

LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI  
 TASK II: Review of Sr. No. 317 to 632 of the Heritage Regulations

622		D.L. PERIERA'S VILLA - VILCDAMERZ	
	Common Ref no:2005/GII/622		
	Card No.306		
	Ward (Part) H- West		
	CS No. 434-B		
	Plot Area 117 sq m		
	B U Area NA		
	Date 30 <sup>th</sup> March 05		
	Record by Aishwarya Tipnis		
	Review by Abha Lambah		
Int AT Ext AT			
Photo Ref 622a-622ac			
1.0			<b>DENOMINATION</b>
1.1	Name of Premises	Vilcdamerz (D.L. Periera's villa)	
1.2	Earlier Name	D.L. Periera's Villa	
1.3	Built In	1935	Extension Date(if any)NA
2.0			<b>ACCESS ROADS</b>
2.1	Main	Veronica Road	
2.2	Subsidiary	St. Roques Road, Mount Carmel Road	
3.0			<b>OWNERSHIP PATTERN</b>
3.1	Present	Private	
3.2	Past	Private	
3.3	Status	Tenant	
4.0			<b>USE</b>
4.1	Present	Residence	
4.2	Past	Residence	
4.3	Usage	Regular	
5.0			<b>SIGNIFICANCE &amp; VALUE CLASSIFICATION</b>
5.1	Townscape(Natural/Manmade)	A ground plus one storey villa with a modest setback on the outskirts of Bandra Village on Veronica Road in Bandra (West). However, succumbing to pressures of high land values most of the villas within the precinct have given way to multi-storeyed apartment blocks resulting in a complete loss of character. Vilcdamerz thus finds itself entrapped between multi-storied apartment buildings, struggling to survive urban pressures.	
5.2	Architectural Description	<p><b>Planning</b>                      The ground plus one storied structure with a modest setback, the villa follows a rectangular footprint. The ground floor apartment is accessed from the front façade through the verandah and the upper apartment from the side façade through the staircase. On the ground floor, from the front verandah one enters the drawing room, which further leads to the kitchen and bedrooms. The same planning is reflected on the first floor. There is a service entrance from the side façade on the ground and first floors accessed through a cast iron spiral staircase. The western facade of the building is largely a service block, stacking wet areas such as washrooms and toilets.</p> <p><b>Stylistic Classification</b></p>	

622	D.L. PERIERA'S VILLA - VILCDAMERZ	
		Built in the 1930's the building does not conform to any particular style, but displays elements eloquent of the colonial hybrid and Art Deco Styles. The construction methodology using Reinforced Cement Concrete , use of decorative cement mosaic tiles floorings, decorative china mosaic on the terrace and cement jaalis on the terrace draw it closer to a watered down version of the Art Deco style. The rustications on the edges highlighting the corners and the cornice bands at the first and second floor level in stucco plaster are eloquent of the colonial hybrid style.
5.3	Intrinsic	<p><b>Character Defining Elements</b></p> <p><b>External</b>                      Rustications on the edges highlighting the corners in stucco plaster, Stringer courses and cornices, china mosaic on terrace, cement jaalis on the terrace, jhilmils in RCC</p> <p><b>Internal</b>                      Decorative cement mosaic flooring, RCC staircase with timber handrails and ms railings</p>
5.4	Value Classification	<p><b>Existing Grade:</b> Deleted <b>Recommended Grade:</b> Grade III</p> <p><b>G(grp), E</b>                      Although the building has been deleted from the list, it should be re-inducted into the list for its group value within the already disintegrating Bandra Village precinct.</p>
6.0		<b>TOPOGRAPHY</b>
6.1	Floors	Ground+ one upper floor
7.0		<b>CONSTRUCTION</b>
7.1	Plinth	Load bearing brick masonry with cement plaster
7.2	Walls	Load bearing brick masonry plastered and painted.
7.3	Floor	Reinforced Cement Concrete
7.4	Stairs	Reinforced cement Concrete for the internal staircase and cast iron for the service staircase
7.5	Openings	Timber windows with glazed panels and fanlights painted with white coloured oil paint on the inside and crème coloured oil paint on the outside, with chajjas in RCC
7.6	Roofing	Reinforced Cement Concrete slab with china mosaic terracing at the second floor level.
7.7	Articulation	Stucco plaster for pilaster and stringer courses. Stucco plaster for pilaster and stringer courses.
7.8	Finishes	<p><b>Walls</b>                      Plastered and painted in various colours of oil paint on the inside and crème coloured lime wash on the outside.</p> <p><b>Flooring</b>                      The floor finishes vary from mosaic tiles in decorative designs to diagonally laid clay tiles with a meandering key border and china mosaic laid in decorative pattern for the terrace.</p> <p><b>Staircases</b>                      RCC staircase finished with clay tiles in grey colour tiles Decorative timber</p>

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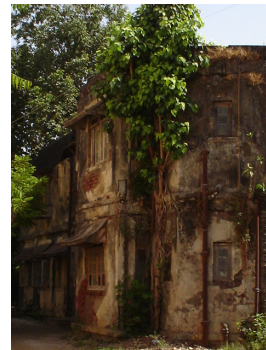
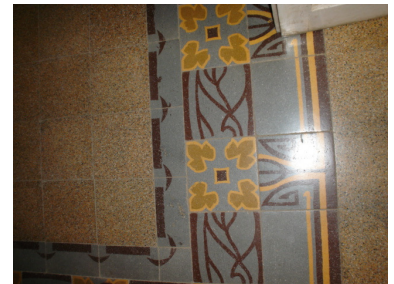
622	D.L. PERIERA'S VILLA - VILCDAMERZ	
		baluster and handrail with mild steel railing painted with silver coloured oil paint.
7.9	Interiors(Movable & Immovable)	Since the apartments have been tenanted, not much has changed from the original in terms of materials and finishes. The furniture and furnishings sport a 60's look.
7.10	Compound/Fence/Gate	Brick with cement plaster and concrete jaali, entrance post with building name erected on the pillar.
7.11	Curtilege/ Unbuilt space/out buildings/landscape	As most tenanted properties, with no one taking responsibility the surroundings of the villa are an overgrown garden with wild grass and some trees. Within the compound are other dilapidated buildings like the Philomena Terrace and a garage.
8.0		<b>SERVICES &amp; UTILITIES</b>
8.1	Lighting	All windows and doors have fanlights above for natural light. Wall mounted lampshades and tube lights are used for internal lighting.
8.2	Ventilation	All doors and windows have fanlights above for natural light. Ceiling fans in all rooms some window AC units have been installed in the bedrooms on the ground floor.
8.3	Electricity	Reliance Energy
8.4	Water Supply	Municipal Water Supply.
8.5	Drainage (Plumbing and sanitation)	Run along the side façade on the either side. Drainage and rain water pipes cut through cornices on both levels.
8.6	Fire Precaution	No fire precaution system has been installed within the building with the exception of the cast iron spiral staircase which can be used as a fire escape in emergency situations.
8.7	Other (HVAC/BMS/Security Systems)	No special systems are installed, some window AC's have been installed in the bedroom son the ground floor.
9.0		<b>CONDITION</b>
9.1	Plinth	Rising damp is visible along the periphery of the building. Dampness along the plinth can also be attributed to the unattended vegetational growth along the periphery of the building. Some ficus growth is visible along the side façade.
9.2	Walls	As most tenanted properties, the building is in need of immediate repairs, water seepage from the roof is predominantly of concern. Water seepage has led to weakening of the masonry and paint flaking. Some recent repairs have been carried out in cement plaster on the facades.
9.3	Floor	As the property is tenanted, most of the original floor finishes are intact, however new ceramic tiles have been introduced in the bathrooms. The china mosaic on the terrace is in a rather poor condition.
9.4	Stairs	The building is in need of structural consolidation, large structural distress cracks are visible at the landing at the second floor level. The cast iron staircase however is in a good condition.
9.5	Openings	Some glass panes have been broken; most windows have been encased in MS grills. Most ventilators are kept closed on permanent basis but are in a fair condition. AC units have been introduced in some doors and windows. The doors on the ground floor on the side display paint flaking and warping due to water ingress. The terrace door also shows signs of water seepage

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		and warping. Fibre glass chajjas have been introduced some openings along the side façade.
9.6	Roofing	The building is in need of structural consolidation, large structural distress cracks are visible on the roof. Water seepage from the roof is a problem plaguing the building leading to further adding to the structural distress.
9.7	Articulation & Finishes	Most of the stucco plaster has been redone in cement plaster, china mosaic on the terrace is on a bad shape, the cement chajjas also show signs of deterioration with reinforcement bars exposed at some places.
9.8	Services	The electrical DB is located within the building at the bottom of the staircase, the exposed wiring needs up-gradation.
9.9	Outbuildings	Within the compound is a garage building and a dilapidated building called Philomena Terrace.
9.10	Overall Condition	As the building is tenanted, with rents frozen at Rs 40, the owner does not get enough to maintain the building and the tenants do not maintain the building shirking their responsibility as a result the building is neglected and in immediate need of structural consolidation. Maintenance level Poor needs immediate structural consolidation.
10.0		<b>TRANSFORMATION</b>
10.1	Form	The front verandahs on the ground and first floor have been enclosed by the addition of windows and MS grills.
10.2	Structure	No major transformation is visible in the building structurally, however the building is in immediate need of structural consolidation.
10.3	Articulation & Finishes	The Stucco plaster detailing for the rustications and cornices is now in cement plaster. Some fibre glass chajjas have been introduced for some openings on the side elevation.
11.0		<b>DP REMARKS/PERCEIVED THREATS</b>
		As the building is tenanted, with rents frozen at Rs 40, the owner does not get enough to maintain the building and the tenants do not maintain the building either shirking their responsibility as a result the building is neglected and in immediate need of structural consolidation. With the land values soaring high, and multi-storeyed apartment blocks taking their place, redundant tenancy laws and a strong builder lobby threaten the existence of such villas within the urban setup.
12.0		<b>ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS &amp; SUGGESTIONS FOR IMPLEMENTATION</b> The Heritage Conservation Regulations, Gist of Suggestions and Objections Vol II does not state any reasons for its deletion. Although the building has been deleted from the list, it should be re-inducted into the list for its group value within the already disintegrating Bandra Village precinct.


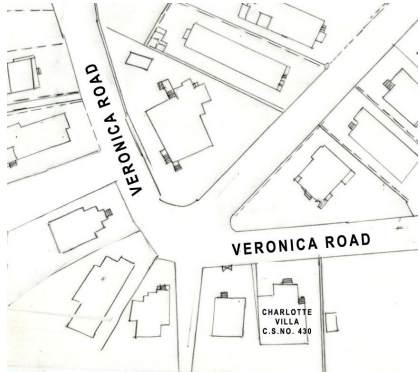


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623		CHARLOTTE VILLA	
	Common Ref no:2005/GII/623		
	Card No.307		
	Ward (Part) H- West		
	CS No.430-B		
	Plot Area: 167.2 sq m		
	B U Area NA		
	Date 30 <sup>th</sup> March 05		
	Record by Aishwarya Tipnis		
	Review by Abha Lambah		
	Int AT Ext AT		
Photo Ref 623a-623c			
1.0			<b>DENOMINATION</b>
1.1	Name of Premises	Charlotte Villa	
1.2	Earlier Name	Charlotte Villa	
1.3	Built In	1935	Extension Date(if any)NA
2.0			<b>ACCESS ROADS</b>
2.1	Main	Veronica Road	
2.2	Subsidiary	St. Roques Road, Mount Carmel Road	
3.0			<b>OWNERSHIP PATTERN</b>
3.1	Present	Private	
3.2	Past	Private	
3.3	Status	Owner & Tenant	
4.0			<b>USE</b>
4.1	Present	Residence	
4.2	Past	Residence	
4.3	Usage	Regular(Daily)	
5.0			<b>SIGNIFICANCE &amp; VALUE CLASSIFICATION</b>
5.1	Townscape(Natural/Manmade)	A ground plus one storey villa with a modest setback on the outskirts of Bandra Village on Veronica Road in Bandra (West). However, succumbing to pressures of high land values most of the villas within the precinct have given way to multi-storied apartment blocks resulting in a complete loss of character. Charlotte Villa thus finds itself entrapped between multi-storied apartment buildings, struggling to survive urban pressures.	
5.2	Architectural Description	<p><b>Planning</b>                      A ground plus one storeyed structure with a modest setback, the villa follows a rectangular footprint. The ground floor apartment is accessed from the front façade through the verandah and the upper apartment from the side façade through the external RCC staircase. On the ground floor, from the front verandah one enters the drawing room, which further leads to the kitchen and bedrooms. The same planning is reflected on the first floor.</p> <p><b>Stylistic Classification</b>                      Built in the 1930's the building does not conform to any particular style, but displays elements eloquent of the colonial hybrid and Art Deco Styles. The construction methodology using Reinforced Cement Concrete , use of</p>	

623		CHARLOTTE VILLA
		decorative cement mosaic tiles floorings and cement jaalis on the terrace draw it closer to a watered down version of the Art Deco style
5.3	Intrinsic	<p><b>Character Defining Elements</b></p> <p><b>External</b> The composition of the modest townhouse with front verandahs with cement jaalis, chajja at the second floor level with sloping Mangalore tiled roof, external staircase leading to the upper floor is an element common to other East Indian Christian Settlements.</p> <p><b>Internal</b> The interiors could not be surveyed as access to interior was denied.</p>
5.4	Value Classification	<p><b>Existing Grade</b> Deleted                      <b>Recommended Grade:</b> Grade III <b>G(grp),E</b> Although the building has been deleted from the list, it should be re-inducted into the list for its group value within the already disintegrating Bandra Village precinct.</p>
6.0		<b>TOPOGRAPHY</b>
6.1	Floors	Ground+ one upper floor
7.0		<b>CONSTRUCTION</b>
7.1	Plinth	Load bearing brick masonry with cement plaster
7.2	Walls	Load bearing brick masonry plastered and painted.
7.3	Floor	Reinforced Cement Concrete
7.4	Stairs	Reinforced cement Concrete for the external Staircase.
7.5	Openings	Timber windows with glazed panels and fanlights painted with white coloured oil paint on the inside and crème coloured oil paint on the outside.
7.6	Roofing	Reinforced Cement Concrete Slab.
7.7	Articulation	Cement Plaster used for jaalis etc.
7.8	Finishes	<p><b>Walls</b> Plastered and painted in various colours of oil paint on the inside and crème coloured lime wash on the outside.</p> <p><b>Flooring</b> The interiors could not be surveyed as access to interior was denied.</p> <p><b>Staircases</b> RCC staircase finished with clay tiles in grey colour tiles</p>
7.9	Interiors(Movable & Immovable)	The interiors could not be surveyed as access to interior was denied.
7.10	Compound/Fence/Gate	Brick with cement plaster and concrete jaali, entrance post with planters on either side of mild steel picket gate and a larger mild steel gate on the western side for vehicular entry.
7.11	Curtilege/ Unbuilt space/out buildings/landscape	As most tenanted properties, with no one taking responsibility the surroundings of the villa are an overgrown garden with wild grass and trees.
8.0		<b>SERVICES &amp; UTILITIES</b>
8.1	Lighting	All windows and doors have fanlights above for natural light. Wall mounted lampshades and tube lights are used for internal lighting.
8.2	Ventilation	All doors and windows have fanlights above for natural light. Ceiling fans in

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		all rooms some window AC units have been installed in the bedrooms on the ground floor.
8.3	Electricity	Reliance Energy
8.4	Water Supply	Municipal Water Supply.
8.5	Drainage (Plumbing and sanitation)	Run along the side façade on the either side. Drainage and rain water pipes cut through cornices on both levels.
8.6	Fire Precaution	No fire precaution system has been installed within the building with the exception of the cast iron spiral staircase which can be used as a fire escape in emergency situations.
8.7	Other (HVAC/BMS/Security Systems)	No special systems are installed, some window AC's have been installed in the bedroom son the ground floor.
9.0		<b>CONDITION</b>
9.1	Plinth	Rising damp is visible along the periphery of the building. Dampness along the plinth can also be attributed to the unattended vegetational growth along the periphery of the building. Some ficus growth is visible along the side façade.
9.2	Walls	Appears to be in a sound condition from the exterior , the internal condition can not be determined as permission for internal survey was denied.
9.3	Floor	As the property is tenanted, most of the original floor finishes are intact, however the internal condition can not be determined as permission for internal survey was denied.
9.4	Stairs	Appears to be in a structurally sound condition, some recent repairs have been undertaken.
9.5	Openings	Some glass panes have been broken; most windows have been encased in MS grills. Most ventilators are kept closed on permanent basis but are in a fair condition. AC units have been introduced in some doors and windows. The doors on the ground floor on the side display paint flaking and warping due to water ingress.
9.6	Roofing	Could not be determined as permission for internal survey was denied.
9.7	Articulation & Finishes	Appears to be in a sound condition however internal condition can not be determined as permission for internal survey was denied.
9.8	Services	Could not be determined as permission for internal survey was denied. Additional overhead tanks have been introduced on the terrace.
9.9	Outbuildings	The Charlotte Villa is the only building within the compound.
9.10	Overall Condition	As the building is tenanted, with rents frozen at Rs 40, the owner does not get enough to maintain the building and the tenants do not maintain the building shirking their responsibility as a result the building is neglected Maintenance level Poor needs immediate structural consolidation.
10.0		<b>TRANSFORMATION</b>
10.1	Form	No major transformation is visible within the building envelope externally, however permission for internal survey was denied hence the internal condition cannot be determined.
10.2	Structure	No major transformation is visible within the building envelope externally, however permission for internal survey was denied hence the internal condition cannot be determined.
10.3	Articulation & Finishes	No major transformation is visible within the building envelope externally,

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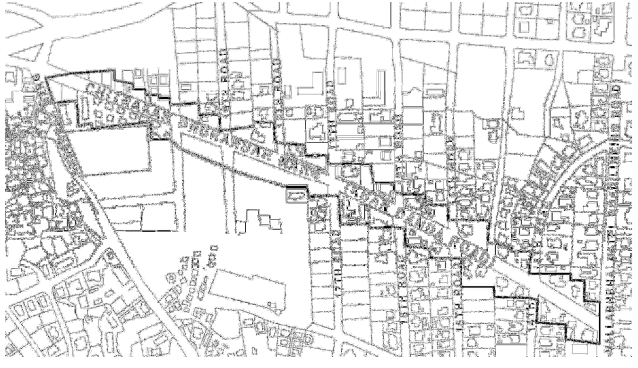
623	CHARLOTTE VILLA	
		however permission for internal survey was denied hence the internal condition cannot be determined.
11.0		<b>DP REMARKS/PERCEIVED THREATS</b>
		As the building is tenanted, with rents frozen at Rs 40, the owner does not get enough to maintain the building and the tenants do not maintain the building either shirking their responsibility as a result the building is neglected With the land values soaring high, and multi-storeyed apartment blocks taking their place, redundant tenancy laws and a strong builder lobby threaten the existence of such villas within the urban setup.
12.0		<b>ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS &amp; SUGGESTIONS FOR IMPLEMENTATION</b>
		The Heritage Conservation Regulations, Gist of Suggestions and Objections Vol II does not state any reasons for its deletion. Although the building has been deleted from the list, it should be re-inducted into the list for its group value within the already disintegrating Bandra Village precinct.

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CHARLOTTE VILLA



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624		CHITRAKAR DHURANDAR MARG	
	Common Ref no:2005/GII/624		
	Card No. 308		
	Ward (Part) H- West		
	CS No. N A		
	Plot Area N A		
	B U Area N A		
	Date 17 <sup>th</sup> November 04		
	Record by Aishwarya Tipnis		
Review by Abha Narain Lambah			
Int AT Ext AT			
Photo Ref 624a – 624 w			
1.0		<b>DENOMINATION</b>	
1.1	Name of Premises	Houses on both sides of Chitrakar Dhurandar Marg	
1.2	Earlier Name	Khar Danda Road	
1.3	Built In	1940-50	Extension Date(if any)1990s
2.0		<b>ACCESS ROADS</b>	
2.1	Main	Linking Road	
2.2	Subsidiary	Carter Road	
3.0		<b>OWNERSHIP PATTERN</b>	
3.1	Present	Multi-Owner	
3.2	Past	Multi-Owner	
3.3	Status	Society	
4.0		<b>USE</b>	
4.1	Present	Residential & Commercial	
4.2	Past	Residential	
4.3	Usage	Regular(Daily)	
5.0		<b>SIGNIFICANCE &amp; VALUE CLASSIFICATION</b>	
5.1	Townscape(Natural/Manmade)	Houses on either side of a tree lined avenue, originally ground plus one storey bungalows with sloping Mangalore tiled roofs, today the precinct has changed completely with multi-storey apartment blocks having replaced the earlier bungalows, resulting in the loss of character of the entire precinct.	
5.2	Architectural Description	<b>Planning</b> Bungalows on either side of the street set within a compound with a modest setback. <b>Stylistic Classification</b> Bungalows built in colonial vernacular and art deco styles	
5.3	Intrinsic	<b>Character Defining Elements</b> <b>External</b> None <b>Internal</b> None	
5.4	Value Classification	<b>Existing Grade</b> Grade III <b>Recommended Grade</b> precinct to be deleted and four individual buildings to be listed as Grade III	

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		<p><b>Since the entire precinct has lost its character it is recommended that this precinct be delisted and the four buildings namely</b></p> <ol style="list-style-type: none"> <li>1. Corner Building at junction of Linking Road &amp; Chitrakar Dhurandar marg on the northern side <b>B(per) G(grp)</b> Grade III</li> <li>2. Colonial Vernacular Bungalow adjacent to no 1. on Linking Road <b>B(per) G(grp)</b> Grade III</li> <li>3. Radha Nivas <b>B(per) G(grp)</b> Grade III</li> <li>4. Colonial Vernacular bungalow on corner of 16<sup>th</sup> Road <b>B(per) G(grp)</b> Grade III</li> </ol> <p>Be retained as separate identities.</p>
6.0		<b>TOPOGRAPHY</b>
6.1	Floors	Variable
7.0		<b>CONSTRUCTION</b>
7.1	Plinth	Not applicable as original fabric has been totally altered.
7.2	Walls	Not applicable as original fabric has been totally altered.
7.3	Floor	Not applicable as original fabric has been totally altered.
7.4	Stairs	Not applicable as original fabric has been totally altered.
7.5	Openings	Not applicable as original fabric has been totally altered.
7.6	Roofing	Not applicable as original fabric has been totally altered.
7.7	Articulation	Not applicable as original fabric has been totally altered.
7.8	Finishes	Not applicable as original fabric has been totally altered.
7.9	Interiors(Movable & Immovable)	Not applicable as original fabric has been totally altered.
7.10	Compound/Fence/Gate	Not applicable as original fabric has been totally altered.
7.11	Curtilege/ Unbuilt space/out buildings/landscape	Not applicable as original fabric has been totally altered.
8.0		<b>SERVICES &amp; UTILITIES</b>
8.1	Lighting	Not applicable as original fabric has been totally altered.
8.2	Ventilation	Not applicable as original fabric has been totally altered.
8.3	Electricity	Not applicable as original fabric has been totally altered.
8.4	Water Supply	Not applicable as original fabric has been totally altered.
8.5	Drainage (Plumbing and sanitation)	Not applicable as original fabric has been totally altered.
8.6	Fire Precaution	Not applicable as original fabric has been totally altered.
8.7	Other (HVAC/BMS/Security Systems)	Not applicable as original fabric has been totally altered.
9.0		<b>CONDITION</b>
9.1	Plinth	Not applicable as original fabric has been totally altered.
9.2	Walls	Not applicable as original fabric has been totally altered.
9.3	Floor	Not applicable as original fabric has been totally altered.
9.4	Stairs	Not applicable as original fabric has been totally altered.
9.5	Openings	Not applicable as original fabric has been totally altered.
9.6	Roofing	Not applicable as original fabric has been totally altered.



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624	CHITRAKAR DHURANDAR MARG	
9.7	Articulation & Finishes	Not applicable as original fabric has been totally altered.
9.8	Services	Not applicable as original fabric has been totally altered.
9.9	Outbuildings	Not applicable as original fabric has been totally altered.
9.10	Overall Condition	Not applicable as original fabric has been totally altered. Maintenance level Not applicable as original fabric has been totally altered.
10.0		<b>TRANSFORMATION</b>
10.1	Form	Totally altered.
10.2	Structure	Totally altered.
10.3	Articulation & Finishes	Not applicable as original fabric has been totally altered.
11.0		<b>DP REMARKS/PERCEIVED THREATS</b>
		NA
12.0		<b>ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS &amp; SUGGESTIONS FOR IMPLEMENTATION</b>
		<p>As per the Heritage Conservation Regulations Report of Designated Officer Volume 1 "<b><i>Lastly under Sr. No. 624 Chitrakar Dhurandar Marg, houses on both sides of the road have been included in the heritage list wherein it has been mentioned that bungalows situated on this road were once upon a time bungalows facing the sea. On site inspection it is observed that there are a large number of shady trees on this road. However only 5 to 6 ground floor old structures are existing and rest of the properties are of recent origin and multi-storied buildings. It is surprising why such a road is included in the heritage list when it does not reflect any character worthy of preservation. This entry needs to be deleted from the list</i></b>"</p> <p>Since the entire precinct has lost its character it is recommended that this precinct be delisted and the four buildings namely</p> <ol style="list-style-type: none"> <li>1. Corner Building at junction of Linking Road &amp; Chitrakar Dhurandar marg on the northern side</li> <li>2. Colonial Vernacular Bungalow adjacent to no 1. on Linking Road</li> <li>3. Radha Nivas</li> <li>4. Colonial Vernacular bungalow on corner of 16<sup>th</sup> Road Be listed as individual entries.</li> </ol>


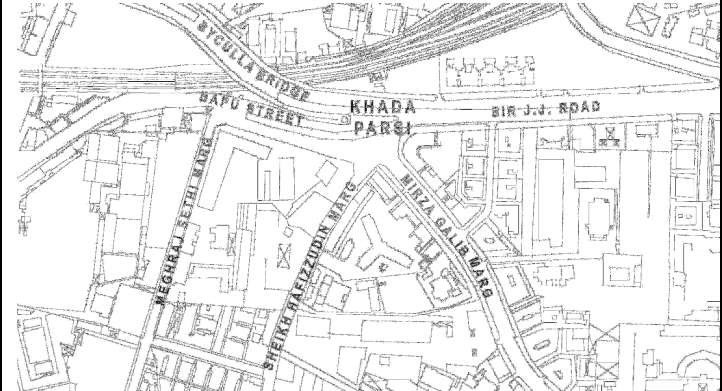
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624 CHITRAKAR DHURANDAR MARG





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 TASK II: Review of Sr. No. 317 to 632 of the Heritage Regulations

625		KHADA PARSI STATUE	
	Common Ref no: 2005/GII/625		
	Card No.: 309		
	Ward (Part): E Ward (Part IV)		
	CS No. NA		
	Plot Area NA		
	B U Area NA		
	Date: 4 <sup>th</sup> May, 05		
	Record by: Abha Lambah		
	Review by: Aishwarya Tipnis		
Int ANL      Ext ANL			
Photo Ref.: 625a-625g			
1.0		<b>DENOMINATION</b>	
1.1	Name of Premises	Khada Parsi Statue	
1.2	Earlier Name	Statue of Cursetjee Maneckjee, Lokhandcha Parsi, Khada Parsi	
1.3	Built In	19 <sup>th</sup> Century      Extension Date (if any): NA	
2.0		<b>ACCESS ROADS</b>	
2.1	Main	In Byculla at the junction of Jamshetjee Jeejeebhoy Road, Bapurao Jajtap Marg, Mirza Ghalib Marg, Sheikh Hafizuddin Marg and Meghraj Sethi Marg Originally junction of roads formerly known as Bellasis, Clare, Duncan and Ripon Roads	
2.2	Subsidiary		
3.0		<b>OWNERSHIP PATTERN</b>	
3.1	Present	BMC	
3.2	Past	BMC	
3.3	Status	Urban artifact located on a municipal public road	
4.0		<b>USE</b>	
4.1	Present	Urban landmark and urban artifact	
4.2	Past	Urban artifact and memorial to Cursetjee Maneckjee	
4.3	Usage	The fountain is disused. Urban landmark at a busy traffic intersection	
5.0		<b>SIGNIFICANCE &amp; VALUE CLASSIFICATION</b>	
5.1	Townscape (Natural/Manmade)	This bronze ornamental fountain and statue stands at the junction of several roads in Byculla formerly known as Bellasis, Clare, Duncan and Ripon Roads and once formed an important landmark in the area. The Khada Parsi statue is definitely a unique artefact, with great aesthetic, historic and urban significance. The statement in the 1995 Heritage List that mentions that the statue has a "history contentiously ceded shifting of site" is not clear as archival photographs and prints of the area show the Khada Parsee statue at the same location in Byculla, though the context may have been transformed over the decades.	

625	KHADA PARSI STATUE	
		<p>Sadly today, the statue has been dwarfed by the construction of a new flyover that has completely altered its once majestic scale. This radical development wholly overshadows the impressive column that once dominated the skyline of Byculla. As a result, the urban integrity of the artefact and its dominant position in the urban fabric, has greatly suffered, perhaps considering its relocation as a possibility.</p>
5.2	Architectural Description	<p><b>Planning</b>                      The bronze statue of Cursetji Maneckji (1763-1845), popularly called Khada Parsee, once crowned a public plaza at Byculla. This monumental monolith consisted of a bronze statue of the philanthropist, standing atop a fluted Corinthian pillar, quite like the central pillar at Trafalgar Square. At mid level, ornate bronze brackets sprang from the shaft, supporting four lanterns. At the base of the pillar, were four mermaid figures blowing conch shells.</p> <p><b>Stylistic Classification</b>                      The statue is a Neo Classical style bronze statue, wholly European in its design and construction. The statue of Cursetjee Maneckjee stands atop a bronze Corinthian column with typical Corinthian detailing of the capital and fluting of the shaft. The statue is in the style of many urban artifacts all over Europe and specially like the central pillar at Trafalgar Square, London.</p>
5.3	Intrinsic	<p><b>Character Defining Elements</b>  <b>External</b> The central bronze column shaft with fluting and a Corinthian Capital over which stands the larger than life size statue of Cursetjee Maneckjee. It was erected as a memorial to Shet Cursetjee Manockjee (1763–1845), who was for many years the head of the Parsi community and one of the most respected men of his time. He died at the age of 84 in 1845. His youngest son, Manockjee Cursetjee, a Judge of the Small Causes’ Court and founder of the Alexandra Girls’ English Institution, saw the original of the fountain at the Universal Exhibition and ordered a duplicate to be cast for Rs 20,000. In place of the figure of Ceres in the original, he had a life-size bronze statue of his father by John Bell of London placed on the top, with the inscription, ‘Trust in God and be not daunted’ on the main column. Known locally as the <i>lokhandacha</i> (iron) or <i>khada</i> (standing) Parsi. Manockjee’s statue is seen in Hindu dress holding a copy of the Avesta sacred scriptures. At mid level of the shaft are ornate bronze brackets interspersed with bronze shields that sprang from the shaft, supporting four lanterns. At the base of the pillar, are four mermaid figures blowing conch shells.</p>

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625	KHADA PARSI STATUE	
		<b>Internal</b> not applicable since this is a statue
5.4	Value Classification	<b>Existing Grade:</b> Grade I <b>Recommended Grade:</b> Grade I <b>A(arc), A(cul), A(his), D(bio), F</b>
6.0		<b>TOPOGRAPHY</b>
6.1	Floors	This is a single tall column shaft. No separate floors
7.0		<b>CONSTRUCTION</b>
7.1	Plinth	Bronze base holding up four statues of mermaids
7.2	Walls (Material)	No walls – bronze column shaft
7.3	Floor	No floors- single bronze column shaft with statue atop it
7.4	Stairs	None
7.5	Openings	None
7.6	Roofing	None
7.7	Articulation (Material)	This is a splendid example of bronze casting, by the master sculptor John Bell. Using bronze casting, the sculptor achieved a high level of craftsmanship in creating this fantastic bronze column in the Neo Classical style, with a Corinthian column and the statue of Cursetjee Maneckjee atop it.
7.8	Finishes	Fabulously crafted cast bronze
7.9	Interiors (Movable & Immovable)	Not Applicable
7.10	Compound/Fence/Gate	The present fence is an incongruous red painted mild steel fencing erected by the BMC that is totally unsympathetic to the historic statue.
7.11	Curtilege/ Un-built space/ out buildings/ landscape	The urban landscape has been marred by the construction of the flyovers that completely dwarf the Khada Parsi Statue. Moreover, the design of the mild steel railing around the statue is most incongruous and to add to this, is the appalling condition of the immediate vicinity of the statue. There are hawkers and street dwellers who sell shoes in the immediate curtilege of the bronze statue, drying clothes on the railing and the space is badly neglected.
8.0		<b>SERVICES &amp; UTILITIES</b>
8.1	Lighting	The original lamps that surmounted the bronze brackets are now missing. There is presently no focus lighting on the monument that is only indirectly lit by the traffic lights. In fact, the location of a traffic signal right in front of the statue obstructs its view.
8.2	Ventilation	Not applicable
8.3	Electricity	None
8.4	Water Supply	None
8.5	Drainage (Plumbing and sanitation)	None
8.6	Fire Precaution	None
8.7	Other (HVAC/BMC/Security Systems)	None
9.0		<b>CONDITION</b>
9.1	Plinth	The bronze pillar was set in a circular stone cistern, surrounded by cast iron lamp posts. Old photographs of Byculla show the statue standing at the centre of a roundabout, while the mermaid figures spouted water into the cistern. The cistern has been since filled up

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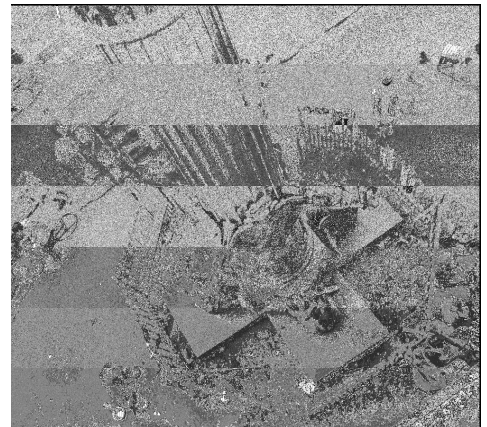
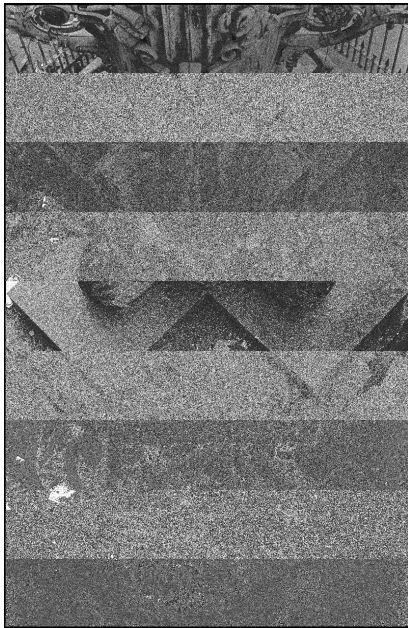
625		KHADA PARSİ STATUE
		and paved over and the cast iron lamps that once surrounded it, are long gone. The fountain has dried up and the immediate environment of the statue has been radically altered with the construction of a concrete traffic fly over.
9.2	Walls	The statue shows signs of damage at the base and decorative elements such as the four cast iron and glass lamps that once surmounted its ornate brackets, are now missing. The bronze also shows signs of extensive corrosion and staining.
9.3	Floor	Street dwellers crowd around the base of this pillar and litter its immediate vicinity. The railing surrounding the statue is used to dry clothes, while hawkers sell a range of goods from shoes to other knick-knacks, cluttering the area around the base. Vandalism is yet another phenomenon that places this beautiful sculpture at risk, coupled with the threats of traffic vibration and urban transformation.
9.4	Stairs	Not Applicable
9.5	Openings	Not Applicable
9.6	Roofing	Not Applicable
9.7	Articulation & Finishes	The decorative elements such as the four cast iron and glass lamps that once surmounted its ornate brackets, are now missing. The statue shows signs of damage at the base and the details exhibit signs of extensive corrosion and staining.
9.8	Services	None
9.9	Outbuildings	No outbuildings, but the recent construction of the fly overs has greatly damaged the urban integrity of the landmark.
9.10	Overall Condition	Poor Maintenance level: Non-existent A yellow and red painted iron fence that has been installed around the historic statue seems to be most inappropriate, given the scale and visual character of the statue. It is most often used by the local street dwellers to hang clothes and is testimony to the utter lassitude of the Municipal authorities. The immediate vicinity of the base of the statue, where a stone cistern once stood, is practically reduced to a garbage dump. The condition of the Khada Parsi statue highlights the contemptible indifference shown by civic agencies towards the upkeep and maintenance of the city's prime heritage.
10.0		<b>TRANSFORMATION</b>
10.1	Form	The form has been altered with the original lamps that once stood atop the four brackets completely missing today. The urban setting has transformed dramatically with the construction of the fly over
10.2	Structure	The structure has not been transformed but the incongruous red painted iron fencing around the structure is most inappropriate.
10.3	Articulation & Finishes	The bronze shows signs of deterioration and corrosion. The original lamps are now missing.

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11.0		<b>DP REMARKS/PERCEIVED THREATS</b>
12.0		<b>ADDITIONAL NOTES/ REFERENCES/ DOCUMENTS AVAILABLE/ RECOMMENDATIONS &amp; SUGGESTIONS FOR IMPLEMENTATION</b>
		<p>An important urban artefact like the Khada Parsi statue deserves a greater sensitivity in terms of its site planning and setting. This has been unfortunately neglected while designing the traffic routing and site context of the statue has been radically transformed. In the light of this, it may be well advised to shift the statue to a more appropriate site, perhaps an equally evocative urban node or such setting that would do justice to its heritage value. It is not, as a rule recommended to shift or relocate a historic artefact, but there have been cases, where it becomes necessary for the safety of the artefact, as well as its need for a sympathetic environment, to suggest such an action. The Khada Parsi statue is in dire need of restorative intervention to address the corrosion that has damaged its fixings and decorative elements. There may also be a case perhaps, for restoring its cistern and hydraulic works, in case a comprehensive restoration project is undertaken. The missing lamps should be re-constructed at a future date, since specific archival evidence in the form of old photographs depicting the design of the lamps is available.</p>



625 KHADA PARSİ STATUE





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626		MOUNT MARY CHURCH	
	Common Ref no:2005/GII/626		
	Card No. 310		
	Ward (Part) H- West		
	CS No. 845,944,945,946,947		
	Plot Area 864.7 sq m		
	B U Area NA		
	Date 11 <sup>th</sup> May 2005		
	Record by Abha Lambah		
	Review by Aishwarya Tipnis		
	Int ANL Ext ANL		
Photo Ref 626 a- 626 z			
1.0		<b>DENOMINATION</b>	
1.1	Name of Premises	Mount Mary Church	
1.2	Earlier Name	Chapel of Nossa Sen Hora de Monte, Our Lady of the Mount	
1.3	Built In	Original foot print of 1640 Extension Date (if any): - Destroyed by fire by Marathas in 1738. Reconstructed in 1761 and subsequently largely reconstructed by Shapoorjee Chandabhoy in 1904. A new block called Marianella abutting the north east wall of the church was added in 1950	
2.0		<b>ACCESS ROADS</b>	
2.1	Main	Mount Mary Road	
2.2	Subsidiary	Mount Mary Road	
3.0		<b>OWNERSHIP PATTERN</b>	
3.1	Present	Archdiocese of Bombay	
3.2	Past	Archdiocese of Bombay	
3.3	Status	Owner	
4.0		<b>USE</b>	
4.1	Present	Religious (Catholic Church)	
4.2	Past	Religious (Catholic Church)	
4.3	Usage	Regular, Specially during the Bandra Fair it is visited by thousands in september	
5.0		<b>SIGNIFICANCE &amp; VALUE CLASSIFICATION</b>	
5.1	Townscape(Natural/Manmade)	Sited at the very top of the gradient in that section of Bandra as the name suggests, the church of Mount Mary dominates over the entire area of Mount Mary and Bandstand. Its tall spires can be seen from a great distance, even today and can be viewed all the way from Mahim and even the Bandra Kurla flyover.To the west of the church, is a beautiful urban plaza with the church at one end and the fabulous stepped shrine of Mary on the other with a cross at the centre. Shops selling worship candles line the route	
5.2	Architectural Description	<b>Planning</b> The foundation for a new and enlarged chapel, designed by Shapoorjee Chandabhoy was laid on May 11th, 1902 by the Bishop of Daman. The new church, built of Khandki or Porbunder stone, was 110 feet long and 38 feet wide, accommodating an inner gallery running on three sides and two new	

626	MOUNT MARY CHURCH	
		<p>towers, each 80 feet high. Across the road, directly in axis with the front entrance of the church is a beautiful shrine with flights of stairwells leading to a high platform on which is placed a shrine to Mother Mary.</p> <p>The church is positioned facing west and the road winds up, one can view the spectacular eastern façade of the church. There is a gate leading into the compound that leads cars to a large forecourt facing the northern façade of the building. The main pedestrian entrance to the church is through the western face, via a Neo Gothic pointed arched Galilee porch, though people today largely use the north subsidiary entry located towards the car park area. The church has a strong visual link to the beautiful cross and stairways located directly across the road, to the west of the church. Though the exterior facades of the building is based on the Neo Gothic style, the planning of the church is typical of Basilicas with a central EW central nave flanked pews. Like typical basilicas, there is a gallery at the upper level. The altar is to the eastern end, with the Lady Chapel housing the exquisite carved image of Mother Mary.</p> <p><b>Stylistic Classification</b>                      The structure was reconstructed in 1761 and subsequently in the early 20<sup>th</sup> century, to a Gothic Revival design, though the interiors seem like a basilica.. A long flight of stone steps was built on the eastern slope behind the church, leading to the local market. The exteriors of the building are typically in the Neo Gothic style, with pointed Gothic arches, pinnacles, trefoils and the characteristic decorative elements seen in Neo Gothic churches. The interiors however, are quite a deviation from the typical Gothic style, with the absence of the normal cross vaulting in the inner ceilings. Though the exterior edifice is representative of the Gothic Revival genre, the interiors by contrast, are a robust mix of Baroque with a sprinkling of Goan basilica and are not in consonance with a holistic design scheme.</p>
5.3	Intrinsic	<p><b>Character Defining Elements</b></p> <p><b>External</b>                      The exteriors of the building are typically in the Neo Gothic style, with pointed Gothic arches, pinnacles, trefoils and the characteristic decorative elements seen in Neo Gothic churches. Buttresses can be seen along the entire façade, capped by Gothic finials. The Western façade is the main entrance face, with two flanking towers with high decorative spires on either end of the gable end face.</p> <p><b>Internal</b>                      The interior has a single nave flanked by beautiful burma teak pews. The flooring is in chequered black and white marble and the columns are fluted with highly decorative pseudo Corinthian capitals painted in bright oil paints. The altar has cross vaulting with painted decorative bosses in which stands the beautiful statue of Mother Mary. The famous life size statue of the Virgin, crafted in highly ornamented wood, was kept in Fort Aguada and later for some years in St. Andrews Church nearby, until Mount Mary was rebuilt with funds raised by the parishioners. The statue was restored to its former position above a lavishly gilded carved altar. Along the inner walls of the church, are murals depicting the life of the Virgin Mary painted by G.P.</p>

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		Fernandes, a local artist. To the left of the alter, is the finely crafted pulpit in marble and polished timber with a statue of Jesus on a cross.	
5.4	Value Classification	<b>Existing Grade:</b> Grade I <b>Recommended Grade:</b> Grade II A <b>A(arc), A(his), A(cul), B(uu), E, C(she), I(sce)</b>	
6.0		<b>TOPOGRAPHY</b>	
6.1	Floors	Main structure is Ground plus one. The Neo gothic towers on the western façade are ground plus two floors, with a steep turret roof.	
7.0		<b>CONSTRUCTION</b>	
7.1	Plinth	Kurla basalt stone	
7.2	Walls	Grey Kurla Basalt ashlar masonry	
7.3	Floor	Polished marble, chequered pattern in white and black	
7.4	Stairs	Stone and wood	
7.5	Openings	Pointed arched openings with stone voussoirs. Teak wood shutters for doors and windows with very beautifully crafted gothic pointed arched motifs in timber.	
7.6	Roofing	Terracotta tiled roofing over sloping roof	
7.7	Articulation	The exteriors have finely crafted lime stone mouldings and stringer courses. The finials and turrets are finely decorated and the trefoil Gothic pattern emerges often within window fanlights, door frames, and balusters. The interiors are heavily ornamented with stucco and wood carvings, ornate columns and painted ceilings and walls.	
7.8	Finishes	Ashlar masonry in Basalt stone. White painted cornices and voussoirs.	
7.9	Interiors(Movable & Immovable)	The interior is typically baroque basilica, with heavily ornamented column capitals, painted walls with murals, brightly painted and gilded ceilings and column shafts and polished marble floors. Christian icons and statues of Jesus and Mother Mary can be seen. The burma teak wood pews are Neo Gothic in detailing. The Maratha supremacy in the region resulted in the destruction by fire of the original chapel in 1738. According to local legend, six months later, the famous life-sized statue of the Virgin crafted in highly ornamented wood, was recovered from the sea by a fisherman. The image was kept in the Aguada, and later for some years in St Andrew's Church, until Mount Mary was rebuilt in 1761 with funds raised by the parishioners. The statue was restored to its former position above a lavishly gilded, carved altar.	
7.10	Compound/Fence/Gate	Stone compound wall	
7.11	Curtilage/ Unbuilt space/out buildings/landscape	There is a large open space to the north of the church that forms the car park. There are additions made of new buildings in the 1950s. The building called Marinnet that is a wholly modern concrete construction that was built abutting the main church structure, to the north east. This is literally touching the main building and is a rather insensitive addition. There is shed abutting the north western bay of the building that is used as a shop to sell candles to worshippers.	
8.0		<b>SERVICES &amp; UTILITIES</b>	
8.1	Lighting	Exposed electrical wiring in the outer compound. Tubelights mounted outside and in north porch. The interior has decorative electrical fittings	

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8.2	Ventilation	Electric fans and natural ventilation
8.3	Electricity	Reliance Energy
8.4	Water Supply	Municipal water supply in adjoining buildings.
8.5	Drainage (Plumbing and sanitation)	Rain water pipes in PVC are visible along the façade.
8.6	Fire Precaution	None
8.7	Other (HVAC/BMS/Security Systems)	None
9.0		<b>CONDITION</b>
9.1	Plinth	Sound condition. No major defects except that flower beds are planted close to the plinth.
9.2	Walls	Considering the 20 <sup>th</sup> century construction of the church, it is not surprising that the building is quite well maintained and is in good stead. The pointing along the northern face of the structure however, is a hard ribbon pointing and looks rather ungainly. Another issue that is typical of structures with external plumbing lines, is the incidence of <i>peepal</i> plants, generally sited close to rain water down take pipes. Some amount of paint flaking is visible along painted columns
9.3	Floor	The flooring consists of polished marble inside and octagonal encaustic cement tiles on the outer porches. The steps along the entry door on the north side are insensitively covered over in ceramic tiles.
9.4	Stairs	No visible threat
9.5	Openings	No visible threats except minor paint flaking or such superficial damage
9.6	Roofing	In sound condition
9.7	Articulation & Finishes	in sound condition except the excessive use of oil paints that is aesthetically a bit gaudy
9.8	Services	No major issues
9.9	Outbuildings	The condition of the outbuildings is sound though they are aesthetically inappropriate
9.10	Overall Condition	Good Maintenance level: Regularly maintained
10.0		<b>TRANSFORMATION</b>
10.1	Form	The entire building was reconstructed twice, once in 1760s after the Marathas burned it down and again in 1904. Some outbuildings have been subsequently added in the compound, wholly modern additions such as the Marianella in 1950
10.2	Structure	The entire building was reconstructed twice, once in 1760s after the Marathas burned it down and again in 1904.
10.3	Articulation & Finishes	The finishes outside have largely remained intact since the reconstruction, though there is hard cement ribbon pointing visible (that in fact may be original to the early 20 <sup>th</sup> century reconstruction).
11.0		<b>DP REMARKS/PERCEIVED THREATS</b>
		None
12.0		<b>ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS &amp; SUGGESTIONS FOR IMPLEMENTATION</b> Due to reasons of its recent reconstruction as well as the fact that far better examples of the Gothic Revival style of church buildings exist in the city, the

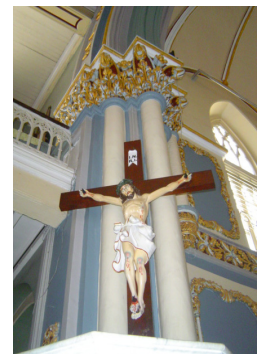
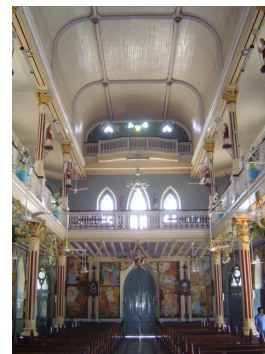
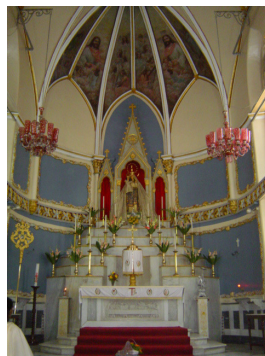
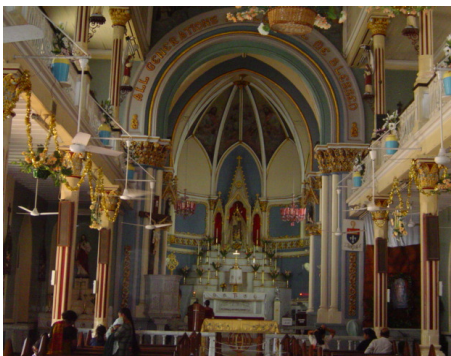
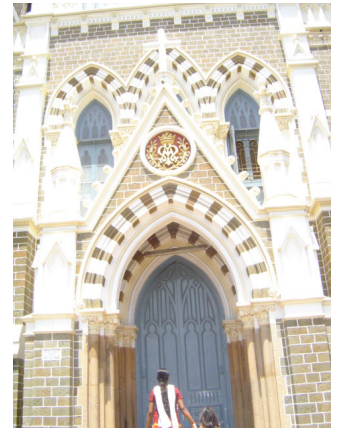
626	MOUNT MARY CHURCH	
		<p>Mount Mary Church though a handsome building, by no means deserves listing as a Grade I historic edifice.</p> <p>The 1995 listing does not elaborate on the values attributed to the structure to qualify its inclusion in the list. Moreover, in the light of the fact that this is a 20<sup>th</sup> century reconstruction and no part of the original 16th century structure remains, the inclusion of this building among the Grade I heritage list is highly questionable. The statue of the Virgin Mary sited within the complex however, is definitely historic and could merit individual protection as a heritage artefact.</p> <p>The Mount Saint Mary church, though aesthetically an interesting composition, by no means deserves Grade I status which should be reserved only for the best and most representative of architectural heritage.</p> <p>The present edifice is a 20<sup>th</sup> century reconstruction of an older church and can by no means be called historic or architecturally path breaking enough to merit a Grade I categorisation. Though the exterior edifice is representative of the Gothic Revival genre, the interiors by contrast, are a robust mix of Baroque with a sprinkling of Goan basilica and are not in consonance with a holistic design scheme. The building's heritage status should be revised to exclude it from the Grade I list.</p> <p><b>Additional History from Sharada Dwivedi</b></p> <p>Around 1640, the Portuguese erected the chapel of <i>Nossa Senhora de Monte</i> on the crest of Bandra hill, with a connecting road to the Aguada (fort) for the benefit of the garrison stationed at the fort. The Maratha supremacy in the region resulted in the destruction by fire of the original chapel in 1738. According to local legend, six months later, the famous life-sized statue of the Virgin crafted in highly ornamented wood, was recovered from the sea by a fisherman. The image was kept in the Aguada, and later for some years in St Andrew's Church, until Mount Mary was rebuilt in 1761 with funds raised by the parishioners. The statue was restored to its former position above a lavishly gilded, carved altar. A long flight of handsome stone steps was built on the eastern slope behind the church, leading to the main local market. <i>Mount Maulicha Dongar</i>, or the Hill of Mother, as it was called by local residents who considered the Virgin a mother-goddess, soon became the most famous church in Salsette where worship and thanksgiving were offered by innumerable non-Christian inhabitants – among them many women, who prayed to the Virgin Mary for a longed-for child or recovery from illness. In 1774, Bandra came into possession of the British East India Company. The importance of the town grew with the construction of the Mahim causeway in 1845, funded by Lady Jamsetjee Jeejeebhoy – as also two roads connecting Mount Mary with Mahim Causeway, resulting in the linking of the mainland with Bombay. With the opening of the railway and during the economic boom from 1860-1864, large numbers of people moved to Bandra.. Still more fled there during the plague epidemics of the late</p>

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		<p>1890s. With the growth in population and as the fame of the chapel spread, more and more worshippers began to visit Mount Mary, which evolved as an important centre of pilgrimage. As a result, the foundation for a new, enlarged and well-ventilated chapel designed by architect Shapoorjee Chandabhoy was laid on May 11, 1902 by the Bishop of Daman. The new church, built of khandki and Porbunder stone, was 110 feet long and 38 feet wide and accommodated an inner gallery running on three sides and two new towers, each 80 feet high. The titular feast of the shrine, known generally as Bandra feast, has been, and is still annually celebrated on a large scale on September 8 and is attended not only by the predominantly Catholic local population but also by people of all faiths who come to Bandra from distant areas.</p>

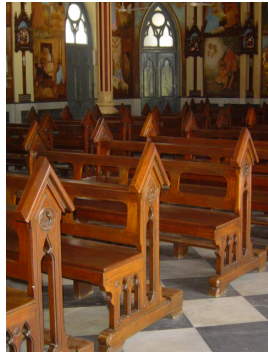


626 MOUNT MARY CHURCH



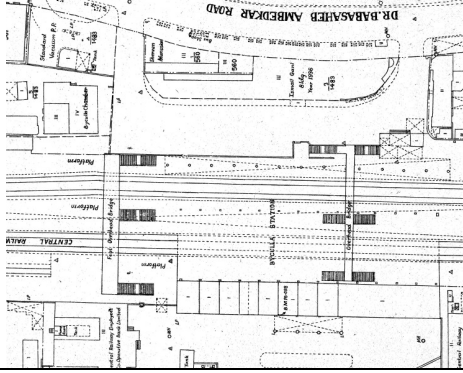


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627		BYCULLA RAILWAY STATION	
	Common Ref no: 2005/GII/ 627		
	Card No.311		
	Ward (Part): E Ward (Part I)		
	CS No. 3/1483		
	Plot Area 903.86 sq m		
	B U Area NA		
	Date 27 <sup>th</sup> December 04		
	Record by Tapan Miital		
	Review by Abha Lambah		
Int TM Ext TM			
Photo Ref: 627a – 627y			
1.0		<b>DENOMINATION</b>	
1.1	Name of Premises	Byculla Railway Station	
1.2	Earlier Name	Byculla Railway Station	
1.3	Built In	19 <sup>th</sup> Century	Extension Date(if any) -
2.0		<b>ACCESS</b>	
2.1	Main	Babasaheb Ambedkar Marg	
2.2	Subsidiary	N. M. Joshi Marg	
3.0		<b>OWNERSHIP PATTERN</b>	
3.1	Present	Central Railway	
3.2	Past	G.I.P. Railways	
3.3	Status	Central Railways structure in function as a suburban station	
4.0		<b>USE</b>	
4.1	Present	Suburban Railway Station	
4.2	Past	Suburban Railway Station	
4.3	Usage	Regularly used by thousands of people as a suburban station	
5.0		<b>SIGNIFICANCE &amp; VALUE CLASSIFICATION</b>	
5.1	Townscape (Natural/Manmade)	Designed as a suburban railway station on the Central Line, the building of the Byculla station is quite modest, placed in a nondescript urban milieu and definitely does not merit inclusion in the Grade I list. Moreover, the Heritage listing does not mention any features under which the building has been so classified and in the absence of any such justification for inclusion, one wonders at the reason for giving this structure a Grade I classification.	
5.2	Architectural Description	<p><b>Planning</b>                      The entrance porch leads into a central entranceway flanked by the ticketing area on one side and by offices on the other side. The arcaded chamber with the ticketing windows on one side leads to the stairway to the bridge connecting the different platforms.</p> <p><b>Stylistic Classification</b>                      Pitched roof (originally tiled), surmounting solid masonry construction, cast iron columns supporting the western entrance portico and the monogrammed cast-iron ticket window screens characterise this 19<sup>th</sup> century construction. Perhaps, the 1995 listing acknowledges the 19th century construction technology used in this building. Even so, similar structural technology and</p>	

627		BYCULLA RAILWAY STATION
		materials representing the 19th Century can be found in Crawford Market and Victoria Terminus. Therefore, this particular structure could well have been categorised as Grade II.
5.3	Intrinsic	<p><b>Character Defining Elements</b></p> <p><b>External</b> Pointed arched openings, highlighted in vermilion paint with the rest of the walls grayish blue still retain the original timber framed doors and fanlights. The pitched roof on the concourse structure still retains in parts the original timber louvers at the gable end for efficient ventilation for the structure.</p> <p><b>Internal</b> Internally, cast iron columns support the trusses that have stone bases covering the entire concourse level. The ticketing chamber is characterised by pointed arched openings onto the concourse and similar smaller punctures as ventilators. The original monogrammed cast-iron ticket windows still exist and are in use.</p>
5.4	Value Classification	<b>Existing Grade:</b> Grade I <b>Recommended Grade:</b> Grade II A <b>A(arc), B(uu), C(seh), E, F, H(tec)</b>
6.0		<b>TOPOGRAPHY</b>
6.1	Floors	Ground floor structure
7.0		<b>CONSTRUCTION</b>
7.1	Plinth	Rubble stone 0.6 mts. above road level
7.2	Walls	Load bearing stone masonry walls Cast iron columns supporting roof truss.
7.3	Floor	Polished kota stone laid on the ground floor has been replaced by mustard coloured ceramic tiles
7.4	Stairs	Basalt laid steps leading onto the bridges interconnecting the platforms.
7.5	Openings	Pointed arched openings
7.6	Roofing	Pitched roof construction with Cast-iron roof truss supported on Cast-iron columns. Also, wooden trusses are observed in the ticketing space.
7.7	Articulation	The entire façade maintains a homogenous vocabulary with pointed arched openings, while the concourse maintains the regularity of the external façade with its arcades and cast iron columns characterising the entire length of the platform.
7.8	Finishes	While the pointed arched openings are painted vermilion, the rest of the stone masonry shows a thick band of hard cement pointing.
7.9	Interiors(Movable&Immovable)	Cast iron columns and brackets
7.10	Compound/Fence/Gate	Not applicable since there is too much transformation
7.11	Curtilege/ Unbuilt space/out buildings/landscape	The building sits on a main road with a compound wall. The railway tracks form the curtilege.
8.0		<b>SERVICES &amp; UTILITIES</b>
8.1	Lighting	Electrical supply. Tubelight fittings
8.2	Ventilation	Natural ventilation. Fans in the office areas.
8.3	Electricity	Electrical supply
8.4	Water Supply	Municipal supply

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627	<b>BYCULLA RAILWAY STATION</b>	
8.5	Drainage (Plumbing and sanititation)	Municipal drainage
8.6	Fire Precaution	None
8.7	Other (HVAC/BMC/Security Systems)	none
9.0		<b>CONDITION</b>
9.1	Plinth	The plinth shows algae growth in places where there is accumulation of water due to lack of proper slopes of the surrounding site and inappropriate location of service pipes, etc. Unsightly plumbing and pan stains destroy the visual ambience.
9.2	Walls	The Masonry wall shows several layers of paints, and hard cement pointing which has resulted in total lack of evaporation from the wall and may lead to arrest of water within the masonry.
9.3	Floor	The Polished Kota stone has been replaced by ceramic tiles, which totally modifies the original character of the structure.
9.4	Stairs	The stairways along with the bridges have not been maintained well over the years and hence shows a lot accumulation of waste, pan stains, etc.
9.5	Openings	The wooden louvers on the eastern gable end have been partly replaced by acrylic cladding material, which is unsuitable and does not serve the purpose of improving ventilation within the concourse structure.
9.6	Roofing	The original Mangalore tiled roofing has been replaced by corrugated asbestos cement sheets, which show rusting due to moisture.
9.7	Articulation & Finishes	The painting of the arched openings, and the introduction of hard cement pointing has altered the state of this Grade I structure. However, the removal of such pointing might result into further destruction of the stone masonry, hence should be allowed to decay on its own. No further pointing with hard cement should be permitted in order to make the changes irreversible.
9.8	Services	The increasing number of people using the station has totally overshoot the carrying capacity of the structure and infrastructure.
9.9	Outbuildings	None
9.10	Overall Condition	Structurally no visible threats but the visual integrity has been vastly damaged due to inappropriate additions and insensitive maintenance. Maintenance level - Poor
10.0		<b>TRANSFORMATION</b>
10.1	Form	The structure has faced rampant alterations and changes over the years from addition of ceramic tiles dado, patterned acrylic panels along the roof to the replacement of the original flooring to coloured ceramic tiles.
10.2	Structure	Hard cement pointing has been carried out which has rendered the stone masonry impermeable.
10.3	Articulation & Finishes	Painting over the stone masonry and the acrylic panels, etc.
11.0		<b>DP REMARKS/PERCEIVED THREATS</b>
		None
12.0		<b>ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS &amp; SUGGESTIONS FOR IMPLEMENTATION</b>
		Though the building is structurally sound, it would vastly improve the quality of space and appearance of the building if the Railway Authorities paid more

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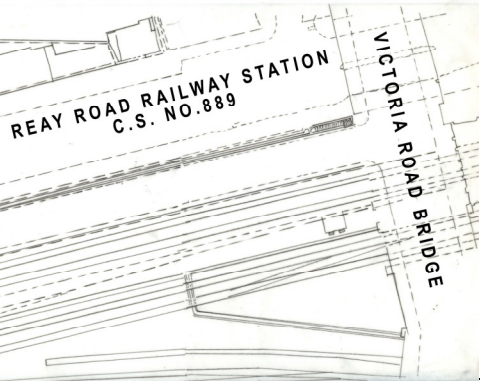
627	BYCULLA RAILWAY STATION
	<p>attention to its cleanliness and upkeep. Insensitive additions such as patterned acrylic panels along the roof should be carefully removed and the gable ends restored to their original timber louvered pattern. Efforts at integrating the floor finishes through the structure should be made, to create some kind of conformity in type of materials.</p> <p>Care should be taken in any future repairs, that the historic fabric is not lost and if inevitable should be replaced with a sensitive design and material, ideally replicating existing details and with reversible techniques.</p>

627 BYCULLA RAILWAY STATION





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 TASK II: Review of Sr. No. 317 to 632 of the Heritage Regulations

628		REAY ROAD STATION	
	Common Ref no: 2005/GII/ 628		
	Card No. 312		
	Ward (Part): E Ward (Part II)		
	CS No. 889		
	Plot Area 71.07 sq m		
	B U Area NA		
	Date 27 <sup>th</sup> December 04		
	Record by Tapan Mittal		
	Review by Abha Lambah		
	Int TM Ext TM		
Photo Ref:628a – 628g			
1.0		<b>DENOMINATION</b>	
1.1	Name of Premises	Reay Road Railway Station	
1.2	Earlier Name	Reay Road Railway Station	
1.3	Built In	Late 19 <sup>th</sup> Century	Extension Date(if any) -
2.0		<b>ACCESS</b>	
2.1	Main	Reay road	
2.2	Subsidiary	None	
3.0		<b>OWNERSHIP PATTERN</b>	
3.1	Present	Central Government, Ministry of Railways	
3.2	Past	GIP Railway	
3.3	Status	<b>Owner:</b> Central Railways	
4.0		<b>USE</b>	
4.1	Present	Suburban Railway Station	
4.2	Past	Suburban Railway Station	
4.3	Usage	Regular use as a suburban station	
5.0		<b>SIGNIFICANCE &amp; VALUE CLASSIFICATION</b>	
5.1	Townscape(Natural/Manmade)	The Reay Road railway station rises behind the top of a road bridge, which bestrides the railway track underneath. The main entrance is therefore above ground on the bridge, where the railway platform leaves with the track below. The railway line thus tunnels through an arch housing the related administrative and operational rooms above, which overlooks the commuters track itself.	
5.2	Architectural Description	<p><b>Planning</b>                      With the entrance foyer at the upper level abutting the road, two ramps one on either side of the administrative and operational rooms lead to the concourse level serving as the pedestrian walkways.</p> <p><b>Stylistic Classification</b>                      Named after Lord Reay, who became the Governor of Bombay in 1885, the Reay Road railway station is colonial British structure. The building is a simple gray basalt stone structure with a sloping roof profile. The building has simple neoclassical detailing of semi circular and segmental arches with brick voussoirs and a prominent keystone element set in basalt</p>	

628	REAY ROAD STATION	
		masonry. The façade is articulated by three gable end wall profiles that mark the entrances, with the central entrance capped by a segmental arched Neo classical pediment. The interior of the entrance level is characterised by a ceiling of steel trusses and a substantial part of the finely detailed decorative timber barge board under the administrative office roof survives to this day.
5.3	Intrinsic	<p><b>Character Defining Elements</b></p> <p><b>External</b>                      Stone piers flanking the overbridge and arched openings overlook onto the tracks. The sloping roof has been retained with the steel roof trusses and wooden louvers fenestration within the profile of the arches characterise the façade and internal openings accentuated by the typical key stone projection. An old clock on the structure still functions. Decorative timber bargeboard and clock visible along external 'bridge'.</p> <p><b>Internal</b>                      The interior of the entrance level is characterised by a ceiling of steel trusses and a substantial part of the finely detailed decorative timber barge board under the administrative office roof survives to this day.</p>
5.4	Value Classification	<b>Existing Grade:</b> Grade I <b>Recommended Grade:</b> Grade II A <b>A(arc), B(uu), C(she), E, F, H(tec)</b>
6.0		<b>TOPOGRAPHY</b>
6.1	Floors	Ground + One
7.0		<b>CONSTRUCTION</b>
7.1	Plinth	Basalt Stone masonry
7.2	Walls	Load bearing stone masonry walls using local stone. The arches are inset in brick. Internal perforated fibre-board partition walls Corrugated sheets used to screen the pedestrian walkways.
7.3	Floor	Basalt laid on the ground floor and the slabs on the upper entrance level is constructed on steel girders.
7.4	Stairs	Two (paved initially) concrete pedestrian walkways flank on either side of the entrance level leading onto the concourse level.
7.5	Openings	Semi-circular arched openings with wooden louvered fanlights.
7.6	Roofing	Pitched sloping roof structure on timber beams and joists with proper terrace waterproofing
7.7	Articulation	The façade is characterized by semi-circular arched openings with wooden louvered fenestration and central gable pediment and sloping tiled roof.
7.8	Finishes	The walls are painted internally and the dado along most of the wall areas is covered with ceramic tiles.
7.9	Interiors(Movable&Immovable)	The interiors are greatly transformed in terms of both material and architectural integrity.
7.10	Compound/Fence/Gate	The building sits on the road and there are various incongruous accretions in the form of sheds and other inconsistent additions.
7.11	Curtilege/ Unbuilt space/out buildings/landscape	The building sits on the main road and the railway tracks In a sense form the curtilege. The area around it is badly

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628	REAY ROAD STATION	
		Kept, with shanties of slum dwellers and unauthorized Hawkers abounding. There are ad hoc additions and sheds Constructed along the building as well as in the surrounding Area that is highly incongruous.
8.0		<b>SERVICES &amp; UTILITIES</b>
8.1	Lighting	Electrical supply. Tubelight fittings
8.2	Ventilation	Natural ventilation. Fans in the office areas.
8.3	Electricity	Electrical supply
8.4	Water Supply	Municipal supply
8.5	Drainage (Plumbing and sanitation)	Municipal drainage
8.6	Fire Precaution	None
8.7	Other (HVAC/BMC/Security Systems)	none
9.0		<b>CONDITION</b>
9.1	Plinth	Not Applicable
9.2	Walls	The external stone masonry walls are stained with soot and pollutants over the years the stone bridge flanking the over bridge are severely deteriorated while a mix of tarpaulin sheets, Hessian and such adhoc building materials used in the construction of these squatter houses can be seen over the bridge.
9.3	Floor	The paving of the ramp leading from the platform to the concourse level shows paan stains extensively visible.
9.4	Stairs	
9.5	Openings	The main façade has segmental arched window s with brick voissours and prominent keystones. They have timber louvers along the fanlights. The original wooden louvers on the window frames have been covered with metal sheets and over many window openings, badly designed chajjas in various shapes and sizes have been crudely installed. Also, the openings below the pedestrian ramps have been blocked and are not in use nay more.
9.6	Roofing	The original tiled roof has been replaced by corrugated sheets at concourse level. The concourse has concrete piers in a truly modern vocabulary, completely unsympathetic to the historic building.
9.7	Articulation & Finishes	The concrete balusters of the ramps are painted a gaudy pink / red which is most unsuitable.
9.8	Services	The services are in a deteriorated state and need a plan for Upgradation.
9.9	Outbuildings	A slum settlement at the rear of the over bridge completely destroys the aesthetic appeal of the historic structure. A mix of tarpaulin sheets, Hessian and such adhoc building materials used in the construction of theses squatter houses can be seen over the bridge. On the whole the station suffers from extremely poor standards of cleanliness. Hawkers and shops within the entrance foyer also add to the existing problems of poor maintenance levels.
9.10	Overall Condition	Poor Maintenance level : Poor
10.0		<b>TRANSFORMATION</b>
10.1	Form	The overall form of the structure remains unmodified. As per the changing requirements of the Railway staff, adhoc partitioning with perforated fiber

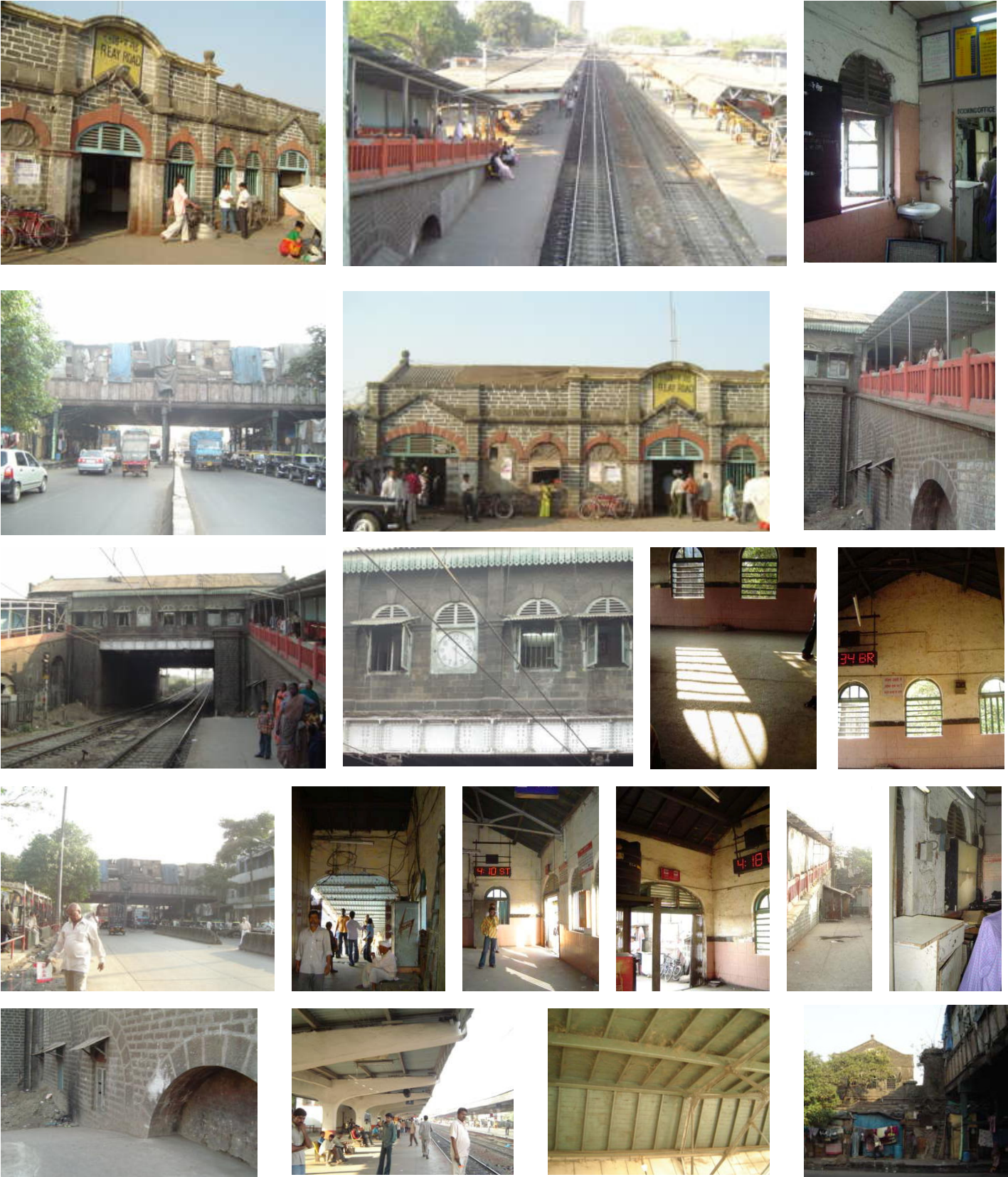


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628	REAY ROAD STATION	
		board has taken place within the structure, which does not relate to the original visual ambience of the station intended by its design.
10.2	Structure	The pedestrian ramps have acquired a concrete structure totally out of sync with the original stone masonry building.
10.3	Articulation & Finishes	The finishes need more consideration to take care of the humidity and its effect on the original fabric of the building.
11.0		<b>DP REMARKS/PERCEIVED THREATS</b>
		<p>The structure has suffered such severe deterioration due to myriad factors of age and neglect that the Central Railway has in the year 2002, declared the rail bridge structurally unsafe.</p> <p>With the recent plan by the Railways proposing a complete reconstruction of the Bridge in modern day concrete, the issue of historicity of the structure would be completely destroyed and there would be nothing vaguely reminiscent of historic value once the new bridge is constructed. The project is presently stalled due to the ground realities of rampant encroachments on the bridge and the relocation of slums.</p>
12.0		<b>ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS &amp; SUGGESTIONS FOR IMPLEMENTATION</b>
		If, however, the old bridge is allowed to remain, it would be advisable to restore the architectural features of the building by removing all incongruous accretions such as metal sheeting and chajjas as well as relocating the squatter settlements from its present location on the over bridge. A consistent signage and design scheme for the offices as well as the services on the platform is highly recommended

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628 REAY ROAD STATION



LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI  
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629 BHIKA BEHRAM WELL		
	Common Ref no: 2005/GII/629	
	Card No.: 313	
	Ward (Part): A Ward	
	CS No. : 4/709	
	Plot Area: 56.86 sq m	
	B U Area NA	
	Date: 28 <sup>th</sup> April 05	
	Record by: Abha Lambah	
Review by: Aishwarya Tipnis		
Int ANL                      Ext ANL		
Photo Ref.: 629a-629g		
		
1.0		<b>DENOMINATION</b>
1.1	Name of Premises	Parsi Well near Flora Fountain – Bhika Behram Well
1.2	Earlier Name	Bhika Behram Well
1.3	Built In	Well was dug in 1725                      Extension Date (if any): - 1950s
		Restoration of structure undertaken in 2000
2.0		<b>ACCESS ROADS</b>
2.1	Main	Veer Nariman Road
2.2	Subsidiary	Karmveer Bhau Rao Patil Mag (Mayo Road)
3.0		<b>OWNERSHIP PATTERN</b>
3.1	Present	Trust
3.2	Past	Trust
3.3	Status	Trust
4.0		<b>USE</b>
4.1	Present	Parsi Religious Well
4.2	Past	Well for religious purposes. There was an extension on the north of a trough for draught animals, which was later demolished to make way for the canopy
4.3	Usage	Regular
5.0		<b>SIGNIFICANCE &amp; VALUE CLASSIFICATION</b>
5.1	Townscape (Natural/Manmade)	The Bhika Behram well occupies a plot at the corner of Veer Nariman Road and Mahatma Gandhi Road, at the edge of Cross Maidan. The well is more significant for its associative and religious values rather than any strong townscape value. However, it does form, in a sense, part of the commemorative line up of statues of Sir Hormusjee Cowasjee Dinshaw and Gopal Krishna Gokhale.
5.2	Architectural Description	<p><b>Planning</b></p> <p>The central core of this structure is the fresh water well dug in 1725 and which is highly venerated by the Parsis . The canopy over the well is in fact, rather recent and was built in the 1950s and largely funded by the firm of Shapoorji Pallonji.</p> <p><b>Stylistic Classification</b></p> <p>This canopy is in concrete with a grit finished plaster and painted to simulate the texture and colour of yellow basalt stone. It has four</p>

629 BHIKA BEHRAM WELL		
		columns supporting a concrete slab. Each side of the canopy had three panels of stained glass. The canopy is evocative of the Art Deco style, with detailing that are inspired by Zoroastrian motifs. Thus, similar to other buildings such as the Kermani Building and Vacha Agiary on Dadabhai Naoroji Road, can be classified as a Zoroastrian - Deco
5.3	Intrinsic	<p><b>Character Defining Elements</b></p> <p><b>External</b>                      Stained Glass panels as fanlight elements below the canopy slab. 4 Stone pillars with inverted bell capitals                      Canopy frieze with geometrical stepped representations of fire, capped by Zoroastrian winged religious symbol</p> <p><b>Internal</b>                      18th Century circular Stone Well that is sacred to the Zoroastrian community.</p>
5.4	Value Classification	<b>Existing Grade:</b> Grade I <b>Recommended Grade:</b> Grade II A <b>A(arc) B(des) E , A(his) C(seh) A(cul) D(bio)</b>
6.0		<b>TOPOGRAPHY</b>
6.1	Floors	Ground floor structure – single storey
7.0		<b>CONSTRUCTION</b>
7.1	Plinth	None
7.2	Walls (Material)	Main canopy structure has no walls – only 4 columns, adjoining structure is single storeyed structure with brick walls
7.3	Floor	Stone flooring
7.4	Stairs	None
7.5	Openings	The main canopy is open on all sides. It had stained glass fanlights that were subsequently damaged by vandalism in 2004 and were removed. Subsidiary structure is modern construction with modern rectangular doors and windows
7.6	Roofing	Flat RCC slab
7.7	Articulation (Material)	Stone columns and concrete canopy over well. Stone well. Brick construction with rcc slab for new additional blocks
7.8	Finishes	Stone columns in yellow Malad basalt. RCC canopy and structure plastered with grit finish and painted to match stone
7.9	Interiors (Movable & Immovable)	Circular stone well
7.10	Compound/Fence/Gate	Modern plastered brick wall with new modern mild steel compound gate with no intrinsic architectural quality
7.11	Curtilege/ Un-built space/ out buildings/ landscape	The once open space in the compound now houses water tanks, a later construction of a subsidiary structure in modern materials and vocabulary. There are some concrete benches for the congregation to the eastern side of the compound. A metal gate leads into the well are from the Mahatma Gandhi road as well as one opening on the Veer Nariman Road foot path.
8.0		<b>SERVICES &amp; UTILITIES</b>
8.1	Lighting	Fluorescent tube lights

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629	<b>BHIKA BEHRAM WELL</b>	
8.2	Ventilation	
8.3	Electricity	BEST supply
8.4	Water Supply	Natural well, also tapped municipal supply
8.5	Drainage (Plumbing and sanitation)	Municipal
8.6	Fire Precaution	None
8.7	Other (HVAC/BMC/Security Systems)	None
9.0		<b>CONDITION</b>
9.1	Plinth	Not applicable since this is a canopy.
9.2	Walls	The main heritage structure does not have any walls, but four stone columns in a good condition. The canopy over the well showed signs of deterioration in the 1990s and its stained glass panels were in need of restoration when surveyed in 1998. There was also some amount of staining along the stone masonry, though no major structural threat was visible. The entire structure has since undergone an extensive restoration effort launched in 2000 and is in an excellent condition.
9.3	Floor	There has been a considerable amount of change in terms of finishes of the structure and the compound. The well was in the past decades, cemented over in terrazzo, a finish that was most unsuitable and has been since replaced with stone flooring. In January 2000, a restoration project was undertaken under the supervision of architect Kirtida Unwalla.
9.4	Stairs	None
9.5	Openings	The stained glass panels that were restored in 2000 were subsequently vandalized in 2004 and have been subsequently removed
9.6	Roofing	The concrete canopy over the well showed signs of deterioration in the 1990s and was subsequently restored in 2000. It is presently in a good condition.
9.7	Articulation & Finishes	The restoration project in 2000 entailed the stone cleaning of the columns and terrace waterproofing. The detailing was restored and the stained glass panels were restored.
9.8	Services	Fluourescent tube lights along external wall of subsidiary structure need to be relocated more appropriately. Better light fixtures required
9.9	Outbuildings	The outbuildings are completely devoid of any architectural value and are incongruous. However, fortunately they are single storeyed structures.
9.10	Overall Condition	Good maintenance levels
10.0		<b>TRANSFORMATION</b>
10.1	Form	Additions of additional structures along the northern edge of the well canopy. These are modern blocks and house the ancillary services.
10.2	Structure	The well is 18 <sup>th</sup> century but the canopy over the well dates to the middle of 20 <sup>th</sup> century
10.3	Articulation & Finishes	The character defining stained glass panels were damaged by vandalism in 2004 and have been temporarily removed.
11.0		<b>DP REMARKS/PERCEIVED THREATS</b>


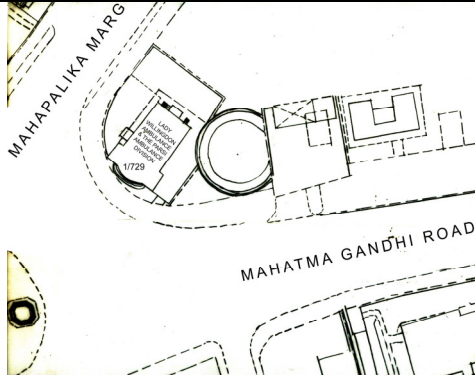


629	BHIKA BEHRAM WELL	
		<p>The immediate environs of this structure are in need of improvement and require a solution to the rampant proliferation of hawkers. The hawkers in the area need to be restricted, so that they do not obstruct the view of the heritage structure from Veer Nariman Road. An additional buffer area of 10 meters on either side of the well could be an option to regulate the immediate environment</p>
12.0		<p><b>ADDITIONAL NOTES/ REFERENCES/ DOCUMENTS AVAILABLE/ RECOMMENDATIONS &amp; SUGGESTIONS FOR IMPLEMENTATION</b></p>
		<p>The Bhikaji Behram fresh water well was dug in 1725 A.D. by Bhika Behramji, a shop owner in the English Bazaar area on Meadow's Street. According to legend, the well was dug to commemorate Bhikaji's release at the hands of the Marathas who had captured him assuming that he was a collaborator of the Mughals. Only when he was able to convince them that he was a Parsi, was he set free. The well has since been venerated by local Parsis. The present canopy over the well dates to the 1950s and was funded by Shapoorji Pallonjee and Company, who also aided the later restoration project in the year 2000. The canopy was vandalized in 2004 and the stained glass panels damaged and subsequently removed.</p> <p>There has been no mention in the 1995 Heritage List, of the values attributed to the structure, for classifying the Bhikaji Behram Well in the Grade I list. The listing also mentions that this is a well for draught animals, but the area for the animals is supposed to have been an extension at the northern end of the well, and was later demolished to make space for the present canopy, that was constructed in the second half of the 20<sup>th</sup> century. The structure could be included in a separate category as an "urban artefact", or re listed as Grade II. Considering the location of the Bhikaji Behram Kuvo and the fact that the well is really the more historic component rather than the later canopy, it may be prudent to list the well in the category of artefacts or alternately revise its listing to Grade II status.</p>

629 BHIKA BEHRAM WELL



LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI  
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630		LADY WILLINGDON BUILDING FOR THE PARSI AMBULANCE DIVISION	
		Common Ref no: 2005/GII/630	
		Card No.: 314	
		Ward (Part): A Ward (Part I)	
		CS No. : 1/729	
		Plot Area: 533.45 sq m	
		B U Area NA	
		Date: 28th April 05	
		Record by: Abha Lambah	
		Review by: Aishwarya Tipnis	
		Int ANL      Ext ANL	
Photo Ref.: 630			
1.0		<b>DENOMINATION</b>	
1.1	Name of Premises	Lady Willingdon Building for the Parsi Ambulance Division	
1.2	Earlier Name	Lady Willingdon Building for the Parsi Ambulance Division	
1.3	Built In	1932	Extension Date (if any): -
2.0		<b>ACCESS ROADS</b>	
2.1	Main	Mahatma Gandhi Road	
2.2	Subsidiary	Mahapalika Marg	
3.0		<b>OWNERSHIP PATTERN</b>	
3.1	Present	Trust	
3.2	Past	Trust	
3.3	Status	Trust	
4.0		<b>USE</b>	
4.1	Present	Parsi Ambulance Division	
4.2	Past	Parsi Ambulance Division	
4.3	Usage	Regular	
5.0		<b>SIGNIFICANCE &amp; VALUE CLASSIFICATION</b>	
5.1	Townscape (Natural/Manmade)	This building is very significant for its townscape value, as it occupies a critical location along the urban node at the south western edge of Fort Precinct. The building sits at the urban node facing Metro Cinema, Jer Mahal and Framji Cawasjee Institute and is thus a critical urban marker creating this very iconic urban node in the city.	
5.2	Architectural Description	<p><b>Planning</b></p> <p>This quaint ground plus one storeyed structure faces the Metro Circle, with its main entrance aligned towards the west. The entrance is through a slightly apsidial curvature in the western façade, flanked by basalt columns. This leads to an entrance lobby that forms the focal point of the building, leading to the staircase and vertical circulations, as well as with doors leading to the other rooms in the building.</p> <p><b>Stylistic Classification</b></p> <p>The architecture of this building is evocative of the Indo Saracenic genre, though almost a hybridized version of the scale of a modest</p>	

630 LADY WILLINGDON BUILDING FOR THE PARSI AMBULANCE DIVISION		
		bungalow. The architectural features include Indo Saracenic pointed window arches and a concrete cantilevered chajja overhanging over the open entrance. The entrance is framed by four basalt stone columns with bracketed capitals evocative of the pre-Islamic Buddhist and Hindu rock cut architecture. The wooden door shutters leading from the entrance lobby have multi-foil Mughal arched mouldings and even the stucco motifs on the ceiling of the lobby are evocative of Islamic floret motifs.
5.3	Intrinsic	<p><b>Character Defining Elements</b></p> <p><b>External</b> Pointed Indo Saracenic arches along the first floor of the front façade with four stone columns evocative of Buddhist/Hindu rock cut architecture at the ground level. Slight curvature of the front façade punctuated by five Islamic arched window openings on the first floor. The windows along the other facades are rectangular with strongly defined stucco bands along the architraves in a lighter colour.</p> <p><b>Internal</b> Original cement tiles (Bharat Tiles) in grey high gloss finish with patterned border in white and grey. Circular floret motifs in the floor pattern. Stucco floret motifs along the centre of the ceiling Marble plaques with names of donors Exquisitely carved rosewood doors with multi foil Islamic shutter designs Original teak wood furniture largely unchanged since the period of construction\ Square tiled rough shahbad floor in subsidiary rooms</p>
5.4	Value Classification	<b>Existing Grade:</b> Grade I <b>Recommended Grade:</b> Grade II A <b>A(arc), B(uu), C(she), D(bio), I(sce)</b>
6.0		<b>TOPOGRAPHY</b>
6.1	Floors	Ground plus one
7.0		<b>CONSTRUCTION</b>
7.1	Plinth	Malad stone masonry plinth
7.2	Walls (Material)	Brick walls with plaster in rough grit finish, painted grey
7.3	Floor	Original cement tiles (Bharat Tiles) in grey high gloss finish with patterned border in white and grey. Circular floret motifs in the floor pattern. Square tiled rough shahbad floor in subsidiary rooms
7.4	Stairs	Access denied to stairwell
7.5	Openings	The windows along the other facades are rectangular with strongly defined stucco bands along the architraves in a lighter colour. Internal door openings are rectangular with exquisitely carved rosewood door shutters with multi foil Islamic designs patterns.
7.6	Roofing	Flat terrace slab along the front part of the building. Rear portion has a sloping terracotta tiled roof with plain timber barge boards.
7.7	Articulation (Material)	Four stone columns along front facade. Concrete curved canopy



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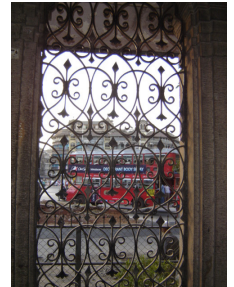
630	LADY WILLINGDON BUILDING FOR THE PARSI AMBULANCE DIVISION	
		overhanging over the front entrance. The windows along the other facades are rectangular with strongly defined stucco bands along the architraves in a lighter colour. The exterior walls are brick with stucco finish.
7.8	Finishes	Exterior walls finished in cement plaster with rough grit texture painted over. The bands of stucco around the rectangular window architraves are picked in a lighter colour of paint.
7.9	Interiors (Movable & Immovable)	The building has one of the better preserved and untouched interiors as far as the materials, fixtures and furniture of the entrance lobby is concerned. The authentic flooring of Bharat tiles with patterned key border and floret motifs survives in good condition and the original detailing of the ceiling with its circular stucco floret motifs is also visible. The old plaques and notice board survive true to the period, and the door with the polished rose wood shutters and frames with finely carved details are well preserved. The furniture (benches, chairs, table ) in the lobby are also the original pieces, in old burma teak.
7.10	Compound/Fence/Gate	There is a finely detailed decorative grill in mild steel fitted along the front curved entrance porch. The main entrance gate to the compound is of a later period but is quite consistent with the design of the building.
7.11	Curtilege/ Un-built space/ out buildings/ landscape	The plot has side setbacks and there is a drive way to the south of the building. An ad hoc addition of a garage is visible at the end of this drive way, abutting the building. This is in corrugated sheet construction, with a lean to roof.
8.0		<b>SERVICES &amp; UTILITIES</b>
8.1	Lighting	Flourescent tube lights can be seen in the main hall
8.2	Ventilation	Adequate natural ventilation. Fans mounted on ceiling.
8.3	Electricity	BEST supply
8.4	Water Supply	Piped municipal water supply
8.5	Drainage (Plumbing and sanitation)	Municipal drainage
8.6	Fire Precaution	None
8.7	Other (HVAC/BMC/Security Systems)	None
9.0		<b>CONDITION</b>
9.1	Plinth	No visible sign of deterioration
9.2	Walls	No major structural distress seen. Paint and plaster deterioration visible
9.3	Floor	No major distress. Flooring is original and authentic and in good condition
9.4	Stairs	We were not able to access the stairwell or upper floors
9.5	Openings	No alterations to the original openings except addition of ad hoc chajjas outside windows on side facades
9.6	Roofing	No major issues
9.7	Articulation & Finishes	In good condition
9.8	Services	Satisfactory
9.9	Outbuildings	An ad hoc addition of a garage is visible at the end of this drive way,




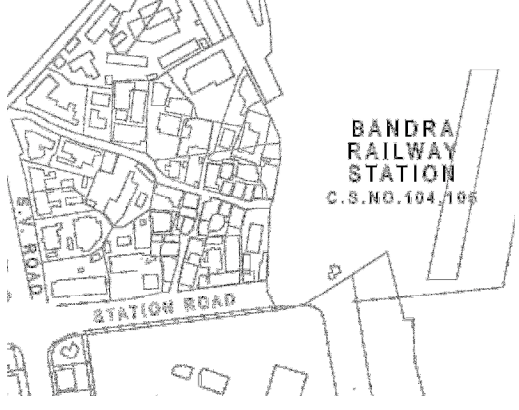
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		abutting the building. This is in corrugated sheet construction, with a lean to roof.
9.10	Overall Condition	The Lady Willingdon Ambulance Building enjoys a good level of maintenance and is in a satisfactory state of repair. The building is quite well maintained and is regularly painted and repaired.
10.0		<b>TRANSFORMATION</b>
10.1	Form	The only interventions required, are the removal of incongruous additions such as the electrical boxes and sheds abutting the structure along the road.
10.2	Structure	none
10.3	Articulation & Finishes	No major changes in the lobby but there are insensitive new additions of tiling and water stations in the rear room
		Addition of chajjas
11.0		<b>DP REMARKS/PERCEIVED THREATS</b>
		No major threats to its structural integrity are visible, and the fact that it is not a very old building, is partly responsible for its good condition
12.0		<b>ADDITIONAL NOTES/ REFERENCES/ DOCUMENTS AVAILABLE/ RECOMMENDATIONS &amp; SUGGESTIONS FOR IMPLEMENTATION</b>
		For a structure built as late as 1932, the Lady Willingdon Building & Parsi Ambulance Division is neither historically very significant, nor architecturally iconic enough to merit Grade I listing. Moreover, the 1995 Heritage List did not ascribe any values (architectural, cultural, technological etc.) for its classification, a fact that further undermines its claim for Grade I status. The structure should be therefore removed from the Grade I list, especially since far more significant structures facing it, such as the Metro Cinema and the Framji Cowasjee Institute (built on the site of the old Wellington Theatre) on Dhobi Talao have greater architectural merit but have Grade II A and Grade III status respectively.

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631 BANDRA STATION		
	Common Ref no:2005/GII/631	
	Card No.315	
	Ward (Part) H-West	
	CS No. 104,105	
	Plot Area 1158.1 sq m	
	B U Area NA	
	Date 27 <sup>th</sup> December 04	
	Record by Tapan Mittal, Aishwarya Tipnis	
	Review by Abha Lambah	
	Int TM Ext TM	
Photo Ref 631 a- 631y		
		
1.0		<b>DENOMINATION</b>
1.1	Name of Premises	Bandra Railway Station
1.2	Earlier Name	Bandora Railway Station
1.3	Built In	1888 Extension Date(if any) Not available
2.0		<b>ACCESS ROADS</b>
2.1	Main	Station Road, Bandra, Guru Nanak Road (Turner Road)
2.2	Subsidiary	Swami Vivekanand Marg
3.0		<b>OWNERSHIP PATTERN</b>
3.1	Present	Western Railway
3.2	Past	BB & CI Railway
3.3	Status	Owner
4.0		<b>USE</b>
4.1	Present	Suburban Railway Station on Western Railway
4.2	Past	Suburban Railway Station
4.3	Usage	Regular(Daily)
5.0		<b>SIGNIFICANCE &amp; VALUE CLASSIFICATION</b>
5.1	Townscape(Natural/Manmade)	The Bandra Railway Station located on the western side of the railway line, the G+1 structure with a porch opening out to the carriageway was built as a suburban landmark. It was by its pyramidal sloping Mangalore tiled roof, stood out within the suburb, dotted with single storied vernacular bungalows spread amongst groves. Bandra Station is today a major hub, serviced by the western and harbour lines of the suburban railway.
5.2	Architectural Description	<p><b>Planning</b>                      With a porch facing the main carriageway, flanked by deep recessed verandahs on either side of the western facade, one enters the concourse. Towards the southern and northern ends are two staircases leading to the over bridges connecting to the seven platforms.</p> <p><b>Stylistic Classification</b>                      Built in the colonial vernacular style, with sloping terracotta tiled roof with a tall watch out tower with a pyramidal tiled roof, deep decorative timber bargeboards, timber balusters and finial. The building is characterized by deep recessed verandahs and tall-stripped windows. The gable end has</p>

631 BANDRA STATION		
		circular windows and timber brackets.
5.3	Intrinsic	<p><b>Character Defining Elements</b></p> <p><b>External</b>                      Pyramidical Mangalore tiled roof of the central tower with carved timber balusters and decorative timber eaves board., Terracotta tiled gable roof, strip windows along the front façade, deep recessed verandahs, Swiss half timbering in gable ends along the main façade. circular rose windows, timber brackets supporting the sloping roof, decorated timber eaves board and barge board, cast iron finials at the gable ends on all pitched roofs.</p> <p><b>Internal</b>                      Original cast iron columns, brackets and steel trusses supporting the roof of the concourse. Original cast iron benches on the platforms.</p>
5.4	Value Classification	<p><b>Existing Grade:</b> Grade I <b>Recommended Grade:</b> Grade II A  <b>A(arc), A(his), B(per), B(des), B (uu),E ,F, H(tec)</b></p> <p>The listing does not ascribe any values (historic, urban, scenic etc.) under the category for classification. As a landmark in the area, both in terms of its vernacular architectural vocabulary and for its socio-economic significance, the station merits listing, though perhaps not of Grade I merit. The genre of railway buildings that have been designated as heritage structures is far better represented through structures such as the Victoria Terminus building and the Western Railway Headquarters. For these reasons, and the fact that many inappropriate internal changes have been introduced within the interiors of this structure and most of the old finishes have been replaced, Bandra Station be revised to Grade II-A status.</p>
6.0		<b>TOPOGRAPHY</b>
6.1	Floors	Ground+ one upper
7.0		<b>CONSTRUCTION</b>
7.1	Plinth	Random rubble with lime stucco plaster painted with oil paint , dressed kurla basalt with lime concrete for concourses.
7.2	Walls	Load bearing masonry in a combination of brick masonry wall construction with lime stucco plaster.
7.3	Floor	Lime concrete for the concourses and overhead bridges.
7.4	Stairs	Steel staircases leading to concourse.
7.5	Openings	Pointed arched openings and semi circular arched openings on porch, teak wood doors with louvered fanlights fitted within the pointed arches.
7.6	Roofing	Timber beams and rafters for the ground and first floor topped by timber boardings finished with Mangalore tiles for the building and, steel trusses topped by G I sheet roofing for the concourses and asbestos sheet roofing for the staircases and overbridges. Swiss half timbering in gable ends along the main façade.
7.7	Articulation	Teak wood decorated eaves boards, carved balusters and cast iron for finials and brackets. Teak wood brackets to support sloping roof.
7.8	Finishes	<p><b>Walls</b>                      Plastered and painted in oil paint dado upto 3' along the walls. Ceramic tile cladding is also observed in some places.</p> <p><b>Flooring</b>                      Lime concrete floor or the building as well as the concourse.</p>



631 BANDRA STATION		
		<b>Staircases</b> Steel staircases with cuddappa stone cladding leading to overbridges and to to the concourses
7.9	Interiors(Movable & Immovable)	Cast iron columns and cast iron decorated brackets support the steel truss. The concourse retains a few original cast iron benches. Indicators, advertisement hoardings and kiosks are abundant on every platform
7.10	Compound/Fence/Gate	Not applicable
7.11	Curtilege/ Unbuilt space/out buildings/landscape	Entrance and ticket pavilions, ATM counters and hawkers form the immediate surroundings of the entrance. The auto rickshaws and taxis are unorganised and add to the clutter and confusion.
8.0		<b>SERVICES &amp; UTILITIES</b>
8.1	Lighting	All windows and doors have fanlights above for natural light. Lampshades hung from ceiling, and tube lights.
8.2	Ventilation	All doors and windows have fanlights with horizontal louvers for ventilation. Ceiling fans are hung from the trusses.
8.3	Electricity	Railway Board or Reliance Energy ( To be confirmed)
8.4	Water Supply	Municipal Water Supply
8.5	Drainage (Plumbing and sanitation)	Rain water pipes and other down take pipes run along the western facades.
8.6	Fire Precaution	No major fire prevention measures in place.
8.7	Other (HVAC/BMS/Security Systems)	No special security system installed.
9.0		<b>CONDITION</b>
9.1	Plinth	Rising damp observed almost everywhere in the building, especially along the rear and side staircases. An oil paint dado of up to 3' is painted all around the building.
9.2	Walls	Water seepage is a pertinent problem with the building, mainly from the roof and masonry, the extensive use of oil paints and weakened lime stucco plaster allow for water ingress and the use of oil paint does the allow the stone to breathe. Water seepage is visible at the front porch. Ficus growth is visible along the front porch which also exhibits cracks and resulting seepage from the terrace above. Cracks are visible in places and a ceramic tile dado of green tiles in some of the walls.
9.3	Floor	Some cracks and pan stains are visible at most places.
9.4	Stairs	Steel staircases, leading upto the concourse are in a rather poor condition, the asbestos sheet roofing on some is broken; some of the steps are broken.
9.5	Openings	Many doors, windows and ventilators are kept closed on permanent basis but are in a fair condition. The main signage for Bandra station is placed prominently on the main porch and obliterates both the arches on the front elevation. The installation of indicators and hoardings has obliterated most of the pointed arches inside.
9.6	Roofing	The Mangalore tiled roof, is broken in places, The ridges and eaves of the roofs show signs of shoddy repair and patch work. The roof of the entrance portico on the west side has the original timber joists supported by steel I sections and the same suffers from problems of leakage. Water seepage from the roof, causes wet rot and warping of timber boardings. The asbestos cement sheet roofing is also broken in parts; a part of the overhead bridge is open to sky.
9.7	Articulation & Finishes	Arbitrary additions of chajjas, fences, painted dados, absence of cohesive



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		design. Carved wooden balusters and eaves boards on the topmost central tower are broken and indicate wet rot. Cast iron finials at gable ends are missing or damaged. Though the original cast iron pillars, brackets and benches survive they are in dire need of restoration. Asbestos chajjas have been added to most openings.
9.8	Services	The addition of services such as toilets, water tanks, drinking water fountains, electrical wiring are in an adhoc manner. Leakage from down take pipes has resulted in ficus growth. The vending stalls and kiosks on the platforms have added to the mess.
9.9	Outbuildings	The addition of ATM's, and ticket pavilion is rather insensitive and not in sync with the rest of the structures. The hawkers, auto rickshaws and taxis create a greater mess and add to the clutter outside the station.
9.10	Overall Condition	Fair Maintenance level Regular with lack of conservation sensitivity
10.0		<b>TRANSFORMATION</b>
10.1	Form	Addition of ATM counters ticket pavilions is rather insensitive.
10.2	Structure	Addition of concourses has led to the extension of over bridge and its supporting staircases.
10.3	Articulation & Finishes	Original carved barge boards that once formed a decorative trim below the tiled roof, have disappeared in most places and replaced by a plain timber panels. Inside the concourse, most of the bases of the original cast iron pillars have been covered with ceramic tiles and a host of inconsistent paint finishes and materials have been introduced.
11.0		<b>DP REMARKS/PERCEIVED THREATS</b>
		NA
12.0		<b>ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS &amp; SUGGESTIONS FOR IMPLEMENTATION</b>
12.1	Historical Background	According to the book " <i>Anchoring a City Line: 1889-1999 - The History of the Western Suburban Railway &amp; Its Headquarters in Bombay</i> " by Rahul Mehrotra and Sharada Dwivedi, Bandra Station formally opened in 1888. Earlier, in February 1867, new buildings were completed for BB & CI Railway at the Bandora (Bandra) station, named after Bunder, a harbour or fort. These were 3 structures to accommodate the slaughterhouse designed by Russels Aitkins, then Municipal Engineer – one for storing beef and two for mutton were located at the north end of the Bandra Mahim causeway on the site of an old Jesuit Monastery of St. Annes and about a hundred yards south west of the Bandra Railway station. The meat train commenced by the BB&CI railway discontinued in January 1879, in favour of bullock carts. As the suburb grew, the station, equipped with two platforms in 1888, became a popular point of interchange to other modes of transport. The company ran special trains for the Bandra Festival of Mt. Mary's Church. By 1892, 4 Virar, 1 Borivili and 27 Bandra locals were running from Colaba on the BB&CI line. The setting up of a "hump shunting" yard at Bandra was completed in 1916. This enabled faster shunting and re-grouping for goods' trains.
12.2	Recommendations & Suggestions for Implementation	It is critical that replacement of original details must be done with utmost care, only when rendered absolutely essential. If this is however necessary, the



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	<p>original design should be replicated for details such as eaves boards and traceries as these greatly impact the visual quality of the facades.</p> <p>Bandra Station, though definitely worth conserving as a significant heritage building, does not merit classification as a Grade I structure and its heritage status could be revised to Grade II A. Moreover, the Heritage Committee should take cognisance of the insensitive additions and alterations to the structure, which are in total disregard to the heritage ambience.</p>

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632		BEST HOUSE/ELECTRIC HOUSE	
	Common Ref no: 2005/GII/632		
	Card No.: 316		
	Ward (Part): A Ward		
	CS No. : 2A/322 & 1/322		
	Plot Area: 3198.18 sq.m & 2543.78 sq.m		
	B U Area N A		
	Date: 20th May 2005		
	Record by: Abha Lambah		
	Review by: Aishwarya Tipnis		
	Int ANL                      Ext ANL		
Photo Ref.: 632 a -632I			
1.0		<b>DENOMINATION</b>	
1.1	Name of Premises	BEST House, (Electric House)	
1.2	Earlier Name	Electric House	
1.3	Built In	To the western edge of Colaba Causeway, forming a corner with BEST Marg, stands the east wing stone façade built in the late 19 <sup>th</sup> century. This is the older part of Electric House that was later extended with an Art Deco addition to the west, in 1936. Extension Date (if any): -	
2.0		<b>ACCESS ROADS</b>	
2.1	Main	Shahid Bhagat Singh Marg	
2.2	Subsidiary	BEST Marg	
3.0		<b>OWNERSHIP PATTERN</b>	
3.1	Present	BEST. The buildings house the offices of Bombay Electric Supply & Transport Undertaking.	
3.2	Past	BEST	
3.3	Status	BEST – Owner occupied	
4.0		<b>USE</b>	
4.1	Present	Offices of BEST	
4.2	Past	Offices of BEST	
4.3	Usage	Regular use as offices	
5.0		<b>SIGNIFICANCE &amp; VALUE CLASSIFICATION</b>	
5.1	Townscape (Natural/Manmade)	The building frames the south west corner of the junction between Shahid Bhagat Singh Marg and BEST Marg in Colaba. Built on the main road with no setback, it has an impressive frontage and is a key element in the townscape. The long façade along BEST Marg has a wholly Art Deco style.	
5.2	Architectural Description	<b>Planning</b> The building is a prominent corner building in Colaba and frames the street corner, with no setback from the road. older part is constructed in coursed rubble masonry employing grey Kurla basalt, while the later	



632		BEST HOUSE/ELECTRIC HOUSE
		<p>Art Deco extension is marked by its characteristic front porch with a row of imposing columns. The entrance is through the Art Deco side of the building that leads into a grand entrance lobby.</p> <p><b>Stylistic Classification</b>                      On the same site once stood the offices of the Stearns &amp; Kittredge Company who in 1873, set up the horse drawn tramway. The building has an Edwardian basalt stone façade on the Shahid Bhagat Singh Road side, with an Art Deco wing along BEST Marg. Formerly known as Electric House, the very name of this 1930's building echoed the style of the Art Deco movement. BEST House annexed to the original stone faced structure known as Electric House which abutted on Bombay's famous tramway and bus terminal, is remarkable for scale of its exterior street furniture - the most imposing columns and lamps which flank the steel and glass entrance doors on BEST Marg, vying in effect with the portals of a banking headquarters. The lobby within was detailed in the Art Deco vocabulary with polychromatic marble spatial decoration which along with the stairway reinforces the cohesive total design.</p>
5.3	Intrinsic	<p><b>Character Defining Elements</b></p> <p><b>External</b>                      The Neo classical building has black Kurla basalt masonry with inset arches of brick voussoirs on the first floor and rectangular opening on the second floor. This wing has a sloping roof of terracotta tiles with an overhanging flat eaves supported on short brackets below. The corner is curved. The western wing that is the later Art Deco building has a prominent entrance portal with two tall columns flanking the entrance. The vertical bands are highlighted and the openings are rectangular. The design of the streetlamps and porch is distinctly Art Deco.</p> <p><b>Internal</b>                      The Art Deco internal lobby                      Distinctly turn of the century detailing in the older east block with timber stair posts and handrails and cast iron banister.</p>
5.4	Value Classification	<p><b>Existing Grade:</b> Grade I      <b>Recommended Grade:</b> Grade II A  <b>A(arc), A(his), B(per), B(des), B(uu), C(seh)</b></p>
6.0		<b>TOPOGRAPHY</b>
6.1	Floors	Ground plus two
7.0		<b>CONSTRUCTION</b>
7.1	Plinth	Stone plinth
7.2	Walls (Material)	Exposed black Kurla Basalt Stone walls on the east wing. The Art Deco wing has a painted stucco finish.
7.3	Floor	Marble flooring and terrazzo tiles.
7.4	Stairs	The Edwardian wing has timber posts and treads and the Art Deco wing has concrete staircase
7.5	Openings	The neo classical building has black Kurla basalt masonry with inset

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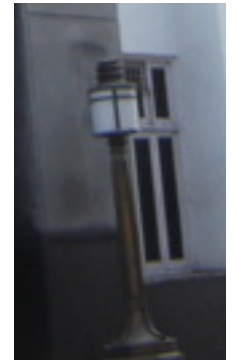
632	BEST HOUSE/ELECTRIC HOUSE	
		<p>arches of brick voussoirs on the first floor and rectangular opening on the second floor.</p> <p>The western wing that is the later Art Deco building has a prominent entrance portal with two tall columns flanking the entrance. The vertical bands are highlighted and the openings are rectangular.</p>
7.6	Roofing	This East (older) wing has a sloping roof of terracotta tiles with an overhanging flat eaves supported on short brackets below. The new Art Deco wing has a flat concrete terrace
7.7	Articulation (Material)	Exposed stone and brick on the exterior façade of the old wing. The new wing has Art Deco detailing in painted stucco, marble elements.
7.8	Finishes	Exposed stone and brick on the exterior façade of the old wing. The new wing has Art Deco detailing in painted stucco, marble elements.
7.9	Interiors (Movable & Immovable)	Old finishes such as marble floor, terrazzo tiles are typical of the Art Deco wing. The older wing has wooden handrails and Edwardian period interior fitting.
7.10	Compound/Fence/Gate	The building sits directly on the pavement without setback
7.11	Curtilege/ Un-built space/ out buildings/ landscape	There is an open courtyard behind the Art Deco building. The main entrance pavement on BEST Marg leading to the Art Deco building has a row of Art Deco street lamps.
8.0		<b>SERVICES &amp; UTILITIES</b>
8.1	Lighting	Very decorative Art Deco brass lamps outside. Internal electricals by BEST
8.2	Ventilation	Natural ventilation as well as fans, air conditioning
8.3	Electricity	BEST supply
8.4	Water Supply	Municipal Supply
8.5	Drainage (Plumbing and sanitation)	Municipal
8.6	Fire Precaution	Some fire extinguishers
8.7	Other (HVAC/BMC/Security Systems)	HVAC – some offices are air conditioned
9.0		<b>CONDITION</b>
9.1	Plinth	Visually appears to be in a sound structural condition
9.2	Walls	The external masonry has been repaired using hard cement pointing, especially along the eastern face where it is most prominent. There has also been a coat of pink paint added on to the arches and stone brackets to the east.
9.3	Floor	Many cabins have altered new flooring that is not authentic
9.4	Stairs	Good
9.5	Openings	Good
9.6	Roofing	No visible threat
9.7	Articulation & Finishes	There has been a badly done job of thick ribbon pointing that defaces the stone façade. Most of the finishes are in good stead. Insensitive signage and location of signboards detracts from the stone masonry.
9.8	Services	No major issues
9.9	Outbuildings	Many new ad hoc sheds added in the rear open space for garages and other infill additions
9.10	Overall Condition	The building has been maintained regularly, but not really from the

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632		BEST HOUSE/ELECTRIC HOUSE
		point of view of heritage conservation. Though there have been some insensitive additions over time, in the form of some sheds abutting the original structure as also internal partitioning and change of finishes, no structural threat is visible. The structure is maintained reasonably well by the BEST authority. Though there seem to be no major structural threats to the building, there have been a host of internal changes and additions of various partitions to serve the needs of the various offices inside the building. Maintenance level: Fair
10.0		<b>TRANSFORMATION</b>
10.1	Form	No major change externally but many changes in the inner areas and spaces. There have been some insensitive additions over time, in the form of some sheds abutting the original structure as also internal partitioning and change of finishes, no structural threat is visible.
10.2	Structure	No major changes except in the rear areas
10.3	Articulation & Finishes	There has been a badly done job of thick ribbon pointing that defaces the stone façade
11.0		<b>DP REMARKS/PERCEIVED THREATS</b>
		None
12.0		<b>ADDITIONAL NOTES/ REFERENCES/ DOCUMENTS AVAILABLE/ RECOMMENDATIONS &amp; SUGGESTIONS FOR IMPLEMENTATION</b>
		The inclusion of the BEST House as a Grade I building is a classic case of subjective selection that often plague the process of heritage listing. The Heritage List dedicates a long and vivid note to describe this structure, but what this laborious essay does, is merely hail this building as a remarkable example of the Art Deco genre. When more monumental and far representative buildings of the period (like the Eros and Regal Cinemas, Reserve Bank of India and New India Assurance Building) have been excluded from the list, its inclusion is not justified.


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634 (i)		MILESTONE-1 MILE FROM ST. THOMAS CHURCH	
		Common Ref no: 2005/GII/634(i)	<b>NO.C.S. MARKING AVAILABLE FOR MILESTONES</b>
		Card No.: 317(i)	
		Ward (Part): C Ward	
		CS No.: NA	
		Plot Area: NA	
		B U Area: NA	
		Date: 10 <sup>th</sup> November 2004	
		Record by: Tapan Mittal	
		Review by: Abha Lambah	
Int TM	Ext TM		
Photo Ref: 318(i)a-318(i)b			
1.0		<b>DENOMINATION</b>	
1.1	Name of Premises	Old Milestone on Kalbadevi Road in front of Navlakhi: 1 Mile from St. Thomas' Church	
1.2	Earlier Name	Milestone indicating 1 Mile from St. Thomas' Church	
1.3	Built In	1794. The date is clearly pre-1830 since that is the date when St. Thomas' Church was consecrated as a Cathedral Extension Date (if any): - none	
2.0		<b>ACCESS ROADS</b>	
2.1	Main	Kalbadevi Road, opp. Navalkhi Store	
2.2	Subsidiary	-	
3.0		<b>OWNERSHIP PATTERN</b>	
3.1	Present	MCGM	
3.2	Past	MCGM	
3.3	Status	Public road marker owned by Municipal Corporation	
4.0		<b>USE</b>	
4.1	Present	Milestone	
4.2	Past	Milestone	
4.3	Usage	-	
5.0		<b>SIGNIFICANCE &amp; VALUE CLASSIFICATION</b>	
5.1	Townscape (Natural/Manmade)	One of the toughest to find, it is located on the footpath along the Kalbadevi road facing the Navalkhi Store and Theatre. This marker has historic townscape value as it was originally installed to give an idea of the distance of that area from the town centre – hence the St. Thomas' Church.	
5.2	Architectural Description	A vertical block of stone in basalt, typically it shows a tapered pyramidal pointed end at the top.	
5.3	Intrinsic	<b>Character Defining Elements</b> Not applicable	
5.4	Value Classification	<b>Existing Grade:</b> Grade I <b>Recommended Grade:</b> Grade I <b>A (his), B(per), C(seh)</b>	
6.0		<b>TOPOGRAPHY</b>	
6.1	Floors	Approx. 18" above ground level	

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634 (i)	MILESTONE-1 MILE FROM ST. THOMAS CHURCH	
7.0		<b>CONSTRUCTION</b>
7.1	Plinth	Not applicable
7.2	Walls (Material)	Not applicable
7.3	Floor	Not applicable
7.4	Stairs	Not applicable
7.5	Openings	Not applicable
7.6	Roofing	Not applicable
7.7	Articulation (Material)	Stone marker with a pyramidal top
7.8	Finishes	Originally, was meant to be exposed stone with the lettering inscribed in it. Painted over some decades ago in Blue, currently does not show any paint.
7.9	Interiors (Movable & Immovable)	Not applicable
7.10	Compound/Fence/Gate	Not applicable
7.11	Curtilege/ Un-built space/ out buildings/ landscape	The surroundings do not compliment the Milestone and the building almost abuts the milestone and may be detrimental to the state of the already weathering Milestone.
8.0		<b>SERVICES &amp; UTILITIES</b>
8.1	Lighting	Not applicable
8.2	Ventilation	Not applicable
8.3	Electricity	Not applicable
8.4	Water Supply	Not applicable
8.5	Drainage (Plumbing and sanitation)	Not applicable
8.6	Fire Precaution	Not applicable
8.7	Other (HVAC/BMC/Security Systems)	Not applicable
9.0		<b>CONDITION</b>
9.1	Plinth	Not applicable
9.2	Walls	Not applicable
9.3	Floor	Not applicable
9.4	Stairs	Not applicable
9.5	Openings	Not applicable
9.6	Roofing	Not applicable
9.7	Articulation & Finishes	Not applicable
9.8	Services	Not applicable
9.9	Outbuildings	Not applicable
9.10	Overall Condition	Lack of any maintenance, hence in poor state of preservation. No sympathy towards maintaining the area around it or creating awareness about the historicity of the marker.
10.0		<b>TRANSFORMATION</b>
10.1	Form	Not applicable
10.2	Structure	Not applicable
10.3	Articulation & Finishes	The marker was originally exposed stone. This was then painted over in blue paint some years ago. It is presently unpainted.
11.0		<b>DP REMARKS/PERCEIVED THREATS</b>

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634 (i)	MILESTONE-1 MILE FROM ST.THOMAS CHURCH	
		None
12.0		<b>ADDITIONAL NOTES/ REFERENCES/ DOCUMENTS AVAILABLE/ RECOMMENDATIONS &amp; SUGGESTIONS FOR IMPLEMENTATION</b>
12.1		In 1794, under the Governor George Dick, the City Civil Architect Lt. John Cunliffe was directed to set up Stone Markers in selected areas. These were constructed 18" above the ground level and marked the limits of the Town of Bombay. The Government reduced the limits of Bombay in 1813 to the Fort. Also, after 1830, St. Thomas Church was consecrated as St. Thomas Cathedral. <sup>1</sup>

<sup>1</sup> Dwivedi Sharda and Mehrotra Rahul, ***Bombay The Cities Within***, Eminence Designs Pvt. Ltd. Mumbai 2001

634 (i) MILESTONE-1 MILE FROM ST. THOMAS CHURCH






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634(ii) MILESTONE -2 MILE FROM ST.THOMAS CHURCH		
<b>NO LONGER EXISTS ON THE SITE</b>	Common Ref no: 2005/GII/634(ii)	<b>NO LONGER EXISTS ON THE SITE</b>
	Card No.: 318 (ii)	
	Ward (Part): C Ward	
	CS No.: NA	
	Plot Area: NA	
	B U Area: NA	
	Date: 10 <sup>th</sup> November 2004	
	Record by: Tapan Mittal	
	Review by: Abha Lambah	
Int TM                      Ext TM		
Photo Ref.: -		
1.0		<b>DENOMINATION</b>
1.1	Name of Premises	Old Milestone on Ibrahim Rahmatullah Road- 2 Miles from St. Thomas' Church
1.2	Earlier Name	II Miles from St. Thomas' Church
1.3	Built In	Between 1794 and 1830      Extension Date (if any): -
2.0		<b>ACCESS ROADS</b>
2.1	Main	Ibrahim Rahimtulla Road, Outside Union Bank, Null Bazaar Branch
2.2	Subsidiary	-
3.0		<b>OWNERSHIP PATTERN</b>
3.1	Present	MCGM
3.2	Past	MCGM
3.3	Status	Public road marker owned by Municipal Corporation
4.0		<b>USE</b>
4.1	Present	Milestone
4.2	Past	Milestone
4.3	Usage	-
5.0		<b>SIGNIFICANCE &amp; VALUE CLASSIFICATION</b>
5.1	Townscape (Natural/Manmade)	This marker has historic townscape value as it was originally installed to give an idea of the distance of that area from the town centre – hence the St. Thomas' Church.
5.2	Architectural Description	Originally a vertical block of stone in basalt, typically it shows a tapered pyramidal pointed end at the top, however the milestone is no longer seen
5.3	Intrinsic	<b>Character Defining Elements</b> Not applicable
5.4	Value Classification	<b>Existing Grade:</b> Grade I <b>Recommended Grade:</b> -
6.0		<b>TOPOGRAPHY</b>
6.1	Floors	Approx. 18" above ground level
7.0		<b>CONSTRUCTION</b>
7.1	Plinth	Not applicable as the milestone is no longer present at the site.
7.2	Walls (Material)	Not applicable as the milestone is no longer present at the site.

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634(ii)	<b>MILESTONE -2 MILE FROM ST.THOMAS CHURCH</b>	
7.3	Floor	Not applicable as the milestone is no longer present at the site.
7.4	Stairs	Not applicable as the milestone is no longer present at the site.
7.5	Openings	Not applicable as the milestone is no longer present at the site.
7.6	Roofing	Not applicable as the milestone is no longer present at the site.
7.7	Articulation (Material)	Not applicable as the milestone is no longer present at the site.
7.8	Finishes	Not applicable as the milestone is no longer present at the site.
7.9	Interiors (Movable & Immovable)	Not applicable as the milestone is no longer present at the site.
7.10	Compound/Fence/Gate	Not applicable as the milestone is no longer present at the site.
7.11	Curtilege/ Un-built space/ out buildings/ landscape	Not applicable as the milestone is no longer present at the site.
8.0		<b>SERVICES &amp; UTILITIES</b>
8.1	Lighting	Not applicable as the milestone is no longer present at the site.
8.2	Ventilation	Not applicable as the milestone is no longer present at the site.
8.3	Electricity	Not applicable as the milestone is no longer present at the site.
8.4	Water Supply	Not applicable as the milestone is no longer present at the site.
8.5	Drainage (Plumbing and sanitation)	Not applicable as the milestone is no longer present at the site.
8.6	Fire Precaution	Not applicable as the milestone is no longer present at the site.
8.7	Other (HVAC/BMC/Security Systems)	Not applicable as the milestone is no longer present at the site.
9.0		<b>CONDITION</b>
9.1	Plinth	Not applicable as the milestone is no longer present at the site.
9.2	Walls	Not applicable as the milestone is no longer present at the site.
9.3	Floor	Not applicable as the milestone is no longer present at the site.
9.4	Stairs	Not applicable as the milestone is no longer present at the site.
9.5	Openings	Not applicable as the milestone is no longer present at the site.
9.6	Roofing	Not applicable as the milestone is no longer present at the site.
9.7	Articulation & Finishes	Not applicable as the milestone is no longer present at the site.
9.8	Services	Not applicable as the milestone is no longer present at the site.
9.9	Outbuildings	Not applicable as the milestone is no longer present at the site.
9.10	Overall Condition	Not applicable as the milestone is no longer present at the site.
10.0		<b>TRANSFORMATION</b>
10.1	Form	Not applicable as the milestone is no longer present at the site.
10.2	Structure	Not applicable as the milestone is no longer present at the site.
10.3	Articulation & Finishes	Not applicable as the milestone is no longer present at the site.
11.0		<b>DP REMARKS/PERCEIVED THREATS</b>
		None
12.0		<b>ADDITIONAL NOTES/ REFERENCES/ DOCUMENTS AVAILABLE/ RECOMMENDATIONS &amp; SUGGESTIONS FOR IMPLEMENTATION</b>
12.1		As the milestone no longer exists it should be removed from the list.

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634(iii) MILESTONE -3 MILE FROM ST.THOMAS CHURCH		
	Common Ref no: 2005/GII/634(iii)	<b>NO LONGER EXISTS ON THE SITE</b>
	Card No.: 318 (iii)	
	Ward (Part): D Ward	
	CS No.: NA	
	Plot Area: NA	
	B U Area: NA	
	Date: 10 <sup>th</sup> November 2004	
	Record by: Tapan Mittal	
	Review by: Abha Lambah	
	Int TM                      Ext TM	
Photo Ref.: 634(iii)a		
1.0		<b>DENOMINATION</b>
1.1	Name of Premises	Old milestone on Dr. Mascarenhas Road -3 miles from St. Thomas' Church by the Bazaar Gate <b>Milestone not found</b>
1.2	Earlier Name	Milestone on Mount Road -3 Miles from St. Thomas' Church by the Bazar Gate
1.3	Built In	1794      Extension Date (if any): -
2.0		<b>ACCESS ROADS</b>
2.1	Main	Dr. Mascarehas Road (Mount Road Approx. East) opposite Bank of India (Mazgaon Branch)
2.2	Subsidiary	-
3.0		<b>OWNERSHIP PATTERN</b>
3.1	Present	MCGM
3.2	Past	MCGM
3.3	Status	Public road marker owned by Municipal Corporation
4.0		<b>USE</b>
4.1	Present	Milestone
4.2	Past	Milestone
4.3	Usage	-
5.0		<b>SIGNIFICANCE &amp; VALUE CLASSIFICATION</b>
5.1	Townscape (Natural/Manmade)	Originally opposite Bank of India (Mazgaon Branch), this milestone has disappeared from its location and can no longer be spotted in the debris accumulated along the compound of the bank.
5.2	Architectural Description	Not available as milestone was not found
5.3	Intrinsic	<b>Character Defining Elements</b> Not available
5.4	Value Classification	<b>Existing Grade I                      Recommended Grade: Missing</b> , therefore should be deleted if not found.
6.0		<b>TOPOGRAPHY</b>
6.1	Floors	Not available
7.0		<b>CONSTRUCTION</b>

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<b>634(iii) MILESTONE -3 MILE FROM ST.THOMAS CHURCH</b>		
7.1	Plinth	Not available
7.2	Walls (Material)	Not available
7.3	Floor	Not available
7.4	Stairs	Not available
7.5	Openings	Not available
7.6	Roofing	Not available
7.7	Articulation (Material)	Not available
7.8	Finishes	Not available
7.9	Interiors (Movable & Immovable)	Not available
7.10	Compound/Fence/Gate	Not available
7.11	Curtilage/ Un-built space/ out buildings/ landscape	Not available
8.0		<b>SERVICES &amp; UTILITIES</b>
8.1	Lighting	Not applicable
8.2	Ventilation	Not applicable
8.3	Electricity	Not applicable
8.4	Water Supply	Not applicable
8.5	Drainage (Plumbing and sanitation)	Not applicable
8.6	Fire Precaution	Not applicable
8.7	Other (HVAC/BMC/Security Systems)	Not applicable
9.0		<b>CONDITION</b>
9.1	Plinth	Not available
9.2	Walls	Not available
9.3	Floor	Not available
9.4	Stairs	Not available
9.5	Openings	Not available
9.6	Roofing	Not available
9.7	Articulation & Finishes	Not available
9.8	Services	Not available
9.9	Outbuildings	Not available
9.10	Overall Condition	According to the Heritage Regulations, 1991, the milestone was cracked right across the middle and painted blue. Hence, its absence can be accorded to the lack of maintenance and decay due to neglect.
10.0		<b>TRANSFORMATION</b>
10.1	Form	Not available
10.2	Structure	Not available
10.3	Articulation & Finishes	Not available
11.0		<b>DP REMARKS/PERCEIVED THREATS</b>
		None
12.0		<b>ADDITIONAL NOTES/ REFERENCES/ DOCUMENTS AVAILABLE/ RECOMMENDATIONS &amp; SUGGESTIONS FOR IMPLEMENTATION</b>
		As the milestone no longer exists it should be removed from the list.



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634(iv) MILESTONE-3 MILE FROM ST. THOMAS CHURCH		
	Common Ref no: 2005/GII/634 (iv)	<b>NO C.S. MARKING FOR MILESTONES</b>
	Card No.: 318 (iv)	
	Ward (Part): D Ward Part (II)	
	CS No.: NA	
	Plot Area: NA	
	B U Area: NA	
	Date: 10 <sup>th</sup> November 2004	
	Record by: Tapan Mittal	
	Review by: AbhaLambah	
	Int TM                      Ext TM	
Photo Ref.: 318(iv)a-318(iv)b		
1.0		<b>DENOMINATION</b>
1.1	Name of Premises	Old Milestone on August Kranti Marg - 3 Miles from St. Thomas' Church
1.2	Earlier Name	Milestone on Gowalia Tank Road - 3 Miles from St. Thomas' Cathedral
1.3	Built In	1830s      Extension Date (if any): -
2.0		<b>ACCESS ROADS</b>
2.1	Main	August Kranti Marg (Gowalia Tank Road, Approx. North) Opposite Raghavji Road in front of Central Bank Gowalia Tank
2.2	Subsidiary	-
3.0		<b>OWNERSHIP PATTERN</b>
3.1	Present	MCGM
3.2	Past	MCGM
3.3	Status	Public road marker owned by Municipal Corporation
4.0		<b>USE</b>
4.1	Present	Milestone
4.2	Past	Milestone
4.3	Usage	-
5.0		<b>SIGNIFICANCE &amp; VALUE CLASSIFICATION</b>
5.1	Townscape (Natural/Manmade)	Past Nana Chowk and August Kranti Maidan, the road climbs gently towards Kemps Corner. Just Outside Central Bank of India's Gowalia Tank branch, this milestone stands almost intact at the entrance to the bank.
5.2	Architectural Description	A vertical block of stone in basalt, typically it shows a tapered pyramidal pointed end at the top, with a firm announcement "3 Miles". The No. of Miles is not in Roman numerals and follow a different shape and font from most of the other milestones.
5.3	Intrinsic	<b>Character Defining Elements</b> Character Defining Elements: basalt stone shaft with inscribed lettering
5.4	Value Classification	<b>Existing Grade:</b> Grade I <b>Recommended Grade:</b> Grade I <b>A (his), B(per), C(seh)</b>
6.0		<b>TOPOGRAPHY</b>
6.1	Floors	Approx. 12" above ground level

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634(iv) MILESTONE-3 MILE FROM ST. THOMAS CHURCH		
7.0		<b>CONSTRUCTION</b>
7.1	Plinth	Not applicable
7.2	Walls (Material)	Not applicable
7.3	Floor	Not applicable
7.4	Stairs	Not applicable
7.5	Openings	Not applicable
7.6	Roofing	Not applicable
7.7	Articulation (Material)	A vertical block of stone in basalt, typically it shows a tapered pyramidal pointed end at the top, with a firm announcement "3 Miles".
7.8	Finishes	Stone
7.9	Interiors (Movable & Immovable)	Not applicable
7.10	Compound/Fence/Gate	On a public pavement
7.11	Curtilage/ Un-built space/ out buildings/ landscape	Located on a public pavement next to a shop front. The shop front wall has been clad over in granite. There is an inspection chamber right in front of the milestone and the surface is uneven. There is no sensitivity towards the historic milestone. People dump cartons and garbage around it.
8.0		<b>SERVICES &amp; UTILITIES</b>
8.1	Lighting	Not applicable
8.2	Ventilation	Not applicable
8.3	Electricity	Not applicable
8.4	Water Supply	Not applicable
8.5	Drainage (Plumbing and sanitation)	Not applicable
8.6	Fire Precaution	Not applicable
8.7	Other (HVAC/BMC/Security Systems)	Not applicable
9.0		<b>CONDITION</b>
9.1	Plinth	No plinth
9.2	Walls	Stone milestone shaft
9.3	Floor	Not applicable
9.4	Stairs	Not applicable
9.5	Openings	Not applicable
9.6	Roofing	Not applicable
9.7	Articulation & Finishes	Not applicable
9.8	Services	Not applicable
9.9	Outbuildings	Not applicable
9.10	Overall Condition	Chipped along its edges, there is a total lack of maintenance of the milestone.
10.0		<b>TRANSFORMATION</b>
10.1	Form	No change to the form, though the pavement height has increased, thus obscuring the lower level of the milestone
10.2	Structure	No change except the fact that the increased height of the pavement obscures the base of the milestone
10.3	Articulation & Finishes	Stone staining and accumulation of grime

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634(iv)	MILESTONE-3 MILE FROM ST.THOMAS CHURCH	
11.0		<b>DP REMARKS/PERCEIVED THREATS</b>
		None
12.0		<b>ADDITIONAL NOTES/ REFERENCES/ DOCUMENTS AVAILABLE/ RECOMMENDATIONS &amp; SUGGESTIONS FOR IMPLEMENTATION</b>
12.1		In 1794, under the Governor George Dick, the City Civil Architect Lt. John Cunliffe was directed to set up Stone Markers in selected areas. These were constructed 18" above the ground level and marked the limits of the Town of Bombay. The Government reduced the limits of Bombay in 1813 to the Fort. Also, after 1830, St. Thomas Church was consecrated as St. Thomas Cathedral <sup>1</sup> .

634(iv) MILESTONE-3 MILE FROM ST.THOMAS CHURCH





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634(V) MILESTONE -3 MILE FROM ST.THOMAS CHURCH		
	Common Ref no: 2005/GII/634(V)	<b>NO C.S. MARKING FOR MILESTONES</b>
	Card No.: 318 (v)	
	Ward (Part): D ward Part (I)	
	CS No.: NA	
	Plot Area: NA	
	B U Area: NA	
	Date: 10 <sup>th</sup> November 2004	
	Record by: Tapan Mittal	
	Review by: Abha Lambah	
	Int TM                      Ext TM	
Photo Ref.: 318(v)a-318(v)b		
1.0		<b>DENOMINATION</b>
1.1	Name of Premises	Old Milestone on Javji Dadaji Marg - III Miles
1.2	Earlier Name	III Miles milestone marker on Tardeo Road
1.3	Built In	Between 1794 and 1830          Extension Date (if any): -
2.0		<b>ACCESS ROADS</b>
2.1	Main	Javji Dadaji Marg (Tardeo Road, Approx. East), opposite Bhatia Hospital but a little south of it in front of Navroze Court
2.2	Subsidiary	-
3.0		<b>OWNERSHIP PATTERN</b>
3.1	Present	MCGM
3.2	Past	MCGM
3.3	Status	Public road marker owned by Municipal Corporation
4.0		<b>USE</b>
4.1	Present	Milestone
4.2	Past	Milestone
4.3	Usage	-
5.0		<b>SIGNIFICANCE &amp; VALUE CLASSIFICATION</b>
5.1	Townscape (Natural/Manmade)	Past Tardeo Circle, opposite Bhatia Hospital, this milestone is distinctly visible standing a little south of the hospital, in front of Navroze Court.
5.2	Architectural Description	A vertical block of stone in basalt, typically it shows a tapered pyramidal pointed end at the top, with a firm announcement "III Miles".
5.3	Intrinsic	<b>Character Defining Elements</b> A vertical block of stone in basalt, with a tapered pyramidal pointed end at the top, with the inscribed lettering "III Miles".
5.4	Value Classification	<b>Existing Grade:</b> Grade I <b>Recommended Grade:</b> Grade I <b>A (his), B(per), C(she)</b>
6.0		<b>TOPOGRAPHY</b>
6.1	Floors	Approx. 10" above ground level
7.0		<b>CONSTRUCTION</b>
7.1	Plinth	Not applicable
7.2	Walls (Material)	Not applicable

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<b>634(V) MILESTONE -3 MILE FROM ST.THOMAS CHURCH</b>		
7.3	Floor	Not applicable
7.4	Stairs	Not applicable
7.5	Openings	Not applicable
7.6	Roofing	Not applicable
7.7	Articulation (Material)	A vertical block of stone in basalt, with a tapered pyramidal pointed end at the top, with the inscribed lettering "III Miles".
7.8	Finishes	Basalt stone
7.9	Interiors (Movable & Immovable)	Not applicable
7.10	Compound/Fence/Gate	Sits on a public pavement
7.11	Curtilage/ Un-built space/ out buildings/ landscape	Sits on a public pavement
8.0		<b>SERVICES &amp; UTILITIES</b>
8.1	Lighting	Not applicable
8.2	Ventilation	Not applicable
8.3	Electricity	Not applicable
8.4	Water Supply	Not applicable
8.5	Drainage (Plumbing and sanitation)	Not applicable
8.6	Fire Precaution	Not applicable
8.7	Other (HVAC/BMC/Security Systems)	Not applicable
9.0		<b>CONDITION</b>
9.1	Plinth	Not applicable
9.2	Walls	Single stone shaft
9.3	Floor	Not applicable
9.4	Stairs	Not applicable
9.5	Openings	Not applicable
9.6	Roofing	Not applicable
9.7	Articulation & Finishes	Cuboidal stone shaft with a pyramidal top
9.8	Services	Not applicable
9.9	Outbuildings	Not applicable
9.10	Overall Condition	A little paint or chalk stains are seen on the stone, which further accentuate its deliberate poor condition. Slight Cracks are also observed at the side and the rear. The raised level of the pavement hides the base of the milestone from view and has dwarfed the original size.
10.0		<b>TRANSFORMATION</b>
10.1	Form	Due to the pavement level being raised, the base of the milestone has been obscured from view
10.2	Structure	No change to the structure but due to the pavement level being raised, the base of the milestone has been obscured from view
10.3	Articulation & Finishes	Staining and dirt accumulation
11.0		<b>DP REMARKS/PERCEIVED THREATS</b>
		None
12.0		<b>ADDITIONAL NOTES/ REFERENCES/ DOCUMENTS AVAILABLE/ RECOMMENDATIONS &amp; SUGGESTIONS FOR IMPLEMENTATION</b>

634(V) MILESTONE -3 MILE FROM ST.THOMAS CHURCH



LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI  
TASK II: Review of Sr. No. 317 to 632 of the Heritage Regulations

LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI  
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634(vi) MILESTONE -4 MILE FROM ST.THOMAS CHURCH		
<b>NO LONGER EXISTS ON THE SITE</b>	Common Ref no: 2005/GII/634(vi)	<b>NO LONGER EXISTS ON THE SITE</b>
	Card No.: 318(vi)	
	Ward (Part): C ward	
	CS No.: NA	
	Plot Area: NA	
	B U Area: NA	
	Date: 10 <sup>th</sup> November 2004	
	Record by: Tapan Mittal	
	Review by: Abha Narain	
	Int TM                      Ext TM	
Photo Ref.: -		
1.0		<b>DENOMINATION</b>
1.1	Name of Premises	Old milestone on Dr. Babasaheb Ambedkar Marg <b>Milestone could not be found</b>
1.2	Earlier Name	Mile stone - IV Miles from St. Thomas' Church
1.3	Built In	18 <sup>th</sup> Century In 1794, under the Governor George Dick, the City Civil Architect Lt. John Cunliffe was directed to set up Stone Markers in selected areas. These were constructed 18" above the ground level and marked the limits of the Town of Bombay. The milestone is definitely earlier than 1830 when St. Thomas Church was consecrated as St. Thomas Cathedral <sup>1</sup> . Extension Date (if any): -
2.0		<b>ACCESS ROADS</b>
2.1	Main	Dr. Babasaheb Ambedkar Marg (Approx. west)
2.2	Subsidiary	The 1995 list describes it being in front of Voltasnagar. A little south or east end of Chinchpokli Bridge near western end of Chinchpokli bridge
3.0		<b>OWNERSHIP PATTERN</b>
3.1	Present	MCGM
3.2	Past	MCGM
3.3	Status	Public road marker owned by Municipal Corporation
4.0		<b>USE</b>
4.1	Present	Milestone could not be found at indicated location
4.2	Past	Milestone could not be found at indicated location
4.3	Usage	Milestone could not be found at indicated location
5.0		<b>SIGNIFICANCE &amp; VALUE CLASSIFICATION</b>
5.1	Townscape (Natural/Manmade)	This milestone is no longer standing in front of Voltas Nagar, a little south or east end of Chinchpokhli Bridge. All that was found were pavements torn open and mounds of mud besides various inexplicable blocks of concrete, stones and tiles littering the footpath
5.2	Architectural Description	Milestone could not be found at indicated location
5.3	Intrinsic	<b>Character Defining Elements</b> Milestone could not be found at indicated location

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Mumbai 2001



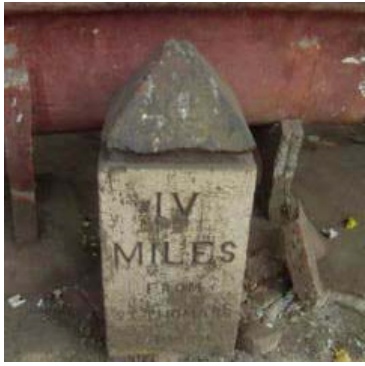
LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI  
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634(vi) MILESTONE -4 MILE FROM ST.THOMAS CHURCH		
5.4	Value Classification	<b>Existing Grade:</b> Grade I <b>Recommended Grade:</b> -
6.0		<b>TOPOGRAPHY</b>
6.1	Floors	Milestone could not be found at indicated location
7.0		<b>CONSTRUCTION</b>
7.1	Plinth	Not applicable
7.2	Walls (Material)	Not applicable
7.3	Floor	Not applicable
7.4	Stairs	Not applicable
7.5	Openings	Not applicable
7.6	Roofing	Not applicable
7.7	Articulation (Material)	Milestone could not be found at indicated location
7.8	Finishes	Not applicable since milestone cannot be found at indicated place
7.9	Interiors (Movable & Immovable)	Not applicable
7.10	Compound/Fence/Gate	Not applicable
7.11	Curtilege/ Un-built space/ out buildings/ landscape	This milestone is no longer standing in front of Voltas Nagar, a little south or east end of Chinchpokhli Bridge. All that was found were pavements torn open and mounds of mud besides various inexplicable blocks of concrete, stones and tiles littering the footpath
8.0		<b>SERVICES &amp; UTILITIES</b>
8.1	Lighting	Not applicable
8.2	Ventilation	Not applicable
8.3	Electricity	Not applicable
8.4	Water Supply	Not applicable
8.5	Drainage (Plumbing and sanitation)	Not applicable
8.6	Fire Precaution	Not applicable
8.7	Other (HVAC/BMC/Security Systems)	Not applicable
9.0		<b>CONDITION</b>
9.1	Plinth	Not applicable
9.2	Walls	Not applicable
9.3	Floor	Not applicable
9.4	Stairs	Not applicable
9.5	Openings	Not applicable
9.6	Roofing	Not applicable
9.7	Articulation & Finishes	Not applicable
9.8	Services	Not applicable
9.9	Outbuildings	All that was found were pavements torn open and mounds of mud besides various inexplicable blocks of concrete, stones and tiles littering the footpath
9.10	Overall Condition	According to the Heritage Regulations, 1991, this milestone was rendered with white wash and other paint stains were clearly visible. Hence, its absence can be accorded to the lack of maintenance and decay due to neglect.

LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI  
 TASK II: Review of Sr. No. 317 to 632 of the Heritage Regulations

634(vi)	<b>MILESTONE -4 MILE FROM ST.THOMAS CHURCH</b>	
10.0		<b>TRANSFORMATION</b>
10.1	Form	Milestone could not be found at indicated location
10.2	Structure	Milestone could not be found at indicated location
10.3	Articulation & Finishes	Milestone could not be found at indicated location
11.0		<b>DP REMARKS/PERCEIVED THREATS</b>
		None
12.0		<b>ADDITIONAL NOTES/ REFERENCES/ DOCUMENTS AVAILABLE/ RECOMMENDATIONS &amp; SUGGESTIONS FOR IMPLEMENTATION</b>
12.1		In 1794, under the Governor George Dick, the City Civil Architect Lt. John Cunliffe was directed to set up Stone Markers in selected areas. These were constructed 18" above the ground level and marked the limits of the Town of Bombay. The Government reduced the limits of Bombay in 1813 to the Fort. Also, after 1830, St. Thomas Church was consecrated as St. Thomas Cathedral

LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI  
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634(vii)		MILESTONE -4 MILE FROM ST.THOMAS CHURCH			
		Common Ref no: 2005/GII/634(vii)			
		Card No.: 318 (vii)			
		Ward (Part): D ward			
		CS No.: NA			
		Plot Area: NA			
		B U Area: NA			
		Date: 10 <sup>th</sup> November 2004			
		Record by: Tapan Mittal			
		Review by: Abha Lambah			
		Int TM                      Ext TM			
Photo Ref.: 318(vii)a-318(vii)b		<b>NO C.S. MARKING FOR MILESTONES</b>			
1.0				<b>DENOMINATION</b>	
1.1	Name of Premises			Old Milestone on N.M.Joshi Marg- IV Miles from St. Thomas' Church	
1.2	Earlier Name			Milestone on Delisle Road - IV Miles from St. Thomas' Church	
1.3	Built In			1794                      Extension Date (if any): -	
2.0				<b>ACCESS ROADS</b>	
2.1	Main			N. M. Joshi Marg (Delisle Road, Approx. West)	
2.2	Subsidiary			-	
3.0				<b>OWNERSHIP PATTERN</b>	
3.1	Present			MCGM	
3.2	Past	MCGM			
3.3	Status	Public road marker owned by Municipal Corporation			
4.0		<b>USE</b>			
4.1	Present	Milestone			
4.2	Past	Milestone			
4.3	Usage	-			
5.0		<b>SIGNIFICANCE &amp; VALUE CLASSIFICATION</b>			
5.1	Townscape (Natural/Manmade)	Near the western end of Chinchpokhli Bridge, virtually at the junction of N. M. Joshi and Sane Guruji Marg, this milestone hides behind a bench, just before the road turns left towards Byculla (West).			
5.2	Architectural Description	A vertical block of stone in basalt, painted white, typically it shows a tapered pyramidal pointed end at the top, with a firm announcement "IV Miles".			
5.3	Intrinsic	<b>Character Defining Elements</b> A vertical block of stone in basalt with a pyramidal pointed end at the top, with an inscription "IV Miles".			
5.4	Value Classification	<b>Existing Grade:</b> Grade I <b>Recommended Grade:</b> Grade I <b>A (his), B(per), C(seh)</b>			
6.0		<b>TOPOGRAPHY</b>			
6.1	Floors	Approx. 10" above ground level			
7.0		<b>CONSTRUCTION</b>			
7.1	Plinth	Not applicable since it is a milestone			

LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI  
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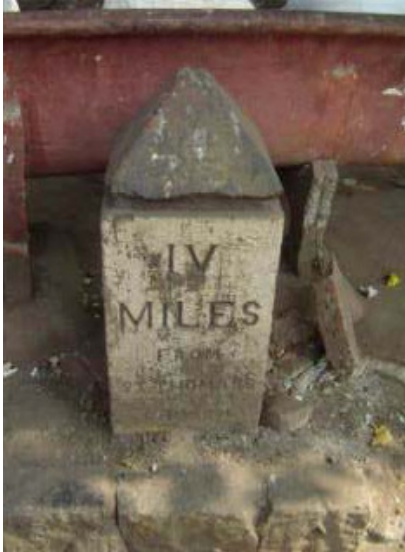
634(vii)	<b>MILESTONE -4 MILE FROM ST.THOMAS CHURCH</b>	
7.2	Walls (Material)	Not applicable since it is a milestone
7.3	Floor	Not applicable since it is a milestone
7.4	Stairs	Not applicable since it is a milestone
7.5	Openings	Not applicable since it is a milestone
7.6	Roofing	Not applicable since it is a milestone
7.7	Articulation (Material)	Stone marker with a cuboidal shaft and a slightly wider base with a pyramidal top
7.8	Finishes	Basalt stone
7.9	Interiors (Movable & Immovable)	Not applicable since it is a milestone
7.10	Compound/Fence/Gate	On the roadside. It is uprooted and lies disolate along a compound wall
7.11	Curtilege/ Un-built space/ out buildings/ landscape	The milestone is on a public pavement. A public bench is located next to it and the entire area is unkempt and ill maintained.
8.0		<b>SERVICES &amp; UTILITIES</b>
8.1	Lighting	Not applicable
8.2	Ventilation	Not applicable
8.3	Electricity	Not applicable
8.4	Water Supply	Not applicable
8.5	Drainage (Plumbing and sanitation)	Not applicable
8.6	Fire Precaution	Not applicable
8.7	Other (HVAC/BMC/Security Systems)	Not applicable
9.0		<b>CONDITION</b>
9.1	Plinth	Not applicable since it is a milestone
9.2	Walls	Not applicable since it is a milestone
9.3	Floor	Not applicable since it is a milestone
9.4	Stairs	Not applicable since it is a milestone
9.5	Openings	Not applicable since it is a milestone
9.6	Roofing	Not applicable since it is a milestone
9.7	Articulation & Finishes	Rough basalt stone with inscribed letters
9.8	Services	Not applicable since it is a milestone
9.9	Outbuildings	A concrete bench is planted right next to the bench, with its back abutting it, speaking volumes for the gross indifference by the municipal authorities in respecting its historic value.
9.10	Overall Condition	White painted stone with chipping and red stained by Paan chewers, this milestone also needs immediate attention and regular maintenance.
10.0		<b>TRANSFORMATION</b>
10.1	Form	Due to the pavement height being increased, part of the base is not visible
10.2	Structure	Due to the pavement height being increased, part of the base is not visible
10.3	Articulation & Finishes	Stone staining, paan stains and grime
11.0		<b>DP REMARKS/PERCEIVED THREATS</b>
		None

LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI  
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634(vii)	MILESTONE -4 MILE FROM ST.THOMAS CHURCH	
12.0		<b>ADDITIONAL NOTES/ REFERENCES/ DOCUMENTS AVAILABLE/ RECOMMENDATIONS &amp; SUGGESTIONS FOR IMPLEMENTATION</b>
12.1		In 1794, under the Governor George Dick, the City Civil Architect Lt. John Cunliffe was directed to set up Stone Markers in selected areas. These were constructed 18" above the ground level and marked the limits of the Town of Bombay. The Government reduced the limits of Bombay in 1813 to the Fort. Also, after 1830, St. Thomas Church was consecrated as St. Thomas Cathedral <sup>1</sup> .



634(vii) MILESTONE -4 MILE FROM ST.THOMAS CHURCH




LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI  
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634(viii)		MILESTONE -5 MILE FROM ST. THOMAS CHURCH	
<b>NO LONGER EXISTS ON THE SITE</b>		Common Ref no: 2005/GII/634(viii)	<b>NO LONGER EXISTS ON THE SITE</b>
		Card No.: 318 (viii)	
		Ward (Part): Fward	
		CS No.: NA	
		Plot Area: NA	
		B U Area: NA	
		Date: 10 <sup>th</sup> November 2004	
		Record by: Tapan Mittal	
		Review by: Abha Lambah	
		Int TM                      Ext TM	
Photo Ref.: NA			
1.0		<b>DENOMINATION</b>	
1.1	Name of Premises	Old milestone on S S Rao Marg <b>Milestone could not be found</b>	
1.2	Earlier Name	V Miles from St. Thomas' Church	
1.3	Built In	1794      Extension Date (if any): -	
2.0		<b>ACCESS ROADS</b>	
2.1	Main	Dr. S. S. Rao Marg	
2.2	Subsidiary	-	
3.0		<b>OWNERSHIP PATTERN</b>	
3.1	Present	MCGM	
3.2	Past	MCGM	
3.3	Status	Public road marker owned by Municipal Corporation	
4.0		<b>USE</b>	
4.1	Present	Milestone	
4.2	Past	Milestone	
4.3	Usage	Not applicable	
5.0		<b>SIGNIFICANCE &amp; VALUE CLASSIFICATION</b>	
5.1	Townscape (Natural/Manmade)	Tucked beside a hawker's cart, just outside a chawl, very hard to locate, this stone lies close to Sai Bhakt Mitra Mandal near Mahatma Gandhi Hospital on Dr. S. S. Rao Marg. However milestone could not be found at indicated location	
5.2	Architectural Description	Milestone could not be found at indicated location	
5.3	Intrinsic	<b>Character Defining Elements</b> Milestone could not be found at indicated location	
5.4	Value Classification	<b>Existing Grade:</b> Grade I <b>Recommended Grade:</b> -	
6.0		<b>TOPOGRAPHY</b>	
6.1	Floors	Milestone could not be found at indicated location	
7.0		<b>CONSTRUCTION</b>	
7.1	Plinth	Not applicable	
7.2	Walls (Material)	Not applicable	
7.3	Floor	Not applicable	

LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI  
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634(viii)	<b>MILESTONE -5 MILE FROM ST.THOMAS CHURCH</b>	
7.4	Stairs	Not applicable
7.5	Openings	Not applicable
7.6	Roofing	Not applicable
7.7	Articulation (Material)	Not applicable
7.8	Finishes	Not applicable
7.9	Interiors (Movable & Immovable)	Not applicable
7.10	Compound/Fence/Gate	Not applicable
7.11	Curtilege/ Un-built space/ out buildings/ landscape	Not applicable
8.0		<b>SERVICES &amp; UTILITIES</b>
8.1	Lighting	Not applicable
8.2	Ventilation	Not applicable
8.3	Electricity	Not applicable
8.4	Water Supply	Not applicable
8.5	Drainage (Plumbing and sanitation)	Not applicable
8.6	Fire Precaution	Not applicable
8.7	Other (HVAC/BMC/Security Systems)	Not applicable
9.0		<b>CONDITION</b>
9.1	Plinth	Not applicable
9.2	Walls	Not applicable
9.3	Floor	Not applicable
9.4	Stairs	Not applicable
9.5	Openings	Not applicable
9.6	Roofing	Not applicable
9.7	Articulation & Finishes	Not applicable
9.8	Services	Not applicable
9.9	Outbuildings	Not applicable
9.10	Overall Condition	Not applicable
10.0		<b>TRANSFORMATION</b>
10.1	Form	Not applicable
10.2	Structure	Not applicable
10.3	Articulation & Finishes	Not applicable
11.0		<b>DP REMARKS/PERCEIVED THREATS</b>
		None
12.0		<b>ADDITIONAL NOTES/ REFERENCES/ DOCUMENTS AVAILABLE/ RECOMMENDATIONS &amp; SUGGESTIONS FOR IMPLEMENTATION</b>

LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI  
TASK II: Review of Sr. No. 317 to 632 of the Heritage Regulations

634(ix) MILESTONE -5 MILE FROM ST.THOMAS CHURCH		
	Common Ref no:	2005/GII/634(ix)
	Card No.:	318 (ix)
	Ward (Part):	C ward
	CS No.:	NA
	Plot Area:	NA
	B U Area:	NA
	Date:	10 <sup>th</sup> November 2004
	Record by:	Tapan Mittal
	Review by:	Abha Lambah
	Int TM Ext TM	
Photo Ref.:	318(ix)a-318(ix)b	
1.0		<b>DENOMINATION</b>
1.1	Name of Premises	Old Milestone on N.M. Joshi Marg - V Miles from St. Thomas' Church opposite ESIS Bhavan
1.2	Earlier Name	Milestone indicating V Miles from St. Thomas' Church
1.3	Built In	Between 1816 and earlier than 1830 when St. Thomas was consecrated as a Cathedral Extension Date (if any): -
2.0		<b>ACCESS ROADS</b>
2.1	Main	N. M. Joshi Marg
2.2	Subsidiary	Opposite ESIS bhavan
3.0		<b>OWNERSHIP PATTERN</b>
3.1	Present	MCGM
3.2	Past	MCGM
3.3	Status	Public road marker owned by Municipal Corporation
4.0		<b>USE</b>
4.1	Present	Milestone
4.2	Past	Milestone
4.3	Usage	-
5.0		<b>SIGNIFICANCE &amp; VALUE CLASSIFICATION</b>
5.1	Townscape (Natural/Manmade)	The milestone is lying uprooted in the compound of a building at the northern end of the Lower Parel Bridge, Delisle Road. The defunct ESIS Hospital stands on the opposite side across the bridge.
5.2	Architectural Description	A vertical block of stone in basalt (almost the entire height of the original) with a slightly wider base. Typically it shows a tapered pyramidal pointed end at the top, with the letters "V Miles from St. Thomas's Church" inscribed.
5.3	Intrinsic	<b>Character Defining Elements</b> A vertical block of stone in basalt (almost the entire height of the original) with a slightly wider base. Typically it shows a tapered pyramidal pointed end at the top, with the letters "V Miles from St. Thomas" inscribed.
5.4	Value Classification	<b>Existing Grade:</b> Grade I <b>Recommended Grade:</b> Grade I <b>A (his), B(per), C(seh)</b>

LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI  
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<b>634(ix) MILESTONE -5 MILE FROM ST.THOMAS CHURCH</b>		
6.0		<b>TOPOGRAPHY</b>
6.1	Floors	Approx. 3 feet in ht.
7.0		<b>CONSTRUCTION</b>
7.1	Plinth	Not applicable since it is a milestone
7.2	Walls (Material)	Not applicable since it is a milestone
7.3	Floor	Not applicable since it is a milestone
7.4	Stairs	Not applicable since it is a milestone
7.5	Openings	Not applicable since it is a milestone
7.6	Roofing	Not applicable since it is a milestone
7.7	Articulation (Material)	Stone marker with a cuboidal shaft and a slightly wider base with a pyramidal top
7.8	Finishes	Basalt stone
7.9	Interiors (Movable & Immovable)	Not applicable since it is a milestone
7.10	Compound/Fence/Gate	On the roadside. It is uprooted and lies disolate along a compound wall
7.11	Curtilege/ Un-built space/ out buildings/ landscape	Not applicable since it is a milestone
8.0		<b>SERVICES &amp; UTILITIES</b>
8.1	Lighting	Not applicable
8.2	Ventilation	Not applicable
8.3	Electricity	Not applicable
8.4	Water Supply	Not applicable
8.5	Drainage (Plumbing and sanitation)	Not applicable
8.6	Fire Precaution	Not applicable
8.7	Other (HVAC/BMC/Security Systems)	Not applicable
9.0		<b>CONDITION</b>
9.1	Plinth	Not applicable since it is a milestone
9.2	Walls	Not applicable since it is a milestone
9.3	Floor	Not applicable since it is a milestone
9.4	Stairs	Not applicable since it is a milestone
9.5	Openings	Not applicable since it is a milestone
9.6	Roofing	Not applicable since it is a milestone
9.7	Articulation & Finishes	Basalt stone with the inscription " V Miles from St. Thomas's Church"
9.8	Services	Not applicable since it is a milestone
9.9	Outbuildings	Not applicable since it is a milestone
9.10	Overall Condition	Chipped at its edges, the large block of stone, an original entire milestone lies in a pathetic up state, upturned and lying in the dust.
10.0		<b>TRANSFORMATION</b>
10.1	Form	The milestone is uprooted and lies in the dust
10.2	Structure	No changes to the structure, but is entirely uprooted
10.3	Articulation & Finishes	No major changes
11.0		<b>DP REMARKS/PERCEIVED THREATS</b>




LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI  
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634(ix)	MILESTONE -5 MILE FROM ST.THOMAS CHURCH	
		None
12.0		<b>ADDITIONAL NOTES/ REFERENCES/ DOCUMENTS AVAILABLE/ RECOMMENDATIONS &amp; SUGGESTIONS FOR IMPLEMENTATION</b>
12.1		In 1794, under the Governor George Dick, the City Civil Architect Lt. John Cunliffe was directed to set up Stone Markers in selected areas. These were constructed 18” above the ground level and marked the limits of the Town of Bombay. The Government reduced the limits of Bombay in 1813 to the Fort. Also, after 1830, St. Thomas Church was consecrated as St. Thomas Cathedral <sup>1</sup> .
		The Milestone needs to be re-rooted in its original location as an immediate step to restore it. Further appropriate maintenance plans should be drawn with due recognition to their significance and with sensitive interventions.

634(ix) MILESTONE -5 MILE FROM ST.THOMAS CHURCH



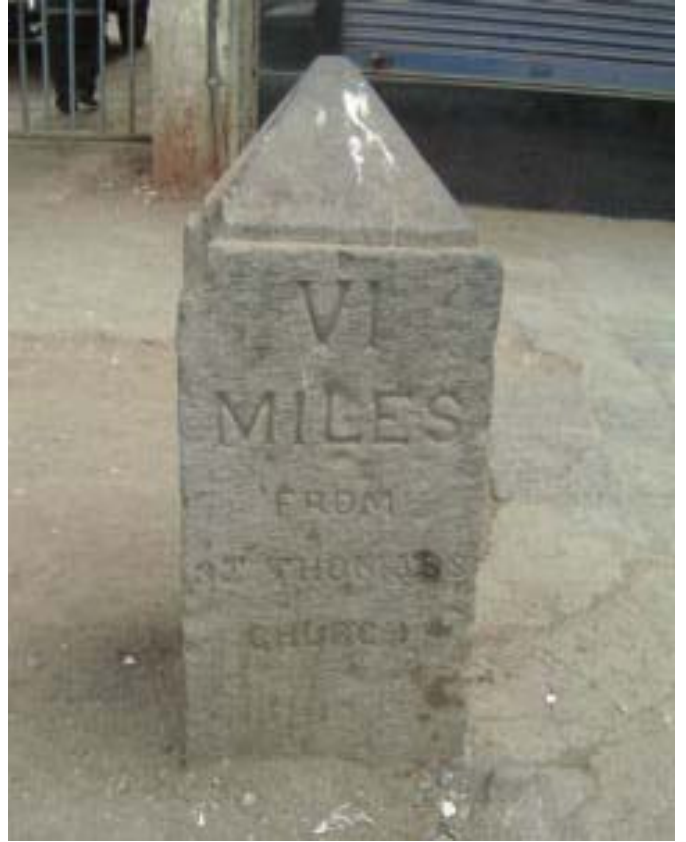
LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI  
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634(X) MILESTONE -6 MILE FROM ST. THOMAS CHURCH		
	Common Ref no: 2005/GII/634(x)	<b>NO C.S. MARKING FOR MILESTONE</b>
	Card No.: 318 (x)	
	Ward (Part): G North ward	
	CS No.: NA	
	Plot Area: NA	
	B U Area: NA	
	Date: 10 <sup>th</sup> November 2004	
	Record by: Tapan Mittal	
	Review by: Abha Lambah	
Int TM                      Ext TM		
Photo Ref.: 318(x)a-318(x)b		
1.0		<b>DENOMINATION</b>
1.1	Name of Premises	Old Milestone on Dr. Babasaheb Ambedkar Marg - VI Miles from St. Thomas' Church
1.2	Earlier Name	Milestone on Vincent Road - VI Miles from St. Thomas' Church
1.3	Built In	Erected between 1794 to 1830          Extension Date (if any): -
2.0		<b>ACCESS ROADS</b>
2.1	Main	Dr. Babasaheb Ambedkar Marg (Vincent Road, Approx. west), opposite Chitra Cinema
2.2	Subsidiary	-
3.0		<b>OWNERSHIP PATTERN</b>
3.1	Present	MCGM
3.2	Past	MCGM
3.3	Status	Public road marker owned by Municipal Corporation
4.0		<b>USE</b>
4.1	Present	Milestone
4.2	Past	Milestone
4.3	Usage	-
5.0		<b>SIGNIFICANCE &amp; VALUE CLASSIFICATION</b>
5.1	Townscape (Natural/Manmade)	This milestone stands tall and intact, opposite the newly refurbished Chitra Cinema Hall, opposite an electronic store on a trafficked route near Dadar market area.
5.2	Architectural Description	A vertical block of stone in basalt, typically it shows a tapered pyramidal pointed end at the top, with a firm announcement "VI Miles from St. Thomas".
5.3	Intrinsic	-
5.4	Value Classification	<b>Existing Grade:</b> Grade I <b>Recommended Grade:</b> Grade I <b>A (his), B(per), C(seh)</b>
6.0		<b>TOPOGRAPHY</b>
6.1	Floors	Approx. 2.5 feet in ht.
7.0		<b>CONSTRUCTION</b>
7.1	Plinth	Not applicable since it is a milestone

LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI  
TASK II: Review of Sr. No. 317 to 632 of the Heritage Regulations

634(X)	<b>MILESTONE -6 MILE FROM ST. THOMAS CHURCH</b>	
7.2	Walls (Material)	Not applicable since it is a milestone
7.3	Floor	Not applicable since it is a milestone
7.4	Stairs	Not applicable since it is a milestone
7.5	Openings	Not applicable since it is a milestone
7.6	Roofing	Not applicable since it is a milestone
7.7	Articulation (Material)	Stone marker with a cuboidal shaft and a slightly wider base with a pyramidal top
7.8	Finishes	Basalt stone
7.9	Interiors (Movable & Immovable)	Not applicable since it is a milestone
7.10	Compound/Fence/Gate	This milestone stands tall and intact, on the pavement.
7.11	Curtilage/ Un-built space/ out buildings/ landscape	The milestone stands opposite the newly refurbished Chitra Cinema Hall, opposite an electronic store on a trafficked route near Dadar market area.
8.0		<b>SERVICES &amp; UTILITIES</b>
8.1	Lighting	Not applicable
8.2	Ventilation	Not applicable
8.3	Electricity	Not applicable
8.4	Water Supply	Not applicable
8.5	Drainage (Plumbing and sanitation)	Not applicable
8.6	Fire Precaution	Not applicable
8.7	Other (HVAC/BMC/Security Systems)	Not applicable
9.0		<b>CONDITION</b>
9.1	Plinth	Not applicable since it is a milestone
9.2	Walls	Not applicable since it is a milestone
9.3	Floor	Not applicable since it is a milestone
9.4	Stairs	Not applicable since it is a milestone
9.5	Openings	Not applicable since it is a milestone
9.6	Roofing	Not applicable since it is a milestone
9.7	Articulation & Finishes	Basalt stone with the inscription "VI Miles from St. Thomas's Church"
9.8	Services	Not applicable since it is a milestone
9.9	Outbuildings	Not applicable since it is a milestone
9.10	Overall Condition	Chipped at its edges, the large block of stone leans tiredly pockmarked with bird droppings and stains. The pavement surfacing is uneven and broken
10.0		<b>TRANSFORMATION</b>
10.1	Form	No major change
10.2	Structure	No major change except for chipped side
10.3	Articulation & Finishes	The stone is fortunately not painted over but requires cleaning
11.0		<b>DP REMARKS/PERCEIVED THREATS</b>
		None
12.0		<b>ADDITIONAL NOTES/ REFERENCES/ DOCUMENTS AVAILABLE/ RECOMMENDATIONS &amp; SUGGESTIONS FOR IMPLEMENTATION</b>

634(X) MILESTONE -6 MILE FROM ST. THOMAS CHURCH







LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI  
TASK II: Review of Sr. No. 317 to 632 of the Heritage Regulations

634(xi)	<b>MILESTONE -6 MILE FROM ST. THOMAS CHURCH</b>	
7.0		<b>CONSTRUCTION</b>
7.1	Plinth	Not applicable since it is a milestone
7.2	Walls (Material)	Not applicable since it is a milestone
7.3	Floor	Not applicable since it is a milestone
7.4	Stairs	Not applicable since it is a milestone
7.5	Openings	Not applicable since it is a milestone
7.6	Roofing	Not applicable since it is a milestone
7.7	Articulation (Material)	Not applicable as it's a milestone.
7.8	Finishes	Not applicable as it's a milestone.
7.9	Interiors (Movable & Immovable)	Not applicable as it's a milestone.
7.10	Compound/Fence/Gate	The milestone is grided from all four sides
7.11	Curtilege/ Un-built space/ out buildings/ landscape	Not applicable since it is a milestone
8.0		<b>SERVICES &amp; UTILITIES</b>
8.1	Lighting	Not applicable
8.2	Ventilation	Not applicable
8.3	Electricity	Not applicable
8.4	Water Supply	Not applicable
8.5	Drainage (Plumbing and sanitation)	Not applicable
8.6	Fire Precaution	Not applicable
8.7	Other (HVAC/BMC/Security Systems)	Not applicable
9.0		<b>CONDITION</b>
9.1	Plinth	Not applicable since it is a milestone
9.2	Walls	Not applicable since it is a milestone
9.3	Floor	Not applicable since it is a milestone
9.4	Stairs	Not applicable since it is a milestone
9.5	Openings	Not applicable since it is a milestone
9.6	Roofing	Not applicable since it is a milestone
9.7	Articulation & Finishes	Not applicable since it is a milestone
9.8	Services	Not applicable since it is a milestone
9.9	Outbuildings	Not applicable since it is a milestone
9.10	Overall Condition	The pyramidal top has been painted in pink color, though the milestone has been fenced with grill but is still poorly maintained. Lot of dry leaves, papers, stones surround the milestone hence needs proper maintenance and cleaning.
10.0		<b>TRANSFORMATION</b>
10.1	Form	No changes
10.2	Structure	No changes
10.3	Articulation & Finishes	Needs proper cleaning and maintenance.
11.0		<b>DP REMARKS/PERCEIVED THREATS</b>
		None
12.0		<b>ADDITIONAL NOTES/ REFERENCES/ DOCUMENTS</b>

LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI  
 TASK II: Review of Sr. No. 317 to 632 of the Heritage Regulations

634(xi)	MILESTONE -6 MILE FROM ST. THOMAS CHURCH	
		AVAILABLE/ RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION
		<p>In 1794, under the Governor George Dick, the City Civil Architect Lt. John Cunliffe was directed to set up Stone Markers in selected areas. These were constructed 18” above the ground level and marked the limits of the Town of Bombay. The Government reduced the limits of Bombay in 1813 to the Fort. Also, after 1830, St. Thomas Church was consecrated as St. Thomas Cathedral<sup>1</sup>.</p> <p>This milestone was missed out in the earlier 1995 listing and needs to be included in the list for preservation as an important marker in the history of the city.</p>


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634(xi) MILESTONE -6 MILE FROM ST.THOMAS CHURCH



LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI  
TASK II: Review of Sr. No. 317 to 632 of the Heritage Regulations

364(xii) MILESTONE - 7 MILE FROM ST. THOMAS CHURCH		
	Common Ref no: 2005/GII/364(xii)	
	Card No.: 318 (xii)	
	Ward (Part): C ward	
	CS No.: NA	
	Plot Area: NA	
	B U Area: NA	
	Date: 10 <sup>th</sup> November 2004	
	Record by: Tapan Mittal	
	Review by: Abha Lambah	
	Int TM                      Ext TM	
Photo Ref.: 318(xii)a-318(xii)b		
<b>NO CS MARKING FOR MILESTONES</b>		
1.0		<b>DENOMINATION</b>
1.1	Name of Premises	Old Milestone on S.K.Bole Road - VII Miles from St. Thomas' Church
1.2	Earlier Name	Milestone - VII Miles from St. Thomas' Church
1.3	Built In	Between 1816 and earlier than 1830 when St. Thomas was consecrated as a Cathedral    Extension Date (if any): -
2.0		<b>ACCESS ROADS</b>
2.1	Main	S. K. Bole Road outside Antonio D Silva School, Dadar
2.2	Subsidiary	-
3.0		<b>OWNERSHIP PATTERN</b>
3.1	Present	MCGM
3.2	Past	MCGM
3.3	Status	Public road marker owned by Municipal Corporation
4.0		<b>USE</b>
4.1	Present	Milestone
4.2	Past	Milestone
4.3	Usage	-
5.0		<b>SIGNIFICANCE &amp; VALUE CLASSIFICATION</b>
5.1	Townscape (Natural/Manmade)	Just outside Antonio Da Silva School, the milestone peeks at the feet of those waiting at the stop for the BEST Bus.
5.2	Architectural Description	A vertical block of stone in basalt, typically it shows a tapered pyramidal pointed end at the top, with a firm announcement "VII Miles".
5.3	Intrinsic	<b>Character Defining Elements</b> A vertical block of stone in basalt (almost the entire height of the original) with a slightly wider base. Typically it shows a tapered pyramidal pointed end at the top, with the letters "VII Miles" inscribed
5.4	Value Classification	<b>Existing Grade:</b> Grade I <b>Recommended Grade:</b> Grade I <b>A (his), B(per), C(seh)</b>
6.0		<b>TOPOGRAPHY</b>
6.1	Floors	Approx. 2.5 feet in ht.

LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI  
TASK II: Review of Sr. No. 317 to 632 of the Heritage Regulations

364(xii)	<b>MILESTONE - 7 MILE FROM ST. THOMAS CHURCH</b>	
7.0		<b>CONSTRUCTION</b>
7.1	Plinth	Not applicable since it is a milestone
7.2	Walls (Material)	Not applicable since it is a milestone
7.3	Floor	Not applicable since it is a milestone
7.4	Stairs	Not applicable since it is a milestone
7.5	Openings	Not applicable since it is a milestone
7.6	Roofing	Not applicable since it is a milestone
7.7	Articulation (Material)	Stone marker with a cuboidal shaft and a slightly wider base with a pyramidal top
7.8	Finishes	Basalt stone
7.9	Interiors (Movable & Immovable)	Not applicable since it is a milestone
7.10	Compound/Fence/Gate	On a public pavement. The pavement has been incrementally increased in height and as a result, it obscures part of the milestone base
7.11	Curtilage/ Un-built space/ out buildings/ landscape	On a public pavement. The pavement has been incrementally increased in height and as a result, it obscures part of the milestone base
8.0		<b>SERVICES &amp; UTILITIES</b>
8.1	Lighting	Not applicable
8.2	Ventilation	Not applicable
8.3	Electricity	Not applicable
8.4	Water Supply	Not applicable
8.5	Drainage (Plumbing and sanitation)	Not applicable
8.6	Fire Precaution	Not applicable
8.7	Other (HVAC/BMC/Security Systems)	Not applicable
9.0		<b>CONDITION</b>
9.1	Plinth	Not applicable since it is a milestone
9.2	Walls	Not applicable since it is a milestone
9.3	Floor	Not applicable since it is a milestone
9.4	Stairs	Not applicable since it is a milestone
9.5	Openings	Not applicable since it is a milestone
9.6	Roofing	Not applicable since it is a milestone
9.7	Articulation & Finishes	Basalt stone with the inscription " VII Miles"
9.8	Services	Not applicable since it is a milestone
9.9	Outbuildings	-
9.10	Overall Condition	Chipped from one end of its pyramidal top and almost half submerged in the pavement, the base is entirely obscured. This milestone also shows total neglect and lack of maintenance.
10.0		<b>TRANSFORMATION</b>
10.1	Form	Part of the pyramidal top is broken. The pavement height has incrementally been increased, resulting in obliterating half the height of the milestone
10.2	Structure	Part of the pyramidal top is broken. The pavement height has incrementally been increased, resulting in obliterating half the height of

LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI  
 TASK II: Review of Sr. No. 317 to 632 of the Heritage Regulations

364(xii)	MILESTONE -7 MILE FROM ST.THOMAS CHURCH	
		the milestone
10.3	Articulation & Finishes	Stone staining with paan stains and grime
11.0		<b>DP REMARKS/PERCEIVED THREATS</b>
		None
12.0		<b>ADDITIONAL NOTES/ REFERENCES/ DOCUMENTS AVAILABLE/ RECOMMENDATIONS &amp; SUGGESTIONS FOR IMPLEMENTATION</b>
12.1		In 1794, under the Governor George Dick, the City Civil Architect Lt. John Cunliffe was directed to set up Stone Markers in selected areas. These were constructed 18” above the ground level and marked the limits of the Town of Bombay. The Government reduced the limits of Bombay in 1813 to the Fort. Also, after 1830, St. Thomas Church was consecrated as St. Thomas Cathedral <sup>1</sup> .

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364(xii) MILESTONE -7 MILE FROM ST.THOMAS CHURCH



LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI  
TASK II: Review of Sr. No. 317 to 632 of the Heritage Regulations

634(xiii) MILESTONE-8 MILE FROM ST. THOMAS CHURCH		
	Common Ref no: 2005/GII634(xiii)	
	Card No.: 318 (xiii)	
	Ward (Part): F North	
	CS No.: NA	
	Plot Area: NA	
	B U Area: NA	
	Date: 10 <sup>th</sup> November 2004	
	Record by: Tapan Mittal	
	Review by: Abha Lambah	
	Int TM                      Ext TM	
Photo Ref.: 318(xiii)a-318(xiii)c		
<b>NO CS MARKING FOR MILESTONES</b>		
1.0		<b>DENOMINATION</b>
1.1	Name of Premises	Old Milestone on Scheme No.6, Road No. 1 – VIII Miles from St. Thomas Church
1.2	Earlier Name	VIII Miles from St. Thomas' Church
1.3	Built In	Erected between 1816-1837      Extension Date (if any): -
2.0		<b>ACCESS ROADS</b>
2.1	Main	Scheme No. 6, Road No. 1, Sion (E) Located in between Parekh Bldg. Plot No. 228 and Brij Bhushan Bldg. Plot No. 225
2.2	Subsidiary	-
3.0		<b>OWNERSHIP PATTERN</b>
3.1	Present	MCGM
3.2	Past	MCGM
3.3	Status	Public road marker owned by Municipal Corporation
4.0		<b>USE</b>
4.1	Present	Milestone
4.2	Past	Milestone
4.3	Usage	-
5.0		<b>SIGNIFICANCE &amp; VALUE CLASSIFICATION</b>
5.1	Townscape (Natural/Manmade)	Located along the footpath on the way to Karnataka Bank, Sion (E) on Scheme No.6, road No.1 doesn't have any significant importance. Placed in between two residential blocks clearly un-noticed and the space next to the footpath is used as parking area for vehicles.
5.2	Architectural Description	<b>This stone was perhaps the farthest extent of the old city milestone, as per the Heritage Regulations, 1991.</b> A vertical block of stone in basalt, typically it shows a tapered pyramidal pointed end at the top, with a firm announcement "VIII Miles from St. Thomas".
5.3	Intrinsic	<b>Character Defining Elements</b> -
5.4	Value Classification	<b>Existing Grade:</b> Grade I <b>Recommended Grade:</b> Grade I <b>A (his), B(per), C(seh)</b>

LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI  
TASK II: Review of Sr. No. 317 to 632 of the Heritage Regulations

634(xiii)	<b>MILESTONE-8 MILE FROM ST.THOMAS CHURCH</b>	
6.0		<b>TOPOGRAPHY</b>
6.1	Floors	Approximately 2 feet in ht.
7.0		<b>CONSTRUCTION</b>
7.1	Plinth	Not applicable since it is a milestone
7.2	Walls (Material)	Not applicable since it is a milestone
7.3	Floor	Not applicable since it is a milestone
7.4	Stairs	Not applicable since it is a milestone
7.5	Openings	Not applicable since it is a milestone
7.6	Roofing	Not applicable since it is a milestone
7.7	Articulation (Material)	Stone marker with a cuboidal shaft with a pyramidal top
7.8	Finishes	Basalt stone
7.9	Interiors (Movable & Immovable)	Not applicable since it is a milestone
7.10	Compound/Fence/Gate	Stands tall on the pavement with debris around it and is very poorly maintained.
7.11	Curtilege/ Un-built space/ out buildings/ landscape	This milestone stands on the pavement in between two residential building clearly un-noticed and poorly maintained.
8.0		<b>SERVICES &amp; UTILITIES</b>
8.1	Lighting	Not applicable
8.2	Ventilation	Not applicable
8.3	Electricity	Not applicable
8.4	Water Supply	Not applicable
8.5	Drainage (Plumbing and sanitation)	Not applicable
8.6	Fire Precaution	Not applicable
8.7	Other (HVAC/BMC/Security Systems)	Not applicable
9.0		<b>CONDITION</b>
9.1	Plinth	Not applicable since it is a milestone
9.2	Walls	Not applicable since it is a milestone
9.3	Floor	Not applicable since it is a milestone
9.4	Stairs	Not applicable since it is a milestone
9.5	Openings	Not applicable since it is a milestone
9.6	Roofing	Not applicable since it is a milestone
9.7	Articulation & Finishes	Basalt stone with the inscription" VII Miles"
9.8	Services	Not applicable since it is a milestone
9.9	Outbuildings	-
9.10	Overall Condition	The milestone stands between two residential building but highly ill maintained, bird droppings and stain marks are clearly visible on it. Debris collected around the milestone could be seen. The milestone shows lack of negligence and is poorly maintained.
10.0		<b>TRANSFORMATION</b>
10.1	Form	No changes
10.2	Structure	No changes
10.3	Articulation & Finishes	Many stains could be seen on the milestone, needs proper cleaning.

LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI  
 TASK II: Review of Sr. No. 317 to 632 of the Heritage Regulations

634(xiii)	<b>MILESTONE-8 MILE FROM ST.THOMAS CHURCH</b>	
11.0		<b>DP REMARKS/PERCEIVED THREATS</b>
		None
12.0		<b>ADDITIONAL NOTES/ REFERENCES/ DOCUMENTS AVAILABLE/ RECOMMENDATIONS &amp; SUGGESTIONS FOR IMPLEMENTATION</b>
12.1		In 1794, under the Governor George Dick, the City Civil Architect Lt. John Cunliffe was directed to set up Stone Markers in selected areas. These were constructed 18" above the ground level and marked the limits of the Town of Bombay. The Government reduced the limits of Bombay in 1813 to the Fort. Also, after 1830, St. Thomas Church was consecrated as St. Thomas Cathedral <sup>1</sup> .

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634(xiii) MILESTONE-8 MILE FROM ST. THOMAS CHURCH



LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI  
TASK II: Review of Sr. No. 317 to 632 of the Heritage Regulations


634(xiv) MILESTONE -8 MILE FROM ST. THOMAS CHURCH		
<b>NO LONGER EXISTS ON THE SITE</b>	Common Ref no: 2005/GII/634(xiv)	
	Card No.: 318 (xiv)	
	Ward (Part): G North	
	CS No.: NA	
	Plot Area: NA	
	B U Area: NA	
	Date: 10 <sup>th</sup> November 2004	
	Record by: Tapan Mittal	
	Review by: Abha Lambah	
	Int TM                      Ext TM	
Photo Ref.: -		
<b>NO LONGER EXISTS ON THE SITE</b>		
1.0		<b>DENOMINATION</b>
1.1	Name of Premises	Old Milestone on Lady Jamsetjee Road – VII Miles from St. Thomas’s Church, north of junction with Kataria Marg
1.2	Earlier Name	VIII Miles from St. Thomas’ Church
1.3	Built In	1794 to 1830      Extension Date (if any): -
2.0		<b>ACCESS ROADS</b>
2.1	Main	Lady Jamshetji Road
2.2	Subsidiary	-
3.0		<b>OWNERSHIP PATTERN</b>
3.1	Present	MCGM
3.2	Past	MCGM
3.3	Status	Public road marker owned by Municipal Corporation
4.0		<b>USE</b>
4.1	Present	Milestone
4.2	Past	Milestone
4.3	Usage	-
5.0		<b>SIGNIFICANCE &amp; VALUE CLASSIFICATION</b>
5.1	Townscape (Natural/Manmade)	Originally located just north of Kataria Marg’s junction with Lady Jamshetji Road, the milestone is no longer seen.
5.2	Architectural Description	The milestone could not be found at indicated location
5.3	Intrinsic	<b>Character Defining Elements</b> The milestone could not be found at indicated location
5.4	Value Classification	<b>Existing Grade:</b> Grade I <b>Recommended Grade:</b> Delete if milestone cannot be found
6.0		<b>TOPOGRAPHY</b>
6.1	Floors	The milestone could not be found at indicated location
7.0		<b>CONSTRUCTION</b>
7.1	Plinth	Not applicable since it is a milestone
7.2	Walls (Material)	Not applicable since it is a milestone
7.3	Floor	Not applicable since it is a milestone
7.4	Stairs	Not applicable since it is a milestone



LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI  
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634(xiv)	<b>MILESTONE -8 MILE FROM ST.THOMAS CHURCH</b>	
7.5	Openings	Not applicable since it is a milestone
7.6	Roofing	Not applicable since it is a milestone
7.7	Articulation (Material)	Not applicable as it's a milestone.
7.8	Finishes	Not applicable as it's a milestone.
7.9	Interiors (Movable & Immovable)	Not applicable as it's a milestone.
7.10	Compound/Fence/Gate	The milestone could not be found at indicated location
7.11	Curtilege/ Un-built space/ out buildings/ landscape	Not applicable since it is a milestone
8.0		<b>SERVICES &amp; UTILITIES</b>
8.1	Lighting	Not applicable
8.2	Ventilation	Not applicable
8.3	Electricity	Not applicable
8.4	Water Supply	Not applicable
8.5	Drainage (Plumbing and sanitation)	Not applicable
8.6	Fire Precaution	Not applicable
8.7	Other (HVAC/BMC/Security Systems)	Not applicable
9.0		<b>CONDITION</b>
9.1	Plinth	The milestone could not be found at indicated location
9.2	Walls	The milestone could not be found at indicated location
9.3	Floor	The milestone could not be found at indicated location
9.4	Stairs	The milestone could not be found at indicated location
9.5	Openings	The milestone could not be found at indicated location
9.6	Roofing	The milestone could not be found at indicated location
9.7	Articulation & Finishes	The milestone could not be found at indicated location
9.8	Services	The milestone could not be found at indicated location
9.9	Outbuildings	The milestone could not be found at indicated location
9.10	Overall Condition	Its absence can be accorded to the abyssimal lack of maintenance and utter neglect by civic authorities
10.0		<b>TRANSFORMATION</b>
10.1	Form	The milestone could not be found at indicated location
10.2	Structure	The milestone could not be found at indicated location
10.3	Articulation & Finishes	The milestone could not be found at indicated location
11.0		<b>DP REMARKS/PERCEIVED THREATS</b>
		None
12.0		<b>ADDITIONAL NOTES/ REFERENCES/ DOCUMENTS AVAILABLE/ RECOMMENDATIONS &amp; SUGGESTIONS FOR IMPLEMENTATION</b>
12.1		As the milestone no longer exists it should be removed from the list.

LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI  
TASK II: Review of Sr. No. 317 to 632 of the Heritage Regulations

634(xv) MILESTONE –STANDARD BENCH MARK FOR BOMBAY		
	Common Ref no: 2005/GII/634(xv)	
	Card No.: 318 (xv)	
	Ward (Part): A ward	
	CS No.: NA	
	Plot Area: NA	
	B U Area: NA	
	Date: 10 <sup>th</sup> November 2004	
	Record by: Tapan Mittal	
	Review by: Abha Lambah	
	Int TM                      Ext TM	
	Photo Ref.: 318(xv)a-318(xv)b	
<b>NO CS MARKING FOR BENCHMARK</b>		
1.0		<b>DENOMINATION</b>
1.1	Name of Premises	Standard Benchmark for Bombay
1.2	Earlier Name	Not available
1.3	Built In	Erected in 1885 as is inscribed on the stone      Extension Date (if any):
2.0		<b>ACCESS ROADS</b>
2.1	Main	Vir Nariman Road
2.2	Subsidiary	Inside the campus of the Public Works Department Building
3.0		<b>OWNERSHIP PATTERN</b>
3.1	Present	Government of Maharashtra
3.2	Past	Government of Bombay, Public Works Department
3.3	Status	Owner occupied – offices of Public Works Department
4.0		<b>USE</b>
4.1	Present	Bench Mark Marker within the compound of the PWD building
4.2	Past	Standard Bench mark for Bombay
4.3	Usage	This is not regularly used or referred to today, though it stands at the original location
5.0		<b>SIGNIFICANCE &amp; VALUE CLASSIFICATION</b>
5.1	Townscape (Natural/Manmade)	Sited within the compound of the Public Works Department building but significant to the urban setting since it signifies the standard benchmark for Bombay
5.2	Architectural Description	A cube shaped stone marker with the words “ <i>Standard Benchmark for Bombay, Erected 1885</i> ” inscribed on the north side. To the west, are the words, “ <i>The top surface of this stone is 100 feet above the plane of reference, hitherto known as Town Hall Datum</i> ” inscribed.
5.3	Intrinsic	<b>Character Defining Elements</b> A cube shaped stone marker with the words “Standard Benchmark for Bombay, Erected 1885” inscribed on the side.
5.4	Value Classification	<b>Existing Grade:</b> Grade I <b>Recommended Grade:</b> Grade I <b>A(his), B(per), C(seh)</b>
6.0		<b>TOPOGRAPHY</b>
6.1	Floors	Approx. 2 ½ feet above ground level

LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI  
TASK II: Review of Sr. No. 317 to 632 of the Heritage Regulations

634(xv)	<b>MILESTONE –STANDARD BENCH MARK FOR BOMBAY</b>	
7.0		<b>CONSTRUCTION</b>
7.1	Plinth	Not applicable
7.2	Walls (Material)	Not applicable
7.3	Floor	Not applicable
7.4	Stairs	Not applicable
7.5	Openings	Not applicable
7.6	Roofing	Not applicable
7.7	Articulation (Material)	Basalt stone
7.8	Finishes	Basalt stone
7.9	Interiors (Movable & Immovable)	Not applicable
7.10	Compound/Fence/Gate	Sits within the north setback of the Public Works Department building on Veer Nariman Road. It has a simple mild steel railing around it that was installed in 1990s as a measure to protect it.
7.11	Curtilage/ Un-built space/ out buildings/ landscape	The benchmark is located to a site of the porch leading into the Neo Gothic building and has a simple fence around it.
8.0		<b>SERVICES &amp; UTILITIES</b>
8.1	Lighting	Not applicable
8.2	Ventilation	Not applicable
8.3	Electricity	Not applicable
8.4	Water Supply	Not applicable
8.5	Drainage (Plumbing and sanitation)	Not applicable
8.6	Fire Precaution	Not applicable
8.7	Other (HVAC/BMC/Security Systems)	Not applicable
9.0		<b>CONDITION</b>
9.1	Plinth	Not applicable
9.2	Walls	Single stone shaft
9.3	Floor	Not applicable
9.4	Stairs	Not applicable
9.5	Openings	Not applicable
9.6	Roofing	Not applicable
9.7	Articulation & Finishes	Cubical stone shaft with inscribed lettering. The benchmark is presently painted over in white with red lettering
9.8	Services	Not applicable
9.9	Outbuildings	Not applicable
9.10	Overall Condition	Not applicable
10.0		<b>TRANSFORMATION</b>
10.1	Form	Not applicable
10.2	Structure	Not applicable
10.3	Articulation & Finishes	Not applicable
11.0		<b>DP REMARKS/PERCEIVED THREATS</b>
		None
12.0		<b>ADDITIONAL NOTES/ REFERENCES/ DOCUMENTS AVAILABLE/ RECOMMENDATIONS &amp; SUGGESTIONS FOR IMPLEMENTATION</b>

634(xv) MILESTONE - STANDARD BENCH MARK FOR BOMBAY



LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI  
 TASK II: Review of Sr. No. 317 to 632 of the Heritage Regulations

634 (xvi) MARKER – BOMBAY TOWN LIMIT		
	Common Ref no: 2005/GII/634(xvi)	
	Card No.: 318 (xvi)	
	Ward (Part): E ward	
	CS No.: NA	
	Plot Area: NA	
	B U Area: NA	
	Date: 10 <sup>th</sup> November 2004	
	Record by: Tapan Mittal	
	Review by: Abha Lambah	
	Int TM                      Ext TM	
Photo Ref.: 318(xvi)a-318(xvi)c		
NO C.S. SHEET FOR MILESTONE		
1.0		<b>DENOMINATION</b>
1.1	Name of Premises	Bombay Town Limit Mile stone, Jijamata Udyan
1.2	Earlier Name	Bombay Town Limit Milestone, Victoria Gardens
1.3	Built In	19 <sup>th</sup> Century                      Extension Date (if any): -
2.0		<b>ACCESS ROADS</b>
2.1	Main	Dr. Ambedkar Road
2.2	Subsidiary	-
3.0		<b>OWNERSHIP PATTERN</b>
3.1	Present	MCGM
3.2	Past	MCGM
3.3	Status	Public road marker owned by Municipal Corporation
4.0		<b>USE</b>
4.1	Present	Milestone
4.2	Past	Milestone
4.3	Usage	-
5.0		<b>SIGNIFICANCE &amp; VALUE CLASSIFICATION</b>
5.1	Townscape (Natural/Manmade)	The markers sit in the verdant gardens of Jijamata Udyan (earlier Victoria Gardens) and stand along the side elevation of Bhau Daji Lad museum. They are significant as defining the old town limits of Bombay's Island City.
5.2	Architectural Description	Two Incised stone tablets installed east and west, outside Bhau Daji Lad Museum, Jeejamata Udyan, with a firm announcement "Limit of the town of Bombay".
5.3	Intrinsic	<b>Character Defining Elements</b> Inscribed stone tablets, cuboidal in shape, erected on a larger cuboidal base
5.4	Value Classification	<b>Existing Grade:</b> Grade I <b>Recommended Grade:</b> Grade I <b>A (his), B(per), C(seh)</b>
6.0		<b>TOPOGRAPHY</b>
6.1	Floors	Approx. 3 feet in ht.
7.0		<b>CONSTRUCTION</b>
7.1	Plinth	Not applicable since it is a milestone
7.2	Walls (Material)	Not applicable since it is a milestone
7.3	Floor	Not applicable since it is a milestone

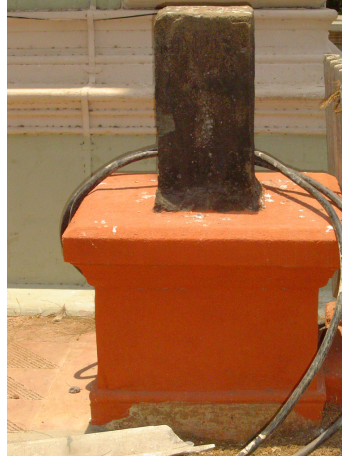
LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI  
TASK II: Review of Sr. No. 317 to 632 of the Heritage Regulations

634 (xvi)	<b>MARKER – BOMBAY TOWN LIMIT</b>	
7.4	Stairs	Not applicable since it is a milestone
7.5	Openings	Not applicable since it is a milestone
7.6	Roofing	Not applicable since it is a milestone
7.7	Articulation (Material)	2 Inscribed stone tablets, cuboidal in shape, erected on a larger cuboidal base
7.8	Finishes	Stone above and painted below
7.9	Interiors (Movable & Immovable)	Not applicable
7.10	Compound/Fence/Gate	In the gardens of Jija mata Udyan
7.11	Curtilage/ Un-built space/ out buildings/ landscape	In the garden of Jija mata udyan, along the side façade of Bhau Daji Lad museum
8.0		<b>SERVICES &amp; UTILITIES</b>
8.1	Lighting	Not applicable
8.2	Ventilation	Not applicable
8.3	Electricity	Not applicable
8.4	Water Supply	Not applicable
8.5	Drainage (Plumbing & sanitation)	Not applicable
8.6	Fire Precaution	Not applicable
8.7	Other (HVAC/BMC/Security Systems)	Not applicable
9.0		<b>CONDITION</b>
9.1	Plinth	Base of the milestone is damaged and painted
9.2	Walls	Not applicable since it is a milestone
9.3	Floor	Not applicable since it is a milestone
9.4	Stairs	Not applicable since it is a milestone
9.5	Openings	Not applicable since it is a milestone
9.6	Roofing	Not applicable since it is a milestone
9.7	Articulation & Finishes	Not applicable since it is a milestone
9.8	Services	Not applicable since it is a milestone
9.9	Outbuildings	This is one of the few milestones in a clean surrounding since it falls within the compound of Bhau Daji Lad museum
9.10	Overall Condition	The surroundings are clean but the markers need restoration
10.0		<b>TRANSFORMATION</b>
10.1	Form	No major transformation
10.2	Structure	No major transformation-
10.3	Articulation & Finishes	No major changes but requires restorative inputs
11.0		<b>DP REMARKS/PERCEIVED THREATS</b>
		None
12.0		<b>ADDITIONAL NOTES/ REFERENCES/ DOCUMENTS AVAILABLE/ RECOMMENDATIONS &amp; SUGGESTIONS FOR IMPLEMENTATION</b>
12.1		In 1794, under the Governor George Dick, the City Civil Architect Lt. John Cunliffe was directed to set up Stone Markers in selected areas. These were constructed 18” above the ground level and marked the limits of the Town of Bombay. The Government reduced the limits of Bombay in 1813 to the Fort. Also, after 1830, St.



LISTING & GRADING OF HERITAGE BUILDINGS & PRECINCTS IN MUMBAI  
TASK II: Review of Sr. No. 317 to 632 of the Heritage Regulations

634 (xvi)	MARKER – BOMBAY TOWN LIMIT
	Thomas Church was consecrated as St. Thomas Cathedral <sup>1</sup> .



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Dwivedi Sharda and Mehrotra Rahul, ***Bombay The Cities Within***, Eminence Designs Pvt. Ltd. Mumbai 2001