mill has a dense planning with lack of open space around and it does not have a lake.	
5.3	Intrinsic	One of the most important and best mill precincts of Mumbai, located in the Lalbaug. The area is associated with textile mill lands since more than 150 years. These mills gave rise to the industrial housing and chawls, which later became the characteristic feature of this area.	
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	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	Has a high compound wall		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Adequate 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	Not applicable		
9.2	Walls	Not applicable		
9.3	Floor	Not applicable		
9.4	Stairs	Not applicable		
9.5	Openings	Not applicable		
9.6	Roofing	Not applicable		
9.7	Articulation & Finishes	Not applicable		
9.8	Services	Fair		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair (Needs Maintenance)	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 falls under General Industrial Zone on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai		

	Common Ref. No.:	
	Card No.: F/s-55a	
	Ward (Part): F south II	
	CS No.: 17	
	Plot Area: 37768.50 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-Fs:\Ward F south\ Dust Chimney, Digvijay Mills		
		

1.0	Denomination		
1.1	Name of Premises	Dust Chimney, Digvijay Mills	
1.2	Earlier Name	Not available	
1.3	Built in	1860	Extension Date (if any) Not available
2.0	Access		
2.1	Main	Dr. Babasaheb Ambedkar 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	Currently not in use	
4.2	Past	Regular industrial use	
4.3	Usage	Regular industrial use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on Dr. Babasaheb Ambedkar Road near Lalbaug market surrounded by Chawls and Textile mills in the vicinity. Located very close to the location of the famous Ganpati - 'Lalbaugcha Raja'.	
5.2	Architectural Description	A rectangular tower like block having features like semicircular filled arches on façade and floor bands at regular intervals. Stands out due the stark form and solidity.	
5.3	Intrinsic	It is one of the Dust Chimney present in National Textile Corporation (N.T.C.) mills. This Chimney is mainly used to settle down dust and other chemical particles, which fly in air, during the work progress. All these particles are collected in the Dust Chimney below and then thrown out.	
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)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not applicable		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Adequate front and side 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	Fair (No settlement or cracks observed)		
9.2	Walls	Fair (No dampness or cracks observed)		
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 (Needs plastering and painting)		
9.8	Services	Fair (need maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Plot falls under General Industrial Zone on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai		


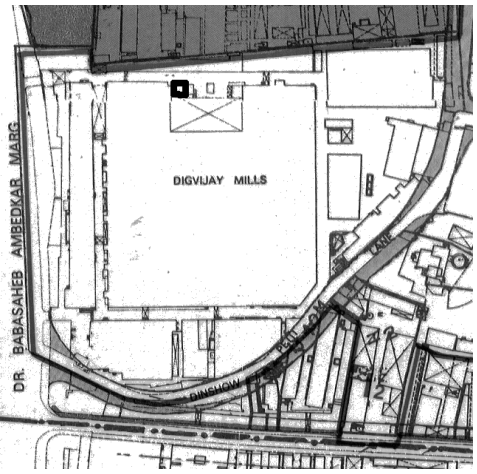
Dust Chimney, Digvijay Mills



External view of Dust Chimney



Internal view of Dust Chimney

	Common Ref. No.:	
	Card No.: F/s-55b	
	Ward (Part): E II	
	CS No.: 17	
	Plot Area: 37768.50 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-Fs:\Ward F south\ Chimney, Digvijay Mills		

1.0	Denomination		
1.1	Name of Premises	Chimney, Digvijay Mills	
1.2	Earlier Name	Not applicable	
1.3	Built in	1860	Extension Date (if any) Not available
2.0	Access		
2.1	Main	Dr. Babasaheb Ambedkar 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	
4.2	Past	Regular industrial	
4.3	Usage	Regular industrial	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on Dr. Babasaheb Ambedkar Road near Lalbaug market surrounded by Chawls and Textile mills in the vicinity. Located very close to the location of the famous Ganpati - 'Lalbaugcha Raja'.	
5.2	Architectural Description	Brick chimney structure with a large brick plinth giving a strong vertical character. The base features a cornice band at top level.	
5.3	Intrinsic	Chimney is the tallest and most prominent structure in the mill premises. Chimney is characterized by its height which was constructed above the general height of buildings so as to release the polluted gasses above the level of habitat. The Chimney is located next to Boiler, Blow Room and Carding department, departments from which a lot of polluting gasses are emitted.	
5.4	Value Classification	A(arc), B(uu), C(seh), G(grp), H(tec)	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 3	
7.0	Construction		
7.1	Plinth	Black Basalt stone plinth	
7.2	Walls	Brick load bearing masonry wall	
7.3	Floor	Not applicable	
7.4	Stairs	Internal staircase going below ground floor level	
7.5	Openings	Not applicable	

7.6	Roofing	Not applicable		
7.7	Articulation	Not applicable		
7.8	Finishes	Plastered external walls		
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	Adequate front and side 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 applicable		
9.0	Condition			
9.1	Plinth	Fair (No settlement or cracks observed)		
9.2	Walls	Fair (Dampness or cracks observed at some places)		
9.3	Floor	Not applicable		
9.4	Stairs	Fair (Not well maintained)		
9.5	Openings	Not applicable		
9.6	Roofing	Not applicable		
9.7	Articulation & Finishes	Fair (Needs plastering and painting)		
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 falls under General Industrial Zone on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai		

Chimney, Digvijay Mills


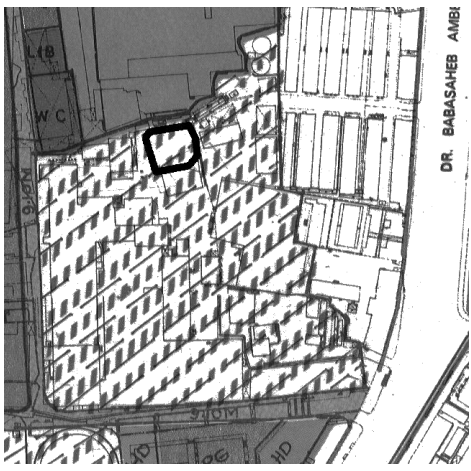


View of the Chimney



The Jam Manufacturing Mills compound

Located along Dr. Babasaheb Ambedkar Road at Lalbaug. This area is prominently known for mills from more than 150 years. Mill does not possess the grandeur in terms of scale of structures, materials used or even the architectural features. The structures in the mill follow the industrial typology with typical features like North Light trusses, Jack Arches. The mill had a plain brick chimney which has been now demolished. The mill does not have large open spaces as against many NTC mills in the vicinity. The structures in the mill follow the industrial vocabulary with strong vernacular character. The overall condition of the mill land as a whole and also the structure individually is extremely dilapidated. 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. There is a water body within the small plot which is now dried up. The lake was used to supply water to the automatic fire sprinklers in various departments to be used in case of fire hazards.

	Common Ref. No.:	
	Card No.: F/s-56	
	Ward (Part): F south II	
	CS No.: 53	
	Plot Area: 33517.44 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-Fs:\Ward F south\ Jam Mills	

1.0	Denomination		
1.1	Name of Premises	The Jam Manufacturing Mills Compound	
1.2	Earlier Name	Not applicable	
1.3	Built in	Not applicable	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Dr. Babasaheb Ambedkar 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 Owned	
4.0	Use		
4.1	Present	Industrial	
4.2	Past	Industrial	
4.3	Usage	Regular Industrial use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	This mill is located on an extremely prime location along the Dr. Babasaheb Ambedkar Road near Lalbaug area, one of the major north-south arterial roads of Mumbai. The entire mill land has vernacular low rise and modest structures without much ornamentation.	
5.2	Architectural Description	Small pond in an area cramped up due to mill structures all around. Gives a soothing effect.	
5.3	Intrinsic	Modest structure giving a distinct character to the mill due to its shear scale and proportion.	
5.4	Value Classification	B(per), G(grp), 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	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	Small front and side 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	Fair (Needs maintenance)		
9.9	Outbuildings	Poor		
9.10	Overall condition	Poor (Needs maintenance)	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 falls under General retention zone on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

Jam Mills



View of North Light Trusses



View of Oil Tank


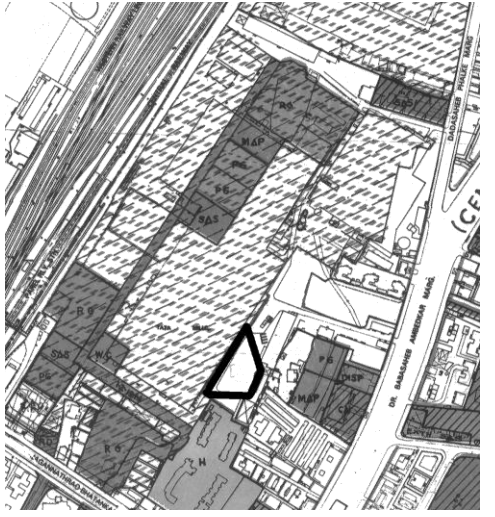


Roofscape, Jam Mills




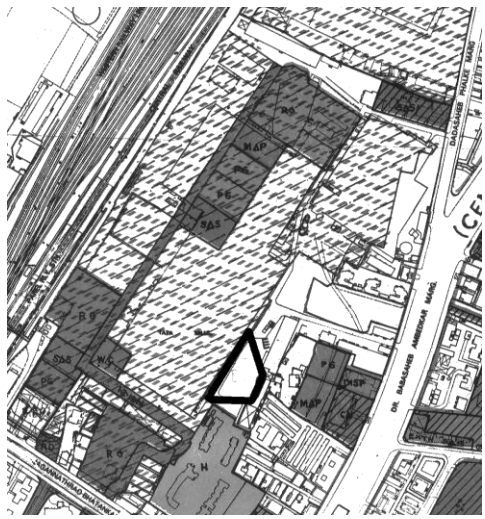
Tata Mills compound

Located on Dadasaheb Phalke Road at Dadar. Among all the NTC mills the Tata Mills occupy the largest area within the hub of the city. Special feature of this Mill that separates it from any other mill is that all structures are ground floor structures. Structures are of typical industrial character with strong influence of the vernacular style. Since structures are widely spread on ground, there are lot of open spaces in the premises. Old brick chimney has been replaced by a metal chimney. The structures in the mill follow the industrial typology with typical features like North Light trusses, Jack Arches. 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. There is a water bodies within the small plot. The lake was used to supply water to the automatic fire sprinklers in various departments to be used in case of fire hazards. Now the structures are in extremely dilapidates condition.

	Common Ref. No.:	
	Card No.: F/s-57	
	Ward (Part): F south I	
	CS No.: 8, 3/8	
	Plot Area: 139200.55 sq.m.	
	B U Area: Not applicable	
	Date: January, 2005	
	Record by: Swapnil B, Gauri J	
	Review by: Neera Adarkar	
	Internal: As above	
External: As above		
Photo Ref.: T-III-Fs:\Ward F south\ Tata Mills		

1.0	Denomination		
1.1	Name of Premises	Tata Mills compound	
1.2	Earlier Name	Not available	
1.3	Built in	1910	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Jagannath Bhatankar Marg	
2.2	Subsidiary	Adam Mistry Gali	
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	Industrial	
4.2	Past	Industrial	
4.3	Usage	Partly Industrial use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located at a prime location at Dadar East along Dadasaheb Phalke Road off Dr. Babasaheb Ambedkar Marg.	
5.2	Architectural Description	Among all the NTC mills the Tata Mills occupy the largest area within the hub of the city. Special feature of this Mill that separates it from any other mill is that all structures are ground floor structures. Structures are of typical industrial character with strong influence of the vernacular style. Since structures are widely spread on ground, there are lot of open spaces in the premises. Old brick chimney has been replaced by a metal chimney. The structures in the mill follow the industrial typology with typical features like North Light trusses, Jack Arches.	
5.3	Intrinsic	Large area of the Mill located in prime locality of Dadar East. The area has a predominant with residential and commercial Landuse and abuts Central railway line at Dadar.	
5.4	Value Classification	A(arc), B(uu), C(seh), 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	Has a high compound wall		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Adequate 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	Not applicable		
9.2	Walls	Not applicable		
9.3	Floor	Not applicable		
9.4	Stairs	Not applicable		
9.5	Openings	Not applicable		
9.6	Roofing	Not applicable		
9.7	Articulation & Finishes	Not applicable		
9.8	Services	Fair		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair (Needs Maintenance)	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 falls under General Industrial Zone on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai		

	Common Ref. No.:	
	Card No.: F/s-57a	
	Ward (Part): F south I	
	CS No.: 8, 3/8	
	Plot Area: 139200.55 sq.m.	
	B U Area: Not applicable	
	Date: January, 2005	
	Record by: Swapnil B, Gauri J	
	Review by: Neera Adarkar	
	Internal: As above	
	External: As above	
Photo Ref.: T-III-Fs:\Ward F south\ Lake, Tata Mills		

1.0	Denomination			
1.1	Name of Premises	Lake, Tata Mills		
1.2	Earlier Name	Not applicable		
1.3	Built in	1910	Extension Date (if any)	Not applicable
2.0	Access			
2.1	Main	Jagannath Bhatankar Marg		
2.2	Subsidiary	Adam Mistry Gali		
3.0	Ownership Pattern			
3.1	Present	National Textile Corporation (N.T.C.)		
3.2	Past	Not available		
3.3	Status	Government Owned		
4.0	Use			
4.1	Present	Reservoir		
4.2	Past	Reservoir		
4.3	Usage	Reservoir		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	Located at a prime location at Dadar East along Dadasaheb Phalke Road off Dr. Babasaheb Ambedkar Marg.		
5.2	Architectural Description	A modest size reservoir. The lake is surrounded by mill structures on all sides		
5.3	Intrinsic	The lake is used for Fire Hazards and forms an important part of almost every large mill land.		
5.4	Value Classification	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	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	Small 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 applicable		
8.7	Other (HVAC / BMS / Security Systems)	Not applicable		
9.0	Condition			
9.1	Plinth	Not applicable		
9.2	Walls	Not applicable		
9.3	Floor	Not applicable		
9.4	Stairs	Not applicable		
9.5	Openings	Not applicable		
9.6	Roofing	Not applicable		
9.7	Articulation & Finishes	Not applicable		
9.8	Services	Fair (Needs maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Plot falls under General retention zone on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

Lake, Tata Mills


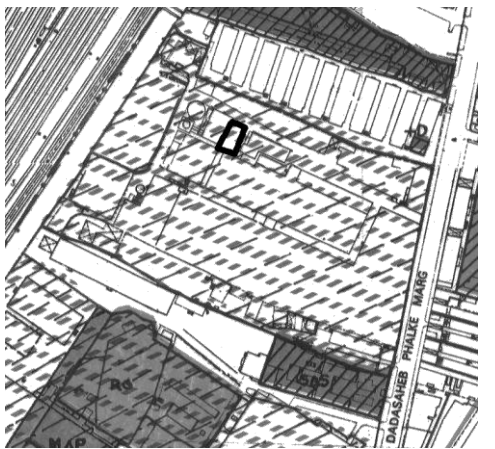


View of the lake



Gold Mohour Mills compound

Located on Dadasaheb Phalke Road at Dadar. The mill possesses the grandeur in terms of scale of structures, materials used and the architectural features. Entrance creates a large avenue right up to the end. The structures in the mill follow the industrial typology with typical features like North Light trusses, Jack Arches. The mill has a plain brick chimney which has been painted. 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. Mill also has a large landscaped area, besides the lake, which quite rarely found in the mills. There is a water body within the plot. The lake was used to supply water to the automatic fire sprinklers in various departments to be used in case of fire hazards. Mill as a whole has a good heritage value.


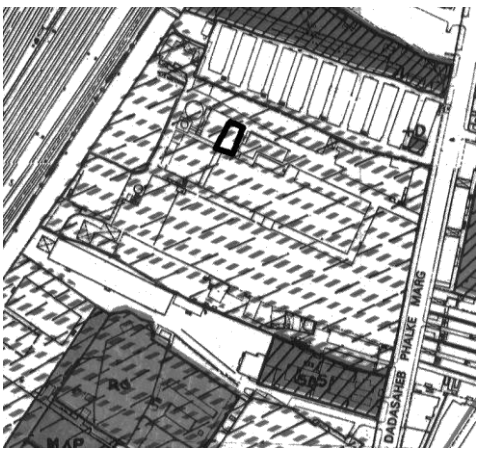
	Common Ref. No.:	
	Card No.: F/s-58	
	Ward (Part): F south II	
	CS No.: 53	
	Plot Area: 33517.44 sq.m.	
	B U Area: Not available	
	Date: January, 2005	
	Record by: Swapnil B, Gauri J	
	Review by: Neera Adarkar	
	Internal: As above	
	External: As above	
Photo Ref.: T-III-Fs:\Ward F south\ Gold Mohour Mills		

1.0	Denomination			
1.1	Name of Premises	Gold Mohour Mills compound		
1.2	Earlier Name	Not applicable		
1.3	Built in	Not available	Extension Date (if any)	Not applicable
2.0	Access			
2.1	Main	Dr. Babasaheb Ambedkar 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 Owned		
4.0	Use			
4.1	Present	Industrial		
4.2	Past	Industrial		
4.3	Usage	Regular Industrial use		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	This mill is located on an extremely prime location along the Dadasaheb Phalke Road near Dadar Station. (Central Railway).		
5.2	Architectural Description	Entrance creates a large avenue right upto the end. The structures in the mill follow the industrial typology with typical features like North Light trusses, Jack Arches. The mill has a plain brick chimney which has been painted.		
5.3	Intrinsic	The area around this mill land located in heart of the city is surrounded by industrial land use structures.		
5.4	Value Classification	A(arc), B(uu), C(seh), 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	Internal large 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 applicable		
8.7	Other (HVAC / BMS / Security Systems)	Not applicable		
9.0	Condition			
9.1	Plinth	Not applicable		
9.2	Walls	Not applicable		
9.3	Floor	Not applicable		
9.4	Stairs	Not applicable		
9.5	Openings	Not applicable		
9.6	Roofing	Not applicable		
9.7	Articulation & Finishes	Not applicable		
9.8	Services	Fair (Needs maintenance)		
9.9	Outbuildings	Poor		
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	Plot falls under General retention zone on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

Gold Mohour Mills



	Common Ref. No.:	
	Card No.: F/s-58a	
	Ward (Part): F south I	
	CS No.: 56	
	Plot Area: 19325.00 sq.m.	
	B U Area: 543.00 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-Fs:\Ward F south\ Shops & Store, Structure no 3, Gold Mohur Mills		

1.0	Denomination			
1.1	Name of Premises	Shops & Store, Structure no 3, Gold Mohur Mills		
1.2	Earlier Name	Not applicable		
1.3	Built in	Not available	Extension Date (if any)	Not applicable
2.0	Access			
2.1	Main	Dadasaheb Phalke Road		
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	Store		
4.2	Past	Store		
4.3	Usage	Regular store use		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	This mill is located on an extremely prime location along the Dadasaheb Phalke Road near Dadar Station. (Central).		
5.2	Architectural Description	Structure with features like segmental arched openings, decorative ventilators, plain pilasters running from ground floor top floor and has decorative feature at the terrace level.		
5.3	Intrinsic	Finished goods were stored at sold from 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 + 2		
7.0	Construction			
7.1	Plinth	Black basalt stone in coursed ashlar masonry		
7.2	Walls	Brick load bearing		
7.3	Floor	Brick jack arch		
7.4	Stairs	RCC dog legged staircase		
7.5	Openings	Semicircular arched full length wooden windows with wooden frame and glazed shutters		
7.6	Roofing	Mangalore tile sloping roof with Queen post wooden trusses		

7.7	Articulation	Segmental arched openings, decorative ventilators, plain pilasters running from ground floor top floor and has decorative feature at the terrace level. Terrace parapet wall has a plain pediment with decorative motifs.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Adequate front and 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)	Window A/c Unit		
9.0	Condition			
9.1	Plinth	Fair (No settlement or cracks observed)		
9.2	Walls	Fair (Dampness or cracks observed at some places)		
9.3	Floor	Fair (No sagging observed)		
9.4	Stairs	Fair (Needs Maintenance)		
9.5	Openings	Fair (Needs Maintenance)		
9.6	Roofing	Fair (Leakage observed at some places)		
9.7	Articulation & Finishes	Fair (Needs plastering and painting)		
9.8	Services	Fair (Needs Maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair (Needs Maintenance)	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		

Shops & Store, Structure no 3, Gold Mohur Mills



Internal view



Window with semi-circular arch over it



Front view



Goldmohur Mills – Shop and store



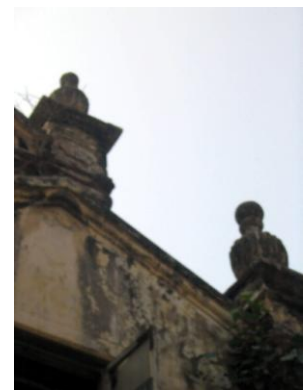
View of staircase




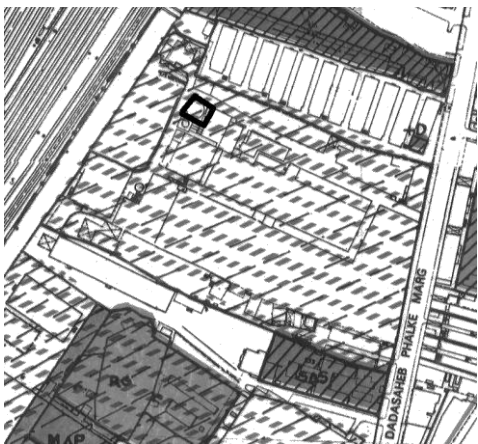
Pediment on top



Goldmohur Mills – Shop and store



Goldmohur Mills – Shop and store

	Common Ref. No.:			
	Card No.: F/s-58b			
	Ward (Part): F south I			
	CS No.: 56			
	Plot Area: 19326.00 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-Fs:\Ward F south\Chimney, Gold Mohour				
1.0	Denomination			
1.1	Name of Premises	Chimney, Gold Mohur Mills		
1.2	Earlier Name	Not applicable		
1.3	Built in	Not available	Extension Date (if any)	Not applicable
2.0	Access			
2.1	Main	Dadasaheb Phalke Road		
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		
4.2	Past	Industrial		
4.3	Usage	Industrial		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	This mill is located on an extremely prime location along the Dadasaheb Phalke Road near Dadar Station (Central Railway).		
5.2	Architectural Description	Brick structure with a large brick plinth giving a good effect of vertical character standing tall besides the lake. The chimney has a base with cornice at top		
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), C(seh), G(grp), H(tec)	Recommended Grade	II B
6.0	Topography			
6.1	Floors	Not applicable		
7.0	Construction			
7.1	Plinth	Brick		
7.2	Walls	Brick		
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)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not applicable		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Adequate front and side 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 applicable		
8.7	Other (HVAC / BMS / Security Systems)	Not applicable		
9.0	Condition			
9.1	Plinth	Fair (No settlement or cracks observed)		
9.2	Walls	Fair (Dampness or 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 (Needs plastering and painting)		
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		

Chimney, Gold Mohour Mills



Goldmohur Mills - Chimney




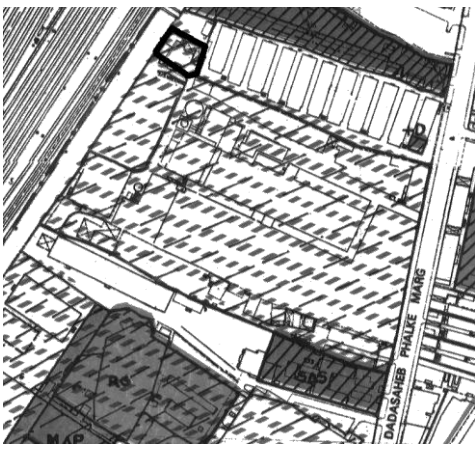
Goldmohur Mills - Chimney



Side view



View from bottom of the Chimney


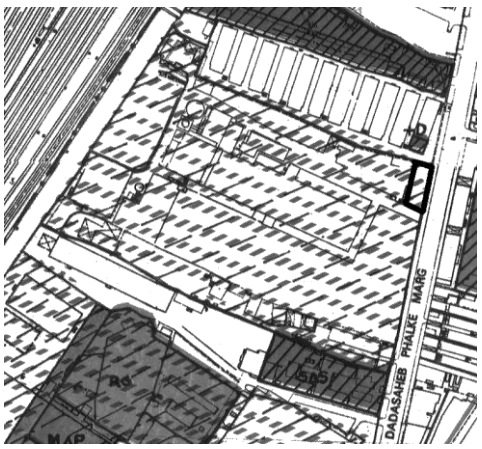
	Common Ref. No.:	
	Card No.: F/s-58c	
	Ward (Part): F south I	
	CS No.: 56	
	Plot Area: 19326.00 sq.m.	
	B U Area: Not available	
	Date: January, 2005	
	Record by: Swapnil B, Gauri J	
	Review by: Neera Adarkar	
	Internal: As above	
External: As above		
Photo Ref.: T-III-Fs:Ward F south\ Gold Mohour, Lake		

1.0	Denomination			
1.1	Name of Premises	Lake, Gold Mohur Mills		
1.2	Earlier Name	Not applicable		
1.3	Built in	Not available	Extension Date (if any)	Not applicable
2.0	Access			
2.1	Main	Dadasaheb Phalke Road		
2.2	Subsidiary	Not applicable		
3.0	Ownership Pattern			
3.1	Present	National Textile Corporation (N.T.C.)		
3.2	Past	National Textile Corporation (N.T.C.)		
3.3	Status	Government		
4.0	Use			
4.1	Present	Reservoir		
4.2	Past	Reservoir		
4.3	Usage	Not in use		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	This mill is located on an extremely prime location along the Dadasaheb Phalke Road near Dadar Station. (Central). . Entrance creates a large avenue right upto the end.		
5.2	Architectural Description	A modest size reservoir giving a soothing effect to the mill land. The lake is surrounded by mill structures on all sides		
5.3	Intrinsic	It is mainly used as tank purpose. Also water from it is used for sprinklers. Water also used for cooling the air inside the industrial structures.		
5.4	Value Classification	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	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	Decorative MS railing as fencing		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Adequate front and side 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 applicable		
8.7	Other (HVAC / BMS / Security Systems)	Not applicable		
9.0	Condition			
9.1	Plinth	Not applicable		
9.2	Walls	Not applicable		
9.3	Floor	Not applicable		
9.4	Stairs	Not applicable		
9.5	Openings	Not applicable		
9.6	Roofing	Not applicable		
9.7	Articulation & Finishes	Not applicable		
9.8	Services	Fair		
9.9	Outbuildings	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		

Gold Mohour, Lake




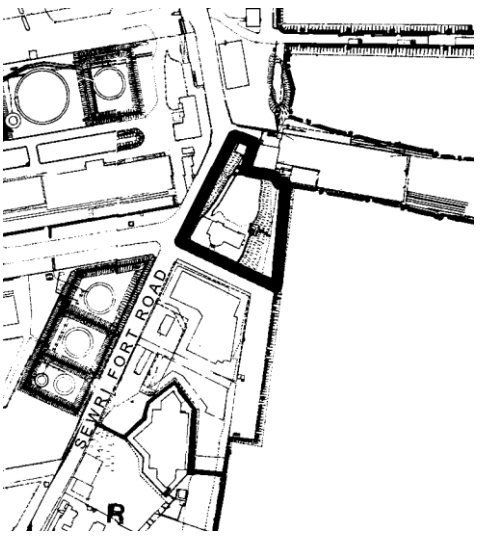
	Common Ref. No.:	
	Card No.: F/s-58d	
	Ward (Part): F south I	
	CS No.: 56	
	Plot Area: 19326.00 sq.m.	
	B U Area: 1350.00 sq.m.	
	Date: January, 2005	
	Record by: Swapnil B, Gauri J	
	Review by: Neera Adarkar	
	Internal: As above	
External: As above		
Photo Ref.: T-III-Fs:\Ward F south\ Residential Quarters & Store Office, Structure no 11, Gold Mohour		

1.0	Denomination			
1.1	Name of Premises	Residential Quarters & Store Office, Structure no 11, Gold Mohour		
1.2	Earlier Name	Not applicable		
1.3	Built in	Not available	Extension Date (if any)	Not applicable
2.0	Access			
2.1	Main	Dadasaheb Phalke Road		
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	Residential & Storage		
4.2	Past	Residential & Storage		
4.3	Usage	Residential & Storage Use		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	This mill is located on an extremely prime location along the Dadasaheb Phalke Road near Dadar Station. (Central). Entrance creates a large avenue right upto the end.		
5.2	Architectural Description	Large structure with a strong form and horizontal character.		
5.3	Intrinsic	Used as residential quarters for chief staff members of the mill.		
5.4	Value Classification	A(arc), B(uu), C(seh), G(grp)	Recommended Grade	III
6.0	Topography			
6.1	Floors	G + 2		
7.0	Construction			
7.1	Plinth	Black basalt stone plinth		
7.2	Walls	Brick walls		
7.3	Floor	Timber joist flooring		
7.4	Stairs	Wooden open well staircase		
7.5	Openings	Rectangular wooden frame openings with glazed shutters		
7.6	Roofing	Sloping roof with Mangalore tile		
7.7	Articulation	G+2 vernacular style structure with Mangalore tile sloping roof having features like continuous floor band.		

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	Adequate 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	Fair (No settlement or cracks observed)		
9.2	Walls	Fair (No dampness or cracks observed)		
9.3	Floor	Fair (No sagging observed)		
9.4	Stairs	Fair (Needs Maintenance)		
9.5	Openings	Fair (Well maintained)		
9.6	Roofing	Fair (Needs Maintenance)		
9.7	Articulation & Finishes	Fair (Needs plastering and painting)		
9.8	Services	Fair (Needs Maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair (Needs Maintenance)	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		

Residential Quarters & Store Office, Structure no 11, Gold Mohour




	Common Ref. No.:	
	Card No.: F/s-59	
	Ward (Part): F south-IV	
	CS No.: Not available	
	Plot Area: Not available	
	B U Area: Not available	
	Date: May, 2005	
	Record by: Swapnil B, Uma P	
	Review by: Neera Adarkar	
	Internal: As above	
External: As above		
Photo Ref.: T-III-Fs:\Ward F south\ Sewri Fort		

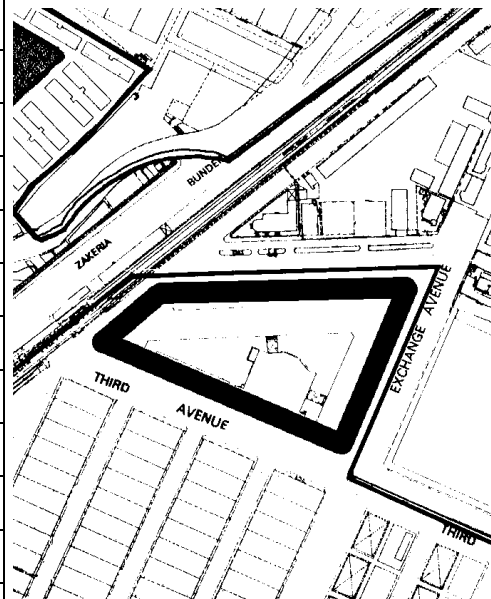
1.0	Denomination		
1.1	Name of Premises	Sewri Fort	
1.2	Earlier Name	Not applicable	
1.3	Built in	1680	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Sewri Fort road	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Directorate of Archeology, Maharashtra State	
3.2	Past	British Government	
3.3	Status	Directorate of Archeology, Maharashtra State	
4.0	Use		
4.1	Present	Vacant, not in use	
4.2	Past	For defense as check post, godown	
4.3	Usage	Vacant, not in use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on a hillock near Sewri railway station (Harbour line)along the eastern waterfront of Mumbai. It overlooks the marsh lands visited by Flamingo birds.	
5.2	Architectural Description	The fort is constructed in Black Basalt stone masonry with lime plaster. The stone bastions facing the sea, the arched entrance, fortification wall, vaulted corridor, flight of steps all in ruins depict the character of the fort.	
5.3	Intrinsic	One of the remaining forts in Mumbai constructed for defense use overlooking the eastern sea front. Sewri fort was built by British in 1680. The rulers of Janjira conquered Sewri and Mazgaon forts in 1769.	
5.4	Value Classification	Graded B by DOA, Maharashtra A(arc), B(des), B(uu), B(per), C(seh), F, I(sce)	Recommended Grade I
6.0	Topography		
6.1	Floors	Nil	
7.0	Construction		
7.1	Plinth	Black Basalt stone coursed masonry plinth	
7.2	Walls	Black Basalt stone coursed and uncoursed masonry walls	
7.3	Floor	Black Basalt stone flooring	
7.4	Stairs	Black Basalt stone masonry staircase with ashlar dressed steps	

7.5	Openings	Not applicable		
7.6	Roofing	Not applicable		
7.7	Articulation	Stone Bastions, Arched openings in Black Basalt stone		
7.8	Finishes	Black Basalt stone coursed and uncoursed masonry		
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	Poor (Cracks observed, settlement observed at many places)		
9.2	Walls	Poor (in ruins)		
9.3	Floor	Poor (in ruins)		
9.4	Stairs	Poor (in ruins)		
9.5	Openings	Poor (in ruins)		
9.6	Roofing	Poor (in ruins)		
9.7	Articulation & Finishes	Poor (in ruins)		
9.8	Services	Poor		
9.9	Outbuildings	Poor		
9.10	Overall condition	Extremely poor	Maintenance level	Extremely poor
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	None		
12.0	Additional Notes / References / Documents Available	Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai		

Sewri Fort



	Common Ref. No.:	
	Card No.: F/s-60	
	Ward (Part): F south-II	
	CS No.: Not available	
	Plot Area: Not available	
	B U Area: Not available	
	Date: May, 2005	
	Record by: Swapnil B, Ojas P	
	Review by: Neera Adarkar	
	Internal: As above	
	External: As above	
Photo Ref.: T-III-Fs:\Ward F south\Cotton Exchange Building - Cotton Green		



1.0	Denomination		
1.1	Name of Premises	Cotton Exchange Building - Cotton Green	
1.2	Earlier Name	Not applicable	
1.3	Built in	1844	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Zakeria Bunder Marg	
2.2	Subsidiary	Third Avenue – Cotton Green	
3.0	Ownership Pattern		
3.1	Present	Cotton Corporation	
3.2	Past	Cotton Corporation	
3.3	Status	Cotton Corporation	
4.0	Use		
4.1	Present	Commercial	
4.2	Past	Commercial	
4.3	Usage	Trading of Cotton	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	The building is located on a trapezoidal plot with wide road space on three sides thus making a prominent local landmark. The building is seen from the elevated railway line of the Harbour Railway and is located in one of the oldest neighborhoods of Mumbai.	
5.2	Architectural Description	This is a building of imposing scale that follows the plot profile with ornamental features on the. The strong form is characterized unique petal shaped ornamentation on the façade and on the curved terrace parapet. There is an extensive use of wood, especially near the window as motifs and carvings. The recess near the window is adorned by a motif resembling a profile of thread as a symbol for its function as a cotton trading house. The southern part of the plot has a storage godown which is a ground floor structure with a sloping roof.	
5.3	Intrinsic	One of the important buildings dealing in the administrative activities of the cotton trade. The adjoining area is known as Cotton Green due to this building constructed in 1844.	
5.4	Value Classification	A(arc), B(des), B(uu), B(per), C(seh), F, I(sce)	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	R.C.C. slab flooring		
7.4	Stairs	R.C.C. staircase with plain brick parapet		
7.5	Openings	Rectangular openings with wooden frames and glazed shutters		
7.6	Roofing	R.C.C. flat roof terrace, sloping roof with Mangalore tiles with M.S. truss on warehouse structure.		
7.7	Articulation	Motifs on the wooden portion near windows, Motif following the cotton thread profile, carved motifs with capitals on top floor parapet.		
7.8	Finishes	Plastered and painted from inside and outside, wooden recesses for windows.		
7.9	Interiors (Movable & Immovable)	A large volume of column less space, with patterned flooring and well detailed wooden trusses.		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	A large open space around the building.		
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	Fire extinguishers in staircases and corridors		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good (No sagging observed)		
9.4	Stairs	Good		
9.5	Openings	Fair (Wooden members need maintenance)		
9.6	Roofing	Good (Not leakage observed)		
9.7	Articulation & Finishes	Fair (Wooden members need maintenance)		
9.8	Services	Fair		
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 falls under Special Industrial Zone on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai		

Cotton Exchange Building - Cotton Green

