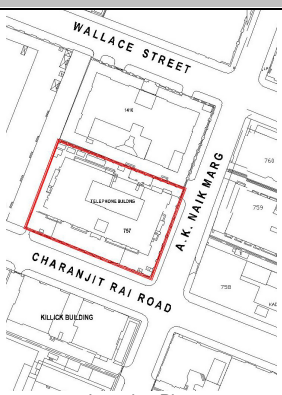
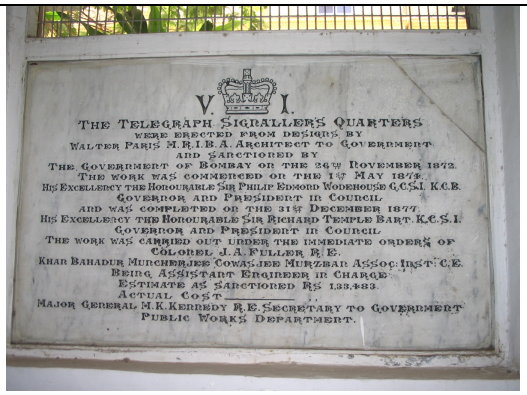
Mahanagar Telephone Nigam Ltd. Building					101
		Common Ref No: 101 Card No: 143 Ward (Part): A (II) CS No: 1410 sqm. (Fort division) Plot Area: 1634.62 sqm. B U Area: - Date: 07/04/2005 Recorded by: Sonal Modak Reviewed by: Int: Sonal Modak, Arun Wadhwa Ext: Sonal Modak, Arun Wadhwa Photo Ref.: 101_MTNL building	 Location Plan		
1.0		**Denomination**			
1.1	Name of Premises	Mahanagar Telephone Nigam Ltd. Building			
1.2	Earlier Name	Telephone Buildings			
1.3	Built in:	Project Sanctioned on 26th November 1872 Commencement on 1st May 1874 Completed on 31st December 1877	Extension Date:	-	
2.0		**Access**			
2.1	Main	Charanjit Rai Road – pedestrian			
2.2	Subsidiary	Amrut Keshav Nayak Path - pedestrian			
3.0		**Ownership pattern**			
3.1	Present	State Government			
3.2	Past	State Government			
3.3	Status	Owner			
4.0		**Use**			
4.1	Present	Institutional - Telephone Exchange and Offices			
4.2	Past	Institutional - Telephone Exchange and Offices			
4.3	Usage	Daily			
5.0		**Significance & Value Classification**			
5.1	Townscape (Manmade)	The building is located on a corner plot, at the junction of Charanjit Rai Road and Amrut Keshav Nayak Path facing Killick House which is built in the similar era. Building has main access from Charanjit Rai Road from southern side and subsidiary public entry from Amrut Keshav Nayak Path on eastern side.			
5.2	Architectural Description	**Planning** The building is rectangular in plan located on a corner plot with a central main entrance from southern façade and subsidiary entrance for public from eastern facade. Originally the main entrance was through a porch, which is now enclosed with an added ground floor wing, forming terrace at first floor level. All the floors have a typical floor layout with central staircase and open office space on either side. Service areas and toilets are located on rear side of the building. Façade is divided in number of vertical bays by square engaged columns with arched window openings in between. On front façade central bay is topped with a simple triangular pediment with decorative entablature. **Features** Interior open office spaces have circular steel columns supporting the floors at equal intervals. Decorative cast iron doorways at the lift entrances on all floors. Façade having several vertical bays defined with the help of square engaged columns. A simple pediment with decorative entablature tops central bay. Eastern side central bay topped by a segmental arch pediment. Ground floor has semicircular entrances with prominent keystones. Facades are punctuated by segmental arched balustrade openings on all floors. **Style** The structure displays influence of European Renaissance style in architecture.			
5.3	Intrinsic	-			
5.4	Value Classification	A(arc), B(per), E, F, G(grp)	Recommended grade:	II B	
6.0		**Topography**			

Mahanagar Telephone Nigam Ltd. Building			101
6.1	Floors	G + 3 with basement and part terrace at first floor level.	
7.0		**Construction**	
7.1	Plinth	Medium plinth about 2 ft. 6 inches high in buff basalt masonary.	
7.2	Walls	External walls are thick composite load bearing walls. Internal non-structural walls in brick.	
7.3	Floor	Jack arch floor with steel sections resting on circular steel columns on upper floors. In most areas floors not visible due to false ceiling.	
7.4	Stairs	There are total three staircases. Main staircase is timber open well with decorative newel posts at each floor. Another cast iron dog-legged staircase on rear side with open risers which is not in use. Third staircase is a narrow steel one having access from third floor to fourth floor.	
7.5	Openings	Arched balustrade window openings with wooden frame glazed shutters with wooden louvers in some parts. Main access is defined by couple of semicircular arches.	
7.6	Roofing	Partly timber truss with mangalore roofing tiles and partly jack arch flat roof with steel sections.	
7.7	Articulation	Simple triangular and segmental arch pediments. Decorative spandrels. Bands at each floor level. Engaged square columns forming vertical bays.	
7.8	Finishes	External exposed buff basalt masonary. Walls plastered and painted internally. Elevation articulation and features painted.	
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** Decorative cast iron doorway of lift at each floor.	
7.10	Compound/ Fence/ Gate	Southern and eastern side external wall of building forms boundary. Narrow marginal open space on northern and western sides.	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Under ground water storage tank, pump house, AC condenser units kept on northern side open space. Basement houses electrical transformers of few buildings in the same area.	
8.0		**Services & Utilities**	
8.1	Lighting	Adequate natural light and supplemented by electrical lighting equipments.	
8.2	Ventilation	Adequate natural ventilation supplemented by forced ventilation devices wherever necessary.	
8.3	Electricity	BEST	
8.4	Water Supply	MCGM	
8.5	Drainage (Plumbing & Sanitation)	MCGM	
8.6	Fire Precaution	Provision of smoke detectors on all floors and basement.	
8.7	Other (HVAC/BMS/Security Systems)	Window and split AC units have been installed.	
9.0		**Condition**	
9.1	Plinth	Fair except for few damages to stone masonary.	
9.2	Walls	Fair	
9.3	Floor	Severe leakages observed through Service block floors. Mostly not visible due to false ceilings.	
9.4	Stairs	Fair	
9.5	Openings	Fair	
9.6	Roofing	Fair. No evident damages seen.	
9.7	Articulation & Finishes	Fair with re-plastering and re-painting.	
9.8	Services	Poor – severe leakages observed in service block.	
9.9	Out Buildings	Fair - Water is removed every alternate day with the help of three pumps from the basement.	
9.10	Overall Conditions	Fair - Repair works are going on.	Maintenance level | Fair
10.0		**Transformation**	
	Form	Originally planned porch on southern side has been enclosed with a ground floor wing added.	
	Structure	-	
	Articulation & Finishes	-	
11.0		**DP Remarks/ Perceived Threats**	
		Telephone exchange, building forms part of C1 zone	
12.0		**Additional Notes/ References/ Documents available**	
		Additional Notes: - **References:**	

		INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc.

Front façade with extended structure blocking the view of the old building

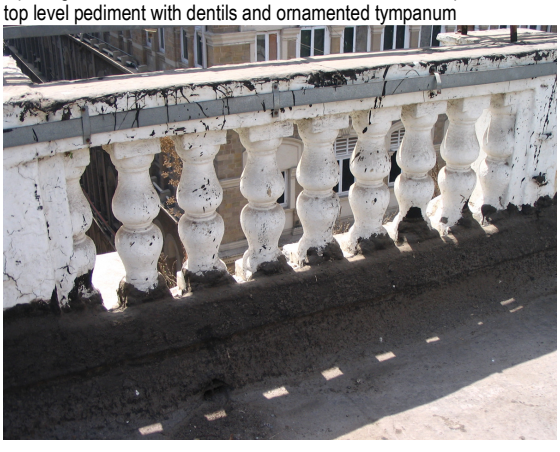


Marble Tablet at the entrance about the building detail at the building entrance lobby

Stone clad side façade with arched openings, floor level bands, cornice bands, pediments etc.

Opening detail with recessed windows with sill bands and pediment, top level pediment with dentils and ornamented tympanum

Arched door opening on round columns with prominent keystone and floral pattern in the spandrel and floor bands.



Stone balustrade in the balconies

Arched window with alterations made in the shutter

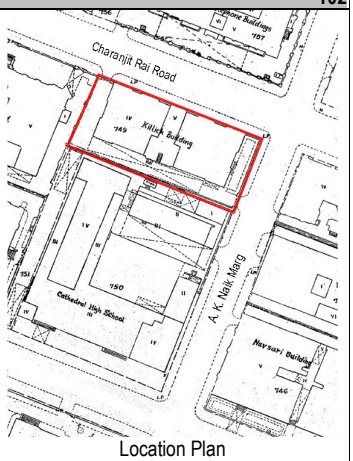
Floral pattern stone motif in the parapet of the balcony

Cast iron column capital section

Open lift with an exposed lift cage

Interior view with high Jack arch ceiling supported on cast iron columns and beams

Projecting balcony supported on wooden brackets

Killick House				102
		Common Ref No: 102 Card No: 144 Ward (Part): A (Part II) CS No: 749 (Fort) Plot Area: 1,070.23 sq m B U Area: 4,203.64 sq m Date: 17/12/2004 Recorded by: Sonal Modak Reviewed by: Int: Sonal Modak, Zankhana Prajapati Ext: Sonal Modak, Zankhana Prajapati Photo Ref.: 102_Killick House	 Location Plan	

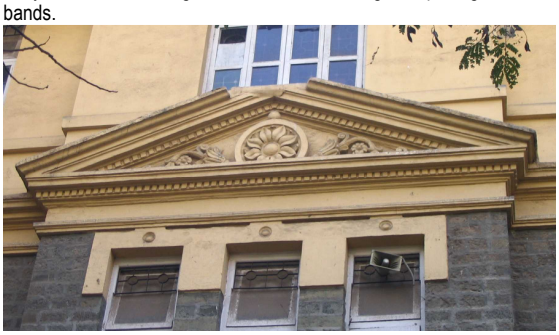
1.0		**Denomination**			
1.1	Name of Premises	Killick House			
1.2	Earlier Name	Killick House			
1.3	Built in:	1905	Extension Date:	-	
2.0		**Access**			
2.1	Main	Charanjit Rai Road – Pedestrian and vehicular			
2.2	Subsidiary	-			
3.0		**Ownership pattern**			
3.1	Present	Nippon Investment and Finance Company			
3.2	Past	Dinshaw Trust (Killick Nixon)			
3.3	Status	Tenant (State Bank of India)			
4.0		**Use**			
4.1	Present	Institutional - Bank (Offices)			
4.2	Past	Indeterminable			
4.3	Usage	Daily			
5.0		**Significance & Value Classification**			
5.1	Townscape (Manmade)	Corner building standing at the junction of Charanjit Rai road and A. K. Nayak Marg			
5.2	Architectural Description	**Planning** Rectangular in plan and symmetrical about the central axis. Has central access from northern side. The service areas and service staircase are located on rear (southern) side of the building. Northern façade is divided in number of bays with alternate bays projecting out. Floor wise allocation of various departments of bank. **Features** Above the entrance, the first floor opening has a pediment to emphasize the entrance. **Style** It derives influence from Neo-Classical style of architecture.			
5.3	Intrinsic	-			
5.4	Value Classification	A(arc), B(per), E, F, G(grp)	Recommended grade:	II B	
6.0		**Topography**			
6.1	Floors	G + 2 with basement.			
7.0		**Construction**			
7.1	Plinth	Medium in rough grey basalt with ventilators for basement.			
7.2	Walls	Thick load bearing walls with grey basalt ashlar facing. Internal comparatively thinner walls as cast iron columns support the floors.			
7.3	Floor	Flooring is mostly not visible due to false ceilings. Wherever visible, it is jack arch with mild steel sections with RCC beams supported on cast iron columns.			
7.4	Stairs	There are 2 staircases in all. Main timber staircase with wooden handrail with curb wall of about 2'6" in height. Narrow RCC service staircase with brick parapet wall as railing on southern side.			

Killick House			102
7.5	Openings	The main entrance is through a rectangular door opening with a thick wooden shutter and a collapsible gate. Ground floor windows have segmental arches with ventilators. All upper floor windows are rectangular openings. All the windows have wooden frames and glazed panels with ventilators above. Square ventilators are fixed with stained glass panels. All the door window openings are provided with a steel jali and awnings from outside.	
7.6	Roofing	Sloping Mangalore tile hipped roof on steel trusses. Flat concrete slab over toilet block.	
7.7	Articulation	Internal cast iron decorative column capitals, red granite circular column imposts defining main entrance, Corinthian column capitals, small finial like features near main entrance, pediments with floral carvings above semi circular arched window openings bands at each floor level.	
7.8	Finishes	Grey basalt for the exteriors with all decorative carvings in buff basalt and imposts in red granite. Walls are plastered and painted internally.	
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -	
7.10	Compound/ Fence/ Gate	Plastered stone compound wall about 5' in height. On northern side the external wall of building forms the boundary. There is no entrance gate.	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	A pump house on eastern side margins. A temporary shed on southern side open space.	
8.0		**Services & Utilities**	
8.1	Lighting	Totally dependant on artificial lighting.	
8.2	Ventilation	The building is centrally Air Conditioned.	
8.3	Electricity	BEST	
8.4	Water Supply	MCGM	
8.5	Drainage (Plumbing & Sanitation)	MCGM	
8.6	Fire Precaution	No traces.	
8.7	Other (HVAC/BMS/Security Systems)	Window air conditioning units have been installed.	
9.0		**Condition**	
9.1	Plinth	Fair - Careless cement pointing done. Organic growth observed on rear side. Blackening of stone due to moss growth.	
9.2	Walls	Fair - Careless cement pointing done. Third floor wall is plastered and painted externally. Plaster peeling off due to heavy leakage at top floor. Severe seepage and dampness is observed on internal walls too.	
9.3	Floor	Flooring not visible due to false ceilings.	
9.4	Stairs	Fair - Staircase in fair state except for seepage in certain walls of staircase has been observed. Main timber staircase is fitted upon with granite treads at some places.	
9.5	Openings	Fair - In many places pediments are broken to house the window AC units. Square ventilator openings are closed in some places damaging the decorative motifs. Hoardings are blocking some of the openings.	
9.6	Roofing	Poor - Steel sections of roofing trusses are corroded though roofing is mostly not visible due to false ceiling. Heavy leakage takes place through roofing.	
9.7	Articulation & Finishes	Fair - Decorative features are damaged in many places.	
9.8	Services	Fair	
9.9	Out Buildings	Poor - It is in neglected condition. Drainage pipes are leaking leaving unhygienic areas around the building.	
9.10	Overall Conditions	Fair	Maintenance level: Fair
10.0		**Transformation**	
	Form	-	
	Structure	Mezzanine has been added over the staircase well.	
	Articulation & Finishes	-	
11.0		**DP Remarks/ Perceived Threats**	
		Building forms part of C1 zone	
12.0		**Additional Notes/ References/ Documents available**	
		Additional Notes: - **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and*	

		Structures listed for Conservation. FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc.

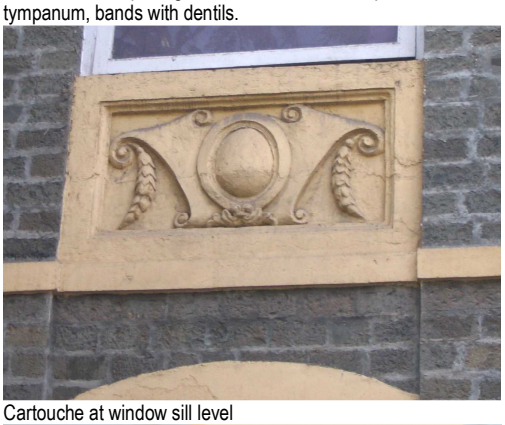
Grey stone clad building with arched and rectangular openings, floor bands.

Transformations made to openings in the Rear facade



Pediment over openings ornamented with floral pattern in the tympanum, bands with dentils.

Arched window opening with bands and motifs in a neglected and transformed state



Cartouche at window sill level

Central higher bay with arched and round openings, bands etc

Decorative Cast iron column capital and bracket

Window sill level ornamentation with floral pattern, bands, dentils etc

Entrance to the building with an added awning, incongruous painted walls and hoarding over it blocking the building features

Hoarding of the Bank blocking the façade features

Jack arch flooring supported on Cast iron columns and steel section beams

Meher Mansion			103
		Common Ref No: 103 Card No: 145 Ward (Part): A (Part IV) CS No: 14 Plot Area: Indeterminable B U Area: Indeterminable Date: 06/04/2005 Recorded by: Arun Wadhwa Reviewed by: Int: Permission denied Ext: Arun Wadhwa Photo Ref: 103_Meher Mansion	 Location Plan
1.0		**Denomination**	
1.1	Name of Premises	Meher Mansion	
1.2	Earlier Name	Meher Mansion	
1.3	Built in:	1901 (as inscribed at the entrance)	Extension Date: -
2.0		**Access**	
2.1	Main	Cooperage Road	
2.2	Subsidiary	-	
3.0		**Ownership pattern**	
3.1	Present	BEST - Owner	
3.2	Past	Indeterminable	
3.3	Status	Owner	
4.0		**Use**	
4.1	Present	Not in use.	
4.2	Past	Residences	
4.3	Usage	Not in use.	
5.0		**Significance & Value Classification**	
5.1	Townscape (manmade)	One among a row of buildings facing the west side tree lined road front facing the Cooperage *Maidan*. Access through an extended central porch with sloping roof from west side road front. Typical of the residential Villa character of the surrounding locality.	
5.2	Architectural Description	**Planning** Indeterminable since access denied. Symmetrical plan with narrow side along the road and longer side along the depth, accessed from the central bay through an extended porch. **Features** Symmetrical front façade with projected central bay marked by a raised octagonal portion with sloping conical roof. An overhanging semicircular balcony supported on a distinct tapering corbel feature highlights the central bay. Fine carved bird motifs in the stone capitals of the entrance arch. The two symmetrical sides flanking the central bay are characterized by arch openings, cornice bands and stone parapets. Large segmental arch with ventilator panels above on ground floor, pointed arch openings on first floor and smaller semicircular arches on the second floor. **Style** Vernacular style features	
5.3	Intrinsic	-	
5.4	Value Classification	A(arc), B(per), B(des), B(uu), E, F	Recommended grade: III
6.0		**Topography**	
6.1	Floors	G + 3 floors.	
7.0		**Construction**	
7.1	Plinth	Plinth height of about 0.45 m.	
7.2	Walls	Indeterminable	
7.3	Floor	Indeterminable	
7.4	Stairs	Indeterminable	
7.5	Openings	Indeterminable	
7.6	Roofing	Indeterminable	

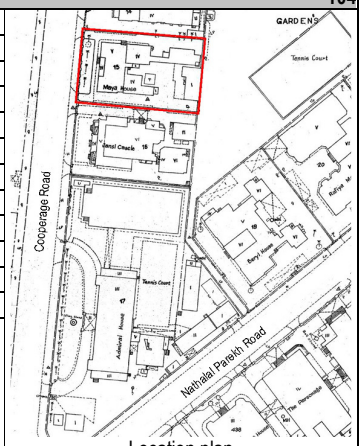
7.7	Articulation	Overhanging semicircular balcony supported on distinct corbel feature, raised octagonal potion with conical roof feature, cornice bands at floor levels, fine carved capitals at the entrance archway.
7.8	Finishes	External front and part side facades are dressed in yellow stone ashlars course masonry with arch openings, projecting balcony supported on corbel and carved features in lighter stone finish. Part side and rear facades are plain plaster finished. Indeterminable internal finishes.
7.9	Interiors (Movable & Immovable)	**Movable** Indeterminable **Immovable** Indeterminable
7.10	Compound/ Fence/ Gate	1.5 m. high compound wall along the front, side and rear with two gates to the north and south ends of the west front.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Cement paved open space on all sides of the building with few trees and plants dotting the boundary.
8.0		**Services & Utilities**
8.1	Lighting	Indeterminable
8.2	Ventilation	Indeterminable
8.3	Electricity	BEST
8.4	Water Supply	MCGM. Underground and Overhead Water storage tank.
8.5	Drainage (Plumbing & Sanitation)	MCGM Connected to Municipal sewer lines.
8.6	Fire Precaution	Indeterminable
8.7	Other (HVAC/BMS/Security Systems)	Indeterminable
9.0		**Condition**
9.1	Plinth	Indeterminable
9.2	Walls	Indeterminable
9.3	Floor	Indeterminable
9.4	Stairs	Indeterminable
9.5	Openings	Indeterminable
9.6	Roofing	Indeterminable
9.7	Articulation & Finishes	Indeterminable
9.8	Services	Indeterminable
9.9	Out Buildings	-
9.10	Overall Conditions	Indeterminable | Maintenance level: negligible as not in use
10.0		**Transformation**
	Form	-
	Structure	Third floor front open terrace enclosed.
	Articulation & Finishes	Insensitive pointing carried out on the stone dressed façade.
11.0		**DP Remarks/ Perceived Threats**
		Building forms part of R zone
12.0		**Additional Notes/ References/ Documents available**
		Additional Notes: - **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc. Eicher Goodearth Ltd. (2002) *City Map – Mumbai,* Mumbai.

Buff stone clad building with arched openings, decorative balustrade, floor bands etc

Central higher bay with trefoil arched openings, decorative capital bands and balustrade, dentils, sill and floor level frieze bands, sloping roof supported on decorative brackets

Arched window openings with decorative balustrade, bands at sill and floor level, arched ventilator openings, added chajjas etc

Balcony balustrade with decorative stone tapering feature

Mayo house			104
		Common Ref No: 104 Card No: 146 Ward (Part): A (Part III). CS No: 15 (Colaba division) Plot Area: Indeterminable B U Area: - Date: 5/1/2005 Recorded by: Arun Wadhwa Reviewed by: Int: Arun Wadhwa, Prachi Merchant Ext: Arun Wadhwa, Prachi Merchant Photo Ref: 104_Mayo House.	 Location plan

1.0		**Denomination**	
1.1	Name of Premises	Mayo house	
1.2	Earlier Name	Mayo house	
1.3	Built in:	1901	Extension Date: -
2.0		**Access**	
2.1	Main	Cooperage Road – vehicular & pedestrian	
2.2	Subsidiary	-	
3.0		**Ownership pattern**	
3.1	Present	Chibber family- private owner	
3.2	Past	Indeterminable	
3.3	Status	Owner	
4.0		**Use**	
4.1	Present	Residence on upper floors, YWCA on ground floor	
4.2	Past	Residence	
4.3	Usage	Residential	
5.0		**Significance & Value Classification**	
5.1	Townscape (manmade)	One among the several buildings following similar street line, scale and villa type character. It is accessed through a tree lined avenue along the western side of Cooperage Road	
5.2	Architectural Description	**Planning** U shaped building with narrow side fronting road and connected kitchen and servant's wing at the rear side. Staircase access from north side leading to the three upper floors, principal living and bedroom with a central veranda space facing the main front. Additional bed and dining areas placed to the rear side of stair with toilets located centrally along the narrow veranda. External narrow steel staircase to the servant's wing. Layout typical for all four levels including ground. **Features** Central Veranda and projecting bay window feature on its side form the main feature of front façade. Stone parapet with quatrefoil relief feature within the window openings. Decoratively carved Capitals and 'lion' head feature on the first and second floor of bay windows. Stain glass within some arched ventilator openings. Cornice bands at floor level. **Style** Vernacular style features	
5.3	Intrinsic	-	
5.4	Value Classification	A(arc), B(per), B(des), B(uu), E, F	Recommended grade III
6.0		**Topography**	
6.1	Floors	G + 4 (part)	
7.0		**Construction**	
7.1	Plinth	Plinth height about 0.5 m., dressed in buff basalt ashlar stone facing.	
7.2	Walls	Brick masonry walls.	
7.3	Floor	Shahabad stone slabs supported on wooden members, replaced with steel sections. Also servant's wing reconstructed in concrete slab.	
7.4	Stairs	Regular double flight wooden stair supported on wooden members and brackets. Additional winders in the midlanding from first floor onwards. Ordinary wooden balusters & handrail. Steel spiral stair to the servant's wing.	
7.5	Openings	Semicircular, segmental, pointed and flat arch window openings with glazed panel wooden	

		door shutters, large window openings with two pairs of operable glazed panel window shutters also very distinct ventilator panels. Wooden awnings supported on brackets over window openings and verandas.
7.6	Roofing	Sloping Mangalore tile roof, flat concrete slab over servants wing.
7.7	Articulation	Stone base of the projecting bay window, cornice band at floor levels,
7.8	Finishes	Plaster painted external and internal wall surfaces with stone carved ornamental features. Varied floor finishes.
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -
7.10	Compound/ Fence/ Gate	Low compound wall about 0.5 m. with iron railing on the front side. Medium height walls to both sides. Iron gates with stone post on both sides of the western front.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Open space on all the four sides of the building, large to the rear side with a garage structure abutting the rear compound wall. Pump room and security room also provided within the rear space.
8.0		**Services & Utilities**
8.1	Lighting	Inadequate natural light relies on artificial light fixtures.
8.2	Ventilation	Inadequate natural ventilation relies on artificial means.
8.3	Electricity	BEST
8.4	Water Supply	MCGM
8.5	Drainage (Plumbing & Sanitation)	Drainage connected to sewers of MCGM
8.6	Fire Precaution	-
8.7	Other (HVAC/BMS/Security Systems)	Widow unit AC
9.0		**Condition**
9.1	Plinth	Poor - painted and damaged stone dressing
9.2	Walls	Poor - extensive leakage, damaged plaster & plant growth
9.3	Floor	Poor - cracks and exposed reinforcement, also damp areas in the floor slab.
9.4	Stairs	Poor - loose and damaged wooden treads corroding steel stair in the servant's wing.
9.5	Openings	Poor - broken glass panes, neglected shutter finishes and numerous chajja and A.C additions. Also damaged wooden awnings.
9.6	Roofing	Poor - broken tiles and missing eavesboard. Asphalt coating applied insensitively over mangalore tiles.
9.7	Articulation & Finishes	Poor - neglected finishes, ornamental features damaged and blackened. Wooden parapet feature missing on first and third floor. Damaged cornice bands.
9.8	Services	Poor - extensive seepage from drainpipes, open drain chambers, also old and messy electrical wiring.
9.9	Out Buildings	Poor - unused garage structure, also neglected pump room and open space around with garbage and waste dumped.
9.10	Overall Conditions	Poor | Maintenance level: Poor
10.0		**Transformation**
	Form	Lift block added on the rear side.
	Structure	Totally reconstructed servant's wing and connecting passage.
	Articulation & Finishes	Painted plinth stone facing & ornamental features.
11.0		**DP Remarks/ Perceived Threats**
		Building forms part of R zone
12.0		**Additional Notes/ References/ Documents available**
		Additional Notes: - **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc.

Arched openings with decorative human motifs at springing point, floral pattern of column capitals, geometric pattern balustrade etc.

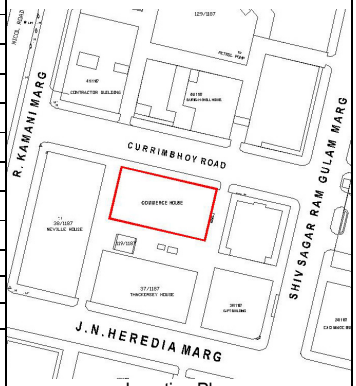
Side wing with extended balconies with decorative features such as arched openings with decorative motifs at springing point, keystone and column capitals, decorative balustrade, tapering lower level bands etc

Wooden staircase with decorative railing

Neglected state of projecting balconies, supported on brackets with sloping roof

Neglected state of wooden decorative balustrade of the extended balcony supported on brackets

Window openings with decorative ventilators, balustrade etc

Commerce House					105
		Common Ref No: 105 Card No: 147 Ward (Part): A (Part II) CS No: 39/1187(Fort Division) Plot Area: 846.53 sqm. B U Area: - Date: 14/04/2005 Recorded by: Sonal Modak Reviewed by: Int: Permission denied Ext: Sonal Modak Photo Ref: 105_Commerce House	 Location Plan	
1.0		**Denomination**			
1.1	Name of Premises	Commerce House			
1.2	Earlier Name	Commerce House			
1.3	Built in:	Indeterminable	Extension Date	-	
2.0		**Access**			
2.1	Main	Currimbhoy Marg - Pedestrian			
2.2	Subsidiary	-			
3.0		**Ownership pattern**			
3.1	Present	Indeterminable			
3.2	Past	Indeterminable			
3.3	Status	Indeterminable			
4.0		**Use**			
4.1	Present	Commercial - Offices			
4.2	Past	Commercial - Offices			
4.3	Usage	Daily			
5.0		**Significance & Value Classification**			
5.1	Townscape (Manmade)	Located along a row of buildings on a tree-lined avenue maintaining similar height and features as per urban design regulations laid down for the entire Ballard Estate. Main access is from Currimbhoy Marg from the northern road front.			
5.2	Architectural Description	**Planning** Rectangular building plan with longer façade facing the road and sharing common open spaces with buildings on sides and rear. Large floor heights without any setback or interception generate an urban scale-volume to the building block. Typical layout on all upper floors with open office spaces intercepted only by supporting columns and window openings on three sides. Front façade is divided in five vertical bays with side and central bays slightly rising above the building height. **Features** Symmetrical front façade in dressed regular ashlar masonary partly rusticated at lower level. Having projecting continuous cornice bands at first and third floor levels, which serve as continuous, step out balconies. Side and central bays have rectangular windows with projecting cornice bands as weather protection resting on *ancons* at first floor level. Three entrances from front side having recessed semicircular arches. Upper floors have rectangular architrave window openings. **Style** Influence of European Renaissance style.			
5.3	Intrinsic	-			
5.4	Value Classification	A(arc), B(per), B (des), B (uu), E, F, G(grp)	Recommended grade:	II B	
6.0		**Topography**			
6.1	Floors	G + 3 with basement			
7.0		**Construction**			
7.1	Plinth	High plinth about 4 ft. high to accommodate ventilators for basement, in yellow ashlar			

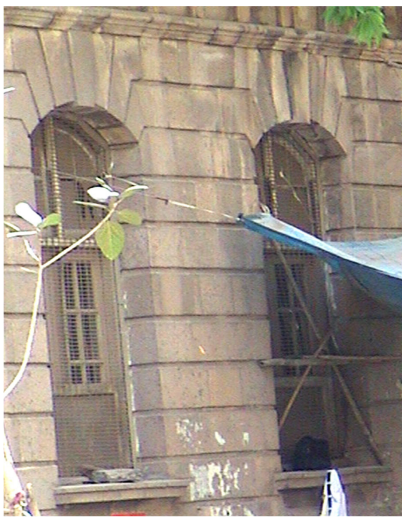
		masonry.
7.2	Walls	Load bearing yellow ashlar masonry along the entire periphery, open internal space is supported on columns.
7.3	Floor	Indeterminable
7.4	Stairs	Indeterminable
7.5	Openings	Large door/window openings with timber frame and double-glazing panels.
7.6	Roofing	Indeterminable
7.7	Articulation	Cornice bands, Bas-relief sculptures.
7.8	Finishes	Yellow Kurla stone dressed external wall surfaces and plaster painted internal finishes.
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -
7.10	Compound/ Fence/ Gate	No compound wall, only an iron gate enclosing the common open space on both sides.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Paved open space shared with adjoining buildings. Tree lined avenue along the front and services located in the rear common space.
8.0		**Services & Utilities**
8.1	Lighting	Indeterminable
8.2	Ventilation	Indeterminable
8.3	Electricity	BEST
8.4	Water Supply	MCGM
8.5	Drainage (Plumbing & Sanitation)	MCGM
8.6	Fire Precaution	Indeterminable
8.7	Other (HVAC/BMS/Security Systems)	Split and window unit air-conditioners.
9.0		**Condition**
9.1	Plinth	Fair except plumbing interventions along the sides and rear.
9.2	Walls	Fair except plant growth and plumbing interventions on the rear side. Also seepage observed internally along the toilet walls.
9.3	Floor	Indeterminable
9.4	Stairs	Indeterminable
9.5	Openings	Fair except poor maintenance.
9.6	Roofing	Indeterminable
9.7	Articulation & Finishes	Fair except minor blackening, plant growth and interventions. Poor state of internal wall and floor finishes.
9.8	Services	Poor – old and neglected plumbing lines to the rear side.
9.9	Out Buildings	-
9.10	Overall Conditions	Fair | Maintenance level | Poor
10.0		**Transformation**
	Form	No visible changes from outside
	Structure	No visible changes from outside
	Articulation & Finishes	No visible changes from outside
11.0		**DP Remarks/ Perceived Threats**
		Building forms part of C1 zone
12.0		**Additional Notes/ References/ Documents available**
		Additional Notes: - **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc. Eicher Goodearth Ltd. (2002) *City Map – Mumbai,* Mumbai.

Buff stone clad building with rectangular and arched openings, cornice and sill bands.

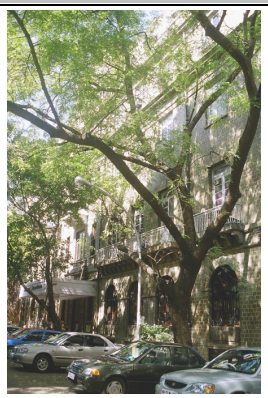
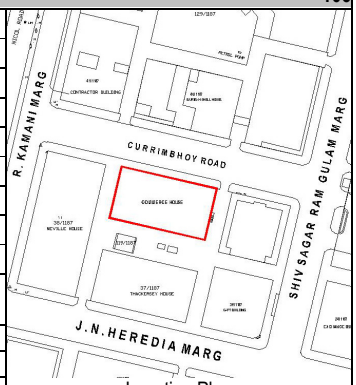
Rusticated buff stone clad building with arched opening with a prominent keystone, stone bracket band etc.

Opening with decorative bracket and keystone supporting the projecting band.

Projecting balcony supported on stone bracket band

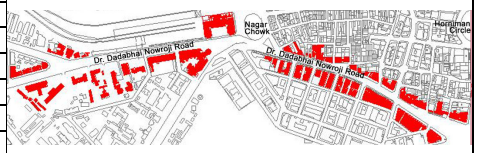


Incongruous additions to the window openings

Bharat Bhavan					106
		Common Ref No: 106 Card No: 148 Ward (Part): A (Part II) CS No: 46/1187(Fort Division) Plot Area: 890 sqm. B U Area: - Date: 14/04/2005 Recorded by: Sonal Modak Reviewed by: Int: Sonal Modak Photography permission denied Ext: Sonal Modak Photo Ref: 106_Bharat Bhavan	 Location Plan		
1.0		**Denomination**			
1.1	Name of Premises	Bharat Bhavan			
1.2	Earlier Name	Bharat Bhavan			
1.3	Built in:	1920's	Extension Date	-	
2.0		**Access**			
2.1	Main	Currimbhoy Marg - Pedestrian			
2.2	Subsidiary	-			
3.0		**Ownership pattern**			
3.1	Present	Bharat Petroleum			
3.2	Past	Bharat Petroleum			
3.3	Status	Owner			
4.0		**Use**			
4.1	Present	Commercial - Offices			
4.2	Past	Commercial - Offices			
4.3	Usage	Daily			
5.0		**Significance & Value Classification**			
5.1	Townscape (Manmade)	Located along a row of buildings on a tree-lined avenue maintaining similar height and features as per urban design regulations laid down for the entire Ballard Estate. Main access is from Currimbhoy Marg from the northern road front.			
5.2	Architectural Description	**Planning** Rectangular building plan with longer façade facing the road and sharing common open spaces with buildings on sides and rear. Large floor heights without any setback or interception generate an urban scale-volume to the building block. Typical layout on all upper floors with open office spaces intercepted only by supporting columns and window openings on three sides. The building is approached through a porch. **Features** Symmetrical front façade in dressed regular ashlar masonary partly rusticated at lower level. Ground floor has semicircular arches. Upper floors have rectangular architrave window openings. **Style** Influence of European Renaissance style.			
5.3	Intrinsic	-			
5.4	Value Classification	A(arc), B(per), B (des), B (uu), E, F, G(grp)	Recommended grade:	II B	
6.0		**Topography**			
6.1	Floors	G + 3			
7.0		**Construction**			
7.1	Plinth	High plinth in yellow ashlar masonry.			
7.2	Walls	Load bearing yellow ashlar masonry along the entire periphery, open internal space is supported on columns.			
7.3	Floor	RCC			
7.4	Stairs	RCC			
7.5	Openings	Large door/window openings with timber frame and double-glazing panels.			

7.6	Roofing	Flat roof
7.7	Articulation	Cornice bands
7.8	Finishes	Yellow Kurla stone dressed external wall surfaces and plaster painted internal finishes.
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -
7.10	Compound/ Fence/ Gate	No compound wall, only an iron gate enclosing the common open space on both sides.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Paved open space shared with adjoining buildings. Tree lined avenue along the front and services located in the rear common space.
8.0		**Services & Utilities**
8.1	Lighting	Natural lighting supplemented with artificial means
8.2	Ventilation	Natural lighting supplemented with artificial means
8.3	Electricity	BEST
8.4	Water Supply	MCGM
8.5	Drainage (Plumbing & Sanitation)	MCGM
8.6	Fire Precaution	Smoke detecting system, fire extinguishers
8.7	Other (HVAC/BMS/Security Systems)	Central air conditioning system.
9.0		**Condition**
9.1	Plinth	Fair except plumbing interventions along the sides and rear.
9.2	Walls	Fair except plant growth and plumbing interventions on the rear side. Also seepage observed internally along the toilet walls.
9.3	Floor	Fair
9.4	Stairs	Fair
9.5	Openings	Fair except poor maintenance.
9.6	Roofing	Fair
9.7	Articulation & Finishes	Fair except minor blackening, plant growth and interventions. Poor state of internal wall and floor finishes.
9.8	Services	Poor – old and neglected plumbing lines to the rear side.
9.9	Out Buildings	-
9.10	Overall Conditions	Fair | Maintenance level | Fair
10.0		**Transformation**
	Form	No visible changes from outside
	Structure	No visible changes from outside
	Articulation & Finishes	No visible changes from outside
11.0		**DP Remarks/ Perceived Threats**
		Building forms part of C1 zone
12.0		**Additional Notes/ References/ Documents available**
		Additional Notes: - **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc. Eicher Goodearth Ltd. (2002) *City Map – Mumbai,* Mumbai.

Note: Photography permission denied

All Buildings on Dadabhai Nowroji Road with special focus on Fort House			107
Not Applicable		Common Ref No: 107 Card No: 149 Ward (Part): A (Part II) CS No: - Plot Area: NA B U Area: NA Date: 14/04/2005 Recorded by: Prachi Merchant Reviewed by: Int: NA Ext: Sonal Modak, Prachi Merchant Photo Ref.: 107_D.N. Road precinct	 Location Plan
1.0		**Denomination**	
1.1	Name of Premises	All Buildings on Dadabhai Nowroji Road with special focus on Fort House	
1.2	Earlier Name	All Buildings on Dadabhai Nowroji Road with special focus on Fort House	
1.3	Built in:	Varied	Extension Date: -
2.0		**Access**	
2.1	Main	Dr. Dadabhai Nowroji Road - Pedestrian	
2.2	Subsidiary	Hornby Road	
3.0		**Ownership pattern**	
3.1	Present	Varied	
3.2	Past	Varied	
3.3	Status	Varied	
4.0		**Use**	
4.1	Present	Mixed - Commercial, Recreational and Institutional areas	
4.2	Past	Mixed - Commercial, Recreational and Institutional areas	
4.3	Usage	Mixed - Commercial, Recreational and Institutional areas	
5.0		**Significance & value Classification**	
5.1	Townscape (Natural/ Manmade)	Dr. Dadabhai Nowroji Road is the most significant arterial road planned within the city. Dr. Dadabhai Nowroji Road was planned as a north-south axis anchored by Cawford Market on the north end and b Flora Fountain in the south end.	
5.2	Architectural Description	**Planning** The buildings along the Dr. D.N.Road precinct have been planned as a part of greater urban scheme. Each building has a ground floor pedestrian arcade. This forms the unifying element tying the various building facades as one integrated urban streetscape. The western edge of the road has an imposing street elevation of magnificent buildings, the eastern edge retains the modest scale. **Features** The fort precinct is characterized by a similar height and footprint relationship in the entire area, except for a few exceptions. **Style** Dr. D. N. Road is dotted with buildings of various styles of Architecture with a common unifying element of the pedestrian arcade. The style of Architecture ranges from Venetian Neo-Gothic style of Victoria Terminus and Petit Library, Indo-Saracenic expression of the Municipal Headquarters and Times Of India buildings, Neo classical features of the State Bank of Indore and Parsi Panchayat, to the 'Mumbai Vernacular' of Badri Mahal and the Art Deco of the Citibank and Prospect Chambers.	
5.3	Intrinsic	One of the first planned integrated urban streetscape built as a main arterial axis with a common pedestrian arcade tying together the various building facades of varied styles of Architecture.	
5.4	Value Classification	-	Recommended grade: II A
6.0		**Topography**	
6.1	Floors	Varied	
7.0		**Construction**	
7.1	Plinth	-	
7.2	Walls	-	
7.3	Floor	-	
7.4	Stairs	-	
7.5	Openings	-	
7.6	Roofing	-	

7.7	Articulation	-
7.8	inishes	-
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -
7.10	Compound/ Fence/ Gate	-
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	-
8.0		**Services & Utilities**
8.1	Lighting	-
8.2	Ventilation	-
8.3	Electricity	BEST
8.4	Water Supply	MCGM
8.5	Drainage (Plumbing & Sanitation)	MCGM
8.6	Fire Precaution	-
8.7	Other (HVAC/BMS/Security Systems)	-
9.0		**Condition**
9.1	Plinth	-
9.2	Walls	-
9.3	Floor	-
9.4	Stairs	-
9.5	Openings	-
9.6	Roofing	-
9.7	Articulation & Finishes	-
9.8	Services	-
9.9	Out Buildings	-
9.10	Overall Conditions	- Maintenance level: -
10.0		**Transformation**
	Form	-
	Structure	-
	Articulation & Finishes	-
11.0		**DP Remarks/ Perceived Threats**
		-
12.0		**Additional Notes/ References/ Documents available**
		Additional Notes: Lessees signed 99-year leases around 1896. Since there was a three year period mandated for completion, most were completed around 1898-1899. A supplementary Agreement between the Improvement Trust and the BMC stipulated that the frontages required lessees to arcade the footpaths in front of their properties. Lessees who proposed to arcade had to obtain the consent of the Government to the design. The designs and specifications were to be submitted to the Executive Engineer & Surveyor for the approval of Government within one year after the date of sale and such designs were to have some architectural character in the facade. All ornamental details in the design had to be of substantial material. Mouldings, if any, were to be of stone, terracotta or moulded brick. The buildings to be erected had to be in strict accordance with the block plan. Further, when buildings were continuous, there would be party walls common to both adjoining houses, with the party walls carried above the roofing and furnished with a coping projecting over each face. The buildings could not exceed 65 feet in height measured from the top of the plinth to the tie beam of the roof, except with the special sanction of Government. All exterior walls had to be of good stone, brick or other like enduring material. No lime, plaster or cement could be used as an exterior coating. All interior walls had to be built of brick and lime or rubblestone and lime or of wooden framing with brick filling in between. Bricks, if used in external walls were to be of English pattern, well burnt and of approved quality. Properly seasoned teakwood was mandated for all storey posts, girders, bressumers and all timbers on which the stability of the building depended. The sufficiency of the thickness of walls, of the scantlings of beams and girders and of the dimensions of all other parts of the structure were to be subject to the approval of the Surveyor to Government. The street plan is signed by John Adams, Architectural Engineer & Surveyor, dated 18 April, 1898. Note: Gostling & Morris (later Gostling, Fritchley & Chambers), Architects for Standard Building,

		Wallace Building, Canada Building, Cox's Building, Whiteway & Laidlaw, Fort House The building was totally reconstructed after the fire in 1982 retaining the front façade. The building was built by the billionaire philanthropist, Sir Jamshetji Jeejeebhoy. The building with facing in porbunder stone, fronted the western Fort ramparts and was enclosed in front and separated from street by a large courtyard. The home featured three drawing rooms, bedrooms and dining rooms. Among the three drawing rooms one was in the English style with exquisite Waterford chandeliers, another in the French style with Bohemian glass and gilt couches and a third with Chinese inlaid furniture. In 1914 the building was leased to Frederick Evans, Donald Fraser and Duncan Fraser of the English firm, Evans Fraser, who remodelled the façade by adding a pediment and portico. The 1982 fire gutted the annexe completely and Fort House itself substantially. **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* SHARADA DWIVEDI and RAHUL MEHROTRA (2001) *The Cities Within*, Bombay: Eminence Designs Pvt. Ltd. RAHUL MEHROTRA, GUNTER NEST and SANDHYA SAVANT (1994) *The Fort Precinct in Bombay – Conserving an Image Centre*, 2 Vols. Bombay. FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc. SHARADA DWIVEDI and RAHUL MEHROTRA (2001) *Fort Walks,* Bombay: Eminence Designs Pvt. Ltd. Dr. Dadabhai Naoroji Road, Mumbai – Design Handbook for a Heritage Streetscape Guidelines for Street Furniture & Signage, prepared by: Abha Narain Lambah, Coservation Architect. Published by MMR Heritage Conservation Society.

Name: W1 - Old Oriental Insurance building
Owner: Life Insurance Corporation
Usage: Commercial
Topography: G+3, with roof attic
Description:
The ground floor of the building forms a part of an arcade. It is a landmark building marked by high tower at corner facing flora fountain dressed in grey stone deriving influence from Gothic style with features such as pointed arches with white bands around, rose windows, high gable roof with turrets, spires, decorative brackets, corbels, jails etc.
Grade: II A

Name: W13 – Kodak House (Deutsche Bank)
Owner: Deutsche Bank
Usage: Commercial
Topography: G + 3
Description:
The ground floor of the building forms a part of an arcade with arched openings. Buff stone clad building derives influence from Neo classical style of Architecture with features such as arched openings with keystones, cornice bands etc.
Grade: II B

Name: W14 – Wheelers Building (State Bank Of Indore)
Owner: -
Usage: Commercial
Topography: G+3
Description: The ground floor of the building forms a part of an arcade with arched openings with rusticated stone façade. Building is divided in three level with ground floor arcade, first and second floor with a large pediment and plain third floor. The building has prominent features such as double floor height columns with a base and Corinthian capitals, decorative tympanum, dentils, louvered shutters, rectangular openings etc.
Grade: II B

Name: W15 – Taj Building
Owner: -
Usage: G + 3
Topography:
Description: The ground floor of the building forms a part of an arcade with arched openings. Buff stone clad building with raised corner bay derives influence from Neo classical style of Architecture, recessed openings, floor cornice bands, balustrade etc.
Grade: II B

Name: W16 – National Insurance Building
Owner:
Usage: Commercial
Topography: G+3
Description: The ground floor of the building forms a part of an arcade with arched openings. Grey stone building with corner raised bays surmounted by a pediment. The building has features such as arched openings with kestone, projecting balconies supported on brackets, floor bands etc.
Grade: II B

Name: W17 – Kitab Mahal
Owner: -
Usage: Commercial
Topography: G + 4
Description:
The ground floor of the building forms a part of an arcade with arched openings. Prominent red brick building with arched openings, pediment over openings, floor and sill level bands, etc. Many transformations have occurred to this building.
Grade: II B

Name: W18 – Shreeji Building
Owner: -
Usage: Commercial
Topography: Arcade
Description: Only ground floor of the building which forms a part of an arcade with arched opening is remaining while the rest of the building was demolished in fire few years back.
Grade: II B

Name: W19 – Hornby Building
Owner: -
Usage: Commercial
Topography: G + 4
Description:
The ground floor of the building forms a part of an arcade with arched openings. The building has Neo Classical features such as arched openings with prominent keystones, columns with base and decorative capitals.
Grade: II B

Name: W20 – Khandelwal Building
Owner: -
Usage: Commercial
Topography: G + 4
Description:
The ground floor of the building forms a part of an arcade with arched openings. The building derives influence from Neo classical style of Architecture with features such as corner quoins, arched openings with keystone etc.
Grade: II B

Name: W21 – Sheth Girls High School
Owner: -
Usage: Commercial
Topography: G +6
Description:
The ground floor of the building forms a part of an arcade with arched openings. A completely new building has been constructed on the old site with no trace of the old building.
Grade: II B

Name: W22 – Esplanade High School
Owner: -
Usage: Institution
Topography: G + 3
Description:
The ground floor of the building forms a part of an arcade with arched openings. The buff stone clad building derives influence from Neo classical style of Architecture with features such as arched openings, columns with Corinthian capitals, corner quoins etc.
Grade: II B

Name: W23 – Mahendra Building
Owner: -
Usage: Commercial
Topography: G + 3
Description:
The ground floor of the building forms a part of an arcade with arched openings. Buff stone building derives influence from Neo classical style of Architecture with features such as arched openings, corner raised bays with a pediment surmounted, balustrades etc.
Grade: II B

Name: W24 – Mahendra Annexe Building
Owner: -
Usage: Commercial
Topography: G + 3
Decsription:

The ground floor of the building forms a part of an arcade with arched openings. Prominent corner building juxtaposed between important buildings like Chhattrapati Shivaji Terminus and Capital Cinema building. Buff stone building with a corner raised bay surmounted with a dome with two wings flanked on either side. The building has features such as rectangular openings, floor cornice bands etc.

Grade: II B

Name: W25 – Capital Cinema
Owner: Nadir Company Private ltd. - Globe Theater Co.
Usage: Cinema Theater, Commercial
Topography: G + 2
Description:

Prominent corner building at the busy junction of VT station and BMC building is one of the first theaters in Mumbai. The building is clad in grey stone with white bands and has features, such as semicircular arches, pediments, cornice bands, columns with decorative capitals, floral motifs and human face carvings. It derives influence from Colonial and Baroque style of Architecture

Grade: II A

Name: W26 – Municipal Corporation of Greater Mumbai Headquarters
Owner: Municipal Corporation of Greater Mumbai
Usage: Commercial
Topography: G + 3 Main building, G + 6 Annex Building
Description:

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

Grade: I

Name: W27 – Times of India building
Owner: Private
Usage: Commercial
Topography: G + 3 front wing, G + 5 rear wing
Description:

Regular dressed grey masonary building having visible influence of Islamic architecture with features like onion shaped dome, stone *jalis,* floral motifs, turrets, pointed arches with prominent imposts. Semicircular arches along corridors have decorative intrados. Decorative pilasters rise up the entire height. There are two towers rising beyond third floor level on northern and southern ends of the building. Neo-Gothic and Indo-Saracenic style of architecture

Grade: II A

Name: W28 – Anjuman-E-Islam High School
Owner: Private
Usage: Institutional
Topography: G+ 5 Main building block
Description:

It has strong influence of Indo-Saracenic 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.

Grade: IIB

Name: W29 – Akbar Peerbhoy Polytechnic
Owner: Private -Trust
Usage: Institutional
Topography: G + 5 (Gr - old structure, Floors above added later)
Description:

Building with regular dressed grey masonary, having visible influence of Islamic Architecture having features like onion shaped domes, stone balustrades, floral motifs, ornate bands, semicircular arches with decorative intrados.

Grade: IIB

Name: W30 – Sir J. J. School of Arts Complex
Owner: State Government
Usage: Institutional
Topography: G + 1
Description:

Grey rough dressed masonary. 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. Derives influence from Indo-Saracenic style of Architecture

Grade: II A

Name: E1 – Ismail Building
Owner: -
Usage: Commercial
Topography: G + 4
Description:

The ground floor of the building forms a part of an arcade with arched openings. The building derives influence from Neo Classical style of Architecture with features such as double height columns with Corinthian capitals, balustrades, cornice bands, dentils etc.

Grade: II B

Name: E2 – Dariya Building
Owner: -
Usage: Commercial
Topography: G + 4
Description: Newly constructed building. No trace of the original building
Grade: II B

Name: E3 – Sailor Building
Owner: -
Usage: Commercial
Topography: G + 4
Description:
Building with extended porch, rectangular openings, columns, balustrade etc. Many transformations have taken place in this building
Grade: II B

Name: E4 – Bisini Building
Owner: -
Usage: Commercial
Topography: G + 5
Description: Building with arched openings, bands etc. The building is in a neglected state.
Grade: II B

Name: E5 – Banaji House
Owner: -
Usage: Commercial
Topography: G + 3
Description:
Building with part sloping roof. Many transformations have taken place
Grade: II B

Name: E6 – Petit Building
Owner: -
Usage: Commercial
Topography: G + 4
Description:
The ground floor of the building forms a part of an arcade with arched openings. The building has Neo classical features such as rusticated stone façade, bands, arched openings, columns with decorative capitals, balconies etc.
Grade: II B

Name: E7 – Ardershir Dadibhoy Dadiseth Agiary
Owner: Seth Dadibhoy Naoshewwanji Dadiseth Atash BehramTrust
Usage: Religious
Topography: G+1
Description: 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. Pre-industrial Vernacular style architecture
Grade: IIA

Name: E8 – Alice building - Stone Arch
Owner: -
Usage: Hawkers have occupied the arcade
Topography: Arcade
Description:
The continuous arched arcade is in buff basalt stone with its wall and columns horizontally rusticated, arches arising from impost, has decorative floral keystone and has marble tablet engraved Alice Building.
Grade: III

Name: E9 – Nawaab Building
Owner: -
Usage: Commercial
Topography: G + 4
Description:
New building has been constructed leaving no trace of the old building.
Grade: II B

Name: E10 – Prospect Chambers
Owner:
Usage: Commercial
Topography: G+ 5
Description:
The ground floor of the building forms a part of an arcade with rectangular openings. The building derives influence from Art Deco style of Architecture with vertical columns, rectangular openings etc. Many transformations have taken place.
Grade: II B

Name: E11 – Bai Pirojbai Dadabhoy Maneckji Vachha Agiary
Owner: Bai Pirojbai Dadabhoy Maneckji Vachha Agiary Trust
Usage: Religious
Topography: Main Agiary - G+2, Ancillary structure - G+1
Description:
The ground floor of the building forms a part of an arcade with rectangular openings. The Agiary entrance is emphasized by way of a winged lion supports (lamuses). The front façade shows features such as giant persepolitan columns, stone grillwork, and articulated entabulature, deriving influence from pre industrial style of Architecture.
Grade: II A

Name: E12 – Kermani
Owner: -
Usage: Commercial
Topography: G + 4
Description:
The ground floor of the building forms a part of an arcade with rectangular openings. The building has features such as rectangular openings, horizontal floor bands at 1st, 4th floor level, triple height columns with Corinthian capitals, etc.
Grade: II B

Name: E13 – Bombay Mutual Life
Owner: -
Usage: Commercial
Topography: G + 5
Description:
The ground floor of the building forms a part of an arcade with rectangular openings. Buff stone clad building with rectangular openings, floor bands, arched openings, red painted bands etc.
Grade:

Name: E14 – Elphinstone (Residency Hotel)
Owner: -
Usage: Commercial
Topography: G + 4
Description:
The ground floor of the building forms a part of an arcade with rectangular openings. The building has rectangular openings. Columns with base and decorative capitals.
Grade: II B

Name: E15 – Reliance Building
Owner: -
Usage: Commercial
Topography: G+ 5
Description:
The ground floor of the building forms a part of an arcade with rectangular openings. Buff stone narrow building surmounted with a pediment, with features such as rectangular and arched openings with corner quoins, floor bands with dentils, columns with Corinthian capitals
Grade: II B

Name: E16 – Kumud House
Owner: -
Usage: Commercial
Topography: G + 5
Description:
The ground floor of the building forms a part of an arcade with rectangular openings. The building has cornice bands with dentils etc. Many transformations have taken place.
Grade: II B

Name: E17 – Bilquees Mansion
Owner: -
Usage: Commercial
Topography: G + 4
Style: The ground floor of the building forms a part of an arcade with arched openings. Newly constructed building with no trace of the old building
Grade: II B

Name: E18 – Saldahana House
Owner: -
Usage: Commercial
Topography: G + 5
Style: The ground floor of the building forms a part of an arcade with arched openings. The building has rectangular openings cornice bands, brackets, corner quoins etc. The building is in a state of neglect.
Grade: II B

Name: E19 – Saroosh Building
Owner: -
Usage: -
Topography: G + 4
Description:

The ground floor of the building forms a part of an arcade with rectangular openings. The building is in a demolished state and in a state of neglect. The building has features such as rectangular openings, projecting balconies supported on brackets, corner quoins etc.

Grade: II B

Name: E20 – Eruchshaw Building
Owner: Private
Usage: Commercial
Topography: G+ 6
Description:

The ground floor of the building forms a part of an arcade with arched openings. 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.

Grade: II B

Name: E21 – Peninsula House
Owner: Private
Usage: Commercial
Topography: G + 4 with Terrace
Description:

The ground floor of the building forms a part of an arcade with rectangular openings with rusticated stucco colonnade and Doric capitals. Large double height semicircular arch recessed opening and projecting balconies supported on decorative brackets form noted façade features.

Grade: II A

Name: E22 – Commissariat Building
Owner: -
Usage: Commercial
Topography: G + 5
Description:
The ground floor of the building forms a part of an arcade with arched openings. Rusticated stone building with rectangular openings, vertical and horizontal columns.
Grade: II B

Name: E24 – Fort House (Old Handloom House)
Owner: -
Usage: Commercial
Topography: G + 4
Description: The building has been totally transformed. The building porch extends out as a part of the arcade. The building derived influence from Neo Classical style of Architecture
Grade: II A

Name: E25 – Badri Mahal
Owner: -
Usage: Religious
Topography: G+4
Description:
The ground floor of the building forms a part of an arcade with arched openings. The front façade consist of alternate bays of wooden projecting balconies supported on decorative wooden brackets. The arched openings are articulated with decorative friezes, ventilator paneling, decorative swan neck pediment with decorative tympanum. Derives influence from Indo Sarscenic style of Architecture
Grade: II A

Name: E26 – Sir Jamsetjee Jeejeebhoy Parsi Benevolent Institute
Owner: Sir Jamsetjee Jeejeebhoy Benevolent institute Trust
Usage: Institution
Topography: G+4
Description:
The ground floor of the building forms a part of an arcade with arched openings. The building façade has features such as semicircular arches, double columns in relief with distinct base, projecting cornice bands at each floor, decorative cast iron railing etc.
Grade: II A

Name: E27 – Mumbai Bank Bhuvan
Owner: -
Usage: Commercial
Topography: G + 3
Description:
The ground floor of the building forms a part of an arcade with arched openings. The buff stone clad building with recessed rectangular openings balustrades etc.
Grade: II B

Name: E28 – Fine Mansion
Owner: -
Usage: Commercial
Topography: G + 4
Description:
The buff stone clad building has features such as cornice bands at double floor height, double height columns with Corinthian capitals etc.
Grade: II B

Name: E29 – BNG House
Owner: -
Usage: Commercial
Topography:
Description:
Newly constructed building with no trace of the original building
Grade: II B

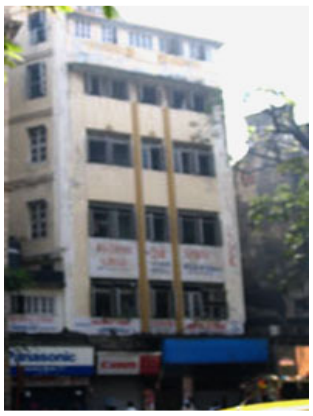
Name: E30 – Davar House
Owner: -
Usage: Commercial
Topography: G + 5
Description:
Newly constructed building with no trace of the original building
Grade: II B

Name: E31 – Saheb Building
Owner: -
Usage: Commercial
Topography: G + 5
Description:
New construction has taken place with no trace of the old building.
Grade: II B

Name: E32 – Ravi Building
Owner: -
Usage: Commercial
Topography: G + 6
Descrition:
New construction has taken place with no trace of the old building
Grade: II B

Name: E33 – Shreyas Chambers
Owner: -
Usage: Commercial
Topography: G + 4
Description:
The ground floor of the building forms a part of an arcade with arched openings. The building derives influence from Neo Classical style of Architecture with floor cornice bands supported on brackets, double height columns with base and Corinthian capitals, arched openings etc
Grade: II B

Name: E34 – Deo Kripa
Owner: -
Usage: Commercial
Topography: G + 5
Description:
New construction has taken place with no trace of old building.
Grade: II B



Name: E35 – Bachubhai
Owner: -
Usage: Commercial
Topography: G + 4
Description:
New construction has taken place with no trace of the old building.
Grade: II B

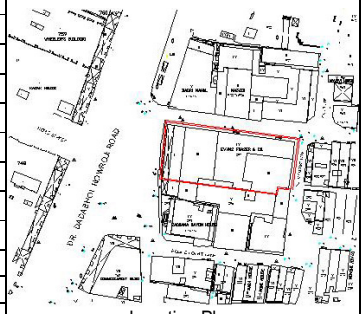
Name: E36 – Chhatrapati Shivaji Terminus
Owner: Central Railway
Usage: Central Railway Headquarters and railway station building
Topography: Main building G+2+attic floor, with part terrace
Description:
This is the largest public building in Mumbai playing a significant role in urban life. Victorian Gothic Revival architecture with traditional Indian features. Its remarkable stone dome, turrets, pointed arches, and eccentric ground plan is the striking features. Currently, it is designated as a World Heritage Monument.
Grade: I

Name: E37 – Energy House
Owner: -
Usage: Commercial
Topography: G + 4
Description:
Derives influence from Art Deco style of Architecture with symmetrical stone façade, rectangular openings, horizontal bands etc
Grade: II B

Name: E38 – Indian Global House
Owner: -
Usage: Commercial
Topography: G + 7
Description: Newly constructed building with no trace of original building
Grade: II B

Name: E39 – Himalaya House
Owner: -
Usage: Commercial
Topography: G +4
Description:
Derives influence from Art Deco style of Architecture with rectangular openings, round corners, horizontal balcony bands, vertical bands etc.
Grade: II B

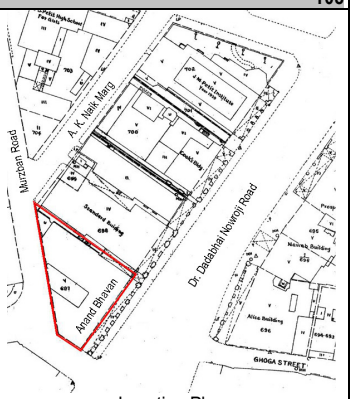
Name: E40 – Sitaram Building
Owner: -
Usage: Residential and Commercial
Topography: G + 4
Description:
Group of 5 building in a complex covering the corner plot. Each building has central and side wings higher than balcony bay. Derives influence from Vernacular and Neo classical style of Architecture. The building has features as corner façade with a high pediment arched openings with keystone, pediments and arched entrance with decorative tympanum. Many transformations have been done to this structure.
Grade: II B

Fort House					107
		Common Ref No: 107 Card No: 149 Ward (Part): A (Part II) CS No: 897(Fort Division) Plot Area: NA B U Area: - Date: 14/04/2005 Recorded by: Sonal Modak Reviewed by: Int: Permission denied Ext: Sonal Modak, Prachi Merchant Photo Ref: 107_Fort House		 Location Plan	
1.0		**Denomination**			
1.1	Name of Premises	-			
1.2	Earlier Name	Fort House			
1.3	Built in:	NA	Extension Date	-	
2.0		**Access**			
2.1	Main	Dr. Dadabhai Nowroji Road - Pedestrian			
2.2	Subsidiary	-			
3.0		**Ownership pattern**			
3.1	Present	Indeterminable			
3.2	Past	Indeterminable			
3.3	Status	Indeterminable			
4.0		**Use**			
4.1	Present	Commercial - Offices			
4.2	Past	Commercial - Offices			
4.3	Usage	Daily			
5.0		**Significance & Value Classification**			
5.1	Townscape (Manmade)	Located along a row of buildings in a Heritage precinct with similar height and features as per urban design regulations laid down for the entire area. Main access is from Dr. Dadabhai Nowroji Road on the western road front. The building has been completely transformed. There is no trace of the original building.			
5.2	Architectural Description	**Planning** Indeterminable. **Features** The building has been totally transformed. There is no trace of the original building. **Style** Influence of Classical style features.			
5.3	Intrinsic	-			
5.4	Value Classification	Nil	Recommended grade:	II A	
6.0		**Topography**			
6.1	Floors	G + 4			
7.0		**Construction**			
7.1	Plinth	The building is reconstructed in RCC			
7.2	Walls				
7.3	Floor				
7.4	Stairs				
7.5	Openings				
7.6	Roofing				
7.7	Articulation				
7.8	Finishes				
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -			
7.10	Compound/ Fence/ Gate	-			
7.11	Curtilage/ Unbuilt space/ Out	-			

Fort House			107
	Buildings/ Landscape		
8.0		**Services & Utilities**	
8.1	Lighting	Indeterminable	
8.2	Ventilation	Indeterminable	
8.3	Electricity	BEST	
8.4	Water Supply	MCGM	
8.5	Drainage (Plumbing & Sanitation)	MCGM	
8.6	Fire Precaution	Indeterminable	
8.7	Other (HVAC/BMS/Security Systems)	Split and window unit air-conditioners.	
9.0		**Condition**	
9.1	Plinth	The building is reconstructed.	
9.2	Walls		
9.3	Floor		
9.4	Stairs		
9.5	Openings		
9.6	Roofing		
9.7	Articulation & Finishes		
9.8	Services		
9.9	Out Buildings	-	
9.10	Overall Conditions	-	Maintenance level: -
10.0		**Transformation**	
	Form	The building is newly constructed	
	Structure		
	Articulation & Finishes		
11.0		**DP Remarks/ Perceived Threats**	
		Building forms part of C1 zone	
12.0		**Additional Notes/ References/ Documents available**	
		Additional Notes: The building was totally reconstructed after the fire in 1982 retaining the front façade. The building was built by the billionaire philanthropist, Sir Jamshetji Jeejeebhoy. The building with facing in porbunder stone, fronted the western Fort ramparts and was enclosed in front and separated from street by a large courtyard. The home featured three drawing rooms, bedrooms and dining rooms. Among the three drawing rooms one was in the English style with exquisite Waterford chandeliers, another in the French style with Bohemian glass and gilt couches and a third with Chinese inlaid furniture. In 1914 the building was leased to Frederick Evans, Donald Fraser and Duncan Fraser of the English firm, Evans Fraser, who remodelled the façade by adding a pediment and portico. The 1982 fire gutted the annexe completely and Fort House itself substantially. **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.*	

Porch forming the part of the common arcade supported on double columns.

Pediment with decorative band, dentils supported on columns with floral pattern capitals etc

Anand Bhavan			108
		Common Ref No: 108 Card No: 150 Ward (Part): A (part II) CS No: 697 (Fort division) Plot Area: 852.01 sq m B U Area: - Date: 07/02/05 Recorded by: Sonal Modak Reviewed by: Int: Sonal Modak Ext: Sonal Modak Photo Ref.: 108_Anand Bhavan	 Location Plan

1.0		**Denomination**			
1.1	Name of Premises	Anand Bhavan			
1.2	Earlier Name	Anand Bhavan			
1.3	Built in:	Indeterminable	Extension Date:	-	
2.0		**Access**			
2.1	Main	Dr. Dadabhai Nowroji Road – pedestrian			
2.2	Subsidiary	Murzban Raod – pedestrian			
3.0		**Ownership pattern**			
3.1	Present	Peoples' Education society – Trust			
3.2	Past	Japanese Bank			
3.3	Status	Owner - Tenant			
4.0		**Use**			
4.1	Present	College			
4.2	Past	Bank			
4.3	Usage	Daily			
5.0		**Significance & Value Classification**			
5.1	Townscape (Manmade)	Forms a part of the streetscape of Heritage buildings standing on Dr. Dadabhai Nowroji Road precinct. The building is accessed through an arcade on the east side, which forms a part of continuous arcade on the main street.			
5.2	Architectural Description	**Planning** A wedge shaped building with an internal light court on rear side, front façade being the eastern. All the services are located in north-east corner of the building. Staircase is accessed through a common passage shared with the Standard Buildings. Front (eastern) façade is symmetrical and there is an arcade on ground floor. **Features** Engaged rectangular columns on front façade. Semicircular aches with prominent keystone. Decorative stone balustrades. Corbels, cornices and bands at each floor level. **Style** Neo-Classical stucco features are observed prominently.			
5.3	Intrinsic	-			
5.4	Value Classification	A(arc), B(per), E, F, G(grp)	Recommended grade:	II B	
6.0		**Topography**			
6.1	Floors	G+4 with terrace			
7.0		**Construction**			
7.1	Plinth	Low plinth about 1 ft. 6 inches in height in grey stone and plinth protection layer.			
7.2	Walls	External walls thick load bearing and internal walls non-structural brick walls.			
7.3	Floor	Timber floors with large timber beams on which rest wooden rafters and planks. Floors are resting on cast iron fluted columns and wooden corbels projecting out from walls.			
7.4	Stairs	Total two staircases. Main staircase is an open well staircase in cast iron treads and risers bolted to one another. Second service staircase is constructed using pre cast RCC members that go from third floor to fourth floor.			
7.5	Openings	Arched openings with wooden frame and glazed double panels. Doors having wooden panel double shutters.			

7.6	Roofing	Steel truss sloping roof with wooden planks and mangalore tiles above.
7.7	Articulation	Floral cast iron column capitals. Fluted cast iron columns. Wooden decorative corbels and brackets.
7.8	Finishes	Walls plastered and painted from externally as well as internally. Variety of flooring finishes like vitrified tiles, marble mosaic tiles, marble, granite, vinyl carpets etc. have been used. Cast iron columns painted. Door/window shutters painted.
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -
7.10	Compound/ Fence/ Gate	-
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	-
8.0		**Services & Utilities**
8.1	Lighting	Adequate daylight is supplemented with artificial lighting equipments wherever necessary.
8.2	Ventilation	Adequate ventilation through windows and verandahs supplemented with electrical fans as required.
8.3	Electricity	BEST
8.4	Water Supply	MCGM
8.5	Drainage (Plumbing & Sanitation)	MCGM
8.6	Fire Precaution	No traces.
8.7	Other (HVAC/BMS/Security Systems)	Window AC units added in few areas.
9.0		**Condition**
9.1	Plinth	Fair – Covered with planter boxes. Painted over.
9.2	Walls	Poor – Not maintained. Minor cracks on internal walls observed. Seepage, leakage seen. Plant growth on external façade.
9.3	Floor	Fair – All wooden members painted over.
9.4	Stairs	Fair – Treads have become slippery due to wear and tear. Railing in bad condition with rusted members.
9.5	Openings	Fair – Most of the door/window shutters are replaced.
9.6	Roofing	Poor – Timber members are deteriorated in some areas due to leakage. Dampness observed.
9.7	Articulation & Finishes	Fair – No evident damage except for layers of paint and plant growth.
9.8	Services	Poor – Broken pipes resulting in leakages and damp walls.
9.9	Out Buildings	-
9.10	Overall Conditions	Fair | Maintenance level | Fair
10.0		**Transformation**
	Form	Addition of entire fourth floor.
	Structure	Addition of mezzanine on ground floor level. Some of the large timber beams have been replaced by steel sections.
	Articulation & Finishes	-
11.0		**DP Remarks/ Perceived Threats**
		College, building forms part of C1 zone.
12.0		**Additional Notes/ References/ Documents available**
		Additional Notes: The building was owned by a Japanese bank prior to World War II. With the defeat of Japan in World War II, it was taken over by Indian government. Later it was given to Dr. Babasaheb Ambedkar to start an educational institute. **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* Eicher Goodearth Ltd. (2002) *City Map – Mumbai,* Mumbai.

Side façade with rusticated stone cladding, arched openings etc

Arcade with arched openings forming a pedestrian pathway

Arched window opening with double glazed and louvered shutters, sill band etc

Wooden sloping roof supported on truss

Corrugated tread and riser detail

Staircase lobby with cast iron railing, lift cage with wooden cladding etc

Cast Iron Bracket supporting the roof system

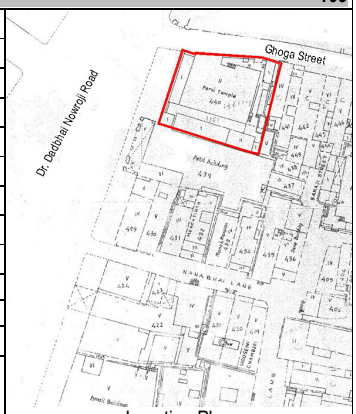
Corner detail of façade articulation

Internal view with wooden roof supported on round cast iron columns with decorative column capital

Column capital with floral decorative feature

Detail of the bracket supporting the wooden roof. Wall with seepage marks due to neglected state.

Column with decorative capital and bracket

Ardershir Dadibhoy Dadiseth Agiary (Kadmi)			109
		Common Ref No: 109 Card No: 151 Ward (Part): A (Part II) CS No: 440(Fort division) Plot Area: 1037.63 sq .m B U Area: - Date: 19/05/01 Recorded by: Prachi Merchant Reviewed by: Int: Refer # Ext: Refer # Photo Ref.: 109_Dadyseth Agiary	 Location Plan
1.0		**Denomination**	
1.1	Name of Premises	Ardershir Dadibhoy Dadiseth Agiary (Kadmi)	
1.2	Earlier Name	-	
1.3	Built in:	1803	Extension Date: -
2.0		**Access**	
2.1	Main	Dr. Dadabhai Nowroji Road	
2.2	Subsidiary	Janmabhoomi Marg (Old Ghoga Street)	
3.0		**Ownership pattern**	
3.1	Present	Seth Dadibhoy Naoshewwanji Dadiseth Atash BehramTrust (Trustees: Ratan Lalkaka, Veera Chokshi, Behram Ardeshir, Mehernosh Uranwalla)	
3.2	Past	Indeterminable	
3.3	Status	Trust	
4.0		**Use**	
4.1	Present	Religious	
4.2	Past	Religious	
4.3	Usage	Daily	
5.0		**Significance & Value Classification**	
5.1	Townscape (Manmade)	The Agiary is situated on a corner plot, diagonally behind Flora Fountain, at the junction of Dr. Dadabhai Nowroji Road and Janmabhoomi Marg (Old Ghoga Street). This structure at the prominent corner of the historic Dr. Dadabhai Nowroji Road junction is reminiscent of the early 19th century architecture character	
5.2	Architectural Description	**Planning & Features** The Agiary is a composite two-storied structure covered by a hipped Mangalore-tiled roof with large bracketed roof overhangs. A large lean-to-roof extends from the main structure upto the boundary wall. The five feet high plinth and ten feet deep entrance verandah is accessed by an emphasized flight of steps. The Verandah, with articulate timber columns and emphasized brackets, leads to the main Ceremony hall, which accommodates the Kebla enclosure along the center of the structure. The Trust office, occupying an area equivalent to that of the Verandah and a part of the Ceremony hall, is located on the first floor. Ablution Pavilion (kasti enclosure): No enclosure is provided. The front open space of the Agiary plot, between the main structure and the front boundary wall, accommodates a square well and glazed ablution area. The area is paved with dressed black basalt stone. The well is clad with glazed white ceramic tiles. The area around the well is paved with Kotah stone. Kebla: The Kebla enclosure is huge square in plan, eighteen feet in width with its entry on the east. Large windows flank the north and south walls. The walls are clad with white glazed tiles upto lintel level. The Kebla is covered with a masonary dome further topped with pitched roof. The flooring is finished in Kotah stone with prominent pavis. The center of the Kebla has a German silver “afafghanyu” (fire vessel), surmounted by a German silver tray holding the fire. The whole is mounted on a stone pedestal (idhora). The walls are adorned with swords, scabbards and “goorooj” (head of bulls) of a German silver stalk. Large bells are hung from the ceiling, and a German silver “chattar” (umbrella) is suspended over the fire. Prayer Hall:	

		The definition of the Prayer space is unique. The eight feet deep space with masonary in-built seating is provided along the east wall of structure. It is open above the sill level to draw abundant light and ventilation from the rear open space. A glazed hood is provided at the eaves level for privacy. The prayer spaces along the north and south walls, are about fifteen feet deep. Ceremony Hall: It is accessed from the Verandah as well as from the steps along the northeast corner, within the lean-to-roof. The front ceremony hall is about twenty feet and fifteen feet high ceiling. The hall has a timber planked false ceiling. A part of the area above the Ceremony hall accommodates the Trust office, while the remaining area accommodates light and vent wells through the false ceiling upto the hipped roof. The Baj Hall is located to the south of the plot within the ancillary structure. There is a six feet wide passage between the Agiary and ancillary structure. The Baj room is about ten feet deep with simple teakwood false ceiling. Walls are painted with oil based emulsion paint. Flooring is in dressed basalt stone with optimally laid pavis. ave a congregation Hall. (Boiwala's) in serving: Within the side ancillary structure, accommodated along ground are the stores, kitchen and Baj rooms along with a straight flight timber staircase, which leads to the first floor. It provides access to the rest room for priests, storage etc. There is no permenant residence of the priest in serving. Curtilage Structure (Wells etc): It includes the square well in the front open space and toilet and bath areas in the rear open space (along southeast corner of plot). The rear open space is deep enough to draw light and ventilation. **Style** The structure derives influence from pre-industrial Vernacular style architecture.
5.3	Intrinsic	-
5.4	Value Classification	A(arc),A(his),A(cul),B(per),B (des), B(uu),C(seh),D(bio) — Recommended grade: II A
6.0		**Topography**
6.1	Floors	G structure, part G+2, Ancillary structure G+1
7.0		**Construction**
7.1	Plinth	Five feet high stone plinth for the main Agiary structure, with marble flooring. The ancillary structures have a minimal nine-inch plinth, lined with dressed black basalt stone.
7.2	Walls	Composite structure with timber trabeated frame accommodated within load bearing brick masonry walls.
7.3	Floor	Simple timber framed floor with timber beams and teakwood bridging joists. Shahabad stone tile has been used for the part first floor.
7.4	Stairs	A doglegged masonry staircase with timber baluster and handrail, at the north end of the structure, leads to the first floor Trust office.
7.5	Openings	The windows are teakwood framed, four shuttered, with glazing for those at the upper level, while the lower level windows are teakwood paneled with safety iron rods. The doorways have huge teakwood paneled shutters. The rear opening above the sill level has glazed hood, bracketed at the eaves level.
7.6	Roofing	Timber trussed roof with teakwood rafters, purlins, boarding, battens and Mangalore tiles. A part of the Ceremony hall has false ceiling that accommodates light and vent wells.
7.7	Articulation	Externally bracketed roof overhangs, roof configuration, elaborate compound wall design, rear glazed hoods, internal arched openings, light/ vent wells, column with brackets and ceiling are well articulated along with accessories used along interiors.
7.8	Finishes	The walls are externally cement painted, and internally finished with oil based emulsion paints. Timber members are oil painted while the flooring is in marble.
7.9	Interiors (Movable & Immovable)	**Movable** Timber photo frames, benches, cupboards. **Immovable** -
7.10	Compound/ Fence/ Gate	About twelve feet high brick masonry wall elaborate in design by way of profile and openings is plastered and has emphasized piers topped with capitals. It supports a lean to roof extending from the verandah of the main structure to the boundary wall.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Toilets and bath blocks in brick masonry with lean to Mangalore tile sloping roof.
8.0		**Services & Utilities**
8.1	Lighting	Adequate in prayer space and ceremony hall through front verandah and light wells.
8.2	Ventilation	Adequate cross ventilation in Prayer space. Vent wells for ceremony hall. Inadequate in

		Baj room.		
8.3	Electricity	BEST		
8.4	Water Supply	Well water and piped water through the MCGM connected supply.		
8.5	Drainage (Plumbing & Sanitation)	MCGM		
8.6	Fire Precaution	-		
8.7	Other (HVAC/BMS/Security Systems)	-		
9.0		**Condition**		
9.1	Plinth	Fair		
9.2	Walls	Fair		
9.3	Floor	Fair		
9.4	Stairs	Fair		
9.5	Openings	Fair		
9.6	Roofing	Fair		
9.7	Articulation & Finishes	Fair		
9.8	Services	Fair		
9.9	Out Buildings	Fair		
9.10	Overall Conditions	Fair	Maintenance level -	Fair
10.0		**Transformation**		
	Form	-		
	Structure	-		
	Articulation & Finishes	Excessive glazed tile dado has effectively diminished the austerity of the religious structure		
11.0		**DP Remarks/ Perceived Threats**		
		Building forms part of C1 zone		
12.0		**Additional Notes/ References/ Documents available**		
		Additional Notes: - **References:** # The Study conducted by Pankaj Joshi Consultants with support from Mr Jamshed Guzder, Merwanji D M Jeejeebhoy Trust and Mrs Ketie Mehta, Gulestan and Rustom Billimoria Charitable Trust through auspices of Mr Cyrus Guzder.		

Verandah with arched openings, wooden roof and old light fittings

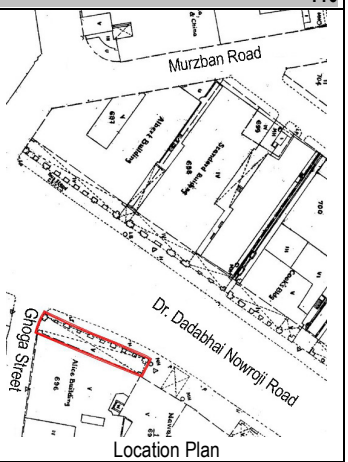
Double height wooden paneled ceiling with skylight above

Entrance to the Agiary through extended wooden sloping chajja supported on wooden brackets

Staircase with intricate wooden railing

Backyard with structures added later

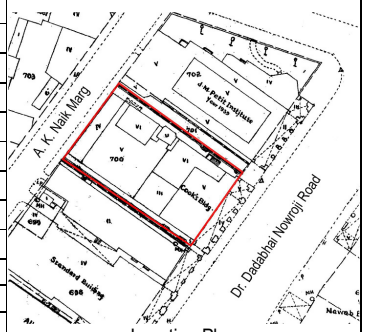
Square Well finished with ceramic tiles

Alice building - Stone Arch					110
		Common Ref No: 110 Card No: 152 Ward (Part): A (Part II) CS No: - 696 (Fort Division) Plot Area: Indeterminable B U Area: - Date: 16/12/2004 Recorded by: Zankhana Prajapati Reviewed by: Int: NA Ext: Zankhana Prajapati, Sonal Modak. Photo Ref: 110_Alice building stone arch.	 Location Plan		
1.0		**Denomination**			
1.1	Name of Premises	Alice building - Stone Arch			
1.2	Earlier Name	Alice building			
1.3	Built in:	1902	Extension Date	-	
2.0		**Access**			
2.1	Main	Dr. Dadabhai Nowroji Road			
2.2	Subsidiary	Ghoga street			
3.0		**Ownership pattern**			
3.1	Present	Indeterminable			
3.2	Past	Indeterminable			
3.3	Status	Owner			
4.0		**Use**			
4.1	Present	Hawkers have occupied the arcade.			
4.2	Past	-			
4.3	Usage	Daily			
5.0		**Significance & Value Classification**			
5.1	Townscape (Manmade)	Arcade is the remnant of the entire original building and it is along Dadabhai Nowroji Road. Access is from D. N. Road and Ghoga street.			
5.2	Architectural Description	**Planning** It is located along the length of Dadabhai Nowroji Road. It is a ground structure semicircular arches arising from impost in buff basalt stonewalls and columns are horizontally rusticated. **Features** The arcade is in buff basalt stone with its wall and columns horizontally rusticated, arches arising from impost, have decorative floral keystone and marble tablet engraved 'Alice Building' **Style** Indeterminable.			
5.3	Intrinsic	-			
5.4	Value Classification	B(per)	Recommended grade	III	
6.0		**Topography**			
6.1	Floors	G			
7.0		**Construction**			
7.1	Plinth	No plinth.			
7.2	Walls	Buff basalt stonewalls and columns horizontally rusticated.			
7.3	Floor	Shahabad paving is present.			
7.4	Stairs	-			
7.5	Openings	Semicircular arched openings.			
7.6	Roofing	-			
7.7	Articulation	Floral keystone.			
7.8	Finishes	Buff basalt stone.			

Alice building - Stone Arch			110
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -	
7.10	Compound/ Fence/ Gate	-	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	-	
8.0		**Services & Utilities**	
8.1	Lighting	-	
8.2	Ventilation	-	
8.3	Electricity	-	
8.4	Water Supply	-	
8.5	Drainage (Plumbing & Sanitation)	-	
8.6	Fire Precaution	-	
8.7	Other (HVAC/BMS/Security Systems)	-	
9.0		**Condition**	
9.1	Plinth	-	
9.2	Walls	Poor – blackening of stone, plant and moss growth, stones are weathering, dust accumulation, has lots of holes and dent, nailed surface and condition worsened by hawkers.	
9.3	Floor	Poor- not maintained, stone missing, uneven.	
9.4	Stairs	-	
9.5	Openings	Poor- blackening of stone, plant and moss growth.	
9.6	Roofing	-	
9.7	Articulation & Finishes	Weathered key stone and blackened wall surfaces.	
9.8	Services	-	
9.9	Out Buildings	-	
9.10	Overall Conditions	Poor.	Maintenance level | Neglected.
10.0		**Transformation**	
	Form	The arcade is the only remnant of the original building.	
	Structure	-	
	Articulation & Finishes	-	
11.0		**DP Remarks/ Perceived Threats**	
		The arcade is part of the plot marked for Receiving Station.	
12.0		**Additional Notes/ References/ Documents available**	
		Additional Notes: Alice Building was designed by Munchershaw Chandabhoy and constructed around 1902. Gutted by fire in 1973. Only the arcade of the original building remains. **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.*	

Arch with stone bands and decorative keystone with a floral pattern

Column base with rusticated stone cladding

Thomas Cook building				111
		Common Ref No: 111 Card No: 153 Ward (Part): A (Part II) CS No: 744 (Fort division) Plot Area: 993.31 sq m. B U Area: - Date: 11/02/05 Recorded by: Prachi Merchant Reviewed by: Int: Prachi Merchant, Zankhana Prajapati. Ext: Prachi Merchant, Zankhana Prajapati. Photo Ref: 111_Thomas Cook building.	 Location Plan	
1.0		**Denomination**		
1.1	Name of Premises	Thomas Cook building		
1.2	Earlier Name	Thomas Cook building		
1.3	Built in:	Indeterminable	Extension Date	-
2.0		**Access**		
2.1	Main	Dr. Dadabhai Nowroji Road- pedestrian		
2.2	Subsidiary	Amrit Keshav Naik Marg		
3.0		**Ownership pattern**		
3.1	Present	Private – Thomas Cook India Ltd		
3.2	Past	Private – Thomas Cook India Ltd		
3.3	Status	Owner – multi-tenanted		
4.0		**Use**		
4.1	Present	Commercial – Banks, tourism offices, other offices, dispensary.		
4.2	Past	Commercial - Offices		
4.3	Usage	Daily.		
5.0		**Significance & Value Classification**		
5.1	Townscape (Manmade)	The building stands on Dr. Dadabhai Nowroji Road and forms a part of the streetscape. The building is accessed through an arcade on the east side, which forms a part of continuous arcade on the main street.		
5.2	Architectural Description	**Planning** The main entrance to the building is through an arcade from the east side and is oriented in the east-west direction with the smaller façade facing the street. The arcade internally is highly ornamented. The building is accessed through two entrances leading to different wings. The building has sloping roofs over different sections. The rear west side block is lower than the rest of the blocks. The front façade has the north side bay higher than the rest of the wings. The building is stepped at the rear. The main building area is accessed through a passage leading into a central staircase lobby. The office areas are located on either side of the staircase lobby. The lobby opens into a terrace on the second floor with third floor lobby area overlooking the terrace. The front side office on the fourth floor opens into a private terrace. The toilet block is located besides the staircase area on the east side. The fire escape staircase opens into the rear side of the building. The building has service *gullies* on the side. **Features** The ground floor of the building forms a part of an arcade with arched openings on square columns, with emphasized keystone and internal semicircular arched openings with decorative spandrels, keystones and floral pattern bands and friezes. The rest of the floors are set marginally behind with a continuous step balcony with stone balustrade. The first and second floor bays are defined by columns and the top floor has a row of double columns. The openings are full height arched and semicircular pediment openings with emphasized keystones. Other features include spandrels, stone balustrade, human face decorative springing arch point, floor cornice bands, cast iron railing for step balconies, brackets. The north side bay ends into an octagonal bay with a dome on top and arched opening with a pediment, decorative spandrel, keystone, festoon, medallion, and stone balustrade. Side and rear portion openings have wooden sloping chajjas.		

		Internal cast iron columns with cast iron brackets. Staircase landing and third floor passage overlooking the terrace, steel beams supported with wooden and cast iron carved brackets. **Style** The building derives influence from Neo Classical style of architecture.		
5.3	Intrinsic	-		
5.4	Value Classification	A(arc), B(per), E, F, G(grp)	Recommended grade	II A
6.0		**Topography**		
6.1	Floors	Main structure - G+4 with basement and terrace , Rear block - G+3		
7.0		**Construction**		
7.1	Plinth	High stone plinth with plinth protection band.		
7.2	Walls	Load bearing brick walls.		
7.3	Floor	Jack arch floor construction with cast iron columns with brackets and cast iron beams.		
7.4	Stairs	Main 'C' shaped staircase with a lift well in the center, with wooden risers, treads, newel post and railing. Ladder connecting fourth floor to the terrace. Rear open well cast iron staircase as a fire escape opening into the subsidiary lane.		
7.5	Openings	The arcade has rectangular openings with the ground floor with an internal colonnade with arched openings. Staircase openings are full height arched windows with ventilators, louvered double hinged and outer paneled shutters and intricate cast iron railing. Arched window full height openings with glazed paneled and louvered double shutters with ventilators. Rear and side rectangular openings.		
7.6	Roofing	High pitched Mangalore tile roof structure with wooden supporting members. Part RCC slab and beam structure. Part terrace is covered with a shed.		
7.7	Articulation	Arched colonnade, balconies with stone balustrade, cornice bands, etc.		
7.8	Finishes	Walls are clad with stone on the external side, and plastered and painted from both sides. Floor is finished with cement tiles.		
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -		
7.10	Compound/ Fence/ Gate	The building is directly accessed from the colonnade. The service gullies on either side of the building have MS gates.		
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	The side gullies have old trees, unpaved areas. Generator and substation have been installed on the rear side on the building		
8.0		**Services & Utilities**		
8.1	Lighting	Adequate light from terrace, balconies, supplemented by artificial light.		
8.2	Ventilation	Adequate ventilation supplemented by artificial ventilation.		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing & Sanitation)	MCGM		
8.6	Fire Precaution	Individual tenants have installed fire extinguishers in their offices, rear fire escape staircase.		
8.7	Other (HVAC/BMS/Security Systems)	Individual tenants have installed AC's in their offices with outdoor units installed. Manual security and individual tenant security.		
9.0		**Condition**		
		The interior of the building is completely altered, retaining only the main structural system.		
9.1	Plinth	Fair		
9.2	Walls	Fair – Internal partitions added to suit individual requirements.		
9.3	Floor	Fair – Steel sections added to strengthen the floor. Mezzanine floors in steel and wood have been added in some floors.		
9.4	Stairs	Fair		
9.5	Openings	Poor – The openings have been blocked to accommodate air conditioning units, window shutters have been changed, grills have been added. The front façade opening, of such an important building, has been maintained very insensitively.		
9.6	Roofing	Fair – chajjas have been replaced.		
9.7	Articulation & Finishes	Poor – All the features are painted. The materials are difficult to identify. Few articulation features are broken		
9.8	Services	Fair – air conditioning outdoor units have been installed in the side *gullies*.		
9.9	Out Buildings	-		
9.10	Overall Conditions	Fair	Maintenance level	Poor

Thomas Cook building		111
10.0		**Transformation**
	Form	-
	Structure	Projecting balconies are enclosed. Mezzanine floors have been added.
	Articulation & Finishes	Openings are blocked, window shutters have been changed, grills have been added. Terrace on the second floor has been partly covered. *Chajja* covering have been replaced. Hoardings have been installed insensitively in the openings.
11.0		**DP Remarks/ Perceived Threats**
		Building forms part of C1 zone.
12.0		**Additional Notes/ References/ Documents available**
		Additional Notes: - **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc.

Arch of the arcade with decorative scroll bracket keystone and floral pattern in the spandrel

Arched window opening with human face motifs at springing point, keystone and cornice band above.

Side View of the building with rectangular opening, bands etc

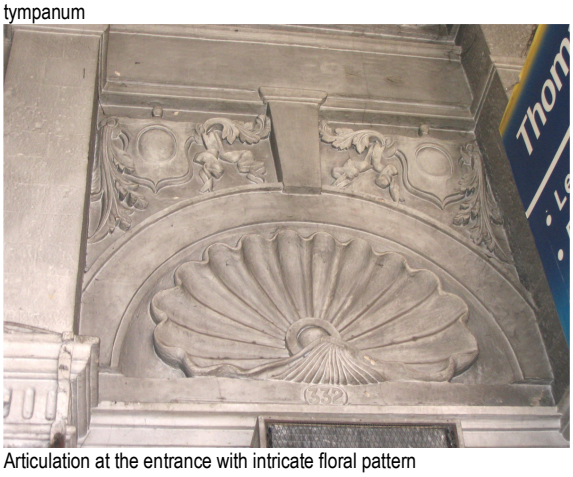
Side octagonal tower with a dome and highly decorative window pediment with floral pattern, balustrade etc

Front façade with arched openings, balconies, bands etc

Arcade with jack arch roof

Opening wit pediment above with dentils and decorative motifs in the tympanum

Decorative stone frieze detail as the arch band



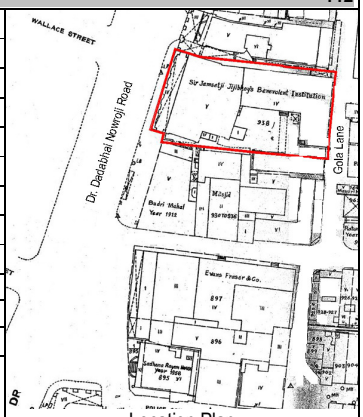
Articulation at the entrance with intricate floral pattern

Cast iron railing detail

Cast iron bracket supporting the floor

Wrought iron column and beam structure with decorative capital

Wooden staircase with decorative railing

Sir Jamsetjee Jeejeebhoy Parsi Benevolent Institute			112
		Common Ref No: 112 Card No: 154 Ward (Part): A (Part II) CS No: 745 Plot Area: 141.3 sq. m B U Area: - Date: 27/12/2004 Recorded by: Arun Wadhwa Reviewed by: Int: Arun Wadhwa, Zankhana Prajapati Ext: Arun Wadhwa, Zankhana Prajapati Photo Ref.	 Location Plan
1.0		**Denomination**	
1.1	Name of Premises	Sir Jamsetjee Jeejeebhoy Parsi Benevolent Institute	
1.2	Earlier Name	Sir Jamsetjee Jeejeebhoy Parsi Benevolent Institute	
1.3	Built in:	1871	Extension Date: -
2.0		**Access**	
2.1	Main	Dr. Dadabhai Nowroji Road	
2.2	Subsidiary	Gola lane	
3.0		**Ownership pattern**	
3.1	Present	Sir Jamsetjee Jeejeebhoy Benevolent institute Trust	
3.2	Past	Sir Jamsetjee Jeejeebhoy Benevolent institute Trust	
3.3	Status	Trust	
4.0		**Use**	
4.1	Present	Institution – Primary school, Parsi Panchayat office	
4.2	Past	Institution – Primary school, Parsi Panchayat office	
4.3	Usage	Daily	
5.0		**Significance & value Classification**	
5.1	Townscape (Manmade)	The building arcade forms the part of the arcade along the Dr Dadabhai Nowroji Road. It is an important urban landmark and is an excellent example of architecture that respond well to its urban context. The main entrance to the building is through the arcade from the Dr Dadabhai Nowroji road and the rear entrance from the courtyard.	
5.2	Architectural Description	**Planning** The building is accessed through the arcade from the south side leading to an entrance porch The building is a rectangular 'C' shaped in plan enclosing an internal open courtyard The building has a verandah running along the inner side facing the courtyard, to access the classrooms The building has a staircase in each wing. Toilets are located on the rear wing. **Features** The buff stone clad building has semicircular arched pedestrian arcade and upper floor openings, supported on circular double columns The arcade is clad with buff rusticated stone The columns have distinct base and Doric, ionic and Corinthian order capital on each floor Projecting cornice bands at ach floor level, decorative cast iron railing punctuate the building facade **Style** The building derives influence from Gothic style of Architecture	
5.3	Intrinsic	-	
5.4	Value Classification	A(arc), A(his), B(per), B(des), B(uu), C(seh), E, F	Recommended grade: II A
6.0		**Topography**	
6.1	Floors	G+3 (4th floor added later)	
7.0		**Construction**	
7.1	Plinth	Low height plinth in rough buff basalt ashlar masonary with a plinth protection band	
7.2	Walls	Load bearing rubble stone masonary.	

7.3	Floor	Wooden floor boards supported on wooden rafters and heavy steel girders.
7.4	Stairs	Three staircases, Main grand 'c' shaped staircase with an open well, with wooden treads and risers One open well staircase in the central wing and a dog legged staircase in the rear wing
7.5	Openings	Semi circular arched openings, wooden glass paneled shutters with ventilator panel with tracery work. Internal verandah openings with wooden ventilator louvered panels
7.6	Roofing	Steep sloping pitched Mangalore tiled roof on the rear wing. Front wing with a flat slab
7.7	Articulation	Arches, cornice bands, double columns with decorative capital
7.8	Finishes	The external wall is dressed in buff basalt stone, internally walls are finished with plaster and paint
7.9	Interiors (Movable & Immovable)	**Movable** Numerous large portraits of eminent Parsee personalities who served the institute, old wooden cupboards **Immovable** Bronze statue of Sir Jamsetjee Jeejeebhoy at the entrance near staircase, Marble bust of Ruttonsee Jeejeebhoy in the entrance hall
7.10	Compound/ Fence/ Gate	The building arcade abuts the road. No front compound wall. Rear gate and compound wall
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	G+1 sloping roof building to the south serving as a classroom and lunch hall
8.0		**Services & Utilities**
8.1	Lighting	Adequate natural light from the large openings, supplemented by artificial light
8.2	Ventilation	Adequate natural ventilation supplemented by artificial ventilation
8.3	Electricity	BEST
8.4	Water Supply	MCGM
8.5	Drainage (Plumbing & Sanitation)	MCGM
8.6	Fire Precaution	-
8.7	Other (HVAC/BMS/Security Systems)	Manual security system
9.0		**Condition**
9.1	Plinth	Fair – Seepage and organic growth has been observed at places
9.2	Walls	Fair
9.3	Floor	Fair
9.4	Stairs	Fair
9.5	Openings	Fair – Windows have been enclosed
9.6	Roofing	Fair
9.7	Articulation & Finishes	Fair
9.8	Services	Fair
9.9	Out Buildings	Fair
9.10	Overall Conditions	Fair | Maintenance level | Low
10.0		**Transformation**
	Form	No visible changes
	Structure	No visible changes
	Articulation & Finishes	No visible changes
11.0		**DP Remarks/ Perceived Threats**
		Secondary School, building forms part of C1 zone.
12.0		**Additional Notes/ References/ Documents available**
		Additional Notes: - **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation*. FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc. Eicher Goodearth Ltd. (2002) *City Map – Mumbai,* Mumbai. Christopher W London, *Bombay Gothic,* India Book HousePvt. Ltd. SHARADA DWIVEDI and RAHUL MEHROTRA (2001) *Fort Walks,* Bombay : Eminence Designs Pvt. Ltd.

Buff stone clad building with arched openings with fanlight, decorative balustrade, columns with decorative capitals, cornice bands etc

Classroom with wooden ceiling, arched window openings with louvered ventilators

Grand wooden open well staircase with wood and cast iron decorative railing

Internal opening articulation in verandah and balconies with wooden columns and louvered trellis work, wooden brackets supporting sloping chajjas, railing etc

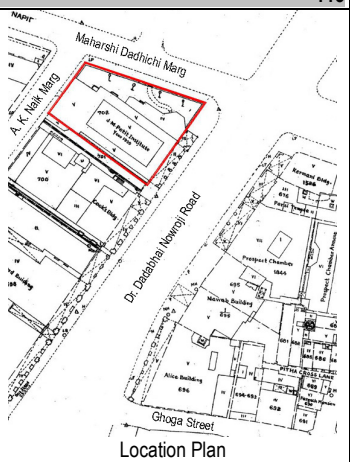
Marble Bust

Arcade with buff stone rusticated arches and columns with emphasized keystone

Keystone detail with an emblem and floral pattern

Marble tablet in the column of the arcade

Inscription in the base of the arcade column

Jamsetjee Nesserwenji Petit Institute			113
		Common Ref No: 113 Card No: 155 Ward (Part): A (Part III) CS No: 702 (Fort division) Plot Area: 1079.71 sqm. B U Area: - Date: 16/12/2004 Recorded by: Sonal Modak Reviewed by: Int: Sonal Modak Ext: Sonal Modak Photo Ref.: 113_J N Petit Institute	 Location Plan
1.0		**Denomination**	
1.1	Name of Premises	Jamsetjee Nesserwenji Petit Institute	
1.2	Earlier Name	Fort Improvement Library	
1.3	Built in:	1898	Extension Date: 1938 -1939
2.0		**Access**	
2.1	Main	Dr. Dadabhai Nowroji Road	
2.2	Subsidiary	Maharishi Dadhichi Marg	
3.0		**Ownership pattern**	
3.1	Present	Trust	
3.2	Past	Jamsetjee Nesserwenji Tata and Government of Mumbai	
3.3	Status	Trust	
4.0		**Use**	
4.1	Present	Library, Bank on the ground floor	
4.2	Past	Library, Bank on the ground floor	
4.3	Usage	Institutional	
5.0		**Significance & Value Classification**	
5.1	Townscape (Manmade)	The building arcade forms the part of the arcade along the Dr Dadabhai Nowroji Road. It is an important urban landmark and is an excellent example of architecture that respond well to its urban context. With its tower, it emphasizes the junction in between two primary streets of the fort district.	
5.2	Architectural Description	**Planning** The plan of the building is rectangular in nature. The entrance through the arcade leads to the staircase tower with its octagonal base in the corner of the building emphasizing the street junction. The central hall on the ground floor is of double height with verandah on all sides **Features** The façade is highly ornamentally detailed out with pointed arches and tracery work. Cast iron grills and columns with decorative bases, capitals and brackets in the interior. Decorative marble columns at the entrance of the building. Decorative cornice bands run within the interior painted yellow. Stained glass windows and ventilator panels can also be seen above the doors. **Style** The building displays characteristics of the Neo Gothic style in the pointed arches and the articulation of the façade.	
5.3	Intrinsic		
5.4	Value Classification	A(arc), A(cul), B(per), B(des), B(uu), C(seh), E , F, G(grp), I(sec)	Recommended grade: II A
6.0		**Topography**	
6.1	Floors	G+3 with mezzanine at ground and first floors	
7.0		**Construction**	
7.1	Plinth	Medium height plinth in grey stone.	
7.2	Walls	The walls are in Malad and limestone. The structure is partly load bearing and partly framed in nature.	
7.3	Floor	Original Minton tile flooring and the timber structural system with wooden rafters and planks	

		can still be found in the building.
7.4	Stairs	Two staircases. The main staircase is a timber spiral open well stair with an elevator shaft. The staircase has wooden handrail with spiral steel decorative work and is finished in Kotah stone. The secondary stair is a steel spiral staircase to the rear of the building with decorative work.
7.5	Openings	The windows on the main façade are slender with pointed arches and floral decorative work. Window and ventilators have glazed paneled shutters with intricate stained glass work
7.6	Roofing	Timber sloping roof with Mangalore tiles supported on wooden truss
7.7	Articulation	The building is elaborately articulated internally as well as externally with limestone arches, decorative column capitals, arch infill, pinnacles, finials, cornices, the bases and capitals of the columns
7.8	Finishes	The external walls are clad in exposed grey stone while the interior is plastered and painted. External walls have white limestone lining and quoins. Minton tile floor finish
7.9	Interiors (Movable & Immovable)	**Movable** Many of the original teakwood tables and chair, original cupboard and shelves for the stacks. **Immovable** Wooden partitions in the interior.
7.10	Compound/ Fence/ Gate	No compound wall.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	The space that lies to the side of the building is currently being used as a dumping ground.
8.0		**Services & Utilities**
8.1	Lighting	Adequate natural light supplemented by artificial lighting.
8.2	Ventilation	Adequate natural ventilation supplemented with artificial ventilation
8.3	Electricity	BEST
8.4	Water Supply	MCGM
8.5	Drainage (Plumbing & Sanitation)	MCGM
8.6	Fire Precaution	-
8.7	Other (HVAC/BMS/Security Systems)	-
9.0		**Condition**
9.1	Plinth	Fair - the plinth height has reduced due to the footpath along the front wall of the building.
9.2	Walls	Fair
9.3	Floor	Fair
9.4	Stairs	Fair - Broken treads and cracks have been observed at places. Balusters have been painted, few unused portions have been observed
9.5	Openings	The windows are in a generally good condition but the frames have been painted over. The stained glass has been soiled in many places and needs to be cleaned.
9.6	Roofing	Polished frame and is in good condition.
9.7	Articulation & Finishes	Much of the white limestone articulation has weathered and stained as in the cornices, pediments, etc.
9.8	Services	Fair
9.9	Out Buildings	Fair
9.10	Overall Conditions	Fair | Maintenance level | Fair
10.0		**Transformation**
	Form	-
	Structure	In 1938 several alterations were made and one more floor was added with steel trusses roofing.
	Articulation & Finishes	Circular wall of the main stair has been clad with ceramic tiles up to half height.
11.0		**DP Remarks/ Perceived Threats**
		Building forms part of C1 zone
12.0		**Additional Notes:** - **References:**

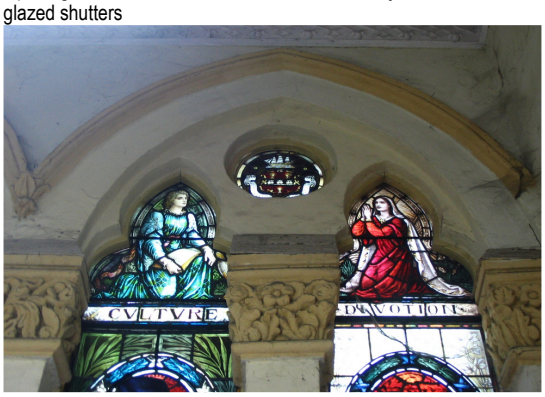
Buff stone clad corner building with highly ornamented façade features

Façade features such as arched openings with red columns, decorative arch bands, cornice bands, balustrade, round openings etc

Arch of the arcade with decorative intrados, columns with highly decorative capitals with floral pattern, balconies with decorative brackets etc

Arched opening with black and white painted alternate voussoirs, floral pattern frieze of arch band and column capital, decorative cornice band. Opening with double arch with trefoils, decorative jaliwork and wooden glazed shutters

Corner Detail of arched openings with floral pattern frieze, bands etc



Stained glass windows from inside

Reading room with coffered ceiling, frieze bands, arched openings and wooden reading chairs

Staircase with intricately carved cast iron railing, lined with arched openings

Detail of the column with buff stone and red stone cladding, decorative floral pattern capital.

Elevator well around main stair

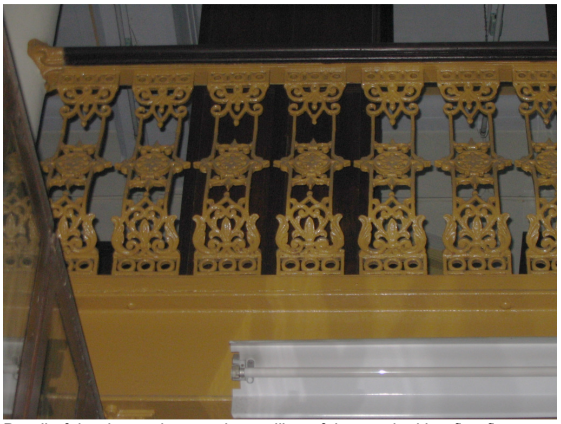
Marble bust inset in interior wall

Tracery detail in windows along the staircase

Internal arched door openings with wooden paneled shutters, ventilators

Balcony with minton tile flooring, decorative stone balustrade

View of Double height space with an first floor overlooking balcony supported on cast iron columns



Detail of the decorative cast iron railing of the overlooking first floor

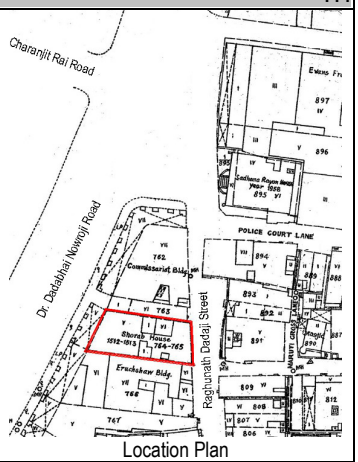
Cast iron columns with decorative capitals in floral pattern and inscribed letters

Flooring in Minton Tiles

Wooden reading desk with chair

Wooden newspaper stand

Column Base detail with floral pattern

Peninsula House (Piramal Mansion)				114
		Common Ref No: 114 Card No: 156 Ward (Part): A (Part II) CS No: 764 - 765, (Fort division) Plot Area: 193.98 sqm. B U Area: - Date: 09/02/05 Recorded by: Prachi Merchant Reviewed by: Int: Prachi Merchant, Zankhana Prajapati Ext: Prachi Merchant, Zankhana Prajapati Photo Ref: 114_Peninsula House.	 Location Plan	
1.0		**Denomination**		
1.1	Name of Premises	Peninsula House		
1.2	Earlier Name	Piramal Mansion		
1.3	Built in:	Indeterminable	Extension Date	-
2.0		**Access**		
2.1	Main	Dr. Dadabhai Nowroji Road - Pedestrian		
2.2	Subsidiary	-		
3.0		**Ownership pattern**		
3.1	Present	Private – Mr. Patrawala		
3.2	Past	Private		
3.3	Status	Owner – multi-tenanted		
4.0		**Use**		
4.1	Present	Commercial - Offices		
4.2	Past	Commercial - Offices		
4.3	Usage	Daily.		
5.0		**Significance & value Classification**		
5.1	Townscape (Manmade)	The building arcade forms the part of the arcade along the Dr Dadabhai Nowroji Road.		
5.2	Architectural Description	**Planning** The main entrance to the building is through an arcade from the west side and is oriented in the east-west direction with the smaller façade facing the street. The entrance to the building is through a narrow passage, which leads to a staircase area and lift forming the central area of the building along with a central lobby area and two open courts in the north and south side. Two wings housing office area are planned on the either side of the staircase block. Service areas such as toilets, pantry area, are on the south side. The west side of the façade facing the street has projecting balconies. The ground floor housing the bank is accessed directly from the porch. The upper floors house offices. **Features** The ground floor of the building forms a part of an arcade with Doric columns, rusticated joints with emphasized keystone, and bands. The first floor and second floor have projecting step balconies with cornice bands, decorative columns with stone balustrade, and cast iron railing. The second and third floor openings form double height semicircular arched with double arches within, decorative springing points, ribbed architrave, friezes, floral and round motifs, festoons, circular windows and half round chajjas. The fourth floor consists of a row of Doric columns with rectangular openings. **Style** The building derives influence from Neo Classical style of architecture.		
5.3	Intrinsic	-		
5.4	Value Classification	A(arc), B(per), E, F, G(grp)	Recommended grade	II A
6.0		**Topography**		
6.1	Floors	G + 4 with Terrace.		

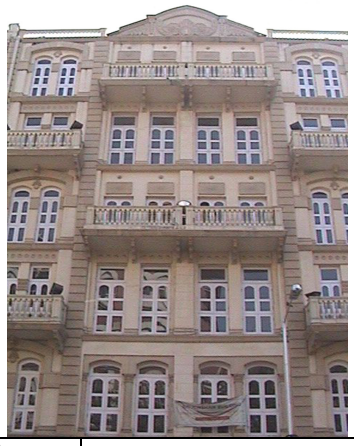
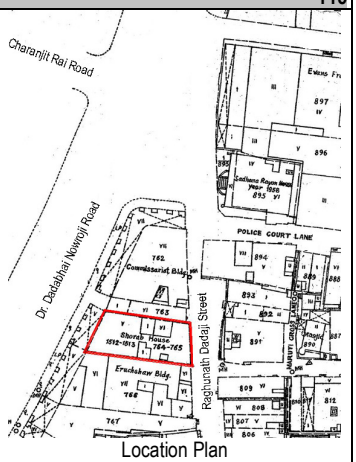
7.0		**Construction**
7.1	Plinth	Low stone plinth.
7.2	Walls	Load bearing walls with wooden column supports, with steel supports.
7.3	Floor	Jack arch floor construction.
7.4	Stairs	Main 'C' shaped staircase with a lift well in the center, with wooden risers, treads and railing.
7.5	Openings	Rectangular door and window openings with glazed paneled shutters. Rear arched and rectangular openings. Arched window openings on the front façade.
7.6	Roofing	RCC slab and beam structure. Semicircular chajjas.
7.7	Articulation	Projecting balconies, friezes, motifs, bands colonnade etc.
7.8	Finishes	Walls are clad with stone on the external side, and plastered and painted from both sides. Floor is finished with Minton tiles.
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -
7.10	Compound/ Fence/ Gate	No fence, no compound wall. The building is directly abutting the road.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	-
8.0		**Services & Utilities**
8.1	Lighting	Adequate light from courts, balconies, supplemented by artificial light.
8.2	Ventilation	Adequate ventilation supplemented by artificial ventilation.
8.3	Electricity	BEST
8.4	Water Supply	MCGM
8.5	Drainage (Plumbing & Sanitation)	MCGM
8.6	Fire Precaution	Individual tenants have installed fire extinguishers in their offices.
8.7	Other (HVAC/BMS/Security Systems)	Individual tenants have installed AC in their offices.
		Manual security.
9.0		**Condition**
		In 2002, renovation of the building interior and strengthening work was carried out extensively.
9.1	Plinth	Fair – Due to renovation of individual tenants, the plinth level is almost negligible.
9.2	Walls	Fair – Internal partitions added to suit individual requirements.
9.3	Floor	Fair – Steel sections added to strength the floor. Mezzanine floors in steel and wood have been added on the ground, first and third floors.
9.4	Stairs	Fair
9.5	Openings	Poor – The openings are blocked to occupy AC's, window shutters are changed.
9.6	Roofing	Fair – *chajjas* have been replaced.
9.7	Articulation & Finishes	Fair – All the features are painted. The materials are difficult to identify.
9.8	Services	Fair – AC outdoor units are installed in the balconies of the front façade.
9.9	Out Buildings	-
9.10	Overall Conditions	Fair | Maintenance level | Fair
10.0		**Transformation**
	Form	-
	Structure	Steel sections are added to strengthen the floor. Projecting balconies are enclosed. Mezzanine floors have been added on ground, first and third floor.
	Articulation & Finishes	Openings are blocked to occupy AC's, window shutters are changed, grills are added. Half round *chajjas* have been replaced. Hoardings have been installed insensitively in the openings.
11.0		**DP Remarks/ Perceived Threats**
		Building forms part of C1 zone.
12.0		**Additional Notes/ References/ Documents available**
		Additional Notes: - **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* SHARADA DWIVEDI and RAHUL MEHROTRA (2001) *The Cities Within*, Bombay : Eminence Designs Pvt. Ltd.

RAHUL MEHROTRA, GUNTER NEST and SANDHYA SAVANT (1994) *The Fort Precinct in Bombay – Conserving an Image Centre*, 2 Vols, Bombay.
FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc.

Double height arched openings with bands, decorative floral patterns at springing point and at lintel level

Projecting balconies with stone balustrade, cornice bands, columns with decorative capitals, scroll bracket keystone

Detail of decorative floral pattern at the lintel level

Eruchshaw building			115
		Common Ref No: 115 Card No: 157 Ward (Part): A (Part II) CS No: 766 (Fort division) Plot Area: 510.87 sqm. B U Area: - Date: 10/02/2004 Recorded by: Sonal Modak Reviewed by: Int: Sonal Modak, Zankhana Prajapati Ext: Sonal Modak, Zankhana Prajapati Photo Ref: 115_Eruchshaw Building.	 Location Plan

1.0		**Denomination**		
1.1	Name of Premises	Eruchshaw building		
1.2	Earlier Name	Eruchshaw building		
1.3	Built in:	Indeterminable	Extension Date	Reconstructed in 2001
2.0		**Access**		
2.1	Main	Dr. Dadabhai Nowroji Road – pedestrian		
2.2	Subsidiary	Raghunath Dadaji Street – pedestrian		
3.0		**Ownership pattern**		
3.1	Present	Private – Dr. Avimay S. Hakim		
3.2	Past	Private – Hornby and Raghunath (Executors & Trustees) & others		
3.3	Status	Owner-Tenant		
4.0		**Use**		
4.1	Present	Commercial – offices		
4.2	Past	Commercial and Residential		
4.3	Usage	Commercial		
5.0		**Significance & value Classification**		
5.1	Townscape (Manmade)	One of the buildings along Dr. Dadabhai Nowroji Road forming a heritage streetscape. Access to the building is from Dr. Dadabhai Nowroji Road on west side of the building. The building has subsidiary entrance from Nagindas Master Road on rear (eastern) side.		
5.2	Architectural Description	**Planning** It's a symmetrical structure with a central light court, front façade being the western, is divided in four vertical bays. Building is accessed from the main entrance door on southern side of the front façade. The service areas are located on the northern side of the building along the central court. **Features** Projecting balconies on front façade resting on decorative brackets. Pediment with decorative tympanum at the top of central bay. Floral motifs, bands at each floor level, internal small light court. **Style** It derives influence from Neo-Classical style of architecture.		
5.3	Intrinsic	-		
5.4	Value Classification	A(arc), B(per), E, F, G(grp)	Recommended grade: II B	
6.0		**Topography**		
6.1	Floors	G+ 6 with part terrace at 5th and full terrace at 6th floor level.		
7.0		**Construction**		
7.1	Plinth	Medium height with plinth projection band.		
7.2	Walls	Non-structural brick walls.		
7.3	Floor	RCC slab strengthened by RCC beams		
7.4	Stairs	The building has two staircases. Main staircase accessed from the western side of the building. Service staircase located on rear side. Both being doglegged.		
7.5	Openings	The window openings on the side bays are arched and those on central bays are flat. Most of the windows and doors of the balconies are glazed with ventilators above. Stepped balconies have been provided at the different places.		
7.6	Roofing	Flat RCC slab strengthened by RCC beams		

Eruchshaw building			115
7.7	Articulation	-	
7.8	Finishes	Walls are plastered and painted externally as well as internally. Ceramic and vitrified tiles as flooring finish.	
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -	
7.10	Compound/ Fence/ Gate	The building sits on the entire plot.	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	-	
8.0		**Services & Utilities**	
8.1	Lighting	Adequate daylight through windows and step out balconies and artificial lighting.	
8.2	Ventilation	Adequate ventilation through windows and balconies with a provision of forced ventilation.	
8.3	Electricity	BEST	
8.4	Water Supply	MCGM	
8.5	Drainage (Plumbing & Sanitation)	MCGM	
8.6	Fire Precaution	Provisions made for fire alarm system along with separate provisions for water reservoir for fire fighting.	
8.7	Other (HVAC/BMS/Security Systems)	Window AC units have been installed.	
9.0		**Condition**	
9.1	Plinth	Fair	
9.2	Walls	Fair	
9.3	Floor	Fair	
9.4	Stairs	Fair	
9.5	Openings	Fair	
9.6	Roofing	Fair	
9.7	Articulation & Finishes	Fair – Original features have been reconstructed in glass reinforced concrete	
9.8	Services	Fair	
9.9	Out Buildings	-	
9.10	Overall Conditions	Fair (as it is a newly constructed structure)	Maintenance level - Fair
10.0		**Transformation**	
	Form	The building is reconstructed though the original façade is retained.	
	Structure	The building is rebuilt after it was totally burnt in a fire. Entire structural system is in modern material.	
	Articulation & Finishes	Features on front façade are reconstructed using glass reinforced plaster restoring the appearance of the building same as earlier.	
11.0		**DP Remarks/ Perceived Threats**	
		Building forms part of C1 Zone	
12.0		**Additional Notes/ References/ Documents available**	
		Additional Notes: The building was totally destroyed in fire set in the year 1994 A.D. Earlier it was a complete timber structure with wooden flooring and roofing systems. Decorative cast iron columns. The features on front façade are replicated in glass reinforced plaster. **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* SHARADA DWIVEDI and RAHUL MEHROTRA (2001) *The Cities Within*, Bombay : Eminence Designs Pvt. Ltd. RAHUL MEHROTRA, GUNTER NEST and SANDHYA SAVANT (1994) *The Fort Precinct in Bombay – Conserving an Image Centre*, 2 Vols, Bombay. FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc.	

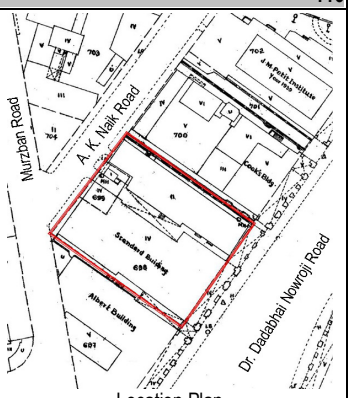
Front façade with rectangular openings, projecting balconies, top level pediment, bands etc

Arcade with rectangular openings forming a part of the continuous pedestrian pathway along Dr. D. N. Road

Projecting balcony with stone balustrade, brackets etc

Rear façade with rectangular openings

Common Ref No: 116	
Card No: 158	
Ward (Part): A (Part II)	
CS No: - 698(Fort Division)	
Plot Area: 1273.47 sq m.	
B U Area: -	
Date: 8/2/2005	
Recorded by: Zankhana Prajapati	
Reviewed by:	
Int: Zankhana Prajapati, Sonal Modak	
Ext: Zankhana Prajapati, Sonal Modak	
Photo Ref: 116_Standard Building.	



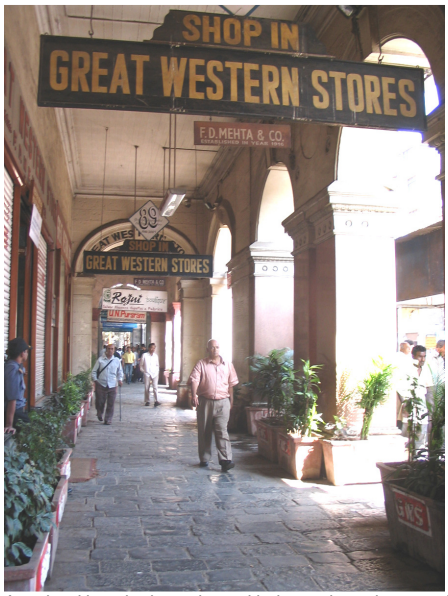
Location Plan

1.0		**Denomination**		
1.1	Name of Premises	Standard building		
1.2	Earlier Name	Standard building		
1.3	Built in:	Established in 1825 as per marble plaque on pediment at terrace level.	Extension Date	-
2.0		**Access**		
2.1	Main	Dr. Dadabhai Nowroji Road.		
2.2	Subsidiary	Amrit Keshav Nayak Marg.		
3.0		**Ownership pattern**		
3.1	Present	Central Bank		
3.2	Past	The Central Bank Of India Ltd. And Others.		
3.3	Status	Owner		
4.0		**Use**		
4.1	Present	Central Bank		
4.2	Past	Standard Insurance and Company		
4.3	Usage	Daily		
5.0		**Significance & value Classification**		
5.1	Townscape (Manmade)	The building arcade forms a part of the continuous arcade along Dr. Dadabhai Nowroji Road.		
5.2	Architectural Description	**Planning** The plan is rectangular with the shorter façade along Dr. Dadabhai Nowroji Road The building is ground plus three storied high surmounted by pediment at the top. The entrance to the building is from a common entrance shared by Anand Bhavan and Standard Building, turning right at the end of the alley you enter in an entrance lobby with a staircase block and lift, to office areas on the upper floors. On the ground floor shops are present whose access is from the arcade, toilet block is besides the staircase and lift block. Access to the terrace is from another mild steel staircase from the third floor lobby. **Features** The building is marked by three distinct façades very different from on another. The main front façade is divided into three bays, the central bay is the frontispiece surmounted with pediment at terrace level with ornate statuary tympanum and topped by anthemion and acroterium, below which accouplement of fluted columns with Corinthian column capital and high base is seen through the building at the ends of the pediment. Projecting balcony at the third floor level with rectangular openings is supported on decorative scroll brackets intercepted with geometric motif. First and second floor window openings have surbased segmental arch openings, which have prominent scroll keystone and floral motif at arch end, scroll brackets at column base. The middle arch at first floor level has small pediment with decorative floral tympanum with anthemion and ancon defining arches below, and balconet below. Ground floor has semicircular arch with prominent keystone with decorative spandrel and fret band above it. Two side bays of front façade are symmetrical with decorative pilasters and railing at terrace, have rectangular opening on third floor with carved stone coronet and ancon forming balconet, second and first have surbased segmental arch openings with projecting balcony at second floor level supported on decorative bracket. Ground floor has surbased segmental arch with prominent keystone. Each floor level is marked by cornice band. Rear elevation is divided into five bays; the rear two bays are surmounted with semicircular		

		pediment with dentil band at terrace floor level and triangular pediment at second floor level. Have balcony at third and first floor level with cornice band at each floor level. All openings of rear and side elevation are rectangular. Side elevation has enclosed verandah with decorative wooden screen with windows, decorative railing and is supported on decorative wooden brackets. **Style** The main façade displays derivatives of the Neo-Classical style and while the sides display characteristics of the Vernacular style.		
5.3	Intrinsic	The building has three different and distinct elevations, which depicts different styles.		
5.4	Value Classification	A(arc), B(per), E, F, G(grp)	Recommended grade	II A.
6.0		**Topography**		
6.1	Floors	G+ 3 with terrace.		
7.0		**Construction**		
7.1	Plinth	Medium height stone plinth cladded with granite.		
7.2	Walls	Exterior walls are composite with stone fascia and internal are brick walls plastered and painted; at certain places one can see wooden partitions.		
7.3	Floor	Timber flooring and partly jack arch flooring.		
7.4	Stairs	Only one staircase is present. It is C-shaped with a lift block inside well. Cast iron decorative staircase with cast iron baluster and wooden handrail.		
7.5	Openings	All doors are within semicircular arched openings. All doors either single or double leaf wooden panel door. All windows are semicircular arched openings. All windows have either double or four leaf glazed panel.		
7.6	Roofing	Partly sloping and part terrace, sloping roof is also part RCC sloping and other is covered with Mangalore tiling.		
7.7	Articulation	Decorative scroll brackets, cornice band, pediments with statutory tympanum, pilasters, floral motif, fluted columns, fret band, Corinthian column capital, anthemion and acroterium, projecting balcony, carved stone coronet, ancon, balconet, enclosed verandah with decorative wooden screen with windows, decorative railing supported on decorative wooden brackets.		
7.8	Finishes	External stone fascia. Internal walls are plastered and painted. Flooring is varied like Minton tiling, PVC floor, ceramic tiles, wooden planks etc.		
7.9	Interiors (Movable & Immovable)	**Movable** Old wooden tables and chairs. **Immovable** Cast iron decorative pillars, CI railing, CI and stone decorative brackets.		
7.10	Compound/ Fence/ Gate	Building abuts the entire plot. Cast iron gate at entrance.		
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Small stretch of land lies between the two adjacent buildings which is used for service purpose. Planter boxes in the arcade.		
8.0		**Services & Utilities**		
8.1	Lighting	Adequate Natural light through door-window openings supplemented by electric light fixtures.		
8.2	Ventilation	Adequate Natural ventilation through door-window openings supplemented by electric fans.		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing & Sanitation)	MCGM		
8.6	Fire Precaution	Fire alarm systems with extinguishers.		
8.7	Other (HVAC/BMS/Security Systems)	Window AC units.		
9.0		**Condition**		
9.1	Plinth	Poor – cladded with green marble, edging gone, hidden by planter box, cracks, and exposed brickwork.		
9.2	Walls	Fair – side and rear are well maintained but the front has cracks, exposed brickwork, externally plant growth, and dust accumulation, blackening of stone surface.		
9.3	Floor	Poor- wooden members deteriorated, rear wing has jack arch flooring, replaced top terrace, has seepage problem.		
9.4	Stairs	Fair – rusted railing, dust accumulation, needs polish and painting, wear and tear and slippery treads.		
9.5	Openings	Poor – addition of Chajjas, window AC units, frames of window and shutter closed and not in use, lack of maintenance, ventilator, stain glass has painted and missing glass panels		

		and verandah are enclosed and have broken and missing window panes.
9.6	Roofing	Fair – replaced sloping roof, front railing has plant growth, the pilasters on top is blackened has dust accumulation, some mangalore tiles are missing in sloping roof.
9.7	Articulation & Finishes	Fair – external wall surface is blackened, has plant growth, internal plaster and paint is peeling off, has cracks and seepage problem; tiling is changed according to user.
9.8	Services	Poor – leakage and broken pipe, rusted pipes, plant growth, duct not maintained and totally unhygienic condition.
9.9	Out Buildings	-
9.10	Overall Conditions	Fair. | Maintenance level | Poor.
10.0		**Transformation**
	Form	Addition of awning and enclosed verandah.
	Structure	Addition of mezzanine floor and it may have altered structural loading.
	Articulation & Finishes	Ad hoardings covering features and articulation.
11.0		**DP Remarks/ Perceived Threats**
		Building forms part of C1 zone.
12.0		**Additional Notes/ References/ Documents available**
		Additional Notes: Designed by Architects, Gostling & Morris (later Gostling, Fritchley & Chambers and then W A Chambers & Co) **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* SHARADA DWIVEDI and RAHUL MEHROTRA (2001) *The Cities Within*, Bombay : Eminence Designs Pvt. Ltd. RAHUL MEHROTRA, GUNTER NEST and SANDHYA SAVANT (1994) *The Fort Precinct in Bombay – Conserving an Image Centre*, 2 Vols, Bombay. FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc.

Symmetrical front Façade with arched openings, projecting balconies, pediment on top etc



Arcade with arched openings with decorative column capitals

Rear façade with rectangular openings, sloping chajjas, dentil band, pediments etc

Side Elevation with vernacular features like wooden trellis work, sloping roof, wood paneling, wood and cast iron railing.

Pediment with highly decorative tympanum depicting human figures surmounted with floral pinnacle.

Arched openings with a scroll bracket keystone, pediment with decorative tympanum, projecting balcony supported on decorating brackets

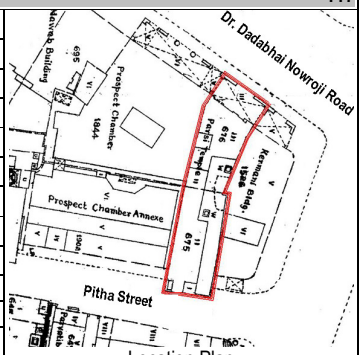
Minton Tile flooring

Wooden paneled decorative ventilator

Detail of decorative cast iron bracket

Cast iron column with decorative Corinthian capital and brackets in a floral pattern

Staircase with wooden railing

Bai Pirojbai Dadabhoy Maneckji Vachha Agiary			117
		Common Ref No: 117 Card No: 159 Ward (Part): A ward (Part II) CS No: 676 (Fort division) Plot Area: Indeterminable B U Area: - Date: 19/05/2001 Recorded by: Prachi Merchant Reviewed by: Int: Refer # Ext: Refer # Photo Ref.: 117_Watcha Agiary	 Location Plan
1.0		**Denomination**	
1.1	Name of Premises	Bai Pirojbai Dadabhoy Maneckji Vachha Agiary	
1.2	Earlier Name	-	
1.3	Built in:	1881	Extension Date: -
2.0		**Access**	
2.1	Main	Dr.Dadabhai Nowroji Road	
2.2	Subsidiary	A rear vehicular access street for the unloading of wood (rolling shutter)	
3.0		**Ownership pattern**	
3.1	Present	Bai Pirojbai Dadabhoy Maneckji Vachha Agiary Trust (Trustees: Sir Jamshedjee Jeejeebhoy, Navroji Gamadia, Syalla Vachha, Homi Bhabha, Ardershir Dubash, Homi Daruwalla)	
3.2	Past	Indeterminable	
3.3	Status	Trust	
4.0		**Use**	
4.1	Present	Religious	
4.2	Past	Religious	
4.3	Usage	Daily	
5.0		**Significance & Value Classification**	
5.1	Townscape (Manmade)	The Agiary is on infill site with a three-storied building along the well-known Dr. Dadabhai Nowroji Road, forming an integral part of the arcaded pedestrian walkway. Winged lions (Lamuses) announce the entrance of the Agiary on the busy shopping spine. The front façade is flanked on either side by five storied commercial buildings with similar use of materials and architectural expression, thus qualifying as an appropriate urban insert.	
5.2	Architectural Description	**Planning and Features** It incorporates the pedestrian walkway in line with the Dr. Dadabhai Nowroji Road arcade. The Agiary entrance is pronounced by way of winged lion supports, skewed for indirect access and to align its direction. The skewed verandah accommodates the entrance steps while the rest of the structure is in line with the adjacent building line. The rear open space, on the north side of the structure, accommodates the Kasti pavilion, ablution area and a small well. The rear to the main Agiary structure is a two-storied structure with Baj room along ground while the kitchen and rest rooms are located on the first floor. The congregation halls are on the first and second floor along ground while the prayer hall and the Kebla enclosure are accommodated along the ground of the main road affronting Agiary building. <u>Ablution Pavilion (Kasti enclosure):</u> It is located in the side open space of the structure towards the north. The pavilion is covered with fiber sheets and houses two small square wells. A teakwood framed glazed partition is provided for women .The flooring is in marble mosaic while the walls are oil-based emulsion painted. <u>Kebla:</u> It is situated at the southeast corner of the main building. It is square in plan and is topped by a dome. Its internal walls of the enclosure are lined with glazed tiles and the flooring is in marble with adequate pavis laid. The centre of the Kebla has a German silver “afarghanyu” (five vessel) surmounted by a German silver tray holding the fire. The whole is mounted on a german silver pedestal “idhora”. The walls are adorned with swords, scabbards and metal	

		"goorooj" (head of bull) on a German silver stalk. Large bells are hung from the two opposite sides of the Kebla. A German silver "chattar"(umbrella) is suspended over the fire. Heavy teakwood paneled, four shuttered windows and doors are provided. Brass rods are fitted within the heavy teakwood window frames. Prayer Hall: The prayer space affronts the present entry, not the original one opening onto the pedestrian arcade. It is ten feet deep while the rest of the space is fifteen feet deep and functions as the ceremony hall. It is provided with two doorways and marble flooring. Walls are clad with high granite tile dado. Lightweight chandeliers adorn the elaborately pattern timber coffered false ceiling. Ceremony Hall: None, as a part of the prayer space functions as the ceremony hall. Baj Room: It is located along the ground of the rear two-storied structure with a timber sloping Mangalore tile roof. This room is about eight feet deep with dressed basalt stone flooring. It is provided with three sets of doorways that open into the side open space drawing light and ventilation from the same. Congregation Hall: The first and the second floor of the main structure accommodate the congregation hall as well as room that houses the dome for ventilation of the Kebla further covered with pitched roof. The hall is well lit and ventilated with large glazed openings. The hall is skewed in plan, with a timber trabeated structure that has an exquisite set of circular timber columns with elaborate capitals. The interiors are finished in oil-based emulsion paint, with large photo frames, mirrors and delicate chandeliers. Residence for Priest's (Boiwala's)in serving: No permanent residence for the Boiwala in serving except for a rest room along first floor of the rear two-storied structure, especially during Muktad days. Curtilege Structure (wells etc): Two square wells are located in the side open space. However, there are no other curtilege structures as the other functions are accommodated in the ancillary rear two storied structure. It houses the Baj room and store room store on the ground floor, rest room, dining space kitchen and store on the first floor and is covered with a timber trussed roof accessed by two staircases drawing light and ventilation from the side and rear space. **Style** The structure derives influence from pre-industrial Vernacular style architecture.		
5.3	Intrinsic	-		
5.4	Value Classification	A(arc),A(his),A(cul),B(des),B(per),B(uu), C(seh),D(bio),E, G(grp)	Recommended grade	II A
6.0		**Topography**		
6.1	Floors	Main Agiary - G+2, Ancillary structure - G+1		
7.0		**Construction**		
7.1	Plinth	Three feet high plinth in dressed Khandki stone masonry with emphasised offsets to accommodate piers.		
7.2	Walls	The structure is composite with timber columns and beams and with load bearing walls. The external façade is dressed in stone masonry while the internal partition walls, like that of Kebla and walls dividing passage ways are in brick and plastered.		
7.3	Floor	The floors are timber trabeated with teakwood bridging joists and covered with timber false ceiling. The ancillary structure has an exposed ceiling.		
7.4	Stairs	The main winder staircase is in masonry with teakwood bridging joists and covered with timber false ceiling. The ancillary L-shaped timber staircase.		
7.5	Openings	The ground storied, main Agiary structure has no windows but all four sets of doorways are four shuttered, teakwood paneled while windows at the upper levels are timber - framed with full height glazed panels.		
7.6	Roofing	The main Agiary structure is flat –terraced while the ancillary structure is timber –trussed with a hipped Mangalore-tiled roof.		
7.7	Articulation	The façade shows a number of features exquisite articulation and detailing, right from walls to the ceiling.		
7.8	Finishes	Internally, the walls of the ground storied main structure are clad with granite while the remaining walls of the ground storied main structure are clad with granite while the remaining walls are oil-based emulsion painted.		
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -		
7.10	Compound/ Fence/ Gate	The side compound wall is a high brick masonry wall and the rear wall is plastered and finished with cement paint. The rear access has a rolling shutter.		
7.11	Curtilage/ Unbuilt space/ Out Buildings/	Two square masonry wells are along the side open space.		

	Landscape			
8.0		**Services & Utilities**		
8.1	Lighting	Though the structure has few openings, the lighting is adequate due to limited depth of the structure.		
8.2	Ventilation	Adequate cross-ventilation due to limited depth of the structure. Ventilation for the Kebla is elaborately worked out within the three-storied structure.		
8.3	Electricity	BEST		
8.4	Water Supply	Well water and piped water through MCGM		
8.5	Drainage (Plumbing & Sanitation)	Adequate through the municipal connected supply.		
8.6	Fire Precaution	-		
8.7	Other (HVAC/BMS/Security Systems)	-		
9.0		**Condition**		
9.1	Plinth	Fair		
9.2	Walls	Fair		
9.3	Floor	Fair		
9.4	Stairs	Fair		
9.5	Openings	Fair		
9.6	Roofing	Fair		
9.7	Articulation & Finishes	Fair		
9.8	Services	Fair		
9.9	Out Buildings	Fair		
9.10	Overall Conditions	Good	Maintenance level	Fair
10.0		**Transformation**		
	Form	No visible changes		
	Structure	No visible changes		
	Articulation & Finishes	No visible changes		
11.0		**DP Remarks/ Perceived Threats**		
		Building forms part of C1 zone		
12.0		**Additional Notes/ References/ Documents available**		
		Additional Notes: Dinshaw Dorab Mistry designed this stone masonry building. **References:** # Study conducted by Pankaj Joshi Consultants with support from Mr Jamshed Guzder, Merwanji D M Jeejeebhoy Trust and Mrs Ketie Mehta, Gulestan and Rustom Billimoria Charitable Trust through auspices of Mr Cyrus Guzder.		

Entrance of the building flanked with Lamasus on the sides, frieze band and Parsi emblem above

Kebla

Wooden service staircase with wooden railing

Baj room

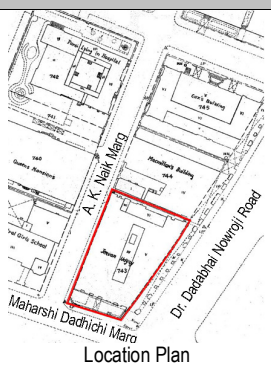
Square wall

Main wooden staircase with wooden railing

Buff stone rusticated clad façade with frieze band and Parsi emblem

Buss stone clad corner façade with projecting balconies, fluted columns with highly ornamented capitals with animal motifs, receding cornice band.

Common Ref No: 118	
Card No: 160	
Ward (Part): A (Part II)	
CS No: 743 (Fort Division)	
Plot Area: 1280.86	
B U Area: -	
Date: 17/2/2005	
Recorded by: Arun Wadhwa	
Reviewed by:	
Int: Arun Wadhwa, Sonal Modak	
Ext: Arun Wadhwa, Sonal Modak	
Photo Ref: 118_Khadi Bhandar.	



Location Plan

1.0		**Denomination**	
1.1	Name of Premises	Jeevan Udyog Building. (Commonly known as Khadi Gram Udyog)	
1.2	Earlier Name	Whiteway Laidlaw building.	
1.3	Built in:	Indeterminable	Extension Date: -
2.0		**Access**	
2.1	Main	Dr. Dadabhai Nowroji Road – vehicular and pedestrian.	
2.2	Subsidiary	Maharishi Dadichi Marg - vehicular and pedestrian.	
3.0		**Ownership pattern**	
3.1	Present	Life Insurance Corporation.	
3.2	Past	Whiteway Laidlaw Departmental store.	
3.3	Status	Owner, Tenants.	
4.0		**Use**	
4.1	Present	Khadi Emporium on ground floor, Offices above.	
4.2	Past	Departmental store.	
4.3	Usage	Daily.	
5.0		**Significance and Value Classification**	
5.1	Townscape (manmade)	Corner building on the west side of the Dr. Dadabhai Nowroji Road streetscape, accessed from the street level pedestrian arcade, a continuous mandatory feature on the planned western road front serving as a physical and visual element tying together the eclectic styles of all the buildings.	
5.2	Architectural Description	**Planning** A corner building with emphasis to the façade accentuating the junction of two roads. High ground floor accommodates mezzanine on all sides of the periphery. Accessed from north end of arcade front into a staircase and lift lobby with service stair and toilets behind and colonnaded open office spaces on the three road fronts subdivided by wooden partitions on upper floors. Central open court on the third floor with passages around. Toilets and service spaces are low heighted allowing intermediate levels also used as toilets and other ancillary requirements. Third floor-raised corner culminates as a truncated square topped by a pyramidal sloping roof. LIC offices occupy first floor whereas the upper floors are private offices including a nursing home on the third floor. Service stair rises as a high terrace block with adjoining metal water tank topped by a sloping roof. **Features** Eastern symmetrical front façade with richly decorative corner bays and a high pedestrian arcade. Distinct triangular pediment feature over the raised south corner, topped by a wide cornice - *chajja* band. High ground floor arcade has a rusticated colonnade with ornamentally carved capitals, brackets and frieze band. Two floor high colonnaded bays with inset architrave openings and projecting balcony feature form the long central portion flanked by decoratively carved cornice, capitals, brackets and pediment openings. South and west side facades are composed of cantilevered wooden verandas supported on decorative steel brackets. **Style** Influence of Colonial and Vernacular style features.	
5.3	Intrinsic	Overhanging wooden verandas on the side and rear facades.	
5.4	Value Classification	A(arc), B(per), E, F, G(grp)	Recommended grade II B
6.0		**Topography**	
6.1	Floors	G + 3 floors and mezzanine.	
7.0		**Construction**	
7.1	Plinth	Plinth height about 0.75 m dressed in grey basalt ashlar course.	
7.2	Walls	External load bearing rubble masonry stonewalls and circular cast iron columns.	
7.3	Floor	Concrete slab supported on steel girders and cast iron columns.	
7.4	Stairs	Regular double flight wooden stair with wrought iron railing and wooden handrail. Narrow	

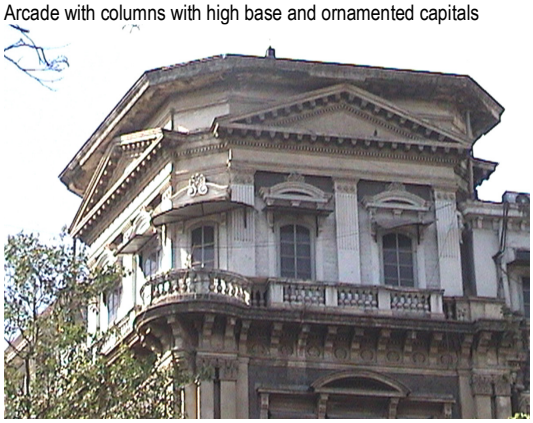
		double flight service stair to the rear of lift shaft.	
7.5	Openings	Architrave rectangular openings full height with upper wood framed glazed panel, wooden paneled lower part. Ground floor - full height glass display windows to the shopfront.	
7.6	Roofing	Flat concrete slab over later added third floor. Sloping mangalore tile roof over staircase and terrace block. Asbestos sheet pyramidal roof over high corner block.	
7.7	Articulation	Projecting balcony with decorative corbel feature, decorative carved capitals and brackets, decorative pediment, corbel, cornice and frieze band feature.	
7.8	Finishes	Grey basalt stone dressed external wall surfaces, soft Porbander stone for ornamental features on the front façade and brick faced wooden verandah fronts to the south and west. Plastered and painted internal wall surfaces. Original Minton tiling in the staircase landing. Varied floor finishes with modifications over a period of time.	
7.9	Interiors (Movable and Immovable)	**Movable** - **Immovable** -	
7.10	Compound/ Fence/ Gate	Low compound with iron railing and stone gatepost to the narrow south side space.	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Narrow stretch of open space to the south side road front.	
8.0		**Services and Utilities**	
8.1	Lighting	Inadequate natural light in some internal portions and staircase also relies on artificial light.	
8.2	Ventilation	Adequate natural ventilation but relies on A.C. units.	
8.3	Electricity	BEST	
8.4	Water Supply	MCGM Underground and overhead water tank	
8.5	Drainage (Plumbing and Sanitation)	Drainage connected to municipal sewers of MCGM	
8.6	Fire Precaution	Fire extinguishers.	
8.7	Other (HVAC/BMS/Security Systems)	Window and split unit A.C.	
9.0		**Condition**	
9.1	Plinth	Poor - Plant cultivation around the plinth area and plumbing interventions to the north side.	
9.2	Walls	Poor – seepage and plant growth observed.	
9.3	Floor	Poor – damaged first floor and south side verandas at all levels.	
9.4	Stairs	Fair except wear and tear, also poorly lit and maintained.	
9.5	Openings	Poor - Iron grills enclosing veranda openings, damaged and poorly finished door window shutters. Addition of metal sheet *chajjas* and bamboo mat over window openings.	
9.6	Roofing	Fair except the neglected and vandalized terrace block.	
9.7	Articulation and Finishes	Poor - Blackened stone-faced facades and veranda features.	
9.8	Services	Poor - Old, neglected electrical and plumbing services.	
9.9	Out Buildings	-	
9.10	Overall Conditions	Poor- external finishes, south and west verandah fronts.	Maintenance level: Poor
10.0		**Transformation**	
	Form	-	
	Structure	Third floor seems to be added later.	
	Articulation and Finishes	No major transformation except for encroachments to balconies, verandas damaging façade character. Also minor intervention to the ground floor interior cast iron column feature.	
11.0		**DP Remarks/ Perceived Threats**	
		Building forms part of C1 zone.	
12.0		**Additional Notes/ References/ Documents available**	
		Additional Notes: Designed by the firm of Gostling and Morris, for the departmental store Whiteway and Laidlaws. **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* SHARADA DWIVEDI and RAHUL MEHROTRA (2001) *The Cities Within*, Bombay : Eminence Designs Pvt. Ltd. RAHUL MEHROTRA, GUNTER NEST and SANDHYA SAVANT (1994) *The Fort Precinct in Bombay – Conserving an Image Centre*, 2 Vols, Bombay. FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc.	

Side facade with vernacular features with projecting balconies supported on wooden brackets, wooden trellis work etc.

Front facade with rectangular openings, double height columns with ornamented capitals, projecting balconies supported on scroll brackets, dentil bands etc

Arcade with columns with high base and ornamented capitals

Cast iron brackets supporting the cantilevered floor

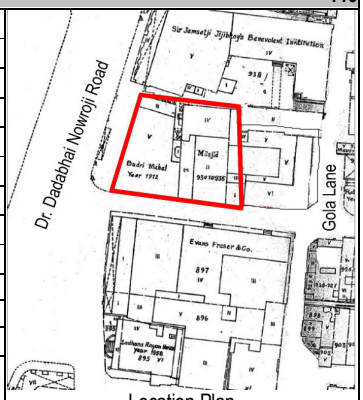


Corner tower with projecting balconies supported on decorative brackets, stone balustrade, arched openings, pediment with dentils

Intricate ornamentation with floral pattern on column capital and bracket

Cast iron round column with decorative capital

Cast iron decorative railing

Badri Mahal			119
		Common Ref No: 119 Card No: 161 Ward (Part): A (Part II) CS No: 930, 936, 937 (Fort division) Plot Area: 1535.96sq. m B U Area: - Date: 27/04/2005 Recorded by: Arun Wadhwa Reviewed by: Int: Permission denied Ext: Arun Wadhwa Photo Ref: 119_Badri Mahal	 Location Plan
1.0		**Denomination**	
1.1	Name of Premises	Badri Mahal	
1.2	Earlier Name	Badri Mahal	
1.3	Built in:	1902	Extension Date: -
2.0		**Access**	
2.1	Main	Dr. Dadabhai Nowroji Road	
2.2	Subsidiary	Gola lane	
3.0		**Ownership pattern**	
3.1	Present	Indeterminable	
3.2	Past	Chandabhoy Shet Masjid and others	
3.3	Status	Trust	
4.0		**Use**	
4.1	Present	Religious	
4.2	Past	Religious	
4.3	Usage	Daily	
5.0		**Significance & value Classification**	
5.1	Townscape (Manmade)	The building arcade forms the part of the arcade along the Dr Dadabhai Nowroji Road. Prominent corner building forms an excellent example of architecture that responds well to its urban context. The main entrance to the building is through the arcade from the Dr Dadabhai Nowroji road and the rear entrance from the side lane	
5.2	Architectural Description	**Planning** Indeterminable **Features** The arcade consists of arched openings with decorative intrados, supported on round columns with decorative capitals with floral and geometric features above. The front façade consist of alternate bays of wooden projecting balconies supported on decorative wooden brackets. The balconies have decorative balustrade. The arched openings are articulated with decorative friezes, ventilator paneling. The front façade ends in a decorative swan neck pediment with decorative tympanum The side entrance has a dome roof with floral bands. The floor levels are defined with cornice bands with dentil moulding **Style** The building derives influence from Indo Sarscenic style of Architecture	
5.3	Intrinsic	-	
5.4	Value Classification	A(arc), A(cul), B(per), B(des), B(uu), E, G(grp)	Recommended grade: II A
6.0		**Topography**	
6.1	Floors	G+4	
7.0		**Construction**	
7.1	Plinth	Stone plinth	
7.2	Walls	Indeterminable	
7.3	Floor	Indeterminable	
7.4	Stairs	Indeterminable	
7.5	Openings	Arched openings with wooden paneled shutters. Projecting balconies with glazed paneled shutters	

7.6	Roofing	Indeterminable
7.7	Articulation	Arches, cornice bands columns with decorative capital, projecting balconies supported on brackets
7.8	Finishes	The external wall is dressed in buff basalt stone, internally walls are finished with plaster and paint
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -
7.10	Compound/ Fence/ Gate	-
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	-
8.0		**Services & Utilities**
8.1	Lighting	Natural light supplemented with artificial means
8.2	Ventilation	Natural ventilation supplemented with artificial means
8.3	Electricity	BEST
8.4	Water Supply	MCGM
8.5	Drainage (Plumbing & Sanitation)	MCGM
8.6	Fire Precaution	-
8.7	Other (HVAC/BMS/Security Systems)	Manual security system
9.0		**Condition**
9.1	Plinth	Fair – plinth has been painted
9.2	Walls	Fair
9.3	Floor	Indeterminable
9.4	Stairs	Indeterminable
9.5	Openings	Fair – Balcony openings have been enclosed
9.6	Roofing	Indeterminable
9.7	Articulation & Finishes	Fair – All the façade features have been painted
9.8	Services	Indeterminable
9.9	Out Buildings	Indeterminable
9.10	Overall Conditions	Fair | Maintenance level | Fair
10.0		**Transformation**
	Form	-
	Structure	-
	Articulation & Finishes	Façade features have been painted. Balcony openings have been enclosed. Shutters have been replaced
11.0		**DP Remarks/ Perceived Threats**
		Building forms part of C1 zone
12.0		**Additional Notes/ References/ Documents available**
		<u>Additional Notes:</u> - **<u>References:</u>** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation*. FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc. Eicher Goodearth Ltd. (2002) *City Map – Mumbai,* Mumbai. Christopher W London, *Bombay Gothic,* India Book HousePvt. Ltd. SHARADA DWIVEDI and RAHUL MEHROTRA (2001) *Fort Walks,* Bombay : Eminence Designs Pvt. Ltd.

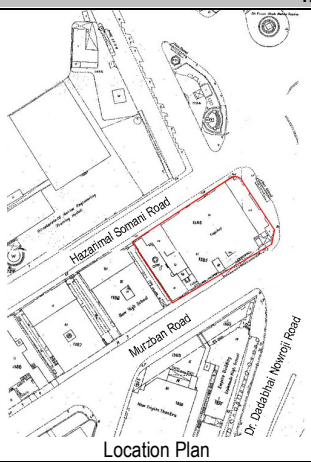
Entrance with multifoiled arch on columns with decorative capitals, floral pattern keystone and spandrel

Wooden projecting balcony supported on decorative brackets, wooden railing, dentil band etc

Façade articulation with projecting balcony bays supported on brackets

Rectangular opening with arched ventilator with floral pattern motif, lintel level frieze band, etc

Side multifoiled arched entrance with spandrel and column ornamentation, surmounted by domed roof with floral pattern bands.

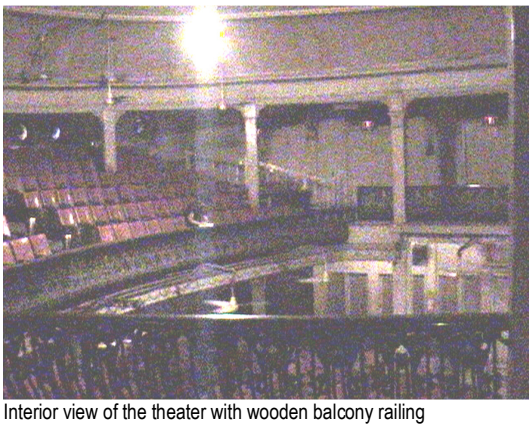
Capitol Cinema			120
		Common Ref No: 120 Card No: 162 Ward (Part): A (Part I) CS No: 1385 (Fort division) Plot Area: 2107.87 sq m. B U Area: - Date: 15/12/04 Recorded by: Prachi Merchant Reviewed by: Int: Sonal Modak, Prachi Merchant Ext: Sonal Modak, Prachi Merchant Photo Ref: 120_Capitol Cinema.	 Location Plan
1.0		**Denomination**	
1.1	Name of Premises	Capitol Cinema	
1.2	Earlier Name	Gaiety Theater	
1.3	Built in:	1879	Extension Date: 1928
2.0		**Access**	
2.1	Main	Dr. Dadabhai Nowroji Road – pedestrian.	
2.2	Subsidiary	Hazarimal Somani Marg – separate entrances for pedestrian and vehicular.	
3.0		**Ownership pattern**	
3.1	Present	Owner - Nadir Company Private ltd. - Globe Theater Co.	
3.2	Past	Owner - Hoshang Nadirshawedulji & others	
3.3	Status	Owner – multi tenanted.	
4.0		**Use**	
4.1	Present	Cinema Theater, Commercial Offices and shops, Restaurants, Hotel.	
4.2	Past	Cinema Theater, Commercial.	
4.3	Usage	Daily.	
5.0		**Significance & Value Classification**	
5.1	Townscape (Manmade)	Located at a strategic location opposite Chhatrapati Shivaji Terminus and MCGM building, the building is accessed from the east and the north side directly from the footpath. The building forms an important part of the streetscape of Dr. Dadabhai Nowroji Road.	
5.2	Architectural Description	**Planning** The building is symmetrical and has a rectangular shape, with a central wing and two projecting bays on either side. The main entrance and exit is through three arched openings from Dr. Dadabhai Nowroji Road and Hazarimal Somani Marg. The entrance leads to the ticket counter area and staircase block. The western side of the building is occupied by the theater stage on ground floor and catwalk area on the first floor. The eastern side is occupied by shops, restaurants, and ticket counter on the ground floor and offices on upper floors. The building basement occupies the ventilation system and the generator system required for the theater. The offices, and projection room and the western side by the terrace and sloping, The rear building has an additional block occupied by restaurant staff residential area, restaurant kitchen service area, hotel rooms and offices. **Features** The central wing of the building has a row of full height three semicircular arches on every floor with a stone balustrade, with bands and corbels defining the floor level. The projecting side wing is ornamented with ground and second floor semi circular arched and first floor has rectangular openings with semi circular and triangular pediments, including intricate carvings of floral motifs, human face motifs tympanum. Columns with Corinthian capitals define bays. The bay ends in a semicircular decorative pediment with geometric pattern tympanum within. The end wings have semi circular arched window openings. The theater seating area includes wooden columns with carved brackets, balconies with wooden seats, railing and old fan brackets. The ceiling has intricate carvings.	

Capitol Cinema		120
		Style The building derives influence from Colonial and Baroque style of architecture.
5.3	Intrinsic	One of the first western style theater buildings after the demolition of Bombay Green Theater The theatre before being converted into a cinema hall, was popular venue for English, Marathi and Gujarati dramas. The first promoters of Parsi drama which had its foundations in Marathi and Gujarati theatre were young students of Elphinstone college such as Dadabhai Nowroji, Nanbhai Ranina and Adersheer F Moos, who served as promoters behind the scenes as well as " gave a willing hand in raising and dropping the curtain"
5.4	Value Classification	A(arc), A(his), A(cul), B(per), B(des), B(uu), C(seh), F, I(sce) | Recommended grade | II A.
6.0		**Topography**
6.1	Floors	G + 2 with basement. The ground floor has an additional mezzanine space.
7.0		**Construction**
7.1	Plinth	Normal plinth with grey stone cladding with a protection band
7.2	Walls	Thick load bearing walls with wooden column and beam support.
7.3	Floor	Wooden section supports with concrete flooring.
7.4	Stairs	Main Open well staircase on the eastern side with stone risers and treads and wooden railing. Rear dogleg wooden staircase on the northern side with wooden risers, treads and railing. Cast Iron spiral staircase on the rear side of the building to access the residential areas.
7.5	Openings	The main entrance is through three semicircular arched openings with a ventilator. The doors and windows have arched and rectangular openings with shutters consisting of partly paneled and partly louvered shutters with ventilators.
7.6	Roofing	Sloping asbestos sheet roof on wooden trusses. Flat concrete slab over certain areas
7.7	Articulation	Bands arched openings, intricate carvings, floral motifs, corbels, stone balustrade, human face motifs, columns with Corinthian capitals, pediments etc
7.8	Finishes	Walls are clad with rough dressed grey stone ashlar masonary on the external side and plastered and painted from the internal side. Floor finished with Minton tiles in office areas, mosaic tiles on staircase floor and dado, wooden flooring on the stage, catwalk and mezzanine floor. The Theater floor has IPS floor finish with carpet on it.
7.9	Interiors (Movable & Immovable)	**Movable** Office wooden table, chairs, storage units etc. **Immovable** The Theater wooden chairs, dress circle seats, railing etc
7.10	Compound/ Fence/ Gate	The Theater opens directly on the footpath of the road. The rear portion has a plastered brick compound wall and MS gates.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	No front open space. Rear open space is occupied by pump house, watchman's cabin, restaurant kitchen, parking area. Concrete paving in few places of the rear open space. Shrubs and old trees line the rear compound wall.
8.0		**Services & Utilities**
8.1	Lighting	Inadequate natural light through the window openings, supplemented by artificial lights.
8.2	Ventilation	The Theater is naturally ventilated through the window openings, supplemented by artificial ventilation.
8.3	Electricity	BEST
8.4	Water Supply	MCGM
8.5	Drainage (Plumbing & Sanitation)	MCGM
8.6	Fire Precaution	Fire extinguishers at various places.
8.7	Other (HVAC/BMS/Security Systems)	The theater is naturally ventilated. The offices have AC's as per individual requirement. Strict manual security system at the entrance.
9.0		**Condition**
9.1	Plinth	Fair - The front rented spaces of shops and restaurants have modified the plinth according to their individual requirements.
9.2	Walls	Poor - The stone on the external façade has weathered and blackened. Internally the walls are plastered and painted. Plaster peeling off due to leakage on the rear side. Severe seepage and dampness is observed in the external walls towards the south side. Organic growth on the south side of Building facade. Partitions are added in the offices internally.
9.3	Floor	Fair - due to ground water seepage, steel support are added to the floor for strengthening.
9.4	Stairs	Fair - The wood of the staircase is deteriorating. The spiral staircase is not maintained.

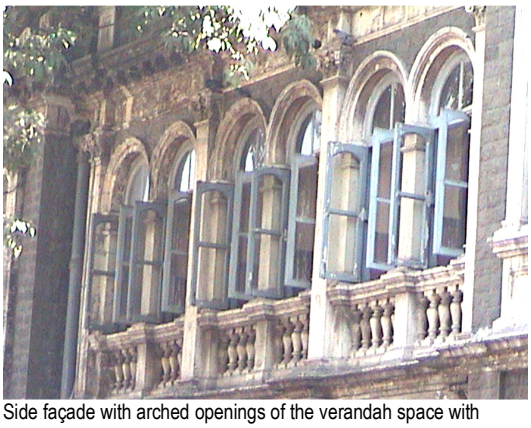
Capitol Cinema			120
9.5	Openings	Poor - In many places window and ventilators openings are blocked for AC fixing. Shutters of the door and window openings changed. The ground floor openings have been completely changed as per individual tenant's requirement.	
9.6	Roofing	Fair - The Mangalore tiling has been replaced by asbestos sheet roofing. The terrace floor has been loaded with water tanks etc.	
9.7	Articulation & Finishes	Poor - Motifs are blackened in many places. Corbels, brackets, bands are in broken condition at various places in the front façade.	
9.8	Services	Fair - Exposed wires have been added haphazardly. Rear and side drainage pipes are leaking leaving unhygienic areas around the building.	
9.9	Out Buildings	Poor - The rear portion is used for restaurant kitchen wok and is not maintained.	
9.10	Overall Conditions	Fair	Maintenance level: Poor
10.0		**Transformation**	
	Form	The turrets visible on the front façade were removed due to heavy leakage.	
	Structure	Steel supports have been added to the floors for strengthening. Tanks have been added in the side of the building.	
	Articulation & Finishes	Shops lined in the front side façade hide the features of the building. The building facade has been insensitively covered by hoardings, hiding many features. Window shutters are changed and grills have been added. Shop entrance door openings are altered according to individual tenant requirement. Various tenants have done illegal extensions and enclosures. Hawkers have occupied the front approach area.	
11.0		**DP Remarks/ Perceived Threats**	
		Cinema Hall, building forma part of C1 zone	
12.0		**Additional Notes/ References/ Documents available**	
		Additional Notes: The Gaiety theatre, as Capitol was originally known, was established by Nazir, a Parsi. In 1928, the Gaiety was converted into a cinema and renamed Capitol, after extensive structural alterations including the provision of a new main entrance on Hornby Road, The work was carried out under the supervision of Mistri & Bhedwar, architects. The ceiling decoration in the renovated theatre was extraordinarily fine, a glowing gold sun and the signs of the Zodiac, also in gold, being set on a background of blue. **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* SHARADA DWIVEDI and RAHUL MEHROTRA (2001) *The Cities Within*, Bombay : Eminence Designs Pvt. Ltd. RAHUL MEHROTRA, GUNTER NEST and SANDHYA SAVANT (1994) *The Fort Precinct in Bombay – Conserving an Image Centre*, 2 Vols, Bombay. FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc. RAHUL MEHROTRA and SHARADA DWIVEDI (2004) *The Bombay High Court - The story of the building – 1878-2003*, Bombay : Eminence Designs Pvt. Ltd. SHARADA DWIVEDI and RAHUL MEHROTRA (2001) *Fort Walks,* Bombay : Eminence Designs Pvt. Ltd.	

Highly ornamented front façade with arched openings, floor bands, pediments etc

Grey stone clad building with rectangular window openings with pediments, columns with decorative capitals, round openings. The building is in a neglected state with incongruous additions.

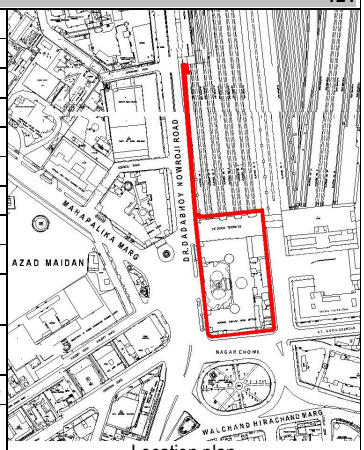


Interior view of the theater with wooden balcony railing



Side façade with arched openings of the verandah space with stone balustrade

Side elevation with arched openings, pediments, accouplement of columns with Corinthian capitals, stone balustrade etc

Chhatrapati Shivaji Terminus (Victoria Terminus)					**121**
		Common Ref No: 121 Card No: 163 Ward (Part): A (part I) CS No: 1453 (Fort division) Plot Area: 183279.68 sqm. B U Area: - Date: 28/03/05 Recorded by: Prachi Merchant Reviewed by: Int: Sachin Borkar, Arun Wadhwa, Prachi Merchant, Sonal Modak, Zankhana Prajapati Ext: Sachin Borkar, Arun Wadhwa, Prachi Merchant, Sonal Modak, Zankhana Prajapati Photo Ref.: 121_Chattrapati Shivaji Terminus	 Location plan		
1.0		**Denomination**			
1.1	Name of Premises	Chhatrapati Shivaji Terminus			
1.2	Earlier Name	Victoria Terminus (Bori Bunder)			
1.3	Built in:	1878 – commencement of work 1888 – Open to public	Extension Date:	1999	
2.0		**Access**			
2.1	Main	Dr. Dadabhai Nowroji road – pedestrian and vehicular			
2.2	Subsidiary	Walchand Hirachand road – pedestrian and vehicular up to concourse area			
3.0		**Ownership pattern**			
3.1	Present	Owner - Central Railway			
3.2	Past	Owner - Great Indian Peninsula Railway			
3.3	Status	Owner			
4.0		**Use**			
4.1	Present	Central Railway Headquarters and railway station building			
4.2	Past	Central Railway Headquarters and railway station building			
4.3	Usage	Daily			
5.0		**Significance & value Classification**			
5.1	Townscape (Manmade)	The Station building is located at an important cross section of four major roads (Dr. Dadabhai Nowroji Road, Mahapalika Marg, Hazarimal Somani Marg, Walchand Hirachand marg) with docks and the harbour on the east side, Capitol Cinema, BMC and Times of India building on the west, Crawford market on the north, Nagar chowk garden, bus stop, residential buildings and the Dr. Dadabhai Nowroji Road precinct on the south. The main access is from the Dr. Dadabhai Nowroji Road from the west side. A subway connects the main lobby to the other side of the road for pedestrian access. The building is accessed from the east side by Walchand Hirachand road. The building is an architectural landmark with an immense urban significance as a culmination point in an important scenic vista within the city.			
5.2	Architectural Description	**Planning** The main building is located towards the south of the plot, accessed from the west side through a deep front setback. The platform and ticket lobby area is accessed through side wings directly from the footpath. The main building is connected to the ticket lobby, waiting concourse on the north side, opening into the covered platforms. The rear side semi covered entrance lobby connects the local station concourse on the west and the outstation concourse on the east side. The east side of the plot occupies the annex building, reservation building and the station building through an internal courtyard. The main building along with the out buildings stand as a single mass with domes, spires, statues, terraces, sloping stepped and north light roof structure over platforms, breaking the monotony. <u>Main building:</u> The 'C' shaped building is symmetrically planned and is oriented in north south direction with its longer side facing west and its side extended wings in the front side, enclosing a front courtyard. The central staircase wing with the dome is higher than the side, central gable end wings and side domes.			

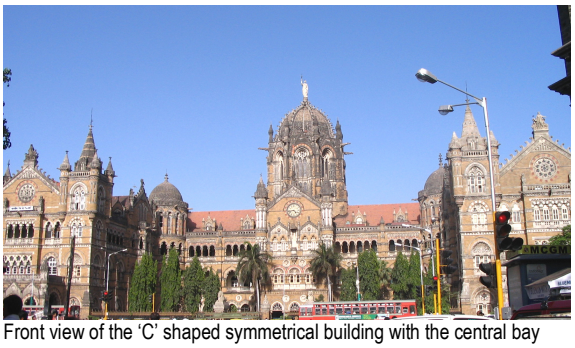
		The central porch of the main building, leads to the main staircase lobby through a verandah, connecting the two 'L' shaped wings on both sides. All wings on all four side ends have staircases connecting the upper floors. The rooms are planned in the center with connecting verandahs in its periphery. The central, side and internal wing façades have extended porches ending into gable ends. The junction of the two wings on both sides is joined with a circular corner drum like wing with a dome above. The linear wings have extended dormer windows. The rear east side of the building opens into a court, which is now occupied by out buildings. The ground floor houses the cash office on the south side, library in the center and other offices on the east and north side. The first floor is occupied by museum above the porch, and offices in the side wings. The second floor is occupied by senior official cabins, conference room. The attic floor is occupied by offices. The dormer windows with sloping roof open into terrace above the verandahs. The side ticket lobby terrace with skylights is accessed by ladder connecting from the north side. <u>Ticket lobby and waiting concourse with local train platforms:</u> The main building connects the ticket building on the north side. The first floor verandah of the main building overlooks the double height of the ticket lobby. The ticket lobby is accessed from the west side through an extended porch with terrace above. The lobby opens into the waiting concourse now occupied by vendors on the north side. The concourse connects the platforms in the north. Six platforms are covered by two high triangular trusses with stepped castellated steel sections, supported on steel columns and brackets, covered with asbestos sheets. <u>Annex and Reservation building:</u> The building is located on the east of the main building, accessed from the east side from an internal court. The building is 'L' shaped with its longer side facing east west overlooking the St George road. The staircase block is located on the north end, connecting the extended wing on every floor through verandahs on both sides. All floors house administrative functions. The annex building is connected to the reservation block from the rear. The main access to this building is from the east side through an internal court. <u>Station Building:</u> The station building is accessed from the south side through a porch and on the west side through a semi enclosed area connecting the local train station. The porch opens into a ticket lobby, housing central double staircase with lifts on both sides, leading to the upper floors. The double height staircase lobby connects the two residential and waiting room wings on either side. The ticket lobby opens into the waiting concourse connecting the platforms to the north. **Features** <u>Main Building:</u> The building façade features are symmetrically planned, as described. The central projecting bay has an extended porch with floors above. The porch has side single arched openings and front three arched openings with decorative intrados, supported on round columns with decorative capitals consisting of floral pattern and animal motifs at the springing point. The front side edge supporting pilasters with a wide base and tapering top and bands. Above the pilasters is a round decorative projection with receding decorative bands at the bottom ending into spires at the top. The projection is highly decorative with a row of semicircular arches with alternate buff and black voussoirs, bands, friezes, quatrefoil openings, fort like parapets, dog gargoyles. The space above the squinch area of the arcade in the porte-cochere houses the bas-reliefs portraits of personalities of the Earl of Dufferin and the Marquess of Dalhousie. The internal entrance has double semi circular arches with receding decorative arched bands consisting of decorative floral pattern in buff stone, supported on a series of polychromatic stone finished round columns on square pedestals and decorative floral pattern capital bands. The arches have round motifs at its springing points. The first floor openings have segmental arches with alternate grey and red voussoir pieces, and roundels above with stone bas-reliefs portraits of Thos Watt, Colonel Hollard in the first floor. The windows have projecting sill bands and decorative stone railing. The second floor openings have trifoil arched openings with decorative ventilator, supported on columns with decorative capitals and a pediment above. The tympanum has projecting sphere, surrounded with stone jali. The pediment top edge has decorative features as crocketing, finial. The centre space between the two pediments has a projecting chattri like structure, which once housed the stone sculpture of Queen Victoria, which is now removed. The statue stood with an orb and spectre in her right and left hands beneath the canopy attached to the wall. The gable end of the central projecting wing has a large round clock on the façade with alternate buff and red voussoir pieces, crocketing at the edge and a Lion sculpture with a cartouche representing British power at the apex of pediment.

		The wings on both the sides of the staircase wing have arch colonnaded verandah openings with ground floor pointed arches with alternate buff and grey stone voussoir pieces, supported on octagonal columns with decorative capital bands. The first floor Islamic arches with decorative intrados and roundels at the squinch level, with jali work within supported on round columns. The second floor with row of semicircular arches with buff and red voussoir pieces, decorative intrados, stone balustrade and jali work in the tympanum. The capital bands at all floor levels, consist of animal, floral motifs finished with fine craftsmanship. The springing points of the arch bands have floral motifs. Eight large bas-relief portrait roundels depict the founders, directors, and other important personalities behind the railway's historic development, are located in the ground floor in the space above the squinch area in the arcade. The men are on the left: Sir Jijibhai Bart, Lord Reay, and Lord Elphinstone; on the right Mountstuart Elphinstone, Sir Bartle Frere Bart, and J Shankersheth. Another set of portrait roundels on the southern façade, includes James J Berkeley, the engineer who masterminded many of railways difficult building schemes. The tympanums at the ground floor level depict Science, embodying astronomy, electricity, physical geography, medicine, chemistry, and mechanics on the north west porch façade. The southwest porch façade represents 'trade', represented by the central figure of peace fostering hormonious relations between the east and west, peace being an essential condition of commerce. The two intersecting perpendicular wings - both sides have projecting corner drum, finishing into a dome. The bay has pointed arched openings in the ground and first and second floor, with decorative intrados in the ground floor arches, alternate buff and red voussoir pieces on the first floor arches, and trifoil arches on the second floor. The third floor has lancet windows with a row of semicircular arches. The floor levels are defined by floral bands. On a smaller scale, the 'castes' of India are represented in the sixteen bas-relief heads in each of the corner drum in the north and south side. The onion shaped dome has a finial at the apex, fort like stone balustrade and Ram head gargoyles at the dome base level. The extended wings have central projecting bays facing the internal courtyard. The wings have pointed arches with double windows and quatrefoil openings at ventilator level. A three sided bay projects on the first floor and second floor level, supported on wide pilaster below. The bay has a tapering bottom with receding decorative bands, and balconies with balustrade at the balcony level. Th gable end of the north and south internal wings facing the front court, have round rosette windows on the façade and edge crocketing. The apex of the side and the central apex of the pediment house lion sculptures in a sitting position with medallions in hand. The side wings facing the west have central projecting wing with gable end, projecting porch and higher side bays with spires above. The porch has pointed arched openings with decorative intrados, and alternate buff and red stone voussoir pieces, with pediments above. The arches are supported on double columns and end pilaster ending into a spire. The pediments have tympanum representing the monogram of 'GIPR" with intricate jaliwork at the background and central motif. The sculpture at the apex of the pediments: on the southwest corner represent Commerce, depicted by a central figure expressing invitation and welcome, a figure on the left holding Britanias trident, and on the right holding a laurel wreath in her left hand to represent successful enterprise, a clipper ship symbolising trade placed beneath her right hand. Agriculture on the south façade, depicted by a central figure with a cornucopia and ploughshare symbolizing plenty, a figure on the right with a sickle and sheath of wheat as a symbol of reaping; and Engineering on the northwest corner of the main façade, depicted by a central figure with the cylinder of a steam engine, a figure on the left with a gunner's quadrant (military engineering), and a figure on the right with a screw propeller (naval engineering) The pediment has crocketing at the edge. The central wing has a marginally projecting wing with a row of arched doorways and quatrefoil ventilators above, opening into the terrace above porch. The second floor windows have a row of arched openings with alternate red and buff voussoir. The bay ends into a stone balustrade with lion sculptors sitting on both sides and band with gargoyles at its base. The side projecting wings have arched openings with decorative tympanum depicting the national bird of India 'Peacock' inscribed in it and intricate *jali* work in the background. The wings end into four spires at each end, along with a central spire. The side spires have tapering bottom edges with receding bands and slit rectangular windows at the top. The internal roofing of the north side porch leading to the ticket lobby has groined vaulted roof with an animal figure at the center of the ribs. The porch leads to the double height ticket lobby with overlooking galleries above with cast iron railing. The lobby has groin vault with wooden ribs and painted curved surfaces, supported on round stone colonette with high pedestal and decorative capitals. The spandrel and tympanum of the arches have floral, animal motifs, floral springing points. The ticket counters are located in the south side and lobby opens into the concourse on its north side through pointed arches.

		The waiting concourse has flat and arched alternate bays with skylight openings. The steel arches are supported on steel columns. The intrados of the steel arch and the column brackets are highly ornamented with floral pattern. The central main stone staircase with triple height atrium space has an eight sided ribbed dome The lobby has an overlooking gallery at the dome base level with stone balustrade, opening into the dome peripheral terrace. The bays have arched lancet windows supported on colonette. Each lancet window has double trifoil arches with round openings and pediments above. The ribbed bands have croketing and apex of the dome ends into a sculpture depicting 'Progress'. The statue carries a copper glit flaming torch in her right hand, and her left hand holds a winged wheel which rests at her side. The windows have lower panels as openable doors and upper fixed stained glass panels. The stain glass mural represents floral and animal pattern, 'GIPR' and engine monograms. Floral bands define the dome base level. The internal alternate octagonal dome walls have receding arches with decorative bands of floral and animal in buff stone. The internal dome walls have friezes, bands at various levels. The first floor lobby has arched openings supported on decorative brackets. The conference room of the second floor has wooden coffered ceiling and arched openings supported on columns projecting out from the wall. The spandrel of the arch is decorated with animal heads, floral pattern inscribed in it. The columns have griffe at the base. The gate entrance has three gate posts with entrance and exit on either side. The circular high stone gate posts have tapering top with decorative capital bands, friezes. The side gate posts have high pedestal base for two animal sculptures Peacocks, egrets, lotus flowers, monkeys, lotus flowers and coats of arms are depicted in sculptural relief on tympanums throughout the public spaces and entrances to the building. **Style** The building displays characteristics of the Victorian Gothic Style		
5.3	Intrinsic	The first railway ran from here to Thane in 1853.		
5.4	Value Classification	A(arc), A(his), B(per), B(des), B(uu), C(seh), E, F, G(grp), H(tec), I(sce)	Recommended grade:	I
6.0		**Topography**		
6.1	Floors	Main building G+2+attic floor, with part terrace.		
7.0		**Construction**		
7.1	Plinth	Normal height plinth with sloping stone plinth protection band		
7.2	Walls	Load bearing stone external wall, internal stone arches with brick infill.		
7.3	Floor	Floors supported on wooden rafters.		
7.4	Stairs	Main central grand open well 'C' shaped stone staircase with stone risers and treads. The staircase has upper overlooking galleries Four elliptical wooden staircases in the end of extended wings with wooden treads, risers and wooden slit soffit. Five cast iron spiral staircases connecting the top of the dome. Single flight narrow stone staircase at the periphery of the main dome.		
7.5	Openings	Arched verandah, door and window external openings with pointed, semicircular arches with glazed paneled shutters and fixed glazed quatrefoil, rose window openings as ventilators. Main entrance wooden paneled grand doors with brass exposed hardware, with intricate wooden *jail* work in the fixed ventilator.		
7.6	Roofing	Mangalore tile sloping roof with gable ends to the projecting corner and side wings, dormer windows etc, supported on king post wooden truss. AC sheet roofing with skylights supported over steel truss over platforms, waiting concourse. Groined ribbed vaulted roof over ticket lobby and lobby porch.		
7.7	Articulation	Pointed, segmental, Islamic arches, rose windows, columns with decorative capitals, decorative intrados and tympanum, animal and floral friezes, gargoyles, cartouche, turrets, spires, domes, crockets, monograms, bas relief work of personalities.		
7.8	Finishes	Building is externally clad with buff stone. The building features are of polychromatic stones consisting of buff, red and grey Porbunder stone, limestone, sandstone. The floor is finished with Minton tile flooring, and natural stone and wooden flooring at places The main staircase dome is finished with buff stone, with polychromatic stone finished arches, columns. The staircase has stone dado work with intricate edge stone detailing.		
7.9	Interiors (Movable & Immovable)	**Movable** Old clocks with wooden casing, storage units, railway accessories and instruments stored in the museum area. **Immovable** Intricate decorative iron railing of the main staircase, wood paneling in conference room, wooden *jali* and tracery work in partitions, Minton tile dado in the conference room. Cast iron sand buckets holder with hooks, with the manufacturer " Merryweather & Sons		

		GIPR" engraved on it and fire hose holder at every floor. The west side entrance has two stone gate posts with two feline creatures (one a lion to represent British interest in India, the other a tiger to represent the national symbol of India)
7.10	Compound/ Fence/ Gate	Main entrance from the west side has two large stone octagonal gateposts with a tapering top, along with a decorative iron gate. The rear side entrance has three large stone gateposts. Compound wall is composed of cyclopean stone masonary with cast iron fence above.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Front open space with symmetrically planned landscaped space with integrated paved areas. Old trees, shrubs and potted plants in the front space. Parking area at periphery of the front space. Out buildings: Toilet block G+2 building connected to the Main building on the rear side. Extension building on the rear east side in the north corner. Canteen Police quarters, Provisional store structure – Ground structure Substation building – Ground structure The rear entrance to the platforms has been paved and covered with arched gateway and semi enclosed.
		Annex and Reservation building on the rear east side – G+3 with terrace (3rd floor added). Buff stone clad 'L' shape building with similar features as the main building. Station building – G+3 buff stone clad Art deco style building, built in 1929.
8.0		**Services & Utilities**
8.1	Lighting	Adequate lighting through verandahs, passages, supplemented with artificial lighting
8.2	Ventilation	Adequate ventilation through verandahs, passages, supplemented with artificial ventilation
8.3	Electricity	BEST
8.4	Water Supply	MCGM
8.5	Drainage (Plumbing & Sanitation)	MCGM
8.6	Fire Precaution	Fire hydrant attached to the tank in the front open space attached to fire hoses and sand buckets on every floor.
8.7	Other (HVAC/BMS/Security Systems)	Window air conditioning units have been installed in individual rooms.
9.0		**Condition**
9.1	Plinth	Fair – blackened and stained due to weathering.
9.2	Walls	Poor – Seepage through walls observed at the upper floors.
9.3	Floor	Fair – Wooden members are in a deteriorating state at places. Seepage observed in the south verandahs on the second floor. Partitions have been added
9.4	Stairs	Fair – deteriorating due to daily wear and tear.
9.5	Openings	Fair - blackened and stained due to weathering. Cracks observed in the stone arches. Openings have been blocked to occupy AC at places; window and door shutters have been changed. Stain glass shutters have been replaced. The main north west entrance to the platforms has been blocked by the subway entry. The second floor rear opening has been broken to connect the new toilet building. Openings in the front side have been blocked with hoardings. Verandah openings have been enclosed to occupy office functions and toilet blocks in the south and east side.
9.6	Roofing	Fair – Many additions and alterations have been made
9.7	Articulation & Finishes	Poor – Blackened due to weathering. Few stone carved and tracery features in the front side are in a deteriorating condition with some in a broken state. The south side façade features are in a neglected state. The stone parapet wall is in a poor state. The features exhibit staining and salt deposition. The interior of the ticket office has been insensitively altered by using ceramic tile flooring and columns clad with granite stone. Stain glass of the round windows of the west porch and in the lancet windows of the main dome has been replaced by coloured acrylic sheets.
9.8	Services	Poor - Services at the rear side have been haphazardly added. Electric wires and drainage lines have been passed through walls. Insertion of lifts has caused cracks in the masonary.
9.9	Out Buildings	Poor – Out buildings have been insensitively added. The rear side court houses incongruous structures blocking the façade.
9.10	Overall Conditions	Fair | Maintenance level | Poor
10.0		**Transformation**
	Form	Subway has been added in the north west entrance. The north east side wing has been extended insensitively.
	Structure	Catwalk has been added from the main dome to the porch wing gable end. Attics have been added at various floors. Lifts have been added on the sides of the main staircase.

		Toilets and conference room has been added. Toilet block has been connected to the main building on the east side. Water tanks occupy front and rear side part terraces.
	Articulation & Finishes	Many details have been broken or painted.
11.0		**DP Remarks/ Perceived Threats**
		Railway station, building forms part of C1 zone.
12.0		**Additional Notes/ References/ Documents available**
		Additional Notes: Chhatrapati Shivaji or Victoria Terminus (the terminus of the Great Indian Peninsula Railway, now known as the Central Railway was designed by Frederick William Stevens. Work commenced in 1878 and the station itself was opened for traffic on 1st January 1882. On Jubilee Day, 1887, the terminus was named after the Queen Empress. There is exquisite ornamentation and embellishment on the facade and beautifully executed panels, dados and friezes adorning the walls and the many loggias, buttresses, arches and windows. Inside the crowded booking office is a wealth of choice Italian marble, polished Indian blue stone and elaborate stone arches covered with carved foliage and grotesques. All the ornamental details of the building were drawn by F W Stevens himself. Other features include a tasselated floor, dados of glazed tiles, stained glass windows, galleries of highly ornamented iron work, long counters made of cleverly blended woods. The groined roof was originally painted in a shade of azure with gold stars. Striking features in the main entrance include ornate wooden doors spaced between impressively crafted marble columns and a grand cantilevered staircase that loftily skirts the walls with eight and a half feet wide overhanging slabs of blue stone, beautiful wrought iron railing and rich sienna marble wall. Between each of the eight ribs of the dome are long, stained glass windows decorated with the GIP monogram and arms and foliage. This has been awarded the 'World Heritage Monument' status. **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc. SHARADA DWIVEDI and RAHUL MEHROTRA (2001) *Fort Walks,* Bombay : Eminence Designs Pvt. Ltd. ABHA NARAIN LAMBAH *Through the Looking Glass – The Grade I Heritage of Mumbai,* Mumbai : Urban Design Research Institute, Jasubhai Media and Super Book House.



Front view of the 'C' shaped symmetrical building with the central bay with dome structure and side gable end wings

Verandah with arched openings with buff and red stone alternate voussoirs, supported on columns with decorative capitals and high base, with geometric pattern spandrel and frieze bands

Subsidiary building 1 with arched and rectangular openings, an additional third floor

Subsidiary building 2 with vertical bands and rear side subsidiary building 3

Buff stone clad central wing with high gable end façade with pointed, semicircular and trifoiled arched openings, round clock with red and buff stone voussoirs, side turrets, decorative frieze bands, spandrels, pediments, bas-relief portrait roundels

Main porch entrance with multifoil arched opening with decorative arch band supported on grey stone round column with ornamented capital and high base, side projecting pilasters with bands

Central dome structure with arched lancet windows ending into pediments, high spires with gargoyles, dome with crocketing on ribs surmounted by the sculpture depicting 'Progress'

Column capital clad with granite with highly ornamented corinthian capitals, animal motif at the springing point, arch band with floral pattern

Corner round projecting bay with trefoil arched opening supported on accouplement of grey stone columns with ornamented capitals, frieze bands of floral pattern at floor levels

Gate post on either side of the carved gate flanked by the Tiger and Lion sculpture depicting the symbol of Power in two countries of India and Britain on a high pedestal with floral and geometric pattern frieze bands

Detail of a crocodile Gargoyle

Gate post of the rear gate with geometric pattern frieze bands

Arch articulation with polychromatic column finish on high base with decorative floral pattern frieze and arch bands

Gable end view with crocketing in the edge and animal sculptures on either side

Detail of bas relief portrait roundel of Jagannath Shunkersett and other important personalities behind the railway's historic development on the facade

Multifoil decorative arched windows on red stone columns on pedestal with round windows and frieze band

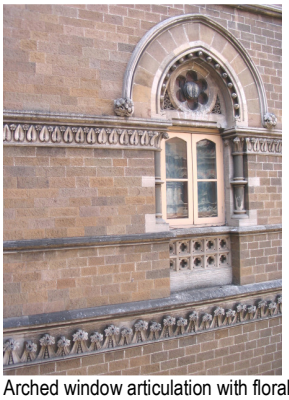
Ornamental tympanum with intricately carved floral and animal motifs, floral arch band

Pointed arch opening of corridor overlooking the front courtyard with bands, roundels

Lancet window with stained glass and carved articulation bands, rose window

Subsidiary dome with fort like parapet, gargoyles, bands, arched windows

ecorative arches and brackets in the roof over concourse with skylights and ventilators to admit natural light

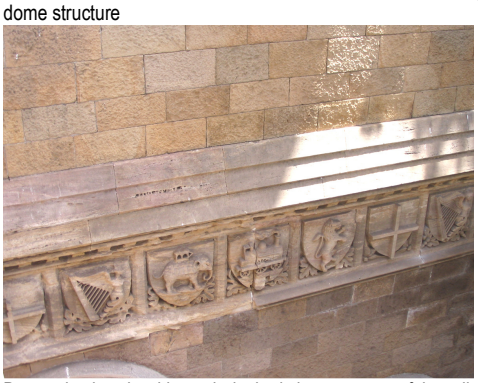


Arched window articulation with floral pattern frieze bands, balustrade, dentil bands, rose window opening

Interior view of the arched corridor on round columns

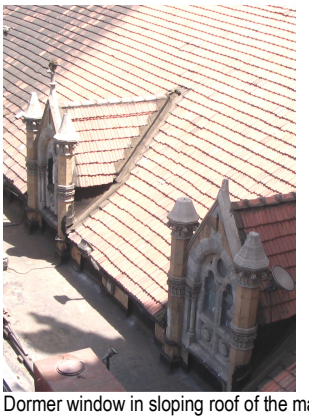
Detail of the carved stone balustrade and frieze bands in the gallery within dome structure

Bas relief portrait band in the curved wing with dentil band and stone balustrade above

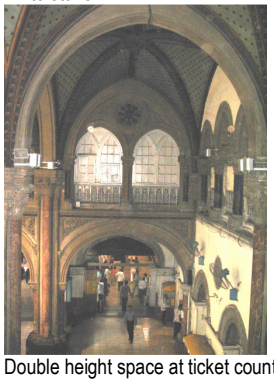


Decorative bands with symbols depicting progress of the railways etc

Vault of porch with carved bands, ribs, ceiling clad in red and white stone



Dormer window in sloping roof of the main building



Double height space at ticket counter with ribbed vaulting, overlooking galleries

Grand open well staircase with arched openings

Round column with a high base

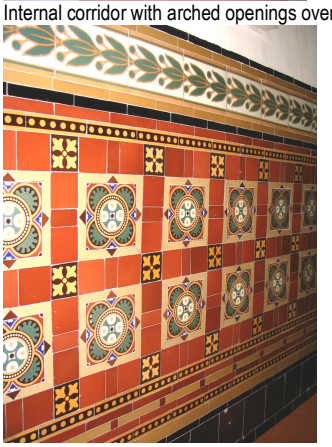
Cast iron columns with wide capital, geometric pattern frieze band

Wooden partition detail with intricate tracery work in geometric pattern

Door in subsidiary building no 2 with glazed paneled shutters

Internal corridor with arched openings overlooking the front courtyard

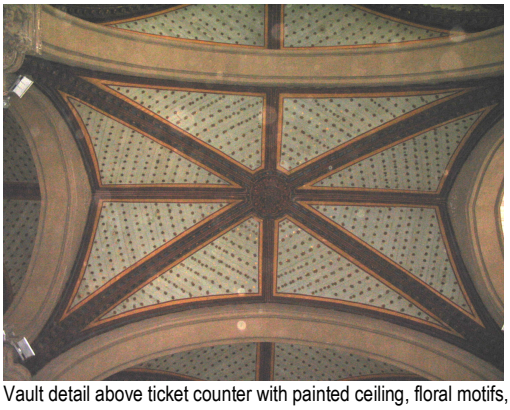
Internal door and paneling with carved paneled shutters

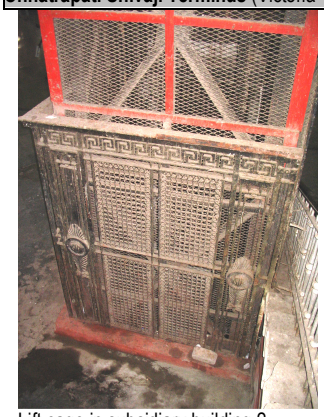

Cement tile dado in committee room

Cast iron carved bracket in subsidiary building 1

Door in subsidiary building no 1with louvered and glazed paneled shutters

Main dome with ribs, carved frieze bands, arched openings


Vault detail above ticket counter with painted ceiling, floral motifs, ribs



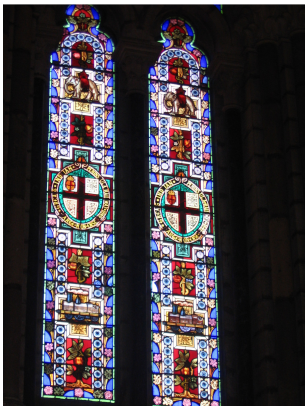
Lift cage in subsidiary building 2

Joinery detail in steel with human face and geometric pattern relief work

Wooden side staircase with carved newel post in subsidiary building 1

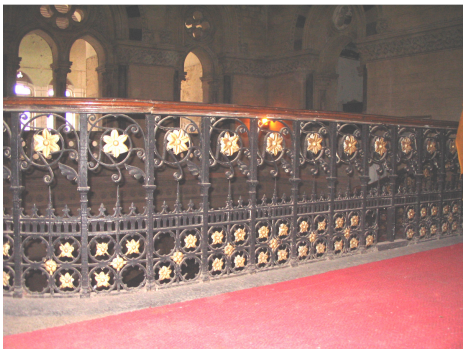
Logo inscription of 'Great Peninsular Indian Railway' in the arched opening

Stone staircase with wood and tile dado paneling, stone sculpture newel post and carved cast iron railing

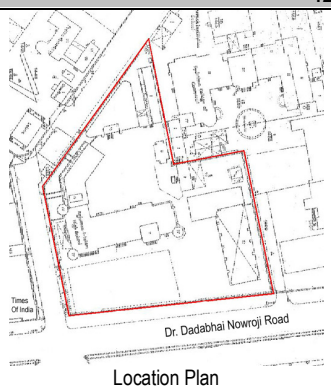


Stained glass panel detail

Roof truss over platform area admitting North light



Detail of the cast iron railing of grand staircase 1

Anjuman E Islam High School			122
		Common Ref No: 122 Card No: 164 Ward (Part): A (part I) CS No: 1459 Plot Area: Indeterminable B U Area: - Date: 21/12/2004 Recorded by: Zankhana Prajapati Reviewed by: Int: Zankhana Prajapati Ext: Zankhana Prajapati Photo Ref.: 122_Anjuman -e-Islam High School	 Location Plan
1.0		**Denomination**	
1.1	Name of Premises	Anjuman E Islam High School	
1.2	Earlier Name	Anjuman E Islam High School	
1.3	Built in:	1890	Extension Date: -
2.0		**Access**	
2.1	Main	Dr Dadabhai Nowroji Road	
2.2	Subsidiary	Badrudin Tyebji Marg	
3.0		**Ownership pattern**	
3.1	Present	Trust - Anjuman E Islam	
3.2	Past	Trust - Anjuman E Islam	
3.3	Status	Trust	
4.0		**Use**	
4.1	Present	High School	
4.2	Past	High School	
4.3	Usage	Institutional	
5.0		**Significance & Value Classification**	
5.1	Townscape (Manmade)	The building is one of the important buildings along Dr. Dadabhai Nowroji Road precinct. The building is juxtaposed among other buildings of similar styles like Times Of India and Sir J. J College of Arts on either side and Chhatrapati Shivaji Terminus on the east. The building is accessed from the east side, from Dr. Dadabhai Nowroji Road.	
5.2	Architectural Description	**Planning** The building is placed on the site with huge setback from the compound wall. The building is L shaped structure with verandah on one side connecting the classrooms. Front wing consists of the main staircase leading to the upper floors and the service stairs is located in the corners of the building. The ground floor houses the administration of the school, the offices and a few classrooms while the other classrooms are upstairs. A grand hall used to exist on the first floor that has been converted to more classrooms. **Features** The building has many important decorative features like pointed arches, decorative column capitals and bases, *jalis*, minarets, ventilators, *chhatris*, *jharokhas*, domes with stone carved finial, floral motif, cornice bands, decorative stone brackets supporting the balcony and terrace parapets. Spiral staircases in the corners and the wing junction end in minarets on top **Style** The building displays characteristics of the Indo Saracenic style of Architecture	
5.3	Intrinsic	-	
5.4	Value Classification	A(arc), B(per), B(des), E, F, G(grp)	Recommended grade: II B
6.0		**Topography**	
6.1	Floors	G+2	
7.0		**Construction**	
7.1	Plinth	Low Plinth, three risers high of grey stone with a plinth protection band.	
7.2	Walls	Load bearing stone walls	
7.3	Floor	The floor is supported on wooden beams	
7.4	Stairs	The building has 4 staircases. Three stone spiral staircases, located at the two ends of the	

		main building and at the junction of the two wings. The fourth staircase is a doglegged stair with wooden treads, risers, handrail and balusters.
7.5	Openings	All door and window openings are either pointed arch openings or Mughal arches, with ventilators above and wooden and glass panels below.
7.6	Roofing	Domes over some portions, flat roofs and sloping Mangalore tile roof, finished RCC roofs over other portions. Asbestos sheet roofing in some areas supported on a timber framework.
7.7	Articulation	The building is elaborately articulated internally as well as externally with pointed arches, decorative column capitals and bases, *jails*, minarets, ventilators, *chhatris, jharokhas*, domes, Mughal arches, floral motif, cornice bands, decorative stone brackets supporting the balcony and terrace parapets.
7.8	Finishes	External walls are clad with exposed grey and buff basalt stone, internally the rooms are plastered and painted. The floor is finished with Minton tiles in some areas and ceramic tiles and Indian Patent Stone in others.
7.9	Interiors (Movable & Immovable)	**Movable** Old wooden cupboards, book cases, light fixtures, chandeliers. **Immovable** -
7.10	Compound/ Fence/ Gate	Compound wall consists of cast iron decorative gate with a grey stone gate post.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	The playground of the building occupies the front setback of the site along with some landscaped areas between other buildings. New buildings have been added in the compound like the canteen, the new building of the Anjuman e Islam school, Akbar Peerbhoy Polytechnic, Catering College and the Management building.
8.0		**Services & Utilities**
8.1	Lighting	Adequate natural light supplemented by artificial lighting.
8.2	Ventilation	Adequate naturally ventilation supplemented by artificial ventilation
8.3	Electricity	BEST
8.4	Water Supply	MCGM
8.5	Drainage (Plumbing & Sanitation)	MCGM
8.6	Fire Precaution	-
8.7	Other (HVAC/BMS/Security Systems)	Window air conditioners have been added
9.0		**Condition**
9.1	Plinth	Poor - plinth has been covered with sand, earth. Seepage has been observed in different places along with dust collection and plant growth.
9.2	Walls	Poor - cracks have been developed internally, external walls are blackened and damaged at places due to plant growth and seepage.
9.3	Floor	Fair - The floor has also developed cracks at certain places.
9.4	Stairs	Fair
9.5	Openings	Poor - Many of the window panes are broken and have been blocked by wooden planks or brick walls. The door and window pattern has been changed in many places. The frames of the windows and stone arches have been changed and repainted, the have been painted
9.6	Roofing	Fair - The original Mangalore tiled roof has been replaced in many places by asbestos sheets. The roof is leaking in many places.
9.7	Articulation & Finishes	Fair - Plaster peeling has been observed in the interior spaces and seepage of walls has damaged much of the articulation.
9.8	Services	Fair - Pipes are leaking and extensive plant growth has been observed.
9.9	Out Buildings	Fair
9.10	Overall Conditions	Fair | Maintenance level | Poor
10.0		**Transformation**
	Form	One of the largest transformations to the form of the building is the addition to the rear of the building of the Akbar Peerbhoy Management wing.
	Structure	Loading conditions might have changed due to the addition of the new wing.
	Articulation & Finishes	Stone has been painted in many places while a lot of the decorative articulation is damaged.
11.0		**DP Remarks/ Perceived Threats**
		Secondary school
12.0		**Additional Notes/ References/ Documents available**
		Additional Notes: - **References:**

INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.*
FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc.
Eicher Goodearth Ltd. (2002) *City Map – Mumbai,* Mumbai.

Grey stone clad building with Islamic style features like arches, spires, jail work, tower dome.

Main Entrance of the building with receding arches with multifoils and floral motifs in the spandrel.

Minaret detail with floral motifs, spires, dentil moulding etc

Detail of jaliwork in a minaret

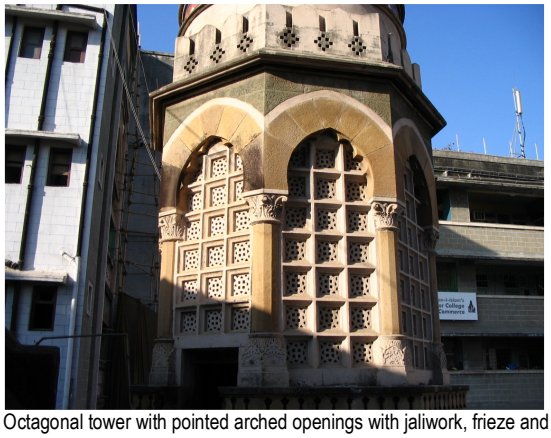
Front façade with arched openings with buff and grey stone cladding

Arch detail with grey and buff stone band of voussoir, ventilator jaliwork, floral motifs and frieze bands, terrace balustrade, cornice band

Detail of frieze band with floral motif at floor level

Detail of the decorative bracket supporting the projecting floor above.

Gable end with arched openings. Incongruous additions to the façade opening, atltered shutters etc mar the façade features



Octagonal tower with pointed arched openings with jaliwork, frieze and floor bands

Column with floral pattern Corinthian capital

Open well staircase with intricate cast iron and wood railing

Tower detail

Marble tablet with inscriptions written in Urdu

Corner detail showing tower with minaret surmounted by a dome

Arched window opening blocked by louvered shutters

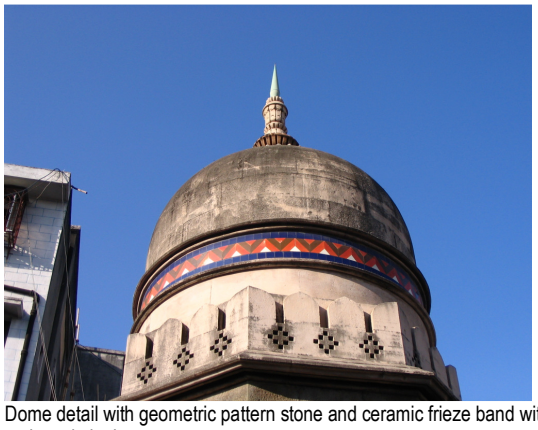
Verandah with arched openings on columns with Corinthian capitals

Light fixture in interior

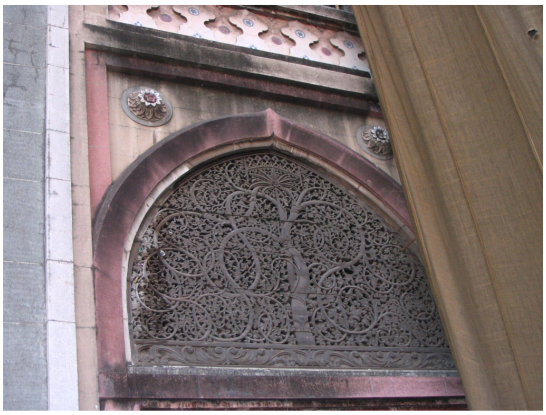
Wooden spiral staircase

Internal façade with arched openings. Many additions have taken place.

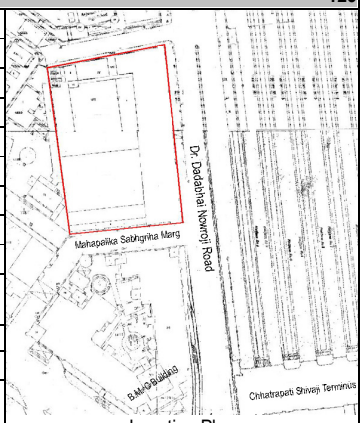
Detail of the multifoil arched opening with stone ventilator floral and geometric pattern tracery work



Dome detail with geometric pattern stone and ceramic frieze band with a pinnacle in the top



Intricate Jali work in an arch ventilator with floral motif in the spandrel

Times of India building					123
		Common Ref No: 123 Card No: 165 Ward (Part): A (Part II) CS No: 1451 Plot Area: 5676.93 sq m B U Area: 28384.65 sq m Date: 10/01/2005 Recorded by: Sonal Modak Reviewed by Int: Sonal Modak, Zankhana Prajapati Internal photography permission denied Ext: Sonal Modak, Zankhana Prajapati Photo Ref: 123_Times of India.	 Location Plan		
1.0		**Denomination**			
1.1	Name of Premises	Times of India building			
1.2	Earlier Name	Times of India building			
1.3	Built in:	Commencement 1901, Completion 1903	Extension Date	-	
2.0		**Access**			
2.1	Main	Dr. Dadabhai Nowroji Road – Pedestrian			
2.2	Subsidiary	A narrow lane on north and south - Pedestrian			
3.0		**Ownership pattern**			
3.1	Present	Private – Times of India Group			
3.2	Past	Private – Bennett Coleman and Company Building			
3.3	Status	Owner			
4.0		**Use**			
4.1	Present	Commercial - Press, shops			
4.2	Past	Commercial – Press			
4.3	Usage	Commercial – Daily			
5.0		**Significance & value Classification**			
5.1	Townscape (Manmade)	It is one of the heritage buildings along Dr. Dadabhai Nowroji Road standing opposite Chhatrapati Shivaji Terminus maintaining a similar scale and features as the neighboring buildings. Main access is a central access through a porch spanning across the footpath in front (eastern) side. Two towers capped by onion shaped domes on northern and southern ends define the expanse of the building.			
5.2	Architectural Description	**Planning** A rectangular plan with central entrance through a porch to a common lobby. Provision of separate staff and goods entrance from north and south sides respectively. Various in-house departments of Times of India are distributed across all five floors of the building. Service areas and toilets are located along western and northern facades. Layout differs from floor to floor as per the departmental needs. Engaged octagonal pilasters tapering towards top, built in yellow stone, divide the front façade in seven vertical bays. The bays at northern and southern ends are topped by onion shaped domes. Ground floor has large pointed arched openings. First and second floor have comparatively smaller pointed arched window openings with circular ventilator inscribed within on first floor and **Features** The north, south and east frontage are faced with grey and yellow basalt and white Porbunder stone. The eastern frontage has three large rose-windowed gables. A bulbous dome-capped tower at north and south end of the eastern façade. Step out balconies at first floor level rest on decorative stone brackets. Features like floral motifs, decorative spandrels, decorative arch springing points etc. can be seen on the front façade. **Style** Predominant use of Neo-Gothic and Indo-Saracenic style of architecture.			
5.3	Intrinsic	-			
5.4	Value Classification	A(arc), B(per), B(des), E, F, G(grp)	Recommended grade	II A.	

6.0		**Topography**
6.1	Floors	G + 3 front wing, G + 5 rear wing
7.0		**Construction**
7.1	Plinth	Medium plinth about 2 ft high in grey stone with a plinth protection layer.
7.2	Walls	Thick load bearing composite external walls. Internal brick walls as per requirement.
7.3	Floor	Floors are resting on cast iron columns. Most of the areas have false ceilings. Flooring system is indeterminable as could not be seen.
7.4	Stairs	Main timber staircase with wooden balustrades and handrail. Narrow RCC staircase.
7.5	Openings	Main entrance door accessed from a porch spanning across the footpath on eastern side. Large arched openings on ground floor, comparatively smaller arched openings on first and second floors. First floor openings have circular ventilator panels inscribed inside the arch fixed with glazed panel and glazed sashed shutters on second floor. Third floor has rectangular openings with wooden frame glazed double shutters. Step out balconies at first floor level resting on stone brackets.
7.6	Roofing	The eastern wing along Dr. D. N. Road has MS north-light trusses with AC roofing sheets and Mangalore tiles above. Remaining part has flat RCC slab roofing.
7.7	Articulation	Façade punctuated by pointed arched windows, rose windows, engaged pilasters, decorative arch springing points, floral motifs.
7.8	Finishes	External walls with exposed grey basalt ashlar masonry facing. Walls plastered and painted internally. Porch columns clad with granite slabs. Ceramic tile dado and wooden paneling in some parts of the building.
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -
7.10	Compound/ Fence/ Gate	Building sits on entire plot with a marginal open space on rear (western) side.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	-
8.0		**Services & Utilities**
8.1	Lighting	Adequate natural light through door-window openings and supplemented by electric light fixtures.
8.2	Ventilation	Though natural ventilation through door-window openings is available, it is totally dependent upon a forced ventilation system.
8.3	Electricity	BEST
8.4	Water Supply	MCGM
8.5	Drainage (Plumbing & Sanitation)	MCGM
8.6	Fire Precaution	Indeterminable
8.7	Other (HVAC/BMS/Security Systems)	Central AC unit. Window AC units in cabins
9.0		**Condition**
9.1	Plinth	Fair
9.2	Walls	Good
9.3	Floor	Good
9.4	Stairs	Good
9.5	Openings	Good
9.6	Roofing	Good
9.7	Articulation & Finishes	Good
9.8	Services	Fair
9.9	Out Buildings	-
9.10	Overall Conditions	Good | Maintenance level | Good
10.0		**Transformation**
	Form	Fourth and fifth floors have been added on rear (western) wing.
	Structure	Temporary shed erected along northern side for parking. Addition of steel sections to strengthen floors.
	Articulation & Finishes	Interiors have been totally changed over the period.
11.0		**DP Remarks/ Perceived Threats**
		Building forms part of C1 zone
12.0		**Additional Notes/ References/ Documents available**
		Additional Notes:

		The Design was prepared by the firm of Gostling and Morris in keeping with the neighbouring buildings. The foundation stone laying ceremony of the building took place on December 30, 1901 and the building was completed in 1903. The design was prepared by the firm of architects, Gostling and Morris, in a mixed Gothic and Saracenic style in keeping with the neighbouring buildings. The north, south and east frontages are faced with blue and yellow basalt and with white Porbunder stone. The eastern frontage is specially effective with its three large rose-windowed gables, two subordinate pediments and a Saracenic dome capped tower at either end of the facade. Since its establishment in these offices, the Times of India is referred to as 'the old lady of Bori Bunder'. **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* SHARADA DWIVEDI and RAHUL MEHROTRA (2001) *The Cities Within*, Bombay : Eminence Designs Pvt. Ltd. RAHUL MEHROTRA, GUNTER NEST and SANDHYA SAVANT (1994) *The Fort Precinct in Bombay – Conserving an Image Centre*, 2 Vols, Bombay. FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc.

Grey stone clad façade with arched openings with white bands, buff stone columns and corner tower with onion shaped roof dome roof.

Balconies with stone balustrade, finials, supported on decorative brackets

North side façade with additions and transformations

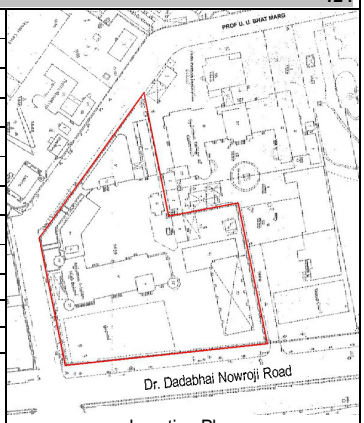
Pointed arched window openings with buff stone voussoirs, arch bands with floral motifs at the springing point and spandrel

Projecting balcony with decorative brackets, floral motifs, bands etc

Pointed arch door opening with decorative pattern in the spandrel and ventilator.

South side elevation with additions and transformations

Common Ref No: 124	
Card No: 166	
Ward (Part): A (Part I)	
CS No: 1460	
Plot Area: 234.95 sqm.	
B U Area: -	
Date: 22/12/2004	
Recorded by: Sonal Modak	
Reviewed by:	
Int: Sonal Modak	
Ext: Sonal Modak	
Photo Ref: 124_Akbar Peerbhoy Polytechnic.	



Location Plan

1.0		**Denomination**			
1.1	Name of Premises	Akbar Peerbhoy Polytechnic			
1.2	Earlier Name	Akbar Peerbhoy Polytechnic			
1.3	Built in:	1860	Extension Date:	Indeterminable	
2.0		**Access**			
2.1	Main	Dr. Dadabhai Nowroji Road – Vehicular and Pedestrian			
2.2	Subsidiary	-			
3.0		**Ownership pattern**			
3.1	Present	Private -Trust			
3.2	Past	Indeterminable			
3.3	Status	Owner			
4.0		**Use**			
4.1	Present	Institutional – Educational			
4.2	Past	Institutional – Educational			
4.3	Usage	Daily			
5.0		**Significance & value Classification**			
5.1	Townscape (Manmade)	It is one of the buildings along Dr. Dadabhai Nowroji Road standing opposite Chhatrapati Shivaji Terminus in the same campus as that of the Anjuman-E-Islam High School. Main access is through a common open ground, shared by the Institute and the High School from eastern side.			
5.2	Architectural Description	**Planning** The building is 'L' shaped in plan. The longer arm has the classrooms and the shorter arm houses the main wide staircase, office areas and the service areas. All floors have a typical floor plan with wide long corridor and rooms along it. One enters a common entrance lobby having wide staircases connecting all the floors through a pointed arch having intricately carved *jali*. Longer arm has a stilted ground floor with pointed arches forming periphery. Currently work is under way of construction of additional floors above the western wing supported on an RCC frame structure that begins at the ground level. . **Features** Arcade on ground level stilt has pointed arches. Main entrance is a pointed arch having intricately carved *jali* work. A large pointed arch covering a height of all floors on south and east façade in the corner. Decorative stone balustrade along the corridors on southern façade. **Style** Influence of Indo-Saracenic style of architecture.			
5.3	Intrinsic	-			
5.4	Value Classification	A(arc), B(per), B(des), E, F, G(grp)	Recommended grade	II B	
6.0		**Topography**			
6.1	Floors	G+ 5 Main building block.			
7.0		**Construction**			
7.1	Plinth	Low plinth with stilts at ground level.			
7.2	Walls	Composite walls with grey ashlar masonry facing and brick wall backing. Internal walls are non-load bearing brick walls.			

7.3	Floor	RCC flat slab floors.
7.4	Stairs	Main wide staircase in a common lobby. New dog-legged RCC staircase in the western wing.
7.5	Openings	Main entrance door has a pointed arch. All window openings are rectangular with wooden frames glazed double shutters. Ground floor stilts have an arcade of pointed arches. Large pointedarches span through all the floors on southern and eastern façades. Square ventilators at each floor fixed with stone *jalis* on eastern façade of the shorter arm.
7.6	Roofing	RCC slab flat roof.
7.7	Articulation	-
7.8	Finishes	Exposed grey ashlar masonry externally. Walls plastered and painted internally.
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -
7.10	Compound/ Fence/ Gate	Institute shares a common boundary with the High School built in brick masonry about 3 ft 6 inches high on all four sides.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Open ground on eastern side.
8.0		**Services & Utilities**
8.1	Lighting	Adequate natural light through door-window openings and corridors, supplemented by electrical lighting.
8.2	Ventilation	Adequate natural ventilation through door-window openings and corridors, supplemented by electrical fans.
8.3	Electricity	BEST
8.4	Water Supply	MCGM
8.5	Drainage (Plumbing & Sanitation)	MCGM
8.6	Fire Precaution	Indeterminable
8.7	Other (HVAC/BMS/Security Systems)	Indeterminable
9.0		**Condition**
9.1	Plinth	Fair
9.2	Walls	Fair
9.3	Floor	Fair
9.4	Stairs	Fair
9.5	Openings	Fair – Broken door-window glazed panels.
9.6	Roofing	Fair
9.7	Articulation & Finishes	Fair
9.8	Services	Fair
9.9	Out Buildings	Fair
9.10	Overall Conditions	Fair | Maintenance level | Fair
10.0		**Transformation**
	Form	-
	Structure	Work is currently under way of adding floors on the western wing supported on an RCC frame rising from the ground.
	Articulation & Finishes	Barring the arches on the ground floor, the higher floors are devoid of any articulation.
11.0		**DP Remarks/ Perceived Threats**
		Secondary School, building forms part of R zone.
12.0		**Additional Notes/ References/ Documents available**
		Additional Notes: - **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* SHARADA DWIVEDI and RAHUL MEHROTRA (2001) *The Cities Within*, Bombay : Eminence Designs Pvt. Ltd. RAHUL MEHROTRA, GUNTER NEST and SANDHYA SAVANT (1994) *The Fort Precinct in Bombay – Conserving an Image Centre*, 2 Vols, Bombay. FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc. SHARADA DWIVEDI and RAHUL MEHROTRA (2001) *Fort Walks,* Bombay : Eminence Designs Pvt. Ltd.

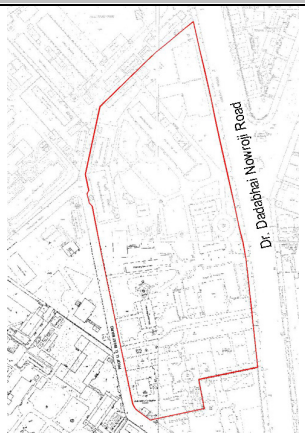
Newly constructed building

Newly constructed Annex building

Verandah openings of the remaining old part of the building with jail work

Arcade with pointed arched openings of the old part of the building

Arched opening of the old building with intricate tracery work in the ventilator

Sir J. J. School of Arts Complex					125
		Common Ref No: 125 Card No: 167 Ward (Part): A (Part I) CS No: 1461 (Fort Division) Plot Area: 31940.89 sq m. B U Area: 24650 sq m. Date: 03/01/05 Recorded by: Prachi Merchant Reviewed by: Int: Prachi Merchant, Zankhana Prajapati Ext: Prachi Merchant, Zankhana Prajapati Photo Ref: 125_J.J. Institute of art complex.		 Location Plan	
1.0		**Denomination**			
1.1	Name of Premises	Sir J. J. School of Arts Complex			
1.2	Earlier Name	Sir JJ School of Arts, Bombay – School Of Arts			
1.3	Built in:	1878	Extension Date:	1882: Commercial Arts workshop. 1883: Lord Raey Art Workshop 1886: Applied Arts Building 1910: College of Architecture - Old 1957: College of Architecture - New	
2.0		**Access**			
2.1	Main	Dr. Dadabhai Nowroji Road			
2.2	Subsidiary	Baddruddin Tayebji Road			
3.0		**Ownership pattern**			
3.1	Present	State Government			
3.2	Past	Trust			
3.3	Status	Owner			
4.0		**Use**			
4.1	Present	Educational institution, Residential – staff and Dean			
4.2	Past	Educational institution, Residential – staff and Dean			
4.3	Usage	Daily			
5.0		**Significance & value Classification**			
5.1	Townscape (Manmade)	The plot is located at the north end of Dr. Dadabhai Nowroji road flanked by other important buildings of different styles and periods, like the Police Headquarters in the north, Anjuman-e-Islam school in south, CST station annex building and Crawford Market in the front eastern part. The main access is from the east side of the plot. The building is one of the first institutions in the country and even today is the one of the most well known Art and Architecture institutions in the city.			
5.2	Architectural Description	**Planning** The building complex has the building structures of various faculties' spread all over the plot interconnected with pathways. <u>School Of Arts:</u> The structure is located in the north corner of the plot with its main entrance from the west side through an extended porch with a floor above and a subsidiary entrance from the east side. The building is rectangular in shape with its longer side facing the east and west side. The central lobby area, projecting spiral staircase wing on the sides and side studio spaces are higher than the rest of the building. The building is planned with the central lobby space along with the studio spaces on either side connected to the first floor by the two staircases on either side. The studios overlook verandahs on the east side and projecting balconies on the west side. The building is occupied by class and administration rooms on the ground floor and by studio spaces, library and the Dean's room on the top floor. <u>Sculpture Shed:</u> The sculpture shed is a ground structure and is connected to the main structure. The structure houses studio spaces with high ceilings and large arched wall openings and east side overlooking verandahs.			

		Lord Raey Workshop building with its extended wing: The structure is located in the north east corner of the plot, opposite school of Art and the sculpture workshop, accessed from the west side. The building is 'T' shaped with its longer side facing east west and the extended wing in the north-south direction. The studios of the east side are accessed by a passage facing west side. The studios are lit by north lights, supported on wooden supporting members. North Side Structures: Few ground storied structures for heavy machinery, student's common room, toilet blocks, servant's quarters with wooden truss roofing with eaves and wooden brackets supporting the Mangalore tile roof. College Of Architecture: The structure is located in the center of the plot, towards the east side with its main entrance from the east side, through a porch with an arched opening. The building is 'C' shaped with marginal extensions on the west side. It has a central lobby area with staircase located in the north side. The studios are located on the east side with verandahs with arched openings, overlooking on the west side. The studios have semicircular openings. The ground floor houses the administrative areas, staff rooms, multipurpose hall and deans room with a mezzanine floor. The upper floors are occupied by studio spaces. The new building housing studios and library is located on the south side of the old building. Commercial Arts section and Canteen shed: The commercial arts workshop behind the Architecture building is a long ground structure with an extended porch with sloping roof structure supported on wooden members. The canteen shed is located opposite to this structure. Structures housing Record room, PWD department and recreation area, are located behind the Commercial Arts section in the rear east side. Residence of Dean: The residence of the dean is located in the west side of the plot, and is oriented in the east-west direction, with its main entrance from the north and south side through an extended wooden porch. The building has a longitudinal symmetrical plan with the central and side projecting wings. The rooms overlook into the verandah spaces and projecting balconies, on both sides, overlooking large setbacks on all sides within the plot. The building is completely wooden with wooden column posts, louvered paneling, intricately carved jali work, brackets with sloping gable roof. The central portion is higher than the side wings. Applied Arts Building: The building is located on the south side of the plot, and is oriented in the north south direction with its entrance from east side, enclosing a front open space. The building is 'C' shaped with an extended porch. The building has a central lobby space and staircase area with wings on either side. The building houses administrative rooms with verandahs overlooking the front courtyard. The central wing with a gable roof is higher than the rest of the wings with sloping roofs and projecting eaves. The building has intricately carved wooden verandahs with louvered paneled *jali*. The annex building housing studio spaces is on the rear side and is connected to the old building with bridges, enclosing rear courts. Offices of Director and Deputy Director of Art are located on the front north side and the canteen building is located in the south side of the old Applied Art building. Many other small ground structures like Cook's room, Watchman's cabin, Mali's cabin, clay storage area are spread in the plot. **Features** School Of Arts: The building is clad with grey stone ashlar masonry. The porch entrance is through side pointed arched openings with grey and buff stone voussoirs, intricately decorative capitals with motifs representing floral pattern, animal face, human beings involved in some activity. The porch has a stone seat incorporated between the front columns. The first floor has two arched openings with trifoil arches supported on decorative columns. The façade is adorned with floor levels bands, geometric pattern motifs, friezes, architrave bands, quoins. The side wings on the either side of the central wing have pointed arched openings with grey and buff stone voussoirs on the ground and first floor. The ground floor has round openings and wooden continuous chajjas with decorative brackets, above the windows. Bands at floor levels, dentil cornice bands on the top with stone carved balustrade at the terrace level. The arched openings on the front side have intricately carved spandrel with animal and floral tracery work. College of Architecture: The building is clad in grey stone on the ground floor and first floor clad with buff stone band. The entrance is an elaborately ornamented with concave arched openings with curved projecting steps, clad with rusticated buff stone and features such as festoons, mask motifs and cornice bands above. The entrances at four corners are elaborate with arched openings with alternate buff and

		grey stone voussoirs, corner quoins, floral pattern. The ground floor is clad with grey stone and has low-level rectangular openings. Ground floor upper level is defined by buff stone band and has ventilator level semicircular openings with emphasized keystones, clad with buff stone. Doric columns with decorative capitals in between the openings with a human mask motif above. The floor levels are defined by bands below and cornice bands above. The east side of the façade has verandah spaces of arched openings with grey and buff stone alternate voussoirs. The north side façade has rectangular openings. The internal doors have thick architrave wooden bands same as the wall thickness, deans room with wooden mezzanine with wooden stairs. <u>Residence Of Dean:</u> The wooden structure with projecting wooden entrance porches on both sides with high gable roof, wooden posts, intricate *jali* work, louvered paneling, wooden louvered shutters. The building has overlooking verandah and corner round projecting balconies with wooden paneling, wooden brackets and railing with sloping Mangalore tile lean to roofs. <u>Applied Arts Section:</u> The central entrance porch wing and the two ends of projecting wings are clad with grey stone cyclopean masonry. The entrance is through three arched openings with decorative spandrel consisting of floral pattern. A highly ornamented *jharokha*, projects above with receding floral bands below, intricately carved stone railing. The sloping roof is supported on wooden brackets. The first floor has arched openings with white band architrave and floor level bands. The second floor has projecting balcony with stone-carved balustrade. The verandah spaces have wooden posts, louvered paneling, intricate *jali* work and sloping lean to roof below and sloping roof with projecting eaves above with round windows. The end wings have carved receding band edges on both sides supporting the high-pitched conical sloping roof. The wing has projecting stone balconies supported on stone brackets. The internal spaces have large arched openings with wooden flooring. The exhibition space on the first floor has and intricate cross-braced roof. **Style** The building derives influences from Indo-Saracenic style of Architecture. The residence of dean and the Applied Arts section also derive influences from Vernacular style of Architecture.		
5.3	Intrinsic	Sir Jamsethjee Jeejeebhoy who funded the Art School, resolved to reform and maintain the ancient crafts of India. Famous writer Rudyard Kipling, son of sculptor Jon Lockwood Kipling was born in 1865 in the building, which now is the residence of Dean.		
5.4	Value Classification	A(arc), B(per), B(des), E, F, G(grp)	Recommended grade:	Dean's bungalow: II A School of Art: II A, School of Architecture: II B, School of Commercial Art: II A
6.0		**Topography**		
6.1	Floors	G + 1		
7.0		**Construction**		
7.1	Plinth	Low plinth clad with grey (Kurla) stone and double plinth protection buff stone band.		
7.2	Walls	Load bearing stone walls.		
7.3	Floor	Wooden flooring with wooden supporting members. New structures of RCC.		
7.4	Stairs	Central main staircases with stone risers, treads and cast iron railing or wooden staircases with wooden railing.		
7.5	Openings	Large semicircular arched, rectangular or row of arched openings for the studio spaces with single panel pivoted shutters. Rectangular openings with glazed paneled shutters. Verandah stone arched openings, wooden verandahs with intricate wood paneling. Door - louvered or paneled shutters, with fixed paneled ventilators. Internal large column free arched open spaces.		
7.6	Roofing	Sloping Mangalore tiled roofs supported on wooden members.		
7.7	Articulation	Arched openings, bands, friezes, *jharokhas*, columns, quoins and wooden verandahs.		
7.8	Finishes	The walls are externally clad with stone and internally plaster and painted. Floor is finished with natural stone and wood at places.		
7.9	Interiors (Movable & Immovable)	**Movable** Tables, chairs, easels, notice boards, library furniture, display units, sculptures in stone by students, carved boxes. **Immovable**		

		Black bust of Sir Jamsethjee Jeejeebhoy installed at west side of the School of Arts entrance. Black stone sculpture in a sitting position on the east side between the School of Arts and Lord Raey Workshop building. Marble fountain in front of the south entrance, and brass plaque mentioning the birth of writer Rudyard Kipling on the north side at the Residence of Dean.
7.10	Compound/ Fence/ Gate	Brick compound wall with fence above. MS gates from the two ends of the east side. Rear gate on the west side.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	The buildings are connected with paved pathways. The plot has very rare old trees, shrubs, green inlands, sculpture garden in the north end, amphitheater, informal stone seating area around canteen.
8.0		**Services & Utilities**
8.1	Lighting	Adequate light through large openings of studio and verandah openings, supplemented by artificial lighting.
8.2	Ventilation	Adequate ventilation through large openings of studio and verandah openings, supplemented by artificial ventilation.
8.3	Electricity	BEST
8.4	Water Supply	MCGM
8.5	Drainage (Plumbing & Sanitation)	MCGM
8.6	Fire Precaution	-
8.7	Other (HVAC/BMS/Security Systems)	Few cabins have window AC's installed.
9.0		**Condition**
9.1	Plinth	Fair - The School of Arts building plinth is almost negligible due to alterations. The plinth of other buildings is in a deteriorating state with organic plantation, seepage, chipping.
9.2	Walls	Fair – Some places there are leakages observed. Internal partitions have been added.
9.3	Floor	Fair – at some places the wooden members of the flooring are in a deteriorating state. Steel sections have been added for additional support.
9.4	Stairs	Fair – Some places supports have been added.
9.5	Openings	Poor – The openings have been blocked to house AC's, shutters have been changed. Few door openings have been closed with brick. Verandah openings have been blocked, paneled in an insensitive manner. Many changes in the internal and external openings of the School of Arts building have been planned.
9.6	Roofing	Fair – Few places skylight material has been replaced, chajjas have been changed.
9.7	Articulation & Finishes	Fair – Few places features are in a broken condition. The stone façade of the Architecture building has been painted. Applied Art building features are in a deteriorating state.
9.8	Services	Fair – At few place pipes in toilet blocks and other electrical services have been insensitively added.
9.9	Out Buildings	Fair – Few new buildings at the rear side are planned in an insensitive manner.
9.10	Overall Conditions	Fair | Maintenance level: | Fair
10.0		**Transformation**
	Form	Upper floors of the Old Architecture building have been added.
	Structure	Extensions have been made in various buildings. I-sections have been installed to strengthen the floor. Verandahs have been enclosed.
	Articulation & Finishes	Openings are blocked, opening size and shutters have been changed. Outbuildings have been insensitively added in the rear portion. Chajjas have been replaced with asbestos sheet.
11.0		**DP Remarks/ Perceived Threats**
		College, complex forms part of R zone
12.0		**Additional Notes/ References/ Documents available**
		Additional Notes: In 1853, Sir Jamsetjee Jeejeebhoy endowed Re 1 lakh towards an art school. The JJ School of Art building was designed by George Molecey and completed in 1878 at a cost of nearly Rs 200,000. Mr Terry, a draughtsman and engraver from England, was hired to organise the school. In 1866, Higgins and John Lockwood Kipling (father of Rudyard Kipling) began conducting classes in decorative painting, ironwork and modelling. Under Kipling's guidance, students prepared models for the sculptural details of the University buildings, Victoria Terminus, Crawford Market, the Alfred Sailors's Home and other public buildings. A commemorative plaque in the compound states that the renowned writer, Rudyard Kipling was born here. **References:**

INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.*
SHARADA DWIVEDI and RAHUL MEHROTRA (2001) *The Cities Within*, Bombay : Eminence Designs Pvt. Ltd.
RAHUL MEHROTRA, GUNTER NEST and SANDHYA SAVANT (1994) *The Fort Precinct in Bombay – Conserving an Image Centre*, 2 Vols, Bombay.
FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc.
SHARADA DWIVEDI and RAHUL MEHROTRA (2001) *Fort Walks,* Bombay : Eminence Designs Pvt. Ltd.
Eicher Goodearth Ltd. (2002) *City Map – Mumbai,* Mumbai.

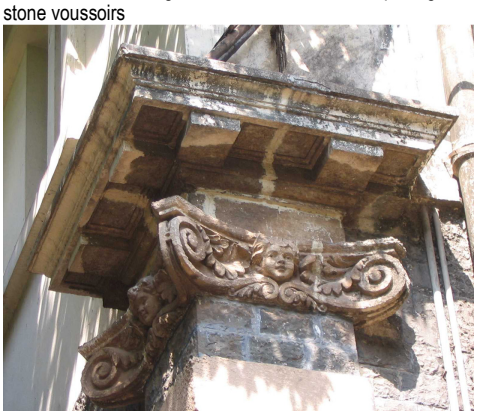
School of Architecture

Front façade of the Architecture section clad with grey and buff stone cladding, arched openings, brackets, cornice bands.

New building of the Architecture faculty

Verandah overlooking central court with arched openings with buff and grey stone voussoirs

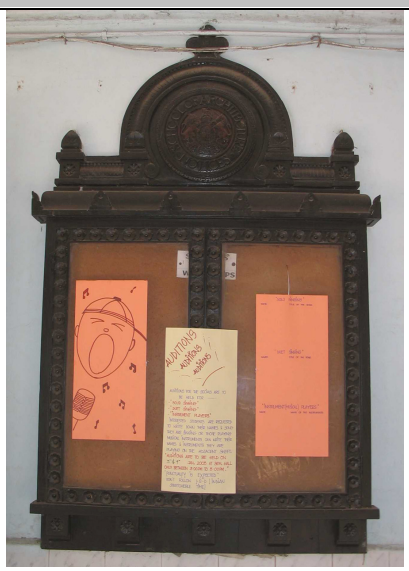
Detail of the gargoyle



Detail of the capitals with floral and human face motifs

Semicircular window openings with pivoted openable glazed paneled shutters

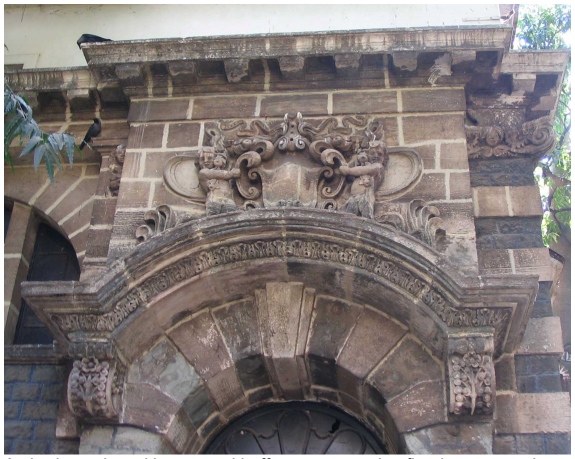
Double height arched entrance with emphasized keystone, floral pattern embellishments, rusticated stone columns



Wooden and glazed notice board

Grand wooden paneled entrance door

Wooden staircase in the Deans room with wooden intricated railing



Arched opening with grey and buff stone voussoirs, floral pattern arch band, ornamented cartouche above arch, cornice band at floor level

Subsidiary entrance with arched opening, arch bands, scroll brackets. Arch bands

Servants quarters

Residence of dean

Wooden structure of vernacular style with wooden panels, trellis work, sloping roof supported on brackets

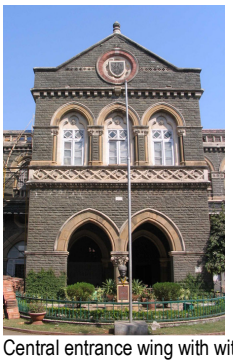
Corner view of the wooden structure with wooden railing, paneling, roof supported on brackets, trellis work

Fountain at the entrance

Front entrance porch on wooden columns, wooden panels, railing and tracery work

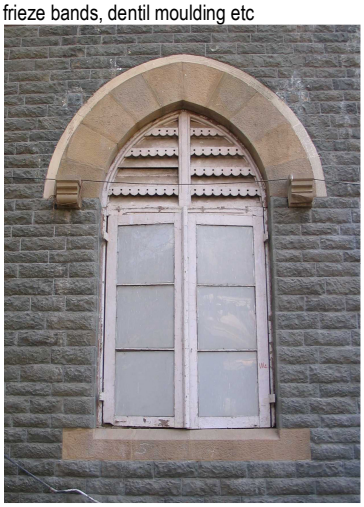
School of Arts

Grey stone clad building with arched and round openings and cornice bands in buff stone

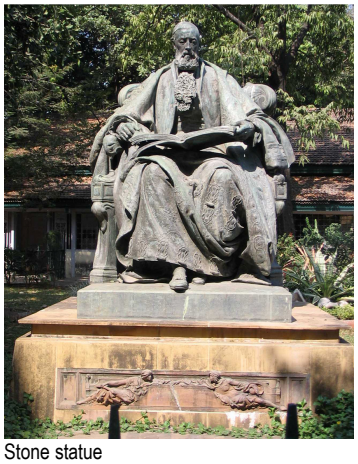


Central entrance wing with with high gable end, arched openings, frieze bands, dentil moulding etc

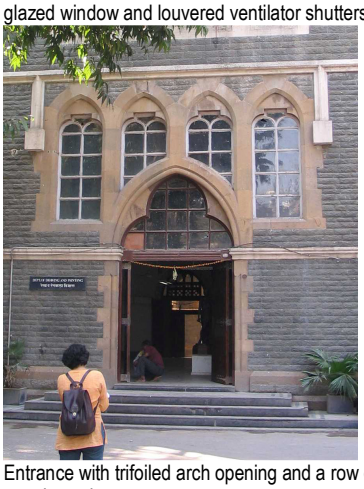
Bust in stone of the founder of the school at the entrance



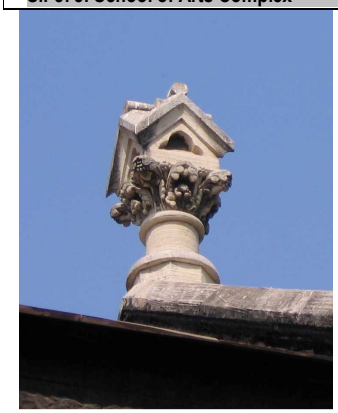
Arched window with buff stone voussoirs, sill band and wooden glazed window and louvered ventilator shutters



Stone statue



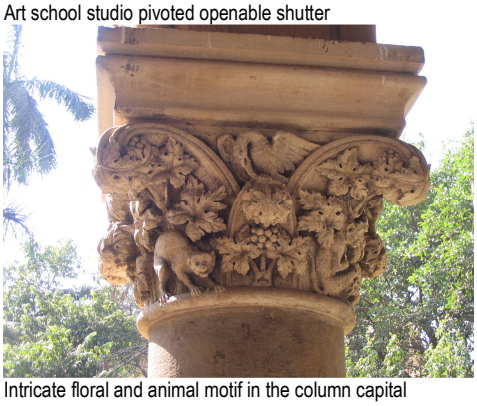
Entrance with trifoiled arch opening and a row of arched window openings above



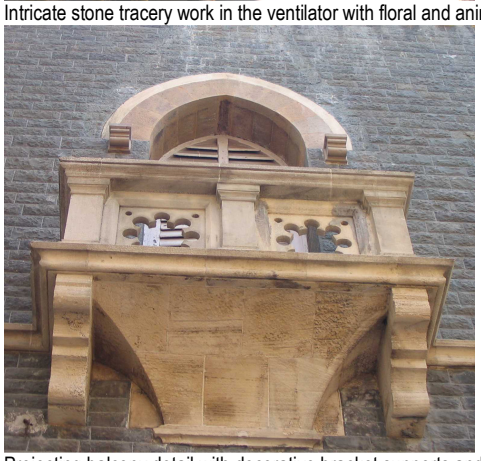
Detail of the stone finial with floral pattern

Art school studio pivoted openable shutter

Intricate stone tracery work in the ventilator with floral and animal motifs

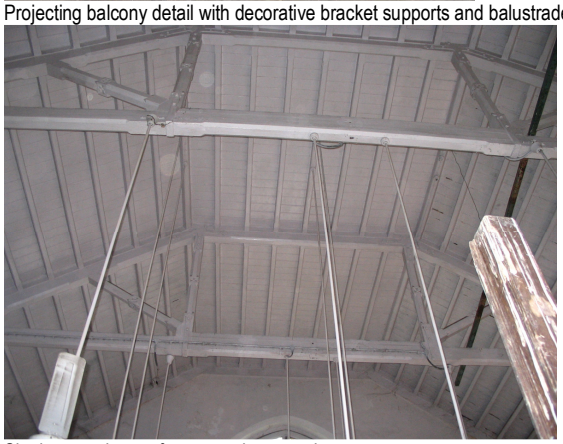


Intricate floral and animal motif in the column capital

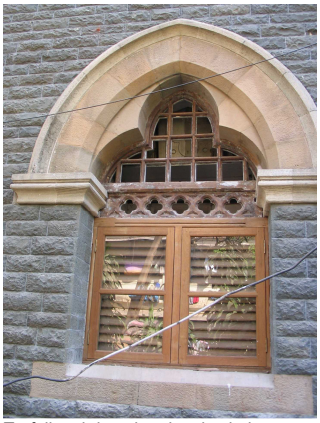


Projecting balcony detail with decorative bracket supports and balustrade

Stone staircase with cast iron and wood railing



Sloping wooden roof supported on wooden truss



Trefoil arch in pointed arch window

School of Applied Art

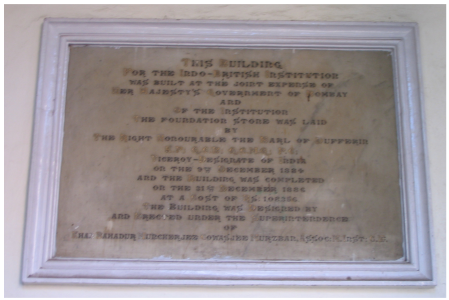
Front façade with verandah and balconies with wooden trellis work, sloping roof

Verandah and balcony with wooden columns, intricate wooden trellis work, paneling and sloping roof supported on brackets

Central bay clad with grey stone, arched openings, projecting balconies, railing

Verandah with wooden roof, paneling, columns, louvered paneled shutters

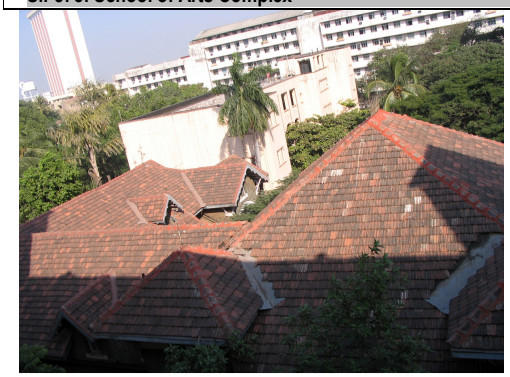
Intricate floral pattern in column capitals, with bands



Marble tablet

Ornate floral pattern tapering corbelling of the projecting balcony above entrance

Projecting balconies supported on brackets


Roofscape

Veranda at first floor with wooden sloping roof, wooden columns and railing

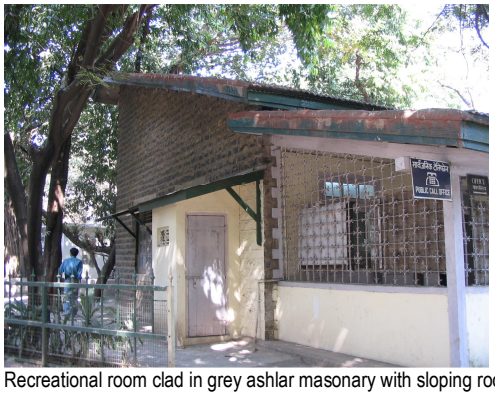
Other images

Internal landscaped pathway

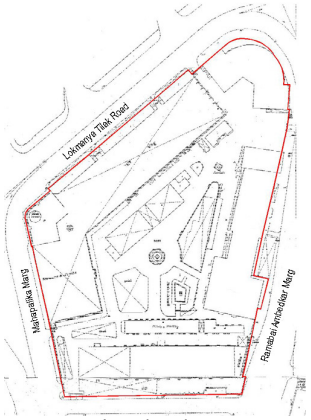
Amphitheater

Garden

Canteen shed


Recreational room clad in grey ashlar masonary with sloping roof

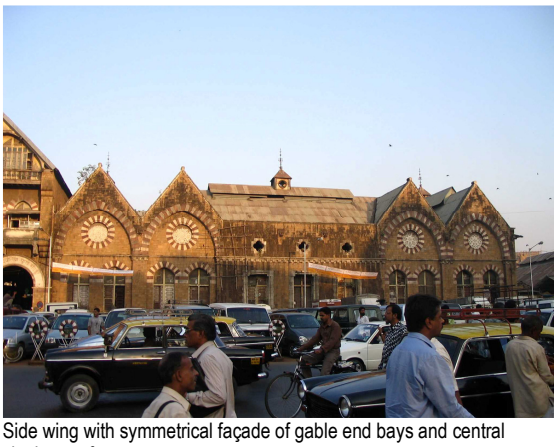
Workshop shed structure with Mangalore tiled sloping roof supported on wooden truss.

Mahatma Phule Market			126
		Common Ref No: 126 Card No: 168 Ward (Part): A(Part I) CS No: 1491 Plot Area: 22471.75 sq m B U Area: - Date: 10/12/2004 Recorded by: Zankhana Prajapati Reviewed by: Int: Arun Wadhwa, Zankhana Prajapati Ext: Arun Wadhwa, Zankhana Prajapati Photo Ref.: 126_Mahatma Phule Market (Crawford Market)	 Location plan
1.0		**Denomination**	
1.1	Name of Premises	Mahatma Phule Market	
1.2	Earlier Name	Arthur Crawford Municipal Market.	
1.3	Built in:	Completed in 1869.	Extension Date: Indeterminable
2.0		**Access**	
2.1	Main	Lokmanya Tilak Marg – vehicular and pedestrian.	
2.2	Subsidiary	Dr. Dadabhai Nawroji road from the west and Paltan road to the east.	
3.0		**Ownership pattern**	
3.1	Present	Municipal Corporation of Greater Mumbai	
3.2	Past	Bombay Municipal Corporation	
3.3	Status	Ownership	
4.0		**Use**	
4.1	Present	Commercial - Municipal market	
4.2	Past	Commercial - Municipal market	
4.3	Usage	Daily	
5.0		**Significance & value Classification**	
5.1	Townscape (Natural/ Manmade)	Landmark building at a prominent corner site at the junction of Lokmanya Tilak road and Dr. Dadabhai Nawroji road with a high clock tower.	
5.2	Architectural Description	**Planning** Large market complex with the main building situated at the north-west side, facing the road, and smaller shed structures planned around a central open space. Building forms L-shaped plan with longer side along the Lokmanya Tilak road. The corner portion is a two-storied structure with a central market hall and is accessed by three large gateways. Staircase to the upper part leads to a high clock tower above. The two wings of the market are planned as long rows of stalls under a high sloping roof. **Features** High octagonal clock tower with sloping roof profile. Triangular gable roof profile along the street front. Semi-circular arched openings forming entranceways to the market. Pointed arch and circular window openings in alternating stone courses. Circular columns with ornately carved column capitals at the ground floor openings. Projecting upper floor veranda supported on heavy curvilinear stone brackets. Beautifully sculpted marble panels in bas-relief within the semicircular portion of arch openings. Highly ornate brackets and lattice members supporting the roof structure atop high Iron columns. **Style** The structure derives influence from Neo Gothic style of Architecture	
5.3	Intrinsic	Beautifully sculpted marble panels in bas-relief, crafted by J Lockwood Kipling, largest piece of sculpture of its kind ever to be attempted in India.	
5.4	Value Classification	A(arc), A(his), B(per), B(des), B(uu), E, F, H(tec), I(sce)	Recommended grade: I
6.0		**Topography**	
6.1	Floors	G+2 floor in the central building, large market space is single storied.	
7.0		**Construction**	

Mahatma Phule Market			126
7.1	Plinth	Very low plinth constructed in rubble stone dressed.	
7.2	Walls	Built in coarse kurla rubble stone with porbunder coignes,	
7.3	Floor	Wooden floorboards and rafters, supported by load bearing walls on projecting stone brackets. Flagstone flooring in the ground market space.	
7.4	Stairs	Octagonal in plan, stone slab staircase with a central circular column and wooden handrail fixed to the wall.	
7.5	Openings	Pointed arch window openings with glazed paneled shutters. Entrance semicircular arched openings, circular rose window openings, with decorative relief panel, quatrefoil openings.	
7.6	Roofing	Central building has sloping Mangalore tile roof supported on timber trusses. The market space has series of sloping monitor roofs in corrugated iron sheet supported on lattice beams and brackets.	
7.7	Articulation	-	
7.8	Finishes	Porbunder stone dressing on external façade, decoratively carved features in limestone	
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** Stone fountain at the main entrance, spire like, ornamental moldings. Ornamental stone fountain with decorative panels of tutelary animals and Indian river goddesses.	
7.10	Compound/ Fence/ Gate	Heavy iron gates with decorative features, form entrances to the market. Iron railings with similar features on parapet wall form the compound wall to the large market complex.	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Numerous open structures serving as fish, meat and vegetable markets within the complex. Small Mangalore tile structure serving as restaurant at the southeast corner.	
8.0		**Services & Utilities**	
8.1	Lighting	Adequate natural light through door-window openings supplemented by electric light fixtures.	
8.2	Ventilation	Adequate natural ventilation supplemented by electric fans.	
8.3	Electricity	BEST	
8.4	Water Supply	MCGM	
8.5	Drainage (Plumbing & Sanitation)	MCGM	
8.6	Fire Precaution	No trace of fire fighting or precautionary system.	
8.7	Other (HVAC/BMS/Security Systems)	Window unit air conditioners installed at various locations.	
9.0		**Condition**	
9.1	Plinth	Poor – extensive seepage, interventions and waste dumped around the plinth causing unhygienic conditions.	
9.2	Walls	Poor – cracks, seepage and plant growth observed.	
9.3	Floor	Fair - except decaying wooden members	
9.4	Stairs	Fair - except for seepage in certain walls of staircase has been observed.	
9.5	Openings	Partly Fair – neglected and non-maintained.	
9.6	Roofing	Poor - Lattice beam and bracket members in a poor state, corroded and dilapidated. Neglected and poor state of maintenance,	
9.7	Articulation & Finishes	Poor -	
9.8	Services	Poor - Messy and unplanned service lines running across with exposed wires and	
9.9	Out Buildings	Poor - Numerous structures,	
9.10	Overall Conditions	Poor	Maintenance level: Low
10.0		**Transformation**	
	Form	-	
	Structure	Internal space has undergone complete transformation as open stalls are converted into shop like enclosures.	
	Articulation & Finishes	Incongruous installation of hoardings, mar the marble carved Bas relief features and openings.	
11.0		**DP Remarks/ Perceived Threats**	
		Municipal wholesale and retail market, building forms part of C1 zone	
12.0		**Additional Notes/ References/ Documents available**	
		Additional Notes: Designed by William Emerson and named after an enterprising former Municipal Commissioner, Arthur Crawford. Above the entrance are beautifully sculpted marble panels in Bas relief crafted by Lockwood Kipling, father of Rudyard Kipling. This was at that time the largest piece of sculpture of its kind ever to be attempted in India. **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*,	

Division of International Thomson Publishing Inc.
SHARADA DWIVEDI and RAHUL MEHROTRA (2001) *Fort Walks,* Bombay : Eminence Designs Pvt. Ltd.
ABHA NARAIN LAMBAH *Through the Looking Glass – The Grade I Heritage of Mumbai,* Mumbai : Urban Design Research Institute, Jasubhai Media and Super Book House.

West side corner curved elevation with a rising clock tower and sloping roof structure



Side wing with symmetrical façade of gable end bays and central sloping roof structure.

Side elevation of the wing with incongruous installation of hoardings

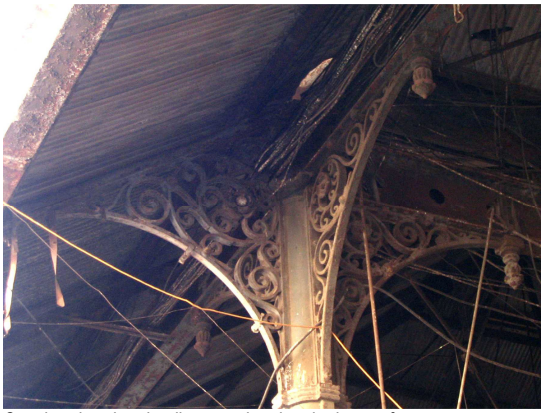
Entrance arched openings with a projecting balcony above, supported on stone brackets

Octagonal shaped high rising clock tower clad with buff stone, floor bands, brackets, arched openings

Fountain at the entrance completely encroached by the vendors.

First floor corridor space with curved sloping roof supported on wooden members

Lion head bas relief detail



Cast iron bracket detail supporting the sloping roof

Carved bas relief depicting 'working people' in the tympanum of semicircular arched opening

Corinthian column capital with floral pattern in stone

Dormer window detail in the sloping roof

Side view with cast iron columns supporting the sloping roof

Hoardings covering elevational features

Quatrefoil opening in stone with organic growth

Rose window within an arch with polychromatic voussoirs

Spiral staircase

Side entrance gate, occupied by hawkers, temporary shed added

MS gate

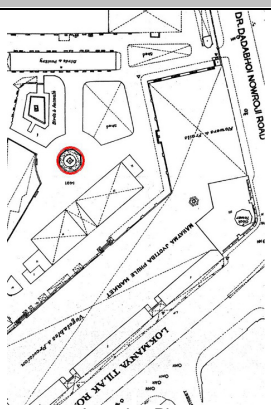
Window arched openings with polychromatic voussoirs, bands etc

Tablet on outside fountain

View of fountain in the internal courtyard

Marble tablet inserted in the arch with decorative jail in tympanum

Rectangular window with band around, shutters in broken condition

Fountain at Crawford Market					127
		Common Ref No: 127 Card No: 169 Ward (Part): A (Part 1) CS No: 1491 Plot Area: 22471.75 sq m B U Area: - Date: 10/02/05 Recorded by: Prachi Merchant Reviewed by: Int: NA Ext: Prachi Merchant, Arun Wadhwa Photo Ref: 127_Fountain in Mahatma Phule Market.		 Location Plan	
1.0		**Denomination**			
1.1	Name of Premises	Fountain at Crawford Market			
1.2	Earlier Name	Fountain at Crawford Market			
1.3	Built in:	Indeterminable	Extension Date	-	
2.0		**Access**			
2.1	Main	Inside the Crawford Market - pedestrian			
2.2	Subsidiary	-			
3.0		**Ownership pattern**			
3.1	Present	Municipal Corporation of Greater Mumbai			
3.2	Past	Municipal Corporation of Greater Mumbai			
3.3	Status	Ownership			
4.0		**Use**			
4.1	Present	Fountain – Not in a working condition. Presently used as selling platform, sitting and sleeping place, clothes drying line, fruit basket storage area.			
4.2	Past	Fountain, Monument.			
4.3	Usage	Not in use as fountain and monument			
5.0		**Significance & value Classification**			
5.1	Townscape (Manmade)	Three fountains are planned in the Crawford market, with one at the entrance and two in the internal open courtyard. The fountains are accessed from any of the four Crawford market entrances - from the main Lokmanya Tilak Marg and Dadabhai Nowroji Road.			
5.2	Architectural Description	**Planning & Features** The south side stone fountain at the entrance is planned in three levels in a receding manner. The base has a wider level with four corner geometric motifs, slender round columns supporting the triangular motifs with trefoil decorations inside and a spire at the top. A parapet wall has been built around the fountain. The internal courtyard occupies an ornamental fountain with decorative panels of tutelary animals and the Indian river goddesses sculpted. The fountain is planned in four levels with the base with corner geometric projections holding short round columns with floral motif capitals. The upper layer has a cylindrical bowl with elaborate gargoyles, floral, animal and goddess motifs, which is supported on brackets. The topmost level holds a smaller clover shaped bowl with motifs, ending into a slender tall motif. Further to the east of the market in the open area is located a stone and plaster monument with *chhattri*, bearing multifoil arches on its square base and surmounted by brackets and an onion dome. On one of its trefoil arches is a marble commemorative plaque. **Style** The fountain at the entrance and the internal courtyard fountain derives influence from Victorian Neo Gothic style of Architecture. The extreme east end fountain derives influence from Islamic style of Architecture.			
5.3	Intrinsic	The south side stone fountain at the entrance has been gifted by the philanthropist, Sir Cowasji Jehangir. The internal courtyard fountain has been designed by William Emerson with decorative panels of tutelary animals and the Indian river goddesses sculpted by John Lockwood Kipling.			
5.4	Value Classification	A(his), B(per), B(des), B(uu),	Recommended grade	I	

Fountain at Crawford Market			127
6.0		**Topography**	
6.1	Floors	-	
7.0		**Construction**	
7.1	Plinth	-	
7.2	Walls	-	
7.3	Floor	-	
7.4	Stairs	-	
7.5	Openings	-	
7.6	Roofing	-	
7.7	Articulation	Slender columns, animal and floral motifs, gargoyles, *chhatris*, multifoil arches.	
7.8	Finishes	All parts of the fountain have been painted.	
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -	
7.10	Compound/ Fence/ Gate	Parapet walls have been added around the fountains.	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	-	
8.0		**Services & Utilities**	
8.1	Lighting	-	
8.2	Ventilation	-	
8.3	Electricity	BEST	
8.4	Water Supply	MCGM	
8.5	Drainage (Plumbing & Sanitation)	MCGM	
8.6	Fire Precaution	-	
8.7	Other (HVAC/BMS/Security Systems)	-	
9.0		**Condition**	
9.1	Plinth	All the parts of the fountain are insensitively finished with multi layers of various oil paint colours. There are numerous layers of oil paint of different colours, resulting in clogging of pores. Growth of plants and algae is visible at many sections. Rear monument is weathered and is in a neglected state.	
9.2	Walls	-	
9.3	Floor	-	
9.4	Stairs	-	
9.5	Openings	-	
9.6	Roofing	The internal fountain has an asbestos sheet roof built above with vertical MS supports taken from the sides.	
9.7	Articulation & Finishes	Multiple layers of paint are applied on the Fountain. The original material and finish cannot be identified. The features are completely covered with fruit baskets, clothes drying line, etc.	
9.8	Services	-	
9.9	Out Buildings	-	
9.10	Overall Conditions	Fair	Maintenance level: Low
10.0		**Transformation**	
	Form	Roof shed has been built over the central fountain insensitively. Parapet walls have been built around the fountain which have been occupied by hawkers and vendor cartons. Fountain is not in use.	
	Structure	-	
	Articulation & Finishes	All the features have been insensitively painted in many layers. The original material and finish cannot be identified.	
11.0		**DP Remarks/ Perceived Threats**	
		Municipal wholesale and retail market, building forms part of C1 zone	
12.0		**Additional Notes/ References/ Documents available**	
		Additional Notes: Just inside the main entrance of Crawford Market is a lovely fountain, gifted by the philanthropist, Sir Cowasji Jehangir. In the outdoor courtyard is a remarkable ornamental fountain designed by William Emerson with decorative panels of tutelary animals and the Indian river goddesses sculpted by John Lockwood Kipling. Sadly, the fountain has been overpainted with bright colours highlighting its features. The flowing robes of the river goddesses have been converted into garish cholis and sarees and their foreheads have been embellished with bright red bindi marks. The plaque bears the inscription: "This Fountain has been erected from funds subscribed by owners of private markets and stall holders of municipal markets to commemorate the visit to Bombay 1911.	

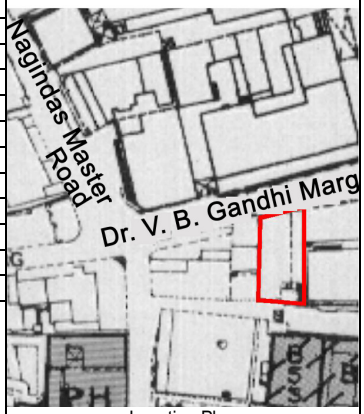
		of their imperial majesties King George and Queen Mary". **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation*. SHARADA DWIVEDI and RAHUL MEHROTRA (2001) *The Cities Within*, Bombay : Eminence Designs Pvt. Ltd. RAHUL MEHROTRA, GUNTER NEST and SANDHYA SAVANT (1994) *The Fort Precinct in Bombay – Conserving an Image Centre*, 2 Vols, Bombay. FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc. SHARADA DWIVEDI and RAHUL MEHROTRA (2001) *Fort Walks,* Bombay : Eminence Designs Pvt. Ltd. ABHA NARAIN LAMBAH *Through the Looking Glass – The Grade I Heritage of Mumbai,* Mumbai : Urban Design Research Institute, Jasubhai Media and Super Book House.

Fountain with floral and animal ornamented motifs, encroached by vendors

Detail of the column capital with decorative floral and animal pattern

Detail of fountain portion with floral, bird motifs in capital, bands and animal gargoyles

Incongruous encroachments by vendors

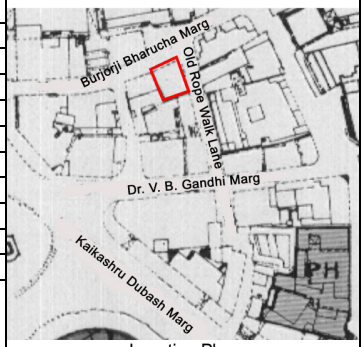
Sheth Chambers (No. 21 Building)					**128**
		Common Ref No: 128 Card No: 170 Ward (Part): A (Part III) CS No: 219.25 Plot Area: - B U Area: - Date: 16-05-06 Recorded by: Prachi Merchant Reviewed by: Int: - Ext: - Photo Ref: 128_No. 21 building	 Location Plan		
1.0		**Denomination**			
1.1	Name of Premises	Sheth Chambers			
1.2	Earlier Name	No. 21 Building			
1.3	Built in:	-	Extension Date	-	
2.0		**Access**			
2.1	Main	V. B. Gandhi Marg			
2.2	Subsidiary	-			
3.0		**Ownership pattern**			
3.1	Present	Private			
3.2	Past	Private - L - General Properties Private Limited			
3.3	Status	Owner			
4.0		**Use**			
4.1	Present	Commercial			
4.2	Past	Commercial			
4.3	Usage	Daily			
5.0		**Significance & value Classification**			
5.1	Townscape (Manmade)	-			
5.2	Architectural Description	**Planning** - **Features** Projecting balconies supported on brackets. **Style** No significant style			
5.3	Intrinsic	-			
5.4	Value Classification	-	Recommended grade:	Deleted	
6.0		**Topography**			
6.1	Floors	G+4			
7.0		**Construction**			
7.1	Plinth	-			
7.2	Walls	-			
7.3	Floor	-			
7.4	Stairs	-			
7.5	Openings	-			
7.6	Roofing	-			
7.7	Articulation	-			
7.8	Finishes	-			
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -			
7.10	Compound/ Fence/ Gate	-			

Sheth Chambers (No. 21 Building)			**128**
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	-	
8.0		**Services & Utilities**	
8.1	Lighting		
8.2	Ventilation		
8.3	Electricity		
8.4	Water Supply		
8.5	Drainage (Plumbing & Sanitation)		
8.6	Fire Precaution	-	
8.7	Other (HVAC/BMS/Security Systems)	-	
9.0		**Condition**	
9.1	Plinth		
9.2	Walls		
9.3	Floor		
9.4	Stairs		
9.5	Openings		
9.6	Roofing		
9.7	Articulation & Finishes		
9.8	Services		
9.9	Out Buildings	-	
9.10	Overall Conditions	Fair	Maintenance level: Fair
10.0		**Transformation**	
	Form	Ground floor is completely transformed. Openings have been blocked to install AC units	
	Structure		
	Articulation & Finishes	-	
11.0		**DP Remarks/ Perceived Threats**	
12.0		**Additional Notes/ References/ Documents available**	
		Additional Notes: - **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.*	

Main Entrance setback utilized as parking

Projecting Balcony supported on I-sections

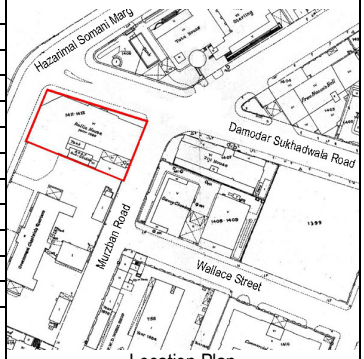
Common Ref No: 129	
Card No: 171	
Ward (Part): A (Part III)	
CS No: 129	
Plot Area: 195.65	
B U Area: -	
Date: 18/05/06	
Recorded by: Prachi Merchant	
Reviewed by:	
Int: -	
Ext: Prachi Merchant	
Photo Ref: 129_No. 74 building	



Location Plan

1.0		**Denomination**			
1.1	Name of Premises	Machinery House			
1.2	Earlier Name	Building No. 74			
1.3	Built in:	-	Extension Date	-	
2.0		**Access**			
2.1	Main	Burjorji Bharucha Marg			
2.2	Subsidiary	Dr. V. B. Gandhi Marg			
3.0		**Ownership pattern**			
3.1	Present	Private			
3.2	Past	Private - O - Esmail Noormohamed Zatkal & Others			
3.3	Status	Owner			
4.0		**Use**			
4.1	Present	Commercial			
4.2	Past	Commercial			
4.3	Usage	Daily			
5.0		**Significance & value Classification**			
5.1	Townscape (Manmade)	At the junction of Burjorji Bharucha Marg and Dr. V. B. Gandhi Marg			
5.2	Architectural Description	**Planning** - **Features** - **Style** No significant style			
5.3	Intrinsic	-			
5.4	Value Classification	-	Recommended grade:	Deleted	
6.0		**Topography**			
6.1	Floors	-			
7.0		**Construction**			
7.1	Plinth	-			
7.2	Walls	-			
7.3	Floor	-			
7.4	Stairs	-			
7.5	Openings	-			
7.6	Roofing	-			
7.7	Articulation	-			
7.8	Finishes	-			
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -			
7.10	Compound/ Fence/ Gate				
7.11	Curtilage/ Unbuilt space/ Out Buildings/	-			

	Landscape			
8.0		**Services & Utilities**		
8.1	Lighting	-		
8.2	Ventilation	-		
8.3	Electricity	-		
8.4	Water Supply	-		
8.5	Drainage (Plumbing & Sanitation)	-		
8.6	Fire Precaution	-		
8.7	Other (HVAC/BMS/Security Systems)	-		
9.0		**Condition**		
9.1	Plinth	Completely transformed building with no trace of the original building		
9.2	Walls	-		
9.3	Floor	-		
9.4	Stairs	-		
9.5	Openings	-		
9.6	Roofing	-		
9.7	Articulation & Finishes	-		
9.8	Services	-		
9.9	Out Buildings	-		
9.10	Overall Conditions	Fair	Maintenance level:	Fair
10.0		**Transformation**		
	Form	Completely transformed building with no trace of the original building		
	Structure			
	Articulation & Finishes	-		
11.0		**DP Remarks/ Perceived Threats**		
		-		
12.0		**Additional Notes/ References/ Documents available**		
		Additional Notes: - **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.*		

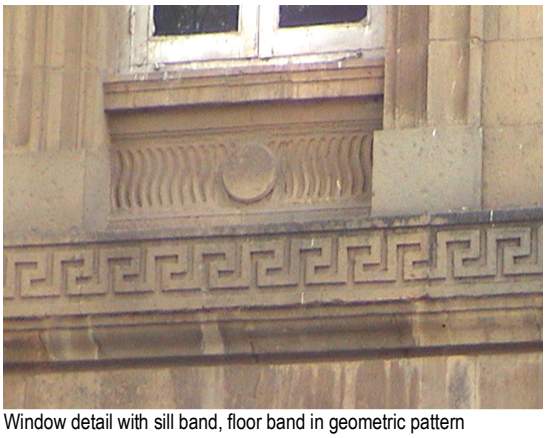
Rallis House					130
		Common Ref No: 130 Card No: 172 Ward (Part): A (Part III) CS No: 1411, 1412 (Fort division) Plot Area: 1167.69 sq m. B U Area: - Date: 10/02/2005 Recorded by: Sonal Modak Reviewed by: Int: Sonal Modak Ext: Sonal Modak Photo Ref: 130_Rallis House.	 Location Plan		
1.0		**Denomination**			
1.1	Name of Premises	Rallis House			
1.2	Earlier Name	Rallis House			
1.3	Built in:	1920's	Extension Date	-	
2.0		**Access**			
2.1	Main	Murzban Road – vehicular and pedestrian			
2.2	Subsidiary	Damodar Sukhadwala Road – pedestrian			
3.0		**Ownership pattern**			
3.1	Present	Private			
3.2	Past	Private – Rallis India and others			
3.3	Status	Owner			
4.0		**Use**			
4.1	Present	Commercial – Offices			
4.2	Past	Commercial – Offices			
4.3	Usage	Daily			
5.0		**Significance & value Classification**			
5.1	Townscape (Manmade)	The building is located on a corner of Damodar Sukhadwala Road, Murzban Road and Hazarimal Somani Marg. The main access is from Murzban Road on eastern side and subsidiary entrance is from Damodar Sukhadwala Road on the northern side.			
5.2	Architectural Description	**Planning** It is a rectangular building with an internal court. The renovation of the building is in progress and only the enclosure is kept as is, the building is totally demolished internally. The northern façade is divided in three vertical bays, central bay projecting out marginally. Main entrance openings and windows on side bays are architrave openings with console and projecting cornice band serving as weather protection. **Features** Architrave openings with console and cornice band above the openings serving as weather shades at ground and first floor level. Rustication on ground floor external wall. Bands having key patterns at all floor levels. Projecting cornice band resting on dentils at fourth floor level. **Style** Influence of Neo-Classical style in architecture.			
5.3	Intrinsic	-			
5.4	Value Classification	A(arc), B(per), E, F, G(grp)	Recommended grade:	II A	
6.0		**Topography**			
6.1	Floors	G + 4 with basement.			
7.0		**Construction**			
7.1	Plinth	High plinth in grey ashlar masonry to accommodate ventilators for basement.			
7.2	Walls	Thick load bearing external walls. Internal walls have been demolished.			
7.3	Floor	Demolished.			
7.4	Stairs	Demolished.			
7.5	Openings	Rectangular openings			

Rallis House			130
7.6	Roofing	Demolished.	
7.7	Articulation	Console, on which cornice bands rest. Projecting cornice band at fourth floor level.	
7.8	Finishes	External face clad with buff coloured stone. Internally, walls are plastered and painted.	
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -	
7.10	Compound/ Fence/ Gate	Building sits on entire plot.	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	-	
8.0		**Services & Utilities**	
8.1	Lighting	Natural supplemented with artificial means.	
8.2	Ventilation	Natural supplemented with artificial means.	
8.3	Electricity	BEST	
8.4	Water Supply	MCGM	
8.5	Drainage (Plumbing & Sanitation)	MCGM	
8.6	Fire Precaution	-	
8.7	Other (HVAC/BMS/Security Systems)	-	
9.0		**Condition**	
9.1	Plinth	Fair – Chipping seen in a few places.	
9.2	Walls	Fair – External walls retained. Minor cracks seen. Internal walls demolished for renovation.	
9.3	Floor	Demolished	
9.4	Stairs	Demolished	
9.5	Openings	Fair - Building is not in use. Renovation process in progress.	
9.6	Roofing	Demolished	
9.7	Articulation & Finishes	Demolished	
9.8	Services	Demolished	
9.9	Out Buildings	-	
9.10	Overall Conditions	Under Renovation.	Maintenance level: Under Renovation.
10.0		**Transformation**	
	Form	The enclosure of the building is retained and building is totally demolished from inside for renovation purposes.	
	Structure	The enclosure of the building is retained and building is totally demolished from inside for renovation purposes.	
	Articulation & Finishes	-	
11.0		**DP Remarks/ Perceived Threats**	
		Building forms part of C1 zone	
12.0		**Additional Notes/ References/ Documents available**	
		Additional Notes: - **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* SHARADA DWIVEDI and RAHUL MEHROTRA (2001) *The Cities Within*, Bombay : Eminence Designs Pvt. Ltd. RAHUL MEHROTRA, GUNTER NEST and SANDHYA SAVANT (1994) *The Fort Precinct in Bombay – Conserving an Image Centre*, 2 Vols, Bombay. FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc. SHARADA DWIVEDI and RAHUL MEHROTRA (2001) *Fort Walks,* Bombay : Eminence Designs Pvt. Ltd.	

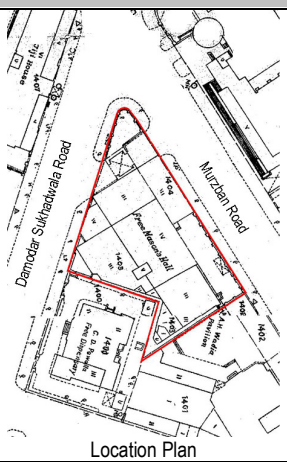
Buff stone clad corner building with rusticated joints on ground floor, cornice bands, chajja bands

Opening articulation with lintel band, geometric motif frieze band, scroll brackets, wooden paneled door shutters

Building articulation detail of the frieze band, dentil cornice band



Window detail with sill band, floor band in geometric pattern

The Freemasons' Hall			131
		Common Ref No: 131 Card No: 173 Ward (Part): A (Part II) CS No: 1404, 1403, 1402, 1401 (Fort division) Plot Area: 2648.66 sq m. B U Area: - Date: 17/12/2004 Recorded by: Zankhana Prajapati Reviewed by: Int: Sonal Modak, Zankhana Prajapati Ext: Sonal Modak, Zankhana Prajapati Photo Ref: 131_Freemason's Hall.	 Location Plan
1.0		**Denomination**	
1.1	Name of Premises	The Freemasons' Hall	
1.2	Earlier Name	The Freemasons' Hall	
1.3	Built in:	5th June 1897 First stone was laid.	Extension Date: -
2.0		**Access**	
2.1	Main	Damodar Sukhadwala Road	
2.2	Subsidiary	Murzban Road	
3.0		**Ownership pattern**	
3.1	Present	Scotch and English Constitution	
3.2	Past	The Present Joint Trustees of the Free Hall & others	
3.3	Status	Trust	
4.0		**Use**	
4.1	Present	Social Activities – Lecture Hall	
4.2	Past	Social Activities – Lecture Hall	
4.3	Usage	Weekly	
5.0		**Significance & value Classification**	
5.1	Townscape (Manmade)	The building is located on a corner plot at the junction of Damodardas Sukhadwalla Marg and Murzban Road opposite Sterling Cinema and Tata Palace. Main access to the building is from the corner through a porch.	
5.2	Architectural Description	**Planning** The building is odd shaped in plan having a corner entrance through a porch. A spacious entrance lobby houses the main wide staircase leading to the above floors. There is a huge double height hall in the center of the building, around which are located offices and ancillary activities like kitchen, toilets store rooms, archives etc. Another big prayer hall is located right above at the second floor level on the central hall on ground floor. Along northern side there is a smaller prayer hall, which is accessed through the main staircase lobby. Basement is not in use, accessed from the main staircase lobby on ground floor. The rear side is recessed and extended with an additional floor. This façade has plain pediments altered by semicircular pediments. **Features** Projecting balustrade porch with semicircular arch in front and segmental arches on sides. Rectangular window openings with plastered architraves and some are balustrade openings. It also has a cornice floor band and a fret band running above the first floor rectangular ventilators. Walls have quoins in all corners. **Style** Derives influence from Colonial style architecture.	
5.3	Intrinsic	One of the oldest and the only Freemasons Halls in the city.	
5.4	Value Classification	A(arc), B(per), E, F, G(grp)	Recommended grade: II A
6.0		**Topography**	
6.1	Floors	G + 2 with part terrace.	
7.0		**Construction**	
7.1	Plinth	High plinth to accommodate basement ventilators.	

7.2	Walls	External thick load bearing walls with ashlar masonary facing and quoins. Internal non-load bearing brick masonary.
7.3	Floor	Timber floor with large timber beams, wooden rafters and wooden floorboards on top. Some areas have jack arch flooring with MS sections.
7.4	Stairs	Wide staircase with cast iron railing and highly carved newel posts. The mid landing of staircase is supported on inclined struts resting on corbel stones.
7.5	Openings	All door/window openings are rectangular with wooden framed glazed double panels.
7.6	Roofing	Timber roof truss hip roof with Mangalore roofing tiles.
7.7	Articulation	Plain triangular and semicircular pediments above window openings at second floor level. Cornice band and fret band at second floor level.
7.8	Finishes	Stone masonary is painted externally. Walls plastered and painted internally. Minton tiles, wooden floorboards are the materials used for flooring.
7.9	Interiors (Movable & Immovable)	**Movable** Formal garments for meetings based on a dress code including aprons, collars and gauntlets, protective garments worn by the original masons stored in big wooden cupboards. Wooden triangular pyramidal boxes having divine pictures painted over and many more such wooden equipments required for rituals. **Immovable** Portraits of Grand Master of the Regional Grand Lodge hung in the main staircase lobby. Bust and statues of various Grand Masters placed in various places.
7.10	Compound/ Fence/ Gate	Brick masonary wall on north, south and western sides. External wall of building forms compound wall on eastern side.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	The narrow marginal spaces around the structure are totally in neglected and unhygienic condition.
8.0		**Services & Utilities**
8.1	Lighting	Adequate natural light available and supplemented by artificial lighting.
8.2	Ventilation	Inadequate natural ventilation supplemented by electrical fans. Some areas are provided with forced ventilation.
8.3	Electricity	BEST
8.4	Water Supply	MCGM
8.5	Drainage (Plumbing & Sanitation)	MCGM
8.6	Fire Precaution	No Traces.
8.7	Other (HVAC/BMS/Security Systems)	Window AC units have been installed in some areas.
9.0		**Condition**
9.1	Plinth	Fair – No evident damages seen. Height reduced due to road filling.
9.2	Walls	Fair – Minor cracks observed on external walls. Dampness due to leakages.
9.3	Floor	Fair – Wooden members have been replaced in many places. Leakages observed.
9.4	Stairs	Good
9.5	Openings	Fair – Door/window shutters are replaced in many places. Addition of grills.
9.6	Roofing	Fair – Deteriorated wooden members in some places.
9.7	Articulation & Finishes	Fair
9.8	Services	Poor – totally in neglected state. Unhygienic kitchen, toilets and open side margin spaces.
9.9	Out Buildings	Poor – Cleanliness not maintained at all.
9.10	Overall Conditions	Fair | Maintenance level: | Poor
10.0		**Transformation**
	Form	-
	Structure	Steel sections in many places have replaced wooden members.
	Articulation & Finishes	Repainted externally.
11.0		**DP Remarks/ Perceived Threats**
		Building forms part of C1 zone
12.0		**Additional Notes/ References/ Documents available**
		Additional Notes: When Freemasonry was purely operative, there was a ceremony for admitting apprentices. A youth entered as an apprentice to learn the craft; an obligation was taken to preserve the mysteries of the Craft; the mason word and sign were communicated; charges were read telling the new mason of his duty to God, his master and his fellow man; and the legendary history was read. It was a simple ceremony - designed to impress him with the high moral standards required of him. Religious intolerance and social decadence were rife in Europe in the 16th century. The Holy Roman Church wielded much power, brooked no dissent, and ruthlessly suppressed all attempts at reformation as heresy.

With the formation of the Grand Lodge in 1717 Freemasonry emerged as a system of morality and spiritual development presented in the form of ritual. It proposed a graduated method by which instruction was imparted to candidates in proportion to their ability to absorb its teachings. Accordingly three degrees were developed, to teach.

The initial stage of preparation and purification, followed by the cultivation of the intellectual faculties and the quest for the ultimate reality, culminating in the realisation of spiritual truth and the mystical death.

Such is the probable origin of the Masonic ritual. It has subsequently been shaped and perfected by many hands, has drawn its wisdom from all parts of the world and from all ages, till it attained its present form.

The meetings of freemasons are formal affairs, processing lodge business according to strict and antique protocol. Dress is based on aprons, collars and gauntlets, and derives from protective garments worn by the original masons.

The Bible is opened as a reminder of God's Law, though in other countries this could just as easily be, say, the Koran. Any ceremonial business is heavily symbolic, designed to echo and reinforce the moral lessons being imparted. Where you and I see a square, the mason sees virtue. Masonic symbols represent: Truth, Benevolence and Brotherhood

References:

INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.*

SHARADA DWIVEDI and RAHUL MEHROTRA (2001) *The Cities Within*, Bombay : Eminence Designs Pvt. Ltd.

RAHUL MEHROTRA, GUNTER NEST and SANDHYA SAVANT (1994) *The Fort Precinct in Bombay – Conserving an Image Centre*, 2 Vols, Bombay.

FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc.

SHARADA DWIVEDI and RAHUL MEHROTRA (2001) *Fort Walks,* Bombay : Eminence Designs Pvt. Ltd.

www.masonindia.org

Buff stone clad corner building with an extended porch, corner quoins, frieze bands

Building with rectangular openings, floor bands

Porch with arched opening and rusticated joints, scroll bracket keystone, dentil band, balustrade

Stone cornice band detail

Window detail with stone balustrade, frieze band

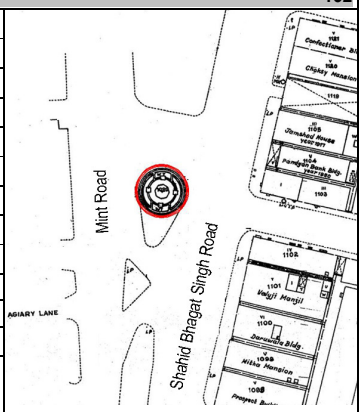
Interior view of the main hall with high ceiling, openings with pediment, cornice band

Bust in buff stone

Wooden intricately carved furniture

Grand staircase with carved wooden railing

Minton tile flooring

Ruttonsee Muljee Fountain			132
		Common Ref No: 132 Card No: 174 Ward (Part): A (Part II) CS No: 1089 (Fort division) Plot Area: Indeterminable B U Area: Indeterminable Date: 11/01/05 Recorded by: Prachi Merchant Reviewed by: Int: NA Ext: Sonal Modak, Prachi Merchant Photo Ref.: 132_Ruttonsee Muljee fountain	 Location Plan
1.0		**Denomination**	
1.1	Name of Premises	Ruttonsee Muljee Fountain	
1.2	Earlier Name	Muljee Jetha Fountain	
1.3	Built in:	Completed in 1894	Extension Date: -
2.0		**Access**	
2.1	Main	Intersection of Mint Road and Shahid Bhagat Singh Road.	
2.2	Subsidiary	-	
3.0		**Ownership pattern**	
3.1	Present	Municipal Corporation of Greater Mumbai	
3.2	Past	Bombay Municipal Corporation	
3.3	Status	Owner	
4.0		**Use**	
4.1	Present	Ornamental Fountain located within a traffic island	
4.2	Past	Drinking water Fountain	
4.3	Usage	Public Fountain	
5.0		**Significance & Value Classification**	
5.1	Townscape (Manmade)	It stands as a prominent ornate sculpture at the intersection of two busy roads as a public fountain in past and a traffic island at present.	
5.2	Architectural Description	**Planning & Features** The fountain consists of a large, octagonal based central tower surrounded by smaller *chhatris*. There are water channels running at different levels viz. ground floor level basin for animals on all 4 sides, plinth level drinking water spouts for passers by and structure rises up with petal shaped upper basin from which water spouts out to the lower basin. It is constructed using multi-coloured stones viz. granite used as columns for the main *chhatri*, grey basalt for the plinth and limestone for decorative features. The structure is built on a high plinth to accommodate basins of water. The lower basin drinking troughs for animals, and the steps and base of the central portion is crafted in blue basalt stone. The upper basin is of white stone and is supported by polished red granite columns with white stone moulded bases and carved caps over which are projecting elephant heads from the trunks of which water flows. The face of the basin is richly moulded and carved with foliage and grotesque heads. The white stone dome is supported on polished blue Aberdeen granite columns with moulded and carved caps and bases. **Style** The fountain derives influence from Indo-Saracenic style with exemplary craftsmanship. The influence is seen thorough the bulbous domes springing from lotus	
5.3	Intrinsic	-	
5.4	Value Classification	A(cul), B(des), B(uu), D(bio), F, I(sce)	Recommended grade: II A
6.0		**Topography**	
6.1	Floors	The fountain is a stand-alone structure having water basins at four different levels	
7.0		**Construction**	

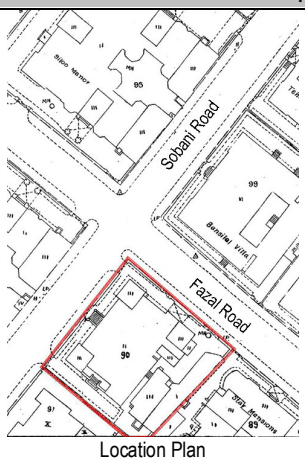
Ruttonsee Muljee Fountain			132
7.1	Plinth	The structure is built on a high plinth which stores the water tank.	
7.2	Walls	Walls of the central tower are constructed in stone masonry.	
7.3	Floor	-	
7.4	Stairs	-	
7.5	Openings	-	
7.6	Roofing	-	
7.7	Articulation	Plain bands at different levels. Decorative stone *jalis* used in smaller *chhatri*s housing drinking water spouts at plinth level. Decorative column capitals. The cantilever water basin is richly moulded and carved with animal heads and foliage.	
7.8	Finishes	The fountain is plastered and painted. The upper basin is in white stone supported by polished red granite columns with white stone moulded bases and carved capitals. Bulbous dome in white stone supported on Aberdeen granite columns.	
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -	
7.10	Compound/ Fence/ Gate	A compound wall has been constructed around the structure fixed with diamond mesh fencing.	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	-	
8.0		**Services & Utilities**	
8.1	Lighting	-	
8.2	Ventilation	-	
8.3	Electricity	BEST	
8.4	Water Supply	MCGM	
8.5	Drainage (Plumbing & Sanitation)	MCGM	
8.6	Fire Precaution	-	
8.7	Other (HVAC/BMS/Security Systems)	-	
9.0		**Condition**	
9.1	Plinth	Poor - Water tank slab is in a broken state, opening covered with a metal *jali*.	
9.2	Walls	Poor - Effects of weathering observed such as peeling of paint. Organic growth at many places.	
9.3	Floor	-	
9.4	Stairs	-	
9.5	Openings	-	
9.6	Roofing	-	
9.7	Articulation & Finishes	Poor, stone finish seems uneven and blackish in appearance. Presence of organic growth. The stone *jali* is missing in few places due to lack of maintenance and. Animal head spouts are broken in many places. Broken columns have been repaired using cement concrete in few places.	
9.8	Services	-	
9.9	Out Buildings	-	
9.10	Overall Conditions	Poor	Maintenance level | Poor
10.0		**Transformation**	
	Form	Fencing has been added around the fountain. The lowermost water basins are used as planters.	
	Structure	Minor repairs to the columns are observed.	
	Articulation & Finishes	Animal head spouts have been painted with blue oil paint. Outer face of the upper basin has been painted.	
11.0		**DP Remarks/ Perceived Threats**	
		Structure forms part of R zone	
12.0		**Additional Notes/ References/ Documents available**	
		Additional Notes: Designed by Frederick William Stevens, the fountain was erected by Ruttonsee Mulji in memory of his only son in 1894. Under the dome is the statue of Mulji's son, the work of John Griffiths, former principal of the JJ School of Art, under whose direction the students crafted all the embellishments to the fountain. **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation*.	

FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc.
Eicher Goodearth Ltd. (2002) *City Map – Mumbai,* Mumbai.
ABHA NARAIN LAMBAH *Through the Looking Glass – The Grade I Heritage of Mumbai,* Mumbai : Urban Design Research Institute, Jasubhai Media and Super Book House.

ew of the central portion, Highly ornamented fountain with intricately carved column capital, frieze bands, animal motifs

Corner water spouts with projecting chajja on stepped brackets, small dome above, jail work, animal gargoyle

Detail of plinth and columns with geometric pattern capital, ornamented stepped lintel

Monicas Residential Flats					133
		Common Ref No: 133 Card No: 175 Ward (Part): A (Part IV) CS No: 90 (Colaba division) Plot Area: 998.33 sq m. B U Area: - Date: 11/01/05 Recorded by: Prachi Merchant Reviewed by: Int: Prachi Merchant, Sonal Modak Internal photography permission denied Ext: Prachi Merchant, Sonal Modak Photo Ref: 133_Monica Residential flats.		 Location Plan	
1.0		**Denomination**			
1.1	Name of Premises	Monicas Residential Flats			
1.2	Earlier Name	Monicas Residential Flats– Building (Formerly a villa)			
1.3	Built in:	1862	Extension Date	-	
2.0		**Access**			
2.1	Main	Fazal Road – pedestrian and vehicular			
2.2	Subsidiary	Sobani Road - pedestrian			
3.0		**Ownership pattern**			
3.1	Present	Private			
3.2	Past	Bank of India & others			
3.3	Status	Owner – Tenant.			
4.0		**Use**			
4.1	Present	Residential – flats, Commercial – Offices, shops etc.			
4.2	Past	Residential – Villa			
4.3	Usage	Daily			
5.0		**Significance & value Classification**			
5.1	Townscape (Manmade)	The building is located in a corner plot at the junction of Fazal road and Sobani Marg. The main access is from the north side through an extended porch leading to the villa entrance. Other entrances to the shops on the ground floor have been opened up from the subsidiary road.			
5.2	Architectural Description	**Planning** The building sits on the plot with minimum setbacks on the front and sides. The original bungalow is low while the new building has been constructed above it by setting it back from the main road. The porch part and the corner wing project out. Building is accessed through an arched opening of the projecting porch with a terrace above it. The porch opens into a spacious lobby with a grand staircase on the east side, leading to the first floor. The bungalow has verandah spaces on the ground floor and projecting balconies on the first floor. **Features** The building is clad with grey ashlar stone masonry. The ground floor has semicircular and pointed arched openings on the north side with rectangular and round windows. The west side has balconies with sloping Mangalore tile roof and stone balustrade. The projecting corner wing has arched openings with decorative spandrels, projecting balconies supported on decorative stone brackets, with stone *jali* work balustrade, decorative corbels and star shaped ventilators. Terrace floor has stone balustrade. **Style** The building has derived influences from the Indo-Saracenic style of Architecture.			
5.3	Intrinsic	-			
5.4	Value Classification	A(arc), B(per)	Recommended grade	II B	
6.0		**Topography**			
6.1	Floors	G+1+ 9 floors added above with terrace at the 1st and 9th floor			

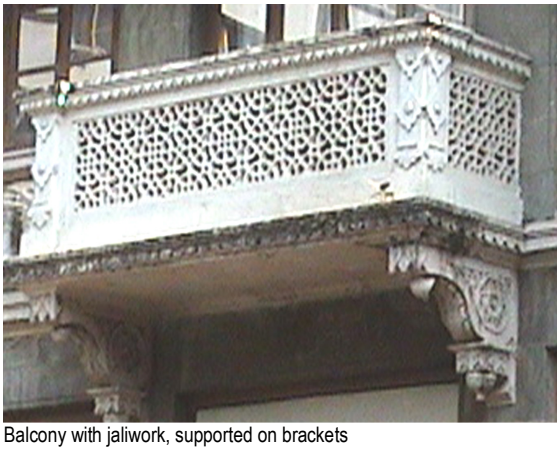
7.0		**Construction**
7.1	Plinth	High projecting plinth clad with grey stone, buff colored stone plinth protection band.
7.2	Walls	Load bearing composite wall. Internal brick walls.
7.3	Floor	Jack-arch floor construction.
7.4	Stairs	Main grand doglegged staircase with wooden treads, risers and cast iron railing.
7.5	Openings	Window opening with pointed arched openings with four simple wooden glazed paneled shutters.
7.6	Roofing	Flat terrace space over original bungalow. Sloping chajjas with Mangalore tiles over it supported on wooden brackets.
7.7	Articulation	Verandah spaces, arched openings, projecting balconies, cornice bands, stone balustrade.
7.8	Finishes	Walls are externally clad with grey dressed stone. Internally the walls are plastered and painted. The floor is finished with natural stone.
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -
7.10	Compound/ Fence/ Gate	Low grey stone compound wall with cast iron fencing. Two cast iron gates with gateposts on either side.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Ramp on the southern end leading to car parking on the first floor. Shrubs and potted plants in the planters. Concrete paved area in the building compound.
8.0		**Services & Utilities**
8.1	Lighting	Natural light through the windows supported by artificial lighting
8.2	Ventilation	Inadequate ventilation, supported by artificial ventilation.
8.3	Electricity	BEST
8.4	Water Supply	MCGM
8.5	Drainage (Plumbing & Sanitation)	MCGM
8.6	Fire Precaution	Individual tenants have fire extinguishers.
8.7	Other (HVAC/BMS/Security Systems)	Individual tenants have installed window and split AC's
9.0		**Condition**
9.1	Plinth	Good –although stone has blackened due to weathering.
9.2	Walls	Fair – Additional supports added to the walls to take the floors above. Walls show cracks in few places. Organic growth is observed on the west side wall. The bungalow has been completely altered internally.
9.3	Floor	Fair - The floor is strengthened by steel sections.
9.4	Stairs	Good – The staircase is well maintained.
9.5	Openings	Fair – The openings and the shutters of the windows have been sensitively retained. Openings are blocked by hoardings in few places. Porch arches are blocked by column supports.
9.6	Roofing	Fair
9.7	Articulation & Finishes	Fair – Front arches have been blocked by columns used as external supports for the floors above.
9.8	Services	Fair – maintained well.
9.9	Out Buildings	Temporary sheds have been added on the first floor, ramp has been added on the south side to access the parking area for the added floors.
9.10	Overall Conditions	Fair | Maintenance level | Good
10.0		**Transformation**
	Form	Nine floors have been added over the original bungalow. Column supports have been taken externally.
	Structure	Internally the Villa space has been completely altered. The openings and the shutters of the windows have been altered at places. Openings have been blocked by hoardings, in few places. Shutters have been changed at places.
	Articulation & Finishes	Arches have been blocked.
11.0		**DP Remarks/ Perceived Threats**
		Building forms part of Residential zone
12.0		**Additional Notes/ References/ Documents available**
		Additional Notes: - **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.*

FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc.
Eicher Goodearth Ltd. (2002) *City Map – Mumbai,* Mumbai.

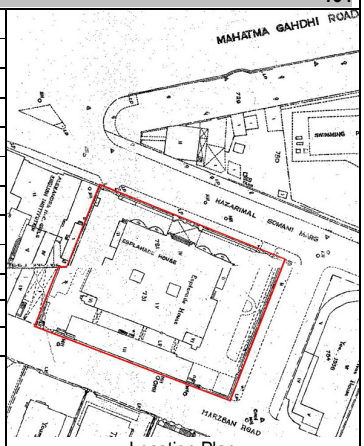
Newly added structure above the original structure

Grey stone clad building with projecting balconies, jail work, arched and round openings

Porch with pointed arched openings, cornice band, balustrade



Balcony with jaliwork, supported on brackets

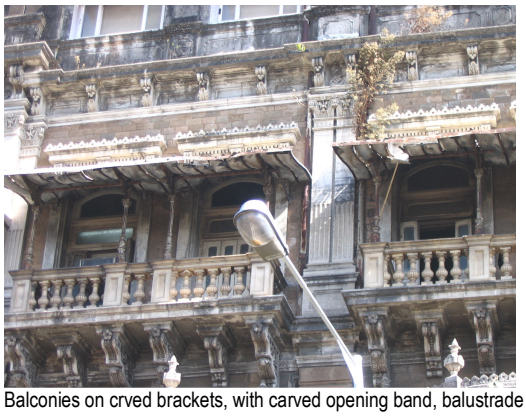
Esplanade Mansion			134
		Common Ref No: 134 Card No: 176 Ward (Part): A (Part II) CS No: 731 (Fort division) Plot Area: 2809.40 sq. mts. B U Area: - Date: 01/02/2005 Recorded by: Sonal Modak Reviewed by: Int: Permission denied Ext: Sonal Modak, Zankhana Prajapati Photo Ref.: 134_Esplanade Mansion	 Location Plan

1.0		**Denomination**			
1.1	Name of Premises	Esplanade Mansion			
1.2	Earlier Name	Esplanade Mansion			
1.3	Built in:	Indeterminable	Extension Date:	Annex block on eastern side.	
2.0		**Access**			
2.1	Main	Hazarimal Somani Marg – Vehicular and Pedestrian			
2.2	Subsidiary	-			
3.0		**Ownership pattern**			
3.1	Present	Indeterminable			
3.2	Past	Jamshetjee Tata, Dinshaw Darabji Romer - Owner			
3.3	Status	Tenant			
4.0		**Use**			
4.1	Present	Commercial – Offices			
4.2	Past	Residential			
4.3	Usage	Daily			
5.0		**Significance & value Classification**			
5.1	Townscape (Manmade)	The building is located on a corner of Hazarimal Somani Road and P. Thakurdas Road Facing Bombay Gymkhana. It has access from H. Somani Road from western side having separate entry and exit gates.			
5.2	Architectural Description	**Planning** Rectangular in plan with central access through a projecting porch. **Features** A symmetrical front façade with projecting porch with three semi-circular arches having accoupled Corinthian pilasters at end of each in center. Above runs a continuous cornice band with baluster parapet. On each side of central porch are two circular, ornamental double storey high bay windows with GI sheet awnings supported by CI brackets. Segmental arches with Corinthian pilaster on first floor with a cornice band above. Second floor has projecting supported balustrade balconies, having curvilinear awnings, CI post and elaborately carved brackets. The central balcony has classical style pediment resting on Corinthian pilaster. Topmost floor has Tuscan pilasters and rectangular windows. There is an Annex at rear side connected by an external staircase. **Style** Predominant use of Neo-classical and Baroque features on façades.			
5.3	Intrinsic	The mansion, now converted into offices has few rooms, but large in size. The interiors have an imposing marble staircase.			
5.4	Value Classification	A(arc), B(per), B(des), B(uu), D(bio), E, F	Recommended grade	II A	
6.0		**Topography**			
6.1	Floors	G + 3			
7.0		**Construction**			
7.1	Plinth	Indeterminable			

7.2	Walls	Indeterminable
7.3	Floor	Indeterminable
7.4	Stairs	Indeterminable
7.5	Openings	Arched openings with wooden frame glazed paneled shutters and ventilators above. Double storey high bay windows with GI sheet awnings supported by CI brackets.
7.6	Roofing	Indeterminable
7.7	Articulation	Decorative stone brackets, cornice bands, corbels, engaged columns etc. form important part of facades.
7.8	Finishes	External exposed buff ashlar masonary. Internal indeterminable.
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -
7.10	Compound/ Fence/ Gate	Buff basalt compound wall with stone coping about 2 ft 6 inches high with barbed wire fencing above wall. Decorative stone pillars define the entrance with cast iron gates.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	The Monument to the family pet dog above the gate house in south-west corner of the plot.
8.0		**Services & Utilities**
8.1	Lighting	Indeterminable
8.2	Ventilation	Indeterminable
8.3	Electricity	BEST
8.4	Water Supply	MCGM
8.5	Drainage (Plumbing & Sanitation)	MCGM
8.6	Fire Precaution	Indeterminable
8.7	Other (HVAC/BMS/Security Systems)	Indeterminable
9.0		**Condition**
9.1	Plinth	Fair – No evident damages seen.
9.2	Walls	Indeterminable
9.3	Floor	Indeterminable
9.4	Stairs	Indeterminable
9.5	Openings	Fair – In many places original wooden shutters have been replaced by aluminum sliding windows. Many windows are provided with additional sloping weather sheds.
9.6	Roofing	Indeterminable
9.7	Articulation & Finishes	Fair – Not maintained. At some places broken features are observed. Blackening of stone due to weathering. Plant growth observed.
9.8	Services	Poor – Leakages observed due to broken pipes. Plant growth observed.
9.9	Out Buildings	Fair
9.10	Overall Conditions	Fair | Maintenance level | Poor
10.0		**Transformation**
	Form	Indeterminable
	Structure	Indeterminable
	Articulation & Finishes	Indeterminable
11.0		**DP Remarks/ Perceived Threats**
		Building forms part of C1 zone
12.0		**Additional Notes/ References/ Documents available**
		Additional Notes: Designed by the firm of Gostling and Morris as a residential mansion for Tatas' (Nusserwanjee Tata obtained a 999-year lease for the plot on the Esplanade opposite the Bombay Gymkhana and laid the foundations for a family residence. After his death in 1886, his son, the renowned industrialist Jamseti Tata instructed his architect Mr Morris (of the firm Gostling and Morris, established in 1870) to design a mansion in the classical style with a central courtyard covered by a glass roof and surrounded by Spanish-type corridors or patios. **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc. SHARADA DWIVEDI and RAHUL MEHROTRA (2001) *Fort Walks,* Bombay : Eminence Designs Pvt. Ltd. Eicher Goodearth Ltd. (2002) *City Map – Mumbai,* Mumbai.

Highly ornamented building with an extended porch, bay windows, projecting balconies on intricately carved brackets, cornice bands

Arched and round openings, carved arch, floor, lintel bands, jaliwork bands



Balconies on crved brackets, with carved opening band, balustrade

Curved awning detail on cast iron brackets

Stone bracket details

Cornice and lintel level ornamentation detail

Entrance porch with arched openings, round openings, dentil band, columns with decorative capitals

Façade ornamentation

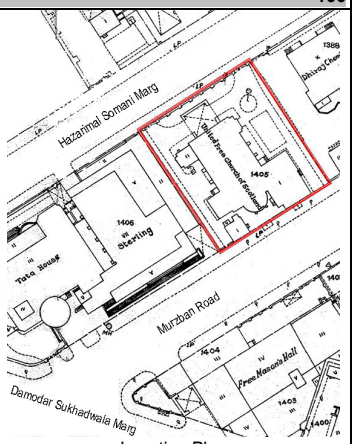
Intricately carved stone gate posts

Window with balustrade, pediment, decorative spandrel, dentil bands

Bay windows with dentil band, curved chajjas over openings

Pilaster detail with floral bands

Common Ref No: 135
Card No: 177
Ward (Part): A (Part II)
CS No: 1405 (Fort division).
Plot Area: 1135.45 sq m.
B U Area: -
Date: 20/12/2004
Recorded by: Sonal Modak
Reviewed by:
Int: Sonal Modak, Zankhana Prajapati
Ext: Sonal Modak, Zankhana Prajapati
Photo Ref: 135_St. Andrews & St. Columbia's Church.



Location Plan

1.0		**Denomination**			
1.1	Name of Premises	Church of St. Andrew's and St. Columbia			
1.2	Earlier Name	United Free Church of Scotland			
1.3	Built in:	Commencement 1841, Completion 1843	Extension Date:	-	
2.0		**Access**			
2.1	Main	Hazarimal Somani Marg – Vehicular and Pedestrian			
2.2	Subsidiary	Murzban Road - Pedestrian			
3.0		**Ownership pattern**			
3.1	Present	Trust			
3.2	Past	Mission			
3.3	Status	Owner			
4.0		**Use**			
4.1	Present	Religious - Prayer Hall. Institutional – The Pavement Childrens' Elementary School.			
4.2	Past	Religious - Prayer Hall			
4.3	Usage	Daily			
5.0		**Significance & value Classification**			
5.1	Townscape (Manmade)	It is one of the heritage buildings along Hazarimal Somani Road facing north-west, opposite Azad Maidan forming a landmark. The main access is from north-west Hazarimal Somani Road and rear entrance is from Murzban Road on south-east.			
5.2	Architectural Description	**Planning** T-shaped plan having projecting porch with three stilted pointed segmental arches resting on Corinthian columns. The building is symmetrical except for the belfry tower on the western corner, which forms an irregular octagon at the first floor level having small pinnacles at corners atop the buttresses. The apsidal end is semicircular in plan with buttresses with a half conical roof. The gable end has pointed arch with three slender pointed arches within it. One cross on top of the fascia board. **Features** It is built in Kurla and Porbunder stone. It has carved teakwood gables and weather shades. Pointed arches with trefoil and quatrefoil ventilators. Corbels, cornices, corinthian columns, rose window ventilators, architraves and stained glass panels. **Style** Significant influence of Neo-Gothic style of architecture.			
5.3	Intrinsic	-			
5.4	Value Classification	A(arc), B(per).	Recommended grade	II A.	
6.0		**Topography**			
6.1	Floors	Ground floor with high ceiling.			
7.0		**Construction**			
7.1	Plinth	Low plinth about 1ft. in height constructed in grey basalt with yellow buff plinth protection.			
7.2	Walls	Honeycombed dressed masonry with yellow dressed quoins. Thick load bearing walls strengthened by step buttresses.			

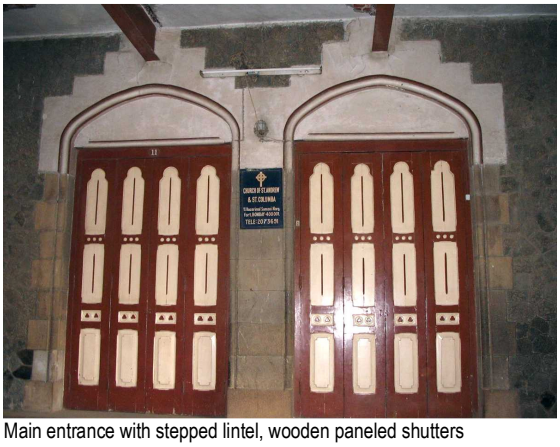
7.3	Floor	-
7.4	Stairs	-
7.5	Openings	Door openings are wide rectangular with wooden double shutters, outer being glazed paneled and the inner being wooden louvered. Side elevation is punctuated with pointed arched windows with tri-foiled double arches with circular ventilators within the main arch placed in-between the low height step buttresses. All sides have two pointed arches with quatrefoil ventilators. Ventilators have stained glass panels within. Windows have double shutters - outer are glazed panels and inner are wooden louvered shutters. All door/window openings are fixed with MS grills from outside.
7.6	Roofing	Arched braced wooden trusses with wooden planks and Mangalore tiles atop. Overhangs resting on wooden brackets. Porch has a flat roof constructed in brickbat coba.
7.7	Articulation	Floral corbels supporting arched braces internally. Corinthian column capitals. Floral arch springing points.
7.8	Finishes	External walls have an exposed grey honeycomb pattern. Walls are plastered and painted internally. IPS and cement tile flooring finish.
7.9	Interiors (Movable & Immovable)	**Movable** Wooden furniture like prayer hall chairs, benches, table, cupboards, book shelves and carved wooden baldachin all form a significant part of the church interiors. **Immovable** Wooden raised platform at apsidal end, wooden railing.
7.10	Compound/ Fence/ Gate	A brick wall of about 2 ft. 6 inches with MS fencing above it.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Planter boxes along compound wall. A water storage tank on the west of the building. Rooms at the apsidal end to accommodate the caretaker's family with toilets and washing area.
8.0		**Services & Utilities**
8.1	Lighting	Inadequate natural light through long window openings totally dependent on artificial lighting.
8.2	Ventilation	Natural ventilation is inadequate. Dependent on supplementary ventilation devices like fans.
8.3	Electricity	BEST
8.4	Water Supply	MCGM
8.5	Drainage (Plumbing & Sanitation)	MCGM
8.6	Fire Precaution	No traces.
8.7	Other (HVAC/BMS/Security Systems)	No traces.
9.0		**Condition**
9.1	Plinth	Fair – Covered with planter boxes. Blackening of protection band stone. Chipping off at some places.
9.2	Walls	Fair – Inappropriate pointing has been done. Layers and layers of bitumen at eaves level. Cracks seen in walls of porch.
9.3	Floor	-
9.4	Stairs	-
9.5	Openings	Poor – Need immediate repairs. Few of the ventilators are blocked using plywood. Stained glass panels have been replaced.
9.6	Roofing	Fair – External wooden members like fascia board, rafters have deteriorated in some places. Maintained fairly from internally. Porch roof slab has fallen off.
9.7	Articulation & Finishes	Fair – No evident damages seen. All decorative features are painted over. Plant growth observed. The steeple had fallen off due to lightning few years back.
9.8	Services	Poor – Unclean washing area. Leakages from broken service pipes. Unplanned electrical wiring.
9.9	Out Buildings	Poor – Not maintained at all. Unhygienic. Structural members have cracks. There is a lot of debris lying in the plot itself.
9.10	Overall Conditions	Fair | Maintenance level | Poor
10.0		**Transformation**
	Form	-
	Structure	Repair Works going on upon the porch roofing.
	Articulation & Finishes	-
11.0		**DP Remarks/ Perceived Threats**
		Building forms part of C1 zone.
12.0		**Additional Notes/ References/ Documents available**
		Additional Notes:

		The belfry tower does not have any staircase/ access. The Church on H Somani Marg, was formerly built in the 1840s in Carnac Road (Lokmanya Tilak Marg) at Dhobi Talao. As the area became more crowded and the church became surrounded by shops and stables, the ground on which the church stood was sold in 1894 and the building was taken down. A plot was purchased on Waudby Road and a new church, designed by the Bombay firm of architects, Gostling and Morris, was erected here and opened in February 1896. The handsome church, which can accommodate 250 people, is built of Kurla and Porbunder stone with artistically worked teakwood gables and weather shades for the entrances. **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* SHARADA DWIVEDI and RAHUL MEHROTRA (2001) *The Cities Within*, Bombay : Eminence Designs Pvt. Ltd. RAHUL MEHROTRA, GUNTER NEST and SANDHYA SAVANT (1994) *The Fort Precinct in Bombay – Conserving an Image Centre*, 2 Vols, Bombay. FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc. SHARADA DWIVEDI and RAHUL MEHROTRA (2001) *Fort Walks,* Bombay : Eminence Designs Pvt. Ltd. Eicher Goodearth Ltd. (2002) *City Map – Mumbai,* Mumbai.

Grey stone random masonary clad building with sloping roof, lancet windows, round and arched openings

Gable wall detail with wooden carved eaves board

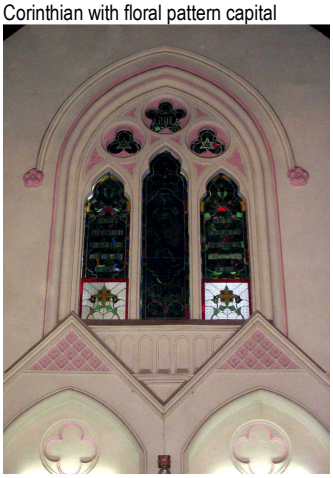
Church building with an extended porch sloping roof supported on wooden truss



Main entrance with stepped lintel, wooden paneled shutters

Corinthian with floral pattern capital

Lancet window with stained glass panels


Interior view of the arched window opening with stained glass panel

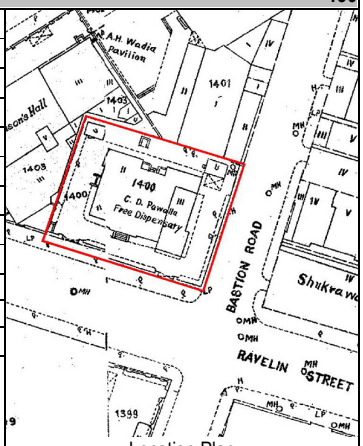
Belfry tower with arched openings, cornice bands

Interior of the column capitals

Floral pattern motif at the springing point of arch

Lancet window with round and trifoiled arched openings, glazed paneled shutters, sill level jaliwork panels

Old wall clock

Fort Gratuitous Dispensary			136
		Common Ref No: 136 Card No: 178 Ward (Part): A (Part II) CS No: 743.32 (Fort Division) Plot Area: 3566.92 sq m. B U Area: - Date: 21/12/2004 Recorded by: Zankhana Prajapati Reviewed by: Int: Zankhana Prajapati Ext: Zankhana Prajapati Photo Ref: 136_Fort Gratuitous Dispensary.	 Location Plan
1.0		**Denomination**	
1.1	Name of Premises	Fort Gratuitous Dispensary	
1.2	Earlier Name	Cawasji Dunjibhoy Powalla building for Fort Gratuitous Dispensary	
1.3	Built in:	1890 (as per tablet)	Extension Date: -
2.0		**Access**	
2.1	Main	Damodar Sukhadwala Road	
2.2	Subsidiary	A. K. Naik Marg.	
3.0		**Ownership pattern**	
3.1	Present	Fort Gratuitous Trust	
3.2	Past	Rustam Jivanji Mody and others	
3.3	Status	Trust	
4.0		**Use**	
4.1	Present	Dispensary, School for Downs Syndrome Children	
4.2	Past	Dispensary	
4.3	Usage	Daily.	
5.0		**Significance & Value Classification**	
5.1	Townscape (Manmade)	The building is the corner building at the junction of Damodar Sukhadwala Road and A. K. Naik Marg. The access is through Damodar Sukhadwala Road; the building is a mixture of the vernacular and Neo-Gothic style.	
5.2	Architectural Description	**Planning** The building is rectangular in plan; having an open space all around it. It is a ground plus one storied structure. The access to the building is from the center and has a staircase block at the two ends of the diagonal axis - that is at the southeast and north west corner of the building. It has a colonnaded verandah at ground floor at front and rear along the staircase block. In between the colonnade utility rooms are placed. First floor also has a similar plan. **Features** All door and windows are pointed arch openings; balconies are present on first floor, verandahs are on ground and first in front and rear elevations supported on decorative wooden brackets; C.I. gate at entrance, Corinthian column capital, wood *jali* ventilator in window, rectangular window and doorframes in pointed arch openings with ventilators above and floral motif band at impost level and cornice band at each floor level. Decorative bargeboard. **Style** A blend of vernacular and Neo-Gothic style.	
5.3	Intrinsic	-	
5.4	Value Classification	A(arc), B(per)	Recommended grade: II B
6.0		**Topography**	
6.1	Floors	G + 1	
7.0		**Construction**	
7.1	Plinth	Medium height, gray stone plinth with edging done for plinth protection in buff basalt stone.	
7.2	Walls	Gray stone walls with external exposed stonework while internal wall is plastered.	

7.3	Floor	Floor rests on wooden beams, some portion laid with wooden planks and some areas have concrete laid and tiling done.
7.4	Stairs	Two staircases, both in two diagonal corner of the building. Entire staircase is of wood with wooden tread, riser, baluster, handrail and newel post.
7.5	Openings	Pointed arch openings of door and windows and cut out openings, door and windows are double shutter single leaf with louvered ventilator in between.
7.6	Roofing	Sloping roof with wooden supporting members and truss work and laid by Mangalore tiles.
7.7	Articulation	Column capital, wooden brackets, wooden partition wall.
7.8	Finishes	External wall is in exposed stone masonry, internal wall plastered and painted, flooring is of varied nature such as IPS, marble mosaic and wooden planks.
7.9	Interiors (Movable & Immovable)	**Movable** Presence of some old tables, cupboards, and furniture. **Immovable** -
7.10	Compound/ Fence/ Gate	Compound wall is of stone and has a decorative iron gate at the entrance.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	There are two out buildings, one is the caretaker's room and other is the storehouse. The unbuilt space is not maintained, unclean, and no landscape is present.
8.0		**Services & Utilities**
8.1	Lighting	Adequate natural light and artificial lighting
8.2	Ventilation	Adequate natural ventilation and artificial ventilation.
8.3	Electricity	BEST
8.4	Water Supply	MCGM
8.5	Drainage (Plumbing & Sanitation)	MCGM
8.6	Fire Precaution	-
8.7	Other (HVAC/BMS/Security Systems)	-
9.0		**Condition**
9.1	Plinth	Poor - Stone at certain places has loosened; cement pointing, seepage through drainage pipes, dust accumulation and cracks on certain places, plant growth.
9.2	Walls	Fair - Incongruous cement pointing, stones painted, dust accumulation, plant growth, seepage below drainage pipes.
9.3	Floor	Fair - The floor is in fair condition; only maintenance of woodwork and beam should be carried out.
9.4	Stairs	Fair - One staircase, which is in rear, is not in use, and is in bad and neglected condition, needs repair and strengthening. Even the staircase, which is in use, needs strengthening.
9.5	Openings	Fair - Wooden frames painted, windowpanes broken, different color on different floor, arches and columns are also painted.
9.6	Roofing	Poor - Wooden members are in dilapidated condition at certain places, needs proper maintenance and seepage is seen in certain portion.
9.7	Articulation & Finishes	Poor - Internal plaster and paint is peeling off, wooden floor needs polish and cleaning and repair, tiles are broken at certain portion and filled with cement grouting, cracks in IPS flooring.
9.8	Services	Poor - Leaking pipes, poor sanitation, plant growth and blackened pipes.
9.9	Out Buildings	Poor - Neglected condition, not maintained and is poor and dilapidated condition.
9.10	Overall Conditions	Fair. | Maintenance level | Poor.
10.0		**Transformation**
	Form	-
	Structure	-
	Articulation & Finishes	Painted stone surfaces and columns, decorative floral motif band and column capital is also painted.
11.0		**DP Remarks/ Perceived Threats**
		Housing for dishoused, building forms part of C1 zone
12.0		**Additional Notes/ References/ Documents available**
		Additional Notes: - **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation*. SHARADA DWIVEDI and RAHUL MEHROTRA (2001) *The Cities Within*, Bombay : Eminence Designs Pvt. Ltd. RAHUL MEHROTRA, GUNTER NEST and SANDHYA SAVANT (1994) *The Fort Precinct in Bombay – Conserving an Image Centre*, 2 Vols, Bombay. FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc.

		SHARADA DWIVEDI and RAHUL MEHROTRA (2001) *Fort Walks,* Bombay : Eminence Designs Pvt. Ltd. Eicher Goodearth Ltd. (2002) *City Map – Mumbai,* Mumbai.

Grey stone clad building with sloping roof, arched openings, sill and floor level bands

Arched openings with wooden shutters, floor bands

Windows with frieze band in geometric pattern

Arched door opening with round window, columns with carved capitals

Front central wing with sloping roof, projecting balcony supported on brackets

Column with floral pattern capital

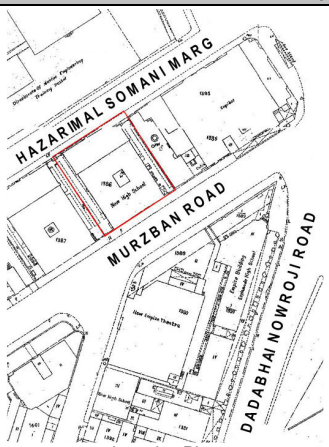
Frieze in floral pattern

Glazed wooden window with carved paneling, sill panels

Staircase with wooden steps, railing, nexel post

Tablet in marble

Common Ref No: 137
Card No: 179
Ward (Part): A (Part III)
CS No: 1386 (Fort division)
Plot Area: 1142.14 sqm.
B U Area: -
Date: 05/01/2005
Recorded by: Zankhana Prajapati
Reviewed by:
Int: Sonal Modak, Zankhana Prajapati
Ext: Sonal Modak, Zankhana Prajapati
Photo Ref: 137_Bharda High School.



Location Plan

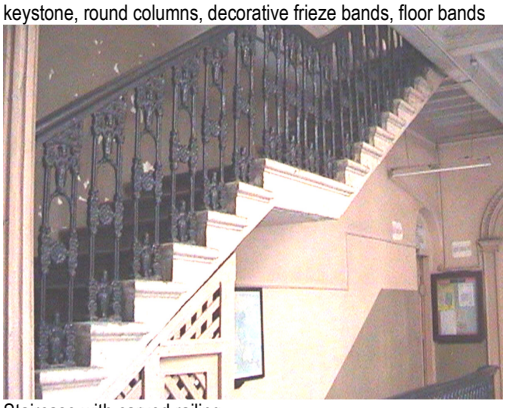
1.00		**Denomination**			
1.10	Name of Premises	Bharda New High School			
1.20	Earlier Name	Bharda New High School			
1.30	Built in :	Indeterminable	Extension Date:	-	
2.00		**Access**			
2.10	Main	Hazarimal Somani Marg – Vehicular and Pedestrian			
2.20	Subsidiary	Dr. D.N. Road – Vehicular and Pedestrian			
3.00		**Ownership pattern**			
3.10	Present	Bharda Mazgaon Educational Trust			
3.20	Past	-			
3.30	Status	Owner			
4.00		**Use**			
4.10	Present	Institutional - High School			
4.20	Past	Institutional - High School			
4.30	Usage	Daily			
5.00		**Significance & Value Classification**			
5.10	Townscape (Natural/ Manmade)	The building is facing Hazarimal Somani Road on northern side. Main access is from northern side Hazarimal Somani Road and rear entrance is from Murzban Road on south.			
5.20	Architectural Description	**Planning** The building is rectangular in plan with an internal light court. Classrooms are situated around the light court having a corridor on periphery. Central main access is from the narrow side of the building, which leads to the verandah and an entrance lobby further beyond. The lobby has a main wide, open well stone staircase on left side along northern side going up to the first floor. Toilet block is located in the southeast corner. There is a well in the light court at ground level. On the right side of the light court is a dining hall. Classrooms are located on upper floors having entrances through a corridor, placed around the light court. Part of the second floor caters to the Administrative offices and School Library. The central bay of the front façade having main entrance is projecting out, which is marked by tapering circular columns with decorative column capitals at all floor levels. Ground floor has a rusticated external face; first and second floors have square engaged columns. **Features** Front façade is punctuated with semicircular arched windows with arches resting on square engaged columns with decorative keystones. There are projecting cornice bands at all floor levels resting on dentil corbel bands at parapet level. The tapering circular columns of the central projecting bay have decorative floral column capitals. **Style** Significant influence of Neo-Classical style of architecture with stucco features.			
5.3	Intrinsic	-			
5.4	Value Classification	A(arc), B(per), E	Recommended grade	II B	
6.0		**Topography**			
6.1	Floors	Front part of the building G + 2, Rear part of the building is G + 3			

7.0		**Construction**
7.1	Plinth	There is a medium plinth in black stone about 2 ft 6 inches high, with a plinth protection layer.
7.2	Walls	External thick load bearing brick walls. Internal non-structural brick walls.
7.3	Floor	Partly original timber floor present and partly concrete floor slabs laid resting on wooden columns and beams. The floor is partly tiled and partly timber planked.
7.4	Stairs	There are three 'L' Shaped staircases. The other main staircase goes to the first floor only. The risers are in stone, the balusters are in cast iron and the handrails and posts are made of timber. There is a timber staircase for the entire building to access the terrace.
7.5	Openings	The openings are semicircular. They have ventilators and are louvered. They have window shutters with glass panes. The doors are rectangular with decorative patterns on the panels.
7.6	Roofing	The roofs are partly sloping and partly terraced. They are supported on timber rafters and beams and are Mangalore tiled. Some portion is asphalted for waterproofing.
7.7	Articulation	The keystones are decorative, on semi circular arches; there are bands, cornices and floral column capitals.
7.8	Finishes	The interior walls are plastered and painted.
7.9	Interiors (Movable & Immovable)	The old cupboards, benches, chairs, desks, tables, old clock, mirrors and frames are still used.
7.10	Compound/ Fence/ Gate	The front and rear, that is the external walls facing roads form the outer boundary. The sides have brick compound walls.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	There is a water storage tank in the central courtyard. The side margins serve as a dump yard.
8.0		**Services & Utilities**
8.1	Lighting	There is adequate natural and artificial lighting.
8.2	Ventilation	There is adequate natural and artificial ventilation.
8.3	Electricity	BEST
8.4	Water Supply	MCGM
8.5	Drainage (Plumbing & Sanitation)	MCGM
8.6	Fire Precaution	None
8.7	Other (HVAC/BMS/Security Systems)	None
9.0		**Condition**
9.1	Plinth	Fair -There has been reduction in the plinth height due to the filling of the footpath.
9.2	Walls	Fair - The internal plaster has peeled off due to seepage dampness and moss growth. The brick masonry has been exposed at some places, there are cracks in the verandah walls at some places and brick has been exposed on the façade.
9.3	Floor	Poor - Some tiles are broken and the flooring has been patched up. Wear and tear of the stone flooring was observed. The verandahs facing the central court are sagging at their free end. The supporting timber members have deteriorated and show cracks.
9.4	Stairs	Fair - The stone treads show wear and tear and some treads are broken. The timber handrail is not polished. The staircase is not adequately lit. Dust accumulation is observed.
9.5	Openings	Fair - Some ventilators were closed. Grills and collapsible shutters have been added. Some window shutters and panes have been broken.
9.6	Roofing	Some tiles are broken, a bitumen layer has been added for waterproofing, otherwise the roof is in a fair condition.
9.7	Articulation & Finishes	Some faces carved on the keystones are missing. The mouldings and semi circular arches are broken and have been repainted.
9.8	Services	The services are in a fair state. The canteen pipes are broken.
9.9	Out Buildings	-
9.10	Overall Conditions	Poor | Maintenance level | Fair
10.0		**Transformation**
	Form	-
	Structure	Some timber members supporting the flooring have been replaced with 'I' sections.
	Articulation & Finishes	-
11.0		**DP Remarks/ Perceived Threats**
		Secondary School, building forms part of C1 zone
12.0		**Additional Notes/ References/ Documents available**
		Additional Notes: - **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.*

SHARADA DWIVEDI and RAHUL MEHROTRA (2001) *The Cities Within*, Bombay : Eminence Designs Pvt. Ltd.
RAHUL MEHROTRA, GUNTER NEST and SANDHYA SAVANT (1994) *The Fort Precinct in Bombay – Conserving an Image Centre*, 2 Vols, Bombay.
FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc.
SHARADA DWIVEDI and RAHUL MEHROTRA (2001) *Fort Walks,* Bombay : Eminence Designs Pvt. Ltd.

Entrance to the building with arched openings with human face keystone, round columns, decorative frieze bands, floor bands

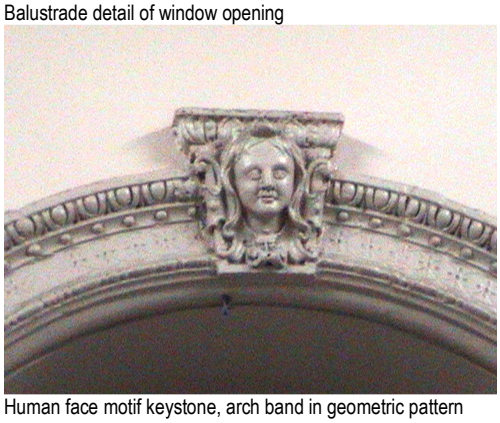
Side façade with arched openings, bands



Staircase with carved railing

Balustrade detail of window opening

Internal open to sky court with overlooking corridors



Human face motif keystone, arch band in geometric pattern

Wooden bell

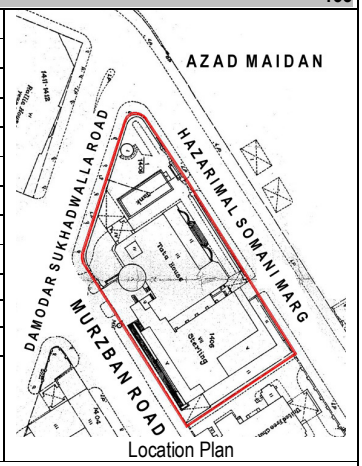
Marble bust

Column with carved capital with floral pattern

Arched door opening with carved paneled shutters, ventilator

Ground floor with rusticated stone joints, arched openings

Window with ventilator tracery work, louvered shutters

Deutsche Bank				138
		Common Ref No: 138 Card No: 180 Ward (Part): A (Part II) CS No: 1/1406 (Fort Division) Plot Area: 274.25 sqm. B U Area: - Date: 30/4/05 Recorded by: Zankhana Prajapati Reviewed by: Int: Zankhana Prajapati Ext: Zankhana Prajapati Photo Ref.: 138_Deutsche Bank	 Location Plan	
1.0		**Denomination**		
1.1	Name of Premises	Deutsche Bank		
1.2	Earlier Name	Tata Palace.		
1.3	Built in:	Indeterminable	Extension Date:	-
2.0		**Access**		
2.1	Main	Murzban Road.		
2.2	Subsidiary	Hazarimal Somani Marg.		
3.0		**Ownership pattern**		
3.1	Present	Deutsche Bank - Private		
3.2	Past	Tata - Private		
3.3	Status	Ownership.		
4.0		**Use**		
4.1	Present	Bank.		
4.2	Past	Office and residence of Ratan Tata.		
4.3	Usage	Daily.		
5.0		**Significance & Value Classification**		
5.1	Townscape (Manmade)	It is a corner building at the junction of Hazarimal Somani Marg, Murzban Road and Damodar Sukhadwala Road. Entrance to the building is through Murzban Road through Porte-cochere. The building has magnificent Baroque Classical features and statuary.		
5.2	Architectural Description	**Planning** The building is rectangular in form and longer façade along Hazarimal Somani Marg. Entrance to the building is through porte-cochere from Murzban Road. The building is a ground plus two-storied structure with basement and mezzanine. Through the porte-cochere one enters into grand entrance lobby having grand main spiral staircase on right which forms cylindrical shaft, towards the end there is another staircase which is partly doglegged and part C-shaped open well. At each mid landing of rear staircase toilet blocks are placed. It was planned to have offices at first and ground and residence at second floor level. In front it has landscaped area and side open spaces. **Features** The building is rectangular with front corner having porte-cochere projecting bay and cylindrical shaft of central staircase. All the openings are either semicircular arched or rectangular openings. Above porte-cochere at terrace level there is a portico like projection. The building is marked with cornice band having modillion and dentil band at first and terrace floor levels. Besides these many façade articulations are seen which comprises of cartouche at window, wall, underneath the main staircase; festoon on inside as well outside wall surface as ornamentation, presence of guilloche and scroll band to create interesting pattern on exterior. Very ornamental scroll keystone with lion head and presence of balcony supported by caryatid. It also has floral motif, medallion, coat of arms, statuary pilasters and window statuary with ancon. **Style** The building displays characteristics of Baroque Classicism.		
5.3	Intrinsic	Past residence of Ratan Tata and building is magnificent and one of its kind representing Baroque Classicism.		
5.4	Value Classification	A(arc), B(per), B(des), D(bio), E, F	Recommended grade	II A

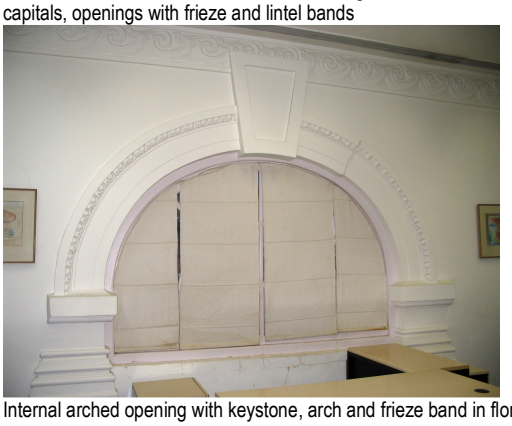
6.0		**Topography**
6.1	Floors	G+2 with mezzanine and basement.
7.0		**Construction**
7.1	Plinth	Medium height stone plinth with edging for plinth protection.
7.2	Walls	External walls are load bearing composite wall whereas internal walls are brick walls.
7.3	Floor	R.C.C. slab on load bearing walls.
7.4	Stairs	Two staircases are present; the main staircase is a spiral staircase with marble tread and having decorative cast iron railings. While the other staircase starts as doglegged but from first floor it is a C-shaped open well with marble tread and cast iron railing.
7.5	Openings	It has semicircular and rectangular openings for door and windows. All openings are either double leaf or four leafed, in wooden frame with glass panel. The entrance door is of cast iron with ornately carved.
7.6	Roofing	Flat terrace with statuary pilasters.
7.7	Articulation	Modillion, medallion, cartouche, festoon, guilloche, dentil and scroll band, caryatids, coat of arms, floral motif and decorative statuary.
7.8	Finishes	External and internal walls are plastered and painted and have marble flooring.
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -
7.10	Compound/ Fence/ Gate	Has huge fencing in cast iron with huge cast iron gates at both side of the building's longer façade.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Has side open spaces and front open space is well landscaped with gazebo, hard and soft surfaces and ornamental plants.
8.0		**Services & Utilities**
8.1	Lighting	Adequate Natural light through door-window openings supplemented by electric light fixtures.
8.2	Ventilation	Supplemented with central A.C. system.
8.3	Electricity	BEST
8.4	Water Supply	MCGM
8.5	Drainage (Plumbing & Sanitation)	MCGM
8.6	Fire Precaution	Have smoke detectors and fire extinguishers.
8.7	Other (HVAC/BMS/Security Systems)	Surveillance camera, swap card access system.
9.0		**Condition**
9.1	Plinth	Good. Well maintained.
9.2	Walls	Good. Seepage at some places and minor cracks.
9.3	Floor	Indeterminable.
9.4	Stairs	Good. Well maintained.
9.5	Openings	Good. Well maintained.
9.6	Roofing	Good. Well maintained.
9.7	Articulation & Finishes	Good. Well maintained.
9.8	Services	Good. Well maintained.
9.9	Out Buildings	-
9.10	Overall Conditions	Good. | Maintenance level | Good.
10.0		**Transformation**
	Form	No visible changes
	Structure	No visible changes
	Articulation & Finishes	No visible changes
11.0		**DP Remarks/ Perceived Threats**
		Cinema Theatre, building forms part of C1 zone
12.0		**Additional Notes/ References/ Documents available**
		<u>Additional Notes:</u> - **<u>References:</u>** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation*. FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc. SHARADA DWIVEDI and RAHUL MEHROTRA (2001) *Fort Walks,* Bombay : Eminence Designs Pvt. Ltd.

White painted corner building with arched openings, frieze, sill and lintel level bands and cornice bands

Highly ornamented facade with floral pattern motifs, round balcony with Caryatid, cornice band

Colonnaded terrace with round columns on high base, Corinthian capitals, openings with frieze and lintel bands

Canopy with statue as a part of the front landscaped portion



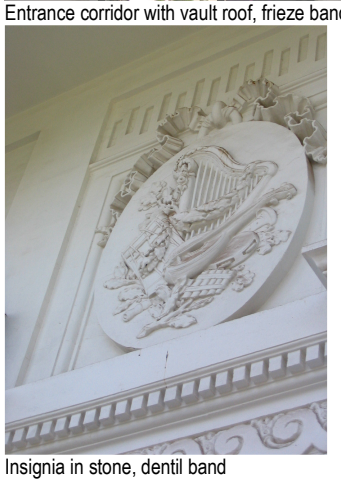
Internal arched opening with keystone, arch and frieze band in floral pattern

Semi round canopies with intricate carvings above

Landscape portion on the front side

Entrance corridor with vault roof, frieze bands, arch with keystone

Column capital with carved floral pattern

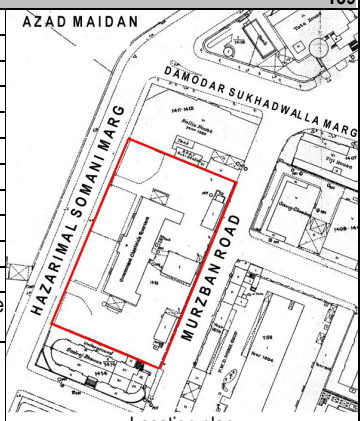

Insignia in stone, dentil band

Staircase with carved railing

Tower with arched openings, balustrade with posts

Parapet detail with human sculpture statue details

Soffit of staircase landing with carved floral pattern

Bombay Arch San Diocese Association Building			139
	Common Ref No: 139 Card No: 181 Ward (Part): A (Part III). CS No: 1413 (Fort division). Plot Area: 3566.92 sq m. B U Area: - Date: 15/12/2004 Recorded by: Zankhana Prajapati Reviewed by: Int: Zankhana Prajapati Ext: Zankhana Prajapati Photo Ref: 139_Bombay Arch San Diocese Association bldg.	 Location plan	
1.0		**Denomination**	
1.1	Name of Premises	Bombay Arch San Diocese Association Building	
1.2	Earlier Name	Bombay Arch San Diocese Association Building	
1.3	Built in:	19th century	Extension Date: -
2.0		**Access**	
2.1	Main	Hazarimal Somani Marg.	
2.2	Subsidiary	Murzban road.	
3.0		**Ownership pattern**	
3.1	Present	Bombay Diocese Association Trust.	
3.2	Past	Government Chaplain's Quarters	
3.3	Status	Trust.	
4.0		**Use**	
4.1	Present	Offices and residential.	
4.2	Past	Offices and residential.	
4.3	Usage	Daily.	
5.0		**Significance & value Classification**	
5.1	Townscape (manmade)	The building is on the right of H. Somani Marg and opposite Bombay Gymkhana. The main access to the plot is from H. Somani Marg.	
5.2	Architectural Description	**Planning** The building is symmetrical and has a rectangular plan with the longer facade along the road and is centrally located on plot leaving open space all around. The building is ground plus one storied high with a sloping roof. Entrance of the building is from the center and sides of the building, which lead to an arcade at the ground floor where offices are flanked and from the center staircase block leads to the first floor where residence and utility rooms are provided with enclosed wooden verandah. The building has two porches at the two ends of the building. Ground floor has the trust office and residences of priest and trust member on first floor. **Features** Has semicircular and pointed arched verandah on front side of main elevation. The two sides of the building have shallow segmental arched porches; the first floor verandah has a decorative railing and is closed by windows above. The staircase block is separately treated and it stands out in elevation. There are cornice bands, dentil band, *jalis* and cast iron pinnacle like features on rooftop. **Style** Building displays characteristics of the Neo-Gothic style.	
5.3	Intrinsic	-	
5.4	Value Classification	A(arc), B(per), E	Recommended grade II B.
6.0		**Topography**	
6.1	Floors	G + 1.	
7.0		**Construction**	
7.1	Plinth	Low height stone plinth.	
7.2	Walls	Load bearing composite wall with gray stone ashlar masonry outside and plastered and painted inside.	
7.3	Floor	Timber flooring on first floor and IPS, ceramic and mosaic on ground floor.	

7.4	Stairs	Two staircases are present. Both staircases in timber with wooden handrail and balusters.
7.5	Openings	Pointed arch and semicircular arched openings in the verandah. All doors are pointed arched with ventilators above. They are double leaf wooden paneled doors. All windows are rectangular with double leaved glazed with a wooden frame.
7.6	Roofing	Sloping roof with Mangalore tiling supported on wooden rafter and beam and has dormer window, has decorative cast iron pinnacle like feature on rooftop.
7.7	Articulation	Cornice and lintel bands, arches and *jalis*.
7.8	Finishes	External walls- gray stone ashlars masonry. Internal walls- plastered and painted. Tiling is either IPS, ceramic or mosaic in different rooms.
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -
7.10	Compound/ Fence/ Gate	Barbed wire fence on compound boundary. 2 cast Iron gates at front and rear of the building.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Open space in all four side of the building. Residential small houses and toilet block form outbuildings at the rear. Has a landscaped area in front and a plant nursery on the left of the building.
8.0		**Services & Utilities**
8.1	Lighting	Adequate natural light through door-window openings supplemented by electric light fixtures.
8.2	Ventilation	Adequate natural ventilation through door-window openings supplemented by electric fans.
8.3	Electricity	BEST
8.4	Water Supply	MCGM
8.5	Drainage (Plumbing & Sanitation)	MCGM
8.6	Fire Precaution	-
8.7	Other (HVAC/BMS/Security Systems)	-
9.0		**Condition**
9.1	Plinth	Poor - Stones broken, has cracks, seepage and plant growth.
9.2	Walls	Poor - Extensive seepage with heavy cracks, exposed brickwork inside, fascia stone is blackened and has plant growth.
9.3	Floor	Dilapidated - All wooden members are badly deteriorated. Structural cracks observed.
9.4	Stairs	Poor - One staircase is not in use and is total dilapidated condition and its structural members have fallen apart. The other staircase is well maintained just needing a coat polishing of the wooden members.
9.5	Openings	Poor - Window panes are broken, frame loosened, grills broken, wooden members painted in different colors -needs polish and repairs. Arched openings are blackened with cracks and plant growth.
9.6	Roofing	Poor – Has a major leakage problem, deteriorating and in rear some portion has fallen apart, tiles are missing, no repairs and lack of maintenance.
9.7	Articulation & Finishes	Poor - Dust accumulation, broken cornice bands, blackening, cracks in arches and plant growth on articulation. Internal plaster and paint peeling off. External blackening of stone, cracks and plant growth. Tiling has holes and dents.
9.8	Services	Poor - Not maintained, broken and leaking pipes, unhygienic conditions and haphazard arrangement of electrical wiring.
9.9	Out Buildings	Poor - Neglected condition and not maintained.
9.10	Overall Conditions	Poor. | Maintenance level: | Poor.
10.0		**Transformation**
	Form	-
	Structure	Addition of I section for strengthening of building.
	Articulation & Finishes	-
11.0		**DP Remarks/ Perceived Threats**
		Building forms part of C1 zone. The building is in a very dilapidated condition.
12.0		**Additional Notes/ References/ Documents available**
		Additional Notes: - **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* SHARADA DWIVEDI and RAHUL MEHROTRA (2001) *The Cities Within*, Bombay : Eminence Designs Pvt. Ltd.

		RAHUL MEHROTRA, GUNTER NEST and SANDHYA SAVANT (1994) *The Fort Precinct in Bombay – Conserving an Image Centre*, 2 Vols, Bombay. FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc. SHARADA DWIVEDI and RAHUL MEHROTRA (2001) *Fort Walks,* Bombay : Eminence Designs Pvt. Ltd.

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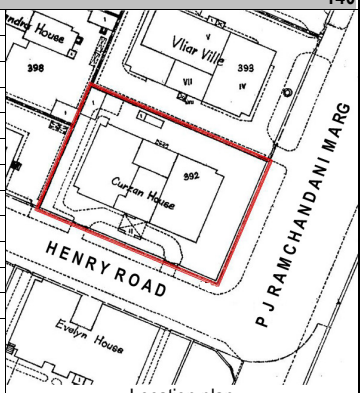
Curzon House				140
		Common Ref No: 140 Card No: 182 Ward (Part): A (Part III) CS No: 392 (Colaba Division) Plot Area: Indeterminable B U Area: - Date: 11/01/2005 Recorded by: Zankhana Prajapati Reviewed by: Int: Arun Wadhwa, Zankhana Prajapati Ext: Arun Wadhwa, Zankhana Prajapati Photo Ref: 140_Curzon House.	 Location plan	
1.0		**Denomination**		
1.1	Name of Premises	Curzon House		
1.2	Earlier Name	Curzon House		
1.3	Built in:	1905	Extension Date: -	
2.0		**Access**		
2.1	Main	P. J. Ramchandani Marg - Vehicular and Pedestrian		
2.2	Subsidiary	-		
3.0		**Ownership pattern**		
3.1	Present	Mr. Dilip Puri - Owner		
3.2	Past	Indeterminable		
3.3	Status	Owner, Tenants.		
4.0		**Use**		
4.1	Present	Show room and residences.		
4.2	Past	Residences.		
4.3	Usage	Daily.		
5.0		**Significance & value Classification**		
5.1	Townscape (manmade)	Corner building placed in a row of villa type buildings facing the sea at Apollo Bunder accessed through a porch from the south side road. It has wooden verandah fronts as in the adjoining buildings.		
5.2	Architectural Description	**Planning** Rectangular plan with staircase at the centre of the longer side resulting in two symmetrical apartments to the front and back. Entrance is from a porch to the south side leading to the C-shaped stair at the centre accessing upper floor apartments. Each apartment has three rooms occupying the entire width along with verandah fronts. Large floor heights accommodate intermediate levels serving as servant's wing in the central portion of the long north side with toilets and kitchen at the main floor. A narrow stair is provided to access servant's wing independently. **Features** Wooden verandah front with sloping Mangalore tile awnings form the most prominent feature. Projecting bay windows along with a sloping awning feature and stone relief parapet panel on the long side facades; 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. **Style** The building displays influences from the Vernacular and Colonial styles of architecture		
5.3	Intrinsic	Wooden veranda fronts		
5.4	Value Classification	A(arc), B(per), E, G(grp)	Recommended grade	II B
6.0		**Topography**		
6.1	Floors	G + 4 in main building, G + 7 in servant's portion. (Fourth floor has been added later on.)		
7.0		**Construction**		
7.1	Plinth	Plinth height about 1.0 m. dressed in black basalt stone ashlars course masonry.		
7.2	Walls	Load bearing stone masonry external walls and wooden supporting members.		
7.3	Floor	Jack arch floor slabs supported on steel I - sections and large beams for large spans. Shahabad stone slabs supported on wooden members form intermediate levels in servant's wing.		
7.4	Stairs	C- shaped wooden staircase with a central open well serving as lift shaft. It has a decorative iron railing and wooden handrail. Narrow wooden double flight stair supported on rafters and load bearing walls.		

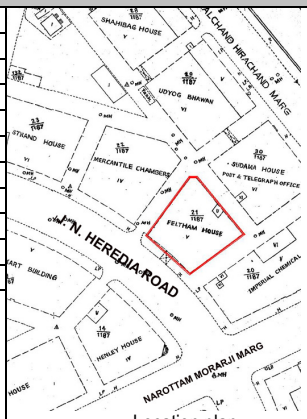
7.5	Openings	Wooden verandas on the front and rear sides with sloping awning and wooden ventilator panel. Semi circular, segmental window openings with wood framed glazed panel door window shutters. Separate openable ventilator panel above most of the openings.
7.6	Roofing	Sloping Mangalore tile roof over the part fourth floor supported on wooden truss members and flat jack arch roof over the part third floor.
7.7	Articulation	Large molded base of bay window projection, long wooden verandas with sloping awnings.
7.8	Finishes	Plaster/ painted external and internal wall surfaces, polished wooden members in verandas and door window shutters.
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -
7.10	Compound/ Fence/ Gate	Low stone compound wall with iron railing above. Two gates at both ends of the east side road front. Barbed wire fencing on the sides and rear.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Two garage structures and a dispensary at the rear end of the south side open space. Narrow open spaces all around the building including the front side.
8.0		**Services & Utilities**
8.1	Lighting	Adequate natural light except staircase, lobby and servant's wing. Thus also relies on artificial light.
8.2	Ventilation	Adequate natural ventilation except in servant's wing. Also relies on artificial means.
8.3	Electricity	BEST
8.4	Water Supply	MCGM Underground & overhead water tank
8.5	Drainage (Plumbing & Sanitation)	Drainage connected to municipal sewers of MCGM
8.6	Fire Precaution	Fire extinguishers present.
8.7	Other (HVAC/BMS/Security Systems)	Window and split unit A.C.
9.0		**Condition**
9.1	Plinth	Poor – Neglected state.
9.2	Walls	Poor – under repair.
9.3	Floor	Poor – under repair.
9.4	Stairs	Fair condition of main staircase, poor and damaged state of servant's stair.
9.5	Openings	Poor – decaying wooden veranda members, modified and neglected window shutters.
9.6	Roofing	Fair. Well maintained and in good state.
9.7	Articulation & Finishes	Poor – external wall surfaces under repair, internally fair. Corroding Iron brackets and damaged relief features.
9.8	Services	Poor – old and corroding plumbing lines. Messy and unplanned electrical wiring below staircase at ground floor lobby.
9.9	Out Buildings	Poor – under repair and neglected open spaces.
9.10	Overall Conditions	Poor | Maintenance level: Poor externally, Well maintained internally.
10.0		**Transformation**
	Form	-
	Structure	Repair Board is in the process of reconstructing some damaged slab portions. Cantilevered toilet areas in servant's wing reconstructed incongruously with concrete structural supports.
	Articulation & Finishes	External replastering and repair work in progress is damaging stucco features and floor level cornice bands.
11.0		**DP Remarks/ Perceived Threats**
		Building forms part of R zone
12.0		**Additional Notes/ References/ Documents available**
		Additional Notes: Curzon house is mirror image of adjoining Villar Ville building to its north except the south side porch. **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* SHARADA DWIVEDI and RAHUL MEHROTRA (2001) *The Cities Within*, Bombay : Eminence Designs Pvt. Ltd. RAHUL MEHROTRA, GUNTER NEST and SANDHYA SAVANT (1994) *The Fort Precinct in Bombay – Conserving an Image Centre*, 2 Vols, Bombay. FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc.

Front façade with overlooking balcony spaces with carved railing, sloping roof, arched openings

Side view with projecting balconies, carved railing

Bay window with receding bands, arched openings with keystone

Balcony spaces with carved railing, columns with wooden brackets, lintel level glazed panels

Feltham House				141(1)
		Common Ref No: 141(1) Card No: 183 Ward (Part): A (Part II) CS No: 21/1187 Plot Area: 522.58 sqm. B U Area: - Date: 25/11/2004 Record by: Zankhana Prajapati Review by: Int: Arun Wadhwa, Zankhana Prajapati Ext: Arun Wadhwa, Zankhana Prajapati Photo Ref.: 141(01)_Feltham House	 Location plan	
1.0		**Denomination**		
1.1	Name of Premises	Feltham House		
1.2	Earlier Name	Feltham House		
1.3	Built in:	1918	Extension Date: -	
2.0		**Access**		
2.1	Main	J. N. Heredia Marg		
2.2	Subsidiary	Narottam Moraji Marg, Sprott Road.		
3.0		**Ownership pattern**		
3.1	Present	Mumbai Port Trust.		
3.2	Past	Bombay Port Trust.		
3.3	Status	Owner/Tenant		
4.0		**Use**		
4.1	Present	Corporate offices.		
4.2	Past	Commercial.		
4.3	Usage	Daily		
5.0		**Significance & Value Classification**		
5.1	Townscape (Natural/ Manmade)	It is part of the Ballard Estate Precinct and follows the typology of buildings in the precinct.		
5.2	Architectural Description	**Planning** The building a symmetrical ground + 3 storied structure with a basement. The entrance of the building is marked by a wooden porch. All service utilities are to the rear of the building. Building has a rear staircase, which is currently not in use. **Features** Above the entrance, the first floor opening has a pediment to emphasis the entrance. Ground floor has semi-circular arched openings and other floors have huge flat arched openings, with keystone projection. A Cornice Band runs along the first, second and terrace floor's floor levels, supported by series of small brackets. There is also a Wooden awning on the first floor level. **Style** The building displays characteristics of the European Renaissance.		
5.3	Intrinsic	-		
5.4	Value Classification	A(arc), B(per), B(des), B(uu), E, F, G(grp)	Recommended grade	II A
6.0		**Topography**		
6.1	Floors	G + 3 with a basement.		
7.0		**Construction**		
7.1	Plinth	Plinth is approx. 0.75 m. high and built in Malad stone with ventilators for the basement.		
7.2	Walls	These are load bearing brick walls with stone ashlar masonry on the facades.		
7.3	Floor	Shahabad stone is laid on I section over which screeding and tiling is done. Mezzanine levels have been built in some office premises.		
7.4	Stairs	A Wooden staircase with wooden treads, decorative wooden balusters and railing. The original lift block is also still present with an ornately carved wooden framework. The building also has a rear staircase made in wood but currently is not in use.		
7.5	Openings	The entrance is emphasized in semicircular arched openings made in yellow dressed stone. The original doors are heavy paneled, double shuttered decorative wooden doors.		

		Internal doors of various premises have transformed by occupants. All the openings of the ground floor are semicircular arched openings, and the first, second and third are flat arch plain opening with a prominent cornice.
7.6	Roofing	The building has flat roof while the staircase block has a pitched Mangalore tile roof.
7.7	Articulation	The Balcony projection over the cornice band is the major surface articulation of the building.
7.8	Finishes	The façade has a stone masonry fascia and internal walls are plastered. Flooring is different according to individual premises.
7.9	Interiors (Movable & Immovable)	**Movable** Nothing was visible, as the building has gone through major transformation. **Immovable** Decorative wooden baluster and railing. Decorative M.S. balcony railing.
7.10	Compound/ Fence/ Gate	Iron gate at entrance is of original nature.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Adjoining space between the buildings is paved and it directly opens to the street. The plot does not have any out building or compound wall.
8.0		**Services & Utilities**
8.1	Lighting	Natural daylight through windows, together with electrical light fixtures.
8.2	Ventilation	Natural ventilation but there is also presence of AC units as well as fans.
8.3	Electricity	BEST
8.4	Water Supply	MCGM
8.5	Drainage (Plumbing & Sanitation)	MCGM
8.6	Fire Precaution	No integrated fire precaution system is present but some offices do have fire extinguishers for emergency.
8.7	Other (HVAC/BMS/Security Systems)	No trace.
9.0		**Condition**
9.1	Plinth	Fair - Plinth is in good condition in front but at rear and side it has deteriorated due to seepage from drainpipe and dampening.
9.2	Walls	Fair - At certain places cracks have developed. Plant growth in certain area is a structural threat if not taken care of. Leakages in down take pipes and at balcony projections have blackened the wall surfaces. It is punctuated with AC units.
9.3	Floor	Not visible due to false ceiling.
9.4	Stairs	Fair - Plaster is peeling off and cementing is exposed at certain area. Electrical conduits are open and exposed at landings.
9.5	Openings	Fair - At certain places window ventilators are damaged and altered and punctuated with AC units and hence disturbing the homogenous façade. Doors have also gone through major transformations differing greatly from one premise to another. Decorative grills and glass have been added, windowpanes have been broken and the original pattern has been changed.
9.6	Roofing	Fair - Waterproofing was done, parapet wall is blackened.
9.7	Articulation & Finishes	Fair - Small patches of cement pointing in wall, stone colored and blackened. Many cracks and peeling of plasters is seen in staircase. Coping brackets are damp due to seepage.
9.8	Services	Fair - The routing of electrical wires, plumbing and air-conditioner pipes have caused considerable damage.
9.9	Out Buildings	No out building.
9.10	Overall Conditions	Fair Maintenance level: Fair
10.0		**Transformation**
	Form	No change.
	Structure	Mezzanine addition in some premises, no other visible change.
	Articulation & Finishes	-
11.0		**DP Remarks/ Perceived Threats**
		Building forms part of C1 zone
12.0		**Additional Notes/ References/ Documents available**
		Additional Notes: - **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc. *Ballard Estate – A Corporate District* (2000) Urban Design Research Institute and Bombay First.

Wooden entrance porch added on a later date

West side façade of the buff stone clad building with arched opening, with grills added on the window openings

Pediment with scroll brackets over opening

Arched openings with a floor cornice and dentil band

Rectangular opening with glazed sash window shutter

Open well wooden staircase

Mercantile House					141(2)
		Common Ref No: 141(2) Card No: 184 Ward (Part): A (Part II) CS No: 22/1187 (Fort Division) Plot Area: 658.40sq m. B U Area: - Date: 14/04/2005 Recorded by: Sonal Modak Reviewed by: Int: Permission denied Ext: Sonal Modak Photo Ref: 141(02)_Merchantile building	Location Plan		
1.0		**Denomination**			
1.1	Name of Premises	Mercantile House			
1.2	Earlier Name	Mercantile House			
1.3	Built in:	1920-1930	Extension Date:	-	
2.0		**Access**			
2.1	Main	J. N. Heredia Marg - Pedestrian			
2.2	Subsidiary	-			
3.0		**Ownership pattern**			
3.1	Present	Private			
3.2	Past	Private			
3.3	Status	Owner and Tenant			
4.0		**Use**			
4.1	Present	Commercial - Offices			
4.2	Past	Commercial - Offices			
4.3	Usage	Daily			
5.0		**Significance & Value Classification**			
5.1	Townscape (Manmade)	Located along a row of buildings on a tree-lined avenue maintaining similar height & features as per urban design regulations laid down for the entire Ballard Estate. Main access is from J. N. Heredia Marg from the southwest road front.			
5.2	Architectural Description	**Planning** Rectangular building plan with sharing common open spaces with buildings on sides and rear. Large floor heights without any setback or interception generate an urban scale-volume to the building block. Typical layout on all upper floors with open office spaces intercepted only by supporting columns and window openings on three sides. **Features** Symmetrical front façade with two side entrances for two different office spaces. Continuous projecting cornice bands at first, third and terrace floor levels. Ground floor having segmental arched windows, all upper floors have rectangular architrave window openings. Balustrade parapet at terrace level. **Style** Influence of European renaissance style features.			
5.3	Intrinsic	-			
5.4	Value Classification	A(arc), B(per), B(des), B(uu), E, F, G(grp)	Recommended grade:	II A	
6.0		**Topography**			
6.1	Floors	G + 3			
7.0		**Construction**			
7.1	Plinth	Medium plinth about 2 ft. 6 inches high in yellow ashlar masonry.			
7.2	Walls	Load bearing yellow ashlar masonry along the entire periphery, open internal space is supported on columns.			
7.3	Floor	Indeterminable			
7.4	Stairs	Indeterminable			
7.5	Openings	Large door/window openings with timber frame and double-glazing panels.			
7.6	Roofing	Indeterminable			
7.7	Articulation	Cornice bands, Bas-relief sculptures.			
7.8	Finishes	Yellow kurla stone dressed external wall surfaces and plaster painted internal finishes.			

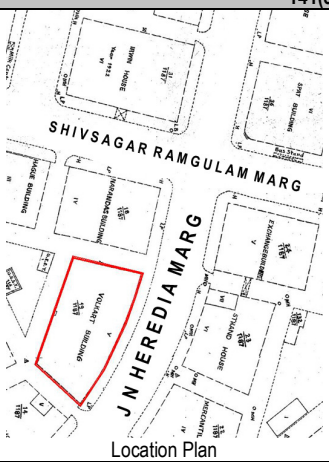
Mercantile House					141(2)
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -			
7.10	Compound/ Fence/ Gate	No compound wall, an iron gate encloses the common open space on both the sides.			
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Paved open space shared with adjoining buildings. Tree lined avenue along the front and services located in the rear common space.			
8.0		**Services & Utilities**			
8.1	Lighting	Indeterminable			
8.2	Ventilation	Indeterminable			
8.3	Electricity	BEST			
8.4	Water Supply	MCGM			
8.5	Drainage (Plumbing & Sanitation)	MCGM			
8.6	Fire Precaution	Indeterminable			
8.7	Other (HVAC/BMS/Security Systems)	Split & window unit air-conditioners.			
9.0		**Condition**			
9.1	Plinth	Fair except plumbing interventions along the sides and rear.			
9.2	Walls	Fair except plant growth and plumbing interventions on the rear side. Also seepage observed internally along the toilet walls.			
9.3	Floor	Indeterminable			
9.4	Stairs	Indeterminable			
9.5	Openings	Fair except poor maintenance.			
9.6	Roofing	Indeterminable			
9.7	Articulation & Finishes	Fair except minor blackening, plant growth and interventions. Poor state of internal wall and floor finishes.			
9.8	Services	Poor – old and neglected plumbing lines to the rear side.			
9.9	Out Buildings	-			
9.10	Overall Conditions	Fair	Maintenance level	Low	
10.0		**Transformation**			
	Form	No visible changes from outside			
	Structure	No visible changes from outside			
	Articulation & Finishes	No visible changes from outside			
11.0		**DP Remarks/ Perceived Threats**			
		Building forms part of C1 zone			
12.0		**Additional Notes/ References/ Documents available**			
		Additional Notes: - **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc. *Ballard Estate – A Corporate District* (2000) Urban Design Research Institute and Bombay First.			

Front façade with arched and rectangular openings, cornice band.

Detail of the cornice band

Side façade used to take various services

Arched entrance with door band

Volkart House					141(3)
		Common Ref No: 141(3) Card No: 185 Ward (Part): A (Part II) CS No: 19/1187 (Fort Division) Plot Area: 851.17 sq m. B U Area: - Date: 26/11/2004 Recorded by: Zankhana Prajapati Reviewed by: Int: Permission denied Ext: Zankhana Prajapati Photo Ref: 141(03)_Volkart building.	 Location Plan		
1.0		**Denomination**			
1.1	Name of Premises	Volkart House			
1.2	Earlier Name	Volkart House			
1.3	Built in:	Indeterminable	Extension Date	-	
2.0		**Access**			
2.1	Main	J. N. Heredia Marg			
2.2	Subsidiary	-			
3.0		**Ownership pattern**			
3.1	Present	Tata group of Companies			
3.2	Past	Indeterminable			
3.3	Status	Owner/Tenant			
4.0		**Use**			
4.1	Present	Commercial offices.			
4.2	Past	Offices.			
4.3	Usage	Daily.			
5.0		**Significance & value Classification**			
5.1	Townscape (Manmade)	The building is accessed from J.N. Heredia Road. It is part of the Ballard Estate Precinct and follows the urban pattern of that area.			
5.2	Architectural Description	**Planning** It is a rectangular building ground plus five storied. Building has a single entrance in center, which leads to staircase, and on both side of staircase are office premises. It maintains the profile of the plot and curvature of street. All service utilities are to the rear of the building. Floor space is huge with a column grid, not intercepted with partition wall at ground floor level. **Features** Ground floor has semi-circular arched openings and other floors have huge flat arched openings, with keystone projection. Cornice band runs along the first and terrace floor level, supported with series of small brackets. The façade is of yellow Malad stone. **Style** It displays characteristics of the European Renaissance Style.			
5.3	Intrinsic	-			
5.4	Value Classification	A(arc), B(per), B(des), B(uu), E, F, G(grp)	Recommended grade	II A	
6.0		**Topography**			
6.1	Floors	G + 5			
7.0		**Construction**			
7.1	Plinth	Low plinth made of stone.			
7.2	Walls	Non-load bearing brick walls with stone ashlar masonry on the facades.			
7.3	Floor	R.C.C. slab supported on beam and column and mezzanine level built in some office premises.			
7.4	Stairs	R.C.C. staircase supported from sides and has marble handrail and baluster in main staircase. Lift block is present.			
7.5	Openings	Entrance is of semicircular arched openings made of yellow dressed stone.			

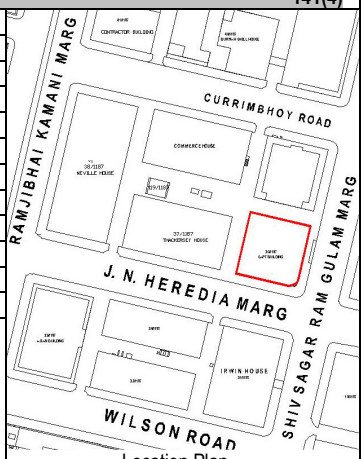
		Original doors are heavy paneled, double shuttered wooden doors. Internal doors of various premises are all transformed according to the interiors done by occupants. All windows of ground floor are semicircular arched openings, but on both sides of entrance are segmental arched openings and the first and second floor windows are flat arch plain opening with a prominent cornice.
7.6	Roofing	Building has part flat roof and over added floors it has a series of sloping roofs.
7.7	Articulation	Balcony projection over the cornice band is a major articulation.
7.8	Finishes	Façade has stone masonry fascia and internal walls are plastered. Flooring varied.
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -
7.10	Compound/ Fence/ Gate	Iron gates at the side of the compound.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Adjoining space between the buildings is paved and it directly opens to the street. The plot does not have any out building or compound wall.
8.0		**Services & Utilities**
8.1	Lighting	Natural daylight through windows, together with electrical light fixtures.
8.2	Ventilation	Natural ventilation but there is also presence of AC units as well as fans.
8.3	Electricity	BEST
8.4	Water Supply	MCGM
8.5	Drainage (Plumbing & Sanitation)	MCGM
8.6	Fire Precaution	-
8.7	Other (HVAC/BMS/Security Systems)	-
9.0		**Condition**
9.1	Plinth	Fair - Plinth is in good condition in front but at rear and side it has deteriorated due to seepage from drainpipe and dampening. It also has plant growth at certain places, loose and broken stone and stains of tobacco.
9.2	Walls	Poor - Plant growth in certain area is a structural threat if not taken care of. Leakages in down take pipes and at balcony projections have blackened the wall at certain places. It is punctuated with AC units. Beams have cracks and reinforcement is exposed.
9.3	Floor	Poor - The floor of the ground floor is uneven and tiles are broken and are getting dislocated from screeding. Exposed reinforcement in certain areas, flooring is changed and the vacant offices are not maintained.
9.4	Stairs	Good - Stairs area seems to have undergone recent restoration and is in good condition.
9.5	Openings	Poor - Collapsible grills added in all ground floor openings. At certain places window ventilators are damaged and altered, punctuated with AC units and hence disturbing the homogenous façade. Doors have also gone through the major transformation from one premise to another. Windowpanes broken and pattern changed. Many openings have been closed by plywood pieces.
9.6	Roofing	Fair - Roofing was originally flat, but at present due to addition of two floors it has sloping roof in AC sheets.
9.7	Articulation & Finishes	Poor - Small patches of cement pointing in wall, stone colored and blackened. Many cracks and peeling of plasters is seen in staircase. Coping brackets are damped due to seepage.
9.8	Services	Poor - The cabling of electrical wires, plumbing and air-conditioner pipes have caused considerable damage.
9.9	Out Buildings	-
9.10	Overall Conditions	Fair. | Maintenance level | Poor.
10.0		**Transformation**
	Form	Incongruous addition of two floors have changed the entire form of the building, it also breaks the homogeneity of Ballard estate precinct. The new construction does not follow building line, pattern, material and has totally transformed the elevation.
	Structure	Addition of two floors must have changed the structural loading of the building.
	Articulation & Finishes	Finishes have been changed and stone is blackened.
11.0		**DP Remarks/ Perceived Threats**
		Building forms part of C1 zone.
12.0		**Additional Notes/ References/ Documents available**
		<u>Additional Notes:</u> - **<u>References:</u>** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation*. RAHUL MEHROTRA, GUNTER NEST and SANDHYA SAVANT (1994) *The Fort Precinct in Bombay – Conserving an Image Centre*, 2 Vols, Bombay.

		FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc. SHARADA DWIVEDI and RAHUL MEHROTRA (2001) *Fort Walks,* Bombay : Eminence Designs Pvt. Ltd. *Ballard Estate – A Corporate District* (2000) Urban Design Research Institute and Bombay First.

Buff stone clad curved façade with rectangular openings and floor bands

Step balconies supported by cornice bands

Arched opening with ventilator jail within

Sapt Building			141(4)
		Common Ref No: 141(4) Card No: 186 Ward (Part): A (Part II) CS No: 36/1187(Fort Division) Plot Area: 612.23 sq m. B U Area: - Date: 06/04/2005 Recorded by: Sonal Modak Reviewed by: Int: Permission denied Ext: Sonal Modak Photo Ref: 141(04)_Sapt Building.	 Location Plan

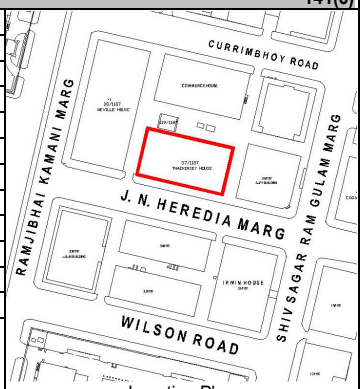
1.0		**Denomination**			
1.1	Name of Premises	Sapt Building			
1.2	Earlier Name	Sapt Building			
1.3	Built in:	1920-30	Extension Date:	-	
2.0		**Access**			
2.1	Main	Sprott Road - Pedestrian			
2.2	Subsidiary	J. N. Heredia Marg - Pedestrian			
3.0		**Ownership pattern**			
3.1	Present	Private			
3.2	Past	Private			
3.3	Status	Owner			
4.0		**Use**			
4.1	Present	Commercial - Offices			
4.2	Past	Commercial - Offices			
4.3	Usage	Daily			
5.0		**Significance & Value Classification**			
5.1	Townscape (Manmade)	Located on a corner plot at the junction of Sprott Road and J N Heredia Marg with a tree-lined avenue maintaining similar height & features as per urban design regulations laid down for the entire Ballard Estate. Main access is central from Sprott Road on eastern side.			
5.2	Architectural Description	**Planning** Rectangular corner building with two sides facing two different roads and symmetrical main façade, sharing common open spaces with buildings on sides and rear. Large floor heights without any setback or interception generate an urban scale-volume to the building block. Building has symmetrical front façade in yellow ashlar masonary with central entrance. **Features** Ground floor has stilted semicircular arch with projecting keystones and rusticated stone masonary in-between the openings. There is a continuous projecting balcony at first and third floor levels resting on corbels with cast iron railing. Second floor has bay type bracketed step out balconies. The window openings on upper floors of front facade are rectangular and recessed. Topmost floor has inclined face with dormer windows. The rounded south-east corner has arch order of Tuscan pilasters, with rectangular slender openings and semicircular middle opening. **Style** Influence of European Renaissance style of architecture.			
5.3	Intrinsic	-			
5.4	Value Classification	A(arc), B(per), B(des), B(uu), E, F, G(grp)	Recommended grade:	II A	
6.0		**Topography**			
6.1	Floors	G + 4 with basement			
7.0		**Construction**			
7.1	Plinth	Medium plinth about 2 ft. 6 inches high in yellow ashlar masonry.			

Sapt Building					141(4)
7.2	Walls	Load bearing yellow ashlar masonry along the entire periphery, open internal space is supported on columns.			
7.3	Floor	Indeterminable			
7.4	Stairs	Indeterminable			
7.5	Openings	Large door/window openings with timber frame and double-glazing panels.			
7.6	Roofing	Indeterminable			
7.7	Articulation	Cornice bands, Bas-relief sculptures.			
7.8	Finishes	Yellow kurla stone dressed external wall surfaces and plaster painted internal finishes.			
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -			
7.10	Compound/ Fence/ Gate	No compound wall, only an iron gate enclosing the common open space on the sides.			
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Paved open space shared with adjoining buildings. Tree lined avenue along the front and services located in the rear common space.			
8.0		**Services & Utilities**			
8.1	Lighting	Indeterminable			
8.2	Ventilation	Indeterminable			
8.3	Electricity	BEST			
8.4	Water Supply	MCGM			
8.5	Drainage (Plumbing & Sanitation)	MCGM			
8.6	Fire Precaution	Indeterminable			
8.7	Other (HVAC/BMS/Security Systems)	Split & window unit air-conditioners.			
9.0		**Condition**			
9.1	Plinth	Good			
9.2	Walls	Good externally.			
9.3	Floor	Indeterminable			
9.4	Stairs	Indeterminable			
9.5	Openings	Fair – Heavy grills have been installed in all the window openings.			
9.6	Roofing	Indeterminable			
9.7	Articulation & Finishes	Good – Well maintained.			
9.8	Services	Fair – old and neglected plumbing lines to the rear side.			
9.9	Out Buildings	-			
9.10	Overall Conditions	Good	Maintenance level	Good	
10.0		**Transformation**			
	Form	No visible changes from outside			
	Structure	No visible changes from outside			
	Articulation & Finishes	No visible changes from outside			
11.0		**DP Remarks/ Perceived Threats**			
		Building forms part of C1 zone			
12.0		**Additional Notes/ References/ Documents available**			
		<u>Additional Notes:</u> - **<u>References:</u>** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc. *Ballard Estate – A Corporate District* (2000) Urban Design Research Institute and Bombay First.			

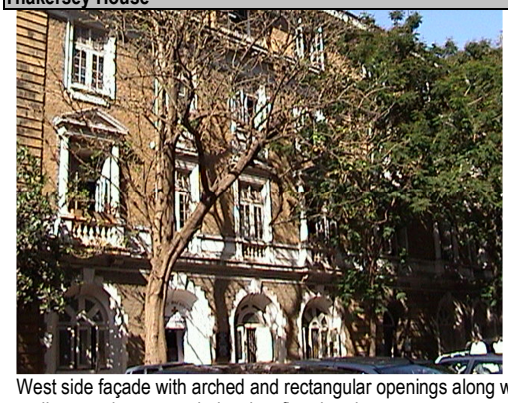
Front façade with arched and rectangular openings, floor bands etc.

Arched openings with intricate work in the door shutters and ventilator

Step balcony with metal railing supported by stone brackets

Thakersey House					141(5)
		Common Ref No: 141(5) Card No: 187 Ward (Part): A (Part II) CS No: 37/1187 (Fort Division) Plot Area: 846.53 sq m. B U Area: - Date: 22/03/2005 Recorded by: Arun Wadhwa Reviewed by: Int: Sonal Modak, Arun Wadhwa Ext: Sonal Modak, Arun Wadhwa Photo Ref: 141(05)_Thackersey Building.	 Location Plan	
1.0		**Denomination**			
1.1	Name of Premises	Thakersey House			
1.2	Earlier Name	Thakersey House			
1.3	Built in:	1923 (as per entrance tablet)	Extension Date	-	
2.0		**Access**			
2.1	Main	J. N. Heredia Marg - Pedestrian			
2.2	Subsidiary	-			
3.0		**Ownership pattern**			
3.1	Present	Mumbai Port Trust - Owner			
3.2	Past	Bombay Port Trust			
3.3	Status	Owner			
4.0		**Use**			
4.1	Present	Commercial - Offices			
4.2	Past	Commercial - Offices			
4.3	Usage	Daily			
5.0		**Significance and value Classification**			
5.1	Townscape (Manmade)	Located along a row of buildings on a tree-lined avenue maintaining similar height and features as per urban design regulations laid down for the entire Ballard Estate. It is accessed centrally through a semicircular arch opening from the south side road front.			
5.2	Architectural Description	**Planning** Rectangular building plan with longer side facing road and sharing common open spaces with buildings on sides and rear. Large floor heights without any setback or interception generate an urban scale-volume to the building block. Centrally located staircase with symmetrical wings to both sides and separate toilets flanking a service stair at the rear. Typical layout in all upper floors with open office spaces intercepted only by supporting columns and window openings on three sides. **Features** Long symmetrical front façade with rusticated central projecting bay and a semicircular arch entrance marked by carved maritime figures. Series of stepped semicircular arch openings on the ground floor. Distinct cornice bands at first and third floor levels and overhanging roof over third floor. Projecting portal topped by a decorative triangular pediment feature form balconies at first floor. Large architrave openings regularly punctuate the upper façade. Stone carved medallion flanking both sides of the central bay. Sloping roof space supported on steel truss. Double circular columns and decorative corbels supporting the overhang of roof above third floor. **Style** Influence of European Renaissance style in features.			
5.3	Intrinsic	-			
5.4	Value Classification	A(arc), B(per), B(des), B(uu), E, F, G(grp)	Recommended grade	II A	
6.0		**Topography**			
6.1	Floors	G + 3			
7.0		**Construction**			
7.1	Plinth	Low plinth height about 0.4 M, constructed in rubble masonry.			
7.2	Walls	Load bearing rubble stone masonry walls along the entire periphery, open internal space is supported on circular wooden columns.			

Thakersey House			141(5)
7.3	Floor	Wooden floor boards supported on wooden rafters and beams.	
7.4	Stairs	C - shaped wooden staircase with an open well accommodating lift shaft. Also marked by decorative wooden newel post. Narrow double flight service stair at the rear.	
7.5	Openings	Large door openings along the front façade, shutters in three levels lower wood paneled, middle wood framed glazed panel and centrally pivoted glazed ventilator panel. Semi circular step arch openings on ground floor with fixed glazed ventilator panel in the arch portion.	
7.6	Roofing	Sloping Mangalore tile hip roof supported on steel truss and slender circular steel columns. Roof is composed in two parts - front and rear, forming valleys at the center.	
7.7	Articulation	Stepped arch window openings, architrave openings, pediment portal balcony feature at first floor.	
7.8	Finishes	Yellow Kurla stone dressed external wall surfaces and plaster painted internal finishes. Original wooden floor finish topped with cement and ceramic tiles.	
7.9	Interiors (Movable and Immovable)	**Movable** - **Immovable** -	
7.10	Compound/ Fence/ Gate	No compound wall, only an iron gate enclosing the common open space on both the sides.	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Paved open space shared with adjoining and rear side buildings. Tree lined avenue along the front and services located in the rear common space.	
8.0		**Services and Utilities**	
8.1	Lighting	Adequate natural light also supplemented by artificial light.	
8.2	Ventilation	Adequate natural ventilation also supplemented by artificial means.	
8.3	Electricity	BEST	
8.4	Water Supply	MCGM Underground and overhead water tank	
8.5	Drainage (Plumbing and Sanitation)	Drainage connected to municipal sewers of MCGM	
8.6	Fire Precaution	Fire extinguishers.	
8.7	Other (HVAC/BMS/Security Systems)	Split and window unit air-conditioners.	
9.0		**Condition**	
9.1	Plinth	Fair except plumbing interventions along the sides and rear.	
9.2	Walls	Fair except plant growth and plumbing interventions on the rear side. Also seepage observed internally along the toilet walls.	
9.3	Floor	Fair except minor sagging of wooden members, reinforced with steel supports.	
9.4	Stairs	Fair except the neglected service stair. Also negligible maintenance.	
9.5	Openings	Fair except poor maintenance.	
9.6	Roofing	Fair state of truss and wooden boards.	
9.7	Articulation and Finishes	Fair except minor blackening, plant growth and interventions. Poor state of internal wall and floor finishes.	
9.8	Services	Poor – old and neglected plumbing lines to the rear side.	
9.9	Out Buildings	-	
9.10	Overall Conditions	Fair	Maintenance level | Low
10.0		**Transformation**	
	Form	-	
	Structure	Structural repairs undertaken by providing steel supports to the wooden floor rafters.	
	Articulation and Finishes	-	
11.0		**DP Remarks/ Perceived Threats**	
		Building forms part of C1 zone.	
12.0		**Additional Notes/ References/ Documents available**	
		Additional Notes: The G+2 storey is exactly similar to Mahindra House except for bas-relief carving at the second floor. **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* RAHUL MEHROTRA, GUNTER NEST and SANDHYA SAVANT (1994) *The Fort Precinct in Bombay – Conserving an Image Centre*, 2 Vols, Bombay. FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc. SHARADA DWIVEDI and RAHUL MEHROTRA (2001) *Fort Walks,* Bombay : Eminence Designs Pvt. Ltd. *Ballard Estate – A Corporate District* (2000) Urban Design Research Institute and Bombay First.	



West side façade with arched and rectangular openings along with pediments above, step balconies, floor bands.

South side elevation with arched openings and stone voissoirs

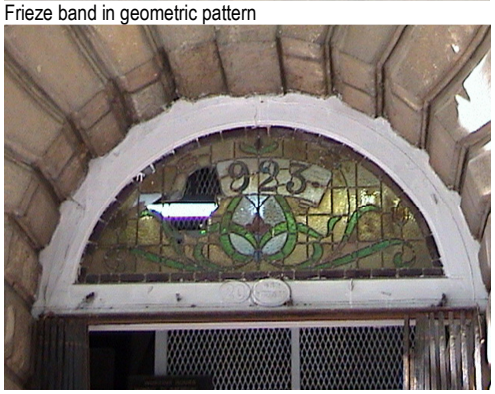
Main entrance with arched opening and rusticated stone joints

Cartouche detail on the front facade

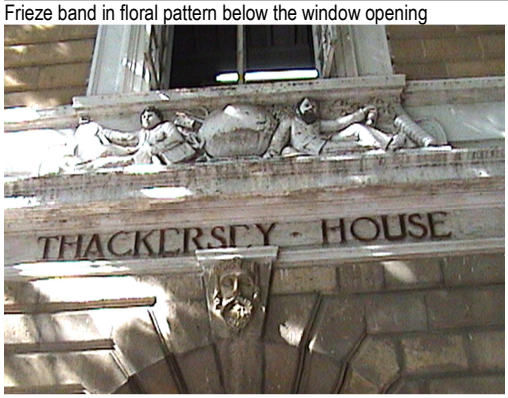
Step balcony supported on brackets, columns and pediment above

Frieze band in geometric pattern

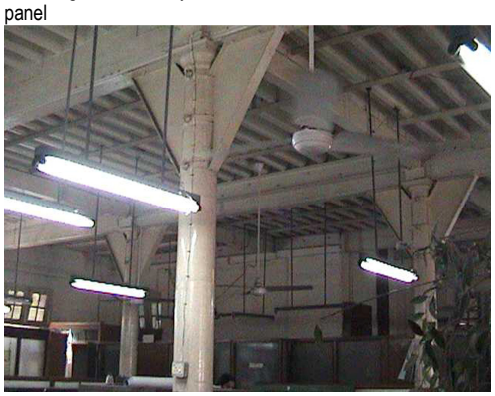
Frieze band in floral pattern below the window opening



Stained glass with the year of construction inscribed in the ventilator panel



Bas-relief at the entrance below window sill level

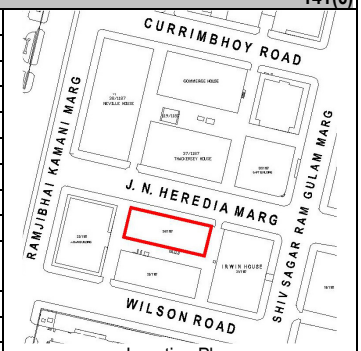


Interior space with cast iron columns and beams

Roof truss detail supporting the sloping roof

Subsidiary arched entrance with decorative door frame band

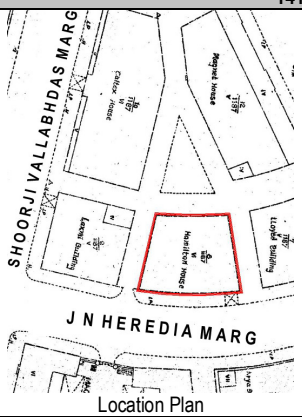
Window with band, stone balustrade

Mahindra House				141(6)
		Common Ref No: 141(6) Card No: 188 Ward (Part): A (Part II) CS No: 34/1187 (Fort) Plot Area: 589 sq m. B U Area: - Date: 22/03/2005 Recorded by: Sonal Modak Reviewed by: Int: Sonal Modak, Arun Wadhwa Internal Photography denied Ext: Sonal Modak, Arun Wadhwa Photo Ref: 141(06)_Mahindra House	 Location Plan	

1.0		**Denomination**			
1.1	Name of Premises	Mahindra House			
1.2	Earlier Name	Mahindra House			
1.3	Built in:	1920-1930	Extension Date:	-	
2.0		**Access**			
2.1	Main	J. N. Heredia Marg - Pedestrian			
2.2	Subsidiary	-			
3.0		**Ownership pattern**			
3.1	Present	Mumbai Port Trust - Owner			
3.2	Past	Bombay Port Trust			
3.3	Status	Owner			
4.0		**Use**			
4.1	Present	Commercial - Offices			
4.2	Past	Commercial - Offices			
4.3	Usage	Daily			
5.0		**Significance and Value Classification**			
5.1	Townscape (Manmade)	One in a row of buildings on the slight curvilinear road profile maintaining similar height and features as per urban design regulations laid down for the entire Ballard Estate. It is accessed through central door having a semi-circular concave arch from the northeast road front.			
5.2	Architectural Description	**Planning** Rectangular building plan with longer side facing road and sharing common open spaces with buildings on sides and rear. Large floor heights without any setback or interception generate an urban scale-volume to the building block. Centrally located staircase with symmetrical wings to both sides and separate toilets flanking a service stair at the rear. Typical layout in all upper floors with open office spaces intercepted only by supporting columns and window openings on three sides. **Features** Long symmetrical front façade with a rusticated central projecting bay and a semicircular arch entrance. Series of stepped semicircular arch openings on the ground floor. Distinct cornice bands at first and third floor level and overhanging roof over third floor. Projecting portal topped by a decorative triangular pediment feature form balconies at first floor. Large architrave openings regularly punctuate the upper façade. Sloping roof space supported on steel truss. Double circular columns and decorative corbels supporting the overhanging roof above third floor. **Style** Influence of European Renaissance style in features.			
5.3	Intrinsic	-			
5.4	Value Classification	A(arc), B(per), B(des), B(uu), E, F, G(grp)	Recommended grade	II A	
6.0		**Topography**			
6.1	Floors	G + 3			
7.0		**Construction**			
7.1	Plinth	Low plinth height about 2 ft 6 inches, constructed in rubble masonry.			
7.2	Walls	Load bearing rubble stone masonry walls along the entire periphery, open internal space is supported on circular wooden columns.			
7.3	Floor	Wooden floor boards supported on wooden rafters and beams.			

Mahindra House			141(6)
7.4	Stairs	C- shaped wooden staircase with an open well accommodating lift shaft. Also marked by decorative wooden newel post. Narrow double flight service stair at the rear.	
7.5	Openings	Large door openings along the front façade, shutters in three levels, lower wood paneled, middle wood framed glazed panel and centrally pivoted glazed ventilator panel. Semi circular step arch openings on ground floor with fixed glazed ventilator panel in the arch portion.	
7.6	Roofing	Sloping Mangalore tile hip roof supported on steel truss and slender circular steel columns. Roof is composed in two parts- front and rear, forming valleys at the center.	
7.7	Articulation	Stepped arch window openings, architrave openings and pediment portal balcony feature at first floor.	
7.8	Finishes	Yellow Kurla stone dressed external wall surfaces and plaster painted walls internally. Original wooden floor finish topped with cement and ceramic tiles.	
7.9	Interiors (Movable and Immovable)	**Movable** - **Immovable** -	
7.10	Compound/ Fence/ Gate	No compound wall, only an Iron gate enclosing the common open space on both the sides.	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Paved open space shared with adjoining and rear side buildings. Tree lined avenue along the front and services located in the rear common space.	
8.0		**Services and Utilities**	
8.1	Lighting	Adequate natural light also supplemented by artificial light.	
8.2	Ventilation	Adequate natural ventilation also supplemented by artificial means.	
8.3	Electricity	BEST	
8.4	Water Supply	MCGM Underground and overhead water tank	
8.5	Drainage (Plumbing and Sanitation)	Drainage connected to municipal sewers of MCGM	
8.6	Fire Precaution	Fire extinguishers.	
8.7	Other (HVAC/BMS/Security Systems)	Split and window unit air-conditioners.	
9.0		**Condition**	
9.1	Plinth	Fair - Except plumbing interventions along the sides and rear.	
9.2	Walls	Fair - Plant growth and plumbing interventions on the rear side.	
9.3	Floor	Fair – Wooden floors reinforced with steel supports in some places.	
9.4	Stairs	Fair - Except the neglected service stair. Also negligible maintenance.	
9.5	Openings	Fair	
9.6	Roofing	Fair	
9.7	Articulation and Finishes	Fair except minor blackening, plant growth and interventions. Poor state of internal wall and floor finishes.	
9.8	Services	Fair – No significant damages observed.	
9.9	Out Buildings	-	
9.10	Overall Conditions	Fair	Maintenance level | Fair
10.0		**Transformation**	
	Form	-	
	Structure	Structural repairs undertaken by providing steel supports to the wooden floor rafters.	
	Articulation and Finishes	-	
11.0		**DP Remarks/ Perceived Threats**	
		Building forms part of C1 zone.	
12.0		**Additional Notes/ References/ Documents available**	
		Additional Notes: - **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc. *Ballard Estate – A Corporate District* (2000) Urban Design Research Institute and Bombay First.	

Note: Photography permission denied

Hamilton House			141(7)
		Common Ref No: 141(7) Card No: 189 Ward (Part): A (Part II) CS No: 8/1187 Plot Area: 520.440 sq m. B U Area: - Date: 16/02/2005 Recorded by: Zankhana Prajapati Reviewed by: Int: Zankhana Prajapati, Prachi Merchant Internal photography permission denied Ext: Zankhana Prajapati, Prachi Merchant Photo Ref: 141(7)_Hamilton House.	 Location Plan

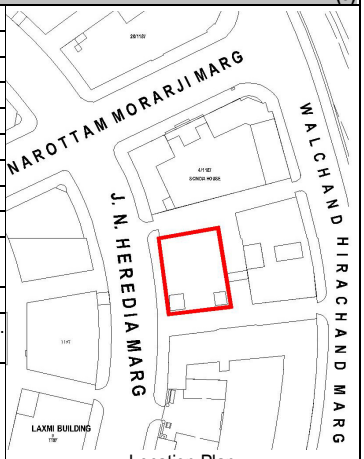
1.0		**Denomination**	
1.1	Name of Premises	Hamilton House	
1.2	Earlier Name	Hamilton House	
1.3	Built in:	1920-30	Extension Date: -
2.0		**Access**	
2.1	Main	J. N. Heredia Marg	
2.2	Subsidiary	-	
3.0		**Ownership pattern**	
3.1	Present	DEPE Shipping agency Pvt. Ltd.	
3.2	Past	British Petroleum.	
3.3	Status	Owner/Tenant	
4.0		**Use**	
4.1	Present	Offices.	
4.2	Past	Offices.	
4.3	Usage	Daily.	
5.0		**Significance & Value Classification**	
5.1	Townscape (manmade)	The main access to the building is from J. N. Heredia Marg. Building follows the language and scale of all the buildings of the Ballard Estate precicnt.	
5.2	Architectural Description	**Planning** The building has a square plan with all services on the right side of the entrance. The building is ground plus four storied high. Entrance of the building is from J. N. Heredia Marg from the right of the building, which leads to the corridor and staircase area. At each floor level this connects to a passage, which leads to different offices. Toilets are behind the staircase block behind which a service staircase is present. All floors have office premises. **Features** Building has a yellow Malad stone fascia with semicircular openings on ground floor front façade and segmental arch at the sides, all other openings are rectangular with has cornice bands at first, third and fourth floor levels with corbels and a CI balcony railing at first floor. **Style** Building displays characteristics of the Neo-Classical style.	
5.3	Intrinsic	-	
5.4	Value Classification	A(arc), B(per), B(des), B(uu), E, F, G(grp)	Recommended grade: II A
6.0		**Topography**	
6.1	Floors	G + 4 and terrace.	
7.0		**Construction**	
7.1	Plinth	Low height stone fascia plinth with edging done for plinth protection.	
7.2	Walls	Load bearing composite wall with external Malad stone fascia and internal brick wall plastered and painted and fourth floor externally cladded with china mosaic tiles.	
7.3	Floor	RCC slab.	
7.4	Stairs	Two staircases are present. The main staircase is C-shaped with a lift block inside the well, while the second staircase is doglegged. RCC staircase with wooden handrail and baluster.	
7.5	Openings	All doors are rectangular openings. Ground floor front has semicircular and sides have segmental arch windows and all other	

		floors have rectangular windows. All windows have double or triple glazed panels in wooden frames.
7.6	Roofing	Flat terrace with lift block and AC cooling fans and tanks; ceramic mosaic tiles for waterproofing.
7.7	Articulation	Cornice band, projecting CI balcony and wooden porch.
7.8	Finishes	External wall has Malad stone ashlar masonry and fourth floor has china mosaic. Internal walls are plastered and painted. Flooring changed according to user needs.
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -
7.10	Compound/ Fence/ Gate	Building abuts the entire plot. Has an iron gate at both rear and sides.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Open spaces in rear and sides of the building. No outbuilding. No landscape.
8.0		**Services & Utilities**
8.1	Lighting	Adequate natural light through door-window openings supplemented by electric light fixtures.
8.2	Ventilation	Adequate natural ventilation through door-window openings supplemented by electric fans.
8.3	Electricity	BEST
8.4	Water Supply	MCGM
8.5	Drainage (Plumbing & Sanitation)	MCGM
8.6	Fire Precaution	Presence of smoke detectors and fire extinguishers.
8.7	Other (HVAC/BMS/Security Systems)	Window AC units.
9.0		**Condition**
9.1	Plinth	Good. Well maintained.
9.2	Walls	Good. Well maintained.
9.3	Floor	Good. Well maintained.
9.4	Stairs	Fair. Service staircase is not maintained, blocked at fourth floor with loose wires hanging and objects are stored in the area.
9.5	Openings	Fair. Window frame changed, painted, addition of grills, AC units and blocked.
9.6	Roofing	Good. Well maintained.
9.7	Articulation & Finishes	Fair. External wall blackened and has holes and dents in some of the stone.
9.8	Services	Good. Well maintained.
9.9	Out Buildings	-
9.10	Overall Conditions	Good | Maintenance level: | Good
10.0		**Transformation**
	Form	No visible changes
	Structure	No visible changes
	Articulation & Finishes	No visible changes
11.0		**DP Remarks/ Perceived Threats**
		Part of C1 Commercial Zone.
12.0		**Additional Notes/ References/ Documents available**
		Additional Notes: Hamilton studio supposed to be present in the building. **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* RAHUL MEHROTRA, GUNTER NEST and SANDHYA SAVANT (1994) *The Fort Precinct in Bombay – Conserving an Image Centre*, 2 Vols, Bombay. FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc. SHARADA DWIVEDI and RAHUL MEHROTRA (2001) *Fort Walks,* Bombay : Eminence Designs Pvt. Ltd. *Ballard Estate – A Corporate District* (2000) Urban Design Research Institute and Bombay First.

Buff clad façade with ground floor arched and rectangular openings, floor bands, step balconies

Main entrance with an added porch

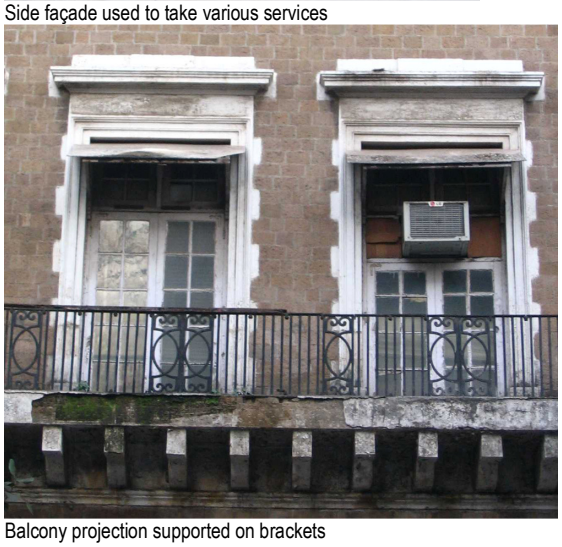
Step balconies supported on brackets

Balmer Lawrie and Co. Building					141(8)
		Common Ref No: 141(8) Card No: 190 Ward (Part): A (Part II) CS No: 5/1187(Fort Division) Plot Area: 455.50 sqm. B U Area: - Date: 22/03/2005 Recorded by: Zankhana Prajapati Reviewed by: Int: Zankhana Prajapati Internal photography denied Ext: Zankhana Prajapati Photo Ref: 141(08) Balmer & Lawrie and Co. bldg	 Location Plan		
1.0		**Denomination**			
1.1	Name of Premises	Balmer Lawrie and Co. Building			
1.2	Earlier Name	Balmer Lawrie and Co. Building			
1.3	Built in:	1929	Extension Date	-	
2.0		**Access**			
2.1	Main	J. N. Heredia Marg - pedestrian			
2.2	Subsidiary	-			
3.0		**Ownership pattern**			
3.1	Present	Mumbai Port Trust - Owner			
3.2	Past	Bombay Port Trust			
3.3	Status	Owner			
4.0		**Use**			
4.1	Present	Commercial - Offices			
4.2	Past	Commercial - Offices			
4.3	Usage	Daily			
5.0		**Significance and value Classification**			
5.1	Townscape (Manmade)	Located along a row of buildings on a tree-lined avenue maintaining similar height and features as per urban design regulations laid down for the entire Ballard Estate.			
5.2	Architectural Description	**Planning** Rectangular building plan with longer side facing road and sharing common open spaces with buildings on sides and rear, accessed from two corners of the building Large floor heights without any setback or interception generate an urban scale-volume to the building block. **Features** Long symmetrical front façade clad with yellow dressed regular ashlar masonary with a rectangular entrance. Distinct cornice bands at first and third floor levels and overhanging roof over third floor. First and third floor has continuous projecting balconies with cast iron railing Openings have plastered architrave with cornice lintel head The end windows have ancon and are with balustrades. Openings have protruding keystone and on either side it has ancon bracket supporting the cornice head. The right hand side bay rises higher accommodates the staircase **Style** Influence of European Renaissance style in features.			
5.3	Intrinsic	-			
5.4	Value Classification	A(arc), B(per), B(des), B(uu), E, F, G(grp)	Recommended grade	II A	
6.0		**Topography**			
6.1	Floors	G+4 with a basement			
7.0		**Construction**			
7.1	Plinth	Low plinth height constructed in rubble masonry.			
7.2	Walls	Load bearing rubble stone masonry walls along the entire periphery, open internal space is			

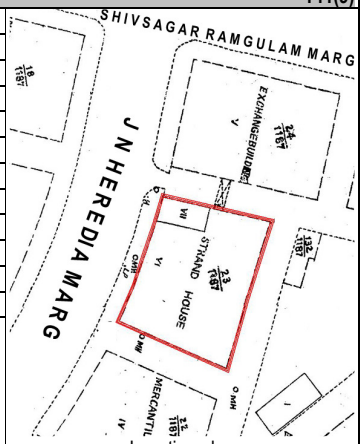
		supported on circular wooden columns.
7.3	Floor	Wooden floor boards supported on wooden rafters and beams.
7.4	Stairs	-
7.5	Openings	Large rectangular openings along the front façade, with glazed paneled shutters
7.6	Roofing	Sloping Mangalore tile hip roof supported on steel truss and slender circular steel columns. Roof is composed in two parts - front and rear, forming valleys at the center.
7.7	Articulation	Projecting balconies with cast iron railings, cornice bands
7.8	Finishes	Yellow dressed regular ashlar masonary external wall and plaster painted internal finishes.
7.9	Interiors (Movable and Immovable)	**Movable** - **Immovable** -
7.10	Compound/ Fence/ Gate	No compound wall, only an iron gate enclosing the common open space on both the sides.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Paved open space shared with adjoining and rear side buildings. Tree lined avenue along the front and services located in the rear common space.
8.0		**Services and Utilities**
8.1	Lighting	Adequate natural light also supplemented by artificial light.
8.2	Ventilation	Adequate natural ventilation also supplemented by artificial means.
8.3	Electricity	BEST
8.4	Water Supply	MCGM
8.5	Drainage (Plumbing and Sanitation)	MCGM
8.6	Fire Precaution	Fire extinguishers
8.7	Other (HVAC/BMS/Security Systems)	Split and window unit air conditioners.
9.0		**Condition**
9.1	Plinth	Fair - plumbing interventions along the sides and rear.
9.2	Walls	Fair - plant growth and plumbing interventions on the rear side. Also seepage observed internally along the toilet walls.
9.3	Floor	Fair
9.4	Stairs	Fair
9.5	Openings	Fair
9.6	Roofing	Fair
9.7	Articulation and Finishes	Fair - blackening, plant growth and interventions.
9.8	Services	Fair – old and neglected plumbing lines to the rear side.
9.9	Out Buildings	-
9.10	Overall Conditions	Fair | Maintenance level | Fair
10.0		**Transformation**
	Form	-
	Structure	Structural repairs undertaken by providing steel supports to the wooden floor rafters.
	Articulation and Finishes	-
11.0		**DP Remarks/ Perceived Threats**
		Part of C1 Commercial Zone.
12.0		**Additional Notes/ References/ Documents available**
		Additional Notes: - **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc. *Ballard Estate – A Corporate District* (2000) Urban Design Research Institute and Bombay First.

Side façade used to take various services

Step balcony opening with lintel band supported on scroll brackets



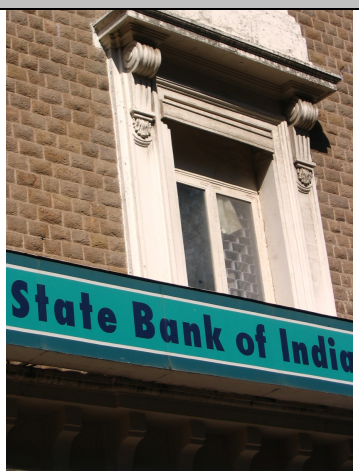
Balcony projection supported on brackets

Voltas House			141(9)
		Common Ref No: 141(9) Card No: 191 Ward (Part): A (part II) CS No: 23/1187 (Fort division) Plot Area: 597.09 sq m. B U Area: - Date: 15/2/2005 Recorded by: Arun Wadhwa Reviewed by: Int: Arun Wadhwa Ext: Arun Wadhwa Photo Ref: 141(9)_Voltas house.	 Location plan

1.0		**Denomination**	
1.1	Name of Premises	Voltas House	
1.2	Earlier Name	Strand House	
1.3	Built in:	-	Extension Date: -
2.0		**Access**	
2.1	Main	J. N. Heredia Marg	
2.2	Subsidiary	-	
3.0		**Ownership pattern**	
3.1	Present	Voltas India Ltd – Owner	
3.2	Past	-	
3.3	Status	Tenant.	
4.0		**Use**	
4.1	Present	Offices of State Bank of India.	
4.2	Past	Offices of Voltas India Ltd.	
4.3	Usage	Daily	
5.0		**Significance & value Classification**	
5.1	Townscape (manmade)	One in a row of buildings on a slight curvilinear road profile maintaining similar height & features as per urban design regulations laid down for the entire Ballard Estate. It is accessed through a vaulted porch from the southwest road front.	
5.2	Architectural Description	**Planning** Rectangular building plan sharing common open spaces with buildings on both sides. It is accessed through a staircase lobby on the west side with pantry & toilet facilities behind. The entire floor forms columnar office space occupying the remaining three sides. All floors have a similar layout except a slightly setback fourth floor with a mansard roof. Low heighted basement houses canteen & service facilities. **Style** Influence of European Renaissance style features. **Features** Yellow stone dressed façade with distinct cornice band & large rectangular architrave openings form prominent features. Prominent lintel & sill projections in façade openings. Projecting balcony with decorative console feature beneath. Slightly setback Mangalore tiled mansard roof.	
5.3	Intrinsic	-	
5.4	Value Classification	A(arc), B(per), B (des), B (uu), E, F, G(grp).	Recommended grade II A.
6.0		**Topography**	
6.1	Floors	G + 4 & basement	
7.0		**Construction**	
7.1	Plinth	Plinth height about 0.9 M dressed in yellow kurla stone ashlar course with a separating cornice band.	
7.2	Walls	Non-loadbearing brick masonry walls & RCC columns.	
7.3	Floor	Concrete floor slab supported on columns & beams.	
7.4	Stairs	Regular double flight wooden stair with lift block at the floor landing.	
7.5	Openings	Semicircular arch openings forming entrance on both ends of the front façade. Shallow arch openings on ground floor & large rectangular architrave openings on upper floor. Wood framed glazed panel window & wooden door shutters, lately replaced with full heighted glass doors. Dormer windows on the inclined fourth floor roof.	

7.6	Roofing	Concrete slab with slightly inclined walls and Mangalore tile finished appears like a mansard roof.	
7.7	Articulation	Floor level Cornice bands, architrave facade openings.	
7.8	Finishes	External yellow Kurla stone dressed facades & internal plaster painted wall surfaces. Varied floor finishes like marble, granite & ceramic tiles observed.	
7.9	Interiors (Movable & Immovable)	**Movable** Renovated office interior spaces with no heritage value. **Immovable** Renovated office interior spaces with no heritage value.	
7.10	Compound/ Fence/ Gate	Building itself forms the boundary, iron gate & railing with adjoining buildings to secure common open spaces on both sides & rear.	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Paved open space on three sides shared with the adjoining buildings. Trees line the wide road front.	
8.0		**Services & Utilities**	
8.1	Lighting	Adequate natural light supplemented by artificial light.	
8.2	Ventilation	Adequate natural ventilation supplemented by artificial means.	
8.3	Electricity	BEST	
8.4	Water Supply	MCGM- Underground & overhead water tank	
8.5	Drainage (Plumbing & Sanitation)	Drainage connected to municipal sewers of MCGM	
8.6	Fire Precaution	Fire extinguishers.	
8.7	Other (HVAC/BMS/Security Systems)	Split & window unit air-conditioners.	
9.0		**Condition**	
9.1	Plinth	Poor - Damage & seepage observed on the sides & rear due to poor plumbing.	
9.2	Walls	Fair - except some damp patches on the fourth floor due to seepage.	
9.3	Floor	Indeterminable - due to false ceilings on all floors.	
9.4	Stairs	Fair - Well maintained except tiling done over wooden treads.	
9.5	Openings	Fair - except dormer window openings on fourth floors.	
9.6	Roofing	Fair - except some damp patches & exposed reinforcement on the terrace slab. Damaged Mangalore tiling over mansard roof.	
9.7	Articulation & Finishes	Poor- stone dressed side & rear facades with blackening, plant growth & A.C units observed. Fair condition of internal wall surfaces.	
9.8	Services	Poor external plumbing & electrical lines, but fair internally.	
9.9	Out Buildings	-	
9.10	Overall Conditions	Fair except services & external stone finishes.	Maintenance level: Fair except external.
10.0		**Transformation**	
	Form	-	
	Structure	-	
	Articulation & Finishes	Long signage strip attached at the first floor cornice band.	
11.0		**DP Remarks/ Perceived Threats**	
		Part of C1 Commercial Zone.	
12.0		**Additional Notes/ References/ Documents available**	
		Additional Notes: - **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* RAHUL MEHROTRA, GUNTER NEST and SANDHYA SAVANT (1994) *The Fort Precinct in Bombay – Conserving an Image Centre*, 2 Vols, Bombay. FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc. SHARADA DWIVEDI and RAHUL MEHROTRA (2001) *Fort Walks,* Bombay : Eminence Designs Pvt. Ltd. *Ballard Estate – A Corporate District* (2000) Urban Design Research Institute and Bombay First.	

Arch opening blocked with paneling



Window opening with lintel band with scroll brackets partly blocked by hoarding

Side façade used to take various services

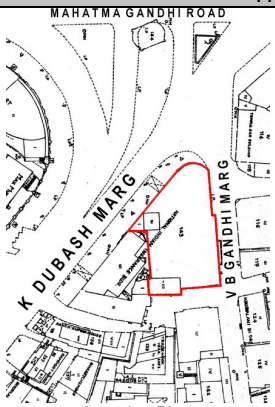
Front façade with arched and rectangular openings, step balconies, floor bands

Mansard roof with dormer windows

Rear side encroachments.

Wooden staircase with carved railing

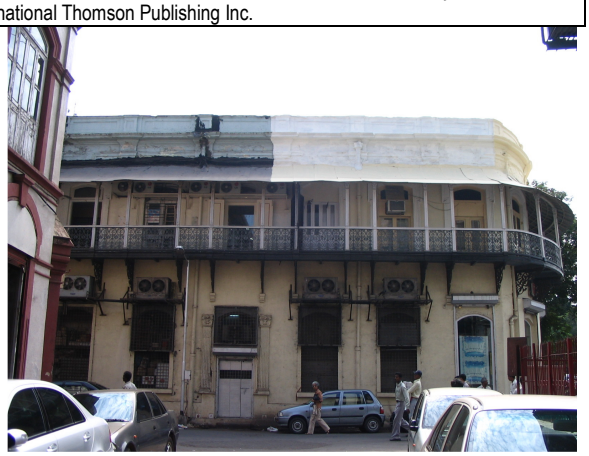
Internal spaces modified according to tenants requirements

40, K Dubhash Marg – popularly known as Rhythm House building				**141(10)**
		Common Ref No: 141(10) Card No: 192 Ward (Part): A (Part III) CS No: 143 Plot Area: 1729.94 sqm. B U Area: - Date: 19/11/2004 Recorded by: Zankhana Prajapati Reviewed by: Int: Arun Wadhwa, Zankhana Prajapati Ext: Arun Wadhwa, Zankhana Prajapati Photo Ref.: 141(10)_40 K Dubash Marg	 Location Plan	
1.0		**Denomination**		
1.1	Name of Premises	40, K Dubhash Marg – popularly known as Rhythm House building		
1.2	Earlier Name	40, K DubhashMarg.		
1.3	Built in:	Indeterminable	Extension Date: Indeterminable	
2.0		**Access**		
2.1	Main	V.B. Gandhi Marg, K. Dubhash Marg (wrongly listed under Ballard estate precinct)		
2.2	Subsidiary	-		
3.0		**Ownership pattern**		
3.1	Present	Private		
3.2	Past	Indeterminable		
3.3	Status	Owner and tenants.		
4.0		**Use**		
4.1	Present	Shops and offices (commercial)		
4.2	Past	Indeterminable		
4.3	Usage	Commercial. Daily		
5.0		**Significance & Value Classification**		
5.1	Townscape (Natural/ Manmade)	The building sits on the important junction of K Dubhas Marg and V.B. Gandhi road and maintains the corner of the junction forming a major landmark on the Kalaghoda junction.		
5.2	Architectural Description	**Planning** Being the corner plot the building maintains the profile of the street and turns the corner while occupying the entire plot. Access to the first floor is from the adjacent building – 59 V.B. Gandhi Marg because the original access has been closed. The First floor has a cantilevered veranda facing the roadside accessing the offices on the other side. The ground floor is currently occupied by the music shop "Rhythm House". **Features** The building is a G+1structure, with segmental arch opening and niches, and fluted cast iron columns with a decorative floral motif capital. The verandah on the 1st floor is supported on iron brackets, ornately carved in a floral pattern. The baluster in cast iron is also ornately carved. Columns and flooring are in wood. Even the wooden column capital is ornately carved. At the roof level a cornice band runs along the periphery of the building. The Top of the rain water pipe is also treated with a moulding. A stucco of band of molding runs along all the arched openings on the first floor. **Style** The Building itself does not indicate any particular style, but some of its features and certain areas depict inferences from Neo classical and Renaissance Revival details.		
5.3	Intrinsic	The Rhythm house music shop that occupies the ground floor of the building has become an important icon in the Kalaghoda circle.		
5.4	Value Classification	A(arc), I(sce)	Recommended grade	II B
6.0		**Topography**		
6.1	Floors	G + 1		
7.0		**Construction**		
7.1	Plinth	Plinth is constructed in stone and is of varying height due to paving, approximately 0.45 m.		

		high and has a 5 cm projection on all sides
7.2	Walls	Walls are constructed in rubble masonry stone whereas the internal partitions are in wooden panels.
7.3	Floor	The verandah floor is supported on iron brackets, internally there is a row of steel columns. The Ground floor has ceramic tile flooring but it is not originally laid whereas on the first floor wooden planks are laid on wooden joists. To support the loft wooden props have been added at certain places. Wooden flooring is present on entire the floor area except for some portion, which has ceramic tile flooring.
7.4	Stairs	Currently the staircase to the first floor is a doglegged staircase made in concrete and laid with Kotah stone in the adjoining building which is said to be an annex/ extension of the original building.
7.5	Openings	All the openings are huge segmental arched openings. All the members are of wood, doors are paneled and louvered and windows are of fixed glass panels with ventilators at the top.
7.6	Roofing	The entire roof is composed of a series of three-pitched roofs with front portion being flat with lean-to roofs above the veranda on the first floor.
7.7	Articulation	The wooden members of verandah roof in a curvilinear fashion forms a major articulation.
7.8	Finishes	Internal and external walls are plastered and painted.
7.9	Interiors (Movable & Immovable)	**Movable** No trace of old interiors as the building has gone through major transformation internally. **Immovable** No trace of old interiors as the building has gone through major transformation internally.
7.10	Compound/ Fence/ Gate	No compound wall, gate or fence is there as the building sits on the entire plot area.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	-
8.0		**Services & Utilities**
8.1	Lighting	Natural light available through large door-window openings, supplemented by electric light fixtures.
8.2	Ventilation	Door-window openings with ventilators derive ventilation from continuous verandas. Also fan and air-conditioning units used.
8.3	Electricity	BEST
8.4	Water Supply	MCGM
8.5	Drainage (Plumbing & Sanitation)	MCGM
8.6	Fire Precaution	No trace of fire fighting or security system.
8.7	Other (HVAC/BMS/Security Systems)	Central and split unit airconditioning system installed by tenanted offices.
9.0		**Condition**
9.1	Plinth	Fair - Plaster exposed along the roadside may cause seepage. Plant growth visible at some places along the plinth.
9.2	Walls	Fair - Damaged plaster with exposed brickwork at a few places externally.
9.3	Floor	Fair - Original wooden floorboards in the verandas have loosened and in need of maintenance. Major changes in internal finishing observed.
9.4	Stairs	Fair - The staircase from the adjacent building is in fair condition but requires maintenance. Small wooden stair added to access the mezzanine.
9.5	Openings	Fair - Wooden members of door and window openings are in a state of decay. Window openings altered with fixed glass panels and rolling shutters. Wooden Door shutters replaced with full height glass doors. Metal grills fixed externally to the north side openings. Air-conditioning units
9.6	Roofing	Fair - Mangalore tile roof seems old and in need of repair and maintenance.
9.7	Articulation & Finishes	Fair - No trace of original finishing to walls observed, presently painted with
9.8	Services	Poor
9.9	Out Buildings	-
9.10	Overall Conditions	Average Maintenance level: Average
10.0		**Transformation**
	Form	-
	Structure	Steel columns and girders added to reinforce structural system. Internal addition of partitions In the western end a shop has a mezzanine floor by going below plinth, a kind of basement.
	Articulation & Finishes	-
11.0		**DP Remarks/ Perceived Threats**
		Building forms part of C1 zone
12.0		**Additional Notes/ References/ Documents available**
		Additional Notes: -

40, K Dubhash Marg – popularly known as Rhythm House building		**141(10)**
		References: INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc.

West side curved façade with arched openings, verandah spaces

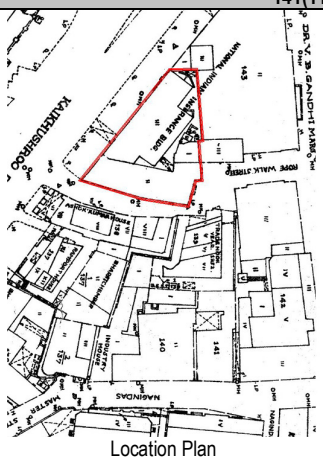


North side façade with projecting balconies supported on brackets, wooden columns and metal railing. Openings have been incongruously blocked

Detail of the wooden carved column in verandah with a floral pattern capital

Curved Verandah along the building with sloping roof

Detail of the bracket supporting the wooden Verandah above

Trade Wings			141(11)
		Common Ref No: 141(11) Card No: 193 Ward (Part): A (Part III) CS No: 137 Plot Area: 288.46 sqm. B U Area: - Date: 06/04/2005 Recorded by: Arun Wadhwa Reviewed by: Int: Arun Wadhwa Ext: Arun Wadhwa Photo Ref: 141(11)_Trade Wings.	 Location Plan
1.0		**Denomination**	
1.1	Name of Premises	Trade Wings	
1.2	Earlier Name	Trade Wings	
1.3	Built in:	Indeterminable	Extension Date: -
2.0		**Access**	
2.1	Main	Kaikhushroo Dubhash Marg (wrongly listed under Ballard estate precinct)	
2.2	Subsidiary	-	
3.0		**Ownership pattern**	
3.1	Present	Trade Wings company Ltd - Owner	
3.2	Past	Indeterminable	
3.3	Status	Tenant	
4.0		**Use**	
4.1	Present	Commercial - Restaurant, departmental store and Banquet facilities.	
4.2	Past	Indeterminable	
4.3	Usage	Daily.	
5.0		**Significance & Value Classification**	
5.1	Townscape (manmade)	One among a row of buildings facing the south side road front, formerly Rampart row. Access through an extended porch with sloping roof from south side road front. Characterized by plain façade with large rectangular openings and distinct cornice bands at floor levels.	
5.2	Architectural Description	**Planning** Rectangular plan with staircase and entry located at the east end forming large uninterrupted space at all floors serving as banquet facilities; narrow G+1 wing to the east of staircase serves as offices accommodating additional mezzanine within the sloping roof. Wide staircase leads to upper floors with an added lift shaft in the lobby. Services are located to the rear north side. **Features** 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. Upper floor openings are also marked by unique wooden awnings with glass panel in the front. Internally tall cast Iron fluted columns with decorative capitals support the floor structure. Continuous terrace parapet with balusters finishes the building line. Also large wooden truss work supporting the roof seems interesting. **Style** No particular style, Classical features observed.	
5.3	Intrinsic	-	
5.4	Value Classification	A(arc), B(per)	Recommended grade: III
6.0		**Topography**	
6.1	Floors	G + 2 floors.	
7.0		**Construction**	
7.1	Plinth	Plinth height of about 0.45 m.	

7.2	Walls	Load bearing brick masonry walls and cast iron columns.
7.3	Floor	Indeterminable due to false ceiling.
7.4	Stairs	Wide double flight wooden stair with distinct balusters and handrail. Steel spiral stair to the rear side for services.
7.5	Openings	Large door openings with wood framed glazed panel shutters, recently replaced with fixed glass panels.
7.6	Roofing	Steep sloping mangalore tile roof supported on heavy wooden truss work.
7.7	Articulation	Distinct cornice bands at floor levels, Architrave openings with relief features, wooden awning over upper floor openings.
7.8	Finishes	Plain plastered/ painted finishes to both external and internal wall surfaces. Relief decorative features on façade also paint finish. Wooden stair and roof members polished. Wooden flooring in refurbished areas.
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -
7.10	Compound/ Fence/ Gate	Building itself forms boundary along the south front and east side, adjoining buildings very close to the west and north side.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	-
8.0		**Services & Utilities**
8.1	Lighting	Adequate natural light also relies on artificial sources.
8.2	Ventilation	Relies on artificial means – fully air-conditioned spaces.
8.3	Electricity	BEST.
8.4	Water Supply	MCGM. Underground and Overhead Water storage tank.
8.5	Drainage (Plumbing & Sanitation)	MCGM Connected to Municipal sewer lines.
8.6	Fire Precaution	No fire detection system – only fire extinguishers installed.
8.7	Other (HVAC/BMS/Security Systems)	Central AC system.
9.0		**Condition**
9.1	Plinth	Fair except plumbing interventions to side and rear portions.
9.2	Walls	Fair.
9.3	Floor	Fair.
9.4	Stairs	Fair. Well maintained.
9.5	Openings	Fair except altered openings along the front side.
9.6	Roofing	Fair.
9.7	Articulation & Finishes	Good – fully refurbished interiors with well maintained finishes.
9.8	Services	Fair
9.9	Out Buildings	-
9.10	Overall Conditions	Good. | Maintenance level: Fair
10.0		**Transformation**
	Form	-
	Structure	-
	Articulation & Finishes	Façade painted
11.0		**DP Remarks/ Perceived Threats**
		Building forms part of C1 zone
12.0		**Additional Notes/ References/ Documents available**
		<u>Additional Notes:</u> - **<u>References:</u>** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc.

Front façade with arched and rectangular openings with pediments, balconies, floor bands

Wide arcade along the building, openings with door bands, pediments, extended sloping roof porch

Bracket detail supporting projecting balcony now enclosed

Railing

Rear steel staircase

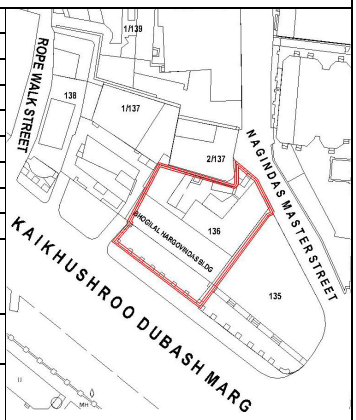
Arched ornamentation

Awning detail

Roof detail

0Bhogilal Hargovindas building (12) **141**

Common Ref No: 141 (12)
Card No: 194
Ward (Part): A (Part III)
CS No: 136
Plot Area515.05 sq m
B U Area: -
Date: 19/11/2004
Recorded by: Arun Wadhwa
Reviewed by:
Int: Arun Wadhwa, Zankhana Prajapati
Internal photography permission denied
Ext: Arun Wadhwa, Zankhana Prajapati
Photo Ref.: 141(12)_Bhogilal Hargovindas building



Location plan

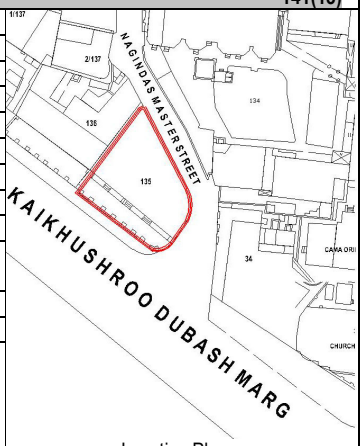
1.0		**Denomination**	
1.1	Name of Premises	Bhogilal Hargovindas building	
1.2	Earlier Name	Bhogilal Hargovindas building	
1.3	Built in:	1956 (as mentioned on the entrance tablet)	Extension Date: -
2.0		**Access**	
2.1	Main	Kaikhushroo Dubash Marg (wrongly listed under Ballard estate precinct)	
2.2	Subsidiary	-	
3.0		**Ownership pattern**	
3.1	Present	Private	
3.2	Past	Association of merchants and manufacturers.	
3.3	Status	Ownership with multi tenanted premises.	
4.0		**Use**	
4.1	Present	Shops and offices (commercial)	
4.2	Past	Offices.	
4.3	Usage	Daily.	
5.0		**Significance & Value Classification**	
5.1	Townscape (Natural/ Manmade)	Part of continuous street arcade along with other buildings along the old Rampart row presently known as K Dubash Marg.	
5.2	Architectural Description	**Planning** Building with front pedestrian arcade and shops along it, staircase from western end leading upstairs with large height office space, restructured by addition of mezzanines. Second floor is a large ceremonial hall. **Features** South façade with, paint finished and pilastered features. Decorative tracery work within the semicircular façade openings. **Style** No overall style, façade indicates classical semicircular arches and traceries.	
5.3	Intrinsic	Pedestrian arcade at ground floor	
5.4	Value Classification	A(arc), B(per)	Recommended grade: II B
6.0		**Topography**	
6.1	Floors	G + 2 floors with mezzanine additions.	
7.0		**Construction**	
7.1	Plinth	Very low plinth almost level with the pedestrian arcade without any visible course.	
7.2	Walls	Brick masonry non-load bearing walls and stone faced external façade.	
7.3	Floor	Reinforced concrete floor slab supported on RCC beam and column. Mezzanines added due to large floor height constructed and supported on timber members.	
7.4	Stairs	Regular double flight reinforced concrete stair supported on concrete structure.	
7.5	Openings	Continuous semicircular arch openings at ground floor arcade and first floor, continuous segmental arch openings on projecting veranda openings at second floor. Flat arch door and window openings on the sides and inside the buildings.	
7.6	Roofing	Cement sheet sloping roof supported on steel trusses, false ceiling finish from inside.	
7.7	Articulation	Semicircular arcade openings, cornice band and overhanging verandah on second floor.	
7.8	Finishes	Walls are plastered and painted externally and internally. Pilaster details on the front	

0Bhogilal Hargovindas building (12)			141
		façade also painted.	
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -	
7.10	Compound/ Fence/ Gate	Narrow open space with boundary wall along the adjoining buildings on the three sides except the southern front side.	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	-	
8.0		**Services & Utilities**	
8.1	Lighting	Adequate natural light except internal passage and lobby, also supplemented by artificial light fixtures.	
8.2	Ventilation	Adequate natural ventilation also supplemented by AC units and fans.	
8.3	Electricity	BEST	
8.4	Water Supply	MCGM	
8.5	Drainage (Plumbing & Sanitation)	MCGM	
8.6	Fire Precaution	Fire extinguisher voluntarily adopted in the absence of integrated fire fighting system.	
8.7	Other (HVAC/BMS/Security Systems)	Air- conditioning units.	
9.0		**Condition**	
9.1	Plinth	Poor - in side and rear elevation due to seepage and water logging of the drainpipes.	
9.2	Walls	Fair except some damage and cracks observed on the side and rear walls. Internally dilapidated and altered surfaces.	
9.3	Floor	Poor - Exposed reinforcement and plaster at some common and service areas.	
9.4	Stairs	Fair state except poor finishing and maintenance levels.	
9.5	Openings	Signboard has incongruously occupied the façade openings at ground level. Original shutters altered and replaced, louvered wooden panels replaced with glass panes. Air-Conditioning unit's installed within door shutters on the façade openings.	
9.6	Roofing	Indeterminable since inaccessible.	
9.7	Articulation & Finishes	Fair on the front side and poor paint-plaster finishes on the side and rear facades.	
9.8	Services	Poor - Rear of the building is very poorly maintained and leakage and seepage is seen extensively, very unhygienic condition prevails. AC units have incongruously punctuated the façade and due to leakage spoil the façade. Electrical lines and conduits are exposed in main staircase.	
9.9	Out Buildings	-	
9.10	Overall Conditions	Fair except altered openings, neglected services and modified internal spaces.	Maintenance level: fair internally, neglected services and altered openings.
10.0		**Transformation**	
	Form	-	
	Structure	Mezzanines added extensively throughout the large floor height and internal partitioning in the renovated and subdivided office spaces.	
	Articulation & Finishes	Front façade including detail features are paint finished, signboards obscure and damage the façade character.	
11.0		**DP Remarks/ Perceived Threats**	
		Building forms part of C1 zone	
12.0		**Additional Notes/ References/ Documents available**	
		<u>Additional Notes:</u> - **<u>References:</u>** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc.	

Front façade with an arcade of arched openings, step balconies

Arched openings with ventilator openings, carved spandrel.

Arched opening arcade supported on columns with rusticated joints

Oricon house			141(13)
		Common Ref No: 141(13) Card No: 195 Ward (Part): A (Part III) CS No: 135 Plot Area: 467.77 sqm. B U Area: - Date: 05/04/2005 Recorded by: Arun Wadhwa Reviewed by: Int: Arun Wadhwa Internal photography permission denied Ext: Arun Wadhwa Photo Ref: 141(13)_Orikon House.	 Location Plan

1.0		**Denomination**	
1.1	Name of Premises	Oricon house	
1.2	Earlier Name	Oricon house	
1.3	Built in:	Indeterminable	Extension Date: -
2.0		**Access**	
2.1	Main	Kaikhushroo Dubhash Marg (formerly Rampart Row)	
2.2	Subsidiary	MHCC lane.	
3.0		**Ownership pattern**	
3.1	Present	Maharashtra Chamber of Commerce and Industry - Owner	
3.2	Past	Private	
3.3	Status	Owner and tenants.	
4.0		**Use**	
4.1	Present	Commercial – offices, shops.	
4.2	Past	Commercial – offices, shops.	
4.3	Usage	Daily.	
5.0		**Significance & Value Classification**	
5.1	Townscape (manmade)	Prominent corner building along the row of buildings with pedestrian arcade facing the south side road front, formerly Rampart row. Access through a wide arcade from south side road front. Characterized by a high pedestrian arcade continuous along the row of buildings, building is otherwise reconstructed with modern façade on upper floors.	
5.2	Architectural Description	**Planning** Rectangular plan with longer road front and slightly inclined side along the subsidiary lane to the east. Access centrally from the wide arcade into a staircase lobby leading to typical floor layout accommodating office spaces. An internal *chowk* lights the stair and internal passages. Common toilet facilities are located to the rear north side accessed by narrow passage. An original large heighted G+ 3 structure was reconstructed into G+6 storied RCC structure. **Features** 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. **Style** Neo Classical features in ground floor arcade.	
5.3	Intrinsic	-	
5.4	Value Classification	A(arc), B(per)	Recommended grade: III
6.0		**Topography**	
6.1	Floors	G + 6 floors.	
7.0		**Construction**	
7.1	Plinth	Plinth height of about 0.45 m.	
7.2	Walls	Load bearing brick masonry walls and cast iron columns.	
7.3	Floor	Indeterminable due to false ceiling.	

Oricon house			141(13)
7.4	Stairs	Wide double flight wooden stair with distinct balusters and handrail. Steel spiral stair to the rear side for services.	
7.5	Openings	Rectangular window openings with sliding aluminum shutters on typical upper floors, ground floor arcade front has original stone dressed arch openings, though shutters are modified.	
7.6	Roofing	Flat RCC slab with water proofing layer for rain water protection.	
7.7	Articulation	Semicircular arch openings with decorative keystone in pedestrian arcade, circular stone column projection with distinct base and molded capital feature in the arcade front. fine stone carved frieze band	
7.8	Finishes	Buff basalt stone dressed ground floor arcade portion, otherwise plain plaster painted external and internal wall finishes. Also varied and ordinary floor finishes in the interiors.	
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -	
7.10	Compound/ Fence/ Gate	Building itself forms boundary along the south front and east side, adjoining buildings very close to the west and north side.	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	-	
8.0		**Services & Utilities**	
8.1	Lighting	Adequate natural light also relies on artificial sources.	
8.2	Ventilation	Relies on artificial means – fully Air-conditioned spaces.	
8.3	Electricity	BEST.	
8.4	Water Supply	MCGM. Underground and Overhead Water storage tank.	
8.5	Drainage (Plumbing & Sanitation)	MCGM Connected to Municipal sewer lines.	
8.6	Fire Precaution	No fire detection system – only fire extinguishers installed.	
8.7	Other (HVAC/BMS/Security Systems)	Central AC system.	
9.0		**Condition**	
9.1	Plinth	Poor - plantation done along the arcade and shop fronts causing seepage and damage to plinth courses.	
9.2	Walls	Fair.	
9.3	Floor	Fair.	
9.4	Stairs	Poor – neglected state.	
9.5	Openings	Poor – window unit AC's haphazardly accommodated in façade openings. Also original stone dressed arch openings on ground floor altered.	
9.6	Roofing	Fair.	
9.7	Articulation & Finishes	Poor neglected stone dressed arcade and decorative iron brackets	
9.8	Services	Fair	
9.9	Out Buildings	-	
9.10	Overall Conditions	Fair except original stone finishes in pedestrian arcade.	Maintenance level: Low
10.0		**Transformation**	
	Form	Reconstructed building except the ground floor arcade portion.	
	Structure	Original G + 3 wooden building reconstructed in RCC G + 6 structure.	
	Articulation & Finishes	Fully reconstructed except the stone dressed ground floor arcade.	
11.0		**DP Remarks/ Perceived Threats**	
		Building forms part of C1 zone	
12.0		**Additional Notes/ References/ Documents available**	
		<u>Additional Notes:</u> - **<u>References:</u>** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc.	

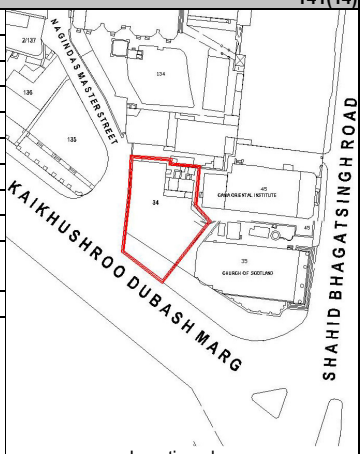
Front façade with an ground floor arcade and 3 added floors above, opening alterations etc

Arcade with arched openings

Arched arcade opening with scroll bracket keystone, brackets supporting floor above

Scroll bracket keystone in the arched opening with a frieze band above

Bracket detail

Ador House			141(14)
		Common Ref No: 141(14) Card No: 196 Ward (Part): A (Part III) CS No: 134 Plot Area: 450.55 sqm. B U Area: - Date: 19/11/2004 Recorded by: Arun Wadhwa Reviewed by: Int: Permission denied Ext: Arun Wadhwa, Zankhana Prajapati Photo Ref.: 141(14)_Ador House	 Location plan
1.0		**Denomination**	
1.1	Name of Premises	Ador House	
1.2	Earlier Name	Ador House	
1.3	Built in:	-	Extension Date: extension on north side.
2.0		**Access**	
2.1	Main	Kaikhushroo Dubash Marg. (formerly Rampart row) – vehicular & Pedestrian. (wrongly listed under Ballard estate precinct)	
2.2	Subsidiary	Nagindas Master Road	
3.0		**Ownership pattern**	
3.1	Present	Ador India Pvt. Ltd. - Private	
3.2	Past	Indeterminable	
3.3	Status	Ownership with multi tenanted premises.	
4.0		**Use**	
4.1	Present	Shops and offices (commercial)	
4.2	Past	Offices.	
4.3	Usage	Daily.	
5.0		**Significance & Value Classification**	
5.1	Townscape (Natural/ Manmade)	Part of continuous street arcade continuous as in adjoining buildings along the old Rampart Row presently known as K Dubash Marg. Accessed from south side main front. Characterized by stone dressed front and pedestrian arcade- a continuous feature along the street front.	
5.2	Architectural Description	**Planning** Irregular in plan, since the site is at the intersection of non perpendicular streets. Entrance through the arcaded street front leading to an inclined staircase with enclosed lift well. Office spaces planned to three sides of the stair accessed by narrow staircase lobby, typical layout on all upper floors. Toilets and pantry are located to the rear north side. Access to basement is from within the ground floor premises presently locked. Also small mezzanines added on the ground floor. **Features** Symmetrical stone dressed south façade with colonnaded arcade and segmental pediment feature. Wooden awnings to openings. Cornice bands at floor level form balcony like projection at first and third floor. Arch openings at second floor with keystone. Some openings are adorned by segmental pediment like feature. Third floor is topped by Segmental pediment feature. **Style** Features of Neo classical and Renaissance Revival.	
5.3	Intrinsic	-	
5.4	Value Classification	A(arc), B(per), F	Recommended grade: III
6.0		**Topography**	
6.1	Floors	G + 5 floors and part 6th on terrace.	
7.0		**Construction**	
7.1	Plinth	Plinth height about 0.9 m. dressed in grey stone punctuated by ventilator openings to basement.	

Ador House			141(14)
7.2	Walls	The walls are constructed in brick masonry where as the internal partition in wooden panels.	
7.3	Floor	In veranda the floor is supported on iron bracket whereas internally there is a row of steel columns. To support loft wooden props are added at certain places.	
7.4	Stairs	Currently the staircase to the first floor is doglegged staircase made in concrete and laid with Kotah stone from the next building which is said to be annex/extension of the building.	
7.5	Openings	Most façade openings are rectangular except on second floor where semicircular arch openings. Window shutters are wood framed glazed paneled. Doors are wood paneled and louvered with ventilation at top.	
7.6	Roofing	Flat RCC slab on fifth floor, sloping cement sheet roof on part terrace block.	
7.7	Articulation	Rectangular arcade openings with rusticated colonnade, cornice bands at first and third floor, segmental pediment feature above third floor,	
7.8	Finishes	Buff basalt stone dressed south façade, plastered painted side and rear facades and internal wall surfaces. Varied and modified floor finishes. Wooden door / window shutters polished /painted.	
7.9	Interiors (Movable & Immovable)	**Movable** No trace of old interiors as the building has gone through major transformation internally. **Immovable** No trace of old interiors as the building has gone through major transformation internally.	
7.10	Compound/ Fence/ Gate	No boundary to the front, shares compound wall to the east side and rear north with adjoining buildings.	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Narrow set back open spaces to the east and north side.	
8.0		**Services & Utilities**	
8.1	Lighting	Adequate natural light except the staircase and lobby; also relies on electrical fixtures.	
8.2	Ventilation	Adequate natural ventilation; still relies on AC units and fans.	
8.3	Electricity	BEST	
8.4	Water Supply	MCGM	
8.5	Drainage (Plumbing & Sanitation)	MCGM	
8.6	Fire Precaution	No trace of fire fighting or precautionary system.	
8.7	Other (HVAC/BMS/Security Systems)	Central air- conditioning for the fourth and fifth floor.	
9.0		**Condition**	
9.1	Plinth	Poor - Plinth in back and rear elevation is in poor condition due to seepage and water logging of the drainpipes.	
9.2	Walls	Fair – seepage and plant growth at many places along the facades.	
9.3	Floor	Indeterminable - Due to the presence of false ceiling and carpet could not make out the condition of the floors.	
9.4	Stairs	Fair - recent renovation was undertaken, the condition of staircase is good and is laid in concrete and finished in green marble.	
9.5	Openings	Fair except modifications and A.C's installed within. Also signboards incongruously occupy the façade openings. Chajjas, grills, loose window frames, unpolished and low maintenance further deteriorates the condition.	
9.6	Roofing	Fair - Roof is in good condition, as the waterproofing was done, no visible damage.	
9.7	Articulation & Finishes	Poor - buff basalt stone is blackened at many portion, many stones have cracks and are filled with cement mortar. Plaster and paint is peeling off at many places. Varied and modified floor finishes.	
9.8	Services	Poor - Rear of the building is very poorly maintained and leakage and seepage is seen extensively, very unhygienic condition prevails. AC units have incongruously punctuated the façade and due to leakage spoil the façade. Electrical lines and conduits are exposed in main staircase.	
9.9	Out Buildings	-	
9.10	Overall Conditions	Fair except finishes, services.	Maintenance level: Low
10.0		**Transformation**	
	Form	Form of the entire original building has been transformed by the addition of two extra floors, and also on terrace there is an office setup, slightly receded from the front. Thus the building actually is not G+5 but is G+6.	
	Structure	I – sections girders have been used to strengthen the building due to the addition of the two floors. In the arcade closed box-typed iron brackets support the arched openings.	
	Articulation & Finishes	Plastering and coloring the stone fascia in some portion. Floor finish of the entire building is changed as per individual tenants of the office premises.	
11.0		**DP Remarks/ Perceived Threats**	
		Building forms part of C1 zone	
12.0		**Additional Notes/ References/ Documents available**	

Ador House		141(14)
		Additional Notes: - **References**: INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc.

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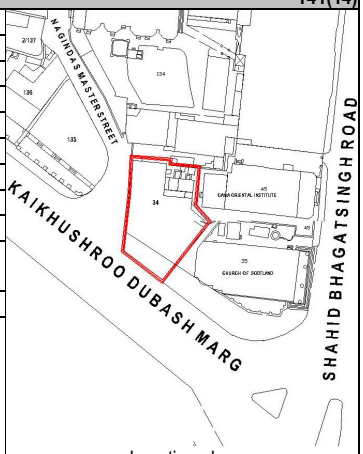
Ador House			141(14)
		Common Ref No: 141(14) Card No: 196 Ward (Part): A (Part III) CS No: 134 Plot Area: 450.55 sqm. B U Area: - Date: 19/11/2004 Recorded by: Arun Wadhwa Reviewed by: Int: Permission denied Ext: Arun Wadhwa, Zankhana Prajapati Photo Ref.: 141(14)_Ador House	 Location plan
1.0		**Denomination**	
1.1	Name of Premises	Ador House	
1.2	Earlier Name	Ador House	
1.3	Built in:	-	Extension Date: extension on north side.
2.0		**Access**	
2.1	Main	Kaikhushroo Dubash Marg. (formerly Rampart row) – vehicular & Pedestrian. (wrongly listed under Ballard estate precinct)	
2.2	Subsidiary	Nagindas Master Road	
3.0		**Ownership pattern**	
3.1	Present	Ador India Pvt. Ltd. - Private	
3.2	Past	Indeterminable	
3.3	Status	Ownership with multi tenanted premises.	
4.0		**Use**	
4.1	Present	Shops and offices (commercial)	
4.2	Past	Offices.	
4.3	Usage	Daily.	
5.0		**Significance & Value Classification**	
5.1	Townscape (Natural/ Manmade)	Part of continuous street arcade continuous as in adjoining buildings along the old Rampart Row presently known as K Dubash Marg. Accessed from south side main front. Characterized by stone dressed front and pedestrian arcade- a continuous feature along the street front.	
5.2	Architectural Description	**Planning** Irregular in plan, since the site is at the intersection of non perpendicular streets. Entrance through the arcaded street front leading to an inclined staircase with enclosed lift well. Office spaces planned to three sides of the stair accessed by narrow staircase lobby, typical layout on all upper floors. Toilets and pantry are located to the rear north side. Access to basement is from within the ground floor premises presently locked. Also small mezzanines added on the ground floor. **Features** Symmetrical stone dressed south façade with colonnaded arcade and segmental pediment feature. Wooden awnings to openings. Cornice bands at floor level form balcony like projection at first and third floor. Arch openings at second floor with keystone. Some openings are adorned by segmental pediment like feature. Third floor is topped by Segmental pediment feature. **Style** Features of Neo classical and Renaissance Revival.	
5.3	Intrinsic	-	
5.4	Value Classification	A(arc), B(per), F	Recommended grade: III
6.0		**Topography**	
6.1	Floors	G + 5 floors and part 6th on terrace.	
7.0		**Construction**	
7.1	Plinth	Plinth height about 0.9 m. dressed in grey stone punctuated by ventilator openings to basement.	

Ador House			141(14)
7.2	Walls	The walls are constructed in brick masonry where as the internal partition in wooden panels.	
7.3	Floor	In veranda the floor is supported on iron bracket whereas internally there is a row of steel columns. To support loft wooden props are added at certain places.	
7.4	Stairs	Currently the staircase to the first floor is doglegged staircase made in concrete and laid with Kotah stone from the next building which is said to be annex/extension of the building.	
7.5	Openings	Most façade openings are rectangular except on second floor where semicircular arch openings. Window shutters are wood framed glazed paneled. Doors are wood paneled and louvered with ventilation at top.	
7.6	Roofing	Flat RCC slab on fifth floor, sloping cement sheet roof on part terrace block.	
7.7	Articulation	Rectangular arcade openings with rusticated colonnade, cornice bands at first and third floor, segmental pediment feature above third floor,	
7.8	Finishes	Buff basalt stone dressed south façade, plastered painted side and rear facades and internal wall surfaces. Varied and modified floor finishes. Wooden door / window shutters polished /painted.	
7.9	Interiors (Movable & Immovable)	**Movable** No trace of old interiors as the building has gone through major transformation internally. **Immovable** No trace of old interiors as the building has gone through major transformation internally.	
7.10	Compound/ Fence/ Gate	No boundary to the front, shares compound wall to the east side and rear north with adjoining buildings.	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Narrow set back open spaces to the east and north side.	
8.0		**Services & Utilities**	
8.1	Lighting	Adequate natural light except the staircase and lobby; also relies on electrical fixtures.	
8.2	Ventilation	Adequate natural ventilation; still relies on AC units and fans.	
8.3	Electricity	BEST	
8.4	Water Supply	MCGM	
8.5	Drainage (Plumbing & Sanitation)	MCGM	
8.6	Fire Precaution	No trace of fire fighting or precautionary system.	
8.7	Other (HVAC/BMS/Security Systems)	Central air- conditioning for the fourth and fifth floor.	
9.0		**Condition**	
9.1	Plinth	Poor - Plinth in back and rear elevation is in poor condition due to seepage and water logging of the drainpipes.	
9.2	Walls	Fair – seepage and plant growth at many places along the facades.	
9.3	Floor	Indeterminable - Due to the presence of false ceiling and carpet could not make out the condition of the floors.	
9.4	Stairs	Fair - recent renovation was undertaken, the condition of staircase is good and is laid in concrete and finished in green marble.	
9.5	Openings	Fair except modifications and A.C's installed within. Also signboards incongruously occupy the façade openings. Chajjas, grills, loose window frames, unpolished and low maintenance further deteriorates the condition.	
9.6	Roofing	Fair - Roof is in good condition, as the waterproofing was done, no visible damage.	
9.7	Articulation & Finishes	Poor - buff basalt stone is blackened at many portion, many stones have cracks and are filled with cement mortar. Plaster and paint is peeling off at many places. Varied and modified floor finishes.	
9.8	Services	Poor - Rear of the building is very poorly maintained and leakage and seepage is seen extensively, very unhygienic condition prevails. AC units have incongruously punctuated the façade and due to leakage spoil the façade. Electrical lines and conduits are exposed in main staircase.	
9.9	Out Buildings	-	
9.10	Overall Conditions	Fair except finishes, services.	Maintenance level: Low
10.0		**Transformation**	
	Form	Form of the entire original building has been transformed by the addition of two extra floors, and also on terrace there is an office setup, slightly receded from the front. Thus the building actually is not G+5 but is G+6.	
	Structure	I – sections girders have been used to strengthen the building due to the addition of the two floors. In the arcade closed box-typed iron brackets support the arched openings.	
	Articulation & Finishes	Plastering and coloring the stone fascia in some portion. Floor finish of the entire building is changed as per individual tenants of the office premises.	
11.0		**DP Remarks/ Perceived Threats**	
		Building forms part of C1 zone	
12.0		**Additional Notes/ References/ Documents available**	

Ador House		141(14)
		Additional Notes: - **References**: INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc.

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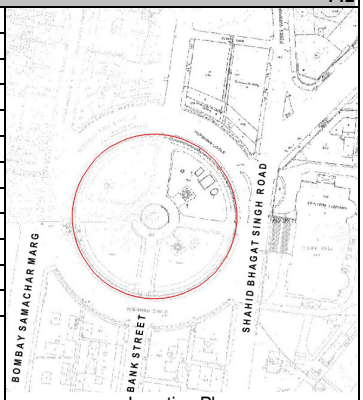
Horniman Circle Garden					142
		Common Ref No: 142 Card No: 197 Ward (Part): A (Part II). CS No: - 224/554(Fort Division). Plot Area: 10092.88 sq m. B U Area: - Date: 1/2/2005 Recorded by: Zankhana Prajapati Reviewed by: Int: Zankhana Prajapati, Sonal Modak. Ext: Zankhana Prajapati, Sonal Modak. Photo Ref: 142_Horniman Circle Garden.	 Location Plan		
1.0		**Denomination**			
1.1	Name of Premises	Horniman Circle Garden			
1.2	Earlier Name	Elphintstone Circle.			
1.3	Built in:	Commenced in 1869, completed in 1872.	Extension Date	-	
2.0		**Access**			
2.1	Main	Mumbai Samachar Marg.			
2.2	Subsidiary	Shahid Bhagat Singh Road.			
3.0		**Ownership pattern**			
3.1	Present	Municipal Corporation of Greater Mumbai			
3.2	Past	Municipal Corporation of Greater Bombay			
3.3	Status	Owner			
4.0		**Use**			
4.1	Present	Garden			
4.2	Past	Garden			
4.3	Usage	Daily			
5.0		**Significance & value Classification**			
5.1	Townscape (Manmade)	This circular garden is planned on the Bombay Green, which stood opposite the Town Hall. It lies between Mumbai Samachar Marg and Shahid Bhagat Singh Marg. The stone frontages of the buildings around Horniman Circle (formerly Elphinstone Circle), which evolved as the city's first planned business district, were designed by James Scott, Chief Engineer of the Elphinstone Land & Press Company, which was established in 1858 to undertake reclamation projects in the city. The first building erected in the Circle was occupied by the Bank of Bombay (now State Bank of India) and the remaining buildings were completed by 1873. Keystone heads punctuate the arcade arches. The buildings have a covered arcade at ground level that provides protection from sun and rain. The architectural unity of the facades, accentuated by the spatial element of the arcade at ground level, enhances the legibility of this fine urban composition.			
5.2	Architectural Description	**Planning** It is circular in plan with prominent north-south and east- west axis along it. It is a garden with many sub-structures like fountain, toilets, and electric substation etc. The garden is accessed on the north-south and east-west axis with gates on all four sides. The center has a fountain with a sculpture in it around which paving is done and then further surrounded by a planter box, activity areas like lawns, stage for functions, reading areas, sitting areas, playing areas, water fountains, toilets etc. and the edge of the garden is made by wrought iron fencing with trees marking the boundary. **Features** Wrought iron decorative gate and fence with lampposts at regular intervals, has central fountain with sculpture, playing equipments, benches, old ornamental plants and trees, hard and soft landscape, Shahabad regular and irregular pavements. **Style** -			
5.3	Intrinsic	The east west axis created by the Elphinstone Circle was later augmented by a similar semi-circular north-south bow-shaped axis along the original western edges of the fort walls. Later, this axis was anchored at one end with the grand Victoria Terminus and at the other end by the Gateway of India. The intersection of the two axes was punctuated by Flora Fountain.			
5.4	Value Classification	A(arc), B(per), B(des), B(uu), E, F, G(grp), I(sce)	Recommended grade	I	

6.0		**Topography**
6.1	Floors	-
7.0		**Construction**
7.1	Plinth	-
7.2	Walls	-
7.3	Floor	Shahabad regular and irregular stone in pavement, hard and soft landscape is present.
7.4	Stairs	-
7.5	Openings	-
7.6	Roofing	-
7.7	Articulation	-
7.8	Finishes	-
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** Benches, wrought iron gates, light fixtures, but all these are in very poor condition and not maintained.
7.10	Compound/ Fence/ Gate	Decorative wrought iron fencing with ornamental gate and lamppost at regular intervals. Wrought iron fencing, four gates at four axes.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Many utility building like substation, toilets, water reservoir, telephone booth, watchman cabin, stage, shed and drinking water fountain is present. Many old ornamental trees and plant are present.
8.0		**Services & Utilities**
8.1	Lighting	-
8.2	Ventilation	-
8.3	Electricity	BEST
8.4	Water Supply	MCGM
8.5	Drainage (Plumbing & Sanitation)	MCGM
8.6	Fire Precaution	-
8.7	Other (HVAC/BMS/Security Systems)	-
9.0		**Condition**
9.1	Plinth	-
9.2	Walls	-
9.3	Floor	Poor- not maintained, stone missing, uneven.
9.4	Stairs	-
9.5	Openings	-
9.6	Roofing	-
9.7	Articulation & Finishes	One of the gates is broken, wrought iron fencing needs maintenance, lamps not working.
9.8	Services	Poor - Toilets are not maintained and are in unhygienic condition.
9.9	Out Buildings	Poor - All the outbuildings are in neglected and no proper maintenance is done.
9.10	Overall Conditions	Fair. | Maintenance level | Poor.
10.0		**Transformation**
	Form	Addition of substation, watchman's cabin, telephone booth.
	Structure	-
	Articulation & Finishes	Hawkers surrounding the park are really nuisance and make the surrounding dirty and unhygienic.
11.0		**DP Remarks/ Perceived Threats**
		Recreation ground.
12.0		**Additional Notes/ References/ Documents available**
		Additional Notes: The circular garden and the buildings around the circle were constructed in the 1860s after the demolition of the Fort Walls under orders of Sir Bartle Frere. Sir Bartle Frere realized that Bombay's security was no longer under threat from attack by potential invaders especially after the British Crown took over control of India from the East India Company in 1858. Queen Victoria's proclamation in this regard was, in fact, read from the very steps you are standing on. After the removal of the Fort ramparts in the mid-1860s, the first important project initiated by Police Commissioner, Charles Forjett, was the restructuring of the old Bombay Green that once stretched over a large area fronting the Town Hall. Dr Buist, Editor of the 'Bombay Times' was a prime motivator of the project, which was fully supported by Governors John Lord Elphinstone and his successor, Sir Bartle Frere. The orientation of the

		Town Hall was felicitously incorporated in the circular garden development that was to become Elphinstone Circle, named after John, Lord Elphinstone who contributed in many ways to the development of Bombay. The laying out of the garden covering an area of 12,081 square yards was commenced in 1869 and completed in 1872. The east west axis created by the Eliphinstone Circle was later augemented by a similar semi-circular north-south bow-shaped axis along the original western edges of the fort walls. Later, this axis was anchored at one end with the grand Victoria Terminus and at the other end by the Gateway of India. The intersection of the two axes was punctuated by Flora Fountain. Following Independence in 1947, Elphinstone circle was renamed after Benjamin Guy Horniman, a former editor of the *Bombay Chronicle* who was an active participant in India's freedom movement. The memorial citation reads: '*dedicated to the Memory of Benjamin Guy Horniman 1873-1948 who lived and worked for the freedom of the press in India. He gave us the 'Mantra' – Liberty: Mahatma Gandhi'*. If the gates are open, walk through this delightful garden, where officer-goers relax and children play in the verdant surroundings. The garden provides a beautiful venue for poetry readings, plays and other get-togethers. **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* SHARADA DWIVEDI and RAHUL MEHROTRA (2001) *The Cities Within*, Bombay : Eminence Designs Pvt. Ltd. RAHUL MEHROTRA, GUNTER NEST and SANDHYA SAVANT (1994) *The Fort Precinct in Bombay – Conserving an Image Centre*, 2 Vols, Bombay. SHARADA DWIVEDI and RAHUL MEHROTRA (2001) *Fort Walks,* Bombay : Eminence Designs Pvt. Ltd.

Garden view with dense tree plantation, seating arrangement, paved ways

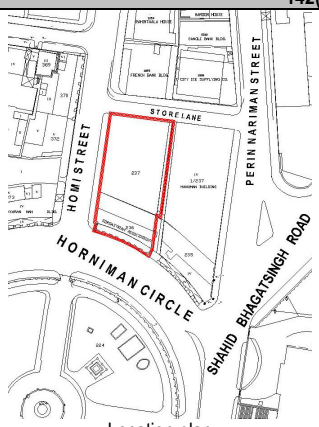
Lawn Area

Metal carved fence around the garden

Intricately carved metal entrance gate

Lamp Post

Fountain at the center of the garden

Zoroastrian Association Building			142(a)
		Common Ref No: 142(a) Card No: 198 Ward (Part): A (Part II) CS No: 236 (Fort division) Plot Area: 414.72 sqm. B U Area: - Date: 06/04/2005 Recorded by: Arun Wadhwa Reviewed by: Int: Arun Wadhwa Internal photography permission denied Ext: Arun Wadhwa Photo Ref.: 142(a)_Zoroastrian Trust building	 Location plan

1.0		**Denomination**	
1.1	Name of Premises	Zoroastrian Association Building	
1.2	Earlier Name	Zoroastrian Association Building	
1.3	Built in:	1900's.	Extension Date: -
2.0		**Access**	
2.1	Main	Horniman circle – vehicular and pedestrian.	
2.2	Subsidiary		
3.0		**Ownership pattern**	
3.1	Present	Zoroastrian Association Trust - Owner	
3.2	Past	Nasserwanji Sorabji Guzder - Owner	
3.3	Status	Trust	
4.0		**Use**	
4.1	Present	Commercial – offices and trust.	
4.2	Past	Commercial – offices and trust.	
4.3	Usage	Daily.	
5.0		**Significance & Value Classification**	
5.1	Townscape (manmade)	Prominent building to the north east of historic Horniman Circle in a predominantly banking area. Main public access through pedestrian arcade along the south side facing Horniman circle. Forms an important part of a well planned urban design gesture with similar façades, features and pedestrian arcade of buildings on all sides of circular Horniman garden.	
5.2	Architectural Description	**Planning** Small building with crescent shaped front facing Horniman Circle with pedestrian arcade along the ground floor providing relief from heat and rains to passer by's. Entrance centrally through arcade into a staircase lobby leading to typical layout on upper floors with office spaces on all three sides of a narrow landing. Offices along the front have an additional veranda like bay above ground floor arcade which recedes back on the third floor forming a small stretch of terrace. Common toilets are provided to the rear north side which abuts adjoining building. Ground floor premises directly accessed from the arcaded front, also some shop fronts along the west side. **Features** Crescent shaped south façade facing Horniman circle has rusticated ground floor arcade with distinct cornice bands at all upper floors. Façade is characterized by circular colonnaded bays with semicircular arch openings and unique keystone with fine carved faces of men and women at alternate floors. Stone baluster parapet at first and second floor, also decorative trophy like feature adorn terrace parapet at third floor. Overhanging verandas on the second and third floor along the west side. **Style** Neo Classical features.	
5.3	Intrinsic	Part of well planned frontage around Horniman circle with pedestrian arcade and unique façade features.	
5.4	Value Classification	A(arc), B(per), B(des), B(uu), E, F, G(grp), I(sce)	Recommended grade: II A
6.0		**Topography**	
6.1	Floors	G + 4	
7.0		**Construction**	
7.1	Plinth	Low plinth about 0.45 m.	

Zoroastrian Association Building			142(a)
7.2	Walls	Load bearing rubble stone masonry walls.	
7.3	Floor	Wooden floor boards supported on wooden rafters and beam members.	
7.4	Stairs	C- shaped wooden stair enclosing a lift shaft in between.	
7.5	Openings	Semicircular arch openings along the crescent shaped north side. All external window shutters are wood framed glazed panel shutters. Also separate ventilator panels provided. Large and heavy wooden door shutters at the main entrance.	
7.6	Roofing	Indeterminable	
7.7	Articulation	Rusticated arch openings in crescent shaped arcade facing Horniman circle, fine carved human face over keystone in semicircular arch openings, projecting circular colonnade with capital and base, also distinct cornice bands at floor levels.	
7.8	Finishes	Light colored stone dressed features in the north façade. Plaster painted internal wall surfaces and internal facades. Varied floor finishes including mosaic and ceramic tiles.	
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -	
7.10	Compound/ Fence/ Gate	Building itself forms boundary along front south and west side with abutting buildings to the north and east side.	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	-	
8.0		**Services & Utilities**	
8.1	Lighting	Adequate natural light except stair and common passage also relies on artificial sources.	
8.2	Ventilation	Adequate natural ventilation except in staircase and toilets also relies on artificial means.	
8.3	Electricity	BEST.	
8.4	Water Supply	MCGM. Water storage tank.	
8.5	Drainage (Plumbing & Sanitation)	MCGM Connected to Municipal sewer lines.	
8.6	Fire Precaution	Fire extinguishers only – no integrated fire fighting system.	
8.7	Other (HVAC/BMS/Security Systems)	window and spilt unit A.C 's.	
9.0		**Condition**	
9.1	Plinth	Fair along arcade front, neglected and damaged along the side abutting adjoining building.	
9.2	Walls	Fair along arcade front, neglected and damaged along the side abutting adjoining building.	
9.3	Floor	Fair except minor damage and decay to wooden members.	
9.4	Stairs	Poor – seems old, weak and damaged in need of repairs and maintenance.	
9.5	Openings	Fair along the front façade; damaged and neglected on the sides.	
9.6	Roofing	Indeterminable	
9.7	Articulation & Finishes	Fair along the front and internally, neglected on external side facades and common areas internally.	
9.8	Services	Fair	
9.9	Out Buildings	-	
9.10	Overall Conditions	Fair along front side only.	Maintenance level: Fair along front otherwise Low.
10.0		**Transformation**	
	Form	Fourth floor seems to be an addition.	
	Structure	Fourth floor seems to be an addition.	
	Articulation & Finishes	-	
11.0		**DP Remarks/ Perceived Threats**	
		Building forms part of C1 zone	
12.0		**Additional Notes/ References/ Documents available**	
		Additional Notes: The magnificent stone frontage of the buildings around Horniman circle were designed by James Scott, Chief Engineer of the Elphinstone Land & Press company which was established to undertake reclamation projects in the City. **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc. *Restoring A Banking District – Horniman Circle Association,* (1999) Urban Design Research Institute	

Curved building façade with arched arcade on ground floor, arched openings with columns, step balconies, floor bands

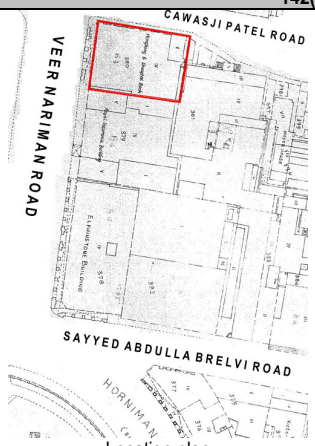
Arched opening with decorative keystone, ionic columns, dentil band, glazed wooden shutters with fanlight

Arched arcade with human face motif keystone, floor band, frieze band below window etc

Detail of the human face keystone motif

Hong Kong and Shanghai Bank (Middle East Bank Building) **142(b)**

Common Ref No: 142(b)	
Card No: 199	
Ward (Part): A (Part II)	
CS No: 380 (Fort Division)	
Plot Area: 719.07 sqm.	
B U Area: -	
Date: 10/02/2005	
Recorded by: Zankhana Prajapati	
Reviewed by:	
Int: Zankhana Prajapati, Sonal Modak Internal photography permission denied	
Ext: Zankhana Prajapati, Sonal Modak	
Photo Ref: 142(b)_Middle East Bank Building.	



Location plan

1.0		**Denomination**	
1.1	Name of Premises	Hong Kong and Shanghai Bank	
1.2	Earlier Name	Middle East Bank Building	
1.3	Built in:	1913	Extension Date: -
2.0		**Access**	
2.1	Main	Cawasji Patel Street.	
2.2	Subsidiary	Veer Nariman Road	
3.0		**Ownership pattern**	
3.1	Present	H.S.B.C.	
3.2	Past	Indeterminable	
3.3	Status	Owner/Tenant	
4.0		**Use**	
4.1	Present	Bank and other offices.	
4.2	Past	Indeterminable	
4.3	Usage	Daily.	
5.0		**Significance & value Classification**	
5.1	Townscape (manmade)	It is located along Veer Nariman Road. The main access to the plot is from Cawasji Patel Street. Building is on the axis of Town hall, Horniman circle and Flora Fountain and is directly opposite to St. Thomas Cathedral and entire area is part of a banking street.	
5.2	Architectural Description	**Planning** The building has rectangular plan and edges the entire site. The building is ground plus three storied high with terrace. The building has two accesses, one from Veer Nariman Road which leads to the HSBC bank which is housed on ground, first and basement, and the other access is from Cawasji Patel Street with main staircase and lift block giving access to all floors and offices located at rear corner. Service staircase is located in opposite corner of main staircase with toilet block. Ground, first and basement has HSBC bank, second and third have other offices. **Features** Ground floor has semicircular arcade with impost and decorative spandrel, which have carved lion heads surrounded by floral pattern. One can see segmental, semicircular and rectangular openings at first, second and third floor respectively. The facade is accentuated by a huge entrance pediment at third floor level with dentil band below and the tympanum is highly ornate with a floral pattern, cartouche with year inscribed on it. Façade is punctuated with Corinthian style column below pediment and between each window opening and has decorative cornice band at first and third floor level, which forms balconet at first and second floor level. Walls are horizontally rusticated. Besides this many decorative features like guilloche band above arch, medallions, festoon band are observed. **Style** Building displays characteristics of the Neo-Classical style.	
5.3	Intrinsic	-	
5.4	Value Classification	A(arc), B(per), B(des), B(uu), E, F, G(grp), I(sce)	Recommended grade: II A
6.0		**Topography**	
6.1	Floors	G + 3, with basement and terrace.	

Hong Kong and Shanghai Bank (Middle East Bank Building)			**142(b)**
7.0		**Construction**	
7.1	Plinth	Medium height stone plinth with edging done for plinth protection.	
7.2	Walls	Composite load bearing wall with external stone fascia and internally plastered and painted.	
7.3	Floor	Jack arch flooring and RCC slab.	
7.4	Stairs	Two staircases are present one main staircase and other service staircase. Main staircase is doglegged RCC staircase with wooden tread, baluster and handrail. The service staircase is doglegged in cast iron.	
7.5	Openings	All doors are rectangular openings with single or double leaf wooden shutter but bank has glass door. Windows are a combination of segmental and semicircular and flat arched on first, second and third respectively with ventilators above. All shutters are glazed in wooden framework.	
7.6	Roofing	Flat terrace with staircase block and water tanks.	
7.7	Articulation	Cornice band, pediment, cartouche, floral motif, guilloche band, medallion, scroll keystone, and decorative spandrel.	
7.8	Finishes	External walls are in stone with horizontal rusticated masonry, plastered and painted. Internal walls are plastered and painted. Varied tiling from premise to premise.	
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -	
7.10	Compound/ Fence/ Gate	Building edges entire plot.	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Unbuilt space at side and rear.	
8.0		**Services & Utilities**	
8.1	Lighting	Inadequate natural light supplemented by electric light fixtures.	
8.2	Ventilation	Adequate natural ventilation through door-window openings supplemented by electric fans.	
8.3	Electricity	BEST	
8.4	Water Supply	MCGM	
8.5	Drainage (Plumbing & Sanitation)	MCGM	
8.6	Fire Precaution	Fire alarms system and some detectors.	
8.7	Other (HVAC/BMS/Security Systems)	Surveillance cameras, swipe card and window and central AC units.	
9.0		**Condition**	
9.1	Plinth	Fair - dust accumulation, stone painted and cement pointing.	
9.2	Walls	Fair - Blackened stone surface in some areas, seepage, dust accumulation and plant growth.	
9.3	Floor	Indeterminable in HSBC portion due to false ceiling but in second and third the floor is well maintained.	
9.4	Stairs	Fair – anti slip edge missing, broken and cracked tread, dust accumulation while service staircase needs anti-corrosive paint.	
9.5	Openings	Poor - addition of grills, chajjas, window AC units, window frames changed, closed, pattern changed, ventilators closed, plant growth and broken windowpanes.	
9.6	Roofing	Fair – but staircase block not maintained.	
9.7	Articulation & Finishes	Fair – broken cornice band, dust accumulation and blackening of articulation. Internal plaster and paint peeling off at certain places. External wall painted at certain areas, dust accumulation, plant growth, cracks, seepage and plaster and paint peeling off. Tiling is being changed due to reconstruction of floors.	
9.8	Services	Indeterminable.	
9.9	Out Buildings	-	
9.10	Overall Conditions	Fair.	Maintenance level: Poor.
10.0		**Transformation**	
	Form	-	
	Structure	-	
	Articulation & Finishes	Hoarding blocking articulation and finishes changed due to individual premise holders.	
11.0		**DP Remarks/ Perceived Threats**	
		Building forms part of C1 zone	
12.0		**Additional Notes/ References/ Documents available**	
		Additional Notes: - **References:**	

INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.*
SHARADA DWIVEDI and RAHUL MEHROTRA (2001) *The Cities Within*, Bombay : Eminence Designs Pvt. Ltd.
RAHUL MEHROTRA, GUNTER NEST and SANDHYA SAVANT (1994) *The Fort Precinct in Bombay – Conserving an Image Centre*, 2 Vols, Bombay.
FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc.
SHARADA DWIVEDI and RAHUL MEHROTRA (2001) *Fort Walks,* Bombay : Eminence Designs Pvt. Ltd.
Restoring A Banking District – Horniman Circle Association, (1999) Urban Design Research Institute.

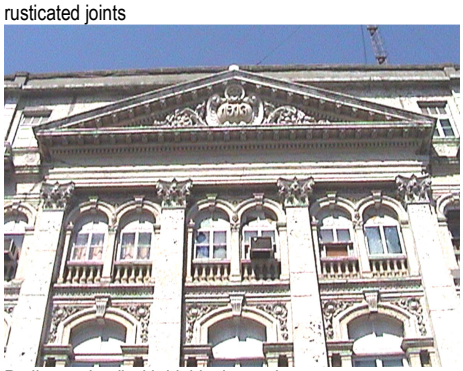
Front façade with arched arcade on ground floor, arched openings above with columns, pediment above with decorative tympanum

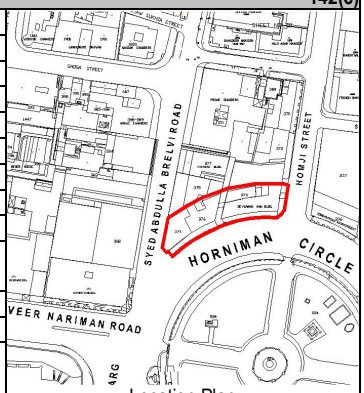
Arcade with arched openings, columns on high base with rusticated joints in stone

Window arched opening with decorative keystone, spandrel, curved projecting balcony with stone balustrade

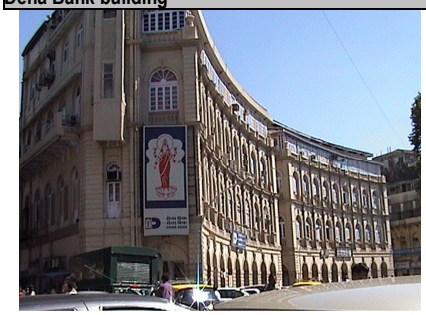
Side façade with arched openings between vertical columns with rusticated joints

Window articulation detail with decorative column capital, frieze band, arched opening keystone


Pediment detail with highly decorative tympanum

Dena Bank building					142(c)
		Common Ref No: 142(c) Card No: 200 Ward (Part): A (Part II) CS No: 373, 376, 377(Fort division) Plot Area: 1214.24 sq m. B U Area: - Date: 23/03/2005 Recorded by: Sonal Modak Reviewed by: Int: Sonal Modak, Abhay Patil Internal photography permission denied Ext: Sonal Modak, Abhay Patil Photo Ref: 142(c)_Dena Bank.	 Location Plan	
1.0		**Denomination**			
1.1	Name of Premises	Dena Bank building			
1.2	Earlier Name	Dena Bank building			
1.3	Built in:	1900's	Extension Date	-	
2.0		**Access**			
2.1	Main	Horniman Circle – Pedestrian			
2.2	Subsidiary	-			
3.0		**Ownership pattern**			
3.1	Present	Private - Bank			
3.2	Past	Private - Bank			
3.3	Status	Owner, Tenant			
4.0		**Use**			
4.1	Present	Institutional – Bank			
4.2	Past	Institutional – Bank			
4.3	Usage	Daily			
5.0		**Significance & Value Classification**			
5.1	Townscape (Manmade)	It forms a part of several curvilinear buildings around Horniman Circle facing the central garden having architectural unity by sharing a particular style, façade and height. It was the first planned business district of Bombay. Main access is from the southern façade through a curvilinear arcade.			
5.2	Architectural Description	**Planning** The building has a curvilinear plan with verandahs facing Horniman Circle garden on the south side. A covered arcade at ground level, which provides protection from weather. Dena Bank occupies two similar buildings adjacent to each other, which are connected internally at upper floor levels. The verandahs along the concave façade are also enclosed keeping intact the external appearance of the building. The internal floor layout varies as per occupants' needs. **Features** Arcaded verandahs with semi-circular openings. The keystone heads with alternate men and women at each floor level. Tapering circular engaged columns with square pedestal and ionic capitals. The masonary below impost level is rusticated. Cornice bands at each floor level. Finial like features above parapet on corners. **Style** Influence of Neo-classical architectural style in architecture.			
5.3	Intrinsic	-			
5.4	Value Classification	A(arc), B(per), B(des), B(uu), E, F, G(grp), I(sce)	Recommended grade	II A	
6.0		**Topography**			
6.1	Floors	G + 3			
7.0		**Construction**			
7.1	Plinth	Medium plinth in grey stone ashlar masonry.			
7.2	Walls	Thick load bearing external walls. Internal non-load bearing brick masonary.			
7.3	Floor	Original timber floors with wooden slats in some areas.			
7.4	Stairs	RCC staircase with brick parapet wall about 2 ft 6 inches high with wooden handrail.			

7.5	Openings	Arched door/window openings with glazed ventilators and shutters. Stone balustrades at lower level.
7.6	Roofing	Front wing timber sloping roof and rear wing with RCC flat slab roof with terrace above.
7.7	Articulation	Keystone heads with alternate men and women faces. Ionic column capitals.
7.8	Finishes	External wall exposed buff basalt ashlar masonary. Walls internally plastered and painted. Flooring finish changed as per occupant.
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -
7.10	Compound/ Fence/ Gate	Building sits on entire plot. A narrow open space on western side, another building abuts on northern side.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Neglected narrow space on western side.
8.0		**Services & Utilities**
8.1	Lighting	Inadequate daylight in some parts of the building supplemented by artificial lighting.
8.2	Ventilation	Inadequate ventilation in some parts of the building supplemented by forced ventilating systems.
8.3	Electricity	BEST
8.4	Water Supply	MCGM
8.5	Drainage (Plumbing & Sanitation)	MCGM
8.6	Fire Precaution	No Traces.
8.7	Other (HVAC/BMS/Security Systems)	Window and split AC units have been installed wherever necessary.
9.0		**Condition**
9.1	Plinth	Fair – Blackening of stone, careless re-pointing done. Broken in some parts, Minor cracks observed, plant growth.
9.2	Walls	Fair – Blackening of stone, dampness due to leakages, Internal walls in dilapidated state though repair works going on. Plant growth.
9.3	Floor	Fair – In dilapidated state. Repairs under way.
9.4	Stairs	Fair
9.5	Openings	Fair – Few of the external openings have been closed. Shutters have been replaced, broken glazing panels in some places.
9.6	Roofing	Fair – Some of the wooden roofing members are deteriorating, replaced by MS sections. Internally could not be seen.
9.7	Articulation & Finishes	Fair – Plant growth, Minor cracks.
9.8	Services	Poor – Broken pipes, leakages, cleanliness not maintained. Unplanned electrical wiring.
9.9	Out Buildings	-
9.10	Overall Conditions	Fair | Maintenance level | Fair
10.0		**Transformation**
	Form	-
	Structure	Floors are supported with additional steel sections.
	Articulation & Finishes	-
11.0		**DP Remarks/ Perceived Threats**
		Building forms part of C1 Zone.
12.0		**Additional Notes/ References/ Documents available**
		Additional Notes: - **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* SHARADA DWIVEDI and RAHUL MEHROTRA (2001) *The Cities Within*, Bombay : Eminence Designs Pvt. Ltd. RAHUL MEHROTRA, GUNTER NEST and SANDHYA SAVANT (1994) *The Fort Precinct in Bombay – Conserving an Image Centre*, 2 Vols, Bombay. FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc. SHARADA DWIVEDI and RAHUL MEHROTRA (2001) *Fort Walks,* Bombay : Eminence Designs Pvt. Ltd. *Restoring A Banking District – Horniman Circle Association,* (1999) Urban Design Research Institute.



Curved façade along Horniman circle with arched arcade on ground floor

Arched arcade with human face keystone, arched openings, columns, bands, projecting balconies

Side view with arched openings, columns with rusticated joints in stone

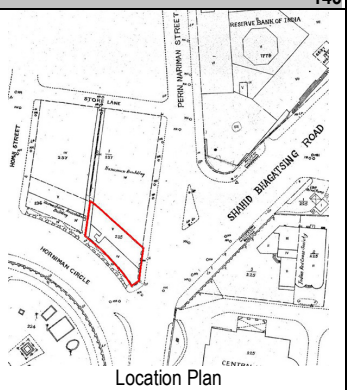
Ionic column capital detail with dentil band above

Brackets supporting projecting bay

Keystone detail with decorative motif 4

Keystone detail with human face motif 1

Keystone detail with human face motif 2

Bharat Insurance building			143
		Common Ref No: 143 Card No: 201 Ward (Part): A (Part II) CS No: 235 (Fort division) Plot Area: 414.726 sq m. B U Area: - Date: 19/01/2005. Recorded by: Sonal Modak Reviewed by: Int: Sonal Modak, Zankhana Prajapati Internal photography permission denied Ext: Sonal Modak, Zankhana Prajapati Photo Ref: 143_Bharat Insurance Building.	 Location Plan

1.0		**Denomination**			
1.1	Name of Premises	Bharat Insurance building			
1.2	Earlier Name	Bharat Insurance building			
1.3	Built in:	1900's	Extension Date:	In 1930's fourth floor was added on rear wing	
2.0		**Access**			
2.1	Main	Horniman Circle – Pedestrian.			
2.2	Subsidiary	-			
3.0		**Ownership pattern**			
3.1	Present	Bharat Insurance Building Owners' Association – Owners (6 co-owners).			
3.2	Past	Dalmiya Bank.			
3.3	Status	Owner, Tenant.			
4.0		**Use**			
4.1	Present	Commercial – Offices.			
4.2	Past	Institutional – Bank.			
4.3	Usage	Daily.			
5.0		**Significance & value Classification**			
5.1	Townscape (Manmade)	It forms a part of the crescent of curvilinear buildings around Horniman Circle facing the central garden. The building is one of the many united by similar architectural features like particular style, façade and heights. An arcade runs at its base that is also continuous all around the crescent. It was the first planned business district of Bombay. Main access is from the southern façade through a curvilinear arcade. Front façade is a curved southern façade.			
5.2	Architectural Description	**Planning** The building has a curvilinear plan with verandahs facing Horniman Circle garden on the southern side. A covered arcade runs the length of the building at ground level, providing protection from weather. The internal layout of the building was totally changed while repair works were undertaken after one of the walls collapsed. The verandahs along the concave façade were also enclosed keeping intact the external appearance of the building. **Features** Arcaded verandahs with semi-circular openings. The keystone heads with alternate men and women at each floor level. Tapering circular engaged columns with square pedestal and ionic capitals. The masonry below impost level is rusticated. Cornice bands at each floor level. Finial like features above parapet on corners. **Style** Influence of the Neo-Classical style in its features.			
5.3	Intrinsic	-			
5.4	Value Classification	A(arc), B(per), B(des), B(uu), E, F, G(grp), I(sce)	Recommended grade	II A	
6.0		**Topography**			
6.1	Floors	G + 3 front wing, G + 4 rear wing			
7.0		**Construction**			
7.1	Plinth	Medium plinth in grey stone ashlar masonry.			
7.2	Walls	Thick load bearing external walls.			
7.3	Floor	Original timber floors with wooden slats in some areas. Ladi coba with MS steel sections.			
7.4	Stairs	Timber staircase with wooden balustrade and handrail.			

7.5	Openings	Arched door/window openings with glazed ventilators and shutters. Stone balustrades at lower level.		
7.6	Roofing	Front wing - timber sloping roof, Rear wing – RCC flat slab roof with terrace above.		
7.7	Articulation	Keystone heads with alternate men and women faces. Ionic column capitals.		
7.8	Finishes	External wall exposed buff basalt ashlar masonary. Walls internally plastered and painted. Flooring finish changed as per occupant.		
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -		
7.10	Compound/ Fence/ Gate	Building sits on entire plot. A narrow open space on western side, another building abuts on northern side.		
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Neglected narrow space on western side.		
8.0		**Services & Utilities**		
8.1	Lighting	Inadequate daylight in some parts of the building supplemented by artificial lighting.		
8.2	Ventilation	Inadequate ventilation in some parts of the building supplemented by forced ventilating systems.		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing & Sanitation)	MCGM		
8.6	Fire Precaution	No Traces.		
8.7	Other (HVAC/BMS/Security Systems)	Window and split AC units have been installed wherever necessary.		
9.0		**Condition**		
9.1	Plinth	Poor – Blackening of stone, Inappropriate re-pointing done. Broken in some parts, Minor cracks observed, plant growth.		
9.2	Walls	Poor – Blackening of stone, dampness due to leakages, Internal walls in dilapidated state though repair works going on. Plant growth.		
9.3	Floor	Poor – In dilapidated state. Repairs underway.		
9.4	Stairs	Poor – Timber main staircase in dilapidated state. New RCC staircase has been constructed. Repairs underway.		
9.5	Openings	Fair – Few of the external openings have been closed. Shutters have been replaced, broken glazing panels in some places.		
9.6	Roofing	Fair – Some of the wooden roofing members are deteriorating, replaced by MS sections.		
9.7	Articulation & Finishes	Fair – Plant growth, Minor cracks.		
9.8	Services	Poor – Broken pipes, leakages, cleanliness not maintained. Unplanned electrical wiring.		
9.9	Out Buildings	-		
9.10	Overall Conditions	Poor	Maintenance level:	Poor. Repair work underway.
10.0		**Transformation**		
	Form	Lift well added on western side temporarily.		
	Structure	Temporary steel staircase added on western side. Floors are supported with additional steel sections.		
	Articulation & Finishes	-		
11.0		**DP Remarks/ Perceived Threats**		
		Building forms part of C1 zone.		
12.0		**Additional Notes/ References/ Documents available**		
		Additional Notes: Repair work underway at present. **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* SHARADA DWIVEDI and RAHUL MEHROTRA (2001) *The Cities Within*, Bombay : Eminence Designs Pvt. Ltd. RAHUL MEHROTRA, GUNTER NEST and SANDHYA SAVANT (1994) *The Fort Precinct in Bombay – Conserving an Image Centre*, 2 Vols, Bombay. FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc. SHARADA DWIVEDI and RAHUL MEHROTRA (2001) *Fort Walks,* Bombay : Eminence Designs Pvt. Ltd. *Restoring A Banking District – Horniman Circle Association,* (1999) Urban Design Research Institute.		

Curved façade along Horniman circle, arched arcade, arched openings above with columns with high base

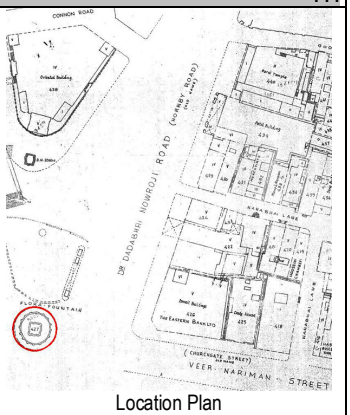
Side Elevation with incongruous additions to the facade

Arched arcade on columns with rusticated joints, ceiling with supporting members

Side view with arched openings, vertical columns with rusticated joints in stone

Arched window with columns on high base, frieze band, wooden shutters, fanlight etc

Human face motif arch keystone

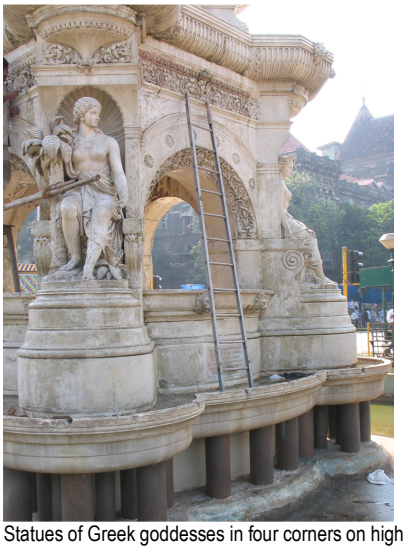
Flora Fountain			144
		Common Ref No: 144 Card No: 202 Ward (Part): A (Part III) CS No: 427 (Fort division) Plot Area: 266.72 sq m. B U Area: - Date: 05/11/2004 Recorded by: Prachi Merchant Reviewed by: Int: NA Ext: Prachi Merchant, Sonal Modak Photo Ref: 144_Flora fountain.	 Location Plan

1.0		**Denomination**			
1.1	Name of Premises	Flora Fountain			
1.2	Earlier Name	Flora Fountain			
1.3	Built in:	1867	Extension Date:	-	
2.0		**Access**			
2.1	Main	Hutatma Chowk (Junction of Mahatma Gandhi Road, Chhatrapati Shivaji Marg, Dr. Dadabhoy Nowroji Road, Veer Nariman Road)			
2.2	Subsidiary	-			
3.0		**Ownership pattern**			
3.1	Present	Municipal Corporation of Greater Mumbai			
3.2	Past	Bombay Municipal Corporation			
3.3	Status	Owner			
4.0		**Use**			
4.1	Present	Fountain, Civic square.			
4.2	Past	Fountain			
4.3	Usage	Daily			
5.0		**Significance & Value Classification**			
5.1	Townscape (Manmade)	The Fountain is located at an important urban node at the intersection of the two main axes of the city, the north-south axis from Gateway Of India to Victoria Terminus and the east-west axes from the Town Hall to the sea. The fountain is surrounded by the Dadabhai Nowroji Road precinct on the north, banking precinct in the east and south and gothic and art deco buildings on the west.			
5.2	Architectural Description	**Planning** The figure of 'Flora' is constructed in white Portland stone and is planned in four levels and has setbacks in a receding manner. The base level has a large circular shaped water basin with a stone parapet around, housing the water collection and drainage system. In the center of the pool, the fountain stands on cylindrical multi pillars to support the clover shaped fountain base consisting of semicircular arched openings and projecting alcoves on pedestals in each corner. Each alcove consists of a statue of a lady in a sitting position intricately carved in stone. The base band of this level consists of gargoyles. The third level consists of a square base with four projecting pentagonal bowls with decorative brackets, bands and gargoyles. The main statue is surmounted on a cylindrical pedestal above the third level with carved dolphins at its base opening into smaller bowls. **Features** The fountain is highly ornamental with features such as fish and lion head spouts as gargoyles, floral band friezes at every level, semicircular arched openings with decorative intrados, cornices, shell shaped bowls with intricately carved brackets, statues of intricately carved Greek goddesses along with flora and fauna and the main fountain on square pedestal with floral pattern carved on it. **Style** The Fountain derives influences from the Neo-classical style of Architecture.			
5.3	Intrinsic	The fountain was placed in 1869 at the important intersection of several major streets to honour Sir Bartle Frere, Governor of Bombay and the creator of the newly laid out city after the demolition of the Fort.			
5.4	Value Classification	A(arc), A(his), B(des), B(uu), C(seh), F, I (sce)	Recommended grade	I	

Flora Fountain			144
6.0		**Topography**	
6.1	Floors	-	
7.0		**Construction**	
7.1	Plinth	Low plinth with cylindrical pillars.	
7.2	Walls	-	
7.3	Floor	-	
7.4	Stairs	-	
7.5	Openings	-	
7.6	Roofing	-	
7.7	Articulation	Bands, projecting alcoves with statues, projecting shell shaped bowls, main statue on pedestal, decorative friezes.	
7.8	Finishes	All surfaces are painted on Portland stone fountain.	
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** A marble plaque is installed in the west side base, which reads "The fountain was constructed by the Esplanade fee fund committee at a total cost of Rs 47,000 with the help of the donation of Rs. 20,500 by Seth Cursetjee Parekh and was opened in 1869".	
7.10	Compound/ Fence/ Gate	Oblong shaped MS fence around the fountain and landscaped area. Small pedestrian gate in the north corner.	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Lawn areas and tree/ shrub islands, hedges are planned in the oblong area. The outer parts are paved. Lampposts are placed at regular intervals. The Martyrs Memorial and the parking lot are located on either side of the fountain.	
8.0		**Services & Utilities**	
8.1	Lighting	-	
8.2	Ventilation	-	
8.3	Electricity	BEST	
8.4	Water Supply	MCGM	
8.5	Drainage (Plumbing & Sanitation)	MCGM	
8.6	Fire Precaution	-	
8.7	Other (HVAC/BMS/Security Systems)	-	
9.0		**Condition**	
9.1	Plinth	All the parts of the fountain are insensitively painted with oil based paint. Organic growth with algae, lichens is visible at many sections.	
9.2	Walls	-	
9.3	Floor	-	
9.4	Stairs	-	
9.5	Openings	-	
9.6	Roofing	-	
9.7	Articulation & Finishes	Paint applied on all parts, which makes it difficult for identifying the original material and finish. The features are chipped in many places.	
9.8	Services	-	
9.9	Out Buildings	-	
9.10	Overall Conditions	Poor	Maintenance level | Poor
10.0		**Transformation**	
	Form	The importance of the prime location of the fountain is compromised by the installation of the Martyrs Memorial in the north, and the parking lot at the south.	
	Structure	-	
	Articulation & Finishes	The fountain has been insensitively painted	
11.0		**DP Remarks/ Perceived Threats**	
		Structure forms part of C1 zone	
12.0		**Additional Notes/ References/ Documents available**	
		Additional Notes: Flora Fountain, originally set in its own small round garden was designed by R Norman Shaw and sculpted in fine Portland stone by James Forsythe. The Agri-Horticultural Society commissioned the fountain at a cost of Rs 27,000 (then £2,700), to be placed in the center of the Victoria Gardens (now Jijamata Udyan) in Byculla. The Society went insolvent during the stock market crash of 1865 and was unable to meet the enhanced estimated total cost of Rs 90,000 (£9,000). Arthur Crawford, President of the Society, obtained the funding from the Esplanade Fee-Fund Committee of which he was a Member. The fountain was placed in 1869 at the important intersection of several major streets to honour Sir Bartle Frere, Governor of Bombay and the creator of the newly laid out city after the demolition of the	

		Fort. One of the three main gates to the Fort, known as Church Gate after St Thomas' Church, once stood on this site. The fountain, which once formed a striking central feature in the streetscape, depicts Flora, the Roman goddess of the flowering of plants with her attendants. **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* SHARADA DWIVEDI and RAHUL MEHROTRA (2001) *The Cities Within*, Bombay : Eminence Designs Pvt. Ltd. RAHUL MEHROTRA, GUNTER NEST and SANDHYA SAVANT (1994) *The Fort Precinct in Bombay – Conserving an Image Centre*, 2 Vols, Bombay. FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc. SHARADA DWIVEDI and RAHUL MEHROTRA (2001) *Fort Walks,* Bombay : Eminence Designs Pvt. Ltd. ABHA NARAIN LAMBAH *Through the Looking Glass – The Grade I Heritage of Mumbai,* Mumbai : Urban Design Research Institute, Jasubhai Media and Super Book House.

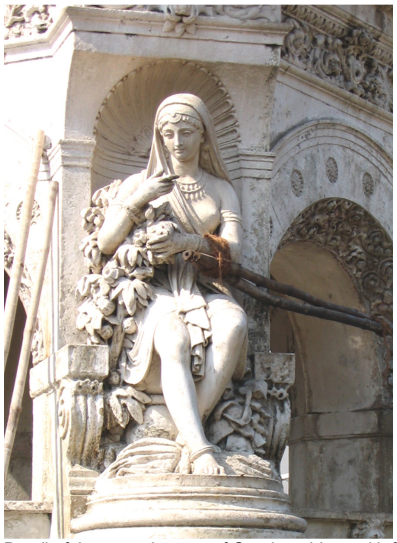
The main statue surmounted on a cylindrical pedestal above the third level with carved dolphins at its base opening into smaller bowls.



Statues of Greek goddesses in four corners on high base, arched opening, frieze band

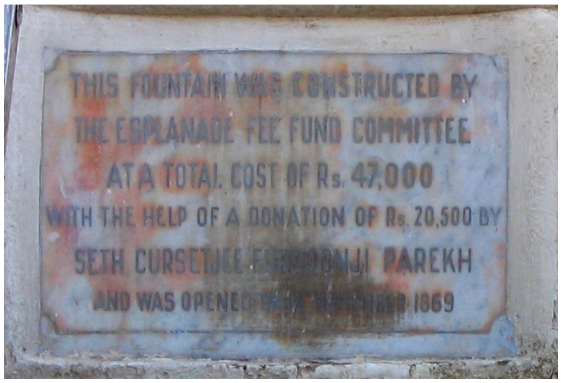
Lowermost basin level on columns

Detail of the projecting bowls with highly decorative frieze bands, animal spots, tapering floral and ribbed motif



Detail of the seated statue of Greek goddess with floral motifs

Seated statue detail with intricate carvings



Marble tablet with year of construction, cost details etc

Animal motif spouts at the base level

Linden House			145
	Common Ref No: 145 Card No: 203 Ward (Part): A (Part IV) CS No: 469 (Colaba Division) Plot Area: 358.88 sq m. B U Area: - Date: 04/01/2005 Recorded by: Sonal Modak Reviewed by: Int: Sonal Modak, Zankhana Prajapati Internal photography permission denied Ext: Sonal Modak, Zankhana Prajapati Photo Ref: 145_Linden House.	 Location Plan	

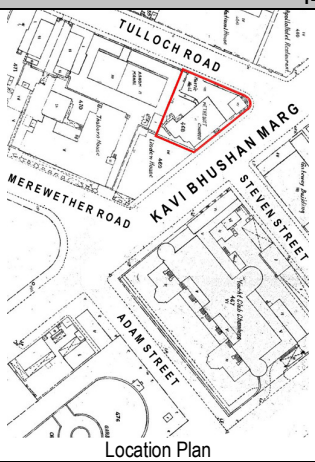
1.0		**Denomination**			
1.1	Name of Premises	Linden House			
1.2	Earlier Name	Linden House			
1.3	Built in:	1920's	Extension Date	-	
2.0		**Access**			
2.1	Main	Kavi Bhushan Marg – Pedestrian			
2.2	Subsidiary	Shri Boman Kawasji Boman Behram Marg –Pedestrian			
3.0		**Ownership pattern**			
3.1	Present	Private			
3.2	Past	Private			
3.3	Status	Owner and Tenant			
4.0		**Use**			
4.1	Present	Commercial – Shops, Offices. Institutional – HDFC Bank. Residential.			
4.2	Past	Residential			
4.3	Usage	Daily			
5.0		**Significance & value Classification**			
5.1	Townscape (Manmade)	The building is located on a narrow wedge shaped corner plot. The main access is from Kavi Bhushan Marg on northern side. Subsidiary entrance is from narrow façade on eastern side. There is a semicircular arch arcade at eastern edge of the building at ground level.			
5.2	Architectural Description	**Planning** Building is narrow wedge shaped in plan. Main access is directly from the road to a common lobby, which leads to the main staircase. All floors have a typical layout and two flats per floor. A part of ground floor houses bank on eastern end of the building and remaining part of ground floor has various shops having separate entrances from an arcade. Northern façade is divided in three vertical bays. Central bay has balconies, which were originally in timber but are replaced by RCC recently. **Features** Semicircular arch arcade on ground floor. The openings have Tabernacle frame with simple triangular pediment at first floor, segmental arch pediment at second floor and rectangular openings at third floor level. Corinthian column capitals at ground floor arcade with decorative band at impost level. Finial like features at parapet level. **Style** One discerns influences of Neo-Classical architecture in the features.			
5.3	Intrinsic	-			
5.4	Value Classification	A(arc), B(per), E, G(grp)	Recommended grade	II B	
6.0		**Topography**			
6.1	Floors	G + 3			
7.0		**Construction**			
7.1	Plinth	Medium plinth in grey basalt about 2 ft. 6 inches high having a projecting plinth protection band.			

7.2	Walls	External walls are thick load bearing walls. Internal are non-load bearing brick walls.
7.3	Floor	Timber floors with large wooden beams, rafters and wooden floorboards.
7.4	Stairs	Wide timber doglegged staircase with wooden balustrade and handrail.
7.5	Openings	The openings have Tabernacle frame with simple triangular pediment at first floor and segmental arch pediment at second floor level. All window openings have wooden frame glazed double shutters.
7.6	Roofing	Indeterminable.
7.7	Articulation	-
7.8	Finishes	Walls are plastered and painted externally as well as internally.
7.9	Interiors (Movable & Immovable)	**Movable** Old tables, chairs, shelves etc. **Immovable** Fixed wooden partitions in a flat at topmost floor.
7.10	Compound/ Fence/ Gate	Building occupies entire plot area.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	There is a narrow alley on south side of building.
8.0		**Services & Utilities**
8.1	Lighting	Adequate light through skylight, balconies, terraces and openings supplemented by artificial light.
8.2	Ventilation	Adequate ventilation through balconies, terraces and openings supplemented by artificial ventilation.
8.3	Electricity	BEST
8.4	Water Supply	MCGM
8.5	Drainage (Plumbing & Sanitation)	MCGM
8.6	Fire Precaution	No Traces.
8.7	Other (HVAC/BMS/Security Systems)	Window AC units have been installed.
9.0		**Condition**
9.1	Plinth	Fair
9.2	Walls	Fair – Minor cracks observed.
9.3	Floor	Good - Wooden members of flooring are replaced with MS sections on lower floors in a part of the building.
9.4	Stairs	Good – Well maintained.
9.5	Openings	Fair – Many of the door/window shutters are replaced.
9.6	Roofing	Indeterminable.
9.7	Articulation & Finishes	Fair
9.8	Services	Fair – no evident damages seen.
9.9	Out Buildings	-
9.10	Overall Conditions	Fair | Maintenance level | Fair
10.0		**Transformation**
	Form	-
	Structure	The building has been recently repaired.
	Articulation & Finishes	-
11.0		**DP Remarks/ Perceived Threats**
		Building forms part of Residential zone.
12.0		**Additional Notes/ References/ Documents available**
		Additional Notes: - **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* SHARADA DWIVEDI and RAHUL MEHROTRA (2001) *The Cities Within*, Bombay : Eminence Designs Pvt. Ltd. RAHUL MEHROTRA, GUNTER NEST and SANDHYA SAVANT (1994) *The Fort Precinct in Bombay – Conserving an Image Centre*, 2 Vols, Bombay. FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc. *Creating A Tourist District – The Gateway of India Precinct, A proposal for upgrading and managing the area,* (2004) Urban Design Research Institute

Corner view of the building with arched arcade on the ground floor with frieze band, rectangular openings with pediment above

Front façade with openings with triangular and arched pediments, floor bands, columns with exposed stone

Window detail with arched pediment, floor band etc

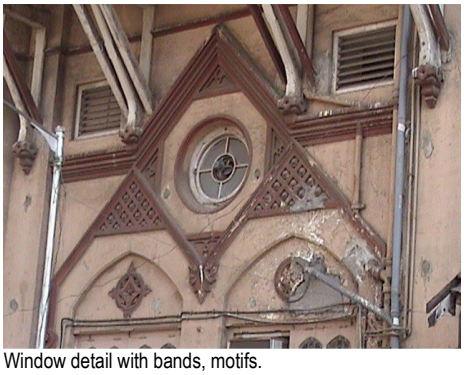
Bowen Memorial Church				146
		Common Ref No: 146 Card No: 204 Ward (Part): A (Part IV) CS No: 468 Plot Area: 522 sqm. B U Area: Date: 04/01/2005 Recorded by: Zankhana Prajapati Reviewed by: Int: Sonal Modak, Zankhana Prajapati Internal photography permission denied Ext: Sonal Modak, Zankhana Prajapati Photo Ref.: 146_Bowen Memorial Church	 Location Plan	
1.0		**Denomination**		
1.1	Name of Premises	Bowen Memorial Church		
1.2	Earlier Name	Bowen Memorial Church		
1.3	Built in:	1889	Extension Date:	1983
2.0		**Access**		
2.1	Main	Mahakavi Bhushan Marg		
2.2	Subsidiary	Tullock Road		
3.0		**Ownership pattern**		
3.1	Present	Financial Board of the Bombay Regional Conference		
3.2	Past	Methodist Church of Southern Asia		
3.3	Status	Tenant/ Trust		
4.0		**Use**		
4.1	Present	Prayer Hall, Residential, Shops and Clinic		
4.2	Past	Prayer hall and residence of the pastor		
4.3	Usage	Religious		
5.0		**Significance & Value Classification**		
5.1	Townscape (Manmade)	The building lies in the Colaba area at the junction of two important roads in the precinct. The junction is emphasized by the presence of a tower at the corner, which forms an important landmark.		
5.2	Architectural Description	**Planning** The building lies on the junction of two roads in the Colaba precinct. The rear portion encloses a court for light and ventilation. The ground floor houses the main prayer hall that is entered through a porch while shop and clinic are entered through another. An entrance leads to a stair from Tullock Road to the upper stories housing residential apartments **Features** Prominent building with a tower at the corner with its steep sloping roof and entrance with Mangalore tiled sloping roof. The façade is articulated by pilasters dividing the elevation into vertical band with tall windows within, balconies on wooden brackets at the upper floor level, stucco work forming floral motifs in panels, cornices and corbels. **Style** The building derives influences from vernacular and gothic style of Architecture		
5.3	Intrinsic	-		
5.4	Value Classification	A(arc), B(per), B(des), F	Recommended grade	II A
6.0		**Topography**		
6.1	Floors	G+2		
7.0		**Construction**		
7.1	Plinth	Medium height plinth of stone with a plinth protection band		
7.2	Walls	Thick stone load bearing walls, with brick fascia walls		
7.3	Floor	The floor consists of a wooden substructure The floor over the main prayer hall is supported on carved brackets		

7.4	Stairs	Two staircases. The main wooden stair with wooden balusters and railing. The staircase to the rear is a later addition cast in RCC.
7.5	Openings	The windows are generally set in pointed or semi circular arches with openable lower portions that are glazed with two shutters, while the upper portions are horizontally hinged openable ventilators. In some places, as in the verandahs the windows have wooden louvers that form the external surface. In many places, as above the main window in the prayer hall circular openings with fixed glass has been used. Stained glass is laid in pointed arches that lie to the end of the prayer hall.
7.6	Roofing	The steep sloping roof with a wooden substructure and Mangalore tile finishing in pyramidal in shape. Pitched roofs in Mangalore tile on a wooden structural system cover the rest of the building.
7.7	Articulation	The external surface of the building is articulated with many features like brackets for the wooden balconies, stucco work forming cornices, etc.
7.8	Finishes	Walls are plastered and painted internally as well as externally. Minton tile having different patterns can be seen in different parts of the building. Ceramic tiles have also been used in many areas.
7.9	Interiors (Movable & Immovable)	**Movable** Large teak wood tables, chairs, partitions and cupboards can be seen in the interior of the building. Many of the original light fixtures also can be seen. **Immovable** -
7.10	Compound/ Fence/ Gate	-
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	A pump house, toilets etc be seen in the paved courtyard to the rear.
8.0		**Services & Utilities**
8.1	Lighting	Adequate light and ventilation in the building supplemented by light fixtures
8.2	Ventilation	Adedquate natural ventilation through verandah, long windows and doors supplemented by artificial ventilation
8.3	Electricity	BEST
8.4	Water Supply	MCGM
8.5	Drainage (Plumbing & Sanitation)	MCGM
8.6	Fire Precaution	-
8.7	Other (HVAC/BMS/Security Systems)	Air conditioning units can be seen in some parts of the building
9.0		**Condition**
9.1	Plinth	Fair - plant growth, surfaces weathering and seepage has been observed near the water pipes.
9.2	Walls	Fair - cracks in the brickwork with many areas the plaster has peeled off.
9.3	Floor	Fair
9.4	Stairs	Fair - The plaster around the staircase is peeling off
9.5	Openings	Fair - window ventilator glass have been replaced at certain places. Many broken window panes have been replaced insensitively and air conditioning units have blocked the openings
9.6	Roofing	Poor - roof structure is in a deteriorating condition
9.7	Articulation & Finishes	Poor
9.8	Services	Fair - new electrical wires, plumbing pipes have caused considerable damage.
9.9	Out Buildings	Fair
9.10	Overall Conditions	Fair | Maintenance level | Poor
10.0		**Transformation**
	Form	A new wing added to the rear and side with a new staircase.
	Structure	Floors have been supported with steel I sections in some areas for strengthening.
	Articulation & Finishes	-
11.0		**DP Remarks/ Perceived Threats**
		Building forms part of R zone
12.0		**Additional Notes/ References/ Documents available**
		Additional Notes: - **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation*. FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc. Eicher Goodearth Ltd. (2002) *City Map – Mumbai,* Mumbai.

Façade with arched band, round openings, projecting balcony supported on wooden brackets, frieze band

Window with arched band, floral motif etc

Corner tower with steep sloping roof, pinnacles etc

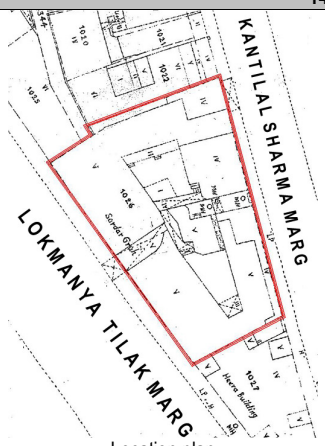


Window detail with bands, motifs.

Wooden roof over balcony with wooden carved brackets, barge board in a neglected state

Detail of wooden brackets below balcony

Common Ref No: 147	
Card No: 205	
Ward (Part): C	
CS No: 1026 (Bhuleshwar Division)	
Plot Area: 226.59 sq m	
B U Area: -	
Date: 17/2/2005	
Recorded by: Zankhana Prajapati	
Reviewed by:	
Int: Arun Wadhwa, Zankhana Prajapati, Abhay Patil	
Ext: Arun Wadhwa, Zankhana Prajapati, Abhay Patil	
Photo Ref: 147_Sardar_Griha.	

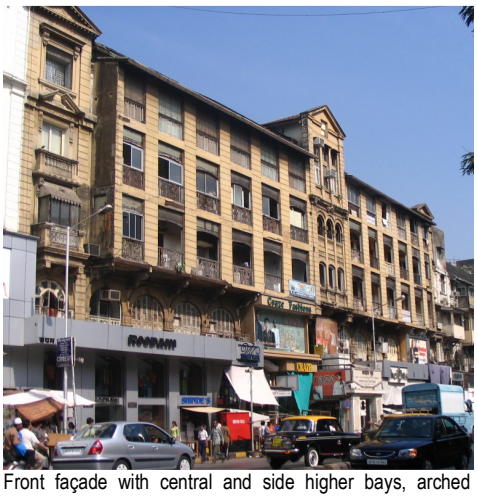


Location plan

1.0		**Denomination**	
1.1	Name of Premises	Sardar Griha	
1.2	Earlier Name	Sardar Griha	
1.3	Built in:	1901	Extension Date: -
2.0		**Access**	
2.1	Main	Lokmanya Tilak Marg – vehicular and pedestrian.	
2.2	Subsidiary	Kantilal M. Sharma Street - vehicular and pedestrian.	
3.0		**Ownership pattern**	
3.1	Present	Sardar Griha Cooperative Society, and Mr. Shah of Roopam stores – multiple owners	
3.2	Past	Built by Gajanan Salvekar, later owned by his wife Vijayalakshmi Salvekar. Pushpawati Bai, wife of Khushachand Kalidas Mehta (as per P.R. card).	
3.3	Status	Owner, Tenants.	
4.0		**Use**	
4.1	Present	Shops, offices and few residences.	
4.2	Past	Shops and hotel.	
4.3	Usage	Daily.	
5.0		**Significance and Value Classification**	
5.1	Townscape (manmade)	Landmark building with a long front façade placed in a continuous row of buildings forming an important streetscape. Main access through a porch from south side road front and also subsidiary access from rear north side. Overhanging verandas impart a vernacular sense to the otherwise multistoried urban façade.	
5.2	Architectural Description	**Planning** Truncated triangular site occupied entirely by the building plan with two intermediate open chowks and passages around to access narrow rooms placed on all sides. Access from front side central porch leads to a single flight stair accessing upper floors and a connecting block separating the internal *chowks* with a passage to the rear side wing. Common toilets are placed at both the sides abutting adjoining buildings. Ground floor is completely occupied by commercial premises with mezzanines and numerous haphazard additions and encroachments have been carried out in the internal chowk, entrance passages etc. **Features** Long symmetrical front façade with overhanging verandahs and raised central and corner bays with triangular pediment feature at top. Ornamentally treated cantilevered balconies on the rear façade. Semicircular arch openings with decorative keystone at the high ground floor and also decorative wooden brackets supporting the overhanging verandas. Well-conceived central bay with arch openings spanning two floors, on decorative capitals and intermediate stone relief panels. Also a large stone carved semicircular base with floral motifs supporting the projecting central bay. Projecting stone balcony and pediment opening feature on the corner bays of he front façade. **Style** Influence of Colonial and Vernacular style features.	
5.3	Intrinsic	The great freedom fighter and national leader Lokmanya Bal Gangadhar Tilak used to stay in a small room on the fourth floor of this building during his visits to Mumbai and passed away in that same room on 1st August 1920. The room serves as a Memorial showcasing his memorabilia including a marble bust, clothes, turban and various certificates, photographs and original writings, presently being taken care by Kesari Newspaper, of which he was the founder.	
5.4	Value Classification	A(arc), A(his), D(bio), F	Recommended grade: II B
6.0		**Topography**	
6.1	Floors	G + 4 floors.	

7.0		**Construction**
7.1	Plinth	Plinth height about 0.45 M dressed in grey basalt ashlars course.
7.2	Walls	External Load bearing rubble masonry stonewalls and circular cast iron columns.
7.3	Floor	Jack arch floor supported on steel sections, some areas have been replaced with Shahabad stone slabs supported on steel I-sections.
7.4	Stairs	Steep single flight wooden stair, replaced with steel members on some floors due to damage caused by accidental fire. Also very simple wooden baluster and handrail.
7.5	Openings	High ground floor has semicircular arch openings above the rectangular shutter openings. Verandas on upper floors are rectangular openings. Inner door window openings are brick arch with rectangular ventilator panels and wooden door window shutters.
7.6	Roofing	Sloping Mangalore tile roof supported on wooden truss work. Rear side wing has flat roof terrace at third floor level.
7.7	Articulation	Overhanging verandas supported on wooden brackets, projecting stone balconies with ornamentally carved base. Stone pediment feature on top of corner bay openings.
7.8	Finishes	Plastered and painted external and internal wall surfaces, decorative carved features in the façade openings and projecting balconies are dressed in buff basalt stone. Ordinary and varied floor finishes throughout the building.
7.9	Interiors (Movable and Immovable)	**Movable** Tilak memorial on fourth floor has a marble bust, and many personal objects of Tilak including a turban, clothes, photographs, documents and certificates. **Immovable** -
7.10	Compound/ Fence/ Gate	Building itself forms the boundary with the front and rear roads, and abuts adjoining buildings on both sides. Iron collapsible gate at both front and rear entrances.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Internal chowk and passage space is encroached by small shops to the broader west side whereas the triangular east chowk is in a dilapidated state.
8.0		**Services and Utilities**
8.1	Lighting	Inadequate natural light in some internal portions and staircase also relies on artificial light.
8.2	Ventilation	Adequate natural ventilation also relies on A.C. units.
8.3	Electricity	BEST
8.4	Water Supply	MCGM Underground and overhead water tank
8.5	Drainage (Plumbing and Sanitation)	Drainage connected to municipal sewers of MCGM
8.6	Fire Precaution	Fire extinguishers only, no fire detection system.
8.7	Other (HVAC/BMS/Security Systems)	Window and Split unit A.C.
9.0		**Condition**
9.1	Plinth	Poor – encroachments and interventions by commercial establishments, also poor internally due to seepage in the internal chowk.
9.2	Walls	Poor – damage, seepage and plant growth observed. Affected by commercial interventions.
9.3	Floor	Poor – cracks and damaged floors, also corroding steel members in reconstructed veranda and passage areas.
9.4	Stairs	Poor – wooden stair old and weak, reconstructed steel stair is rusting and neglected.
9.5	Openings	Poor - Iron grills enclosing veranda openings, damaged and poorly finished door window shutters. Addition of *chajjas,* A.C units supported on iron brackets. Encroached balconies.
9.6	Roofing	Fair except the neglected and vandalized terrace block.
9.7	Articulation and Finishes	Poor - Blackened facades and damaged features due to signage's and commercial interventions. Also neglected internal finishes.
9.8	Services	Poor – dilapidated internal chowk with open drains and filth around. Old, Messy and unplanned electrical lines in lobbies and passages. Also neglected plumbing services.
9.9	Out Buildings	-
9.10	Overall Conditions	Poor | Maintenance level: poor
10.0		**Transformation**
	Form	-
	Structure	The repair board has reconstructed large portion of passages, verandas and staircase in an incongruous and unsatisfactory manner.
	Articulation and Finishes	Various encroachments, shop fronts and signages have spoiled façade integrity and damaged decorative features on front and rear facades.
11.0		**DP Remarks/ Perceived Threats**
		Building forms part of C1 zone.
12.0		**Additional Notes/ References/ Documents available**
		Additional Notes: Building has been interconnected to the adjoining west side Roopam building at ground and third floor levels being co-owned by Mr. Shah proprietor of Roopam. Haphazard encroachments of internal chowk and passage spaces by shops, stalls and small-scale vendors have caused the fast deterioration of the building space, structure and features. It is notified as a cessed building and has undergone repair works on various

		occasions under the Repair Board. **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc. SIR BANNISTER FLETCHER *A History of Architecture,* CBS publication and distributors.



Front façade with central and side higher bays, arched openings, carved railing etc

Arched openings in the verandahs. Carved railing, stain glass ventilator panels etc

Central bay with arched openings, columns with capitals, frieze bands, pediment above

Corner façade detail with projecting balcony on stone brackets, bands etc

Façade transformations completely covering original façade articulation

Wooden staircase with carved railing

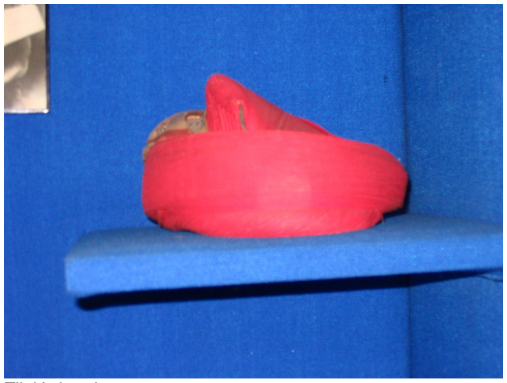
Balcony projection with bracket, balustrade in a completely neglected state

Arched opening with floral motif keystone

Bracket detail

Internal courtyard

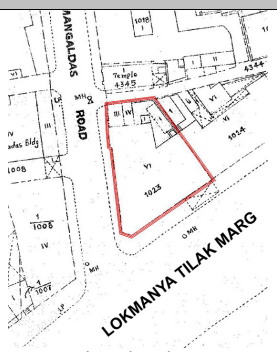
Marble bust of Lokmanya Bal Gangadhar Tilak


Tilak's headgear

Main entrance with information on 'Lokmanya Bal Gangadhar Tilak'

Encroachments over the façade covering the articulation

Common Ref No: 148	
Card No: 206	
Ward (Part): C	
CS No: 1023 (Bhuleshwar Division)	
Plot Area: 731.61 sq m.	
B U Area: -	
Date: 17/2/2005	
Recorded by: Zankhana Prajapati	
Reviewed by:	
Int: Arun Wadhwa, Zankhana Prajapati	
Ext: Arun Wadhwa, Zankhana Prajapati	
Photo Ref: 148_Keravala mansion.	



Location plan

1.0		**Denomination**	
1.1	Name of Premises	Kerrawalla Mansion	
1.2	Earlier Name	Kerrawalla Mansion	
1.3	Built in:	Indeterminable	Extension Date: -
2.0		**Access**	
2.1	Main	Lokmanya Tilak Marg – vehicular & pedestrian.	
2.2	Subsidiary	Mangaldas Road - Vehicular & pedestrian.	
3.0		**Ownership pattern**	
3.1	Present	Kerrawalla Trust.	
3.2	Past	Kerrawalla Trust.	
3.3	Status	Trust office and tenants.	
4.0		**Use**	
4.1	Present	Shops, offices and few residences.	
4.2	Past	Shops and residences.	
4.3	Usage	Daily.	
5.0		**Significance & Value Classification**	
5.1	Townscape (manmade)	Corner building with two-side road fronts and abutting adjoining buildings to the rear and east side. Accessed along the south and west side road fronts, with staircase entry along the west side. It is characterized by uniform height and verandah façade similar to abutting buildings along the long road stretch. The splayed and decoratively treated corner bay highlights the edge at road intersection.	
5.2	Architectural Description	**Planning** Non-rectangular plan occupying the irregular shape plot formed at the intersection of inclined roads. High ground floor and typical multistoried floors above generate a large volume and high urban façade. Main habitable units are arranged along the two road fronts with a stair placed in between from the west side leading to a passage accessing the units and the toilets at the north east corner. The spacious interconnected rooms have overhanging verandas to the roadsides. **Features** Well-articulated corner and side bays intercepted by long overhanging verandah fronts with sloping *chajja* form the main feature of the façade. Rusticated corner bay is splayed at edge and composed into recessed double height bay by colonnade feature and cornice bands. Large triangular pediment marks the top with smaller pediments and ornamental relief features above openings. Overhanging verandahs supported on wooden post and sloping *chajja* feature highlight floors and horizontal lines in a distinctly vertical façade. Decorative iron railing forming the verandah parapet seems a unifying element. Small projecting balcony feature at cornice level in the corner and side bays. Steel bracket at the beam junction over circular steel columns display fine structural articulation. **Style** Influences of Colonial and Vernacular styles in the features.	
5.3	Intrinsic	Well-shaded long verandah spaces.	
5.4	Value Classification	A(arc), B(per), B(des), F	Recommended grade: III
6.0		**Topography**	
6.1	Floors	G + 4 floors.	
7.0		**Construction**	
7.1	Plinth	Plinth height about 0.45 M dressed in grey basalt ashlar course.	
7.2	Walls	External load bearing rubble masonry stonewalls and circular cast iron columns.	
7.3	Floor	Jack arch floor supported on steel sections, some areas have been replaced with Shahabad stone slabs supported on steel I-sections.	
7.4	Stairs	Steep single flight wooden stair, replaced with steel members on some floors due to damage caused by accidental fire; a very simple wooden baluster and handrail.	

Kerrawalla Mansion			148
7.5	Openings	High ground floor has semicircular arch openings above the rectangular shutter openings. Verandahs on upper floors are rectangular openings. Inner door/ window openings are brick arch with rectangular ventilator panels and wooden door window shutters.	
7.6	Roofing	Sloping Mangalore tile roof supported on wooden truss work. Rear side wing has flat roof terrace at third floor level.	
7.7	Articulation	Pediment feature supported on decorative console above window openings, floor level cornice feature, overhanging verandas, double height colonnade with a large decorative pediment forming the top floor. Steel bracket at the beam junction over circular steel columns display fine structural articulation.	
7.8	Finishes	Plaster painted external and internal wall surfaces, stucco relief arch, pediment and decorative features. Wooden post and bracket members with iron railings in the verandas. Varied floor finishes as modified by the individual occupant.	
7.9	Interiors (Movable & Immovable)	**Movable** Fine old wooden furniture in the trust office and adjoining apartment **Immovable** -	
7.10	Compound/ Fence/ Gate	Building occupies the entire plot. Collapsible gate and wooden door shutters at the entrance.	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	-	
8.0		**Services & Utilities**	
8.1	Lighting	Inadequate natural light in some internal portions and staircase also relies on artificial light.	
8.2	Ventilation	Adequate natural ventilation also relies on A.C. units.	
8.3	Electricity	BEST	
8.4	Water Supply	MCGM, underground and overhead water tank	
8.5	Drainage (Plumbing & Sanitation)	Drainage connected to municipal sewers of MCGM	
8.6	Fire Precaution	Fire extinguishers only, no fire detection system.	
8.7	Other (HVAC/BMS/Security Systems)	Window and split unit A.C.	
9.0		**Condition**	
9.1	Plinth	Fair except some interventions along the shop front.	
9.2	Walls	Fair except the neglected rear service side.	
9.3	Floor	Fair.	
9.4	Stairs	Fair except modifications like cladding carried out upto first floor.	
9.5	Openings	Fair except modifications along shop front.	
9.6	Roofing	Indeterminable due to locked top floor.	
9.7	Articulation & Finishes	Fair except certain modifications carried out to the interiors obscuring circular steel columns.	
9.8	Services	Fair except minor seepage due to leaking plumbing lines.	
9.9	Out Buildings	-	
9.10	Overall Conditions	Fair	Maintenance level: Fair
10.0		**Transformation**	
	Form	-	
	Structure	-	
	Articulation & Finishes	Shop fronts and signages have marred façade integrity at ground floor, also damaging arch and decorative features.	
11.0		**DP Remarks/ Perceived Threats**	
		Building forms part of C1 zone	
12.0		**Additional Notes/ References/ Documents available**	
		Additional Notes: - **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* SIR BANNISTER FLETCHER *A History of Architecture,* CBS publication and distributors.	

Front façade with side bays with pediment, central floors with projecting balconies

Cast iron column capital detail

Projecting balconies with supporting brackets

Step balconies with pediment, frieze bands, floral motifs, railing etc

Entrance with pediment above, frieze band etc

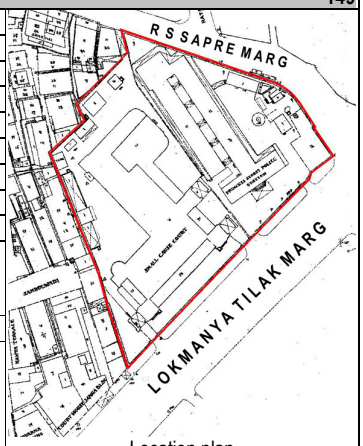
Side bay pediment with carved motifs, bands etc

Balcony opening with pediment above, cartouche motif, rusticated joints, carved railing, floor bands etc

Wooden staircase with carved railing

Court of Small Causes			149

Common Ref No: 149
Card No: 207
Ward (Part): C
CS No: 3, 4
Plot Area: Indeterminable
B U Area: -
Date: 06/04/2005
Recorded by: Arun Wadhwa
Reviewed by:
Int: Arun Wadhwa
Internal photography permission denied
Ext: Arun Wadhwa
Photo Ref.: 149_Court_of_Small_causes



Location plan

1.0		**Denomination**	
1.1	Name of Premises	Court of Small Causes	
1.2	Earlier Name	Court of Small Causes	
1.3	Built in:	Commenced 13th August 1913, Completed 1st May 1918.	Extension Date: -
2.0		**Access**	
2.1	Main	Lokmanya Tilak Road.	
2.2	Subsidiary	R. S. Sapre Marg (formerly Picket Road)	
3.0		**Ownership pattern**	
3.1	Present	State Government - Owner	
3.2	Past	Government of Bombay.	
3.3	Status	Owner.	
4.0		**Use**	
4.1	Present	Court of Law.	
4.2	Past	Court of Law.	
4.3	Usage	Daily.	
5.0		**Significance & Value Classification**	
5.1	Townscape (manmade)	Prominent stone building along the long stretch of buildings to the north side of Lokmanya Tilak road. Access from symmetrical entrance porch to the east for general public whereas west one reserved for judges along the south side road front. Subsidiary entrance also from eastern lane. Long symmetrical stone dressed front façade with verandas imparts institutional character.	
5.2	Architectural Description	**Planning** Large L-shaped plan of the building with continuous verandas along both the sides for clear planned circulation and large central hall spaces serving as court rooms, administrative facilities and chambers for judges and advocates. Rear side verandas are exclusively used by Judges and staff whereas front verandas are used by general public. Pair of C- shaped staircases enclose lift shaft flanking the east veranda provides access to all upper levels, separate staircases for judges in the north veranda wing. Low ground floor primarily serves as record and store facilities. Fourth floor is slightly setback on the front side forming narrow terrace. Toilets are arranged at the staircase mid-landing levels for general public. A large annex added to the east side connected through passages also accommodates courtrooms and additional facilities on upper floors whereas a Police station occupies the ground floor. Several small barrack structures to the rear side serve as caretakers and staff quarters. **Features** Long symmetrical stone dressed front façade with colonnaded veranda bays with simple and austere façade treatment. Façade is conceived as low ground floor base with rusticated first floor, colonnaded bays in second and third floor and a slightly setback fourth floor. Semicircular arch openings in rusticated first floor, segmental arch openings on second floor and rectangular openings on third floor supported by smaller columns supporting wide frieze band at the top. Projecting and raised corner bays with architrave opening also stone relief panel at the top and projecting balcony feature supported on brackets at the ground floor. Segmental arch porch surmounted by dome on both sides of the front façade. Simple stone baluster parapets in verandas, terrace and balconies. **Style** Renaissance Revival	

5.3	Intrinsic	-	
5.4	Value Classification	A(arc), B(per), B(des), B(uu), F	Recommended grade: II A
6.0		**Topography**	
6.1	Floors	G + 4 floors.	
7.0		**Construction**	
7.1	Plinth	Low plinth of height of about 0.3 m. dressed in grey basalt stone.	
7.2	Walls	Load bearing rubble stone masonry walls.	
7.3	Floor	Reinforced concrete slab with heavy steel girders for large spans and concrete encased steel I-section beams.	
7.4	Stairs	Pair of C-shaped basalt stone stairs with lift shaft flanking both sides of veranda in the central wing.	
7.5	Openings	Semicircular, segmental and rectangular arch openings in verandas. Wooden framed glazed panel folding door shutters in wide veranda openings.	
7.6	Roofing	Steep sloping Mangalore tile roof supported on sleek steel truss members.	
7.7	Articulation	Segmental arch porch surmounted by a dome, projecting balcony supported on brackets at first floor, rusticated semicircular arch openings on first floor. Relief panel within architrave opening and in raised corner bay.	
7.8	Finishes	Grey stone dressed low ground floor, yellow stone dressed upper floors. Plain plaster paint finish internal wall finishes. Varied floor finishes.	
7.9	Interiors (Movable & Immovable)	**Movable** Old wooden benches and furniture, though inconsequential in terms of heritage value. **Immovable** Wood paneling in courtrooms behind judge's back wall and in barricades.	
7.10	Compound/ Fence/ Gate	-	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	G + 5 storied RCC annex added along the front side connected through floor level passages. Also ancillary barrack structures to the rear side.	
8.0		**Services & Utilities**	
8.1	Lighting	Adequate except staircases, also relies on artificial sources.	
8.2	Ventilation	Adequate except staircases, also relies on artificial means.	
8.3	Electricity	BEST.	
8.4	Water Supply	MCGM. Underground and Overhead Water storage tank.	
8.5	Drainage (Plumbing & Sanitation)	MCGM Connected to Municipal sewer lines.	
8.6	Fire Precaution	Few Fire extinguishers.	
8.7	Other (HVAC/BMS/Security Systems)	Window & Split unit A.C.	
9.0		**Condition**	
9.1	Plinth	Fair except neglected state.	
9.2	Walls	Fair except minor seepage in certain places.	
9.3	Floor	Fair except exposed steel observed at few places.	
9.4	Stairs	Fair except pan stains and neglected state.	
9.5	Openings	Fair except low maintenance.	
9.6	Roofing	Fair.	
9.7	Articulation & Finishes	Poor – blackening of stone dressed surfaces, also varied and poorly executed floor finishes.	
9.8	Services	Poor – old neglected services, also numerous insensitive interventions.	
9.9	Out Buildings	Fair – RCC annex except neglected state of barracks.	
9.10	Overall Conditions	Fair except finishes.	Maintenance level: Low
10.0		**Transformation**	
	Form	G+5 RCC annex added along side the road front with connecting floor level passages. Also two lift shafts added along the east side.	
	Structure	Verandas encroached on the rear side.	
	Articulation & Finishes	Painting of stone dressed veranda wall surfaces.	
11.0		**DP Remarks/ Perceived Threats**	
		Court and Police Station, building forms part of C1 zone	
12.0		**Additional Notes/ References/ Documents available**	
		Additional Notes: George Wittet Architect designed the building in Renaissance Revival Style. **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.*	

		FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc.

Buff stone clad façade with side higher bays, arched openings, floor bands

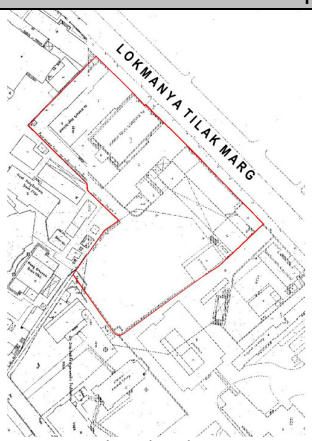
Rusticated joints in stone with stone balustrade

Balcony with stone balustrade supported on brackets

Openings with arched and rectangular openings, double height columns, bands, motifs, jaliwork, balustrade etc

Arched porch with prominent keystone

Corner bay with floor bands, geometric motifs, window opening with bands, geometrical motifs

St. Xavier's High School			150
		Common Ref No: 150 Card No: 208 Ward (Part): A (part I) CS No: 1470 Plot Area: 5926.47 sqm. B U Area: - Date: 10/12/2004 Recorded by: Arun Wadhwa Reviewed by: Int: Arun Wadhwa, Zankhana Ext: Arun Wadhwa, Zankhana Photo Ref.: 150_St. Xavier's High School	 Location plan
1.0		**Denomination**	
1.1	Name of Premises	St. Xavier's High School	
1.2	Earlier Name	St. Xavier's college.	
1.3	Built in:	Completed in 1883.	Extension Date: eastern end concrete wing added in 1970's
2.0		**Access**	
2.1	Main	Lokmanya Tilak Marg – vehicular & pedestrian	
2.2	Subsidiary	-	
3.0		**Ownership pattern**	
3.1	Present	Private	
3.2	Past	Private	
3.3	Status	Ownership.	
4.0		**Use**	
4.1	Present	Boys school	
4.2	Past	College	
4.3	Usage	Daily	
5.0		**Significance & Value Classification**	
5.1	Townscape (Natural/ Manmade)	Landmark educational institute, strong urban institutional character.	
5.2	Architectural Description	**Planning** Original C-shaped building with a large court to the front access road, long extension and additional five storied building to the east. Large and beautifully detailed chapel on the first floor in the western wing has been recently vacated. Central wing accommodates staff areas and father's residences on the upper levels. Classrooms and school activities are located in the eastern wings in all the floors. A large cultural hall is located on the first floor in the long extension wing, and a stilt like open hall on the ground floor as well. Laboratory and drawing classes are located in the addition wing at the eastern end **Features** High vertical tower with a statue of St Francis Xavier in the central wing. High pointed arched openings within which smaller window openings with intricate and ornamental tracery work. Circular tone colonnaded arcade with pointed arched openings on the rear side ground floor. Stepped terrace parapet profile forming the gable ends. Intricate wood work in circular columns, arch like brackets, screens, ceiling and wall panels, furniture in the chapel. Geometric and floral pattern in the wooden floor boards in the first floor chapel. Wooden curvilinear brackets supporting sloping roof veranda. **Style** The building displays characteristics of the Neo Gothic style.	
5.3	Intrinsic	Chapel at the first floor	
5.4	Value Classification	A(arc), A(his), B(per), B(des), B(uu), C(seh), F	Recommended grade: II B
6.0		**Topography**	
6.1	Floors	G + 3 main C-shaped bldg, G + 4 long extension wing, G + 5 new additional wing	
7.0		**Construction**	

St. Xavier's High School			150
7.1	Plinth	Low plinth constructed in rubble stone dressed with ashlar masonry.	
7.2	Walls	Rubble masonry load bearing walls dressed in rough black basalt ashlar masonry, fine dressed at the edges to openings.	
7.3	Floor	Originally, wooden floorboards and heavy rafters, supported on load bearing walls, long extension wing has coffered slab in concrete, Additional building also has reinforced concrete slab supported on RCC column- beam structure.	
7.4	Stairs	Numerous stairs, narrow regular wooden staircases in each of the three wings, two small spiral wooden stairs in each of the east and west wings, large concrete stair at the junction leading into the long extension wing. Also a concrete stair in the additional wing at split level.	
7.5	Openings	Large pointed arched openings, small pointed and circular windows within, segmental and flat arched openings at various locations on the side and rear facades. Ornamental wooden tracery in the ventilator panel glazed and fixed. Door and window shutters in wooden and glazed panel, louvered and double shutter at places.	
7.6	Roofing	Cement sheet sloping roof supported on timber trusses, replaced with flat slab over east side wing, the additional building to the eastern end has concrete slab.	
7.7	Articulation	Timber column-bracket archway in the chapel hall on the first floor is ornamental as well as structural.	
7.8	Finishes	Externally walls are dressed in black basalt ashlars masonry stone, brick faced and light colored limestone in arch openings, Internally walls are plastered and painted. Door- window shutters are polished and painted.	
7.9	Interiors (Movable & Immovable)	**Movable** Old piano **Immovable** Marble statues of Mother Mary, Jesus Christ, Father Xavier; Old Paintings	
7.10	Compound/ Fence/ Gate	Stone-faced gate pillars, low stone faced wall with iron grill above.	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Large playground with old dense trees to the rear south side, also well maintained and landscaped open spaces around the building.	
8.0		**Services & Utilities**	
8.1	Lighting	Adequate natural light through door-window openings supplemented by electric light fixtures.	
8.2	Ventilation	Adequate natural ventilation through door-window openings supplemented by electric fans and air-conditioning units in the computer and staff areas.	
8.3	Electricity	BEST	
8.4	Water Supply	MCGM	
8.5	Drainage (Plumbing & Sanitation)	MCGM	
8.6	Fire Precaution	Fire extinguishers.	
8.7	Other (HVAC/BMS/Security Systems)	Window unit air-conditioners installed at various locations.	
9.0		**Condition**	
9.1	Plinth	Fair except plumbing interventions to the rear side have caused weakening of plinth. Planter boxes have added load and caused water clogging damaging plinth course.	
9.2	Walls	Fair except damp patches in staircase walls.	
9.3	Floor	Fair - No major damage observed,	
9.4	Stairs	Fair except seepage in certain walls of staircase has been observed.	
9.5	Openings	Fair – well maintained.	
9.6	Roofing	Fair - except for waterproofing and maintenance. Repair work undertaken in the vertical tower roof and wooden members.	
9.7	Articulation & Finishes	Fair except floor finishing not uniform, weared out and neglected in common areas.	
9.8	Services	Fair – well maintained.	
9.9	Out Buildings	Fair	
9.10	Overall Conditions	Fair	Maintenance level: Fair.
10.0		**Transformation**	
	Form	Additional wing at the eastern end does not reflect similar character as the original building. Sloping roof transformed into a flat slab in the east main wing.	
	Structure	-	
	Articulation & Finishes	-	
11.0		**DP Remarks/ Perceived Threats**	
		Secondary school, building forms part of R zone	
12.0		**Additional Notes/ References/ Documents available**	
		Additional Notes: Designed by Father Wagner of the Society of Jesus. The middle wing has a Tower 140 feet	

		high with a statue of St. Xavier placed 90 feet above ground. **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc.

Birds eye view

Courtside view

Courtside elevation

Lancet windows

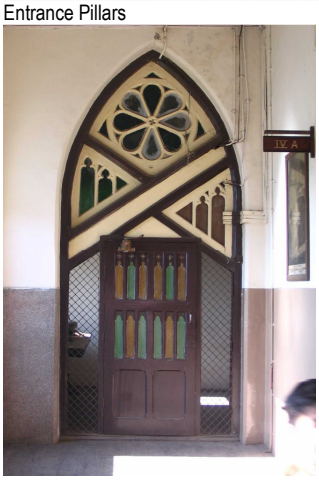
Gable wall Marble Statue

CI Capital

Corbel

Entrance Pillars

Floorboard pattern



Arched openings

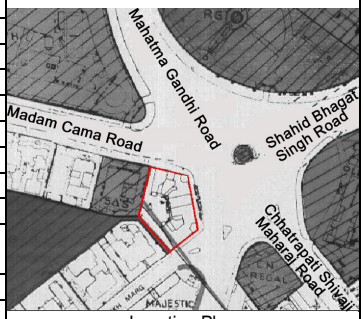
Central bay articulation

CI bracket

CI column

Main Entrance

Main staircase

Indian Mercantile Mansion			151
		Common Ref No: 151 Card No: 209 Ward (Part): A (Part III) CS No: Indeterminable Plot Area: Indeterminable B U Area: - Date: 18/01/2005 Recorded by: Sonal Modak Reviewed by: Int: Sonal Modak, Arun Wadhwa Internal photography permission denied Ext: Sonal Modak, Arun Wadhwa Photo Ref: 151_ Indian Mercantile Mansion.	 Location Plan

1.0		**Denomination**			
1.1	Name of Premises	Indian Mercantile Mansion			
1.2	Earlier Name	Waterloo Mansions			
1.3	Built in:	1900's	Extension Date:	Addition of New wing.	
2.0		**Access**			
2.1	Main	Nathalal Parekh Road – pedestrian, Shyamaprasad Mukherjee Chowk – pedestrian			
2.2	Subsidiary	Madam Cama Road – pedestrian			
3.0		**Ownership pattern**			
3.1	Present	Life Insurance Corporation			
3.2	Past	Indeterminable			
3.3	Status	Owner and tenant			
4.0		**Use**			
4.1	Present	Residential and Commercial – Offices, Clinic, Restaurant, Store			
4.2	Past	Residential, Commercial			
4.3	Usage	Daily			
5.0		**Significance & Value Classification**			
5.1	Townscape (Manmade)	Prominent corner building located at the Shyamaprasad Mukherjee Chowk at the junction of Madam Cama Road and Nathlalal Parekh Road. There are two main entrances to building, each from the south and east side. The shops are accessed from all three sides of the road. The building form is a response to the corner site context with two towers emphasizing the road junctions. The building is juxtaposed with other important buildings of different styles and periods, like State Police Headquarters, Majestic MLA Hostel, Regal Cinema, the Museum and NGMA.			
5.2	Architectural Description	**Planning** The complex comprises of two rectangular buildings connected at first floor level facing Shyamaprasad Mukherjee Chowk with separate entrances from three sides. The two buildings are connected in the center with a single storied arched bay. The corner projecting tower bays of the two buildings are higher than the rest of the building. The central portion of the building has corridor spaces lined with a series of arched openings, interspersed with projecting bays. Ground floor houses restaurant and shops. First floor houses offices. Upper floors have residential flats **Features** The front façade has drop and shoulder arches at first floor level, series of lancet arches at the second and topmost floor level. Tudor like arches at the third floor level. The towers have corbel tables while the inner bay end of the buildings has a pediment rising higher than quatrefoil stone parapet. The inner bays ending in a pediment, have coupled lancet arch within the equilateral arch and blind rose window. Projecting balconies with decorative corbels and stone balustrade. Cast iron columns with decorative capitals support RCC beams. **Style** The building displays characteristics of the Neo-Gothic style.			
5.3	Intrinsic	-			
5.4	Value Classification	A (arc), B (per), B(des), E, F, I(sce).	Recommended grade	II A	
6.0		**Topography**			
6.1	Floors	G+4			

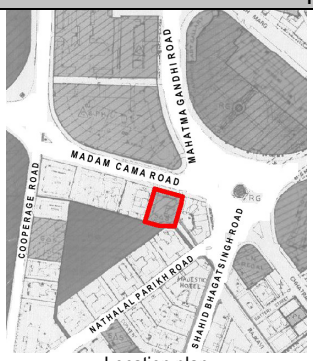
7.0		**Construction**
7.1	Plinth	Medium height plinth in grey and buff basalt stone with a sloping plinth protection band
7.2	Walls	Thick load bearing composite walls.
7.3	Floor	RCC flat slab and beam structure supported on cast iron columns. Lobby areas and corridors have jack arch flooring with steel sections.
7.4	Stairs	Three staircases accessing three different buildings. Two open well timber staircases in main buildings with decorative cast iron railing and wooden handrail. One RCC staircase in the new wing.
7.5	Openings	Arches with fixed glazed ventilators and glazed paneled double shutters
7.6	Roofing	RCC terrace
7.7	Articulation	Circular columns with decorative capitals, balconies with corbelling, bands, arches, stone balustrade..
7.8	Finishes	Exposed grey stone rough dressed ashlar masonry externally. Walls plastered and painted internally.
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -
7.10	Compound/ Fence/ Gate	The building abuts the site boundary on the front two sides. Brick compound wall on remaining two sides with MS gates.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Rear side of the plot occupies electric substation and pump house.
8.0		**Services & Utilities**
8.1	Lighting	Adequate natural light through balconies, passages and openings, supplemented by artificial light.
8.2	Ventilation	Adequate natural ventilation through supplemented by artificial ventilation.
8.3	Electricity	BEST
8.4	Water Supply	MCGM
8.5	Drainage (Plumbing & Sanitation)	MCGM (original cast iron pipes still present)
8.6	Fire Precaution	-
8.7	Other (HVAC/BMS/Security Systems)	Individual tenants have installed window and split air conditioners.
9.0		**Condition**
9.1	Plinth	Poor – major alterations have been made as per the independent shop owners on ground floor. Leakages at plinth level in service court have been observed
9.2	Walls	Fair – brick masonry on ground floor exposed in some places. Organic growth, leakages and dampness has been observed at places
9.3	Floor	Fair
9.4	Stairs	Fair – balustrades are in a broken condition in few places. Loose floorboards
9.5	Openings	Poor – main pointed arch entrance on ground floor has been altered. Lancet arches on first and third floor level have been blocked with brick masonry Passages have been enclosed. Door and window shutters have been replaced
9.6	Roofing	Fair
9.7	Articulation & Finishes	Poor – corbel are in a broken condition, balconies are badly damaged, decorative features are insensitively painted over.
9.8	Services	Poor – corroded service pipes resulting in leakages and dampness. Service court is in an unhygienic condition.
9.9	Out Buildings	Poor – marginal open spaces and ancillary structures in neglected state.
9.10	Overall Conditions	Poor | Maintenance level | Poor
10.0		**Transformation**
	Form	Addition of a wing on rear side.
	Structure	-
	Articulation & Finishes	Hoardings cover the ground floor of the building façade. Alterations and additions have been insensitively done
11.0		**DP Remarks/ Perceived Threats**
		Building forms part of C1 Zone
12.0		**Additional Notes/ References/ Documents available**
		Additional Notes: - **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc.

Façade of the two grey stone clad buildings with a connecting structure with an arcade and corner towers as viewed from the main road

Incongruous additions and transformations made to the openings

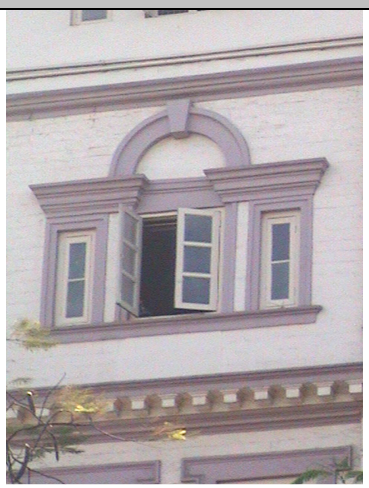
Grey stone clad building with buff stone arched openings, projecting balconies, balustrades etc.

Arched opening with buff stone voussoirs, internal pointed arched openings, round floral motifs, balustrade etc.

St. Anne's Girls High School			152
		Common Ref No: 152 Card No: 210 Ward (Part): A (part IV) CS No: Indeterminable Plot Area: Indeterminable B U Area: - Date: 10/01/2005 Recorded by: Arun Wadhwa Reviewed by: Int: Arun Wadhwa, Sonal Modak Ext: Arun Wadhwa, Sonal Modak Photo Ref: 152_St. Anne's High School	 Location plan
1.0		**Denomination**	
1.1	Name of Premises	St. Anne's Girls High School	
1.2	Earlier Name	St. Anne's School	
1.3	Built in:	Indeterminable	Extension Date: -
2.0		**Access**	
2.1	Main	Madam Cama Road – vehicular and pedestrian	
2.2	Subsidiary	-	
3.0		**Ownership pattern**	
3.1	Present	St. Anne's School Trust	
3.2	Past	St. Anne's School Trust	
3.3	Status	Trust	
4.0		**Use**	
4.1	Present	Institutional - Primary and Secondary Girl's School.	
4.2	Past	Institutional - School.	
4.3	Usage	Daily	
5.0		**Significance & value Classification**	
5.1	Townscape (manmade)	The building is placed along a row of buildings with uniform scale on Madam Cama Road and is surrounded with buildings of different styles and periods including the Institute of Science on the north and Wellington fountain to the east. The building is accessed from the north side road front	
5.2	Architectural Description	**Planning** Rectangular plan with entrance staircase located at the center of western side dividing the building into symmetrical front and rear portions. Classrooms are accessed from central lobby and narrow passages. Toilets are placed on the eastern side on both front and rear sides. Eastern side of ground floor accommodates large hall with balcony resulting in a level difference at the upper floors. Kindergarten, offices and canteen occupy rest of the ground floor. Classrooms occupy portions of the upper three floors, along with teacher's room, laboratories and library. Fourth floor has been added later to serve as a Nuns residence. **Style** The building derives influence from Neo Classical style of architecture **Features**: The front façade consists of segmental arch openings and verandahs with stone baluster parapet with rusticated relief facing on the ground floor. Intricately carved iron brackets on stone blocks support the projecting balconies. Window openings with architrave, relief arches and keystone. Stone carved floral pattern below window openings. Pediment feature in the western entrance with carved relief panels Sloping *chajjas* supported on wooden brackets. Large projecting cornice band at second floor level.	
5.3	Intrinsic	-	
5.4	Value Classification	A (arc), B (per), B(des), B(uu), F	Recommended grade: III
6.0		**Topography**	
6.1	Floors	G+4	
7.0		**Construction**	
7.1	Plinth	Low height plinth dressed in buff basalt ashlar masonry.	
7.2	Walls	Load bearing brick masonry walls.	

7.3	Floor	Concrete floor supported on steel I-sections.	
7.4	Stairs	Two staircases with a common floor landing. Front double flight wide staircase, narrow internal staircase accommodating lift in the central open well.	
7.5	Openings	Arch verandah openings. Rectangular door and window openings with separate ventilator panels and wood framed glazed panel shutters. Shallow segmental arches span internal door openings.	
7.6	Roofing	Sloping Mangalore tile hipped roof with wide overhangs.	
7.7	Articulation	Arches, bands, projecting balconies, pediment feature, carved relief panels	
7.8	Finishes	Buff basalt stone finished external front, plastered and painted internal wall surfaces. Original Minton tiling on ground floor and modified ceramic tiles on upper floors.	
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -	
7.10	Compound/ Fence/ Gate	Low front compound wall with MS gate, cast iron railing and stone pillars at regular intervals with a decorative coping. Side and rear compound wall about 1.5 M in height.	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Large playground to the rear south side. Underground tank with pump room, watchman's room to the rear side. Play area in the front open space.	
8.0		**Services & Utilities**	
8.1	Lighting	Adequate natural light supplemented by artificial light	
8.2	Ventilation	Adequate natural ventilation supplemented by artificial ventilation	
8.3	Electricity	BEST.	
8.4	Water Supply	MCGM	
8.5	Drainage (Plumbing & Sanitation)	MCGM	
8.6	Fire Precaution	Fire extinguishers	
8.7	Other (HVAC/BMS/Security Systems)	-	
9.0		**Condition**	
9.1	Plinth	Fair	
9.2	Walls	Fair – organic growth has been observed on the rear side.	
9.3	Floor	Fair	
9.4	Stairs	Fair	
9.5	Openings	Fair – arched openings have been blocked at places	
9.6	Roofing	Indeterminable	
9.7	Articulation & Finishes	Fair	
9.8	Services	Fair	
9.9	Out Buildings	Fair	
9.10	Overall Conditions	Good	Maintenance level: Good
10.0		**Transformation**	
	Form	-	
	Structure	-	
	Articulation & Finishes	External stone façade has been painted	
11.0		**DP Remarks/ Perceived Threats**	
		Secondary School, building forms part of C1 zone	
12.0		**Additional Notes/ References/ Documents available**	
		Additional Notes: - **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc.	

Openings with floral motif at the sill level


Painted stone faced building façade with arched opening, arch and sill band, dentil moulding.

Internal balcony with arched openings, stone balustrade, minton tiles etc

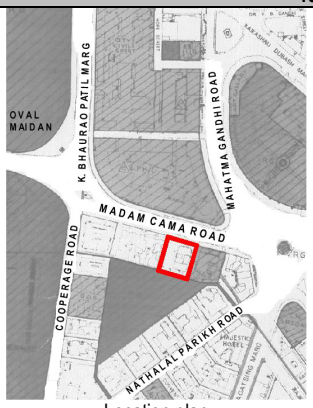
Arched opening with balustrade, bands, quoins on columns.

Openings with lintel bands, wooden glazed paneled shutters, arched and round motifs above.

Minton tile flooring

Compound Wall with pilasters and jail work

Decorative brackets supporting the projecting balconies

Y.W.C.A building			153
		Common Ref No: 153 Card No: 211 Ward (Part): A (Part IV) CS No: Indeterminable Plot Area: Indeterminable B U Area: - Date: 04/01/2005 Recorded by: Prachi Merchant Reviewed by: Int: Arun Wadhwa, Prachi Merchant Ext: Arun Wadhwa, Prachi Merchant Photo Ref: 153_YWCA.	 Location plan
1.0		**Denomination**	
1.1	Name of Premises	Y.W.C.A building	
1.2	Earlier Name	Bombay Young Women's Christian Association	
1.3	Built in:	1900 – Foundation laid, 1918 - Completed	Extension Date: 1964 – New Building
2.0		**Access**	
2.1	Main	Madam Cama Road	
2.2	Subsidiary	-	
3.0		**Ownership pattern**	
3.1	Present	YWCA Trust	
3.2	Past	Indeterminable	
3.3	Status	Trust	
4.0		**Use**	
4.1	Present	Womens Hostel, Guest House, Conference Hall	
4.2	Past	Womens Hostel, Guest House, Conference Hall	
4.3	Usage	Daily.	
5.0		**Significance & value Classification**	
5.1	Townscape (manmade)	The building is placed along a row of buildings with uniform scale on Madam Cama Road and is surrounded with buildings of different styles and periods including the Institute of Science on the north and Wellington fountain to the east. The building is accessed from the north side through an extended porch.	
5.2	Architectural Description	**Planning** The building is rectangular in shape with its shorter side facing the main road. The central and side wings marginally project out. The entrance is through an extended porch into a lobby and a doubly loaded passage. The staircase wing and the toilet areas are located in the center opposite each other. The toilet block has a sub level in the original floor height, accessed by the main floor level by steps. The ground floor houses office areas and a multipurpose hall at the south end accessed from outside south and east side entrances. The first floor houses the kitchen and dining area in the south end above the hall, meeting hall in the north end and single, double and dormitories. The upper floors house single, double rooms and dormitories. The main building is connected to the new building from a gate in the west side. **Features** The central wing is extended with a terrace above, supported on round columns with high square base and decorative capitals. The terrace has a stone balustrade. The central wing floors have rectangular openings with round columns on both sides with decorative capitals with frieze bands between the windows. The side bay has projecting balconies supported on decorative brackets and a cast iron railing. Bay windows project out on the east side. The façade has stucco features such as a geometric pattern frieze at the sill and lintel level. Dentil corbelling, festoons and floral motifs between the windows and corner quoins. The windows have sloping wooden chajjas. Internally the cast iron columns supporting the floor have decorative cast iron brackets.	
5.3	Intrinsic	-	
5.4	Value Classification	A(arc), B(per), F	Recommended grade: III

Y.W.C.A building			153
6.0		**Topography**	
6.1	Floors	G+3 with Terrace	
7.0		**Construction**	
7.1	Plinth	High plinth clad with grey stone with a plinth protection band.	
7.2	Walls	Load bearing brick walls.	
7.3	Floor	RCC structure supported on I section and cast iron columns.	
7.4	Stairs	Main wooden doglegged staircase with wooden treads, risers and railing. Service staircase on the east side.	
7.5	Openings	Rectangular window openings with double shutters consisting of louvered shutters outside and glazed paneled shutters inside. Bay windows with glazed paneled shutters.	
7.6	Roofing	RCC slab terrace. Service block with toilets planned in split-levels has a sloping asbestos roof. Windows have wooden chajjas.	
7.7	Articulation	Bands, friezes, columns with decorative capitals, floral motifs, projecting balconies with brackets, quoins.	
7.8	Finishes	The walls are externally clad with stone, plastered and painted internally and externally. Floor is finished with cement tiles.	
7.9	Interiors (Movable & Immovable)	**Movable** Meeting room table, chairs, dressing table, chaise, chests. **Immovable** Marble plaque on the front east side plinth wall, explaining the details of foundation.	
7.10	Compound/ Fence/ Gate	Brick compound wall with fence above. Three MS gates on the north side with gate posts.	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Front curvilinear lawn space on both sides of the central gate. Line of trees along the front compound wall. Potted plants have been kept along the building. New hostel building added on the west side. Watchman's cabin added near the west end gate. Pump house and a temporary shed for activities added in the rear south side.	
8.0		**Services & Utilities**	
8.1	Lighting	Adequate natural light through openings supplemented with artificial lighting.	
8.2	Ventilation	Adequate natural ventilation through openings supplemented with artificial ventilation.	
8.3	Electricity	BEST	
8.4	Water Supply	MCGM	
8.5	Drainage (Plumbing & Sanitation)	MCGM	
8.6	Fire Precaution	-	
8.7	Other (HVAC/BMS/Security Systems)	-	
9.0		**Condition**	
9.1	Plinth	Fair – stone cladding has been painted.	
9.2	Walls	Fair – loose plaster due to seepage was observed in the rear side.	
9.3	Floor	Fair – Shed has been added at the terrace level.	
9.4	Stairs	Fair – well maintained except wear and tear of the wooden treads.	
9.5	Openings	Fair – Openings have been blocked, shutters have been changed. Rear side window shutters are not maintained well.	
9.6	Roofing	Fair – at few places slab reinforcement is exposed.	
9.7	Articulation & Finishes	Fair – internally features have been maintained. The external relief features and projecting balconies are in a damaged state.	
9.8	Services	Poor – old plumbing lines are not maintained. New service lines added haphazardly.	
9.9	Out Buildings	Fair	
9.10	Overall Conditions	Fair	Maintenance level: Good.
10.0		**Transformation**	
	Form	-	
	Structure	-	
	Articulation & Finishes	Toilet roof has been changed. Out buildings added in the west and south side. Plastered and painted external stone façade. All features are painted and it is difficult to identify the original material.	
11.0		**DP Remarks/ Perceived Threats**	
		Building forms part of C1 zone	
12.0		**Additional Notes/ References/ Documents available**	
		Additional Notes: - **References:**	

INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.*
FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc.

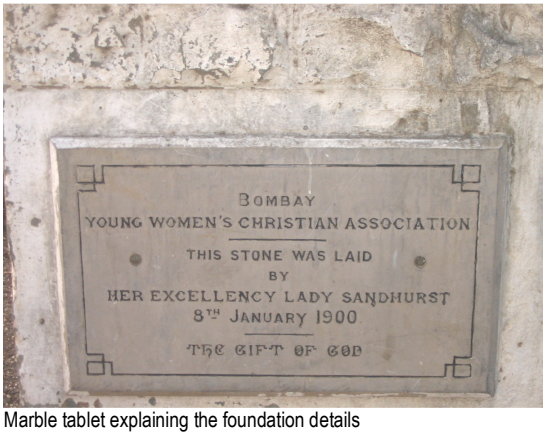
Entrance porch on round columns with Corinthian capitals and terrace with balustrades

Projecting balconies with cast iron railing, supported on brackets, frieze bands with floral pattern

Sloping wooden chajjas with louvers

Sill and lintel level ornamentation in floral pattern, dentil moulding, floor bands etc

Wooden staircase with intricately carved wooden railing

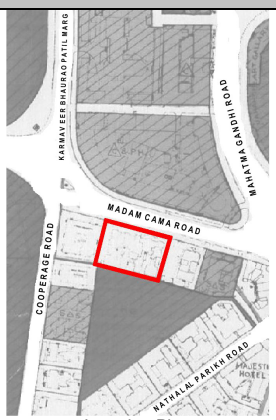


Marble tablet explaining the foundation details

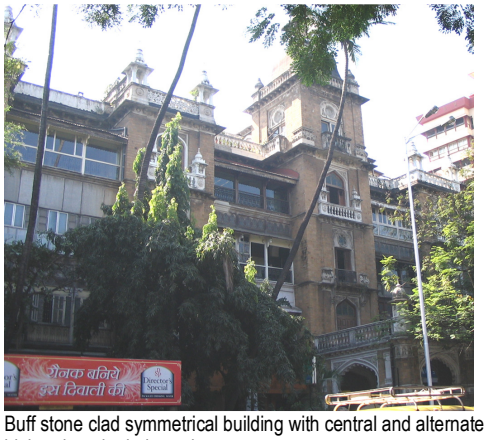
Cast iron column capital and bracket detail

Carved cast iron bracket detail

Round column with corinthian capital with floral pattern

Amarchand Mansion			154
		Common Ref No: 154 Card No: 212 Ward (Part): A (Part III) CS No: Indeterminable Plot Area: Indeterminable B U Area: - Date: 14/12/2004 Recorded by: Sonal Modak Reviewed by: Int: Sonal Modak Internal photography permission denied Ext: Sonal Modak Photo Ref.: 154_Amarchand Mansion	 Location Plan
1.0		**Denomination**	
1.1	Name of Premises	Amarchand Mansion	
1.2	Earlier Name	Amarchand Mansion	
1.3	Built in:	1903	Extension Date (if any): -
2.0		**Access**	
2.1	Main	Madame Cama Road – Pedestrian and Vehicular	
2.2	Subsidiary	-	
3.0		**Ownership pattern**	
3.1	Present	Private	
3.2	Past	Navy Quarters (Officers' Houses)	
3.3	Status	Tenant/ Society	
4.0		**Use**	
4.1	Present	Commercial – Offices, Hotel. Residential	
4.2	Past	Residential	
4.3	Usage	Daily	
5.0		**Significance & Value Classification**	
5.1	Townscape (Manmade)	One of the buildings along Madame Cama Road in the vicinity of YWCA. Main access to the building is from Madame Cama Road on north side. Building is accessed through a decorative porch.	
5.2	Architectural Description	**Planning** It's a linear symmetrical structure with two light courts on rear (southern) side, longer façade being the northern. The service areas are located on rear (southern) side of the building. Main staircase is located centrally accessed from a porch. Other two staircases are located at eastern and western ends respectively. **Features** Islamic arches with decorative intrados. Floral carvings on spandrels. Floral column capitals and column bases. Bands at each floor level. Floral motifs. Circular columns in porch in red granite. Decorative brackets supporting step out balconies. Jalis carved in stone as railing. Chhatri like feature at top floor parapet level. Decorative corbels, cornices. Polygonal bay windows supported on decoratively carved corbels. Sloping wooden chhajjas with decorative brackets and wooden fascia board. **Style** It derives influence from Indo-Saracenic and Vernacular styles of architecture.	
5.3	Intrinsic	-	
5.4	Value Classification	A(arc), B(per), B(des), E, F	Recommended grade: II A
6.0		**Topography**	
6.1	Floors	G + 3	
7.0		**Construction**	
7.1	Plinth	Medium in rough grey basalt with buff basalt plinth projection band.	
7.2	Walls	Thick load bearing walls with buff basalt ashlar facing. Internal comparatively thinner walls.	
7.3	Floor	Jack arch with mild steel sections with RCC beams.	
7.4	Stairs	There are 3 staircases in all. Central main open well staircase in timber with decorative wooden newel post, balustrade	

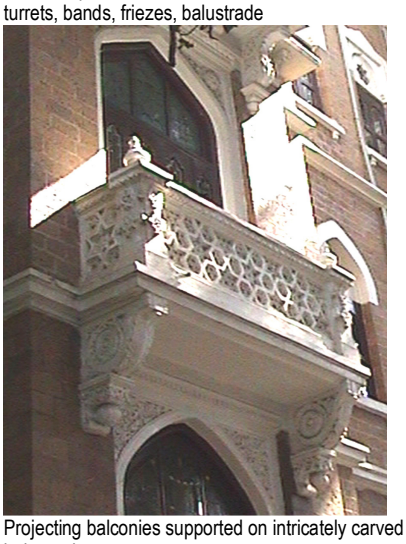
		and handrail. Other two are accessed from sides of the building constructed in timber, dog legged.
7.5	Openings	The main entrance is through a porch. Main entrance door is an Islamic arch with wooden doorframe and partly glazed double shutter. Ventilators above have stained glass panels. Northern façade has balconies along the length.
7.6	Roofing	Flat jack arch roof with a terrace above.
7.7	Articulation	
7.8	Finishes	Buff basalt for the exteriors with all decorative carvings in white sand stone and circular columns near entrance in red granite. Walls are plastered and painted internally. Coloured clay tiles for flooring.
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -
7.10	Compound/ Fence/ Gate	Plastered compound wall about 2'6" in height with cast iron railing. Stone pilasters topped with Islamic cupolas, which define the entrance gate.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Planter boxes along northern compound wall. The side margins are paved using cement tiles. Northern open space is used as parking area. Southern side margin houses pump house, society office and AC plants.
8.0		**Services & Utilities**
8.1	Lighting	Adequate daylight through windows and verandahs along the light courts and artificial lighting.
8.2	Ventilation	Adequate ventilation through windows and verandahs with a provision of electric equipments like fans.
8.3	Electricity	BEST
8.4	Water Supply	MCGM
8.5	Drainage (Plumbing & Sanitation)	MCGM
8.6	Fire Precaution	No traces.
8.7	Other (HVAC/BMS/Security Systems)	No traces.
9.0		**Condition**
9.1	Plinth	There are planters along the plinth.
9.2	Walls	There is no evident damage to the walls internally as well as externally. Little dampness is observed in top floor walls.
9.3	Floor	There is no evident damage to the floors.
9.4	Stairs	There is no evident damage to the staircases. Maintained in a good condition.
9.5	Openings	Window openings are blocked in some places. Stained glass broken.
9.6	Roofing	Major leakage during monsoon is observed through roofing.
9.7	Articulation & Finishes	-
9.8	Services	-
9.9	Out Buildings	-
9.10	Overall Conditions	Fair Maintenance level - Fair
10.0		**Transformation**
	Form	-
	Structure	Additional MS sections have been added to support step out balconies in some areas.
	Articulation & Finishes	Balusters, railing are replaced in few places.
11.0		**DP Remarks/ Perceived Threats**
		Building forms part of C1 zone.
12.0		**Additional Notes/ References/ Documents available**
		Additional Notes: - **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc.



Buff stone clad symmetrical building with central and alternate bay higher than the balcony bay

Entrance porch with multifoied arches with decorative spandrel, turrets, bands, friezes, balustrade

Ornamented projecting balcony with floral pattern carved on its underside.



Projecting balconies supported on intricately carved brackets, balustrade.

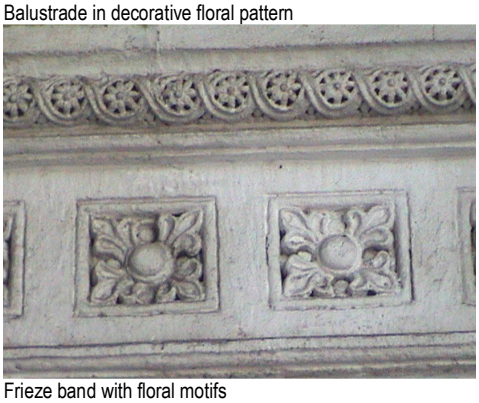
Detail of the cast iron railing

Arched window with glazed paneled openable and fixed ventilator shutters, intricate floral pattern in the spandrel

Internal lobby with Minton tile flooring

Balustrade in decorative floral pattern

Detail of the arched window, with decorative intrados, spandrel, bands, friezes

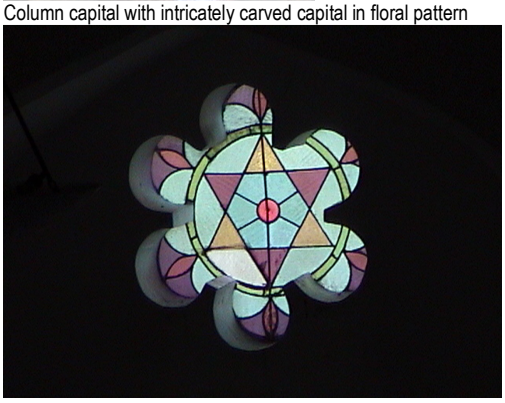


Frieze band with floral motifs

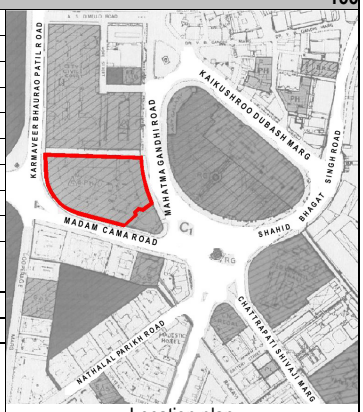
Original wooden list paneling and shutters

Column capital with intricately carved capital in floral pattern

Rectangular opening with intricately carvings in sill and lintel level, chajjas supported on brackets.



Stained glass window in a floral shaped opening

Institute of Science			155
		Common Ref No: 155 Card No: 213 Ward (Part): A (Part III) CS No: Indeterminable Plot Area: Indeterminable B U Area: - Date: 18/1/2005 Recorded by: Arun Wadhwa Reviewed by: Int: Arun Wadhwa, Sonal Modak Internal photography permission denied Ext: Arun Wadhwa, Sonal Modak Photo Ref: 155_Institute of Science.	 Location plan

1.0		**Denomination**	
1.1	Name of Premises	Institute of Science	
1.2	Earlier Name	Royal Institute of Science	
1.3	Built in:	1924	Extension Date: -
2.0		**Access**	
2.1	Main	Madam Cama Road - pedestrian	
2.2	Subsidiary	Mahatma Gandhi Road and Karmaveer Bhaurao Patil Marg - vehicular and pedestrian	
3.0		**Ownership pattern**	
3.1	Present	State Government of Maharashtra	
3.2	Past	Indeterminable	
3.3	Status	Owner	
4.0		**Use**	
4.1	Present	Institutional - College of Science	
4.2	Past	Institutional - College of Science	
4.3	Usage	Daily	
5.0		**Significance & value Classification**	
5.1	Townscape (manmade)	Prominent corner building located at the junction of three roads, with two wings on the Madam Cama Road, and Karmaveer Bhaurao Patil Marg connected by an imposing NGMA building, in the southeast corner on the Mahatma Gandhi Road. The building is placed along a row of buildings with uniform scale on Madam Cama Road and is surrounded with buildings of different styles and periods including the YWCA, St. Annes School on the south and Wellington fountain to the east. The curvilinear building form is a site response, with its main entrance from south side of Madam Cama Road.	
5.2	Architectural Description	**Planning** Curved 'C' shaped building planned as narrow wings with spacious verandahs along the three road fronts enclosing an internal court. Main access is from the south side into a grand staircase atrium with classrooms, laboratories and staff areas arranged to the inner side of the long wings. Subsidiary entrances from the west and east side lead to the secondary staircases. Long annex wing has been added to the north side connected from the west end. Also an addition has been carried out from the central staircase wing housing the Library. Small ancillary structures are present in the internal open space. **Features** Grand entrance bay has slightly recessed colonnaded central portion marked by projecting balcony above with circular ionic columns rising two floors high surmounted by distinct frieze band and decorative relief feature. Front side stone facade has rusticated semicircular arch verandahs on the ground floor and rectangular openings on the two upper floors with infill relief panels and stone *jali* ventilator and parapet. Terrace parapet is distinctly treated as stone baluster parapet making the entire edge light in appearance. Projecting stone balconies supported on large brackets and decorative parapet feature. Distinct keystone feature surmounting the semicircular arch openings. **Style** The building displays features of the Renaissance Revival style of architecture	
5.3	Intrinsic	-	
5.4	Value Classification	A (arc), B (per), B(des), B(uu), E, F, G (grp), I(sce)	Recommended grade: I
6.0		**Topography**	
6.1	Floors	G+2 and part third floor.	

7.0		**Construction**
7.1	Plinth	High plinth height dressed in rough buff stone
7.2	Walls	Load bearing rubble masonry stonewalls.
7.3	Floor	RCC slab resting on load bearing walls.
7.4	Stairs	Three staircases – central grand curvilinear C-shaped stone staircase with large open atrium under the domed space with lift installed in the open shaft at the end of East wing. Regular double flight stone stair with semi circular mid-landing in the west wing.
7.5	Openings	Semicircular arch openings on ground floor verandahs and rectangular on two upper floors. Segmental arch window openings on the rear facades. Wooden paneled door and wooden glazed panel window shutters with separate ventilator openings in the arch portions.
7.6	Roofing	Flat RCC slab over long curvilinear wings and large dome over the central staircase block.
7.7	Articulation	Central portion emphasised with high circular columns, frieze band, stone *jali,* decorative relief feature, prominent keystone on semicircular arches, semicircular arch *verandahs* on the ground floor, projecting stone balconies supported on large brackets.
7.8	Finishes	Buff colored Kurla stone dressed ashlar course external wall surfaces and plaster painted internal finishing. Ceramic tile floor finishes. Polished wooden door and window shutters.
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** Standing Marble statue of Baron Sydenham, Governor of Bombay in the central foyer of main staircase. Wooden folding benches in the stepped lecture halls on the second floor.
7.10	Compound/ Fence/ Gate	Original small stone post and chained fence now replaced with iron frame and chain link.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Numerous small structures located in the central open space including a G+1 Radioactive Research Centre and single storied sloping roof canteen, staff union office and pump room structures.
8.0		**Services & Utilities**
8.1	Lighting	Adequate natural light in passages and service areas supplemented by artificial light.
8.2	Ventilation	Adequate natural ventilation supplemented by artificial ventilation
8.3	Electricity	BEST
8.4	Water Supply	MCGM
8.5	Drainage (Plumbing & Sanitation)	MCGM
8.6	Fire Precaution	Fire extinguishers and dry riser arrangement.
8.7	Other (HVAC/BMS/Security Systems)	Window and Split air conditioning units
9.0		**Condition**
9.1	Plinth	Poor - Plant cultivation around the plinth area and plumbing interventions on the rear side.
9.2	Walls	Fair - seepage in staircase, corridors and internal rooms.
9.3	Floor	Fair - exposed reinforcement and damp patches in some verandas.
9.4	Stairs	Fair
9.5	Openings	Poor – modified shutters, internal *verandahs* have been enclosed, brick walls replaced stone parapet. Addition of cement sheet *chajjas* in the rear side.
9.6	Roofing	Fair except exposed reinforcement and seepage in some verandas.
9.7	Articulation & Finishes	Poor - blackened stone facades, keystone feature, also chipping done over stone work.
9.8	Services	Poor – haphazard addition of exposed wiring in corridors, old and corroding plumbing lines.
9.9	Out Buildings	Fair
9.10	Overall Conditions	Fair | Maintenance level: low
10.0		**Transformation**
	Form	Annex building has been added along the north side
	Structure	-
	Articulation & Finishes	Cement pointing has been carried out on stone dressed facades.
11.0		**DP Remarks/ Perceived Threats**
		College and Public Hall, building forms part of C1 zone
12.0		**Additional Notes/ References/ Documents available**
		Additional Notes: George Wittet, consulting Architect to the Government of India designed the institute in Renaissance revival style along with Prince of Wales Museum. Foundation stone was laid in 1911, was opened only in 1920 due to the outbreak of World War I in 1914. Building has a height of 50 feet with a total frontage of 400 yards. **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc. SHARADA DWIVEDI and RAHUL MEHROTRA (2001) *Fort Walks,* Bombay : Eminence Designs Pvt. Ltd.

Entrance bay with double height ionic columns, bands, friezes, round openings, balustrade of buff stone clad curvilinear façade with Renaissance Revival style features

Rectangular verandah/ passage openings with frieze bands in geometric pattern, bands, floral motifs

Side façade with arched and rectangular openings, projecting balconies, lintel and sill level bands, scroll bracket keystone

Balcony with stone balustrade, corner high parapet, brackets, geometric pattern ornamentation

Scroll bracket pattern keystone

Frieze detail in buff stone with bands at floor level

Main entrance bay with rusticated buff stone cladding, projecting balcony with brackets.