

Listing And Grading Of Heritage Buildings And Precincts In Greater Mumbai

Task I : REPORT

Prepared by

URBAN DESIGN RESEARCH INSTITUTE

Sponsored by

MMR-HERITAGE CONSERVATION SOCIETY

ACKNOWLEDGEMENTS

We thank the MMR-Heritage Conservation Society for giving the Urban Design Research Institute the opportunity to undertake this exercise and for providing invaluable suggestions and advise during the course of the project.

We are grateful to all occupants / owners / tenants of heritage buildings for their cooperation and allowing us to undertake this study. Thanks also to the various resident associations for their invaluable help.

Our thanks to all following agencies, for providing the required data:

Municipal Corporation of Greater Mumbai

Office of the Collector of Mumbai

Mumbai Port Trust

Indian Railways

Indian Navy

Indian Army

Indian Airforce

Indian Police Service

Our sincere thanks

To Mr. Shyam Chainani, BEAG, for providing us the initial study of documentation of Heritage buildings done by INTACH.

To Abha Narain Associates for 'Heritage buildings with Indian Navy' and Pankaj Joshi Architects for 'Study on Agiaries'

To Shiben Banerji for his contribution in making a strong project proposal.

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1. Background of the Project

The HERITAGE REGULATIONS OF GREATER BOMBAY, 1995 was a pioneering effort by the Maharashtra Government to protect the historic fabric of our city. Being the first State to recognize the need for the preservation of our built heritage, it was instrumental in setting up a framework for the identification and protection of important precincts and buildings that form a significant part of our cultural identity. This was codified by the Urban Development Department of the Maharashtra Government by Notification No DCR/ 1090 / 3197 / RDP/UD dated 21st April 1995, which was published in a booklet called “Heritage Regulations of Greater Bombay, 1995”. These Regulations came into force on 1st June 1995.

These Regulations consist of a list of buildings and precincts which are of Heritage value to the city. They include 574 buildings, 14 milestones and 18 precincts. They also have the grading criteria, the outline to the types of development permitted on different sites and Value Classification criteria by which a buildings’ value to the city is sought to be established.

Since its inception in June 1995, the heritage list has provided an important and influential framework for the preservation of the historic fabric of the city. It has been instrumental in being able to protect many buildings and precincts from destruction and rampant developmental pressures. Nevertheless, it has been observed there have been many lacunae both in the list of buildings and precincts as also in the description of special features and the perfunctory rules and regulations regarding the manner in which graded buildings and precincts can be dealt with.

Given below are some of the major problems observed.

1. It was felt that the list was too South Mumbai Centric. Many important buildings and precincts in the extended suburbs of the city, though significant were neglected and were today undergoing tremendous transformations. A need was felt to include these as well under the protection that the Guidelines provide.
2. Many buildings had undergone tremendous transformations since the inception of the list in 1995 despite the Heritage Regulations. Their value classification came in question as they were often very dilapidated, or had been modified so greatly that the original reason why they were listed, had all but disappeared. There was a felt need to revisit these sites and re-evaluate each building individually.
3. The earlier listing done in 1995 had overlooked many important buildings. These buildings had to be added and given protection as soon as possible.
4. There were many errors noticed in the list which led to buildings being difficult to identify. These errors included ambiguities in the addresses, spelling errors, and many such lacunae that needed to be corrected.
5. It was also felt that the description of the “special features” of the buildings were merely an outline and did not give a complete indication of the importance of such features which needed to be preserved or considered when modifying the building. This led to many of these features being obliterated or destroyed while re-developing the sites.

The Mumbai Metropolitan Regional Heritage Conservation Society thus commissioned a project with a two-fold mandate

A. A Re-evaluation of the existing list:

- a. To record the changes that have occurred since the 1995 listing in the buildings and precincts that had been listed. This would indicate the effectivity of the regulations in controlling the development of the sites.
- b. To re-evaluate the sites on the basis of the changes that are observed; and on the basis of the value of the project as per the Heritage guidelines. Thus new Grading suggestions along with the elaboration of the Special Features and the Value Classification will be made.
- c. To remove inconsistencies and errors that may exist in the existing list. These would include spelling errors, mistakes in addresses, the duplication of buildings, etc.

These were classified as Tasks 1 and 2 with Task 1 being the revaluation of the sites numbered 1 to 316, along with the Fort Precinct (numbered as 633)

B. Suggestions for the addition of new sites to the listing in the following areas

- a. The Island City of Mumbai
- b. The Western suburbs
- c. The Eastern suburbs

The Urban Design Research Institute (UDRI) was assigned Task 1 of the above outlined project.

SCOPE OF WORK

The scope of this study for the Urban Design Research Institute was to review and rectify the existing heritage list that is enumerated in items 1 to 316 along with item 633 of the 'Heritage Regulations for Greater Bombay, 1995'. This was to be supported with an exhaustive database, which would consist of making detail inventories for each and every building and precinct.

A typical inventory for a structure includes studying the building under various parameters such as access, ownership, usage, planning, style and special features and making recordings of these. It also involves examining the materials used and making an overall assessment of the condition, which would help in gauging any threat to the structure.

This technical assessment was supported with detailed photo documentation and data from various sources like the Urban Design Research Institute Database, archival material and other sources.

The scope of the project was also to re-grade the building if it was felt that the existing grading was in any way inconsistent with the value and status of the building. Thus, suggesting Grading and Value Classification was also part of the project.

Detailed Proformas were to be filled up in a framework suggested by the MMR-HCS. A summary listing of the listed sites was also to be created.

2. Introduction to the Urban Design Research Institute

The Urban Design Research Institute (UDRI) is an independent organisation committed to the protection of the built environment and improving urban communities. UDRI strives to achieve this through conservation and planning projects, the publication of research studies, by organising public lectures, exhibitions and seminars, and by running a resource centre focused on the study of Mumbai.

The Urban Design Research Institute (UDRI) is a non governmental organisation committed to the protection of the built environment and improving urban communities. UDRI and its consultant teams have a strong understanding of urban management, law, conservation, planning, design, and history. While our training and experience is drawn from India, the United States, the United Kingdom, and Japan, UDRI remains dedicated to strengthening Mumbai by protecting our architectural heritage. UDRI has organised its operations around urban conservation and planning projects, public events, publications, and a resource centre.

I. Projects:

Each UDRI project is a balance of archival research, fieldwork and documentation, often leading to institutional collaborations and publication. Our research projects have been designed to assist the implementation of existing heritage legislation, recover the city's open spaces, and restore our built fabric.

Through the documentation of individual historic structures and the mapping of neighbourhoods, UDRI has enabled the successful identification, conservation and management of Mumbai's heritage. Our conservation projects include:

- **Fort: Conserving an image centre:** An extensive documentation of heritage buildings within the Fort area.
- **Status Report on Mumbai's Grade I Heritage:** UDRI commissioned the preparation of a condition assessment report and documentation for the thirteen Grade I monuments.
- **Watson's Hotel – A Conservation Report:** Initiated by UDRI, this study consists of measured drawings for the entire structure, photo-documentation, a physical and structural condition assessment. This report concludes with recommendations for the comprehensive conservation of this building along with the rehabilitation of its current occupants.
- **Buildings of the Kala Ghoda Art District:** A catalogue of archival images and drawings featuring landmark buildings in Mumbai's cultural and artistic hub.

UDRI has also initiated work on the following planning projects:

- **Fort Management Plan:** The intent of this project is to craft a comprehensive management document for Mumbai's historic Fort Precinct. It was found that while citizens associations are actively involved in the physical improvement and conservation of their neighbourhoods, unplanned growth and poor civic management continue to endanger the historic core of our city. The objective is to deliver an integrated development and conservation plan and a comprehensive infrastructure management plan to the constituency and propose to develop a comprehensive Geographic Information System (GIS) database for the entire Fort Precinct.

- **Eastern Waterfront Vision Plan:** The study will identify and assess activities, project areas and development strategies for the rejuvenation of Mumbai's Eastern Waterfront.

Management solutions that involve the citizens of an entire neighbourhood constitute an effective check against the rapid deterioration of civic infrastructure, and the degeneration of the city's built fabric and public spaces. By aligning the concerns of area residents and workers, UDRI has been able to integrate development and conservation in the following neighbourhoods:

- **Ballard Estate:** Recommendations regarding the designation of Ballard Estate as a conservation area were made, while also making provisions for the enhancement of infrastructure and public amenities in this corporate district.

- **Horniman Circle:** This project outlined the conservation action and design work that was needed to address the pressing concerns of the banking district located around the Horniman Circle Garden.
- **Churchgate:** This project included the documentation of infrastructure, and a survey of existing traffic, transportation and hawking patterns in area around the Churchgate Station Area. Additional recommendations concerning the management of this historic planned precinct were also offered.
- **Colaba:** A UDRI Project Team developed an urban management proposal for the Gateway Sub-Precinct, which has formed the basis of action for citizens' groups and government stakeholders.

II. Public Events:

UDRI has also brought public attention to pressing urban conservation and development issues by organising lecture, seminars and exhibitions on the architectural heritage of our city. The annual UDRI Lecture Series draws thousands of students, professionals and citizens interested in protection of our city's landmarks and rich cultural heritage. In addition, UDRI has organised the following conferences and workshops on the impact of heritage regulations in Mumbai:

- Working and Living in Cities
- Public Places - Bombay
- Western Waterfront Development & Citizens' Movements in Mumbai
- Conservation After Legislation

III. Publications:

Since 1993 UDRI has supported the publication of books, monographs and reports on conservation, urbanisation and urban management. Each of the following books are focused on the Greater Mumbai Area, and have fostered public interest in heritage conservation:

- 4 FROM THE '50s: Emerging Modern Architecture in Bombay
- A Conservation Manual for Owners & Occupiers
- Churchgate Revival
- "THROUGH THE LOOKING GLASS" Grade I Heritage of Mumbai

IV. Resource Centre

The UDRI Research & Resource Centre was established to provide researchers, educators, professionals, journalists and students with a principal archive of printed and visual material on our city. By focusing our collection on Mumbai's architectural heritage, UDRI has considerably strengthened the public discussion on the conservation of our city's historic landmarks and precincts. In its first year itself, the Resource Centre has received praise for pioneering a public education programme for secondary school children. Designed to foster civic awareness in our city's youth, NDTV recently described UDRI's Neighbourhood Walks programme as an innovative method of introducing historic sites and heritage buildings to school students in Mumbai.

3. Methodology

A. Team Structure

Three teams constituted the project team.

a. **Working Team**

This team was headed by a Project Co-ordinator together with a group of architects. These included one senior architect and three junior architects. Besides these, other young architects were also hired for specific tasks for the project like vectorisation of drawings, data collation, etc.

Sachin Borkar, Project Coordinator

Prachi Merchant, Senior Architect

Arun Wadhwa

Sonal Modak

Zankhana Prajapati

Abhay Patil

Madhuri Tawde

Vrushali Pavaskar

b. Project Consultants

This was largely an advisory body consisting of experts and professionals from different fields. They included historians, architects and urban designers who oversaw different aspects of the project. Periodic meetings with the team of experts was an essential feature of the process.

Nayana Kathpalia, Project Consultant

Ms. Shirin Bharucha, Project Consultant

Sharada Dwivedi, Historical Consultant

Rahul Mehrotra, Conservation Consultant

Rohan Shivkumar, Project Consultant

c. Administrative Assistance

Benita Menezes, Associate Director

Mahendra Gurav, Office Assistant, UDRI

Rama Gatty, Office Assistant, UDRI

Rashne Dubash, former Trust Administrator, UDRI

K. P. Kuriakose, Accountant, UDRI

B. Schedule

Team Members	1	2	3	4	5	Total Man Months
Project Director	■	■	■	■	■	2
Project Coordinator	■	■	■	■	■	4
Architectural Assistant	■	■	■	■	■	5.5
Project Consultant	■	■	■	■	■	3
Conservation Consultant	■	■	■	■	■	2.75
Historical Consultant	■	■	■	■	■	3.25
Project Administrator	■	■	■	■	■	3.75
Photographer	■	■	■	■	■	2
Advisory Group		■		■	■	1.75

WORK PLAN SCHEDULE																							
Stage	TASKS	WEEKS																					
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22
Stage 1	Preparing an inventory (2 weeks)																						
	Reviewing existing list																						
	Identification of archival sources available with UDRI																						
	Data collection																						
	Consultation with Advisory Group																						
	Study of a representative building from the existing list																						
	Inception Report																						
	Reconnaissance study to review buildings/sites in detail																						
Stage 2	Initial study (8 weeks)																						
	Site Survey																						
	Library and Internet research																						
	Photography																						
	Preparation of draft proforma cards for list / report on review of existing list																						
	Consultation with Advisory Group																						
Stage 3	Final study (16 weeks)																						
	Amend suggested changes																						
	Site Re-survey																						
	Library and Internet research for more data																						
	Photography																						
	Preparation of final proforma cards of the list																						
	Evaluating value classification and grading of existing / proposed buildings																						
	Consultation with Advisory Group																						
Stage 4	Compilation (4 weeks)																						
	Amend suggested changes																						
	Consultation with Advisory Group																						
	Final Report																						

C. Methodology

On Site

The working team consisted of two teams of architects who were assigned the site work. In order to understand the scope and methodology of the project, orientation meetings were held. The first step was to prepare an inventory of all existing information regarding the buildings to facilitate collection of data and to understand the lacunae present in the existing list. A few dummy proformas were filled in along with initial site visits to evaluate the methodology to be employed while conducting the survey. Visual surveys were the primary mode of study for the analysis of the buildings. The external and internal details were recorded and then transferred to a proforma.

The aspects studied included:

- a. Study of the main characteristics of the building:
 - Architectural Planning, detailing and style
 - Interior spaces, furniture, special details
 - Intrinsic value
 - Artifacts

b. Assessment of the following:

- Construction methods and materials used
- Services and utilities
- Condition of the building/ site
- Transformation, if any
- Threats perceived
- Special details

c. Photo-Documentation:

- Documenting the building and special features, exterior and interior wherever possible.

These observations and studies were then collated and proformas were prepared thereby completing the requirements of the project.

Wherever access to the buildings/sites was difficult, despite all efforts being made, the proforma was filled to the best of the team's ability. Information of sites and buildings like the Naval Dockyard and the Parsi Agiaris which are inaccessible was taken from studies previously done by other organisations in the city.

Off- Site

The Site work was supported by back-up work that helped in completing the proforma.

This included:

a. Library Sources:

- Collecting information from all available sources including UDRI.
- Conducting research through books, reviews, documents, maps, articles and other available data.

b. Internet Sources:

- Collecting material, available through the Internet.

c. Data collection from the Government agencies and authorities as follows:

- CT Survey sheets: Superintendent of Land Records, M.C.G.M.
- Development Plan sheets: 'A', 'B', 'C', 'D', Ward office, M.C.G.M.
- Property Cards: Collectors office/ Ward Office/ M.C.G.M.
- Cess Information: Cess department/ Housing repair board/ MHADA.

The Advisory team was constantly appraised of the status of the project. Any ambiguities and difficulties faced by the Working team was discussed with the Advisory team and efforts made to resolve the problem. Aspects regarding Grading, Value Classification, modes of recording information were important points in these discussions.

Thus the Advisory Team's main role was to assist in:

1. Incorporating inputs and suggestions on data collated by the team members and reviewing the same at regular stages;
2. Assessing the draft and final proforma cards for each listed building and precinct;
3. Evaluating grading and value classification;
4. Assisting with the preparation of a final report with suggestions and recommendations;
5. Orientating the team members towards various aspects of the project and discussing the historical significance, architectural styles and other necessary important materials.

4. Summary

No of Buildings and Precincts	417 (Buildings 1 - 316, 633, inclusive of sub nos.)
No. of Buildings documented With Proformas filled	415
No. of buildings completely documented	362
No of Buildings allowed only external access	47
No of Buildings denied access	7 (6 Proforma's filled out of book study)
Buildings not located	5

No of Buildings upgraded

From Delete to III : 3
From III to IIA : 16
From III to IIB : 54
From IIB to IIA : 34
From IIB to I : 1
From IIA to I : 10

Total number of upgraded buildings and sites 118 No.

No of Buildings downgraded

From I to IIA : 12
From IIA to IIB : 8
From IIA to III : 5
From IIB to III : 2

Total number of downgraded buildings and sites 27 No.

No of Buildings deleted

From I to Del : 5

From II B to Del : 1

From III to Del : 4

Total number of downgraded buildings and sites 10 No.

Access and Permissions

It has been our observations that many properties refuse access to the plots because they fear that being listed meant restrictive regulations on their developmental rights. While this may be a knee-jerk reaction to the regulations, we feel that a clearer basis by which development can be regulated is necessary. It was often very difficult in these cases to be able to accurately gauge the value and the special features of the building. All attempts were made to access these sites including official letters, requests to various bodies, etc. Although these turned out to be fruitful in the case of some sites- the appraisal of many of the others, where permission was refused, was seriously hampered.

An example would be the Times of India Building. It is undoubtedly an important building of the built heritage of Mumbai. Its presence is a significant part of the precinct. However, we were denied access to it. Our belief is that the refusal was on account of the fear of the restrictions that might emerge from our study on the need to modify the internal arrangements of the office, in case the guidelines were too restrictive. It is indeed unfortunate that this perception to our built heritage and attempts to protect it still continues.

5. Observations and Recommendations

These are some of the main observations that we made while undertaking the study. While some of the issues have been addressed within the scope of the study, there are also many issues that can only be addressed with a larger

agenda as part of the mandate. With regards to these we have made suggestions that can be indicative of possible directions for future regulations and guidelines.

a. Grading and Value Classification.

The Heritage list of 1995 showed many discrepancies in Grading.

It was observed that there is a disparity in the grades assigned to the various structures. On one hand, little known artefacts are given a higher grade whereas important and architecturally rich buildings have been given a lower grade. Buildings within a precinct which are almost similar in terms of features have been allocated different grades. It was thus essential to have a uniform and consistent grading approach to minimize any ambiguities and vagueness. These aspects were discussed at length in meetings with the Advisory Group of the project. There were some overall criteria that we made while assigning a Grade to a building. Some of those are as follows:

Religious buildings hold utmost importance in a community regardless of the character of the built form. Also since public empathy holds this religious value in high esteem, often the built form tends to be altered under numerous renovations in the name of public faith. Most of the listed places of worship have tremendous significance as they are important part of the history of the city and have been existent for a very long time. As a result, the original built form is under immense stress and if not conserved suitably, we may stand to lose the inherent architectural character

which is unique to every religious structure. Hence it may seem appropriate to classify the important ones under Grade II A. This will help in intelligent conservation of these structures.

It would have been ideal if it was purely the value of the building itself that was the main indicator for the Grading. However, the list is also a framework that provides guidelines for allowable changes- and it would be foolish to ignore this aspect. While Grading we have also taken into consideration the changes that have taken place in buildings after the setting up of the guidelines. This is a good indicator to inform us about the effects of Grading on the preservation of a building and helped us develop the Grading criteria.

Similarly, an important pointer for our process of Grading was the existing guidelines for alterations and possibilities offered. It was seen that many of the rules and regulations for Grade III buildings were too loose to offer any realistic protection to the building. Many buildings under this Grade were noticeably transformed and altered. This had completely removed any trace of the original reason for their protection. We felt that either the Guidelines for development needed to be clearer, or these buildings needed to be graded higher.

We have also studied the status of the buildings, as they exist today in the fabric of the city. The current Grading criteria, we felt was too rigid to allow for the variety of approaches it would need to conserve them sensitively. The current practice of grading a heritage building under Grade I, IIA, IIB or III does not seem comprehensive because some of the buildings may tend to fall between the gaps. This is especially apparent when we look at buildings like the Times of India offices, or the High Court, or the Taj Mahal Hotel, which are an integral part of the city's landscape and

history and thus deserve a Grade I status. However, the current guidelines do not allow for any major changes in buildings in the Grade I category. As the rules for Grade I are very stringent, this becomes a disadvantage and hence the building is expediently downgraded. Hence it may be appropriate to review the grades and their definitions and add sub grades especially to Grade I as this will help classify all important buildings depending on their value.

The difficulty was faced when we attempted to Grade these buildings. Could we create a Grade that was respectful of the needs of the owners to modify the spaces, yet preserve the essential features of the building? For these reasons perhaps there is a need for a more considered and careful re-appraisal of the current Grading system.

Regarding many of the residential buildings in the Heritage list, we find that many of them are cessed and therefore fall within the ambit of Regulation 33(7) of the MRTP Act. Many of these buildings fall under Grade III of the list. Though the cess rule allows for redevelopment of dilapidated structures, it is found that especially Grade III structures are under imminent threat since the scope for changes under this grade allows for complete reconstruction under certain circumstances. This should be thoroughly examined and provisions need to be made that will be able to protect these buildings while at the same time allowing for a process of reconstruction, otherwise we may stand to lose heritage buildings forever.

We also felt that there are many cases where the entire or partial original structure has been demolished and a new building stands in its place. Particularly where there is total reconstruction, the new building cannot justifiably be given the same grading as the original structure. In such a case it may be appropriate that it ceases to be a listed heritage building. If this reconstructed building lies within a heritage precinct, then for future purposes, it should conform to the overall precinct guidelines only.

b. The List: Accuracy and Structure

It was seen that the earlier list had many discrepancies and mistakes. This led to inaccurate identification of buildings.

The discrepancies included:

1. Inaccurate identification of structures:

e.g. Red brick building, west of Afghan Church

2. Inaccurate location:

e.g. MES Inspection Bungalow – Near 16 Robert Road (West side)

3. Inadequate special features:

e.g. Bombay High Court – Early Gothic style in grey stone

As the architectural importance of any building is based on the unique and distinctive detailing, it is imperative to state very clearly and elaborately all necessary characteristics of the building. This may also be supported with any other intangible points of merit that the structure possesses.

4. State of preservation:

Good / Fair / Poor

It may be inappropriate to state the overall maintenance of any structure in a way which is subjective and comparative. Absence of sound technical assessments could lead to ambiguities which may prove detrimental to the structure.

5. Multiple entries:

e.g. 1 and 238 – Bombay Castle

It was observed that some buildings appear more than once in the current list. Accordingly, these multiple entries have been resolved into a singular one.

The structure of the proformas that were provided by the MMR-HCS for the current project seemed to be able to address many of the problems in the list. By documenting the building through text, photographs and drawings in terms of the location plan of the site; many of the vague aspects of the list were combated easily, especially in terms of the State of Preservation and Special Features of the buildings.

c. Indexing system

A stark feature of the earlier existing list was its haphazard indexing system. While some buildings were arranged as per the streets they were located, this was not necessarily the rule by which all the indexing was done. The numbered system created a clear linear structure, in which if something was to be deleted, it would leave an awkward gap in the list; and if some building was to be added- it had to be done at the very end of the list. This made the heritage list very unwieldy and difficult to understand and use.

Perhaps a more complex indexing system can be developed based on the indexing systems of libraries, that would allow for non linear additions and subtractions- and buildings with similar geographies could be grouped together.

Similarly, it is found that buildings having separate artefacts which form an integral part of the plot are considered as different entities. e.g. St Thomas' Cathedral and Fountain in St Thomas' Cathedral. This should be avoided and all entities that are part of a larger group should be summarized together and a common grade assigned to the whole entity.

Also, all buildings which have been assigned a 'deleted' grade could be then removed from the list and the entry would not appear. This will clear any misconceptions.

A new structure needs to be devised for the list. This would be an important project as a process would then exist where new buildings and sites could be easily assimilated under the protection that the guidelines provide.

d. Precinct Delineation and guidelines for redevelopment

One of the aspects that has become extremely important is to look at buildings within a precinct and precincts themselves, is that they be very clearly defined.

It also makes sense for them to be grouped together under a singular precinct:

e.g. Buildings of Ballard Estate which are mentioned as no. 141, 193, 216, 220, 241-248 and 261.

All individually listed buildings in one sub-precinct are enumerated under different road names. Since all buildings of a singular sub-precinct together conform to a homogeneous architectural style as well as the overall character of the built fabric of that particular area, it would be more appropriate to club all buildings within a sub-precinct together under one head and then enumerate them individually. This will not only help in easy identification of any / all buildings within a particular area but will also be helpful in arriving at precinct level guidelines because all these buildings are tabulated together and their value classification or grading can be studied together.

The boundaries of the Precincts are to be very clearly defined. For example, the current delineation of Fort precinct considers many important roads as the boundaries for a defining a sub-precinct. In such a case, it is found that, an important streetscape like buildings on both sides of Dr. D. N. Road actually are governed by individual guidelines of Bora Bazaar sub-precinct as well as Esplanade sub-precinct. To protect such a heritage streetscape, it may be appropriate to delineate this street as an individual entity.

Particular emphasis is laid on the special features to be maintained in buildings in the precinct.

Perhaps a Grading criteria needs to be developed and special studies be undertaken for each of the precincts that sets out urban design guidelines for development.

As for buildings specially mentioned within the precinct, their Grades should be the same or higher than the Grade of the precinct.

A redeveloped plot within the precinct will automatically come under the purview of the precinct guidelines and need not continue to be in the list.

A holistic plan is required for these areas that does not restrict the development within by 'museumizing' it. Perhaps the existing conditions of the context need to be looked at closely and examined before setting up a system for the conservation of these precincts. The city has seen, over the past few years, many initiatives prompted by local interest groups for the conservation of areas. These can be examined in terms of effectivity and the interests represented to evaluate and create methods which can involve local organisations in the process. As seen in many examples in the city like the Cess Rule and its resultant transformations of historic fabrics there seems to be a disjunction in between planning issues and conservation guidelines that must be addressed. These would include a careful assessment of the services above and below ground that exist, the traffic conditions and possible

pedestrianisation or traffic rerouting or road widening schemes planned. Only then can effective guidelines be possible for the protection of a part of our built heritage.

A system that is created after a careful assessment of this can help create distinctive precincts with guidelines to inform and control built form – Height restrictions, Façade regulations, Elevational Control, Footprint, Materials, fenestration. Sight lines controls, etc. Strategically placed information plaques and signages could enhance and bring imageability to the area.

Enumeration of individual buildings forming part of a complex:

e.g. 2 – INHS Asvini Complex



Though it may be found that any particular complex or area has an inherent character, it is essentially a group value of multiple entities which form a holistic pattern. Despite every entity contributing to the overall character of the area, it is necessary to detail each one of them. This will not only rule out any gaps pertaining to blanket guidelines imposed on that area but each building can be tackled independently as well.




List of upgraded buildings and sites 118 No.




IIB to IIA – 34 Nos.




Having observed the many transformations that have occurred in buildings previously graded IIB, we believe that such a grading does not offer adequate protection to these structures. This is especially so in the areas under the Navy and the Army. Therefore we have upgraded many of these buildings.



We have also upgraded religious and cultural institutions in an area that form important landmarks and cultural icons for the city.



Serial No.	Nature of buildings, monuments, precincts etc.	Location	Special Features/ Reason for upgradation	Old Value Classification	New Value Classification	Grade Present & Proposed	Photograph
03	Principal Controller Defence Accounts (Navy)	Cooperage Road	<p>Since it is a representative example of a late 19th Century Residential Building. Prominent corner building with bluish grey ashlar stone masonry, an imposing curved Dutch gable end and entrance porch with twin Tuscan columns.</p> <p>The façade is characterized with arched openings, projecting wooden balconies, yellow painted stone bands, fenestrations, sill level bands flushed with the external walls. The upper floors are defined by continuous verandah with a Mangalore tiled roof.</p> <p>As this building in spite of being Graded IIB have seen many alterations and modifications, we feel that a higher Grade would be able to protect them.</p>	A(arc)	A(his), B(per), B(uu), E	Pres: II B Prop: II A	
14	Training ship 'Jawahar'	Southern end of Pilot Bunder Road	<p>This is an unusual structure important because it represents an important period in the city's history. It serves as a training ship for sea cadets.</p> <p>White painted colossal ship like structure with upper decks and oblique walls to give the shape of a hull, with two-storied structure within balconies and jalls. Small circular openings characterize the entire length of the structure broken by an external metal staircase from either side. A mild steel shaft runs through almost the center of the structure and a central blue funnel hoisted on the front adds to the character of the structure.</p>	C(seh)	A(his), B(des), F, C(seh)	Pres: II B Prop: II A	




18	Bombay Baptist Church	Dr. Nanabhai Moos Road	An important landmark of the city's architectural history. The church building is clad grey basalt stone which derives influence from Gothic Revival style of architecture with features such as pointed arches, stain glass windows, tower, floral patterns, devoid of interior space ornamentation used as a preprimary school on weekdays. As an important landmark and religious building in a precinct this building requires to be upgraded.	C(seh)	A(arc), A(his), A(cul), B(per), B(des), B(uu), C(seh), F	Pres: II B Prop: II A	
20	Army School	Dr. Nanabhai Moos Road	A well maintained building in the Colaba Area of architectural merit for its stately façade and proportions. The open spaces around the school are an important part of the buildings environment. As an important landmark building in a precinct this building requires to be upgraded. Symmetrical building dressed in grey basalt stone, gable end central projecting bay and double layer sloping hip roof with arch veranda openings on ground floor.	B(per), B(des), J	A(arc), A(his), B(per), B(des), B(uu), E, F, G(grp), I(sce)	Pres: II B Prop: II A	
21	INHS Aswini	East side of Dr. Nanabhai Moos Road					
	(05) P4 – School of Naval Medicine, Hyperbaric Oxygen Therapy Center		This is an important complex of buildings which serve as a local landmark in the city. In relatively good condition, it is important that these buildings be upgraded. As some of the buildings within the complex are important to preserve so as to retain the characteristics of the complex it is important that they be upgraded. The structure is characterized with verandah around the structure with lean to roof with timber boarding placed over supporting joists. The roof levels on the façade are accentuated by means of continuous	A(arc), B(per), (des), G(grp), E	A(arc), A(his), B(per), B(des), B(uu), E	Pres: II B Prop: II A	



			<p>bargeboards, ventilator openings at both levels of the double roof interspersed with compact brackets.</p> <p>As this building in spite of being Graded IIB have seen many alterations and modifications, we feel that a higher Grade would be able to protect them.</p>				
	(06) P6 – Canteen		<p>The main feature of the structure is the three tier sloping roof, which has a pagoda like appearance.</p> <p>The structure is characterized with verandah around the structure with lean to roof with timber and steel bracing supports and the internal chamber with queen post roof truss.</p> <p>As this building in spite of being Graded IIB have seen many alterations and modifications, we feel that a higher Grade would be able to protect them.</p>	A(arc), B(per), (des), G(grp), E	A(arc), A(his), B(per), B(des), B(uu), E	Pres: II B Prop: II A	
	(07) P5 – Store Complex, Victualling store.		<p>The main feature of the structure is the three tier sloping roof, which has a pagoda like appearance.</p> <p>The structure is accentuated with continuous bargeboards. As this building in spite of being Graded IIB have seen many alterations and modifications, we feel that a higher Grade would be able to protect them.</p>	A(arc), B(per), (des), G(grp), E	A(arc), A(his), B(per), B(des), B(uu), E	Pres: II B Prop: II A	
31	Complex of military buildings	Dr. Nanabhai Moos Road	<p>This group of buildings represents an important period in the military history of the city.</p> <p>In stone Symmetrical grey basalt dressed colonial building with impressive scale and circulating verandas. Arch veranda openings, gable end sloping roof and architrave window openings. Numerous low scale vernacular barrack structures.</p>	B(grp), A(arc), B(des)	A(arc), A(his), B(per), B(des), B(uu), E, F, G(grp), I(sce)	Pres: II B Prop: II A	


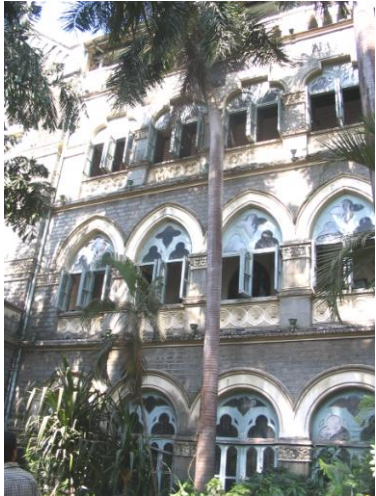
47	Staff Sadan	Hoshiyar Singh Marg	<p>Colonial style bungalow with steep sloping roof, double layered with clearstory. Semicircular arch projecting porch and floor level cornice bands are the only features adoring the façade.</p> <p>It is an important landmark building of the area. It is a handsome building which represents a particular period in the city's history. It used to be the residence of Rear Admiral M N Vasudeva</p>	A(arc), G(grp)	A(his), B(per), B(des), B(uu), F, G(grp)	<p>Pres: II B Prop: II A</p>	
48	Tech House	Hoshiyar Singh Marg	<p>This building is an excellent example of a Colonial Style Bungalow in the city. It is well maintained and since it is important to preserve it to maintain the architectural character of the area, it is proposed to be upgraded.</p> <p>Identical to Staff house, Colonial style bungalow with steep sloping roof, double layered with clearstory. Segmental arch veranda openings on ground floor, projecting porch and floor level cornice bands are the only features adoring the façade. There have been alterations to the older building like the surface paint that has been applied. These changes are reducing the heritage value of the building.</p>	A(arc), G(grp)	A(his), B(per), B(des), B(uu), F, G(grp)	<p>Pres: II B Prop: II A</p>	
56	Dockyard House	Off Maude lines	<p>The building is an excellent example of Cantonment style architecture in good condition. It is important that it be preserved. The building is set in its compound along with the ancillary structures. An entrance porch with gothic pointed arches, with a terrace above characterizes the building. Rectangular and circular gable wall openings emphasized with stucco keystone, sloping projecting chajjas, floor level stucco cornice bands, sloping roof with timber jhilmils supported on wooden brackets and bargeboards on square openings.</p>	E, A(arc), F, G(grp)	A(his), B(per), B(des), B(uu), F, G(grp)	<p>Pres: II B Prop: II A</p>	

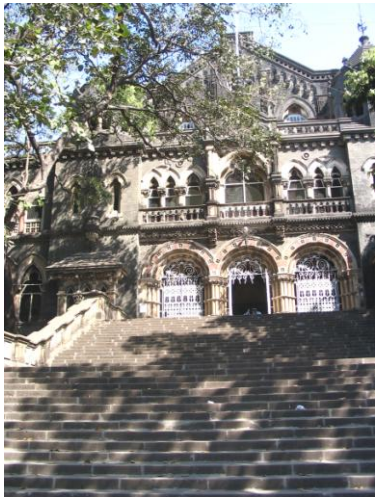

57	Residence of Bishop of Bombay.	Duxbury Lane	<p>The building was built as the original parsonage of the St Johns Church. Its stone façade makes it a unique architectural gesture in the area. Colonial style bungalow dressed in grey basalt stone with arch openings, conical roofs at corner towers, turrets and projecting balcony feature. The open spaces are an integral part of the complex.</p>	E, F, G(grp)	A(arc), A(his), B(per), B(des), B(uu), E, F, G(grp), I(sce)	Pres: II B Prop: II A	
62	Dumayne Road complex- (b) Dougal House	Dumayne Road	<p>This handsome residential building is a typical example of residential architecture of the period. The open spaces and the trellis work in the verandahs need to be conserved.</p> <p>Wooden verandas, architrave and arch window openings, floor cornice bands mark the facades – colonial influence.</p>	A(arc), E, G(grp)	A(arc), A(his), B(per), B(des), B(uu), E, F, G(grp), I(sce)	Pres: II B Prop: II A	




86	Kot Shantinathji Jain Derasar	Bora Bazar Street	<p>As a building whose purpose and history is related to the social history of the city, and also by the fact that it is an important landmark for the cultural history of the city, this building needs to be upgraded to offer it added protection. Narrow symmetrical front façade with richly carved figures and ornamental features painted in polychromatic tones forms the main feature. Richly carved spandrel with winged goddess and Sun God. Fluted column projection form bays on the upper floors within which openings are set with decorative lintels and brackets. Second floor is marked by projecting balconies, smaller side ones supported on distinct corbel with richly carved floral motifs and a monkey figure and longer central one supported over decorative brackets and elephant trunks. Façade is adorned with cornice bands and carved decorative motifs.</p>	A(arc), A(cul), B(per), B(des)	A(arc), A(cul), B(per), B(des), B(uu), C(seh), E, F	Pres: II B Prop: II A	
96	Taraporewalla Mansion	Captain Pethe Marg	<p>This extraordinary building with its unique architectural features has fallen into disrepair over the years. It is an exquisitely ornamental building with detailed ornamental façade that has derived influences from Islamic and local style of Indian palace architecture. Features such as extended porch with fluted columns on pedestal with decorative capitals, round floral motifs, intricate jali work, projecting balconies with decorative brackets, peculiar semi circular chajjas, original cast iron pipes, and circular decorative domes. As the protection offered by Grade IIB will not be sufficient to safeguard this building it must be upgraded.</p>	A(arc), B(des), B(per), I(sce)	A(arc), B(per), B(des), B(uu), E, F, I(sce)	Pres: II B Prop: II A	



109	Dadyseth Agiary	Dr. D. N. Road	<p>The Parsee fire temple derives influence from vernacular style of architecture with a unique style of Mangalore tile roof supported on long wooden brackets. The façade consists of bands, cornices and has full height openings.</p> <p>As an important religious building it is an essential part of the city's cultural history and therefore needs to be upgraded. It also serves as a landmark in the area.</p>	A(arc), A(cul), B(per), D(bio), B(des), C(seh), G(grp), F	A(arc),A(his),A(cul),B(per), B(des), B(uu),C(seh),D(bio)	Pres: II B Prop: II A	
120	Capitol Cinema	Junction of H. Somani marg and Dr. D. N. Road	<p>Prominent grey stone clad corner building at the busy junction of CST station and BMC building is one of the first theaters in Mumbai. This building is part of the streetscape of the area and an important landmark in the city. Its unique façade facing the CST and its scale needs the added protection of Grade IIA.</p>	A(arc), B(des), A(his), C(she), B(per), A(cul), E, F, I(sce)	A(arc), A(his), A(cul), B(per), B(des), B(uu), C(seh), F, I(sce)	Pres: II B Prop: II A	
122	Anjuman-E-Islam High School	Dr. D. N. Road	<p>It has strong influence of Islamic and Indian style of architecture. Ground floor is a verandah marked by Islamic arches all along. An onion shaped arch with intricately carved stone jali defines main entrance. The Corner of the building has two full height Islamic arch openings.</p> <p>This is a unique complex representing a fine example of the Indo-Islamic Style in Mumbai. It is an important landmark of the area and an essential part of the streetscape. The complex thus needs the added protection of Grade IIA.</p>	A(arc), I(sce), J, B(per), B(des), E, F, G(grp)	A(arc), B(per), B(des), E, F, G(grp)	Pres: II B Prop: II A	

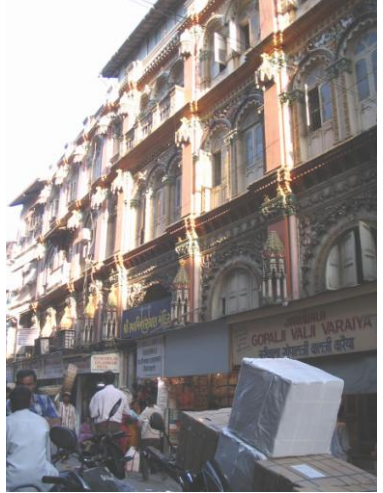

125	Sir J. J. School of Arts Complex	Dr. D. N. Road	<p>This complex of buildings represents an important landmark in the cultural history fo the country. The complex has been an important locus for the development of education and it has been the home of many important figures. There is a plaque commemorating Rudyard Kiplings birth in the complex. Influence of Oriental Gothic and Victorian style. Grey rough dressed masonry. Main entrance porch has double height. Window openings with pointed arches resting on prominent imposts. Carving works in limestone. Columns having Corinthian capitals. Intricately carved jalis. Decorative stone bands, cornices.</p>	A(arc), D(bio), E, F, B(des), B(per), I(sce), C(seh), J, A(his)	A(arc), B(per), B(des), E, F, G(grp), J	Pres: II B Prop: II A	
149	Court of Small Causes	Lokmanya Tilak Marg	<p>This institutional building on LT Road is a handsome large structure and an important part of the streetscape of the city. It forms an important local landmark because of its use and its imposing presence in the area. Ground floor in grey stone regular dressed masonry. There are pendentive dome porches on Eastern and Western ends of the building. Upper floors have rusticated masonry. All along the length run arcaded verandahs. Third floor verandah has a colonnade. Step out balconies above the entrance doors having rectangular opening with a prominent ornate keystone.</p>	A(arc), C(seh), B(des), B(per), E	A(arc), B(per), B(des), B(uu), F	Pres: II B Prop: II A	


159	Presidency Magistrate's Court	Mahapalika Marg	An important institutional building and a fine example of Neo-Gothic Architecture. Added protection is required to protect its unique character. The Facade is punctuated with arches and columns supporting the verandahs and corridors that run along the periphery. There is a turret like tower rising above the roof level. Rose windows on gable ends form a typical Neo-gothic features displayed on façade. Continuous bands run at each floor level resting on dentils at the topmost floor level. Ornate multi-foil parapet at porch terrace and top floor level.	A(arc), B(per),A(his), E, F, I(sce), B(des)	A(arc), A(his), B(per), B(des), B (uu), D(bio), F	Pres: II B Prop: II A	
160	St. Xaviers College	Mahapalika Marg	<p>The St Xaviers College has been home to many important figures in the countrys history. Its architecture and features are representative of Gothic revival architecture with Islamic Influences. It is an important landmark for the citys architectural and cultural history. The administrative building is clad with grey stone ashlar masonry. The façade has pointed, semicircular, trifol arches, floral and geometric pattern frieze bands, bands defining levels and corner quoins.</p> <p>The Science building is clad with grey stone. The façade has a semicircular arched colonnade, pointed arches, and geometric type of arched opening.</p> <p>The multi purpose hall is clad with buff stone ashlar masonry.</p> <p>The chapel is clad with grey ashlar stone masonry and has horizontal bands and vertical decorative projections on the north side, which extend into spires.</p>	A(arc), B(des), A(cul), E, F, J, I(sce), B(per),C(seh)	A(arc), A(his), B(per), B(des), B (uu), C(seh), D(bio), E, F	Pres: II B Prop: II A	

161	Elphinstone Technical Institute	Mahapalika Marg	<p>This building with its wide entrance steps is an important landmark on Mahapalika Marg and an important part of the Streetscape. It needs the added protection of Grade IIA. Its architecture and features are representative of Gothic revival architecture with Islamic Influences. It is an important landmark for the city's architectural and cultural history. Grey basalt stone building with a broad flight of steps leading to a large hall. Symmetrical plan on either side of the central hall with continuous verandah along the front and rear with extended wings at the ends having a strong influence of Neo-Gothic style. Stepped roof pavilion on terrace with stone finial and intricately carved animal forms and cinquefoil openings in triangular pediment. Arched openings with decorative cornice bands and column capitals.</p>	I(sec), B(per), C(seh), D(bio), B(per), E, F	A(arc), A(his), B(per), B(des), B(uu), F, I(sce)	Pres: II B Prop: II A	
162	Atmasing Jassasing Bankebihari Municipal ENT Hospital	Maharshi Dadhichi Marg	<p>Prominent Kurla stone clad building was initially planned as offices for Bombay City Improvement Trust, now housing the ENT Hospital deriving influence from Gothic revival style of architecture. This is an important local landmark and needs to be upgraded. The front façade has features such as decorative arched entrance, columns with decorative capitals, arched openings with stained glass and tracery work ventilators, floral motifs, turrets, circular openings etc.</p>	A(arc), A(his), B(des), C(seh), B(per), B(uu), E, F, G	A(arc), A(his), B(per), B(des), F, I(sce)	Pres: II B Prop: II A	

179	Cathedral & John Connon Junior School	Mahatma Gandhi Road	An important landmark educational institution on MG Road. Needs to be protected as it is an essential part of the streetscape and cultural history of the city. Planned with spacious verandahs on both east and west sides with classrooms in between and circular staircases at the ends. West façade dressed in grey stone with continuous arched openings. Intricately carved flora, fauna and decorative relief work.	A(arc), a(cul), B(des), B(per), C(seh), D(bio), F, G(grp)	A(arc), B(per), B(des), B(uu), F, G(grp)	Pres: II B Prop: II A	
180	Bombay Gymkhana	Mahatma Gandhi Road	Overlooking Azad Maidan this landmark building is extremely important as part of the streetscape of the area. The building is a typical Colonial building in the steel frame structure, timber floors, wide timber staircase, timber sloping roofs and verandahs fronting the lawns.	A(arc), C(seh), E, B(per), B(des), A(cul)	A(arc), B(per), B(des), B(uu), F, I(sce), J	Pres: II B Prop: II A	
184 & 280	Ballard House	Adi Murzban Street.	An important building as it houses the office and press of Jame-Jameshed- one of Mumbai's oldest dailies (1832). Symmetrical building with red brick finish, entry is marked by semicircular arched opening with cast iron decorative gate. The rear bay on two ends is projecting out and have pediment on top with decorative floral tympanum, with coats of arms motif. Also cornice band at each floor level and have decorative bargeboard. Its unique architectural features need to be preserved.	A(arc), E, F, B(per), C(seh), A(his)	A(arc), B(per), B(des), B(uu), F, G(grp)	Pres: II B Prop: II A	



215	Cathedral and John Connon Senior School	Purshottam Thakurdas Marg	An important educational institution in the Fort Area forming an imposing presence on the streetscape. Original stone building with rooms connected by a continuous verandah. A central open court serving as the hub of activities within the school and forms an enclosure within the building. Semicircular and pointed arches with alternate courses of dark grey and light colored stone form interesting features of the façade. Its unique architecture requires added protection of Grade IIA.	A(arc), B(des), C, D(bio), A(cul), B(per), F, G(grp)	A(arc), B(per), B (uu), F, G(grp)	Pres: II B Prop: II A	
216	(h) Metropolitan Magistrate's Court	R. Kamani Marg	This building forms a part of group of buildings planned for overlooking the eastern waterfront. Constructed in grey and buff stone, derives influence from Neo-classical architectural style. The front façade has a symmetrical façade with features such as stone balustrade, bands etc. The central entrance to the building is through a wooden porch. Four tower like turrets with pediment like feature on the front façade. Semicircular arcade with prominent keystones.	A(arc), C(seh), F	A(arc), B(per), B (des), B (uu), E, F, G(grp)	Pres: II B Prop: II A	Photography denied
271	Byramjee Jeejeebhoy Institute		An important landmark building with a prominent façade. C- shaped plan with centrally placed wide stair and full height stairwell. Main street façade to the west forms the main feature with high triangular roof profile topped by finial. Pointed arches with tracery throughout the façade. Circular rose window openings in the gabled portion with colored glass panels. Ornate column capitals on circular column shaft supporting pointed arch openings. Projecting floor bands with ornamental floral patterns and cornice members. Intricate floral pattern stone jali. Projecting balcony with trefoil parapet openings supported on curvilinear brackets. Carved wooden post supporting curvilinear brackets and parapet railing forming the veranda openings.	A(arc), C(seh), B(des), D(bio), B(per), I(sce), F	A(arc), A(his), B(per), B(des), B(uu), E, F	Pres: II B Prop: II A	




285	Swami Narayan Temple	3 rd Bhoiwada Lane	<p>Richly treated polychromatic façade features like foliated arches in recessed bays, distinct moulded floor cornice bands, stone carved column capitals, frieze bands, fine relief figures of deities, ornate <i>crown and finial</i> feature, projecting colonnades and <i>chattri</i> feature, decorative arches and colonnades of the octagonal hall with stone relief figures of deities, saint's and animal forms, painted central dome ceiling depicting various mythological figures and events. Staggering and molded marble clad surfaces of the three shrines topped by steep pyramidal <i>shikaras</i> and <i>kalash</i>. Shikaras It is a unique example of a temple architecturally and also an essential part of the city's social and cultural history and needs to be upgraded.</p>	A(cul), B(des), B(per), E, G(grp)	A(arc), A(his), A(cul), B(per), B(des), B(uu), C(seh), E	Pres: II B Prop: II A	
292	Bhuleshwar Devalaya Complex	Bhuleshwar Street	<p>The building derives influence from Vernacular style of Architecture with the entrance Nagaarkhana in Gujarat style. The façade features such as ornamental wooden bracketed supporting balconies, <i>Jharokha</i> type widow openings with wooden <i>Jalis</i>, cornice band and columns, floral motif, black stone shikharas with <i>amlaka</i>, <i>kalash</i> and <i>sunghas</i>. An important landmark in Bhuleshwar, this building is an essential part of the city's social and cultural history.</p>	A(arc), B(des), B(per), G(grp), A(cul), E, F	A(arc), A(his), A(cul), B(per), B(des), B(uu), C(seh), E, F	Pres: II B Prop: II A	



302	St. Francis Xavier Church (formerly St. Sebastian Church)	St. Francis Xavier lane	High Gable end front flanked by towers surmounted by stone spires and finials. Stone dressed long side facades with regular pointed arch window openings, floor level cornice band and distinct terrace parapet. Stone carved capitals with floral and bird motifs surmounted on circular columns. Steep sloping roof. An important religious building, this is an important part of the city's cultural history.	A(arc), B(des), A(cul), D(bio), B(per), G(grp)	A(arc), A(his), A(cul), B(per), B(des), B(uu), C(seh), E, F	Pres: II B Prop: II A	
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III to IIA – 16 Nos.




Besides the Navy and the Army buildings many important local landmarks and buildings have been inexplicably graded very low. We have upgraded these to a Grade IIA for architectural merit and protection.



17 & 21(13)	School Of Medical Assistance (Part of INHS Aswini)	East side of Dr. Nanabhai Moos Road	The main feature of the structure is the three tier sloping roof, which has a pagoda like appearance. The structure is accentuated with continuous bargeboards. Part of a complex whose values would be lost if building were to be destroyed; also an example of the colonial type of architecture in the area. As this building in spite of being Graded III have seen many alterations and modifications, we feel that a higher Grade would be able to protect them.	A(arc), A(his), B(per), B(des), B(uu), E	A(arc), A(his), B(per), B(des), B(uu), E	Pres: III Prop: II A	
	(12) P3 – Commanding Officers Office	East side of Dr. Nanabhai Moos Road	The main feature of the structure is the three tier sloping roof, which has a pagoda like appearance. The structure is accentuated with continuous bargeboards. Part of a complex whose values would be lost if building were to be destroyed; also an example of the colonial type of architecture in the area. As this building in spite of being Graded III have seen many alterations and modifications, we feel that a higher Grade would be able to protect them.		A(arc), A(his), B(per), B(des), B(uu), E	Pres: III Prop: II A	

	(13) & 17 P13 – School of Medical Assistants	East side of Dr. Nanabhai Moos Road	The main feature of the structure is the three tier sloping roof, which has a pagoda like appearance. The structure is accentuated with continuous bargeboards. Part of a complex whose values would be lost if building were to be destroyed; also an example of the colonial type of architecture in the area. As this building in spite of being Graded III have seen many alterations and modifications, we feel that a higher Grade would be able to protect them.		A(arc), A(his), B(per), B(des), B(uu), E	Pres: III Prop: II A	
100	Forbes House	Charanjit Rai Road	An elegant building that's an essential part of the precinct. It is a fine example of a Stone finished façade deriving influence from Neo Classical style of Architecture, with features such as, tall columns, arched openings with prominent keystone, decorative motifs, cornice bands, corbels, balconies with cast iron railing, pediments. As this building in spite of being Graded III have seen many alterations and modifications, we feel that a higher Grade would be able to protect them.	A(arc), I(sec), B(per), B(des), G(grp), E	A(arc), B(per), E, F, G(grp)	Pres: III Prop: II A	
190	First Church of Christ Scientist and Christian Science and DBS House	Two entrances from Murzban road and Prescott Road	As an institutional building it an important part of the cultural history of the city. Prominent exposed brick building deriving influence from vernacular style of architecture with features such as projecting wooden balconies, floral motifs, Corinthian column capitals etc. This is an unusual building of unique architectural characteristics that needs to be preserved.	A(arc), B(per), E, A(cul), B(des)	A(arc), A(his), A(cul), B(des), B(uu), E, F, G(grp)	Pres: III Prop: II A	

212	Seth Maneckjee Navrojee Sett Agiary	Perin Nariman Street	This is an important religious building and an important part of the social and cultural history of the city. This elaborate two-story Agiary structure with an Assyrian and intricately designed façade is surrounded by dense, commercial, development of buildings with an disharmonious scale and character. The front façade is intricately detailed Assyrian, Greek and Roman elements in addition to Lamuses, Persepolitan capital columns, emphasized arched openings, cornices, entablatures, pediment. The structure houses an introvert open court flanked with two storied structures with elaborately designed roof and articulation.	A(arc), B(per), G(grp), A(cul), B(des), E	A(arc), A(his), A(cul), B(per), B (des), B (uu), C(seh), D(bio), E	Pres: III Prop: II A	
236	Reserve Bank of India (Old building)	Shahid Bhagat Singh Marg	Long symmetrical Malad stone dressed front façade with a large and recessed entrance bay flanked by massive circular columns with decorative capitals deriving influence from Colonial style of Architecture. An important landmark building as part of the streetscape and because of its usage.	B(per), B(des), C(seh), G(grp)	A(arc), A(his), B(per), B(des), B(uu), C(seh), F, I(sce)	Pres: III Prop: II A	Permission denied
237	Gresham Assurance House	Junction of Shahid Bhagat Singh Marg and Sir Pherozshah Mehta Road	The building derives influence of Renaissance & Art deco style of Architecture with façade features such as circular Ionic columns surmounted by Dome forms, rusticated semicircular arch openings. A landmark corner building and an essential part of the streetscape.	A(arc), B(per)	A(arc), B(per), B(des), B(uu), E, F, I(sce)	Pres: III Prop: IIA	

262	Apeejay Chambers	Wallace street	An interesting Yellow stone clad building with façade features such as, extended porch, arched openings with bands around the opening, bay windows supported on decorative brackets, friezes, circular windows and motifs. An important building on the streetscape.	A(arc), E, G(grp), B(per), B(des)	A(arc), B(per), B (des), B (uu), E, F, G(grp)	Pres: III Prop: II A	
263	Imperial Chambers	Wilson Road	As Grade III would allow too many transformations and it is important that the overall form of the buildings in the Ballard Estate Precinct be preserved we chose to upgrade the buildings here to IIA. Symmetrical buff stone clad building with corner quoins and the central bay with rusticated masonry, derives influence from Neo classical style of Architecture with features such as cornice band, below sill bas-relief, mask at entrance at lintel level, semicircular arched opening, decorative bracket at terrace level, corbels, stone balustrade.	A(arc),G(grp)	A(arc), B(per), B (des), B (uu), E, F, G(grp)	Pres: III Prop: II A	
265	Shaar Rason Synagogue	Tantanpura Street.	It is one of the oldest synagogues in Mumbai and therefore deserves to be upgraded as an important part of the cultural history of the city. It was popularly known as <i>Malyavarchi Masjid at Khadak</i> . The prayer hall had pyramidal roof supported on the wooden trusses.	A(arc), A(cul), C(seh), B(des), B(per), E, A(his), A(arc)	A(his), B(per), B (uu), E	Pres: III Prop: II A	
266	St. Joseph's Church	Nowrojee Hill Road No. 5	The grey stone clad church building derives influence from Neo classical style of Architecture with feature such as triangular gable end flanked by projecting towers on both sides, dentil like cornice feature, small continuous semi circular arch openings supported on carved column capitals in the gable ended front façade, circular openings	A(arc), B(des), A(cul), C(seh)	A(arc), B(per), B (des), B (uu), E, F	Pres: III Prop: II A	




			with molding projecting, stain glass panels, large height vaulted space of the church hall. As a religious icons an important landmark of the citys cultural history.				
272	Seth Cowasji Behramji Banaji Atash Behram (Kadmi)	Dr. Babsaheb Jayker Road	This ground storied structure of Atash Behram is situated centrally on a large plot with huge setback and has a prominent manglore tile hipped roof with multiple dormers. The original entry has a finely detailed projecting portico and a twelve feet wide passage surrounds the entire structure connecting the two entrances. An important religious building and thus an indelible part of the citys cultural history.	A(arc), A(cul), B(des), G(grp)	A(arc), A(his), A(cul), B(uu), C(seh), D(bio), E	Pres: III Prop: II A	
309	Framji Cawasji Institute (Old Wellington Theater)	Junction of Anandilal Podar Marg and Jagannath Shankarseth Marg	Large quadrangular building with verandas. A large triangular pediment supported on circular columns with distinct capital and base. Symmetrical side elevations with rusticated semicircular arches and distinct keystone feature on ground floor and double circular columns with Doric order topped by continuous frieze band. Architrave window openings on the façade. An important landmark building at one of the important junctions in the city, it needs upgradation for added protection.	A(arc), A(his), E, C(seh), D(bio), I(sce)	A(arc), B(per), B(des), B(uu), E, F, I(sce)	Pres: III Prop: II A	




313	Hamidia Masjid.	Ebrahim Rahimtulla Marg	A prominent Masjid in Indo Saracenic style, with minarets, domed <i>darwazas</i> , arched gateway, trefoil balustrade, cornice bands at various levels form few of the important features. Continuous <i>floor level chajjas</i> supported on decorative brackets. Intricately carved stone <i>jails</i> . Intricately carved <i>Quibla</i> and <i>Mimbar</i> . Numerous miniature dome and finial like features lining the terrace parapet. An important religious building, it needs to be upgraded for added protection, as it is a part of the citys cultural history.	F, G(grp)	A(arc), A(his), A(cul), B(per), B(des), B(uu), C(seh), E, F	Pres: III Prop: II A	
316	Zarthosti Anjumanna Atash Behram	Jagannath Shankarseth Marg	The towering structure is a unique structure by way of history, scale, proportion, location, exquisite detailing belonging to the Persepolitan order. The 2 storied structures with massive height of fifty feet, maintains its height with the adjoining 5 storied buildings with an impressive double height portico topped with pediment, inclusive of a 'Furoher' motif and intricate entablature. The massive circular columns on a high plinth with double bull capitals support the front flat terraced portico. As an important religious building it is an important part of the the citys cultural history.	A(arc), B(per), A(cul), B(des), E	A(arc), A(his), A(cul), B(per), B(uu), C(seh), D(bio), E	Pres: III Prop: II A	




III to IIB – 54




Grade III allows too many transformations, especially in residential buildings under the Cess Law. Upgrading these would be able to protect them better. Buildings that form the fabric of a precinct representing the particular characteristics of the area have also been upgraded as the overall form of these contribute to the character of the precinct.




Many of the buildings have also been upgraded for their architectural value.




68	Sargeant and Jenkins House	J. A. Allana Road	Forms an important part of the arcaded streetscape on the Mereweather road. Most of the buildings on this street have been graded IIB to preserve the streetscape. Red brick façade with white architrave bands, floor level cornice bands and other features such as Friezes, projecting verandas supported on decorative wooden brackets, railings, and balusters.	A(arc)	A(arc), B(per), B(des), E, G(grp)	Pres: III Prop: II B	
69	Allana House	J. A. Allana Road	The building façade consists of arches on slender wooden columns, projecting wooden balconies with railing, chajjas, and triangular roof. The building is an important part of the buildings designed on the Apollo Estate.	A(arc)	A(arc), B(per), B(des), E, G(grp)	Pres: III Prop: II B	
70	Raj Bahadur Mansion No.20	Ambalal Doshi Marg	A landmark building within the fort precinct in the vernacular style. A Timber frame structure with wooden verandahs projecting out on the facade. Interesting ornate wooden balustrade all along the length of the building.	A(arc), B(des), G(grp)	A(arc), B(per)	Pres: III Prop: II B	




71	Narang House	Junction of Ambalal Doshi Marg and Nagindas Master Road	An important landmark building within the fort precinct. A Timber frame structure with highly ornate balconies projecting on the northern and western façade. Intricately carved wooden structural and decorative members enhance the unique character of this building. Traditional elements like jalis, screens, carved brackets, paneling etc. seem to be derivation of Islamic and Hindu style of architecture. Stone inlay observed on the external face of ground floor wall.	A(arc)	A(arc), B(per), B(des), E, F	Pres: III Prop: II B	
73	Bradys Flats	Sohrab Bharucha Marg	These residential buildings are typical of a period in the history of the city and form an important group within the colaba area. The colony was designed for the staff of an engineering firm of W H Brady & company, which specialized in cotton spinning. The colony consists of a group of 10 buildings on the either side of a beautiful tree lined road. The buildings have comfortable verandah spaces; spacious rooms are well lit through openings and internal courtyard. The building façade has features such as bands, wooden sloping roof and chajjas with manglore tiles. Coins, balconies with wooden railing etc.	A(arc), E	A(arc), B(per), B(des), B(uu), E, F	Pres: III Prop: II B	
93	Dhanraj Mahal	Chattrapati Shivaji Marg	This large Residential building with a central courtyard and an entrance porch is a landmark near the Gateway of India building. Its unique architectural style make it worthy of upgradation. . The building has octogonal columns and typical octogonal offsets, motifs, brackets etc. Top level chajja projects beyond the external wall with a decorative band below the topmost floor. The building is finished with grit plaster and paint finish on the façade.	A(arc), G(grp)	A(arc), B(per), B(des), B(uu), E, F	Pres: III Prop: II B	


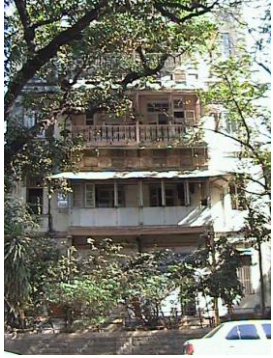

99	Panday Parsi Sanatorium (Merwan Baug)	Captain Prakash Pethe Marg	Planned as a Parsee Sanitarium, the building has verandahs planned on the periphery on the all sides with cast iron columns around a central courtyard. The building has sloping Mangalore tile roof. The entrance has high gable roof. This building is in a dilapidated state and will completely disappear unless it is given added protection.	A(arc), B(per), C(seh), B(des), E,	B(per), B(des), B(uu), E, F	Pres: III Prop: II B	
102	Killick House	Charanjit Rai Road	Grey stone building with verticality expressed. Façade consists of features such as arches, decorative sill and lintel bands, friezes, and pediments. An important part of the streetscape.	A(arc), I(sec), B(per), B(des), G(grp), E	A(arc), B(per), E, F, G(grp)	Pres: III Prop: II B	
105	Commerce House	Currimbhoy Road	The yellow stone clad building, derives influence from Neo-classical architectural style with features such as semicircular arches, concave arches, decorative bands, emphasized keystone, friezes, pediment, corbels, step balconies, chajjas, decorative verticles, stone balustrade. An important building in the area and an essential part of the streetscape.	A(arc), E, F, B(per), G(grp)	A(arc), B(per), B(des), B(uu), E, F, G(grp)	Pres: III Prop: II B	



106	(a) Bharat Bhavan-1	Currimbhoy Road	Yellow stone clad building, derives influence from European Renaissance style. An important building in the area and an essential part of the streetscape.	A(arc), E, F, B(per), G(grp)	A(arc), B(per), B (des), B (uu), E, F, G(grp)	Pres: III Prop: II B	
133	Monica Residential flats	Fazal Road	Grey stone clad building deriving influence from Islamic architecture with features such as, projecting porch with terrace above with balustrade, decorative arches with white bands, jaliwork, projecting balconies with brackets, bands, cornices. The new additions to the original building destroy the original character of the building. Additional protection would have preserved this building. However, even today the lower storeys of the building are worth preserving.	A(arc), A(cul), B(per), B(des)	A(arc), B(per)	Pres: III Prop: II B	
136	Fort Gratuitous Dispensary	Damodar Sukhadwala Road	An attractive Rough course grey stone building with façade features such as arches, jaliwork, decorative paneling, chajja projections with decorative brackets, wrought iron gate.	B(per), E, F,B(des)	A(arc), B(per)	Pres: III Prop: II B	




137	Bharda High School	H. Somani Marg	An imposing Stone building deriving influence from Classical style of architecture, with façade features such as arched openings with prominent human face keystone, columns on pedestal with decorative column capitals, cornice bands and friezes.	A(arc)	A(arc), B(per), E	Pres: III Prop: II B	
140	Curzon House	Henry Road	This building forms a part of a group of wooden veranda structures fronting the Apollo bunder promenade. Projecting bay windows along with sloping awning feature and stone relief parapet panel on the long side facades. Also numerous projecting balconies supported on decorative steel brackets. Wooden eaves board and supporting brackets impart villa character to the buildings. Semicircular window openings with keystone feature at the corner bay. Floor level cornice bands scale down the facades.	B(des), G(grp), F, I(sce), J	A(arc), B(per), E, G(grp)	Pres: III Prop: II B	
145	Linden House	Kavi Bhushan Marg	Rough dressed grey basalt exposed shallow course masonry building. Ground floor has semicircular arches. First floor openings have pediments and impostes and mouldings all around. Second floor windows have segmental arches with mouldings all around. Plain bands run at every floor level. Floral column capitals and stone balustrades. Needs the additional protection of a higher grade to be protected.	A(arc)	A(arc), B(per), E, G(grp)	Pres: III Prop: II B	




147	Sardar Griha	Lokmanya Tilak Marg	Lokmanya Tilak died here on 1 st April 1920. The building is clad in buff basalt stone. Central entrance through prominent bay. Similar bays at the western and the eastern ends of the building topped with pediments. Ground floor semicircular arches, above corridor running all along the length. Central bay has segmental arched openings. Side bays having step out balconies on upper floors. Needs the additional protection of a higher grade to be protected as it a part of the history of the country and a part of the streetscape of the fort area.	C(seh), B(per), D(bio), A(his)	A(arc), A(his), D(bio), F	Pres: III Prop: II B	
150	St. Xavier's High School	Lokmanya Tilak Marg	An imposing educational building on LT Road. Grey stone regular dressed masonry façade having evident influence of Neo Gothic style of architecture. Main entrance is through the central tower. The façade is punctuated with arched windows. Longer wing has pointed arches and smaller wing has segmental arches. It shows features like decorative bands, cornices, decorative motifs.	A(arc), B(per), J, E, A(cul), B(des)	A(arc), A(his), B(per), B(des), B(uu), C(seh), F	Pres: III Prop: II B	
170	N. M. Wadia Building	Mahatma Gandhi Road	The building derives influences from Renaissance Revival / Neo Classical style with features such as projecting stone sill and lintel pieces with emphasized keystones, arches springing from ornamental column capitals, corbels, stone balustrade, projecting bands, cast iron railing for the balcony, chajja projections etc. Tall columns and motifs emphasize the verticality of the building. Rippon club – a Parsi club with old world charm occupies third and fourth floors.	B(per), F, B(des)	A(arc), B(per), F	Pres: III Prop: II B	
185	Buildings on Shri Boman Kawasji Boman Behram Marg (formerly known as		These buildings form part of the streetscape of mereweather road. The essential characteristics as well as the architectural merit of the buildings call for the upgradation of each of the following.				




	Mereweather Road) with special focus on						
a	Jaiji Mansion	Shri Boman Kawasji Boman Behram Marg	The stone building has an extended porch with façade features such as, arches, projecting balconies with stone balustrade, bay windows, round openings, stained glass.	A(arc), B(des), E, G(grp)	A(arc), B(per), E, G(grp), F	Pres: III Prop: II B	
b	Aamer House	Shri Boman Kawasji Boman Behram Marg	The building has stucco façade features such as arches with prominent keystone, spandrels, projecting balconies with stone balustrade, bay windows supported on large corbel base, triangular pediment feature marks the entrance.	A(arc), B(des), E, G(grp)	A(arc), B(per), E, G(grp), F	Pres: III Prop: II B	
c	Alexandra House	Shri Boman Kawasji Boman Behram Marg	Planned residential building with projecting balconies supported on decorative cast iron brackets and wooden louvers. Continuous cornice bands at floor levels. Verandahs on rear side covered with wooden louvered partly glazed panels.	A(arc), B(des), E, G(grp)	A(arc), B(per), E, G(grp), F	Pres: III Prop: II B	



d	Churchill Chambers	Shri Boman Kawasji Boman Behram Marg	Arcaded street front along the Mereweather road with entrance marked by two pediments with decorative floral tympanum and cartouche topped by anthemion, arcades have Corinthian column capitals and some additional features like cinquefoil and prominent scroll keystone. Beside additional feature like guilloche band, medallion, cornice band at all floor levels, terrace parapet has onion dome top pilaster and classical column with fluted shaft are also seen.	A(arc), B(des), E, G(grp)	A(arc), B(per), E, G(grp), F	Pres: III Prop: II B	
e	Abbas House	Shri Boman Kawasji Boman Behram Marg	Planned residential building with projecting balconies supported on decorative cast iron brackets and wooden louvers. Continuous cornice bands at floor levels. Verandahs lined by sloping awning.	A(arc), B(des), E, G(grp)	A(arc), B(per), E, G(grp), F	Pres: III Prop: II B	
f	Sandhurst House and Reay House	Shri Boman Kawasji Boman Behram Marg	Twin buildings – mirror image planned as spacious residential units with wide veranda. Overhanging wooden verandas to the two main facades with trellis and parapet features supported on decorative steel brackets. Front ground floor has stone relief frieze band, column capital. Brick faced façade is marked by cornice bands, framed windows and brick arch openings at entrance and staircase.	A(arc), B(des), E, G(grp)	A(arc), B(per), E, G(grp), F	Pres: III Prop: II B	



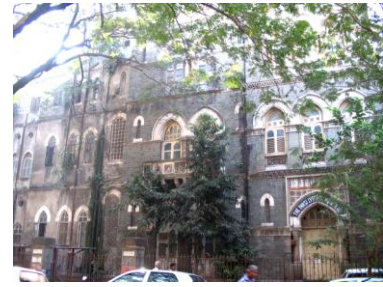
h	Candy House (formerly Anglo Indian Association Building)	Shri Boman Kawasji Boman Behram Marg	Arcaded street front along the Mereweather road has rusticated semicircular arch openings and decorative keystone feature. Distinct cornice bands break down the façade scale into floors. Projecting bay surmounted by a pediment feature at the third floor marks staircase entrance. Projecting balconies with <i>decorative iron railing</i> supported on numerous small corbels.	A(arc), B(des), E, G(grp)	A(arc), B(per), E, G(grp)	Pres: III Prop: II B	
i	Florence House	Shri Boman Kawasji Boman Behram Marg	Corner building forms a part of an arcaded street with façade features such as arches with prominent keystone, pediment with floral motifs, bands, overhanging wooden verandas along the north side with decorative brackets and cast iron railing etc.	A(arc), B(des), E, G(grp)	A(arc), B(per), E, G(grp), F	Pres: III Prop: II B	





j	Roosevelt House	Shri Boman Kawasji Boman Behram Marg	Corner building forms part of an arcaded street composed of series of semicircular arch rusticated facade with decorative keystone and triangular pediment marks the entrance. Rusticated vertical bands flank end bays of upper floors; various arch and rectangular openings are uniformly arranged some with pediment feature. Continuous projecting wooden verandas with cast Iron parapet and wooden supports mark South façade. Also projecting balconies with small console feature adore the front façade.	A(arc), B(des), E, G(grp)	A(arc), B(per), E, G(grp), F	Pres: III Prop: II B	
k	Devidas Mansion	Shri Boman Kawasji Boman Behram Marg	Long symmetrical front façade with semicircular arch openings and decorative keystone on the rusticated ground floor arcade. Upper floors have a wide central and side bays formed by rusticated column like projections and relieved by floor level cornice bands. Also marked by regular segmental arch openings with decorative keystone and spandrel feature. Projecting wooden balconies on the front and arcade side facades are supported on wooden brackets and decorative cast iron railing.	A(arc), B(des), E, G(grp)	A(arc), B(per), E, G(grp), F	Pres: III Prop: II B	
186	Redshield House	Shri Boman Kawasji Boman Behram Marg	The stone building forms a part of an arched colonnade along Mereweather Road with façade features such as, arches with red and white bands around the opening with prominent keystone.	A(arc), B(per), G(grp), B(des), F	A(arc), B(per), E, G(grp), F	Pres: III Prop: II B	




189	Young Ladies High School	Murzban Road	An interesting Grey stone building deriving influence from Gothic revival style of architecture with features such as pointed arch openings, cornice bands, stain glass, corbels. An important part of the Precinct.	A(arc), E, B(per), C(seh)	A(arc), A(his), A(cul), B(des), B(uu), F, G(grp)	Pres: III Prop: II B	
197	Schoen House	Nathalal Parikh Marg	Grey stone building, deriving influence from gothic revival style of architecture, with features such as trifol arch openings, floral motif brackets to support pentagonal projecting balcony, decorative architrave, floral motifs, animal gargoyle, terrace parapet of stone balustrade, sloping roof, stained glass window, etc.	A(arc), B(des), G(grp)	A(arc), B(per), B(des), E	Pres: III Prop: II B	
199	Archbishop's House	Nathalal Parikh Marg	This grey stone building was planned as a part of the group of buildings with a particular character. The building consists an extended porch and of front façade features such as, arches, round motifs, octogonal bay windows, cast iron railing, gable roof, terrace with stone balustrade etc	A(arc), B(des), G(grp)	A(arc), B(per), B(des), E	Pres: III Prop: II B	


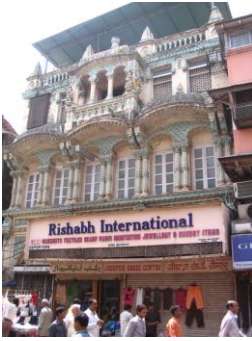

201	Clark House	Nathalal Parikh Marg	Yellow stone building with front façade features such as, arched openings with prominent keystone, pediment, floral motifs, projecting balcony with columns on pedestal and stone balustrade etc.	A(arc), B(des), G(grp)	A(arc), B(per), B (des), E	Pres: III Prop: II B	
202	YMCA	Nathalal Parikh Marg	Rough dressed ashlar masonry painted over from outside. Main entrance is from the entrance porch. Terrace above porch having stone balustrades. Arched window openings having moulding all around. Special features such as floral motives, bands at each floor etc. Central bay is projected out. Ground floor has semicircular arches, first and third floors have segmental arches and second floor having rectangular windows.	A(arc), B(des), G(grp)	A(arc), B(per), B (des), E	Pres: III Prop: II B	
203	Beryl House	Nathalal Parikh Marg	Grey basalt rough dressed shallow course masonry construction. Last floor plastered and painted. Windows have wooden sloping chajjas on front façade. Semicircular arches with prominent ornate keystone.	A(arc), B(des), G(grp)	A(arc), B(per), B (des), E	Pres: III Prop: II B	



210	St. George Hospital	P. D'Mello road	A Prominent grey stone building deriving influence from Neo Gothic style of Architecture and has features such as, buff stone arched opening with half round chajjas, cornice band, cast iron railing.	A(arc), F, A(his)	A(arc), A(his), B (per), B(des), B(uu), E, F	Pres: III Prop: II B	
211	(a) Buildings on P. J. Ramchandani Marg:		This group of buildings form an important precinct facing the waterfront and also because of the particular architectural characteristics that mark them like the facade articulation, the building heights, etc.				
	(b) Villar Ville	P. J. Ramchandani Marg	Part of buildings on P.J. Ramchandani marg facing the sea, deriving influence from Vernacular colonial style features with features such as <i>Wooden veranda</i> front with sloping Mangalore tile roof, projecting <i>bay windows</i> , projecting balconies supported on decorative steel brackets, wooden eaves board semicircular window openings with keystone, cornice bands.	B(des), G(grp), B(per), J, F, I(sce)	A(arc), B(per), B (des), B(uu), E, F, G(grp)	Pres: III Prop: II B	



	(e) Evelyn House	P. J. Ramchandani Marg	Part of buildings on P.J. Ramchandani marg facing the sea, deriving influence from Vernacular colonial style features with features such as Wooden veranda front with sloping Mangalore tile roof, wooden eaves board, posts, louvered, arched openings, pediments, corner quoins, finial.	B(per), F, J, I(sce), B(des), G(grp)	A(arc), B(per), B (des), B(uu), E, F, G(grp)	Pres: III Prop: II B	
213	Bomanjee Hormasjee Wadia fountain	Perin Nariman Street	A single story structure clad with black stone and buff basalt stone used for lintels, sills, bands etc with features such as human faced animal body sculptures floral motifs, bands, friezes, corbels, The central structure recedes into a clock tower with the stone Agiary flame on top. A unique part of the streetscape of the city currently encroached upon.	A(cul), B(des), E, F, B(per), D(bio), G(grp)	A(arc), B (per), B(des), B(uu), D(bio), F, I(sce)	Pres: III Prop: II B	
214	Parsi Lying in Hospital	Prescott Road	The grey stone clad building derives influence from Neo Gothic style of Architecture with façade features such as arched openings, Corinthian columns, floral motifs, cornice band, projecting balconies supported on decorative brackets, stone parapet, stone <i>Jali</i> , arabesque openwork, dentil band, rose window, wooden awnings supported on decorative wooden brackets and eaves board.	A(arc), B(des), B(per), E, F	A(arc), B(per), B (des), B(uu), E, F, G(grp)	Pres: III Prop: II B	

222	Cusrow Baug	Shahid Bhagat Singh Road	A planned housing scheme consisting of a total of 17 residential buildings amidst large open spaces and play areas. Presence of a Fire Temple and pavilion building. Main entry from a high entrance gate with A large semicircular stone arch having a prominent keystone forms the main entrance. Common facilities for the residents are provided within the complex. This complex is a fine example of housing in the city designed by Claude Batley.	A(cul), D(bio), C(seh), E, I (sce)	A(arc), B(per), B(des), B(uu), C(seh), E, F, I(sce)	Pres: III Prop: II B	
259	Blackie House	Walchand Hirachand Marg	The building has significant influence of Classical style with special features like turrets, pointed arches, step out balconies, bands cornices, intricate carvings etc. Balconies supported on decorative stone brackets. Constructed in black basalt. Ground floor arches have multifoil intrados.	A(arc), G(grp), B(per), B(des), F	A(arc), B(per), B(uu), E	Pres: III Prop: II B	
260	Deputy Police Commissioner's Office - Zone1 (Bazargate Police Station)	Walchand Hirachand Marg	A buff basalt rough dressed masonry building. Windows on ground floor and central bay have pointed arches that are painted. Central bay topped with a decorative triangular parapet wall. Prominent bands at each floor level and prominent impost. An important landmark building.	A(arc), G(grp), B(per), B(des), F	A(arc), B(per), B(uu), E	Pres: III Prop: II B	
276	Pydhonie Police Station	Ebrahim Rahimtullah Marg	Stone dressed façade with pointed and segmental arch openings to verandas along the road. Projecting stone coping at floor levels relieving the façade and maintaining scale. Stepped terrace parapet profile stone dressed. Elegant iron railing along the verandah front. Circular stone columns supporting pointed arched veranda openings. An important landmark within the area.	A(arc), B(per), B(des)	A(his), B(per), B(uu), E	Pres: III Prop: II B	

279	Gate of Mercy Synagogue (Shaare Ha-Rahamin)	Samuel Street	As the first synagogue built in Maharashtra it is important to protect it by upgradation. Facade painted in blue and white. The Synagogue was built by Samaji Hasaji Divekar (Samuel Ezekiel Divekar). The <i>heckhal</i> , which houses the scroll or the Books of Law, is located on the western wall. The building has many old wooden furniture pieces worth preserving.	B(des), A(cul), B(per), C(seh), A(arc), A(his)	A(his), B(per), B (uu), E	Pres: III Prop: II B	
287	Shri Krishna Mandir Complex (Mota Mandir)	3 rd Bhoiwada Lane	Simple vernacular shrine deriving influence from Gujarat vaishnav <i>haveli</i> features such as wooden colonnaded front, finely carved brackets, capitals characterized by animal and floral motifs, distinct base, carved deity figures wooden supporting brackets, wooden <i>Jharoka</i> , decorative cast iron railing in veranda parapet. An important local landmark and as a religious building important to the cultural history of the city.	B(per), A(cul), B(des), E, G(grp)	A(his), A(cul), B(per), B(des), B(uu), E	Pres: III Prop: II B	
288	Anakoota Kotha (wrongly mentioned as Hari Baba ki Bungli).	3 rd Bhoiwada Lane	Vernacular style structure with sloping veranda colonnaded fronts, carved wooden figures of deities, decorative arch like brackets, stone pillars with highly decorative arches and capitals, pyramidal roofscape. An important local landmark and as a religious building important to the cultural history of the city.	B(des), E, B(per), D(bio)	A(his), A(cul), B(per), B(des), B(uu), E	Pres: III Prop: II B	



290	Shri Ram Temple	Dr. Atmaram Merchant Road	The temple building has an octagonal plan surmounted by a dome, typical of Hindu temple architecture form the frontage. Projecting jharoka like balconies supported on decorative brackets. Foliated arch openings larger on ground, smaller and multiples on upper floors. Projecting, Sloping chajja decorative moldings, intricate carvings of deity figure. An important local landmark and as a religious building important to the cultural history of the city.	A(cul), G(grp), E, B(des)	A(arc), A(his), A(cul), B(per), B(des), B(uu), C(seh), E, F, I(sce)	Pres: III Prop: II B	
293	Krishna Pranami Mandir	Bhuleshwar Road	Symmetrical front façade with foliated arch openings, fine carved relief features and <i>chattri</i> like chajja feature. Decorative spandrels in relief above openings and <i>chattri</i> like feature supported on decorative brackets typical of <i>Hindu</i> architecture. Central projecting balcony at second floor with arch openings and <i>chattri</i> feature. An important local landmark and as a religious building important to the cultural history of the city.	A(cul), E, F, B(per), G(grp), B(des)	A(arc), A(his), A(cul), B(per), B(des), B(uu), C(seh), F	Pres: III Prop: II B	
294	Madhav Baug Complex		An important local landmark and as a religious building important to the cultural history of the city.				
	(ii) Mahavir Swami Jain Derasar	Panjrappole Road	The temple structure derives influence from Gujarat and Jain style of architecture with features such intricately carved curvilinear arched opening with floral and statuary of Mahavir, intricately carved columns wooden doors, screens, ornate shikharas, dome, amlaka and kalash, marble Jalis screen depicting life of Mahavir.	E, F, G(grp), B(des), B(per), I(sce)	A(his), A(cul), B(per), B(des), B(uu), C(seh), E, F	Pres: III Prop: II B	




303	St. Sebastian Goan High School	St. Francis Xavier's lane	The façade is made of dressed stone divided by vertical bays. Bands at first and third floor level. Engaged accoupled square columns on either sides of entrance archway highlight central entrance bay with a pediment atop on which stands a statue of St. Sebastine. Façade consists of stucco features like corbels, dentils. This is a large educational institute that needs upgradation for added protection.	B(des), A(cul), B(per), G(grp), A(arc), D(bio)	A(arc), B(per), B(des), B(uu), F	Pres: III Prop: II B	
306	Goan Institute Building	St. Francis Xavier's lane	Corner building with pediments having carved tympanum at ground and third floor level window tops. Features like decorative keystones, dentils, corbels, circular columns, square engaged columns with Corinthian capitals adorn the façade. Projecting balconies on north-eastern façade supported on decorative stone brackets. Upgrading this building will protect its unique architectural features.	B(des), B(per), G(grp), F	B(per), B(des), F	Pres: III Prop: II B	




307	Jer Mahal	Lokmanya Tilak Marg	<p>This is a large landmark building on one of the important junctions in the fort precinct and is a monumental part of the Metro Junction. Its unique architectural style and façade make it an important building to upgrade. Building follows the street profile on its three sides enveloping an internal open space accessed by large gateway like openings from the east and west sides. Internal atrium and verandah around it. Verandas along the street front punctuated by staircase blocks. Continuous verandas with wooden brackets and in filled louvers on the façade. Arched openings and ornamental column capital on the ground floor. Staircase blocks have pointed and segmental arch openings with stone balusters in parapet. They are curvilinear and triangular in profile above terrace with decorative feature in stone. Intricate wooden brackets supporting the verandas, also curvilinear arch-like brackets in the internal verandahs.</p>	A(arc), B(per), B(des), E, I(sce)	A(arc), B(per), B(des), B(uu), E, F, I(sce)	Pres: III Prop: II B	
315	Aidun building	Jagannath Shankarseth Marg	<p>Corner building highlighted with a small dome atop the terrace. Series of decorative semi-circular columns with ornamental Corinthian capital and high base form a prominent feature of the facade. Semicircular arch openings with distinct keystone on the ground floor. Projecting cornice bands with decorative relief work on alternate floor slab levels forming balconies. Projecting curvilinear balconies with supporting brackets, iron railing and other decorative relief. Triangular pediment and ornate relief work above door openings.</p>	A(arc), E, F, B(per), B(des)	A(arc), B(per), B(des), E, F	Pres: III Prop: II B	




IIA to I – 10 Nos.

Many of the important landmarks of the city have been Graded IIA and we believe that this grading is far too low for these exquisite examples of a unique architectural heritage. These need to be upgraded and protected as unseemly additions and transformations might completely destroy this fabric.

74	Old Secretariat	Karamveer Bhaurao Patil Marg	The building is part of the group of the buildings on the Esplanade and an essential part of the citys history. Its unique architectural style gives adds to one of the most distinctive skylines in the city. Kurla stone clad façade derives influence from Venetian Gothic style of architecture with features such as pointed arches, grey and white alternate stone arch bands, columns with carved capitals, animal motifs, cornice bands, carved brackets supporting chajjas etc. The building houses various courts and government offices. The building is well lit through the arcaded verandahs on the west side.	A(arc), A(his), F	A(arc), A(his), B(per), B(des), B(uu), C(seh), D(bio), E, F, I(sce)	Pres: II A Prop: I	
77	High Court	Main entrance from Karmaveer Bhaurao Patil Marg (for Judges only), Subsidiary entrance from Mahamahopa dhyay Dr. Kane Road and PWD building	An extremely important building in the citys and the countrys history. A monumental building facing the oval maidan and one of the most important buildings on the Esplanade. Forms an important part of the streetscape of the eastern edge of Oval Maidan. Front façade is flanked by four octagonal towers enclosing spiral staircase with steep spires on top, with high pyramidal roof in the central area and low roof on the either sides. The building bears strong influences of Neo Gothic Revival style, which is observed through the features such as spires, pointed arches, traceries, openings, detailing, etc. Local influences are also observed through detailing and ornamentation. Façade is punctuated with interesting arches, spires, turrets, cornices, motifs, bands, statues etc. The building is associated with national freedom movement of India and forms an important court of record. Presence of old wooden furniture within the building premises.	A(arc)	A(arc), A(his), A(cul), B(per), B(des), B(uu), C(seh), D(bio), E, F, G(grp), H(tec), I(sce)	Pres: II A Prop: I	



82	State Bank of India Building	Mumbai Samachar Marg	The first bank in the city and there fore not only an important building in the city's history but also for the country. Its architectural style is also distinctive and therefore deserves upgrading. The façade is in buff coloured stone, derives influence from Neo Classical style of architecture and is most elaborately designed and adorned with fluted Ionic columns, vertical friezes, bands, wooden chajjas, decorative projecting sills, stone balustrades, etc. The entrance is elaborate with a pediment resting on columns clad in rough yellow coursed stone. The elevation facing the Horniman Circle side of the building forms a part of the continuous arched arcade with human face keystones.. Originally built as Bank of Bombay, this was the first bank in the city.	A(arc), B(per), B(des)	A(arc), A(his), B(per), B(des), B(uu), C(seh), E, F, G(grp), I(sce)	Pres: II A Prop: I	
88	Seth Banaji Limji Daremeher (Adarian)	Banaji Street	The Agiary is the oldest consecrated fire in Mumbai. This ground storied Agiary structure is preindustrial and vernacular in form. The structure has an attic and a central dormer at the apex with a pyramidal tile roof. The main structure consists of a Kebla enclosure with a dome, ceremony and prayer hall and is surrounded by verandah on three sides and a Baj Hall leading to ancillary spaces. The building has massive boundary wall with buttress and fort like battlements on top.	A(arc), A(his), A(cul), B(per), B(des), C(seh), G(grp), E	A(arc), A(his), A(cul), B(per), B(des), B(uu), C(seh), D(bio), E	Pres: II A Prop: I	
142	Horniman Circle	Horniman circle	The development of Old Bombay green stretching in front of the Town hall was one of the first projects undertaken after the removal of fort ramparts in mid 1860's. The garden is full of old and rear trees. The garden now functions as an important green recreation space, which also hosts many cultural programs. Wrought iron decorative gate and fence with lamppost at regular intervals, has central fountain with sculpture, playing equipments, benches, old ornamental plant and trees, hard and soft landscape.	A(arc), G(grp), B(des), I(sce)	A(arc), B(per), B(des), B(uu), E, F, G(grp), I(sce)	Pres: II A Prop: I	


155	Institute of Science	Madame Cama Road	A prominent semi curved form of the building along the road with an emphasized projecting porch. The building is planned in Classical revival and renaissance revival style of architecture. Built in local buff basalt stone has symmetrical wings on either sides of the porch with arched colonnaded corridor, decorative column capitals, cornice bands, corbels, stone balustrade, emphasized keystones. The grand internal staircase leads to the dome in a neo classical coffered dome.	A(arc),B(per),A(cul), B(des), H(tec), I(sce)	A (arc), B (per), B(des), B(uu), E, F, G (grp), I(sce)	Pres: II A Prop: I	
156	National Gallery of Modern Art (formerly Cowasji Jehangir Hall)	Junction of Mahatma Gandhi Road and Madame Cama Road	A prominent building with an imposing front porch and a flat dome fronting the Wellington Fountain. The building has strong influences of Classical Revival and Renaissance Revival style of architecture with facade punctuated by friezes, brackets, bands etc. The gallery forms the junction of the two wings of the Institute of Science.	A(arc), G(grp), F, E, B(per)	A(arc), A(his), A(cul), B(per), B (des), B (uu), D(bio), E, F, G(grp), I(sce)	Pres: II A Prop: I	
157	Municipal Corporation of Greater Mumbai Headquarters		A Prominent corner building complementing the VT station building derives influence from Indo Saracenic style of architecture with features such as a extended arched porch, pointed arches, floral motifs, decorative spandrel, stone balustrade, pilasters forming spires and minarets with cupola domes, onion shaped large central dome, cylindrical towers, pediments, turrets, decorative brackets, cornice bands, corbels, stained glass tracery etc	A(his),I(sce), C(seh), A(arc), B(per), B(des), F	A(arc), A(his), B(per), B (des), B (uu), D(bio), F, I(sce)	Pres: II A Prop: I	



254	PWD Building	Veer Nariman Road	The facade is punctuated with arches and columns supporting the verandahs and corridors that run along the periphery. Continuous bands run at each floor level resting on dentils at the topmost floor level. Main entrance is through a porch with pointed arches supported on circular columns with Corinthian column capitals. Ormate multifoil parapet at porch terrace and top floor level. Arches are constructed in alternate yellow and buff stone. It derives a strong influence from Neo-Gothic style.	A(arc), F, I(seh), B(per), B(des)	A(arc), A(his), B(per), B(des), B(uu), E, F, I(sce)	Pres: II A Prop: I	
255	CTO building	Veer Nariman Road	It forms an important building on the intersection of three roads and stands across the prominent node of Flora Fountain. The building derives strong influence from Gothic style with features such as turrets polychromatic stone features, ornamental cornice, arches, and bands.	A(cul), B(per), B(des), F, I, G(grp)	A(arc), A(his), B(per), B(des), B(uu), E, F, I(sce)	Pres: II A Prop: I	
II B to I – 1 No. Many of the important landmarks of the city have been Graded IIB and we believe that this grading is far too low for these exquisite examples of a unique architectural heritage.							
95	Maharashtra State Police Headquarters	Junction of Chattrapati Shivaji Marg and Shahid Bhagat Singh Road	On an important junction, this unusual building is an integral landmark to the city's architectural and cultural history. Grey and yellow stone clad building, sited on a corner plot, has a large setback from the road. The façade has special features such as arches with white bands around, red/yellow columns with decorative capitals and rose windows. The building has side wings with peculiar sloping roof on wooden brackets and central wing with gable roof and pediments with intricate sculpture, floral motifs, pinnacles, terrace with fort like parapet. The pediment atop the central portion has a sculpture of Venus inscribed. This building was earlier used as a Sailor's home.	A(arc), D(bio), A(his), I(sec), B(uu), F, C(seh), B(per), B(des), G(grp)	A(arc), A(his), B(per), B(des), B(uu), E, F, I(sce)	Pres: II B Prop: I	




Delete to III – 3 Nos.





In spite of many changes to these buildings we still found that they are many aspects that need to be preserved and re-grading them would be able to offer this protection.




94	Kalapesi Trust Building (Consists of Feroz building, Suba Guest House and a burnt arched arcade)	Chattrapati Shivaji Marg	<p>Notable features are cornice bands at floor levels, floral motifs, intricately carved spandrels at ground level, perforated trefoil arch parapet at second floor level, rusticated columns surfaces etc.</p> <p>The remains of the burnt out building comprises of the arched colonnade between the adjoining buildings, arches with Corinthian column capitals, intricate floral and animal motifs, spandrel, brackets.</p>	<p>The arcade at the lower part of the building should be preserved as it forms an important part of the streetscape. Without this grading even this remnant will be lost irrevocably.</p>	A(arc), B(per), B(des)	<p>Pres: Delete Prop: III</p>	
148	Kerrawalla Mansion	Lokmanya Tilak Marg	<p>Corner building with well-articulated corner bay and long overhanging verandas and sloping chajja feature highlight floors and horizontal lines in a distinctly vertical façade. The two side bays are surmounted by pediments and have pilasters as decorative elements. The balustrade of the balcony is decorative.</p> <p>Internally Steel bracket at the beam junction over circular steel columns display fine structural articulation.</p>	<p>A building that is an important part of the streetscape of LT Marg.</p>	A(arc), B(per), B(des), F	<p>Pres: Delete Prop: III</p>	




304	Raghunath Prasad House	St. Francis Xavier's lane	Vernacular ornamental features observed on the façade. Stone relief carving in the central opening with decorative impost and bracket like feature. Stone-faced openings with decorative keystone and parapet panel. Projecting cornice band supported on stone corbels above second floor. Sloping chajja feature supported with brackets.	-	B(per), B(des), F	Pres: Delete Prop: III	
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List of downgraded buildings and sites		27 No.					
I to IIA – 12 Nos. Many of the buildings in the naval areas have been Graded I and this grade is too high. To protect the buildings in this area we propose a Grade of IIA.							
Serial No.	Nature of buildings, monuments, precincts etc.	Location	Special Features/ Reason for downgradation	Old Value Classification	New Value Classification	Grade Present & Proposed	Photograph
02	Naval Dockyard	East side of Shahid Bhagat Singh Road					
	(7) 3 Agencies: NAD, CQE, CTS		Linear building with covered verandahs on either side. The external façade is characterized by square openings and sloping Mangalore tiled roof. The main entrance is through segmental arched openings. The stone colonnade on the ground floor supports the wooden beams and joists of the ceiling. Does not merit the higher grade and should be downgraded.	A(his), C (seh)	A(his), B(per), B(des), B(uu), E	Pres: I Prop: II A	
	(10) Centre no. – 64/ Station no. 1 – Main Power House		Single stone structure with projecting bay, housing a water tank. The structure is clad with ashlar faced stone masonry with supporting vertical stone-faced pilasters. Semi circular arched openings with timber fanlights and windows. The flat roof projection is high lightened by mouldings and thick cornice band running along the entire periphery of the building. Does not merit the higher grade and should be downgraded.	A(his), C (seh)	A(his), B(per), B(uu), E	Pres: I Prop: II A	




	(12) Building No. 88, Housing Controller Of Defence Accounts.		The stone clad building is characterized by semi circular arched openings, punctuated with horizontal bands, sill bands, sloping window chajjas. Does not merit the higher grade and should be downgraded.	A(his), C (seh)	A(his), B(per), B(uu), E	Pres: I Prop: II A	
	(13) Building No. 69, Logistic Office.		The stone clad building is characterized with segmental arched openings, punctuated with horizontal floor bands running along the periphery of the building. Presence of sill bands and circular openings. Does not merit the higher grade and should be downgraded.	A(his), C (seh)	A(his), B(per), B(uu), E	Pres: I Prop: IIA	
	(16) Center no. 97, Weapon Equipments Depot & Naval Armament		The stone clad building is characterized with large semi circular arched openings, punctuated with horizontal floor bands running along the periphery of the building and having vertical pilasters on the first floor. Does not merit the higher grade and should be downgraded.	A(his), C (seh)	A(his), B(per), B(uu), E	Pres: I Prop: II A	



<p>(17) Center no. 17, Rigging Shop, Fender works MDD and HP Department</p>		<p>The building is clad with ashlar faced stone masonry and characterized with large semi circular arched and circular openings with emphasized stone voussoir pieces, punctuated with horizontal floor bands running along the periphery of the building. The sloping mangalore tile roof over the structure is supported on cast iron truss. Verandahs are covered with lean to sloping roof. Does not merit the higher grade and should be downgraded.</p>	<p>A(his), C (seh)</p>	<p>A(his), B(per), B(uu), E</p>	<p>Pres: I Prop: II A</p>	
<p>(18a) Resource Planning Division, Cash Office</p>		<p>Two connecting rectangular shaped blocks with individual Mangalore tiled sloping roof and an external timber cantilevered staircase. The building façade is characterized with horizontal bands and vertical pilaster projections. Does not merit the higher grade and should be downgraded.</p>	<p>A(his), C (seh)</p>	<p>A(his), B(per), B(uu), E</p>	<p>Pres: I Prop: II A</p>	
<p>(18b) Industrial Relation and Welfare Department</p>		<p>Rectangular shaped building with Mangalore tiled sloping roof and an external timber cantilevered staircase. The building façade is characterized with horizontal bands and projecting balconies. Does not merit the higher grade and should be downgraded.</p>	<p>A(his), C (seh)</p>	<p>A(his), B(per), B(uu), E</p>	<p>Pres: I Prop: II A</p>	
<p>(20) Toilet Block</p>		<p>Symmetrically planned two bay building with double layer roof. Segmental arched opening and distinctive roofing system characterize the ashlar stone faced building. The façade is symmetrical with vertical pilaster projections. Does not merit the higher grade and should be downgraded.</p>	<p>A(his), C (seh)</p>	<p>A(arc), A(his), B(per), B(des), B(uu), E, F</p>	<p>Pres: I Prop: II A</p>	



21	INHS Aswini	East side of Dr. Nanabhai Moos Road					
	(01) P1- Main Administrative building and Banyan tree		The greyish blue ashlar faced basalt masonry clad main building is characterized by dressed rusticated corners and its fenestrations consisting of continuous semicircular arches with alternate buff and greyish-blue basalt voussoir pieces, accentuated by column capital mouldings. Does not merit the higher grade and should be downgraded.	A(arc), B(per), B(des), B(uu), E, G(grp)	A(arc), A(his), B(per), B(des), B(uu), E, F	Pres: I Prop: II A	
23	St. Joseph's Church	Robert Road	The only example of Regency style of architecture. This oldest catholic church is built without plinth and has plain façade and rectangular openings. The stone building is finished in white wash. Does not merit the higher grade and should be downgraded.	A(arc), A(his), A(cul), E	A(arc), A(his), A(cul), B(per), B(des), B(uu), C(seh), F	Pres: I Prop: II A	
28	Marble Fountain	Dr. Nanabhai Moos Road (in a bungalow opp. Colaba Observatory	Single marble shaft with tiny animal head carvings that act as waterspouts and decoratively molded base and top portion. Does not merit the higher grade and should be downgraded.	B(uu), C(seh), D(bio),E,F	A(arc), A(his), B(per), B(des), B(uu), C(seh), D(bio), E, F	Pres: I Prop: II A	



IIA to IIB – 8 Nos. Many of these buildings have seen major modifications like the addition of new floors, new extensions, etc. These have reduced the value of the structures and therefore need downgrading. However, there are still features of the building that need preservation.							
15	Station Workshop EME	Dr. Nanbhai Moos Road	Grey stone clad colonial style building with features such as high plinth, semicircular arches, continuous veranda spaces all around, double layer Mangalore tile sloping roof with clearstory ventilators, also noteworthy steel truss work. Does not merit the higher grade and should be downgraded.	B(des), E,F, G(grp)	A(his), B(per), B(des), F, G(grp)	Pres: II A Prop: II B	
101	Mahanagar Telephone Nigam Ltd. building	Charanjit Rai Road	Yellow stone building deriving influence from Neo Classical style of Architecture, with features such as arched openings with prominent keystone and white bands, extended porch, balconies with cast iron railing, pediments, stone balustrade. Does not merit the higher grade and should be downgraded.	A(arc), I(sec), B(per), B(des), G(grp), E	A(arc), B(per), E, F, G(grp)	Pres: II A Prop: II B	
108	Anand Bhavan	Dr. D. N. Road	This building forms a part of the continuous arcade of D. N. Road. This building derives influence from Classical style of architecture with front façade with features such as columns on pedestal with decorative capitals, arches with prominent keystones, cornice bands, corbels, stone balustrade, corner coins. Does not merit the higher grade and should be downgraded.	G(grp), E, F I(sec)	A(arc), B(per), E, F, G(grp)	Pres: II A Prop: II B	

115	Eruchshaw Building	Dr. D. N. Road	Barring the front façade, the building has been reconstructed. Symmetrical front with projecting balconies supported on decorative brackets, floor level cornice bands, relief features and arch openings in both side bays, while the central projecting bay has pediment top. Forms part of continuous arcade on Dr. D. N. Road. Does not merit the higher grade and should be downgraded.	A(arc), E, F, I(sce), B(per), G(grp), B(des), H(tec)	A(arc), B(per), E, F, G(grp)	Pres: II A Prop: II B	
141	Buildings on K. Dubash Marg (All Buildings of Ballard Estate with special focus on)						
	(10) 40, K. Dubash Marg	K Dubash Marg	Prominent corner building at the Kala Ghoda junction. Curved profile accentuated by a projecting balcony on the higher floor with an ornate railing. Influence of Neo-Classical style. Does not merit the higher grade and should be downgraded.	A(arc), E, F, B(des), G(grp), B(per), C(s eh)	A(arc), I(sce)	Pres: II A Prop: II B	
	(12) Bhogilal Hargovindas building	K. Dubash Marg	Façade indicates classical semicircular arches and trceries. South façade with, paint finished and pilastered features. Decorative tracery work within the semicircular façade openings. Does not merit the higher grade and should be downgraded.	A(arc), E, F, B(des), G(grp), B(per), C(s eh)	A(arc), B(per)	Pres: II A Prop: II B	

181	Madhavdas Laxmidas Kothari Pyaav	Mahatma Gandhi Road	Two symmetrical stone dressed ornamental fountains with low basin in between presently occupied by plain utilitarian structure. Each of the fountain is decoratively treated with symmetrical four sides broadly divided into lower molded plinth base, central portion has projecting <i>Jharoka</i> and top is steep Pyramidal <i>shikara</i> . Does not merit the higher grade and should be downgraded.	A(arc), B(des), B(per), D(bio), B(uu), C(seh), F, I(sce)	A(arc), B(des), B (uu)	Pres: II A Prop: II B	
182	Headquarters Maritime Air Operations	Mahatma Gandhi Road	Colonial style stone dressed corner building with rusticated features marked by continuous semicircular arch openings forming verandas. Corner portion and end bays are marked by high gable end stone façade with decorative relief emblem feature. Upper floor façade is composed of recessed openings spanning two floors with infill relief panels, decorative corbel and parapet features. Does not merit the higher grade and should be downgraded.	A(arc), B(des), B(per)	A(arc), B(per), B(des)	Pres: II A Prop: II B	
<p>II A to III – 5 Nos. Many of these buildings have seen major modifications like the addition of new floors, new extensions, etc. These have reduced the value of the structures and therefore need downgrading.</p>							
141	Buildings on K. Dubash Marg						
	(11) Trade Wings	K. Dubash Marg	Plain front façade with distinct cornice bands and large openings with relief architrave features form the main feature. Relief pediment feature supported on small decorative brackets above architrave openings. Upper floor openings open out as balcony over cornice bands with decorative cast iron railing. Does not merit the higher grade and should be downgraded.	A(arc), E, F, B(des), G(grp), B(per), C(s eh)	A(arc), B(per)	Pres: II A Prop: III	

	(13) Oricon House	K. Dubash Marg	Buff stone dressed ground floor arcade with semicircular arch openings and decorative keystone feature. Circular stone dressed columns with distinct base and molded capitals projecting out of stone colonnades supporting arcade openings. Overhanging upper floors are supported on decorative Iron brackets. Fine carved frieze with floral motifs runs continuous along the arcaded ground floor. Does not merit the higher grade and should be downgraded.	A(arc), E, F, B(des), G(grp), B(per), C(s eh)	A(arc), B(per)	Pres: II A Prop: III	
	(14) Ador House	K. Dubash Marg	Influence of Neo Classical and Renaissance Revival style depicted through colonnade and arched opening on the façade. Prominent bays on either side of the front façade, which is built in buff colour stone.	A(arc), E, F, B(des), G(grp), B(per), C(s eh)	A(arc), B(per), F	Pres: II A Prop: III	
206 (ii)	Holy Name School	Nathalal Parikh Marg	Newly constructed building in the same complex as the holy Name Cathedral.	A(arc), B(per), A(cul), G(grp), F	G(grp)	Pres: II A Prop: III	

							
226	Rehem Mansion 1 & 2	Shahid Bhagat Singh Marg	Complex of 2 linear buildings overlooking the central open space. The building is clad with grey stone and has features such as bands, arched openings, wooden balconies, corbels, wooden jalls and chajjas, brackets etc.	A(arc), B(des), F	B(per), B(des), B(uu)	Pres: II A Prop: III	
II B to III – 2 Nos. These buildings have seen transformations that have all but obliterated the original structures. However, there are still aspects of the original site that are important.							
64	Kendriya Vidhyalaya School. Grave Stones. (The Colaba Cemetery)	Dr. Nanabhai Moos Road	There is no trace of the Cemetery. Presently 'Kendriya Vidyalaya' occupies the plot. However there are some gravestones in the old cemetery area.	A(his), C(seh)	A(his), C(seh)	Pres: II B Prop: III	

							
65	Meteorological Department Offices.	Nanabhai Moos Road	RCC buildings of functional nature without any significant style or features, within the same compound as Colaba Observatory. First Meteorological department in the country.	G(grp), A(his)	G(grp), A(his)	Pres: II B Prop: III	

List of deleted buildings and sites		11 No.						
I to delete – 5 Nos. Many of the buildings in the naval areas Graded I, have been demolished.								
Serial No.	Nature of buildings, monuments, precincts etc.	Location	Special Features/ downgradation	Reason for	Old Value Classification	New Value Classification	Grade Present & Proposed	Photograph
02 Naval Dockyard (from Lion gate to Old Custom House, with clock tower, opposite Greta Western Building)								
2(8)	Building on the left of Gun Gate	East side of Shahid Bhagat Singh Road	The original building is demolished.		A(his), C(seh), I(Sce)	-	Pres: I Prop: Deleted	-
2(9)	Building with Chimney (No.49)	East side of Shahid Bhagat Singh Road	The original building is demolished.		A(his), C(seh), I(Sce)	-	Pres: I Prop: Deleted	-
2(14)	Building on Shahid Bhagat Singh Road (102)	East side of Shahid Bhagat Singh Road	The original building is demolished.		A(his), C(seh), I(Sce)	-	Pres: I Prop: Deleted	-
2(15)	Building on Shahid Bhagat Singh Road (103)	East side of Shahid Bhagat Singh Road	The original building is demolished.		A(his), C(seh), I(Sce)	-	Pres: I Prop: Deleted	-
2(19)	Building no. 48	East side of Shahid Bhagat Singh Road	The original building is demolished.		A(his), C(seh), I(Sce)	-	Pres: I Prop: Deleted	-

IIB to delete – 1 Nos.							
Many of the buildings in the naval areas Graded I, have been demolished.							
21 INHS Aswini							
21(8)	School of Nursing	East side of Dr. Nanabhai Moos Road	The original building is demolished.	A(Arc), E, B(per), B(des), G(grp)	-	Pres: IIB Prop: Deleted	-
III to delete – 5 Nos.							
Many of the buildings in the naval areas Graded I, have been demolished.							
21 INHS Aswini							
21(9)	Female Isolation Ward	East side of Dr. Nanabhai Moos Road	The original building is demolished.	A(Arc), E, B(per), B(des), G(grp)	-	Pres: III Prop: Deleted	-
21(10)	Jeffreys wing	East side of Dr. Nanabhai Moos Road	The original building is demolished.	A(Arc), E, B(per), B(des), G(grp)	-	Pres: III Prop: Deleted	-
21(11)	Library (R.A Lecture Hall)	East side of Dr. Nanabhai Moos Road	The original building is demolished.	A(Arc), E, B(per), B(des), G(grp)	-	Pres: III Prop: Deleted	-
98	Damani House	Captain Prakash Pethe Marg	No trace of the original Damani house. The building has been demolished and a new building has been constructed on the same plot.	A(Arc), G(grp)	-	Pres: III Prop: Deleted	