

MATHERAN:
A COMPREHENSIVE HERITAGE LISTING
PROPOSAL

FINAL REPORT
VOLUME III & IV

AN INTACH PROPOSAL

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FOR
**M.M.R. HERITAGE CONSERVATION
SOCIETY**

MATHERAN HILL STATION

A COMPREHENSIVE HERITAGE LISTING PROPOSAL

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**FINAL REPORT
SEPTEMBER 8, 2000**

VOLUME III

BUILT AND NATURAL HERITAGE OF MATHERAN

ZONES 'A' TO 'J'

VOL. III BUILT AND NATURAL HERITAGE OF MATHERAN

ZONES 'A' TO 'J'

Zone 'A' - Panorama Point Zone	4 cards
Zone 'B' - Garbut Point Zone	5 cards
Zone 'C' - Hart Point Zone	7 cards
Zone 'D' - Maldunga Point Zone	14 cards
Zone 'E' - Galti Dara Zone	20 cards
Zone 'F' - Porcupine Point Zone	14 cards
Zone 'G' - Artist Point Zone	10 cards
Zone 'H' - Bazaar Zone	30 cards
Zone 'J' - Louisa Point Zone	9 cards

Total 113 cards

NOTE:

- 1) Reference to be made to Map – DRG. 3, MATHERAN HILL STATION, HERITAGE LISTING PROPOSAL and “Index of Graded buildings (plots), annexure 5, Volume II.**
- 2) The identification of Zones is done for the locational reference of buildings and other features. This Report proposes these boundaries based on existing physical features (roads and natural features) and has no bearing on any jurisdictional extents.**
- 3) The Zone image maps contained within this volume is to used as an index for locating the graded buildings and features. These image maps are not to scale.**

VOLUME IV

BUILT AND NATURAL HERITAGE OF MATHERAN

ZONES 'K' TO 'S'

VOL. IV BUILT AND NATURAL HERITAGE OF MATHERAN

ZONES 'K' TO 'S'

Zone 'K' - Rugby Zone	11 cards
Zone 'L' - Brightlands Zone	20 cards
Zone 'M' - Charlotte Lake Zone	12 cards
Zone 'N' - Byke Zone	17 cards
Zone 'P' - Danger Path Zone	13 cards
Zone 'Q' - Olympia Zone	16 cards
Zone 'R' - Chowk Zone	5 cards
Zone 'S' - Rambaug Zone	2 cards
Matheran Railway	1 card

Total 97 cards

NOTE:

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- 2) The identification of Zones is done for the locational reference of buildings and other features. This Report proposes these boundaries based on existing physical features (roads and natural features) and has no bearing on any jurisdictional extents.**
- 3) The Zone image maps contained within this volume is to used as an index for locating the graded buildings and features. These image maps are not to scale.**

L M N O P Q R 0

73° 19' 50"E

19° 1' 10"N

Panorama Point

Chedoba Spring

A
PANORAMA POINT
ZONE

Governor's Hill

Ghat Spring


Mary Point

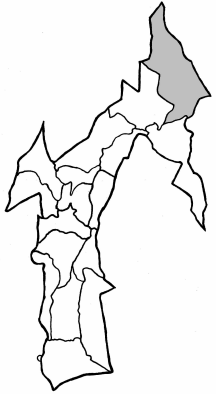

Mount
Barry

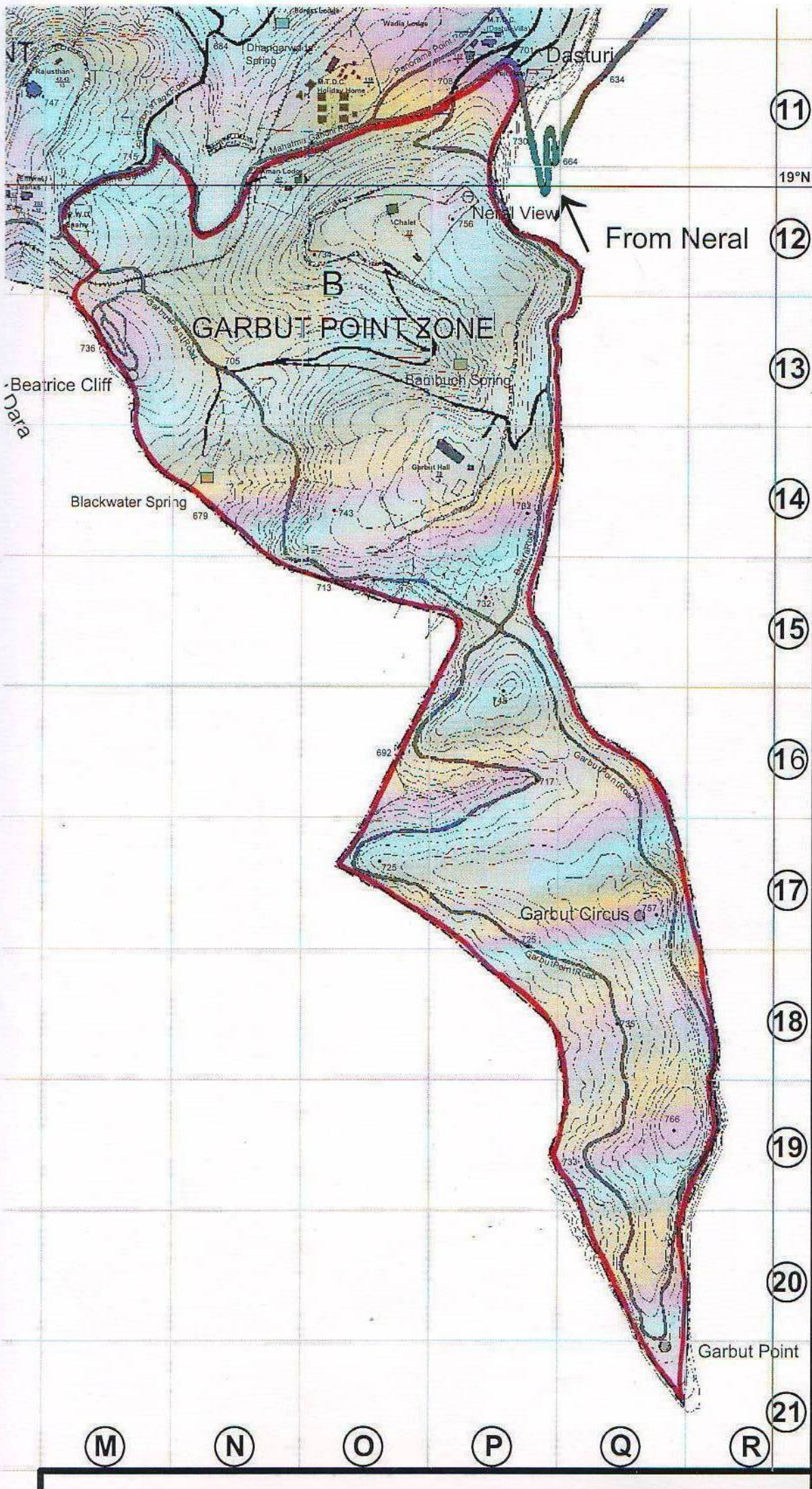
Simpson's
Pani

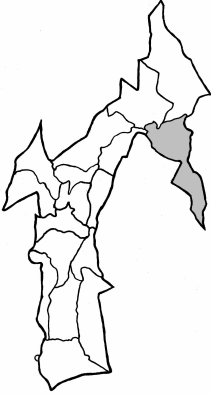

Dasturi

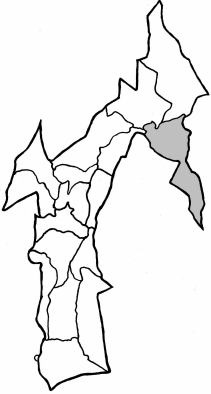

19°N

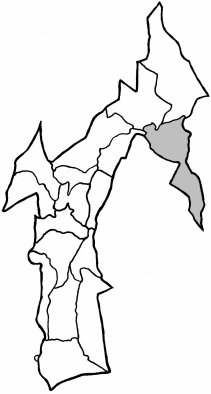

LOCATION		PIN	MH/RA/410102/A-01/(0)/2000	M.T.D.C. LODGING AND BOARDING	
				CARD	A-01/(0)
				GRADE	II-A
				ZONE	PANORAMA POINT
				ZONE REF.	A 01
				CO-ORD.	P,10-11
				PLOT #	155
				SURVEY #	5
1.0 NAME OF THE PROPERTY					
1.1	NAME	M.T.D.C. LODGING AND BOARDING			
1.2	HISTORIC NAME	DASTURI VILLA / PATHAN VILLA / HUSSEIN LODGE			
1.3	BUILT IN	1854 - 1900			
2.0 AREA (SQ. MTS.)					
2.1	PLOT AREA	2139.70			
2.2	BUILT-UP AREA	732.00			
3.0 APPROACH					
3.1	ACCESS	Cobbled path from Dasturi naka.			
3.2	DIST. FR. RLY. STN.	2.6 kms.			
4.0 OWNERSHIP					
4.1	PAST OWNER(S)	Governor of Bombay / Kasam Mohamed Mitha			
4.2	PRESENT OWNER(S)	Maharashtra Tourism Development Corporation (M.T.D.C.)			
4.3	LEASE STATUS				
5.0 USAGE					
5.1	PAST USAGE	Residential			
5.2	PRESENT USAGE	Main building - M.T.D.C. Administration office, lodging & boarding. Ancillary building - kitchen & restaurant.			
6.0 LISTING CRITERIA & REFERENCE					
6.1	ARCHITECTURAL DESCRIPTION	A landmark site situated at the entry point of the hill station, consisting of the main bungalow and an ancillary block. The south facing main bungalow is symmetrical along the central axis with the main rooms being double height. The large central hall (presently used as the M.T.D.C.'s administration office) is flanked by three guest rooms on either side accessed by a verandah in front. The verandah has projections in the centre and at the two ends that have TW semicircular arches framed by highly decorative fretted wooden brackets. The double height walls of the main rooms are punctuated with bull's eye windows as clerestorey lights arranged in a series. The main rooms are topped with a hipped roof while the verandah and the anterooms in the rear have detached lean-to-roofs at a lower level. The ancillary block serves as a canteen - 'Mejwani'.			
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=A HISTORIC INTEGRITY=A HISTORIC CONTEXT=B			
6.3	FINAL GRADE	II-A			
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant			
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys			
7.0 ARCHITECTURAL SYSTEMS IN THE STRUCTURE					
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - exposed and pointed.			
7.2	WALLS	Loadbearing, polygonal laterite, partly plastered & partly painted externally with rusticated basalt quoins & jambs.			
7.3	FLOOR	Encaustic tiles in the interior & marble laid in a diagonal pattern in the verandah.			
7.4	ROOF	TW purlin rafter roof structure covered with G.I. sheets.			
7.5	OPENINGS	Segmental relieving arched openings with rectangular TW frames with part panelled & part glazed casement shutters. Clerestorey ventilators have horizontally pivoted circular glazed shutters.			
7.6	STEPS	Laterite construction with step guards. Step guards & treads topped in white marble.			
7.7	DECO. ELEMENTS & INTERIORS	C. I. railings, timber posts with TW Corinthian capitals (attached as brackets), TW barge boards with semicircular timber arches decorated with ornamental fretwork, dado of decorative glazed ceramic tiles on verandah walls.			
8.0 TRANSFORMATION					
8.1	FORM	Extensions in the rear to accommodate service areas. Internal alterations to suit change in building use.			
8.2	STRUCTURE	None			
8.3	FINISHES	Original floor tiles replaced by marble & ceramic tiles. Walls plastered & painted. Roofing sheets recently replaced.			
9.0 PRESENT STATUS					
9.1	STRUC. STABILITY	Fair			
9.2	MAINTENANCE	Fair			
10.0 REMARKS					
10.1	CONSERVATION & DEVELOPMENT	The structure with the ancillary block form an important landmark at the entry of the hill station, hence must be preserved as they are. Incongruous extensions of a temporary nature in front of the ancillary block should be removed. No scope for additions.			

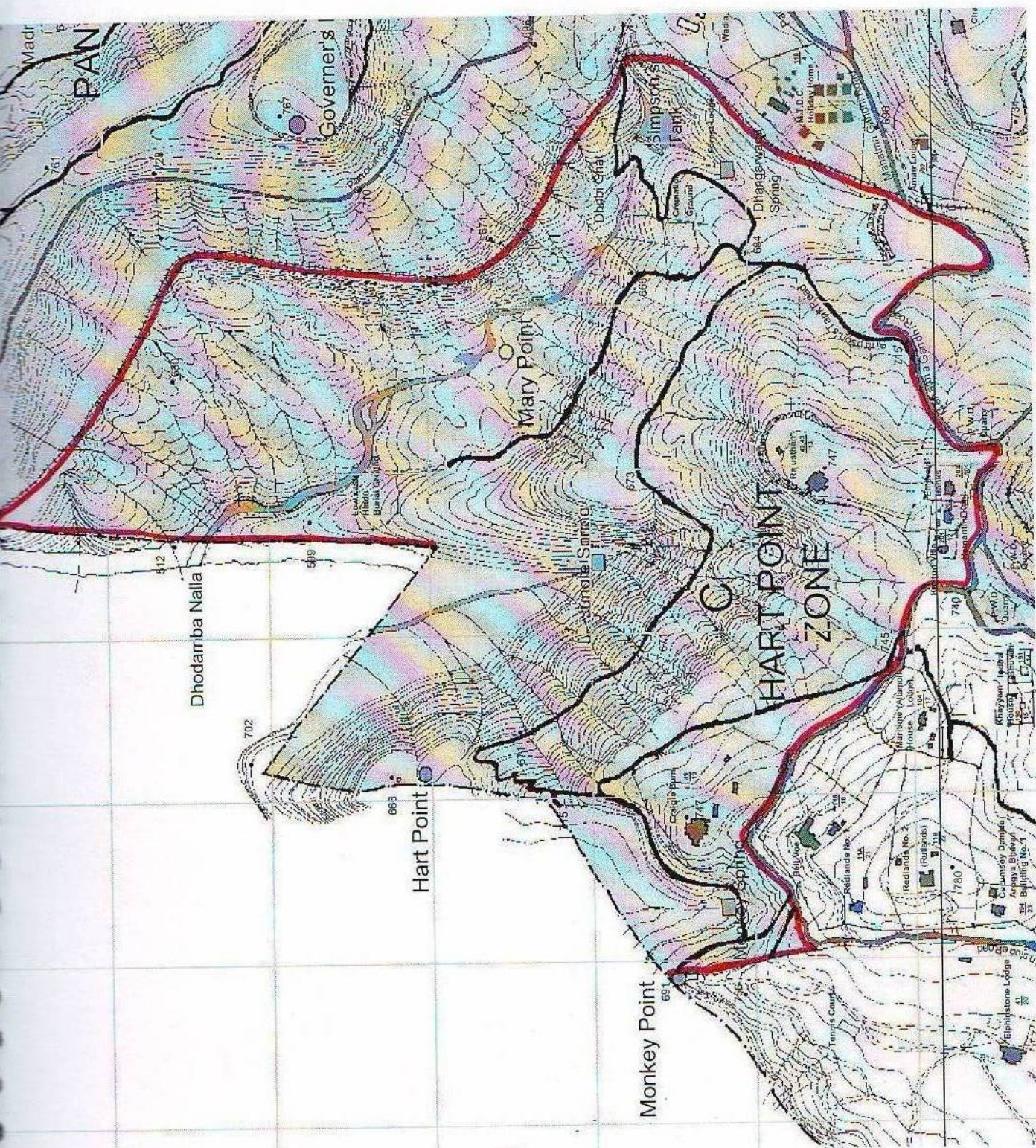
LOCATION	PIN	MH/RA/410102/A-02/(0)/2000	MTDC HOLIDAY HOME	
		CARD	A-02/(0)	
		GRADE	II-B	
		ZONE	PANORAMA POINT	
		ZONE REF.	A 02	
		CO-ORD.	N-0,11	
		PLOT #	118	
		SURVEY #	4	
1.0	NAME OF THE PROPERTY			
1.1	NAME	MTDC HOLIDAY HOME		
1.2	HISTORIC NAME	AMON BLOCKS 2 (SHROFF HOLIDAY CAMP)		
1.3	BUILT IN	1854 - 1900		
2.0	AREA (SQ. MTS.)			
2.1	PLOT AREA	12430.70		
2.2	BUILT-UP AREA	484.95 + 844.05		
3.0	APPROACH			
3.1	ACCESS	Cobbled path off M. G. road.		
3.2	DIST. FR. RLY. STN.	2.60 kms.		
4.0	OWNERSHIP			
4.1	PAST OWNER(S)	F. C. Mehta / Cassum Mohamed Mitha / Shroff Government Holiday Camp (PWD)		
4.2	PRESENT OWNER(S)	MTDC		
4.3	LEASE STATUS	01.05.1958 to 30.04.1998		
5.0	USAGE			
5.1	PAST USAGE	Lodging and Boarding		
5.2	PRESENT USAGE	Lodging and Boarding		
6.0	LISTING CRITERIA & REFERENCE			
6.1	ARCHITECTURAL DESCRIPTION	The plot is set at a landmark location adjoining M. G. road on the south and the railway tracks on the north and north-west which intersect at the south-eastern corner. The layout consists of three old buildings, about ten new buildings (RCC construction), about four or five ancillary buildings and a tree house in front of the main building. The buildings are set on a high contour at a substantial height from the road. The north-west facing single storeyed main building is in three parts - each part uniformly stepped corresponding with the topography. It has a typical linear planform with rooms in a row (each part having two rooms), attached toilets and dressing rooms in the rear and a full length front verandah which also in three disconnected parts. The roof over this building is also at three levels corresponding to the structure and each part is a separate gable ended pitched roof. In front of the building is some children's play equipment and a tree house which forms the focal point of the foreground. The other two old buildings are also north-west facing small simple buildings overlooking the tracks but they have been altered in form and finishes.		
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=B HISTORIC INTEGRITY=B HISTORIC CONTEXT=B		
6.3	FINAL GRADE	II-B		
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant		
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys		
7.0	ARCHITECTURAL SYSTEMS IN THE STRUCTURE			
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - painted.		
7.2	WALLS	Loadbearing in coursed laterite, painted.		
7.3	FLOOR			
7.4	ROOF	TW purlin rafter roof structure with G. I. sheets roofing.		
7.5	OPENINGS	Rectangular openings with TW frames, part glazed and part timber panelled shutters for doors and windows and glazed ventilators.		
7.6	STEPS	Coursed laterite construction		
7.7	DECO. ELEMENTS & INTERIORS	C.I. railing on verandah.		
8.0	TRANSFORMATION			
8.1	FORM	About 10 new lodging and boarding cottages constructed in RCC have been added on the site.		
8.2	STRUCTURE	None		
8.3	FINISHES	Painting of walls.		
9.0	PRESENT STATUS			
9.1	STRUC. STABILITY	Good		
9.2	MAINTENANCE	Good		
10.0	REMARKS			
10.1	CONSERVATION & DEVELOPMENT	The property holds landmark significance due to its nodal location at the junction of the railway tracks and M. G. road. A number of new buildings have been added on the site which are RCC constructions and two of the old buildings have also been altered but changes are cohesive with the original building in terms of form, scale and character. Its present use is conducive for its regular maintenance. No scope for further additions and extensions.		

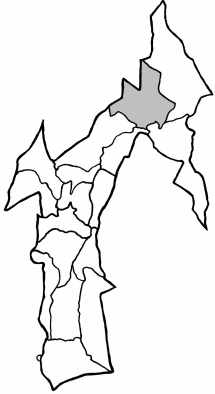



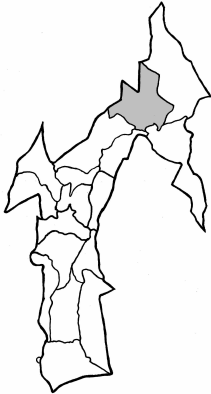

LOCATION	PIN	MH/RA/410102/B-01/(0)/2000	THE CHALET	
			CARD	B-01/(0)
			GRADE	II-A
			ZONE	GARBUT POINT
			ZONE REF.	B 01
			CO-ORD.	0,12
			PLOT #	22
			SURVEY #	7
1.0	NAME OF THE PROPERTY			
1.1	NAME	THE CHALET		
1.2	HISTORIC NAME	W. HART'S BUNGALOW		
1.3	BUILT IN	1854 - 1900		
2.0	AREA (SQ. MTS.)			
2.1	PLOT AREA	21567.20		
2.2	BUILT-UP AREA	128.75		
3.0	APPROACH			
3.1	ACCESS	Cobbled path off Dasturi naka.		
3.2	DIST. FR. RLY. STN.	2.75 kms.		
4.0	OWNERSHIP			
4.1	PAST OWNER(S)	W. Hart / Kawasji Rustomji Kavarana / Adamjee Peerbhoy / Rahimatbai A. Peerbhoy		
4.2	PRESENT OWNER(S)	Mansoor Jani		
4.3	LEASE STATUS	01.05.1919 to 30.04.2018		
5.0	USAGE			
5.1	PAST USAGE	Residential		
5.2	PRESENT USAGE	Residential		
6.0	LISTING CRITERIA & REFERENCE			
6.1	ARCHITECTURAL DESCRIPTION	<p>The layout consists of the main bungalow servants' quarters, remnants of a well-planned formal garden and a private view point - Neral view. The main bungalow is approached by winding cobbled pathways from Dasturi naka and Aman Lodge. It enjoys one of the best locations on the hill, situated on a high plateau on the eastern edge of the hill offering scenic views in all directions. The main bungalow is symmetrical along a central axis with a few deviations in the placement of internal walls and the extent of the verandah. The bungalow is single storeyed with a pyramidal roof covering the main rooms and the verandah on two sides. The front verandah that faces and overwhelming view to the north-west has a semi-octagonal projecting porch with a semi-octagonal hipped roof over it. The structure with its intimate scale and exquisite interior spaces and finishes, has the ambience of a typical English cottage.</p>		
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=A HISTORIC INTEGRITY=A HISTORIC CONTEXT=B		
6.3	FINAL GRADE	II-A		
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant		
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys		
7.0	ARCHITECTURAL SYSTEMS IN THE STRUCTURE			
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - exposed and pointed.		
7.2	WALLS	Loadbearing in coursed laterite, plastered and painted internally and externally.		
7.3	FLOOR	Minton tiles in verandah and patterned china mosaic in the interior.		
7.4	ROOF	Trussed timber roof with G.I. sheets covering and false ceiling in the interior.		
7.5	OPENINGS	Segmental arched openings for doors and windows with TW frames, glazed casements and glazed ventilators.		
7.6	STEPS	Laterite construction, plastered and paved with Minton tiles.		
7.7	DECO. ELEMENTS & INTERIORS	Cast Iron railing. Patterned china mosaic flooring with the name of the bungalow patterned in the threshold. Elaborate wooden furniture and antiquities of an excellent quality in the interior.		
8.0	TRANSFORMATION			
8.1	FORM	Minor alterations in the interior to accommodate toilets and kitchen.		
8.2	STRUCTURE	None		
8.3	FINISHES	Plastering of walls.		
9.0	PRESENT STATUS			
9.1	STRUC. STABILITY	Good		
9.2	MAINTENANCE	Excellent		
10.0	REMARKS			
10.1	CONSERVATION & DEVELOPMENT	Adaptive reuse of the main bungalow may be allowed retaining the original structure. Detached add-ons on the site may be permitted, provided they are sufficiently away from the main building and respecting the existing forest cover and topography.		

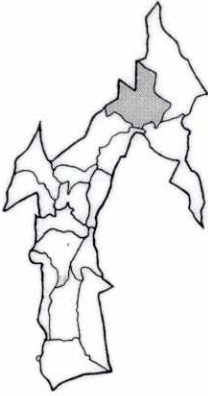

LOCATION		PIN	MH/RA/410102/B-02/(0)/2000	AMAN LODGE	
				CARD	B-02/(0)
				GRADE	II-B
				ZONE	GARBUT POINT
				ZONE REF.	B 02
				CO-ORD.	N-O,12
				PLOT #	97
				SURVEY #	6
1.0 NAME OF THE PROPERTY					
1.1	NAME	AMAN LODGE			
1.2	HISTORIC NAME	AMAN LODGE			
1.3	BUILT IN	1900 - 1945			
2.0 AREA (SQ. MTS.)					
2.1	PLOT AREA	6702.40			
2.2	BUILT-UP AREA	91.13			
3.0 APPROACH					
3.1	ACCESS	Cobbled path from Aman lodge railway station.			
3.2	DIST. FR. RLY. STN.	2.00 kms.			
4.0 OWNERSHIP					
4.1	PAST OWNER(S)	N. H. Lord / Adamjee Peerbhoy / Abdul Hussain Adamjee Peerbhoy / J. A. Wadia / Stanley Jepson / K. I. Arsiwala			
4.2	PRESENT OWNER(S)	Bai Kulsumbai Mohamedali Ibrahim Arsiwala			
4.3	LEASE STATUS	01.05.1958 to 30.04.1988			
5.0 USAGE					
5.1	PAST USAGE	Residential			
5.2	PRESENT USAGE	Residential			
6.0 LISTING CRITERIA & REFERENCE					
6.1	ARCHITECTURAL DESCRIPTION	<p>The layout consists of the main building and servants' quarters located on elevated ground approached by a straight rising pathway from Aman Lodge railway station (which has derived its name from the bungalow). The entrance gateway of the plot is conspicuous. Aman Lodge was known in the past for its beautiful rose garden. The main bungalow is symmetrical along the central axis with a double storeyed central hall and single storeyed adjoining rooms and verandah. The northern facade of the building has a half octagonal profile on the lower and upper floor. An enclosed verandah in front following the profile of the central hall and overlapping the side rooms serves as the main entrance. The verandah and the side rooms are covered by lean-to-roofs while the central room on the upper level has a hipped end roof with the hip following the half octagonal profile in front and a gable end in the rear. The hall has an abandoned fire place with the chimney projecting above the roof. The upper floor is accessed by a timber staircase in the rear.</p>			
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=B HISTORIC INTEGRITY=B HISTORIC CONTEXT=C			
6.3	FINAL GRADE	II-B			
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant			
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys			
7.0 ARCHITECTURAL SYSTEMS IN THE STRUCTURE					
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - exposed and pointed.			
7.2	WALLS	Loadbearing in coursed laterite, lower flr. painted externally, upper flr. plastered and painted internally and externally.			
7.3	FLOOR	Minton tiles			
7.4	ROOF	TW purlin rafter roof structure with G.I. sheets for upper roof and manglore tiles laid on G.I. sheets for lower roofs.			
7.5	OPENINGS	Doors and windows have segmental and square openings respectively with TW frames, glazed ventilators and glazed casement shutters.			
7.6	STEPS	Exposed laterite, pointed and painted with steel guard rail. Staircase to upper floor in timber with C.I. railing.			
7.7	DECO. ELEMENTS & INTERIORS	Cast Iron railing of staircase.			
8.0 TRANSFORMATION					
8.1	FORM	Verandah enclosed and C.I. railings replaced by parapet wall and casement windows.			
8.2	STRUCTURE	None			
8.3	FINISHES	Plastering and painting of walls.			
9.0 PRESENT STATUS					
9.1	STRUC. STABILITY	Fair			
9.2	MAINTENANCE	Fair			
10.0 REMARKS					
10.1	CONSERVATION & DEVELOPMENT	<p>The bungalow has an important association with Dasturi naka and Sir Adamjee Peerbhoy (it being his former residence) hence must be preserved and maintained. Adaptive re-use of the bungalow and detached add-ons on the site may be allowed.</p>			

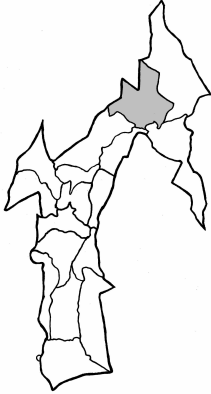

LOCATION	PIN	MH/RA/410102/B-03/(0)/2000	GARBUT HALL	
			CARD	B-03/(0)
			GRADE	II-B
			ZONE	GARBUT POINT
			ZONE REF.	B 03
			CO-ORD.	P,14
			PLOT #	70
			SURVEY #	8
1.0	NAME OF THE PROPERTY			
1.1	NAME	GARBUT HALL		
1.2	HISTORIC NAME	GARBUT HALL		
1.3	BUILT IN	1854 - 1867		
2.0	AREA (SQ. MTS.)			
2.1	PLOT AREA	16661.30		
2.2	BUILT-UP AREA	360.00		
3.0	APPROACH			
3.1	ACCESS	Cobbled path off Garbut road.		
3.2	DIST. FR. RLY. STN.	2.50 kms. from Matheran railway station and 0.80 kms from Dasturi Naka.		
4.0	OWNERSHIP			
4.1	PAST OWNER(S)	Adamjee Peerbhoy / Govind Mahadev Jubale / Dhanjishaw Framji Mehta		
4.2	PRESENT OWNER(S)	Mohan Motiram Jaykar		
4.3	LEASE STATUS	01.08.1937 to 31.07.1967		
5.0	USAGE			
5.1	PAST USAGE	Residential		
5.2	PRESENT USAGE	Residential		
6.0	LISTING CRITERIA & REFERENCE			
6.1	ARCHITECTURAL DESCRIPTION	<p>The layout consist of the long main bungalow, a guest block and servants' quarters arranged in a linear fashion. A well paved pathway approaches the main building from the north-west where a <i>Tulsi vrindavan</i> stands head-on to the entrance steps. The main bungalow is a linear structure with the living room preceding the bedrooms all in a row one behind the other. The width of the living room forming the narrow side of the building spans the north-west facing front facade with a half-octagonal profile. A continuous verandah wraps around the building from the south-west to the north-east. The verandah is colonnaded with a series of columns alternately beginning from the plinth and the top of the parapet coping and alternately varying diameters. The columns have a circular base and capital. The parapet formed by a series of dwarf segmental arches springing from the floor is capped by a projecting coping. Except for a bedroom on the upper floor accessed by an external timber staircase the rest of the structure is single storeyed with a hipped roof over the main rooms and the verandah. The bedroom on the upper floor has a pyramidal roof.</p>		
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=B HISTORIC INTEGRITY=B HISTORIC CONTEXT=B		
6.3	FINAL GRADE	II-B		
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant		
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys		
7.0	ARCHITECTURAL SYSTEMS IN THE STRUCTURE			
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in random polygonal laterite, exposed and pointed with projecting plinth course.		
7.2	WALLS	Loadbearing in laterite masonry plastered and painted externally and internally.		
7.3	FLOOR	Red coloured IPS		
7.4	ROOF	TW purlin rafter roof structure with G.I. sheets covering.		
7.5	OPENINGS	Semicircular relieving arched openings with rectangular TW frames, glazed casement shutters for windows and part glazed and part timber panelled shutters for doors. Square ventilators over doors.		
7.6	STEPS	Laterite construction, finished in IPS. Step guard of entrance flight of steps in laterite, to match with verandah parapet		
7.7	DECO. ELEMENTS & INTERIORS	Verandah parapet in laterite but of unique design. Timber fascia at eaves over verandah.		
8.0	TRANSFORMATION			
8.1	FORM	Bedroom added at upper floor level, with a straight flight staircase.		
8.2	STRUCTURE	None		
8.3	FINISHES	Plastering of walls		
9.0	PRESENT STATUS			
9.1	STRUC. STABILITY	Good		
9.2	MAINTENANCE	Good		
10.0	REMARKS			
10.1	CONSERVATION & DEVELOPMENT	The Portuguese colonial structure has a unique planform. Proposed future developments on the site should preserve and maintain the main structure. Adaptive re-use and detached add-ons may be permitted.		

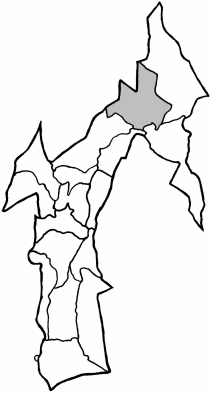



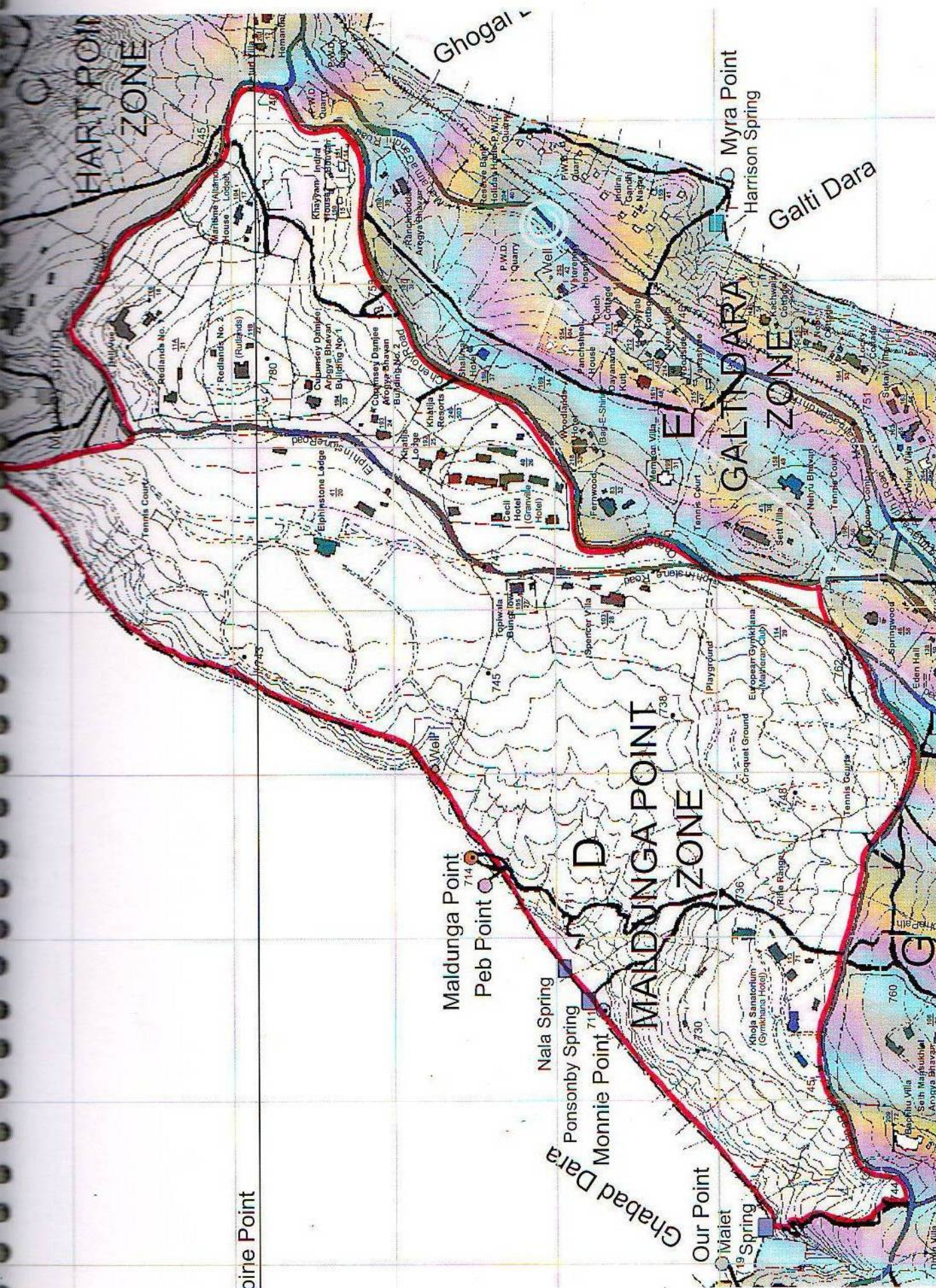
LOCATION	PIN	MH/RA/410102/C-01/(0)/2000	RAJASTAN	
			CARD	C-01/(0)
			GRADE	II-B
			ZONE	HART POINT
			ZONE REF.	C 01
			CO-ORD.	L,11
			PLOT #	42, 43
			SURVEY #	13
1.0	NAME OF THE PROPERTY			
1.1	NAME	RAJASTAN		
1.2	HISTORIC NAME	RAJUSTAN		
1.3	BUILT IN	1854 -1900		
2.0	AREA (SQ. MTS.)			
2.1	PLOT AREA	13658.20		
2.2	BUILT-UP AREA	173.45		
3.0	APPROACH			
3.1	ACCESS	Laterite paved path upto the structure from 'The Tryst' on M. G. road.		
3.2	DIST. FR. RLY. STN.	1.70 kms.		
4.0	OWNERSHIP			
4.1	PAST OWNER(S)	Hon. N. N. Wadia, Jerbai N. Wadia		
4.2	PRESENT OWNER(S)	Meher Maneckji Tarachand, Zarine R. Umrigar, Marzban Antia		
4.3	LEASE STATUS	27.04.1945 to 26. 04. 1975		
5.0	USAGE			
5.1	PAST USAGE	Residential		
5.2	PRESENT USAGE	Residential		
6.0	LISTING CRITERIA & REFERENCE			
6.1	ARCHITECTURAL DESCRIPTION	Excellent location on a high plateau above 'the Tryst' near Ghogal Dara. Rajastan is an important landmark clearly visible from the train approaching Matheran. The layout consists of a main bungalow approached by a long and steep pathway from the entrance gate, remnants of a formal garden, and servants' quarters. The north-west corner of the garden has a stone seat edging the plateau and the cenotaph of a family dog. The south-west facing single storeyed main bungalow is asymmetrical in plan with a continuous verandah on its front and north-west sides. Both verandahs have central half octagonal projections forming porches and they have timber posts at regular intervals but no railing. The bungalow has a squarish planform with a central living room, flanked by four bedrooms on one side and a kitchen, dining and an additional room on the other side. The roof of the building is complex, made up of multiple ridges and valleys and the part over the verandah is supported by semicircular arches in teakwood.		
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=B HISTORIC INTEGRITY=B HISTORIC CONTEXT=B		
6.3	FINAL GRADE	II-B		
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant		
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys		
7.0	ARCHITECTURAL SYSTEMS IN THE STRUCTURE			
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - exposed.		
7.2	WALLS	Loadbearing in coursed laterite, pointed and painted externally and plastered and painted internally.		
7.3	FLOOR	China mosaic flooring		
7.4	ROOF	TW purlin rafter roof with G.I. sheets covering and verandah roof supported by timber trusses.		
7.5	OPENINGS	Segmental arched openings with TW frames and double shutters - glazed casement shutters externally and TW louvered shutters internally.		
7.6	STEPS	Exposed laterite.		
7.7	DECO. ELEMENTS & INTERIORS	TW fascia board.		
8.0	TRANSFORMATION			
8.1	FORM	Extensions at the rear (south-west side).		
8.2	STRUCTURE	None		
8.3	FINISHES	Pointing and painting		
9.0	PRESENT STATUS			
9.1	STRUC. STABILITY	Average		
9.2	MAINTENANCE	Irregular		
10.0	REMARKS			
10.1	CONSERVATION & DEVELOPMENT	The structure is an important landmark located at a strategic site having potential for extra built space. The structure needs proper maintainence. Its residential use may continue. Add-ons as attached or detached extensions may be allowed on the north-east and south-east sides.		

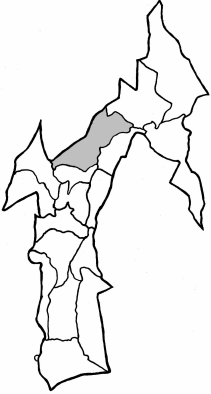

LOCATION	PIN	MH/RA/410102/C-02/(0)/1998	KASTURI VILLA	
			CARD	C-02/(0)
			GRADE	II-B
			ZONE	HART POINT
			ZONE REF.	C 02
			CO-ORD.	L,12
			PLOT #	201
			SURVEY #	12
1.0	NAME OF THE PROPERTY			
1.1	NAME	KASTURI VILLA		
1.2	HISTORIC NAME	PORBUNDAR LODGE		
1.3	BUILT IN	1901 - 1945		
2.0	AREA (SQ. MTS.)			
2.1	PLOT AREA	1011.70		
2.2	BUILT-UP AREA	401.80 + 25.45		
3.0	APPROACH			
3.1	ACCESS	Cobbled path off 'The Tryst' (junction of M.G. road and Chenoy road).		
3.2	DIST. FR. RLY. STN.	1.60 kms.		
4.0	OWNERSHIP			
4.1	PAST OWNER(S)	Tribhovandas J. Raja		
4.2	PRESENT OWNER(S)	S.K. Sanghani		
4.3	LEASE STATUS	19.01.1911 to 18.01.2010		
5.0	USAGE			
5.1	PAST USAGE	Residential		
5.2	PRESENT USAGE	Residential		
6.0	LISTING CRITERIA & REFERENCE			
6.1	ARCHITECTURAL DESCRIPTION	<p>Situated at an important location near the Sakharam Tukaram point set on a height just off M.G. road the layout consists of main building connected by a verandah to kitchen and dining block. The west facing, single storeyed main building has a unique 'L'-shaped planform. The northern arm has a typical format with a central living room, one bedroom on either side and a verandah on the west. The southern arm consists of three guest rooms and verandahs on the north and west. On the east of this building is a detached kitchen and dining block connected to the main building, at the living room, by a verandah. Over the two arms of the building are two independent gable ended pitched roofs and over the verandahs are lean-to-roofs at a slightly lower level. The courtyard formed on the north-west corner of the plot as a result of the 'L'-shaped planform of the building shows remnants of a formal garden.</p>		
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=B HISTORIC INTEGRITY=B HISTORIC CONTEXT=C		
6.3	FINAL GRADE	II-B		
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant		
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys		
7.0	ARCHITECTURAL SYSTEMS IN THE STRUCTURE			
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - exposed.		
7.2	WALLS	Loadbearing in coursed laterite, painted and pointed externally and plastered and painted internally.		
7.3	FLOOR	Terracotta tiles flooring		
7.4	ROOF	TW purlin rafter roof with G.I. sheets roofing.		
7.5	OPENINGS	Rectangular openings with TW frames, glazed casement windows and TW panelled doors.		
7.6	STEPS	Exposed laterite construction.		
7.7	DECO. ELEMENTS & INTERIORS	None		
8.0	TRANSFORMATION			
8.1	FORM	Complete verandah on the western side reconstructed and modified.		
8.2	STRUCTURE	Timber posts and timber railings of verandah replaced by brick piers and masonry upto sill height.		
8.3	FINISHES	Painting of external wall and addition of grille to the verandah connecting the main building to kitchen and dining.		
9.0	PRESENT STATUS			
9.1	STRUC. STABILITY	Fair		
9.2	MAINTENANCE	Fair		
10.0	REMARKS			
10.1	CONSERVATION & DEVELOPMENT	One of the three significant structure associated with 'The Tryst' on M.G. road near Sakharam Tukaram point. If maintained well the structure has a potential to continue its original use.		

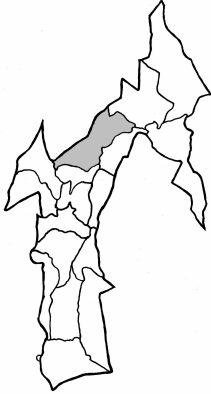

LOCATION		PIN	MH/RA/410102/C-03/(0)/2000		HEMANTINI KUNJ	
		CARD		C-03/(0)		
		GRADE		II-B		
		ZONE		HART POINT		
		ZONE REF.		C 03		
		CO-ORD.		L,12		
		PLOT #		202		
		SURVEY #		11		
NAME OF THE PROPERTY						
1.0	NAME		HEMANTINI KUNJ			
1.1	HISTORIC NAME		BO PEEP			
1.2	BUILT IN		1901 - 1945			
AREA (SQ. MTS.)						
2.0	PLOT AREA		1108.80			
2.1	BUILT-UP AREA		216.55			
APPROACH						
3.0	ACCESS		Cobbled path off 'The Tryst' (junction of M. G. road and Chenoy road).			
3.1	DIST. FR. RLY. STN.		1.60 kms.			
OWNERSHIP						
4.0	PAST OWNER(S)		Pranjeewan Madhavji / G. D. Padamji			
4.1	PRESENT OWNER(S)		Hemantini Narotam Bhatia			
4.2	LEASE STATUS		19.01.1911 to 18.01.2010			
USAGE						
5.0	PAST USAGE		Residential			
5.1	PRESENT USAGE		Residential			
LISTING CRITERIA & REFERENCE						
6.0	ARCHITECTURAL DESCRIPTION		Situating at a height just off M. G. road the layout consists of the main building and an ancillary building in the rear. The plot has some terracing to add to its natural topography but there is not much landscaping on site besides the existing trees. The south facing single storeyed main bungalow has a typical symmetrical planform with a central living room, one bedroom on either side and full length front verandah with a central projecting porch on the front facade (probably enclosed in recent times). Over the building is a gable ended pitched roof with front pitched intercepted centrally with a gable ended projection over the porch.			
6.1	SIGNIFICANCE		HISTORIC SIGNIFICANCE=B		HISTORIC INTEGRITY=B HISTORIC CONTEXT=C	
6.2	FINAL GRADE		II-B			
6.3	LISTER/ REVIEWER		Ar. Kirtida Unwalla + Ar. Suneeta Samant			
6.4	REFERENCES		Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys			
ARCHITECTURAL SYSTEMS IN THE STRUCTURE						
7.0	FOUND. & PLINTH		Stepped laterite foundation. Plinth in coursed laterite - plastered and painted.			
7.1	WALLS		Loadbearing in coursed laterite plastered and painted.			
7.2	FLOOR					
7.3	ROOF		TW purlin rafter roof structure with manglore tiles over G.I. sheets.			
7.4	OPENINGS		The doors and windows have segmental relieving and rectangular openings respectively, with TW frames, part glazed and part panelled shutters and glazed ventilators.			
7.5	STEPS		Coursed laterite construction, plastered and without guardrail.			
7.6	DECO. ELEMENTS & INTERIORS		Simple geometrical timber railing.			
TRANSFORMATION						
8.0	FORM		Entrance porch enclosed with wall upto sill level and glazed casement windows in timber frames above.			
8.1	STRUCTURE		None			
8.2	FINISHES		Plastering of walls.			
PRESENT STATUS						
9.0	STRUC. STABILITY		Fair			
9.1	MAINTENANCE		Roof covering needs repair and maintenance.			
REMARKS						
10.0	CONSERVATION & DEVELOPMENT		Hemantini Kunj, with its adjoining properties Kasturi Villa and Emerald Banks, located at 'The Tryst' and associated with Sakharan Tukaram point holds importance in its a group value. The small plot has very little scope for extensions. Adaptive re-use may be permitted.			

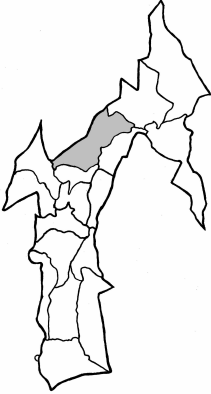

LOCATION		PIN	MH/RA/410102/C-04/(0)/2000	EMERALD BANKS	
				CARD	C-04/(0)
				GRADE	II-B
				ZONE	HART POINT
				ZONE REF.	C 04
				CO-ORD.	L,12
				PLOT #	203
				SURVEY #	10
1.0 NAME OF THE PROPERTY					
1.1	NAME	EMERALD BANKS			
1.2	HISTORIC NAME	EMERALD BANKS			
1.3	BUILT IN	1902 - 1910			
2.0 AREA (SQ. MTS.)					
2.1	PLOT AREA	2696.50			
2.2	BUILT-UP AREA	449.82			
3.0 APPROACH					
3.1	ACCESS	Cobbled path off M. G. road.			
3.2	DIST. FR. RLY. STN.	1.60 kms.			
4.0 OWNERSHIP					
4.1	PAST OWNER(S)	Bhikhulal Shah, R. R. Shah, A. P. Shah / M/s. Manohar Ramchandra and sons.			
4.2	PRESENT OWNER(S)	Anup Mehta			
4.3	LEASE STATUS	19.01.1911 to 18.01.2010			
5.0 USAGE					
5.1	PAST USAGE	Residential			
5.2	PRESENT USAGE	Residential			
6.0 LISTING CRITERIA & REFERENCE					
6.1	ARCHITECTURAL DESCRIPTION	<p>The layout consists of a south facing single storeyed main bungalow along with a guest block and servants' quarters forming a 'U'-shaped format. The central open space formed by the 'U' format at the rear is naturally enclosed by a cliff and is well landscaped. Set on a natural high contour from M. G. road, the location strategically overlooks the Sakharam Tukaram point and further into the Ghogal Dara valley. The main bungalow has a high plinth on the front facade and is reached up by a elaborate and unique (square plan, open well) open to sky staircase. The building has typical, axially symmetrical, double layered format with a central living room flanked by two bedrooms on either side and a full length front verandah with a centrally projecting porch. The central hall is double height with clerestorey windows and a hipped roof. The rest of the structure is also covered by a hipped roof but at a lower level and over the central porch is a closed gable ended projection. Overall an impressive layout with manicured gardens, retaining walls and ivy covered walls.</p>			
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=B HISTORIC INTEGRITY=A HISTORIC CONTEXT=B			
6.3	FINAL GRADE	II-B			
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant			
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys			
7.0 ARCHITECTURAL SYSTEMS IN THE STRUCTURE					
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - exposed and pointed.			
7.2	WALLS	Loadbearing in coursed laterite plastered and painted externally and internally.			
7.3	FLOOR	Red clay tiles in the verandah and china mosaic tiles inside.			
7.4	ROOF	TW purlin rafter roof structure covered with manglore tiles.			
7.5	OPENINGS	Rectangular openings with segmental relieving arches, TW frames, TW panelled shutters for doors, glazed casement shutters for windows and glazed ventilators.			
7.6	STEPS	Coursed laterite construction finished with Kotah stone laid on treads and risers.			
7.7	DECO. ELEMENTS & INTERIORS	The external staircase has the original C. I. balustrade and timber hand rail. The gable ended projections in the roof on the front are closed with glazing in timber framework in geometrical patterns.			
8.0 TRANSFORMATION					
8.1	FORM	Extended hipped roof projection (timber frame with G.I. sheets) over the semicircular flight of steps in the rear.			
8.2	STRUCTURE	None			
8.3	FINISHES	Tiling of the verandah & external staircase. Plastering & painting of walls. Marble finish to flight of steps in the rear.			
9.0 PRESENT STATUS					
9.1	STRUC. STABILITY	Good			
9.2	MAINTENANCE	Good			
10.0 REMARKS					
10.1	CONSERVATION & DEVELOPMENT	<p>The site has importance in its group value with the two adjoining properties, its location at 'The Tryst' and association with the Sakharam Tukaram point. No scope for extensions. Change of use from private residential to lodging and boarding may be permissible.</p>			

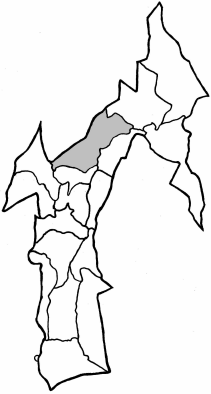

LOCATION	PIN	MH/RA/410102/C-05/(0)/2000	CRAIGIE BURN	
			CARD	C-05/(0)
			GRADE	II-A
			ZONE	HART POINT
			ZONE REF.	C 05
			CO-ORD.	J,10
			PLOT #	49
			SURVEY #	19
1.0	NAME OF THE PROPERTY			
1.1	NAME	CRAIGIE BURN		
1.2	HISTORIC NAME	SITE OF ROPER'S BUNGALOW		
1.3	BUILT IN	1854 - 1900		
2.0	AREA (SQ. MTS.)			
2.1	PLOT AREA	21431.70		
2.2	BUILT-UP AREA	311.00		
3.0	APPROACH			
3.1	ACCESS	Cobbled path off Elphinstone road.		
3.2	DIST. FR. RLY. STN.	2.00 kms.		
4.0	OWNERSHIP			
4.1	PAST OWNER(S)	W. T. Roper (Esq.) / Dadabhai H. Dubash / Ratanbai F. Vakil, Jerbai H. Modi		
4.2	PRESENT OWNER(S)	Bai Jerbai Modi / Kali Modi, etc. (Managing director, Holiday Inn, Mumbai)		
4.3	LEASE STATUS	10.08.1968 to 31.07.1983		
5.0	USAGE			
5.1	PAST USAGE	Residential		
5.2	PRESENT USAGE	Residential		
6.0	LISTING CRITERIA & REFERENCE			
6.1	ARCHITECTURAL DESCRIPTION	<p>The site has a strategic location overlooking a valley towards the north-west and a private pathway directly leading to Monkey point. Areas adjacent to the bungalow are terraced and well-landscaped. The sprawling main structure, the partly detached dining room, the kitchen block and the servants' quarters are grouped to form well defined outdoor spaces. The main bungalow is symmetrical along the central axis, with a planform in the shape of a cross. The central hall having an impressive height and length is spanned by a series of decorative hammer beam trusses and pleasantly lit by skylights. The hall has an obsolete fireplace. The verandah wrapping around the uniformly offset facades has a substantial projection in front of the central hall with a half octagonal profile forming a large entrance porch. The hipped roofs over the building follow the profile of the cross shaped plan form and intersect (forming dead overlaps) over the main rooms while over the verandahs are detached lean-to-roofs at a lower level.</p>		
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=A HISTORIC INTEGRITY=A HISTORIC CONTEXT=B		
6.3	FINAL GRADE	II-A		
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant		
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys		
7.0	ARCHITECTURAL SYSTEMS IN THE STRUCTURE			
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - exposed and pointed.		
7.2	WALLS	Loadbearing in coursed laterite pointed and painted externally and plastered and painted internally.		
7.3	FLOOR	Shahabad stone slabs in the verandah and IPS in the interior.		
7.4	ROOF	TW roof structure with hammer beam trusses (with a tie rod), purlins and boarding.		
7.5	OPENINGS	Doors and windows have pointed arched openings (Gothic equilateral / Lancet), double set of shutters, louvered and panelled internally and glazed casements externally. Arches above openings have decorative tracery in Gothic pattern.		
7.6	STEPS	Exposed coursed laterite construction - steps in the centre of the front verandah have bifurcated flights and a landing.		
7.7	DECO. ELEMENTS & INTERIORS	C. I. railings, timber fascia board at verandah eaves, tinted glass panels for ventilators, truss panels with patterned fretwork, gargoyles at hammer beam junctions, TW border in Gothic pattern along the edge of the roof soffit.		
8.0	TRANSFORMATION			
8.1	FORM	None		
8.2	STRUCTURE	None		
8.3	FINISHES	IPS and Shahabad stone have replaced the original flooring. G.I. sheets have replaced mangalore tile roofing.		
9.0	PRESENT STATUS			
9.1	STRUC. STABILITY	Fair		
9.2	MAINTENANCE	Fair		
10.0	REMARKS			
10.1	CONSERVATION & DEVELOPMENT	The structure along with its interiors and landscaping holds immense heritage value, hence must be preserved and maintained as it is. Site has no scope for additions. Attached or detached add-ons should not be allowed.		

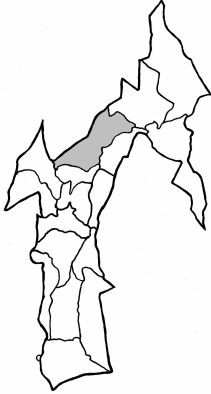



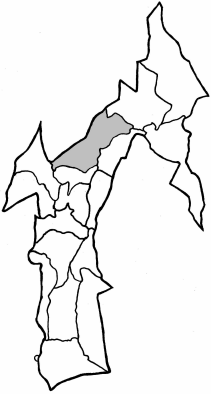

LOCATION		PIN	MH/RA/410102/D-01/(0)/2000	BELL VUE	
			CARD	D-01/(0)	
			GRADE	II-B	
			ZONE	MALDUNGA POINT	
			ZONE REF.	D 01	
			CO-ORD.	J,11	
			PLOT #	116	
			SURVEY #	18	
1.0		NAME OF THE PROPERTY			
1.1	NAME	BELL VUE			
1.2	HISTORIC NAME	BELL VUE			
1.3	BUILT IN	1898			
2.0		AREA (SQ. MTS.)			
2.1	PLOT AREA	12338.50			
2.2	BUILT-UP AREA	1224.00			
3.0		APPROACH			
3.1	ACCESS	Cobbled pathway off Elphinstone road.			
3.2	DIST. FR. RLY. STN.	1.80 kms.			
4.0		OWNERSHIP			
4.1	PAST OWNER(S)	Alex McKenzie / N. R. Mistry / Haji Ali Mohamed Haji Cassum (Agbotwala)			
4.2	PRESENT OWNER(S)	Court Receiver (High Court, Mumbai)			
4.3	LEASE STATUS	01.05.1956 to 30.04.1986			
5.0		USAGE			
5.1	PAST USAGE	Residential			
5.2	PRESENT USAGE	Residential			
6.0		LISTING CRITERIA & REFERENCE			
6.1	ARCHITECTURAL DESCRIPTION	Set on a fairly large plot of land on extremely sloping topography, the west facing main bungalow has exploited the topography to get plinths with heights varying from 1.20 mts. to 7.00 mts. as a result of which it comfortably houses a lower floor. The building was probably built in two phases. The first part is the main bungalow with a typical symmetrical format consisting of a central living room with two bedrooms on either side and a full length front verandah with a projecting half octagonal porch. The living room is double height with clerestorey openings and its own separate hipped roof perpendicular to the length of the building while the bedrooms also have hipped roofs at a lower level which meet the roof of the living room in the centre. The verandah has a lean-to-roof with a half octagonal hipped roof projection over the porch. The second part of the building which was probably built later descends down by two floors and has a pyramidal roof. It is connected to the main building by a wide verandah on the north and a staircase block to access the lower floors. The site also had a viewing tower which has now collapsed.			
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=B HISTORIC INTEGRITY=B HISTORIC CONTEXT=B			
6.3	FINAL GRADE	II-B			
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant			
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys			
7.0		ARCHITECTURAL SYSTEMS IN THE STRUCTURE			
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed exposed laterite - tapered & stepped on its external face.			
7.2	WALLS	Loadbearing in coursed laterite - those facing verandahs are plastered and painted and others exposed.			
7.3	FLOOR	Terracotta tiles flooring in the verandah and Minton tiles flooring in the interior.			
7.4	ROOF	TW purlin rafter roof structure with G.I. sheets roofing.			
7.5	OPENINGS	Segmental arched openings with TW frames, part glazed and part timber panelled shutters for doors and windows and glazed ventilators and clerestorey windows.			
7.6	STEPS	Coursed laterite construction, exposed.			
7.7	DECO. ELEMENTS & INTERIORS	C.I. railings on verandah, C.I. brackets on verandah, rosewood partitions, exquisite furniture and fixtures and decorative columns at few locations.			
8.0		TRANSFORMATION			
8.1	FORM	None			
8.2	STRUCTURE	None			
8.3	FINISHES	Plastering and painting of some walls.			
9.0		PRESENT STATUS			
9.1	STRUC. STABILITY	Fair			
9.2	MAINTENANCE	Nil			
10.0		REMARKS			
10.1	CONSERVATION & DEVELOPMENT	One of the few early houses with a tower - a landmark - earlier visible from the train. Owing to its unique scale and planform Bell Vue needs to be restored to its original grandeur and may be put to adaptive re-use for an appropriate purpose.			

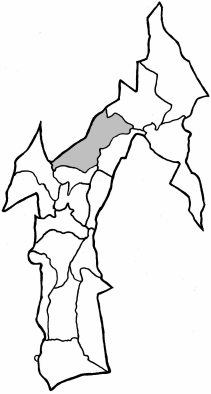

LOCATION		PIN	MH/RA/410102/D-O2/(0)/2000	REDLANDS	
			CARD		D-02/(0)
			GRADE		II-B
			ZONE		MALDUNGA POINT
			ZONE REF.		D 02
			CO-ORD.		J,11
			PLOT #		11A
			SURVEY #		21
1.0		NAME OF THE PROPERTY			
1.1	NAME	REDLANDS			
1.2	HISTORIC NAME	HARRISON'S BUNGALOW / REDLANDS NO. 1			
1.3	BUILT IN	1854 - 1900			
2.0		AREA (SQ. MTS.)			
2.1	PLOT AREA	13253.50			
2.2	BUILT-UP AREA	469.14 + 12.50			
3.0		APPROACH			
3.1	ACCESS	Cobbled path off Elphinstone road.			
3.2	DIST. FR. RLY. STN.	1.60 kms.			
4.0		OWNERSHIP			
4.1	PAST OWNER(S)	Cawasji Dinshaw Adenwala / H. C. Dinshaw / Contractor / Irani / Modi			
4.2	PRESENT OWNER(S)	Perin Kaikhushroo Adenwala			
4.3	LEASE STATUS	01.05.1937 to 30.04.1967			
5.0		USAGE			
5.1	PAST USAGE	Residential			
5.2	PRESENT USAGE	Residential			
6.0		LISTING CRITERIA & REFERENCE			
6.1	ARCHITECTURAL DESCRIPTION	Set on a high contour on a plot generally sloping towards the west and north-west, Redlands is one of the two bungalows located in one large property which was later sub-divided. The west facing single storeyed main bungalow has a symmetrical planform with a uniformly offsetted front facade. The central living room projects in front in a half octagonal profile. It is flanked on both sides by two bedrooms, has a front verandah which wraps around the offsetted building profile with a central projecting half octagonal porch and a recessed part verandah in the rear. The central portion of the building (including the living room and one bedroom on either side) is double height with clerestory windows and over the entire building is a continuous hipped roof with ridges at two levels and valleys connecting them. The front verandah has a detached lean-to-roof at a lower level intercepted centrally by a half octagonal hipped end roof corresponding to the profile of the porch.			
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=B HISTORIC INTEGRITY=B HISTORIC CONTEXT=B			
6.3	FINAL GRADE	II-B			
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant			
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys			
7.0		ARCHITECTURAL SYSTEMS IN THE STRUCTURE			
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - plastered and painted with projecting plinth course.			
7.2	WALLS	Loadbearing in coursed laterite plastered and painted externally and internally.			
7.3	FLOOR	Patterned encaustic tiles			
7.4	ROOF	TW purlin rafter roof structure with manglore tiles on G.I. sheets.			
7.5	OPENINGS	Rectangular openings with TW frames, part timber louvered and part timber panelled shutters for doors and windows and glazed ventilators above doors and windows.			
7.6	STEPS	Coursed laterite construction, plastered and painted.			
7.7	DECO. ELEMENTS & INTERIORS	C.I. railing on verandah. Patterned encaustic flooring.			
8.0		TRANSFORMATION			
8.1	FORM	None			
8.2	STRUCTURE	None			
8.3	FINISHES	Plastering and painting of walls.			
9.0		PRESENT STATUS			
9.1	STRUC. STABILITY	Good			
9.2	MAINTENANCE	Average			
10.0		REMARKS			
10.1	CONSERVATION & DEVELOPMENT	Holds potential for regular use as a residence or holiday home if maintained regularly. Landscaping needs to be restored. Detached additions only towards the east of the bungalow may be permitted.			

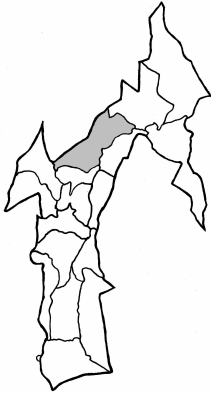

LOCATION	PIN	MH/RA/410102/D-03/(0)/2000	RUTLANDS	
			CARD	D-03/(0)
			GRADE	II-B
			ZONE	MALDUNGA POINT
			ZONE REF.	D 03
			CO-ORD.	J,12
			PLOT #	11B
			SURVEY #	22
1.0	NAME OF THE PROPERTY			
1.1	NAME	RUTLANDS		
1.2	HISTORIC NAME	REDLANDS NO. 2		
1.3	BUILT IN	1854-1900		
2.0	AREA (SQ. MTS.)			
2.1	PLOT AREA	20032.00		
2.2	BUILT-UP AREA	571.50		
3.0	APPROACH			
3.1	ACCESS	Cobbled path off Elphinstone road		
3.2	DIST. FR. RLY. STN.	1.50 kms.		
4.0	OWNERSHIP			
4.1	PAST OWNER(S)	Kali Shavaksha Dinshaw		
4.2	PRESENT OWNER(S)	Jayant and Narendra M. Chudasama		
4.3	LEASE STATUS	01.05.1967 to 30.04.1997		
5.0	USAGE			
5.1	PAST USAGE	Residential		
5.2	PRESENT USAGE	Company guest house (of Mahindra Steel)		
6.0	LISTING CRITERIA & REFERENCE			
6.1	ARCHITECTURAL DESCRIPTION	The large plot formerly a part of the adjoining plot of Redlands houses the main bungalow and servants' quarters in the rear. According to historic records the present bungalow is a fairly modified and enlarged version of the original cottage. A winding, steeply rising cobbled pathway from the entrance gate gradually opens up a view of the neat little structure. In front of the west facing bungalow is a well maintained formal garden forming a kind of a focal point. The bungalow is symmetrical, squarish and unconventional in planform with a central living room, verandah on its three sides, and two bedrooms on the fourth (rear) side. Because of the location of the bungalow on a mound the front verandah offers a good view. This quaint structure has a single pyramidal roof covering over the rooms as well as the verandah.		
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=B HISTORIC INTEGRITY=B HISTORIC CONTEXT=C		
6.3	FINAL GRADE	II-B		
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant		
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys		
7.0	ARCHITECTURAL SYSTEMS IN THE STRUCTURE			
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - painted and pointed in Terracotta colour.		
7.2	WALLS	Loadbearing in coursed laterite, pointed and painted externally and plastered and painted internally.		
7.3	FLOOR	Shahabad slabs in verandah and black and white patterned encaustic tiles in the interior.		
7.4	ROOF	TW purlin rafter roof structure with G.I. sheets covering. Plain false ceiling in the interior.		
7.5	OPENINGS	Rectangular openings spanned by timber lintels, with TW frames, glazed full height doors and windows with glazed casement shutters.		
7.6	STEPS	Coursed laterite construction with step guard. Treads painted.		
7.7	DECO. ELEMENTS & INTERIORS	Twin sets of timber posts supporting the verandah roof have patterned fretwork panels as in fills between the twin posts. Delicate timber fascia at eaves.		
8.0	TRANSFORMATION			
8.1	FORM	Toilet blocks added at the rear.		
8.2	STRUCTURE	None		
8.3	FINISHES	Flooring in verandah replaced.		
9.0	PRESENT STATUS			
9.1	STRUC. STABILITY	Good		
9.2	MAINTENANCE	Excellent		
10.0	REMARKS			
10.1	CONSERVATION & DEVELOPMENT	A good example where an existing residential structure is being used as a company guest house, which ensure good maintenance and thereby a longer life to the building. Detached add-ons at the rear may be allowed.		

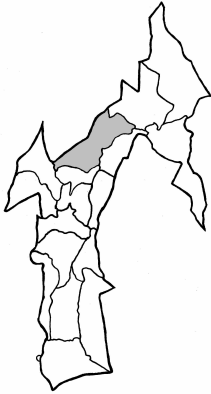

LOCATION		PIN	MH/RA/410102/D-04/(0)/2000	MARITIME HOUSE	
				CARD	D-04/(0)
				GRADE	II-B
				ZONE	MALDUNGA POINT
				ZONE REF.	D 04
				CO-ORD.	K,12
				PLOT #	104
				SURVEY #	17
1.0 NAME OF THE PROPERTY					
1.1	NAME	MARITIME HOUSE			
1.2	HISTORIC NAME	ALTAMONT LODGE			
1.3	BUILT IN	1854 - 1900			
2.0 AREA (SQ. MTS.)					
2.1	PLOT AREA	13057.20			
2.2	BUILT-UP AREA	484.06			
3.0 APPROACH					
3.1	ACCESS	Paved laterite path off cobbled path joining Chenoy road and Elphinstone road.			
3.2	DIST. FR. RLY. STN.	1.80 kms.			
4.0 OWNERSHIP					
4.1	PAST OWNER(S)	Esq. Frank Ritchie / P. G. Singhani			
4.2	PRESENT OWNER(S)	Trustees of Merchant Navy Officers Fund.			
4.3	LEASE STATUS	01.05.1957 to 30.04.1987			
5.0 USAGE					
5.1	PAST USAGE	Residential			
5.2	PRESENT USAGE	Corporate Guest house			
6.0 LISTING CRITERIA & REFERENCE					
6.1	ARCHITECTURAL DESCRIPTION	Set on a site with a gentle slope towards the north with a paved laterite pathway leading up to it and into the site. The north facing single storeyed main building has a typical symmetrical planform with a central living room, one bedroom on either side and a full length front verandah. The entire verandah is enclosed with glazing in Mahabaleshwar style. Over the building is a hipped roof intercepted centrally, in the front by a closed gable ended projection over the entrance steps and in the rear by another gable ended projection over the projecting extended living room. The projecting canopy in the front is lined below the eaves level by patterned glazing.			
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=B HISTORIC INTEGRITY=A HISTORIC CONTEXT=B			
6.3	FINAL GRADE	II-B			
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant			
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys			
7.0 ARCHITECTURAL SYSTEMS IN THE STRUCTURE					
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - plastered and painted with projecting plinth course.			
7.2	WALLS	Loadbearing in coursed laterite, plastered and painted.			
7.3	FLOOR				
7.4	ROOF	TW purlin rafter roof structure with manglore tile roofing.			
7.5	OPENINGS	Segmental relieving arched openings with rectangular TW frames, verandah enclosed with Mahabaleshwar type glazing in timber frames - part openable and part patterned and fixed.			
7.6	STEPS	Coursed laterite construction plastered and painted.			
7.7	DECO. ELEMENTS & INTERIORS	Decorative timber brackets on timber posts at entrance.			
8.0 TRANSFORMATION					
8.1	FORM	None			
8.2	STRUCTURE	None			
8.3	FINISHES	Plastering and painting of walls.			
9.0 PRESENT STATUS					
9.1	STRUC. STABILITY	Fair			
9.2	MAINTENANCE	Fair			
10.0 REMARKS					
10.1	CONSERVATION & DEVELOPMENT	Since it is currently being used as a holiday home for and institution additional buildings (detached from the main building) on the plot may be allowed.			

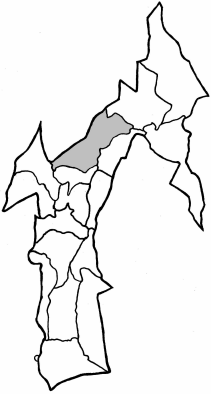

LOCATION		PIN	MH/RA/410102/D-05/(0)/2000	R. B. C. D. AROGYA BHAVAN BLDG. NO. 1	
			CARD		D-05/(0)
			GRADE		II-B
			ZONE		MALDUNGA POINT
			ZONE REF.		D 05
			CO-ORD.		J,12
			PLOT #		194
			SURVEY #		23
1.0 NAME OF THE PROPERTY					
1.1	NAME	RAM BAHADURSHETH CURUMSEY DAMJEE AROGYA BHAVAN (BUILDING NO. 1)			
1.2	HISTORIC NAME	MANEK LODGE			
1.3	BUILT IN	1901 - 1945			
2.0 AREA (SQ. MTS.)					
2.1	PLOT AREA	4046.90			
2.2	BUILT-UP AREA	282.75			
3.0 APPROACH					
3.1	ACCESS	Cobbled path off Elphinstone road.			
3.2	DIST. FR. RLY. STN.	1.35 kms.			
4.0 OWNERSHIP					
4.1	PAST OWNER(S)	Abdul Hussein Adamjee Peerbhoy / Narsidas / Jaikishandas Shroff			
4.2	PRESENT OWNER(S)	Ram Bahadursheth Curumsey Damjee Arogya Bhavan Trust			
4.3	LEASE STATUS	08.10.1914 to 07.10.2013			
5.0 USAGE					
5.1	PAST USAGE	Residential			
5.2	PRESENT USAGE	Sanatorium			
6.0 LISTING CRITERIA & REFERENCE					
6.1	ARCHITECTURAL DESCRIPTION	Set on a small plot sloping gently from north to south this is one of the three identical buildings situated one next to the other and built at around the same time. The west facing single storeyed main bungalow has a typical symmetrical planform with a central living room, one bedroom on either side and a full length front verandah with a central half octagonal projecting porch. The rooms are double height with clerestory windows and a pitched gable end roof. The verandah has a lean-to-roof at a lower level with a central half octagonal hipped roof projection over the porch.			
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=B HISTORIC INTEGRITY=B HISTORIC CONTEXT=C			
6.3	FINAL GRADE	II-B			
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant			
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys			
7.0 ARCHITECTURAL SYSTEMS IN THE STRUCTURE					
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - exposed and pointed.			
7.2	WALLS	Loadbearing in coursed laterite, front façade wall plastered and painted and rest of the walls exposed and pointed.			
7.3	FLOOR	Patterned china mosaic			
7.4	ROOF	TW purlin rafter roof structure with G.I. sheets covering.			
7.5	OPENINGS	Segmental relieving arched openings with rectangular TW frames, part panelled and part glazed shutters for doors and windows and glazed ventilators.			
7.6	STEPS	Coursed laterite construction with treads finished in sandstone.			
7.7	DECO. ELEMENTS & INTERIORS	Decorative M. S. grill (newly installed)			
8.0 TRANSFORMATION					
8.1	FORM	None			
8.2	STRUCTURE	Timber members in verandah replaced by steel members.			
8.3	FINISHES	Installation of new M. S. grill in the verandah. Plastering and painting of the front façade wall.			
9.0 PRESENT STATUS					
9.1	STRUC. STABILITY	Fair			
9.2	MAINTENANCE	Good			
10.0 REMARKS					
10.1	CONSERVATION & DEVELOPMENT	Adaptive re-use conducive to the form and structure may be permitted. The original structure must be retained and maintained as this group of three identical structures owned originally by Sir Adamjee Peerbhoy displays a particular built form typology developed in the beginning of the 20th century. No scope for extensions.			

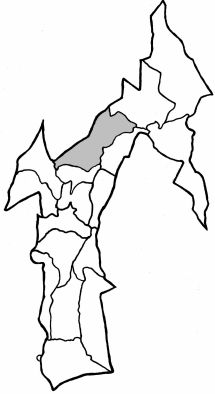

LOCATION	PIN	MH/RA/410102/D-06/(0)/2000	R. B. C. D. AROGYA BHAVAN BLDG. NO. 2	
			CARD	D-06/(0)
			GRADE	II-B
			ZONE	MALDUNGA POINT
			ZONE REF.	D 06
			CO-ORD.	J,12
			PLOT #	193
			SURVEY #	24
1.0	NAME OF THE PROPERTY			
1.1	NAME	RAM BAHADURSHETH CURUMSEY DAMJEE AROGYA BHAVAN (BUILDING NO. 2)		
1.2	HISTORIC NAME	RUKHAN LODGE		
1.3	BUILT IN	1901 - 1945		
2.0	AREA (SQ. MTS.)			
2.1	PLOT AREA	3743.30		
2.2	BUILT-UP AREA	373.04		
3.0	APPROACH			
3.1	ACCESS	Cobbled path off Elphinstone road.		
3.2	DIST. FR. RLY. STN.	1.30 kms.		
4.0	OWNERSHIP			
4.1	PAST OWNER(S)	Rukhanbai Peerbhoy / Narsidas / Jaikishandas Shroff		
4.2	PRESENT OWNER(S)	Ram Bahadursheth Arogya Bhavan Trust		
4.3	LEASE STATUS	08.10.1914 to 07.10.2013		
5.0	USAGE			
5.1	PAST USAGE	Residential		
5.2	PRESENT USAGE	Sanatorium		
6.0	LISTING CRITERIA & REFERENCE			
6.1	ARCHITECTURAL DESCRIPTION	Set on a small plot sloping gently from north to south this is one of the three identical buildings situated one next to the other and built at around the same time. The west facing single storeyed main bungalow has a typical symmetrical planform with a central living room, one bedroom on either side and a full length front verandah with a central half octagonal projecting porch. The rooms are double height with clerestory windows and a pitched gable end roof. The verandah has a lean-to-roof at a lower level with a central half octagonal hipped roof projection over the porch.		
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=B HISTORIC INTEGRITY=B HISTORIC CONTEXT=C		
6.3	FINAL GRADE	II-B		
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant		
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys		
7.0	ARCHITECTURAL SYSTEMS IN THE STRUCTURE			
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - exposed and pointed.		
7.2	WALLS	Loadbearing in coursed laterite, front façade wall plastered and painted and rest of the walls exposed and pointed.		
7.3	FLOOR	Patterned china mosaic		
7.4	ROOF	TW purlin rafter roof structure with G.I. sheets covering.		
7.5	OPENINGS	Segmental relieving arched openings with rectangular TW frames, part panelled and part glazed shutters for doors and windows and glazed ventilators.		
7.6	STEPS	Coursed laterite construction with treads finished in sandstone.		
7.7	DECO. ELEMENTS & INTERIORS	Decorative M. S. grill (newly installed)		
8.0	TRANSFORMATION			
8.1	FORM	None		
8.2	STRUCTURE	Timber members in verandah replaced by steel members.		
8.3	FINISHES	Installation of new M. S. grill in the verandah. Plastering and painting of the front façade wall.		
9.0	PRESENT STATUS			
9.1	STRUC. STABILITY	Fair		
9.2	MAINTENANCE	Good		
10.0	REMARKS			
10.1	CONSERVATION & DEVELOPMENT	Adaptive re-use conducive to the form and structure may be permitted. The original structure must be retained and maintained as this group of three identical structures owned originally by Sir Adamjee Peerbhoy displays a particular built form typology developed in the beginning of the 20th century. No scope for extensions.		

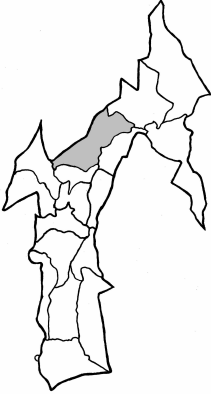

LOCATION		PIN	MH/RA/410102/D-07/(0)/2000	KHATIJA LODGE	
			CARD	D-07/(0)	
			GRADE	II-B	
			ZONE	MALDUNGA POINT	
			ZONE REF.	D 07	
			CO-ORD.	1,13	
			PLOT #	192	
			SURVEY #	25	
1.0 NAME OF THE PROPERTY					
1.1	NAME	KHATIJA LODGE			
1.2	HISTORIC NAME	KHATIJA LODGE			
1.3	BUILT IN	1901 - 1945			
2.0 AREA (SQ. MTS.)					
2.1	PLOT AREA	3541.00			
2.2	BUILT-UP AREA	259.25			
3.0 APPROACH					
3.1	ACCESS	Cobbled path off Elphinstone road.			
3.2	DIST. FR. RLY. STN.	1.20 kms.			
4.0 OWNERSHIP					
4.1	PAST OWNER(S)	Abdul Hussein Adamjee Peerbhoy / Rukhanbai Peerbhoy			
4.2	PRESENT OWNER(S)	Shenaf and Hussain A. Peerbhoy			
4.3	LEASE STATUS	08.10.1914 to 07.10. 2013			
5.0 USAGE					
5.1	PAST USAGE	Residential			
5.2	PRESENT USAGE	Main bungalow - Residential / Rest of the property - Lodging and Boarding			
6.0 LISTING CRITERIA & REFERENCE					
6.1	ARCHITECTURAL DESCRIPTION	Set on a small plot sloping gently from north to south this is one of the three identical buildings situated one next to the other and built at around the same time. The west facing single storeyed main bungalow has a typical symmetrical planform with a central living room, one bedroom on either side and a full length front verandah with a central half octagonal projecting porch. The rooms are double height with clerestory windows and a pitched gable end roof. The verandah has a lean-to-roof at a lower level with a central half octagonal hipped roof projection over the porch with its apex marked by a pinnacle.			
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=B HISTORIC INTEGRITY=B HISTORIC CONTEXT=C			
6.3	FINAL GRADE	II-B			
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant			
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys			
7.0 ARCHITECTURAL SYSTEMS IN THE STRUCTURE					
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - plastered with projected plinth course.			
7.2	WALLS	Loadbearing in coursed laterite, plastered and painted externally and internally.			
7.3	FLOOR	Galicha tiles in the verandah (modern replacement) and encaustic tiles in the interior.			
7.4	ROOF	TW purlin rafter roof structure with manglore tiles on G.I. sheets.			
7.5	OPENINGS	Segmental relieving arched openings with rectangular TW frames, part panelled and part louvered shutters for doors, glazed casement shutters for windows and glazed ventilators.			
7.6	STEPS	Coursed laterite construction, exposed with decorative, plastered step guard.			
7.7	DECO. ELEMENTS & INTERIORS	Simple timber railings in verandah and decorative encaustic tiles in the interior.			
8.0 TRANSFORMATION					
8.1	FORM	None			
8.2	STRUCTURE	None			
8.3	FINISHES	Plastering and painting of walls and original tiles in verandah replaced by Galicha tiles.			
9.0 PRESENT STATUS					
9.1	STRUC. STABILITY	Good			
9.2	MAINTENANCE	Good			
10.0 REMARKS					
10.1	CONSERVATION & DEVELOPMENT	Being one of the three identical structures in the area it holds significance as group value. It has retained its historic integrity. Adaptive re-use conducive to the form and structure may be permitted. The plot has no scope for extensions - attached or detached.			


LOCATION	PIN	MH/RA/410102/D-08/(0)/2000	ELPHINSTONE LODGE	
			CARD	D-08/(0)
			GRADE	II-A
			ZONE	MALDUNGA POINT
			ZONE REF.	D 08
			CO-ORD.	I,12
			PLOT #	41
			SURVEY #	20
1.0	NAME OF THE PROPERTY			
1.1	NAME	ELPHINSTONE LODGE		
1.2	HISTORIC NAME	ELPHINSTONE LODGE		
1.3	BUILT IN	1855		
2.0	AREA (SQ. MTS.)			
2.1	PLOT AREA	146597.80		
2.2	BUILT-UP AREA	839.50		
3.0	APPROACH			
3.1	ACCESS	Cobbled path off Elphinstone road		
3.2	DIST. FR. RLY. STN.	1.25 kms.		
4.0	OWNERSHIP			
4.1	PAST OWNER(S)	Lord Elphinstone / M. B. Greaves, G. B. Greaves / Rustom Adenwala		
4.2	PRESENT OWNER(S)	Aira Cama, Gulu Adenwala		
4.3	LEASE STATUS	01.05.1946 to 31.04.1976		
5.0	USAGE			
5.1	PAST USAGE	Residential		
5.2	PRESENT USAGE	Residential		
6.0	LISTING CRITERIA & REFERENCE			
6.1	ARCHITECTURAL DESCRIPTION	<p>The structure situated amidst thick forest cover stands proudly on the largest plot in Matheran. The layout consists of the main bungalow, the servants' quarters, a tennis court and a maze of pathways, few of which lead to the edge of the plateau. On the south-west corner of the plot is a well which is one of the first five wells of Matheran. The main bungalow is almost symmetrical along the central axis, with the planform consisting of a large central hall, flanked by two squarish rooms on either side accessed through the living room. The living room as an obsolete fire place the chimney shaft of which has been terminated at the roof level. The front facade of the living room has a semicircular projection with full height doorways leading to the verandah. The west facing building has a continuous verandah which wraps the profile of the front facade completely and the northern and southern facades partly. From the verandah a grand curved flight of steps descends down into what is now only remnants of a formal landscape. The single storeyed building has a hipped roof covering the main rooms and the verandah.</p>		
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=A HISTORIC INTEGRITY=A HISTORIC CONTEXT=B		
6.3	FINAL GRADE	II-A		
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant		
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys		
7.0	ARCHITECTURAL SYSTEMS IN THE STRUCTURE			
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - plastered and painted.		
7.2	WALLS	Loadbearing in coursed laterite, plastered and painted externally and internally.		
7.3	FLOOR	Shahabad tiles (replacement) in verandah and encaustic tiles in interior.		
7.4	ROOF	TW purlin rafter roof structure, covered with G.I. sheets. Decorative false ceiling in the interior.		
7.5	OPENINGS	Both doors and windows have rectangular openings with TW frames and double shutters - glazed casement shutters externally and TW louvered, panelled shutters internally.		
7.6	STEPS	Laterite construction, lime plastered, curved profile with step guard defining the edge of the flight.		
7.7	DECO. ELEMENTS & INTERIORS	C.I. railing with unconventional geometrical motif. High quality wooden furniture and artefacts. False ceiling with carved mouldings.		
8.0	TRANSFORMATION			
8.1	FORM	Verandahs partly enclosed by wooden partitions to add to usable space.		
8.2	STRUCTURE	Chimney shaft terminated below roof level.		
8.3	FINISHES	Plastering added, manglore tiles replaced by G.I. sheets.		
9.0	PRESENT STATUS			
9.1	STRUC. STABILITY	Fair		
9.2	MAINTENANCE	Not regular		
10.0	REMARKS			
10.1	CONSERVATION & DEVELOPMENT	Proposed future developments on the site should essentially preserve and maintain this structure of great historic value and the dense forest cover of the sprawling site. Adaptive reuse and detached add-ons may be permitted.		

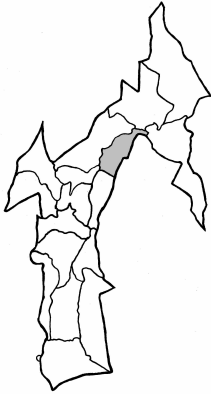

LOCATION	PIN	MH/RA/410102/D-09/(0)/2000	CECIL HOTEL	
			CARD	D-09/(0)
			GRADE	II-B
			ZONE	MALDUNGA POINT
			ZONE REF.	D 09
			CO-ORD.	I,13
			PLOT #	40
			SURVEY #	26
1.0	NAME OF THE PROPERTY			
1.1	NAME	CECIL HOTEL		
1.2	HISTORIC NAME	GRANVILLE HOTEL		
1.3	BUILT IN	1887		
2.0	AREA (SQ. MTS.)			
2.1	PLOT AREA	17806.20		
2.2	BUILT-UP AREA	2173.10		
3.0	APPROACH			
3.1	ACCESS	Cobbled path off Elphinstone road and Chenoy road.		
3.2	DIST. FR. RLY. STN.	1.00 kms.		
4.0	OWNERSHIP			
4.1	PAST OWNER(S)	J. B. D'souza / S. K. Irani, K. P. Kavarana, etc.		
4.2	PRESENT OWNER(S)	Khodaram Sohrab Irani		
4.3	LEASE STATUS	01.05.1922 to 30.04.2021		
5.0	USAGE			
5.1	PAST USAGE	Lodging and Boarding		
5.2	PRESENT USAGE	Lodging and Boarding		
6.0	LISTING CRITERIA & REFERENCE			
6.1	ARCHITECTURAL DESCRIPTION	<p>Situated on a mound close to the western edge of the hill and said to have a magnificent view of the valley on the west, Cecil Hotel was one of the oldest European hotels developed in Matheran. The layout consists of about six / eight buildings for lodging and boarding, a few detached bungalows, a dining block, some ancillary buildings and outdoor recreation areas set on terraces and amidst well terraced landscape gardens. The layout is interconnected by paved and cobbled winding pathways and it integrates the existing trees with planter beds in an organic fashion. The main lodging buildings are all similar and linear in planform, set in a row, facing the west and overlooking the central open space (formal garden and recreation area). The buildings consist of rooms in row with full length front verandahs and hipped roofs. The dining hall building is an elaborate structure consisting of a large double height hall with clerestorey windows, a hipped roof and a wide and spacious front verandah with a separate lean-to-roof over it. The front of all the buildings have high plinths and the verandahs are approached by long flights of steps.</p>		
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=A HISTORIC INTEGRITY=B HISTORIC CONTEXT=B		
6.3	FINAL GRADE	II-B		
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant		
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys		
7.0	ARCHITECTURAL SYSTEMS IN THE STRUCTURE			
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - some exposed and pointed and some painted.		
7.2	WALLS	Loadbearing in coursed laterite, plastered and painted externally and internally.		
7.3	FLOOR	Minton tiles flooring.		
7.4	ROOF	TW purlin rafter roof structure with G.I. sheets roofing.		
7.5	OPENINGS	Semicircular relieving arched openings with rectangular TW frames, glazed casement shutters for windows, timber framed shutters for doors and glazed and horizontal pivoted shutters for ventilators. Segmental relieving arched openings with rectangular TW frames and glazed horizontal pivoted shutters for clerestorey windows.		
7.6	STEPS	Coursed laterite construction, some plastered and painted and some finished in stone with step guards.		
7.7	DECO. ELEMENTS & INTERIORS	Timber fascia boards along eaves.		
8.0	TRANSFORMATION			
8.1	FORM	New buildings added in the plot.		
8.2	STRUCTURE	None		
8.3	FINISHES	Plastering and painting of walls.		
9.0	PRESENT STATUS			
9.1	STRUC. STABILITY	Good		
9.2	MAINTENANCE	Excellent		
10.0	REMARKS			
10.1	CONSERVATION & DEVELOPMENT	A sprawling, but, informal and organic layout with buildings and their settings retaining their historic integrity. The buildings hold significance in group value. Detached additions may be allowed on the site provided they do not disturb the historic setting of the existing structures, respect the natural topography and vegetation on the site and relate sensitively to them in terms of form, scale and treatment.		


LOCATION		PIN	MH/RA/410102/D-10/(0)/2000	SPENCER VILLA	
				CARD	D-10/(0)
				GRADE	II-B
				ZONE	MALDUNGA POINT
				ZONE REF.	D 10
				CO-ORD.	I,14
				PLOT #	103
				SURVEY #	28
1.0		NAME OF THE PROPERTY			
1.1	NAME	SPENCER VILLA			
1.2	HISTORIC NAME	SPENCER VILLA			
1.3	BUILT IN	1854 - 1900			
2.0		AREA (SQ. MTS.)			
2.1	PLOT AREA	22561.30			
2.2	BUILT-UP AREA	731.05			
3.0		APPROACH			
3.1	ACCESS	Cobbled path off Elphinstone road.			
3.2	DIST. FR. RLY. STN.	0.95 kms.			
4.0		OWNERSHIP			
4.1	PAST OWNER(S)	H. B. Spencer / H. S. Spencer			
4.2	PRESENT OWNER(S)	J. J. Spencer			
4.3	LEASE STATUS				
5.0		USAGE			
5.1	PAST USAGE	Residential			
5.2	PRESENT USAGE	Residential			
6.0		LISTING CRITERIA & REFERENCE			
6.1	ARCHITECTURAL DESCRIPTION	Set on a steeply sloping topography the layout consists of a main bungalow and three other ancillary buildings with remnants of a formal garden layout. The west facing single storeyed main bungalow has a typical symmetrical double layered planform with a living in the centre flanked by two bedrooms on either side, a full length wide front verandah with a central projecting porch and a part narrow rear verandah. Over the building is a hipped roof with a central linear ridge line and the front pitch intercepted centrally by a gable ended projection over the porch. A chimney shaft projects a little above the ridge which is covered by a pitched roof.			
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=C HISTORIC INTEGRITY=B HISTORIC CONTEXT=B			
6.3	FINAL GRADE	II-B			
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant			
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys			
7.0		ARCHITECTURAL SYSTEMS IN THE STRUCTURE			
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - exposed with projecting plinth course.			
7.2	WALLS	Loadbearing in coursed laterite, exposed and pointed externally and plastered and painted internally.			
7.3	FLOOR	Cowdung plastered			
7.4	ROOF	TW purlin rafter roof structure with G.I. sheets roofing.			
7.5	OPENINGS	Rectangular openings with TW frames, part glazed and part panelled doors and glazed casement windows.			
7.6	STEPS	Coursed laterite construction, exposed and pointed with step guard.			
7.7	DECO. ELEMENTS & INTERIORS	C.I. railing and timber brackets on verandah.			
8.0		TRANSFORMATION			
8.1	FORM	None			
8.2	STRUCTURE	None			
8.3	FINISHES	None			
9.0		PRESENT STATUS			
9.1	STRUC. STABILITY	Fair			
9.2	MAINTENANCE	Fair			
10.0		REMARKS			
10.1	CONSERVATION & DEVELOPMENT	A typical bungalow format on a large plot - appropriate for residential use or other adaptive re-use such as for a company guest house.			

LOCATION	PIN	MH/RA/410102/D-11/(0)/2000	TOPIWALA BUNGALOW	
			CARD	D-11/(0)
			GRADE	III
			ZONE	MALDUNGA POINT
			ZONE REF.	D 11
			CO-ORD.	I,13
			PLOT #	195
			SURVEY #	27
1.0	NAME OF THE PROPERTY			
1.1	NAME	TOPIWALA BUNGALOW		
1.2	HISTORIC NAME	RATAN VILLA		
1.3	BUILT IN	1901 - 1945		
2.0	AREA (SQ. MTS.)			
2.1	PLOT AREA	1264.70		
2.2	BUILT-UP AREA	232.50		
3.0	APPROACH			
3.1	ACCESS	Cobbled path off Elphinstone road.		
3.2	DIST. FR. RLY. STN.	2.10 kms.		
4.0	OWNERSHIP			
4.1	PAST OWNER(S)	Joseph D'souza / A. H. Mountwala / J. A. Mountwala		
4.2	PRESENT OWNER(S)	Narmadabai Desai		
4.3	LEASE STATUS	03.07.1912 to 02.07.2011		
5.0	USAGE			
5.1	PAST USAGE	Residential		
5.2	PRESENT USAGE	Residential		
6.0	LISTING CRITERIA & REFERENCE			
6.1	ARCHITECTURAL DESCRIPTION	Set on a steeply sloping site layout consists of the main bungalow, a servants' quarter and well laid out terraced landscape to go with the topography of the site. The west facing single storeyed main building is rectangular but asymmetrical in planform with a central living room flanked by two bedrooms on either side, a full length front verandah also wrapping around the building to the north side which has a parapet wall upto sill height in brick masonry with R. C. C. jalis at regular intervals and steel posts supporting the roof. The front verandah has a central projecting porch with long flights of dog leg stairways leading up to it from both sides. The pitched roof over the building has unique feature of a gable end on the south side and a hipped end on the north side.		
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=C HISTORIC INTEGRITY=B HISTORIC CONTEXT=C		
6.3	FINAL GRADE	III		
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant		
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys		
7.0	ARCHITECTURAL SYSTEMS IN THE STRUCTURE			
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - plastered and painted with projected plinth course.		
7.2	WALLS	Loadbearing in coursed laterite, plastered and painted externally and internally.		
7.3	FLOOR	Clay tiles		
7.4	ROOF	TW purlin rafter roof structure with G.I. sheets roofing.		
7.5	OPENINGS	Segmental relieving arched openings with rectangular TW frames, part glazed and part panelled shutters for doors and glazed casement shutters for windows.		
7.6	STEPS	Coursed laterite construction, exposed and pointed with the side wall of the flight of steps plastered and painted.		
7.7	DECO. ELEMENTS & INTERIORS	None		
8.0	TRANSFORMATION			
8.1	FORM	None		
8.2	STRUCTURE	None		
8.3	FINISHES	Plastering and painting of walls.		
9.0	PRESENT STATUS			
9.1	STRUC. STABILITY	Good		
9.2	MAINTENANCE	Regular		
10.0	REMARKS			
10.1	CONSERVATION & DEVELOPMENT	Generally a well maintained structure located on a small plot. Residential use may continue. Very little scope for extensions and additions.		



LOCATION		PIN	MH/RA/410102/D-12/(0)/2000	KHOJA SANATORIUM	
			CARD	D-12/(0)	
			GRADE	II-B	
			ZONE	MALDUNGA POINT	
			ZONE REF.	D 12	
			CO-ORD.	F,15	
			PLOT #	113	
			SURVEY #	71	
1.0 NAME OF THE PROPERTY					
1.1	NAME	KHOJA SANATORIUM			
1.2	HISTORIC NAME	METROPOLE HOTEL / GYMKHANA HOTEL			
1.3	BUILT IN	1898			
2.0 AREA (SQ. MTS.)					
2.1	PLOT AREA	32071.70			
2.2	BUILT-UP AREA	2468.00			
3.0 APPROACH					
3.1	ACCESS	Cobbled path off Gymkhana road.			
3.2	DIST. FR. RLY. STN.	1.20 kms.			
4.0 OWNERSHIP					
4.1	PAST OWNER(S)	Nowroji Maneckji / Ebrahim Khan / E. M. Ravji			
4.2	PRESENT OWNER(S)	Trustee M. Mohamedbhai M. Ravji, etc.			
4.3	LEASE STATUS	01.05.1954 to 30.04.1984			
5.0 USAGE					
5.1	PAST USAGE	Lodging and Boarding			
5.2	PRESENT USAGE	Sanatorium			
6.0 LISTING CRITERIA & REFERENCE					
6.1	ARCHITECTURAL DESCRIPTION	Originally a popular European hotel set on a good location overlooking the valleys on the west and north. The large site contains a living and dining block and five other blocks which are typical lodging and boarding accommodations with rooms in a row having attached toilets and dressing rooms and a full length front verandah. Each of the buildings is covered with a hipped roof and has a chimney shaft topped with a pitched roof. All the buildings are set in such a way that all can enjoy the views. Out of all the old buildings only one remains in its original condition, all the rest are either dilapidated or completely transformed.			
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=B HISTORIC INTEGRITY=B HISTORIC CONTEXT=B			
6.3	FINAL GRADE	II-B			
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant			
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys			
7.0 ARCHITECTURAL SYSTEMS IN THE STRUCTURE					
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - plastered and painted and strengthened by buttresses.			
7.2	WALLS	Loadbearing in coursed laterite, plastered and painted externally and internally.			
7.3	FLOOR	Original Minton tiles replaced by marble mosaic.			
7.4	ROOF	TW purlin rafter roof structure with G.I. sheets roofing.			
7.5	OPENINGS	Semicircular relieving arched openings with rectangular TW frames, part glazed and part timber panelled shutters for doors and windows.			
7.6	STEPS	Coursed laterite construction, plastered and painted.			
7.7	DECO. ELEMENTS & INTERIORS	C.I. railing on verandah.			
8.0 TRANSFORMATION					
8.1	FORM	None			
8.2	STRUCTURE	None			
8.3	FINISHES	Plastering and painting of walls and replacing of floor tiles.			
9.0 PRESENT STATUS					
9.1	STRUC. STABILITY	Fair			
9.2	MAINTENANCE	Unsatisfactory - Presently undergoing repairs and restoration.			
10.0 REMARKS					
10.1	CONSERVATION & DEVELOPMENT	The large site with its privileged location holds great potential for being used as a hotel or sanatorium in the future if maintained properly. The structures as well as the landscape need to be looked after and developed. Extensions to new blocks or additions to suit the original form design may be allowed.			

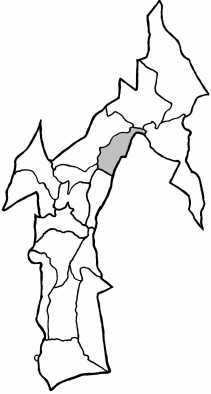

LOCATION	PIN	MH/RA/410102/E-01/(0)/2000	RANCHHODDAS AROGYA BHAVAN	
	CARD	E-01/(0)		
	GRADE	II-B		
	ZONE	GALTI DARA		
	ZONE REF.	E 01		
	CO-ORD.	K,13		
	PLOT #	160		
	SURVEY #	39		
1.0	NAME OF THE PROPERTY			
1.1	NAME	RANCHHODDAS AROGYA BHAVAN		
1.2	HISTORIC NAME	HINDU SANATORIUM		
1.3	BUILT IN	1901 - 1945		
2.0	AREA (SQ. MTS.)			
2.1	PLOT AREA	4046.90		
2.2	BUILT-UP AREA	335.28 + 192.12		
3.0	APPROACH			
3.1	ACCESS	Cobbled path off M. G. Road		
3.2	DIST. FR. RLY. STN.	1.20 kms.		
4.0	OWNERSHIP			
4.1	PAST OWNER(S)	Hiralal Ranchhoddas Munim / Trustees of Hindu Sanatorium (Thakurdas, Mathuradas, etc.)		
4.2	PRESENT OWNER(S)	Trustees of Hindu Sanatorium (Thakurdas, Mathuradas, etc.)		
4.3	LEASE STATUS	29.03.1917 to 28.03.2016		
5.0	USAGE			
5.1	PAST USAGE	Sanatorium		
5.2	PRESENT USAGE	Sanatorium		
6.0	LISTING CRITERIA & REFERENCE			
6.1	ARCHITECTURAL DESCRIPTION	Set on a high natural contour on from M. G. road, the layout consists of the main building facing M. G. road, a linear ancillary parallel to the main building in the rear, servants' quarters, and detached toilets. The east facing single storeyed main building has a simple rectangular planform with rooms in a row all approached by a full length front verandah. The building has a gable ended pitched roof with a linear ridge line and the front pitch is intercepted at equal intervals by three gable ended projections.		
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=B HISTORIC INTEGRITY=A HISTORIC CONTEXT=C		
6.3	FINAL GRADE	II-B		
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant		
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys		
7.0	ARCHITECTURAL SYSTEMS IN THE STRUCTURE			
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - exposed and pointed.		
7.2	WALLS	Loadbearing in coursed laterite - plastered and painted.		
7.3	FLOOR			
7.4	ROOF	TW purlin rafter roof structure (recently renovated with new timber members) with G.I. sheets roofing.		
7.5	OPENINGS	Rectangular openings with TW frames, timber louvered and panelled shutters for doors and windows and glazed ventilators.		
7.6	STEPS	Coursed laterite construction, exposed and pointed.		
7.7	DECO. ELEMENTS & INTERIORS	None		
8.0	TRANSFORMATION			
8.1	FORM	None		
8.2	STRUCTURE	None		
8.3	FINISHES	Plastering and painting of walls.		
9.0	PRESENT STATUS			
9.1	STRUC. STABILITY	Good		
9.2	MAINTENANCE	Fair		
10.0	REMARKS			
10.1	CONSERVATION & DEVELOPMENT	The well maintained structure has a landmark value owing to its commanding position in relation to M. G. road. Ideal for its use as a sanatorium or a guest house. Attached extensions / additions should not be permitted. Detached additions in the rear open space may be permitted only if they relate sensitively to the original buildings.		

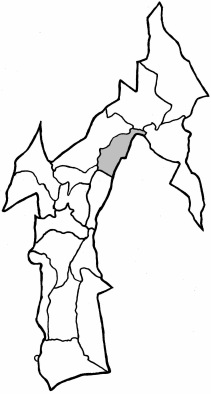

LOCATION		PIN	MH/RA/410102/E-02/(0)/2000	SHALIMAR HOTEL	
			CARD		E-02/(0)
			GRADE		III
			ZONE		GALTI DARA
			ZONE REF.		E 02
			CO-ORD.		J,13
			PLOT #		188
			SURVEY #		37
1.0 NAME OF THE PROPERTY					
1.1	NAME	SHALIMAR HOTEL			
1.2	HISTORIC NAME	HATIM VILLA			
1.3	BUILT IN	1901 - 1945			
2.0 AREA (SQ. MTS.)					
2.1	PLOT AREA	1264.70			
2.2	BUILT-UP AREA	383.95 + 75.30			
3.0 APPROACH					
3.1	ACCESS	Cobbled path off Chenoy road.			
3.2	DIST. FR. RLY. STN.	1.00 kms.			
4.0 OWNERSHIP					
4.1	PAST OWNER(S)	J. P. D'souza			
4.2	PRESENT OWNER(S)	Ira B. D'souza			
4.3	LEASE STATUS	09.07.1912 to 08.07.2011			
5.0 USAGE					
5.1	PAST USAGE	Residential			
5.2	PRESENT USAGE	Lodging and Boarding			
6.0 LISTING CRITERIA & REFERENCE					
6.1	ARCHITECTURAL DESCRIPTION	<p>Situated on a fairly level site just off Chenoy road the layout consists of the main building and a servants' quarter. The main building has a typical symmetrical double layered planform with a central living room, flanked by two bedrooms with attached toilets on either side. The recessed verandahs in front and rear only span the width of the living room, the former with a central projecting porch and the front bedrooms project out across the width of the verandah. The main rooms are double height with clerestory windows and a gable ended pitched roof, while the verandah and the front bedrooms have a detached lean-to-roof at a lower level with a slight projection of a hipped end over the central front porch.</p>			
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=C HISTORIC INTEGRITY=B HISTORIC CONTEXT=C			
6.3	FINAL GRADE	III			
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant			
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys			
7.0 ARCHITECTURAL SYSTEMS IN THE STRUCTURE					
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - exposed and pointed.			
7.2	WALLS	Loadbearing in coursed laterite, plastered and painted except the clerestory walls which are exposed laterite.			
7.3	FLOOR				
7.4	ROOF	TW purlin rafter roof structure with G.I. sheets roofing.			
7.5	OPENINGS	Segmental relieving arched openings with rectangular TW frames, timber panelled shutters for doors and part glazed part timber panelled shutters for windows and glazed clerestory windows.			
7.6	STEPS	Coursed laterite construction, exposed with step guard.			
7.7	DECO. ELEMENTS & INTERIORS	None			
8.0 TRANSFORMATION					
8.1	FORM	Front verandah extended on both sides to accommodate rooms.			
8.2	STRUCTURE	Additions and alterations for conversion to hotel.			
8.3	FINISHES	Plastering and painting of walls.			
9.0 PRESENT STATUS					
9.1	STRUC. STABILITY	Fair			
9.2	MAINTENANCE	Fair			
10.0 REMARKS					
10.1	CONSERVATION & DEVELOPMENT	Moderately maintained structure with good façade value. Use as a hotel may continue. Detached additions sensitive to the original structure in terms of its form, scale and materials may be allowed in the rear open space or on the sides.			



LOCATION		PIN	MH/RA/410102/E-03/(0)/2000	DAYANAND KUTI	
			CARD	E-03/(0)	
			GRADE	II-B	
			ZONE	GALTI DARA	
			ZONE REF.	E 03	
			CO-ORD.	J,14	
			PLOT #	161	
			SURVEY #	48	
1.0 NAME OF THE PROPERTY					
1.1	NAME	DAYANAND KUTI			
1.2	HISTORIC NAME	DAYANAND KUTI			
1.3	BUILT IN	1901			
2.0 AREA (SQ. MTS.)					
2.1	PLOT AREA	4935.70			
2.2	BUILT-UP AREA	357.37			
3.0 APPROACH					
3.1	ACCESS	Dirt path from pathway joining M. G. road and Chenoy road.			
3.2	DIST. FR. RLY. STN.	0.90 kms.			
4.0 OWNERSHIP					
4.1	PAST OWNER(S)	Laxmibai Liladhar Kara / Naraji L. Kara			
4.2	PRESENT OWNER(S)	Ranjitsinh L. Kara			
4.3	LEASE STATUS	15.11.1913 to 14.11.2012			
5.0 USAGE					
5.1	PAST USAGE	Residential			
5.2	PRESENT USAGE	Residential			
6.0 LISTING CRITERIA & REFERENCE					
6.1	ARCHITECTURAL DESCRIPTION	A small plot situated on a well terraced site sloping gradually from west to east the layout consists of a main bungalow and servants' quarters which are connected by a long verandah at the rear. The area around the main bungalow is very well plastered with cowdung. The bungalow has a typical double layered planform with a central living room flanked by two bedrooms on either side with attached toilet blocks which extend out beyond the rest of the building line. The living room also projects out in front to for an entrance lobby which is completely enclosed. The building has a gable ended pitched roof with the pitched intercepted centrally in the front by a gable ended projection over the central entrance lobby and in the rear by a another similar but smaller projection which extends further to form the roof of the connecting verandah.			
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=B HISTORIC INTEGRITY=B HISTORIC CONTEXT=C			
6.3	FINAL GRADE	II-B			
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant			
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys			
7.0 ARCHITECTURAL SYSTEMS IN THE STRUCTURE					
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - red mud plastered and painted in terracotta colour.			
7.2	WALLS	Loadbearing, coursed laterite, external red mud plastered & painted in terracotta colour & internal plastered & painted			
7.3	FLOOR				
7.4	ROOF	TW purlin rafter roof structure with manglore tiles roofing.			
7.5	OPENINGS	Segmental arched openings with timber panelled shutters for doors and glazed casement windows.			
7.6	STEPS	Coursed laterite construction, mud plastered with step guard which has a square moulded laterite pier at the end.			
7.7	DECO. ELEMENTS & INTERIORS	None			
8.0 TRANSFORMATION					
8.1	FORM	None			
8.2	STRUCTURE	None			
8.3	FINISHES	Plastering and painting of walls.			
9.0 PRESENT STATUS					
9.1	STRUC. STABILITY	Good			
9.2	MAINTENANCE	Good			
10.0 REMARKS					
10.1	CONSERVATION & DEVELOPMENT	The well maintained structure with its spacious foreground contributes immensely to the townscape character. Residential use of the structure may continue. Detached additions may be permitted only in the open space on the eastern side only if the relate sensitively to the original structure in form scale, height and finishes.			

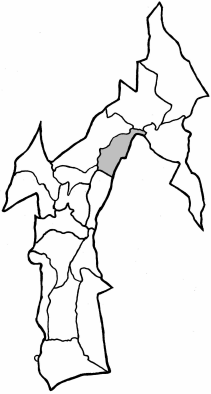

LOCATION		PIN	MH/RA/410102/E-04/(0)/2000	HOTEL WOODLANDS	
			CARD	E-04/(0)	
			GRADE	III	
			ZONE	GALTI DARA	
			ZONE REF.	E 04	
			CO-ORD.	I-J,14	
			PLOT #	218	
			SURVEY #	33	
1.0 NAME OF THE PROPERTY					
1.1	NAME	HOTEL WOODLANDS			
1.2	HISTORIC NAME	BAGH-E-SHIRIN			
1.3	BUILT IN	1901 - 1945			
2.0 AREA (SQ. MTS.)					
2.1	PLOT AREA	2023.40			
2.2	BUILT-UP AREA	397.59 + 26.00			
3.0 APPROACH					
3.1	ACCESS	Paved pathway from Chenoy road.			
3.2	DIST. FR. RLY. STN.	1.10 kms.			
4.0 OWNERSHIP					
4.1	PAST OWNER(S)	S. Vakil / J. P. Dastur / Manek F. Vakil			
4.2	PRESENT OWNER(S)	Blue Line Estates and properties Pvt. Ltd.			
4.3	LEASE STATUS	01.05.1919 to 30.04.2018			
5.0 USAGE					
5.1	PAST USAGE	Residential			
5.2	PRESENT USAGE	Lodging and Boarding			
6.0 LISTING CRITERIA & REFERENCE					
6.1	ARCHITECTURAL DESCRIPTION	<p>The layout consists of the main bungalow and two smaller structures in the rear. The plot has a substantially varying topography as a result of which a steep drop to the north-east of the bungalow has been exploited to create an additional lower floor to house more rooms. The north-west facing single storeyed main bungalow has a well landscaped terraced garden in the front open space. The bungalow has a typical symmetrical planform with a central living room, two bedrooms on either side and a continuous verandah running all around the building with central projecting porches in the front and rear. The rear and partly side verandah has now been enclosed with masonry to accommodate rooms. The original rooms are double storeyed with clerestorey windows and a hipped roof which is intercepted centrally in the front and rear by dormer windows. The verandah has a detached lean-to-roof at a lower level with central gable ended projections over the porches.</p>			
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=C HISTORIC INTEGRITY=C HISTORIC CONTEXT=C			
6.3	FINAL GRADE	III			
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant			
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys			
7.0 ARCHITECTURAL SYSTEMS IN THE STRUCTURE					
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - exposed and pointed with projecting plinth course.			
7.2	WALLS	Loadbearing in coursed laterite plastered and painted internally and externally. Extensions in brick masonry.			
7.3	FLOOR				
7.4	ROOF	TW purlin rafter roof structure with G.I. sheets roofing			
7.5	OPENINGS	Rectangular openings with timber lintels, TW frames, glazed casement windows, part glazed and part panelled shutters for doors and glazed pivoted shutters for clerestorey windows and dormer windows.			
7.6	STEPS	Coursed laterite construction, plastered.			
7.7	DECO. ELEMENTS & INTERIORS	Timber balustrade for verandah.			
8.0 TRANSFORMATION					
8.1	FORM	A lower floor created in part of the plinth where the plinth height was substantial owing to the topography.			
8.2	STRUCTURE	Structural modifications (necessary to create an additional lower floor and to accommodate hotel rooms) in RCC.			
8.3	FINISHES	Plastering and painting of walls. Manglore tiles replaced by G.I. sheets.			
9.0 PRESENT STATUS					
9.1	STRUC. STABILITY	Fair			
9.2	MAINTENANCE	Fair			
10.0 REMARKS					
10.1	CONSERVATION & DEVELOPMENT	Existing structure extended and block added in the rear open space to accommodate more hotel rooms. A fair example of adaptive re-use and additions on site, retaining the original structure. No scope for further extensions.			



LOCATION	PIN	MH/RA/410102/E-05/(0)/2000	FERNWOOD	
			CARD	E-05/(0)
			GRADE	III
			ZONE	GALTI DARA
			ZONE REF.	E 05
			CO-ORD.	1,14
			PLOT #	83
			SURVEY #	32
1.0	NAME OF THE PROPERTY			
1.1	NAME	FERNWOOD		
1.2	HISTORIC NAME	JUNA TARKHANA		
1.3	BUILT IN	1854 -1900		
2.0	AREA (SQ. MTS.)			
2.1	PLOT AREA	7950.50		
2.2	BUILT-UP AREA	634.50		
3.0	APPROACH			
3.1	ACCESS	Cobbled path off Chenoy road.		
3.2	DIST. FR. RLY. STN.	0.75 kms.		
4.0	OWNERSHIP			
4.1	PAST OWNER(S)	Goolbai Maneckji Doctor/ F. A. Vakil		
4.2	PRESENT OWNER(S)	Trustee Ardesbir Framrose Vakil, M/s. Blue Line Estates Pvt. Ltd. (leaseholder) / Vithalbhai Zaveri (present user)		
4.3	LEASE STATUS	04.02.1925 TO 03.02.2014		
5.0	USAGE			
5.1	PAST USAGE	Residential / Telegraph office		
5.2	PRESENT USAGE	Residential (Not in use)		
6.0	LISTING CRITERIA & REFERENCE			
6.1	ARCHITECTURAL DESCRIPTION	<p>Situated on a very gently sloping site the building has an unusual and asymmetrical 'Y'-shaped planform. The arm pointing towards the south-east contains the living room while the other two contain one bedroom each. All arms are unequal in length and width. A continuous verandah wraps around the building from the south-west to the east of the building. The entrance to the building is to the south and is highlighted on the verandah by a monkey top projection on the roof. The entire structure has three hipped roofs over the three arms which have a ridge line at the same level and meet at a point somewhere in the middle. The two bedrooms have portions which project out of the rest of the building line and have pitched roofs with gable ends joining the main roofs.</p>		
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=C HISTORIC INTEGRITY=C HISTORIC CONTEXT=B		
6.3	FINAL GRADE	III		
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant		
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys		
7.0	ARCHITECTURAL SYSTEMS IN THE STRUCTURE			
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - exposed and pointed. Plinth buttressed below columns.		
7.2	WALLS	Loadbearing is coursed laterite pointed and painted externally and plastered and painted internally.		
7.3	FLOOR	China mosaic		
7.4	ROOF	TW purlin rafter roof structure with G.I. sheets covering.		
7.5	OPENINGS	Semicircular relieving arched openings with TW frames and glazed casement shutters for windows.		
7.6	STEPS	Exposed in laterite construction.		
7.7	DECO. ELEMENTS & INTERIORS	Decorative fascia board now damaged.		
8.0	TRANSFORMATION			
8.1	FORM	None		
8.2	STRUCTURE	Plinth strengthened by laterite buttresses just below the columns in the verandah.		
8.3	FINISHES	None		
9.0	PRESENT STATUS			
9.1	STRUC. STABILITY	Structure unsound. Unequal settlement of plinth. Structural vertical cracks.		
9.2	MAINTENANCE	The structure is presently not in use and therefore neglected and not maintained.		
10.0	REMARKS			
10.1	CONSERVATION & DEVELOPMENT	Though the structure has as a sound architectural character and historic value, its present structural condition may not permit adaptive re-use without major renovation. Attached or detached add-ons may be permitted retaining the original building.		


LOCATION		PIN	MH/RA/410102/E-06/(0)/2000	SETT VILLA	
			CARD		E-06/(0)
			GRADE		II-A
			ZONE		GALTI DARA
			ZONE REF.		E 06
			CO-ORD.		1,15
			PLOT #		47
			SURVEY #		30
1.0 NAME OF THE PROPERTY					
1.1	NAME	SETT VILLA			
1.2	HISTORIC NAME	HILL HOUSE			
1.3	BUILT IN	1854 - 1900			
2.0 AREA (SQ. MTS.)					
2.1	PLOT AREA	16592.10			
2.2	BUILT-UP AREA	611.62 + 26.00			
3.0 APPROACH					
3.1	ACCESS	Cobbled path of junction of Chenoy road and Elphinstone road.			
3.2	DIST. FR. RLY. STN.	0.60 kms.			
4.0 OWNERSHIP					
4.1	PAST OWNER(S)	Jalbhoy Sett / Cawasji Sett / Jal Ardeskar Moos			
4.2	PRESENT OWNER(S)	H. J. Moos			
4.3	LEASE STATUS	01.05.1954 to 30.04.1984			
5.0 USAGE					
5.1	PAST USAGE	Residential			
5.2	PRESENT USAGE	Residential			
6.0 LISTING CRITERIA & REFERENCE					
6.1	ARCHITECTURAL DESCRIPTION	A unique nodal location with the main building set on a mound. The layout consists of the main bungalow a semi-detached kitchen block and servants' quarters. The south-west facing partly double storeyed main building has a unique linear planform with the living room on the south-western end and the dining and subsequently all the bedrooms are arranged in linear fashion behind it. The entrance and the entrance porch is on the front facade of the living room. A long and continuous verandah which starts from the living room goes all the way to the end of the building along its north-western facade giving access to all the other rooms and finally to the semi-detached kitchen block. It also houses a timber staircase which leads to the bedroom above the living room. Over this bedroom is a hipped roof with a gable ended extension over the toilet block, while over the rest of the building is a gable ended pitched roof with a linear ridge running along the length of the building. The western facade is almost flushed but the eastern facade is asymmetrically offsetted to accommodate toilets for the bedrooms.			
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=A HISTORIC INTEGRITY=A HISTORIC CONTEXT=B			
6.3	FINAL GRADE	II-A			
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant			
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys			
7.0 ARCHITECTURAL SYSTEMS IN THE STRUCTURE					
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - exposed and pointed.			
7.2	WALLS	Loadbearing in coursed laterite, plastered and painted.			
7.3	FLOOR	Patterned china mosaic			
7.4	ROOF	TW purlin rafter roof structure with G.I. sheets roofing and A.C. sheets for false ceiling.			
7.5	OPENINGS	Semicircular relieving arched openings with double leaf shutters - outer glazed casement shutters and inner timber louvered shutters. The main door is 1.80 mts. wide and also has double leaf shutters similar to the rest of the building.			
7.6	STEPS	Coursed laterite construction, exposed with china mosaic on treads and internal straight flight timber staircase.			
7.7	DECO. ELEMENTS & INTERIORS	C.I. railings on verandah, C.I. brackets supporting roof overhang on verandah and timber balustrade of internal staircase.			
8.0 TRANSFORMATION					
8.1	FORM	Toilet blocks modified.			
8.2	STRUCTURE	None			
8.3	FINISHES	Plastering and painting of walls.			
9.0 PRESENT STATUS					
9.1	STRUC. STABILITY	Excellent			
9.2	MAINTENANCE	Excellent			
10.0 REMARKS					
10.1	CONSERVATION & DEVELOPMENT	An important historic structure with high landmark value. Attached or detached extensions should not be permitted on site. Original use as a residence should continue or adaptive re-use as a guest house may be allowed.			

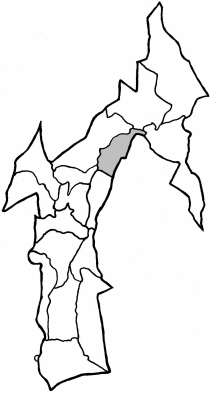

LOCATION		PIN	MH/RA/410102/E-07/(0)/2000	VETERINARY HOSPITAL	
				CARD	E-07/(0)
				GRADE	III
				ZONE	GALTI DARA
				ZONE REF.	E 07
				CO-ORD.	J,14
				PLOT #	235
				SURVEY #	42
1.0		NAME OF THE PROPERTY			
1.1	NAME	VETERINARY HOSPITAL			
1.2	HISTORIC NAME	VALLABHDAS RANCHHODDAS SANATORIUM			
1.3	BUILT IN	1901 - 1945			
2.0		AREA (SQ. MTS.)			
2.1	PLOT AREA	2478.80			
2.2	BUILT-UP AREA	103.12			
3.0		APPROACH			
3.1	ACCESS	From M. G. road			
3.2	DIST. FR. RLY. STN.	0.90 kms.			
4.0		OWNERSHIP			
4.1	PAST OWNER(S)	Vrijlal Vasanji			
4.2	PRESENT OWNER(S)	P. M. M.			
4.3	LEASE STATUS				
5.0		USAGE			
5.1	PAST USAGE	Sanatorium			
5.2	PRESENT USAGE	Veterinary hospital			
6.0		LISTING CRITERIA & REFERENCE			
6.1	ARCHITECTURAL DESCRIPTION	Set on a terrace levelled off from a gently sloping site, the layout consists of the main building, an ancillary building and the 'Paymaster well'. The main building is a simple rectangular structure without any offsets or a verandah. It contains only two rooms - one large hall-like room and a smaller room. Over the building is a hipped roof.			
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=C HISTORIC INTEGRITY=B HISTORIC CONTEXT=C			
6.3	FINAL GRADE	III			
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant			
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys			
7.0		ARCHITECTURAL SYSTEMS IN THE STRUCTURE			
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - exposed and pointed.			
7.2	WALLS	Loadbearing in coursed laterite, exposed and pointed externally.			
7.3	FLOOR				
7.4	ROOF	TW purlin rafter roof structure with G.I. sheets roofing.			
7.5	OPENINGS	Rectangular openings with TW frames, timber panelled shutters for doors and windows and glazed ventilators.			
7.6	STEPS	Coursed laterite construction, exposed.			
7.7	DECO. ELEMENTS & INTERIORS	None			
8.0		TRANSFORMATION			
8.1	FORM	None			
8.2	STRUCTURE	None			
8.3	FINISHES	None			
9.0		PRESENT STATUS			
9.1	STRUC. STABILITY	Fair			
9.2	MAINTENANCE	Fair			
10.0		REMARKS			
10.1	CONSERVATION & DEVELOPMENT	A neglected structure and an under-utilised site, may be put to more meaningful public use. The historic 'Paymaster Well' in the plot needs to be restored and rejuvenated.			

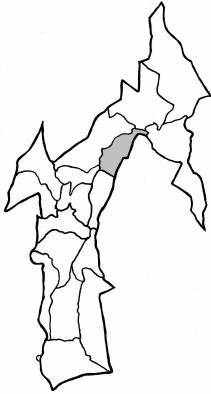

LOCATION		PIN	MH/RA/410102/E-08/(0)/2000	CUTCH COTTAGE	
			CARD		E-08/(0)
			GRADE		II-B
			ZONE		GALTI DARA
			ZONE REF.		E 08
			CO-ORD.		J,14
			PLOT #		211
			SURVEY #		43
1.0 NAME OF THE PROPERTY					
1.1	NAME	CUTCH COTTAGE			
1.2	HISTORIC NAME	RASUL VILLA			
1.3	BUILT IN	1901 - 1945			
2.0 AREA (SQ. MTS.)					
2.1	PLOT AREA	1416.40			
2.2	BUILT-UP AREA	162.20 + 80.00			
3.0 APPROACH					
3.1	ACCESS	Laterite paved pathway off M. G. road.			
3.2	DIST. FR. RLY. STN.	0.95 kms.			
4.0 OWNERSHIP					
4.1	PAST OWNER(S)	Mohamedali Rasulji			
4.2	PRESENT OWNER(S)	Shantilal Dharamsi Thakkar			
4.3	LEASE STATUS	04.05.1911 to 03.05.2010			
5.0 USAGE					
5.1	PAST USAGE	Residential			
5.2	PRESENT USAGE	Residential			
6.0 LISTING CRITERIA & REFERENCE					
6.1	ARCHITECTURAL DESCRIPTION	<p>Situated on a small plot terraced off from a gentle slope, there are some signs of formal landscaping. The layout consists of the very quaint and neat east facing single storeyed main bungalow and a servants' quarter. The main bungalow is asymmetrical but simple in planform with a central living room and one bedroom on either side. The bedroom on the north is a large one which projects out in the front and rear as a result of which the front and rear verandahs span only across the length of the living room and the other bedroom. The front verandah on its northern end has a projecting entrance porch. The roof of the building is in two levels - over the larger bedroom is an independent gable ended pitched roof with a high ridge whereas over the rest of the building is another gable ended pitched roof perpendicular to the former and at a lower level.</p>			
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=B HISTORIC INTEGRITY=A HISTORIC CONTEXT=C			
6.3	FINAL GRADE	II-B			
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant			
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys			
7.0 ARCHITECTURAL SYSTEMS IN THE STRUCTURE					
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - plastered and painted with projected plinth course.			
7.2	WALLS	Loadbearing in coursed laterite, plastered and painted in brick red colour with white pointing lines like brickwork.			
7.3	FLOOR				
7.4	ROOF	TW purlin rafter roof structure with G.I. sheets roofing.			
7.5	OPENINGS	Some rectangular and some segmental relieving arched openings with glazed casement shutters for windows and timber panelled shutters for doors. On the gable end wall is a circular glazed rose window.			
7.6	STEPS	Coursed laterite construction, plastered and painted.			
7.7	DECO. ELEMENTS & INTERIORS	C.I. railings on verandah, painted motifs on verandah parapet wall, timber fascia boards and projected stonework around rose window.			
8.0 TRANSFORMATION					
8.1	FORM	None			
8.2	STRUCTURE	None			
8.3	FINISHES	Plastering and painting of walls.			
9.0 PRESENT STATUS					
9.1	STRUC. STABILITY	Good			
9.2	MAINTENANCE	Excellent.			
10.0 REMARKS					
10.1	CONSERVATION & DEVELOPMENT	<p>A pretty little structure holding significance in group value. The small plot has no scope for additions and extensions. The informal kiosk in the premises may hamper the façade value of the main structure if allowed to expand and sprawl.</p>			


LOCATION		PIN	MH/RA/410102/E-09/(0)/2000	TAYYAB COTTAGE	
			CARD	E-09/(0)	
			GRADE	III	
			ZONE	GALTI DARA	
			ZONE REF.	E 09	
			CO-ORD.	J,14	
			PLOT #	212	
			SURVEY #	44	
1.0 NAME OF THE PROPERTY					
1.1	NAME	TAYYAB COTTAGE			
1.2	HISTORIC NAME	TAYYAB COTTAGE			
1.3	BUILT IN	1901 - 1945			
2.0 AREA (SQ. MTS.)					
2.1	PLOT AREA	1416.40			
2.2	BUILT-UP AREA	149.66			
3.0 APPROACH					
3.1	ACCESS	Cobbled path off M. G. road.			
3.2	DIST. FR. RLY. STN.	0.95 kms.			
4.0 OWNERSHIP					
4.1	PAST OWNER(S)	Bai Hussainbai B. K. Tayyabali			
4.2	PRESENT OWNER(S)	Ashmabai Moshji Jagmag			
4.3	LEASE STATUS				
5.0 USAGE					
5.1	PAST USAGE	Residential			
5.2	PRESENT USAGE	Residential			
6.0 LISTING CRITERIA & REFERENCE					
6.1	ARCHITECTURAL DESCRIPTION	Set on a terrace levelled off from a very gently sloping site, the layout consists of a main bungalow and servants' quarters. The east facing single storeyed main bungalow has a typical symmetrical planform with a central living room (with a kitchen in the rear), flanked by a bedroom on either side with attached toilets in the rear and a full length front verandah with a central projecting porch. the verandah is approached by two flights of steps one from the southern side and another from the northern side, the later being recently renovated with balustrade in brick masonry and decorative coping in plaster. Over the main rooms and the verandah is a gable ended pitched roof with the front pitch centrally intercepted by a gable ended projection over the porch. Over the toilets and kitchen is a detached lean-to-roof at a lower level.			
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=C HISTORIC INTEGRITY=B HISTORIC CONTEXT=C			
6.3	FINAL GRADE	III			
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant			
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys			
7.0 ARCHITECTURAL SYSTEMS IN THE STRUCTURE					
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - exposed and pointed.			
7.2	WALLS	Loadbearing in coursed laterite, front and rear facades plastered and painted and sides clad with bricks.			
7.3	FLOOR				
7.4	ROOF	TW purlin rafter roof structure with G.I. sheets roofing.			
7.5	OPENINGS	Rectangular openings with TW frames, glazed casement shutters for windows and part timber panelled and part louvered shutters for doors.			
7.6	STEPS	Coursed laterite construction, plastered. Balustrade in brick masonry with decorative coping.			
7.7	DECO. ELEMENTS & INTERIORS	None			
8.0 TRANSFORMATION					
8.1	FORM	Newly constructed staircase block with balustrade on the northern side.			
8.2	STRUCTURE	None			
8.3	FINISHES	Plastering, painting and brick cladding of walls.			
9.0 PRESENT STATUS					
9.1	STRUC. STABILITY	Fair			
9.2	MAINTENANCE	Fair			
10.0 REMARKS					
10.1	CONSERVATION & DEVELOPMENT	In spite of modern interventions, the structure has maintained its form and scale, hence holds significance in group value. No scope for additions and extensions.			

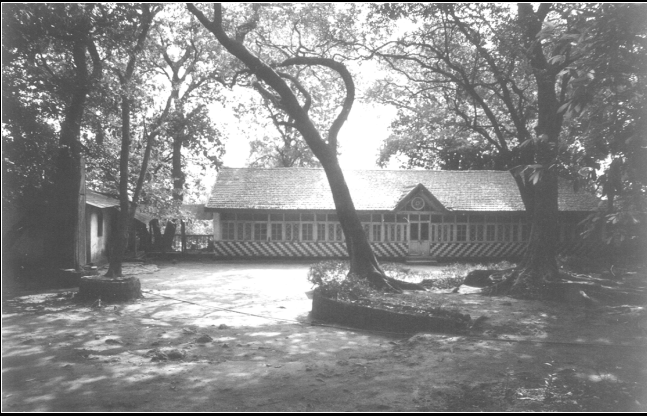
LOCATION		PIN	MH/RA/410102/E-10/(0)/2000	NETER VILLA	
			CARD	E-10/(0)	
			GRADE	III	
			ZONE	GALTI DARA	
			ZONE REF.	E 10	
			CO-ORD.	J,14	
			PLOT #	213	
			SURVEY #	45	
1.0 NAME OF THE PROPERTY					
1.1	NAME	NETER VILLA			
1.2	HISTORIC NAME	NETERWALLA'S BUNGALOW			
1.3	BUILT IN	1901 - 1945			
2.0 AREA (SQ. MTS.)					
2.1	PLOT AREA	1416.40			
2.2	BUILT-UP AREA	234.50 + 168.60			
3.0 APPROACH					
3.1	ACCESS	Cobbled path off M. G. road.			
3.2	DIST. FR. RLY. STN.	0.90 kms.			
4.0 OWNERSHIP					
4.1	PAST OWNER(S)	Vazirbai E. Neterwalla			
4.2	PRESENT OWNER(S)	Sardar Sayyedna Taher Saifuddin			
4.3	LEASE STATUS				
5.0 USAGE					
5.1	PAST USAGE	Residential			
5.2	PRESENT USAGE	Residential			
6.0 LISTING CRITERIA & REFERENCE					
6.1	ARCHITECTURAL DESCRIPTION	Set on a terrace levelled off from a high contour in relation to M. G. road with a thickly wooded area in between the building and road, the layout consists of the main bungalow and servants' quarters. The east facing single storeyed main bungalow is in two parts, of which, the main part is a typical simple rectangular building with a central living room flanked by one bedroom on either side and a full length front enclosed verandah while the other part, a small squarish block attached to the main building on the south-west corner. The main building has a simple gable ended pitched roof over the rooms and a lean-to-roof roof with hipped ends on the verandah.			
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=C HISTORIC INTEGRITY=B HISTORIC CONTEXT=C			
6.3	FINAL GRADE	III			
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant			
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys			
7.0 ARCHITECTURAL SYSTEMS IN THE STRUCTURE					
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - plastered and painted.			
7.2	WALLS				
7.3	FLOOR				
7.4	ROOF	TW purlin rafter roof structure with manglore tiles roofing.			
7.5	OPENINGS	Rectangular openings with TW frames, some part glazed and part timber panelled shutters and some completely timber panelled shutters for doors and windows. On the gable end wall is a ventilator with segmental arched opening and glazed shutter.			
7.6	STEPS				
7.7	DECO. ELEMENTS & INTERIORS	Timber fascia boards.			
8.0 TRANSFORMATION					
8.1	FORM				
8.2	STRUCTURE				
8.3	FINISHES				
9.0 PRESENT STATUS					
9.1	STRUC. STABILITY	Good			
9.2	MAINTENANCE	Good			
10.0 REMARKS					
10.1	CONSERVATION & DEVELOPMENT	Although the structure has not retained any of the original materials and finishes its scale and colour is complimentary to the general townscape character, hence contributes satisfactorily to the precinct. No scope for additions / extensions in the foreground.			



LOCATION		PIN	MH/RA/410102/E-15/(0)/2000	SUKAN VILLA	
				CARD	E-15/(0)
				GRADE	II-B
				ZONE	GALTI DARA
				ZONE REF.	E 15
				CO-ORD.	J,16
				PLOT #	163
				SURVEY #	54
1.0 NAME OF THE PROPERTY					
1.1	NAME	SUKAN VILLA			
1.2	HISTORIC NAME	SAKUN LODGE			
1.3	BUILT IN	1901 - 1945			
2.0 AREA (SQ. MTS.)					
2.1	PLOT AREA	1264.70			
2.2	BUILT-UP AREA	352.20			
3.0 APPROACH					
3.1	ACCESS	Cobbled path off M. G. road.			
3.2	DIST. FR. RLY. STN.	0.65 kms.			
4.0 OWNERSHIP					
4.1	PAST OWNER(S)	Mohamedbhai Abdulbhai Munim			
4.2	PRESENT OWNER(S)	Tayyabali Mohamedali Calcuttawalla			
4.3	LEASE STATUS	17.05.1912 to 16.05.2011			
5.0 USAGE					
5.1	PAST USAGE	Residential			
5.2	PRESENT USAGE	Residential			
6.0 LISTING CRITERIA & REFERENCE					
6.1	ARCHITECTURAL DESCRIPTION	<p>Situated on a terrace levelled off from a gently sloping topography along the eastern edge of the hill the layout consists of the main bungalow a toilet block and servants' quarters. It has a large open space in the foreground with signs of formal landscaping and dense green vegetation in the background. The west facing single storeyed main bungalow is simple, linear and symmetrical in planform with a central living-cum-dining room flanked on both sides by two bedrooms and a full length enclosed front verandah with a central projecting porch. The gable ended pitched roof is intercepted centrally in front by a gable ended projection over the front porch.</p>			
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=B HISTORIC INTEGRITY=B HISTORIC CONTEXT=C			
6.3	FINAL GRADE	II-B			
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant			
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys			
7.0 ARCHITECTURAL SYSTEMS IN THE STRUCTURE					
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - exposed with projecting plinth course.			
7.2	WALLS	Loadbearing in coursed laterite, plastered and painted with ceramic tile dado on front façade wall.			
7.3	FLOOR	China mosaic			
7.4	ROOF	TW purlin rafter roof structure with G. I. sheets roofing.			
7.5	OPENINGS	Segmental arched openings with TW frames, part glazed and part panelled shutters for doors, glazed casement windows including those on the entire front façade with alternate windows in perpendicular and diagonal casement grid, and glazed ventilators.			
7.6	STEPS	Coursed laterite construction, exposed, but treads clad in tandoor stone.			
7.7	DECO. ELEMENTS & INTERIORS	All the openings on the front façade have decorative timber frames with each shutter having a segmental arched casement.			
8.0 TRANSFORMATION					
8.1	FORM	None			
8.2	STRUCTURE	None			
8.3	FINISHES	Plastering and painting of walls and ceramic tile dado on front façade.			
9.0 PRESENT STATUS					
9.1	STRUC. STABILITY	Fair			
9.2	MAINTENANCE	Fair			
10.0 REMARKS					
10.1	CONSERVATION & DEVELOPMENT	<p>Forms a significant part of the Galti Dara conservation area as it has a value in its form and scale and a unique façade which is characteristic of only this set of buildings in this area. Adaptive re-use may be permitted but there is no scope for further additions and extensions.</p>			



LOCATION	PIN	MH/RA/410102/E-11/(0)/2000	WOODSIDE HOTEL	
			CARD	E-11/(0)
			GRADE	III
			ZONE	GALTI DARA
			ZONE REF.	E 11
			CO-ORD.	J,14
			PLOT #	214
			SURVEY #	46
1.0	NAME OF THE PROPERTY			
1.1	NAME	WOODSIDE HOTEL		
1.2	HISTORIC NAME	KOTHARI MANZIL / WAMAN BAGH		
1.3	BUILT IN	1901 - 1945		
2.0	AREA (SQ. MTS.)			
2.1	PLOT AREA	1416.40		
2.2	BUILT-UP AREA	259.00 + 434.10		
3.0	APPROACH			
3.1	ACCESS	Paved pathway from M. G. road.		
3.2	DIST. FR. RLY. STN.	1.00 kms.		
4.0	OWNERSHIP			
4.1	PAST OWNER(S)	N. N. Kothari / Velkar		
4.2	PRESENT OWNER(S)	Anant Mahadev Nerurkar		
4.3	LEASE STATUS	04.05. 1911 to 03.05.2010		
5.0	USAGE			
5.1	PAST USAGE	Residential		
5.2	PRESENT USAGE	Lodging and Boarding		
6.0	LISTING CRITERIA & REFERENCE			
6.1	ARCHITECTURAL DESCRIPTION	Set on terraces levelled off on a high contour in relation to M. G. road this plot forms part of an earlier larger plot which was later subdivided. The layout consists of a main bungalow and servants' quarters with well terraced sensitive landscaping in the plot which is generally thickly wooded. The main bungalow is approached by a well paved stepped pathway which is shared by its neighbouring property as well. The east facing single storeyed main bungalow is squarish and typical in planform with a central recessed front verandah. Cohesive attached and detached additions have been made to accommodate toilets and extra rooms. Some of the external walls are clad with horizontal timber panels which in a way blends the structure with the surrounding and is also an appropriate look for its name.		
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=C HISTORIC INTEGRITY=B HISTORIC CONTEXT=C		
6.3	FINAL GRADE	III		
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant		
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys		
7.0	ARCHITECTURAL SYSTEMS IN THE STRUCTURE			
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - plastered and painted.		
7.2	WALLS	Loadbearing in coursed laterite, externally covered with timber lath panelling and internally plastered and painted.		
7.3	FLOOR	Spartek		
7.4	ROOF	TW purlin rafter roof structure with G.I. sheets roofing.		
7.5	OPENINGS	Segmental relieving arched openings with rectangular TW frames, glazed casement shutters for windows and timber panelled shutters for doors.		
7.6	STEPS	Coursed laterite construction, clad with stone slabs.		
7.7	DECO. ELEMENTS & INTERIORS	None		
8.0	TRANSFORMATION			
8.1	FORM	Extensions and internal modifications to suit changed functions.		
8.2	STRUCTURE	None		
8.3	FINISHES	Plastering and painting of some walls and cladding of façade walls with timber panelling.		
9.0	PRESENT STATUS			
9.1	STRUC. STABILITY	Good		
9.2	MAINTENANCE	Good		
10.0	REMARKS			
10.1	CONSERVATION & DEVELOPMENT	In spite of being subjected to interventions such as extensions and change of finishes, the structure has maintained its scale and form, therefore, it holds significant group value. No scope for further additions and extensions.		

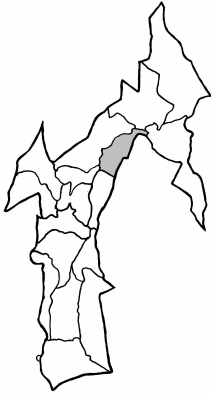

LOCATION		PIN	MH/RA/410102/E-12/(0)/2000	KACHWALA COTTAGE	
				CARD	E-12/(0)
				GRADE	II-B
				ZONE	GALTI DARA
				ZONE REF.	E 12
				CO-ORD.	J,15
				PLOT #	186
				SURVEY #	51
1.0 NAME OF THE PROPERTY					
1.1	NAME	KACHWALA COTTAGE			
1.2	HISTORIC NAME	ABDULHUSSEIN LODGE			
1.3	BUILT IN	1901 - 1945			
2.0 AREA (SQ. MTS.)					
2.1	PLOT AREA	3541.00			
2.2	BUILT-UP AREA				
3.0 APPROACH					
3.1	ACCESS	Dirt path off M. G. road.			
3.2	DIST. FR. RLY. STN.	0.80 kms.			
4.0 OWNERSHIP					
4.1	PAST OWNER(S)	Abdulhussein A. Peerbhoy / Hamja E. Kachwala / Surendranath Sunderdas Juneja			
4.2	PRESENT OWNER(S)	N. S. Juneja, etc.			
4.3	LEASE STATUS	03.07.1912 to 02.07.2011			
5.0 USAGE					
5.1	PAST USAGE	Residential			
5.2	PRESENT USAGE	Residential			
6.0 LISTING CRITERIA & REFERENCE					
6.1	ARCHITECTURAL DESCRIPTION	<p>The plot is set beautifully on the eastern edge of the hill on fairly level ground. In the foreground the plot has distinct remnants of features that may have been a part of a well designed formal landscape in the past. The scale of the building has been well taken care of to suit the environment of the surrounds. The west facing single storeyed building is simple and linear but asymmetrical in planform with a living room a little off centre, one bedroom on one side and two bedrooms on the other side in a double layered fashion. In the rear a part of the living room projects out like an enclosed porch. The front facade is made up of a full length verandah with a half octagonal projecting porch in front of the living room and slightly off centre. The gable ended pitched roof is intercepted in the front with a half octagonal hipped end projection over the front porch and centrally in the by a gable ended projection over the rear porch.</p>			
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=B HISTORIC INTEGRITY=A HISTORIC CONTEXT=C			
6.3	FINAL GRADE	II-B			
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant			
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys			
7.0 ARCHITECTURAL SYSTEMS IN THE STRUCTURE					
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - exposed with projected plinth course.			
7.2	WALLS	Loadbearing in coursed laterite, plastered and painted externally and internally.			
7.3	FLOOR	Marble mosaic			
7.4	ROOF	TW purlin rafter roof structure with manglore tiles roofing.			
7.5	OPENINGS	Segmental arched openings with TW frames, glazed casement shutters for windows, timber panelled shutters for doors and glazed ventilators set in the segmental arch above the doors and windows.			
7.6	STEPS	Coursed laterite construction, with marble mosaic finish.			
7.7	DECO. ELEMENTS & INTERIORS	Simple timber railing.			
8.0 TRANSFORMATION					
8.1	FORM	None			
8.2	STRUCTURE				
8.3	FINISHES	Plastering and painting of walls.			
9.0 PRESENT STATUS					
9.1	STRUC. STABILITY	Fair			
9.2	MAINTENANCE	Fair (needs regular maintenance)			
10.0 REMARKS					
10.1	CONSERVATION & DEVELOPMENT	It holds landmark value owing to its setting and orientation. The large open foreground with formal landscaping contributes to the townscape character. The site permits no scope for additions and extensions.			

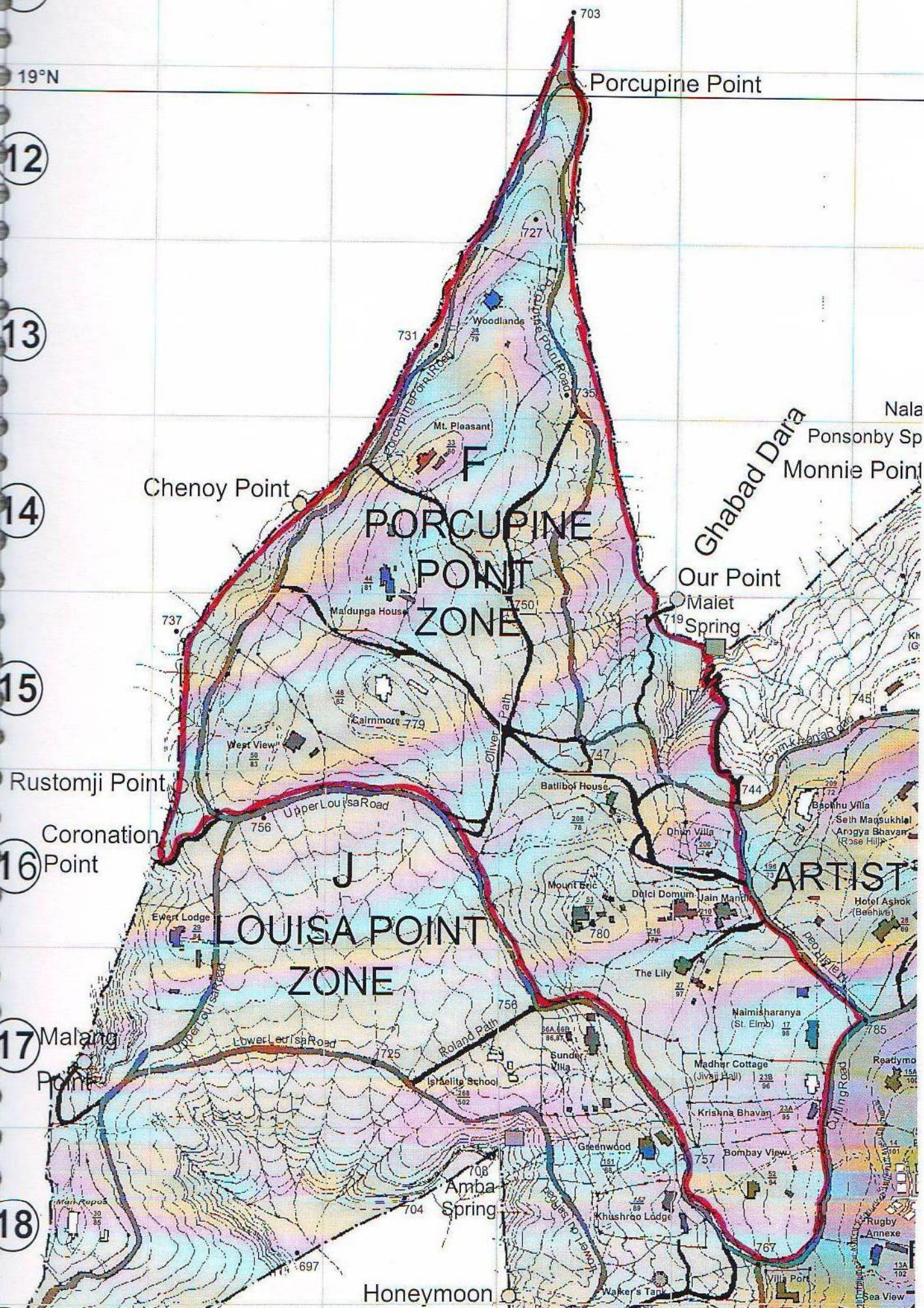
LOCATION	PIN	MH/RA/410102/E-13/(0)/2000	NOOR COTTAGE	
			CARD	E-13/(0)
			GRADE	II-B
			ZONE	GALTI DARA
			ZONE REF.	E 13
			CO-ORD.	J,15
			PLOT #	185
			SURVEY #	52
1.0	NAME OF THE PROPERTY			
1.1	NAME	NOOR COTTAGE		
1.2	HISTORIC NAME	NOOR VILLA		
1.3	BUILT IN	1901 - 1945		
2.0	AREA (SQ. MTS.)			
2.1	PLOT AREA	1517.60		
2.2	BUILT-UP AREA			
3.0	APPROACH			
3.1	ACCESS	Dirt path off M. G. road.		
3.2	DIST. FR. RLY. STN.	0.75 kms.		
4.0	OWNERSHIP			
4.1	PAST OWNER(S)	Dattubhoy Jetha / Abid Ahmedali Lukmanji		
4.2	PRESENT OWNER(S)	Abidbhai Lukmanji		
4.3	LEASE STATUS	04.05.1911 to 03.05.2010		
5.0	USAGE			
5.1	PAST USAGE	Residential		
5.2	PRESENT USAGE	Residential		
6.0	LISTING CRITERIA & REFERENCE			
6.1	ARCHITECTURAL DESCRIPTION	Set on a site along the eastern edge of the hill, sloping very gently towards the east, the layout consists of a main building and servants' quarters. The east facing single storeyed main bungalow is linear and symmetrical in planform with a central living room, two bedrooms on either side with attached toilets and a full length front verandah with a central projecting porch. The living room is recessed in the rear to accommodate an entrance lobby so that the facade is flushed. The pitched roof over the building has gable ends and is intercepted in the front and rear by gable ended projections over the entrance lobby and the front porch respectively.		
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=B HISTORIC INTEGRITY=A HISTORIC CONTEXT=C		
6.3	FINAL GRADE	II-B		
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant		
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys		
7.0	ARCHITECTURAL SYSTEMS IN THE STRUCTURE			
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - painted		
7.2	WALLS	Loadbearing, coursed laterite, externally painted with dark coloured band at sill level & internally plastered & painted.		
7.3	FLOOR	Terracotta tiles		
7.4	ROOF	TW purlin rafter roof structure with manglore tiles roofing.		
7.5	OPENINGS	Segmental arched openings with TW frames, glazed casement shutters for windows, part glazed and part timber panelled shutters for doors and glazed ventilators in the segmental arch above doors and windows.		
7.6	STEPS	Coursed laterite construction, exposed.		
7.7	DECO. ELEMENTS & INTERIORS	None		
8.0	TRANSFORMATION			
8.1	FORM	None		
8.2	STRUCTURE	None		
8.3	FINISHES	None		
9.0	PRESENT STATUS			
9.1	STRUC. STABILITY	Fair		
9.2	MAINTENANCE	Fair		
10.0	REMARKS			
10.1	CONSERVATION & DEVELOPMENT	Forms a significant part of the Galti Dara conservation area as it has a value in its form and scale and a unique façade which is characteristic of only this set of buildings in this area. Adaptive re-use may be permitted but there is no scope for further additions and extensions.		

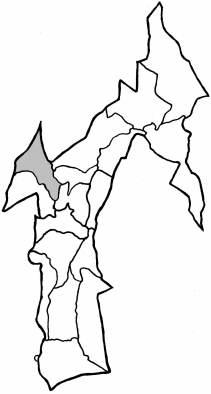

LOCATION		PIN	MH/RA/410102/E-14/(0)/2000	LUCKY COTTAGE	
				CARD	E-14/(0)
				GRADE	II-B
				ZONE	GALTI DARA
				ZONE REF.	E 14
				CO-ORD.	J,15
				PLOT #	184
				SURVEY #	53
1.0 NAME OF THE PROPERTY					
1.1	NAME	LUCKY COTTAGE			
1.2	HISTORIC NAME	LUCKY COTTAGE			
1.3	BUILT IN	1901 - 1945			
2.0 AREA (SQ. MTS.)					
2.1	PLOT AREA	1517.60			
2.2	BUILT-UP AREA	382.37			
3.0 APPROACH					
3.1	ACCESS	Dirt path off M. G. road.			
3.2	DIST. FR. RLY. STN.	0.70 kms.			
4.0 OWNERSHIP					
4.1	PAST OWNER(S)	Ahmedali Lookmanji / Asmabai Ibrahim Kachwala			
4.2	PRESENT OWNER(S)	Hyderbhai Kachwala			
4.3	LEASE STATUS	04.05.1911 to 03.05.2010			
5.0 USAGE					
5.1	PAST USAGE	Residential			
5.2	PRESENT USAGE	Residential			
6.0 LISTING CRITERIA & REFERENCE					
6.1	ARCHITECTURAL DESCRIPTION	<p>Situated on a terrace levelled off from a gently sloping site along the eastern edge of the hill the layout consists of a main bungalow with semi-detached toilets on either side and servants' quarters. Even though the plot is just off the main road and railway tracks it is beautifully set amidst tall trees giving it ample privacy and quietitude. The east facing single storeyed main bungalow is simple , completely linear and symmetrical along a central axis, with a central living room flanked by two bedrooms on either side and a full length enclosed rear verandah which continues further after the end of the building to the two semi-detached toilets on both sides, set a little away from the building. In the front is only a projecting entrance porch. The gable ended pitched roof is intercepted centrally, in the front by a closed gable ended projection over the entrance in the verandah and in the rear by a gable ended projection over the porch.</p>			
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=B HISTORIC INTEGRITY=B HISTORIC CONTEXT=C			
6.3	FINAL GRADE	II-B			
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant			
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys			
7.0 ARCHITECTURAL SYSTEMS IN THE STRUCTURE					
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - exposed.			
7.2	WALLS	Loadbearing in coursed laterite, plastered and painted with ceramic tile dado on rear façade.			
7.3	FLOOR	Terracotta tiles			
7.4	ROOF	TW purlin rafter roof structure with manglore tiles roofing.			
7.5	OPENINGS	Rectangular openings with TW frames, part glazed and part panelled shutters for doors, glazed casement windows including those on the entire rear façade with alternate windows in perpendicular and diagonal casement grid, and glazed ventilators.			
7.6	STEPS	Coursed laterite construction, with IPS finish.			
7.7	DECO. ELEMENTS & INTERIORS	Geometrical glazing pattern in triangular portion of monkey top on the entrance.			
8.0 TRANSFORMATION					
8.1	FORM	None			
8.2	STRUCTURE	None			
8.3	FINISHES	Plastering and painting of walls and ceramic tile dado on rear façade.			
9.0 PRESENT STATUS					
9.1	STRUC. STABILITY	Fair			
9.2	MAINTENANCE	Fair			
10.0 REMARKS					
10.1	CONSERVATION & DEVELOPMENT	<p>Forms a significant part of the Galti Dara conservation area as it has a value in its form and scale and a unique façade which is characteristic of only this set of buildings in this area. Adaptive re-use may be permitted but there is no scope for further additions and extensions.</p>			

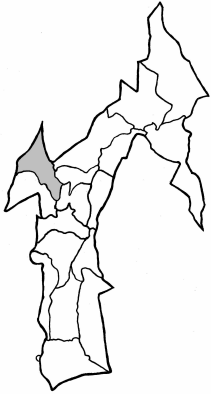
LOCATION		PIN	MH/RA/410102/E-16/(0)/2000	VELKAR VILLA	
			CARD	E-16/(0)	
			GRADE	II-B	
			ZONE	GALTI DARA	
			ZONE REF.	E 16	
			CO-ORD.	I,16	
			PLOT #	162	
			SURVEY #	55	
1.0 NAME OF THE PROPERTY					
1.1	NAME	VELKAR VILLA			
1.2	HISTORIC NAME	VELKAR VILLA			
1.3	BUILT IN	1901 - 1945			
2.0 AREA (SQ. MTS.)					
2.1	PLOT AREA	1833.30			
2.2	BUILT-UP AREA	275.92 + 122.70			
3.0 APPROACH					
3.1	ACCESS	Cobbled path off M. G. road upto the rail tracks and a paved laterite pathway from the rail tracks to the gate.			
3.2	DIST. FR. RLY. STN.	0.60 kms.			
4.0 OWNERSHIP					
4.1	PAST OWNER(S)	Pandurang and Wamanrao Velkar			
4.2	PRESENT OWNER(S)	Moreshwar Wamanrao Velkar			
4.3	LEASE STATUS	17.05.1912 to 16.05.2011			
5.0 USAGE					
5.1	PAST USAGE	Residential			
5.2	PRESENT USAGE	Residential			
6.0 LISTING CRITERIA & REFERENCE					
6.1	ARCHITECTURAL DESCRIPTION	<p>Situated on a gently sloping topography the layout consists of a main bungalow a semi-detached guest block and servants' quarters. A well paved laterite pathway from the rail tracks leads upto the entrance gateway made up of laterite piers and a metal gate. The foreground shows remnants of a formal landscape with the laterite tree surrounds still existing. The west facing single storeyed main bungalow has a simple, linear and symmetrical planform with a central living room flanked by one bedroom on either side, a full length enclosed front verandah and a gable ended pitched roof. The guest block is almost attached to the main building but perpendicular to it at its north-east end. It has only one room, a south facing verandah and a gable ended pitched roof. Between the three buildings is a courtyard which shows signs of formal landscaping.</p>			
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=B HISTORIC INTEGRITY=B HISTORIC CONTEXT=C			
6.3	FINAL GRADE	II-B			
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant			
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys			
7.0 ARCHITECTURAL SYSTEMS IN THE STRUCTURE					
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - exposed with projected plinth course.			
7.2	WALLS	Loadbearing in coursed laterite with pointing and rough cast plaster.			
7.3	FLOOR	Red marble mosaic			
7.4	ROOF	TW purlin rafter roof structure with manglore tile roofing.			
7.5	OPENINGS	Segmental relieving arched openings with rectangular TW frames, timber panelled shutters for doors and glazed casement windows.			
7.6	STEPS	Coursed laterite construction, exposed with stone clad treads.			
7.7	DECO. ELEMENTS & INTERIORS	None			
8.0 TRANSFORMATION					
8.1	FORM	None			
8.2	STRUCTURE	None			
8.3	FINISHES	Painting of walls.			
9.0 PRESENT STATUS					
9.1	STRUC. STABILITY	Good			
9.2	MAINTENANCE	Good			
10.0 REMARKS					
10.1	CONSERVATION & DEVELOPMENT	<p>Excellent setting with well maintained building and landscape. Forms a significant part of the Galti Dara conservation area as it has a value in its form and scale and a unique façade which is characteristic of only this set of buildings in this area. Adaptive re-use may be permitted but there is no scope for further additions and extensions.</p>			

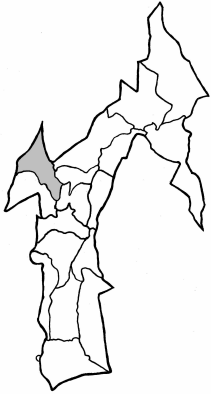

LOCATION		PIN	MH/RA/410102/E-17/(0)/2000	NEHRU BHAVAN	
			CARD	E-17/(0)	
			GRADE	II-B	
			ZONE	GALTI DARA	
			ZONE REF.	E 17	
			CO-ORD.	I,15	
			PLOT #	158	
			SURVEY #	49	
1.0		NAME OF THE PROPERTY			
1.1	NAME	NEHRU BHAVAN			
1.2	HISTORIC NAME	THE JALBHOY ARDESHIR SETT PARSEE GYMKHANA			
1.3	BUILT IN	1912			
2.0		AREA (SQ. MTS.)			
2.1	PLOT AREA	24761.80			
2.2	BUILT-UP AREA	514.99			
3.0		APPROACH			
3.1	ACCESS	Cobbled path from M. G. road.			
3.2	DIST. FR. RLY. STN.	0.60 kms.			
4.0		OWNERSHIP			
4.1	PAST OWNER(S)	Trustees of Parsee Gymkhana - Sir Jamshetji Jeejibhoy			
4.2	PRESENT OWNER(S)	P. M. M.			
4.3	LEASE STATUS				
5.0		USAGE			
5.1	PAST USAGE	Gymkhana			
5.2	PRESENT USAGE	Welfare centre, K. G. school and Medical centre			
6.0		LISTING CRITERIA & REFERENCE			
6.1	ARCHITECTURAL DESCRIPTION	<p>Situated on a high contour the site is approached by a straight but occasionally stepped cobbled pathway from M. G. road. The large plot is fairly wooded except for some recreation grounds and courts which are levelled off, cleared and developed for active sports. The layout consists of the main building and an 'L'-shaped structure of welfare centre set on lower contour towards the entrance. The east facing single storeyed main building is symmetrical along a central axis with a very high plinth in front as a result of the topography which extends out in front beyond the line of the rest of the building to form a terrace. The planform is simple with a central large hall flanked by two rooms in the rear on either side and a full length front verandah. The main hall has an impressive height with clerestorey windows and a hipped roof. The other rooms have simple gable ended pitched roofs at a lower level while the verandah has a detached lean-to-roof also at a lower level, intercepted centrally in the front by a gable ended projection.</p>			
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=B HISTORIC INTEGRITY=B HISTORIC CONTEXT=C			
6.3	FINAL GRADE	II-B			
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant			
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys			
7.0		ARCHITECTURAL SYSTEMS IN THE STRUCTURE			
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - exposed and pointed.			
7.2	WALLS	Loadbearing in coursed laterite, plastered and painted.			
7.3	FLOOR	Minton tiles in verandah.			
7.4	ROOF	TW purlin rafter roof structure with G.I. sheets.			
7.5	OPENINGS	Rectangular openings with TW frames, glazed casement shutters for windows, part glazed and part timber panelled doors and glazed top hung ventilators.			
7.6	STEPS	Coursed laterite construction, exposed with laterite step guards.			
7.7	DECO. ELEMENTS & INTERIORS	None			
8.0		TRANSFORMATION			
8.1	FORM	None			
8.2	STRUCTURE	None			
8.3	FINISHES	Plastering and painting of walls.			
9.0		PRESENT STATUS			
9.1	STRUC. STABILITY	Good			
9.2	MAINTENANCE	Needs regular maintainence.			
10.0		REMARKS			
10.1	CONSERVATION & DEVELOPMENT	<p>The structure with its site designed for recreational use holds immense cultural value and also contributes to the townscape character. Any additions to the site must be guided by strict design control, so that they do not adversely affect the ambience of the setting and the architectural character of the structure .</p>			

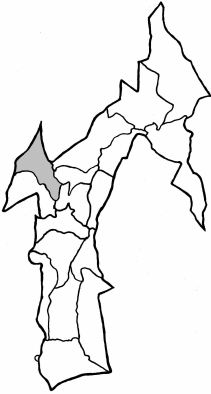

LOCATION		PIN	MH/RA/410102/E-18/(0)/2000	HONEY COMB	
				CARD	E-18/(0)
				GRADE	III
				ZONE	GALTI DARA
				ZONE REF.	E 18
				CO-ORD.	I,15
				PLOT #	198
				SURVEY #	56
1.0 NAME OF THE PROPERTY					
1.1	NAME	HONEY COMB			
1.2	HISTORIC NAME	HONEY COMB			
1.3	BUILT IN	1901 - 1945			
2.0 AREA (SQ. MTS.)					
2.1	PLOT AREA	1011.70			
2.2	BUILT-UP AREA	219.35			
3.0 APPROACH					
3.1	ACCESS	Cobbled path off Kasturba Gandhi road.			
3.2	DIST. FR. RLY. STN.	0.50 kms.			
4.0 OWNERSHIP					
4.1	PAST OWNER(S)	J. F. Cooper			
4.2	PRESENT OWNER(S)	Eastern Bank Trustee and Executive Co.			
4.3	LEASE STATUS	17.05.1912 to 16.05.2011			
5.0 USAGE					
5.1	PAST USAGE	Residential			
5.2	PRESENT USAGE	Residential			
6.0 LISTING CRITERIA & REFERENCE					
6.1	ARCHITECTURAL DESCRIPTION	A small plot with a single building, set on a steeply contoured area at an important nodal location at the junction of M. G. road, Kasturba Gandhi road and Chenoy road. The west facing partly double storeyed main building is 'U'-shaped but asymmetrical in planform but the front facade is made to look symmetrical. The north eastern arm of the building has a lower floor owing to the steeply sloping topography which is used as servants' quarters while the rest of the building is the owners' residence with a front recessed entrance porch having a half octagonal profile. Over the entire building is a continuous gable ended pitched roof with a linear ridge line while over the entrance porch is a half octagonal hipped roof.			
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=C HISTORIC INTEGRITY=B HISTORIC CONTEXT=C			
6.3	FINAL GRADE	III			
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant			
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys			
7.0 ARCHITECTURAL SYSTEMS IN THE STRUCTURE					
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - exposed and painted.			
7.2	WALLS	Loadbearing in coursed laterite, pointed and painted.			
7.3	FLOOR				
7.4	ROOF	TW purlin rafter roof structure with manglore tiles roofing over G.I. sheets.			
7.5	OPENINGS	Segmental relieving and semicircular relieving arched openings wit TW frames, glazed casement shutters windows, part glazed and part timber panelled shutters for doors and high level glazed ventilators.			
7.6	STEPS	Coursed laterite construction, exposed and an external C.I. spiral staircase.			
7.7	DECO. ELEMENTS & INTERIORS	C.I. railing of spiral staircase.			
8.0 TRANSFORMATION					
8.1	FORM	Temporary type extensions to lower floor.			
8.2	STRUCTURE	None			
8.3	FINISHES	Painting of walls.			
9.0 PRESENT STATUS					
9.1	STRUC. STABILITY	Structurally unsound			
9.2	MAINTENANCE	Needs urgent repair and maintenance.			
10.0 REMARKS					
10.1	CONSERVATION & DEVELOPMENT	A completely neglected and ill-maintained structure at an important nodal location. The structure and its premises need urgent maintainence. Adaptive re-use may be permitted but there is no scope for additions and extensions.			

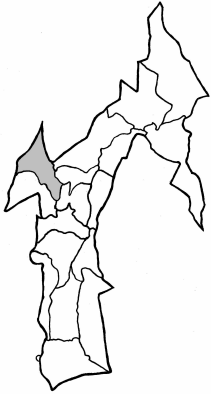
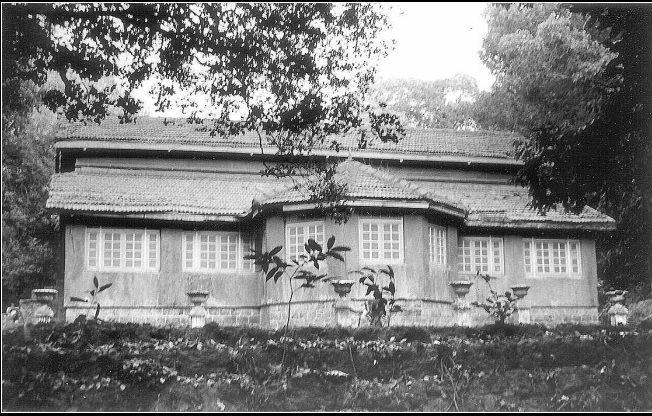


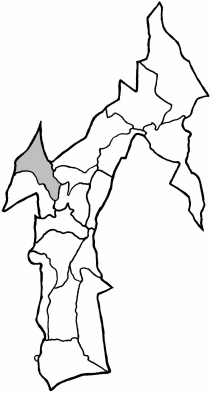

LOCATION		PIN	MH/RA/410102/F-01/(0)/2000	WOODLANDS	
			CARD		F-01/(0)
			GRADE		II-A
			ZONE		PORCUPINE POINT
			ZONE REF.		F 01
			CO-ORD.		C,13
			PLOT #		34
			SURVEY #		79
1.0 NAME OF THE PROPERTY					
1.1	NAME	WOODLANDS			
1.2	HISTORIC NAME	WOODLANDS			
1.3	BUILT IN	1854 - 1867			
2.0 AREA (SQ. MTS.)					
2.1	PLOT AREA	11427.70			
2.2	BUILT-UP AREA	817.70			
3.0 APPROACH					
3.1	ACCESS	Cobbled path from Porcupine point road.			
3.2	DIST. FR. RLY. STN.	2.60 kms.			
4.0 OWNERSHIP					
4.1	PAST OWNER(S)	P. Dadabhoy Sett / M. M. Bottlewalla / Minocher Manekshaw Gandhi & Tehmuras Manekshaw Gandhi			
4.2	PRESENT OWNER(S)	Rustom Minocher Gandhi, Dara Tehmuras Gandhi & Kekoo Gandhi			
4.3	LEASE STATUS	08.02.1915 to 07.02.2014			
5.0 USAGE					
5.1	PAST USAGE	Residential			
5.2	PRESENT USAGE	Residential			
6.0 LISTING CRITERIA & REFERENCE					
6.1	ARCHITECTURAL DESCRIPTION	<p>Situated on a sloping site at the northern tip of the western arm of the hill which is one of the most beautiful peninsular locations for a bungalow in Matheran. The layout consists of a main bungalow, a guest house and two other ancillary buildings, with remnants of a formal landscape in the midst of a thick forest. The two west facing single storeyed main bungalows have the same planform typology with a central living room, two bedrooms on either side symmetrically placed about a central axis, full length front and rear verandahs and hipped roofs. However, the main bungalow is more elaborate in detailing and finishes especially in the front verandah. This verandah originally had a central, half hexagonal, projecting entrance porch but at a later date an additional octagonal porch with a flight of steps was added in front of the original porch. This porch is highly decorative with an octagonal hipped roof following its profile having gable ended projections on all its hips, elaborate carved brackets, fascia boards, marble sculptures at the base of the steps, etc.</p>			
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=A HISTORIC INTEGRITY=A HISTORIC CONTEXT=B			
6.3	FINAL GRADE	II-A			
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant			
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys			
7.0 ARCHITECTURAL SYSTEMS IN THE STRUCTURE					
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - exposed and partly plastered with projecting plinth course.			
7.2	WALLS	Loadbearing in coursed laterite, pointed and painted externally and plastered and painted internally.			
7.3	FLOOR	China mosaic			
7.4	ROOF	TW purlin rafter roof structure with G.I. sheets roofing and A.C. sheets false ceiling in the interior and in verandah.			
7.5	OPENINGS	Semicircular arched openings with TW frames, glazed casement shutters for windows and part glazed and part timber panelled shutters for doors.			
7.6	STEPS	Coursed laterite construction, with china mosaic finish.			
7.7	DECO. ELEMENTS & INTERIORS	C.I. railings on verandah, timber brackets on the timber posts of the verandah, decorative timber fascia boards, marble sculptured lion pedestals at the end of the step guards on the main entrance steps and decorative china mosaic flooring on the steps with the date of the extension of the verandah patterned in it.			
8.0 TRANSFORMATION					
8.1	FORM	None			
8.2	STRUCTURE	None			
8.3	FINISHES	Painting of walls.			
9.0 PRESENT STATUS					
9.1	STRUC. STABILITY	Good			
9.2	MAINTENANCE	Good			
10.0 REMARKS					
10.1	CONSERVATION & DEVELOPMENT	<p>An important property associated with one of the major viewpoints of Matheran with well maintained structures and remnants of historic landscape. Ideal for residential use or adaptive re-use conducive to the original structures. Attached additions and extensions should not be permitted. Detached additions may be permitted only in the open space in the east provided they are sensitive to the existing structures in terms of form, scale and treatment.</p>			

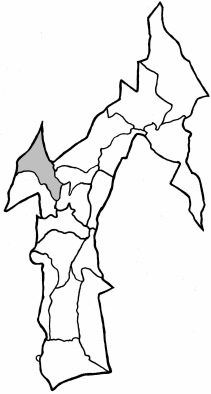

LOCATION		PIN	MH/RA/410102/F-02/(0)/2000	MOUNT PLEASANT	
				CARD	F-02/(0)
				GRADE	II-A
				ZONE	PORCUPINE POINT
				ZONE REF.	F 02
				CO-ORD.	C,14
				PLOT #	33
				SURVEY #	80
1.0	NAME OF THE PROPERTY				
1.1	NAME	MOUNT PLEASANT			
1.2	HISTORIC NAME	MOUNT PLEASANT			
1.3	BUILT IN	1854 - 1900			
2.0	AREA (SQ. MTS.)				
2.1	PLOT AREA	20124.90			
2.2	BUILT-UP AREA	591.96 + 71.75			
3.0	APPROACH				
3.1	ACCESS	Cobbled path off Porcupine point road and Oliver path.			
3.2	DIST. FR. RLY. STN.	2.40 kms.			
4.0	OWNERSHIP				
4.1	PAST OWNER(S)	Manmohandas Ramjee / Navalchand Hirachand / Nandlal Madhavdas			
4.2	PRESENT OWNER(S)	Manoranjnan Nandlal Amarsey & P. N. Amarsey			
4.3	LEASE STATUS	01.05.1958 - 31.08.1958			
5.0	USAGE				
5.1	PAST USAGE	Residential			
5.2	PRESENT USAGE	Residential			
6.0	LISTING CRITERIA & REFERENCE				
6.1	ARCHITECTURAL DESCRIPTION	One of the most well maintained and elegant structures of Matheran, situated on a sloping site on the western edge of the western arm of the hill. The layout consists of a main bungalow, servants' quarters in the rear, with a dramatic entrance ramp from the Porcupine point road leading up to a substantially landscaped foreground. The west facing single storeyed main building has a typical symmetrical planform with a central living room, two bedrooms on either side, a full length front verandah and a central recessed rear verandah running along the width of the living room. The living room projects out in front in a half octagonal profile and the front verandah also wraps around it in the same profile. Besides this the front verandah also has a long, centrally projecting, rectangular porch. The hipped roof over the building is intercepted centrally in front by a half octagonal hipped roof over the verandah and this in turn is intercepted on its front hip by another hipped roof over the projecting porch. A unique method of half timber construction and decorative features like timber fretwork, fascia boards, C.I. columns, etc. have been used.			
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=A HISTORIC INTEGRITY=A HISTORIC CONTEXT=B			
6.3	FINAL GRADE	II-A			
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant			
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys			
7.0	ARCHITECTURAL SYSTEMS IN THE STRUCTURE				
7.1	FOUND. & PLINTH	Stepped blue basalt foundation. Plinth in coursed blue basalt - part exposed, part plastered with projecting course.			
7.2	WALLS	Half timber construction with polygonal blue basalt masonry, front façade plastered & painted & rest exposed.			
7.3	FLOOR	Minton tiles			
7.4	ROOF	TW purlin rafter roof structure with G.I. sheets roofing.			
7.5	OPENINGS	Front façade has segmental relieving arched openings others have rectangular openings; all with rectangular TW frames, glazed casement shutters for windows and part glazed and part timber panelled shutters for doors.			
7.6	STEPS	Coursed blue basalt construction, pointed.			
7.7	DECO. ELEMENTS & INTERIORS	C.I. railing in verandah, decorative C.I. posts in verandah, decorative timber fretwork panels in the central porch.			
8.0	TRANSFORMATION				
8.1	FORM	None			
8.2	STRUCTURE	None			
8.3	FINISHES	Plastering and painting of walls.			
9.0	PRESENT STATUS				
9.1	STRUC. STABILITY	Good			
9.2	MAINTENANCE	Good			
10.0	REMARKS				
10.1	CONSERVATION & DEVELOPMENT	A sprawling structure with a commanding location. Ideal for residential use or adaptive re-use conducive to the original structure, that would ensure the future maintainence of the original structure and its historic landscape. Attached additions and extensions should not be permitted. Detached additions may be permitted only to the north or east provided they are sensitive to the form scale and treatment of the original structure.			

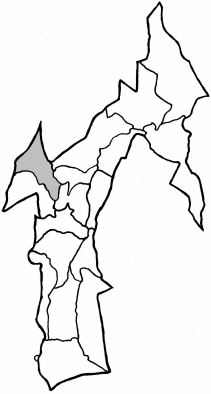

LOCATION	PIN	MH/RA/410102/F-03/(0)/2000	MALDUNGA HOUSE	
			CARD	F-03/(0)
			GRADE	II-A
			ZONE	PORCUPINE POINT
			ZONE REF.	F 03
			CO-ORD.	C,14-15
			PLOT #	44
			SURVEY #	81
1.0	NAME OF THE PROPERTY			
1.1	NAME	MALDUNGA HOUSE		
1.2	HISTORIC NAME	DR. IMPEY'S BUNGALOW		
1.3	BUILT IN	1854 - 1900		
2.0	AREA (SQ. MTS.)			
2.1	PLOT AREA	17199.20		
2.2	BUILT-UP AREA	696.49		
3.0	APPROACH			
3.1	ACCESS	Cobbled path off Porcupine point road and Oliver path.		
3.2	DIST. FR. RLY. STN.	2.20 kms.		
4.0	OWNERSHIP			
4.1	PAST OWNER(S)	Ardeshir Framji Vakil / F. A. Vakil / Dr. M. Shagir		
4.2	PRESENT OWNER(S)	B. D. Avatramani (Bharat Petroleum Ltd.)		
4.3	LEASE STATUS	04.02.1915 to 03.02.2014		
5.0	USAGE			
5.1	PAST USAGE	Residential		
5.2	PRESENT USAGE	Company guest house		
6.0	LISTING CRITERIA & REFERENCE			
6.1	ARCHITECTURAL DESCRIPTION	Set on plateau along the ridge of the western spur of Matheran amidst well landscaped courtyards, terraces and lofty trees the buildings are hardly visible from the road. The layout consists of a main bungalow, a small, single storeyed, three room guest house to its east, on a slightly lower contour and a relatively larger double storeyed guest block with many rooms to its north, at a higher contour. The south facing single storeyed main bungalow is a sprawling structure with a unique, 'L'-shaped, asymmetrical planform yet very dainty and homely in its appearance due to the elaborate detailing on its facades. The entrance to the building is from its narrow side to the south through a half octagonal entrance porch following the profile of the living room behind. A very elegant continuous verandah wraps around the western and southern facades of the building enclosing a well landscaped garden. The terracotta colour of the walls, the decorative, fascia boards and a series of gable ended projections on the verandah roof lend it a very ornate look. The rest of the building has double height rooms with clerestorey windows and a hipped roof following its profile.		
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=A HISTORIC INTEGRITY=A HISTORIC CONTEXT=B		
6.3	FINAL GRADE	II-A		
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant		
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys		
7.0	ARCHITECTURAL SYSTEMS IN THE STRUCTURE			
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - pointed and painted.		
7.2	WALLS	Loadbearing in coursed laterite, plastered and painted.		
7.3	FLOOR	Minton tiles in hexagonal pattern.		
7.4	ROOF	TW purlin rafter roof structure with G.I. sheets roofing and false ceiling of corrugated G.I. sheets.		
7.5	OPENINGS	Pointed gothic arched openings with TW frames, glazed casement shutters for windows, part glazed and part timber panelled shutters for doors and fixed glazing in elaborate decorative patterned timber framework in the arched portion.		
7.6	STEPS	Coursed laterite construction, painted and treads clad with stone slabs.		
7.7	DECO. ELEMENTS & INTERIORS	C.I. railing in verandah, elaborate and exclusive timber carved fascia boards, fixed glazing in highly decorative timber framework in the arched portion of all the openings and timber finials at the apexes of all the monkey top projections on the roof.		
8.0	TRANSFORMATION			
8.1	FORM	None		
8.2	STRUCTURE	None		
8.3	FINISHES	Plastering and painting of walls.		
9.0	PRESENT STATUS			
9.1	STRUC. STABILITY	Good		
9.2	MAINTENANCE	Good		
10.0	REMARKS			
10.1	CONSERVATION & DEVELOPMENT	A well maintained structure in an excellent setting. Present use as corporate holiday home may continue for conducive maintenance. Interventions that would affect the historic integrity of the structure should not be permitted. Detached additions may be permitted only to the north of the existing bungalow provided they relate sensitively to the main bungalow in form, scale and treatment.		

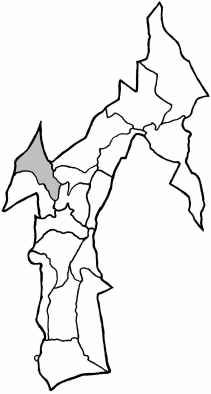

LOCATION		PIN	MH/RA/410102/F-04/(0)/2000	WEST VIEW	
				CARD	F-04/(0)
				GRADE	II-B
				ZONE	PORCUPINE POINT
				ZONE REF.	F 04
				CO-ORD.	B,15
				PLOT #	50
				SURVEY #	83
1.0 NAME OF THE PROPERTY					
1.1	NAME	WEST VIEW			
1.2	HISTORIC NAME	WEST VIEW			
1.3	BUILT IN	1854 - 1900			
2.0 AREA (SQ. MTS.)					
2.1	PLOT AREA	17505.00			
2.2	BUILT-UP AREA	429.19			
3.0 APPROACH					
3.1	ACCESS	Cobbled path off upper Louisa road.			
3.2	DIST. FR. RLY. STN.	2.20 kms.			
4.0 OWNERSHIP					
4.1	PAST OWNER(S)	Sorabji C. Sett / Merwanji Cawasji Sett / Rustom Merwanji Sett			
4.2	PRESENT OWNER(S)	Alukbhai Keki Dadiseth			
4.3	LEASE STATUS	01.05.1920 to 30.04.2019			
5.0 USAGE					
5.1	PAST USAGE	Residential			
5.2	PRESENT USAGE	Residential			
6.0 LISTING CRITERIA & REFERENCE					
6.1	ARCHITECTURAL DESCRIPTION	Set on a sloping site along the western edge of the western spur of the hill the large, thickly wooded plot has a fine view of the valley to its south west. The layout consists of only the main bungalow and servants' quarters to its east. The west facing single storeyed main bungalow has a typical double layered planform with a central living room, flanked by two bedrooms on either side, a full length front verandah and a full length rear verandah which also partly wraps around both the sides in the rear. The front verandah has a high plinth owing to the sloping topography of the site. The rooms are double height with clerestory windows and a hipped roof while the verandahs have detached lean-to-roofs with hipped ends, intercepted centrally in front and in the rear by gable ended projections over the front and rear entrances.			
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=C HISTORIC INTEGRITY=B HISTORIC CONTEXT=B			
6.3	FINAL GRADE	II-B			
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant			
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys			
7.0 ARCHITECTURAL SYSTEMS IN THE STRUCTURE					
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - exposed and pointed.			
7.2	WALLS	Loadbearing in coursed laterite, pointed and painted.			
7.3	FLOOR	China mosaic			
7.4	ROOF	TW purlin rafter roof structure with G.I. sheets roofing.			
7.5	OPENINGS	Semi circular relieving arched openings with TW frames, glazed casement shutters for windows and timber panelled shutters for doors.			
7.6	STEPS	Coursed laterite construction, exposed and pointed.			
7.7	DECO. ELEMENTS & INTERIORS	None			
8.0 TRANSFORMATION					
8.1	FORM	None			
8.2	STRUCTURE	None			
8.3	FINISHES	Painting of walls.			
9.0 PRESENT STATUS					
9.1	STRUC. STABILITY	Fair			
9.2	MAINTENANCE	Needs regular maintenance.			
10.0 REMARKS					
10.1	CONSERVATION & DEVELOPMENT	Neglected and underused structure located on a large thickly wooded site. Adaptive re-use of the structure as a company guest house of holiday home may ensure regular maintenance of the structure and the site. Detached additions on the east or north may be allowed provided they relate sensitively to the main bungalow in form, scale and treatment.			

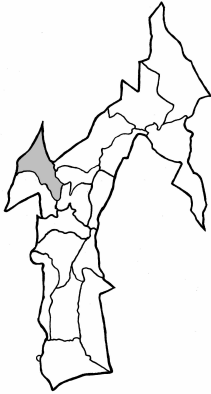

LOCATION		PIN	MH/RA/410102/F-05/(0)/2000	BATLIBOI HOUSE	
			CARD	F-05/(0)	
			GRADE	II-B	
			ZONE	PORCUPINE POINT	
			ZONE REF.	F 05	
			CO-ORD.	D,16	
			PLOT #	208	
			SURVEY #	78	
1.0 NAME OF THE PROPERTY					
1.1	NAME	BATLIBOI HOUSE			
1.2	HISTORIC NAME	SHIAMUKH			
1.3	BUILT IN	1901 - 1945			
2.0 AREA (SQ. MTS.)					
2.1	PLOT AREA	2681.00			
2.2	BUILT-UP AREA	266.75			
3.0 APPROACH					
3.1	ACCESS	Cobbled path from Oliver path.			
3.2	DIST. FR. RLY. STN.	1.35 kms.			
4.0 OWNERSHIP					
4.1	PAST OWNER(S)	Bachubai Jamshed R. Batiboi / Shiamak J. Batliboi / Bejon Dinshaw Bardi			
4.2	PRESENT OWNER(S)	Sila Bejon Bardi			
4.3	LEASE STATUS	11.11.1914 to 10.12. 2013			
5.0 USAGE					
5.1	PAST USAGE	Residential			
5.2	PRESENT USAGE	Residential			
6.0 LISTING CRITERIA & REFERENCE					
6.1	ARCHITECTURAL DESCRIPTION	A small plot situated on a gradually sloping site but with a steep drop at the rear edge. The layout consists of a main bungalow, a servants' quarters and remnants of a formal landscape with terracing. The west facing single storeyed main bungalow is simple, typical and symmetrical in planform with a central living room flanked by a bedroom on either side with attached toilets and dressing rooms on the front side. In front of the living room is an entrance lobby which extends out further onto an open to sky porch which has a flight of dog leg staircase on either side. On the rear side is a full length enclosed verandah with a central half octagonal bay. The rooms are double height with clerestory windows and a gable ended pitched roof. Over the verandah is a detached lean-to-roof at a lower level intercepted centrally by a half octagonal hipped roof over the bay. Over the toilets and front entrance lobby is also a lean-to-roof intercepted centrally with a monkey top over the entrance lobby.			
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=B HISTORIC INTEGRITY=B HISTORIC CONTEXT=C			
6.3	FINAL GRADE	II-B			
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant			
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys			
7.0 ARCHITECTURAL SYSTEMS IN THE STRUCTURE					
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - exposed and pointed.			
7.2	WALLS	Loadbearing in coursed laterite, exposed and pointed externally and plastered and painted internally.			
7.3	FLOOR				
7.4	ROOF	TW purlin rafter roof structure with manglore tiles roofing.			
7.5	OPENINGS	Segmental relieving arched openings with rectangular TW, glazed casement shutters for windows and part glazed and part timber panelled shutters for doors.			
7.6	STEPS	Coursed laterite construction, exposed and pointed.			
7.7	DECO. ELEMENTS & INTERIORS	Decorative stone planters.			
8.0 TRANSFORMATION					
8.1	FORM	None			
8.2	STRUCTURE	None			
8.3	FINISHES	None			
9.0 PRESENT STATUS					
9.1	STRUC. STABILITY	Fair (except for timber roof structure)			
9.2	MAINTENANCE	Average			
10.0 REMARKS					
10.1	CONSERVATION & DEVELOPMENT	Excellent setting and a fairly well maintained structure representing the typical townscape character of Matheran. Ideal for residential use if maintained well. No scope for attached or detached additions or extensions.			

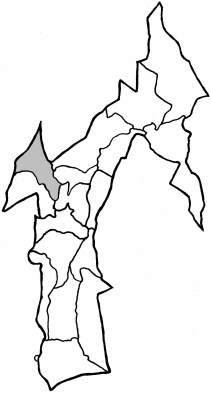

LOCATION		PIN	MH/RA/410102/F-06/(0)/2000	MOUNT ERIC	
			CARD		F-06/(0)
			GRADE		III
			ZONE		PORCUPINE POINT
			ZONE REF.		F 06
			CO-ORD.		D,16
			PLOT #		53
			SURVEY #		77
1.0 NAME OF THE PROPERTY					
1.1	NAME	MOUNT ERIC			
1.2	HISTORIC NAME	MOUNT ERIC			
1.3	BUILT IN	1854 - 1900			
2.0 AREA (SQ. MTS.)					
2.1	PLOT AREA	32982.00			
2.2	BUILT-UP AREA	465.85			
3.0 APPROACH					
3.1	ACCESS	Cobbled path off Upper Louisa road.			
3.2	DIST. FR. RLY. STN.	1.30 kms.			
4.0 OWNERSHIP					
4.1	PAST OWNER(S)	Serenabai G. Dadi, etc.			
4.2	PRESENT OWNER(S)	Homi N. J. Dadi			
4.3	LEASE STATUS	01.05.1922 to 30.04.2021			
5.0 USAGE					
5.1	PAST USAGE	Residential			
5.2	PRESENT USAGE	Residential			
6.0 LISTING CRITERIA & REFERENCE					
6.1	ARCHITECTURAL DESCRIPTION	<p>The plot is located on a small mound with the main bungalow aptly set on the highest contour offering it a commanding view of the surroundings over the tree tops. The layout consists of the main bungalow, servants' quarters and well laid out terraced landscape with winding pathways amidst natural greenery. The north facing partly double storeyed main bungalow has a unique, linear and asymmetrical planform with a front living room and then a dining room, and two bedrooms all placed one behind the other in a linear fashion. Along the entire western facade is a continuous verandah and on the upper floor is a bedroom accessed by a decorative spiral staircase on the east. The bedroom also has a west facing balcony with a unique decorative C.I. railing and a gable ended pitched roof with a very shallow pitch. Over the rest of the structure also is a gable ended pitched roof with a shallow pitch, which has been made so at a later date. The structure has undergone many transformations internally and externally but the basic footprint is more or less intact.</p>			
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=C HISTORIC INTEGRITY=C HISTORIC CONTEXT=B			
6.3	FINAL GRADE	III			
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant			
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys			
7.0 ARCHITECTURAL SYSTEMS IN THE STRUCTURE					
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - plastered and painted.			
7.2	WALLS	Loadbearing in coursed laterite, plastered and painted.			
7.3	FLOOR				
7.4	ROOF	TW purlin rafter roof structure with G.I. sheets roofing over the building and M.S. pipes with G.I. sheets over balcony.			
7.5	OPENINGS	Rectangular openings with aluminium frames, glazed casement shutters and C.I. grills for windows and timber frames with timber panelled shutters for doors. Only the main entrance door is a segmental arched opening.			
7.6	STEPS	Coursed laterite construction, clad in granite.			
7.7	DECO. ELEMENTS & INTERIORS	Decorative C.I. grill as balcony railing.			
8.0 TRANSFORMATION					
8.1	FORM	Change in the pitch of the roof.			
8.2	STRUCTURE	None			
8.3	FINISHES	The whole building is plastered and painted anew with granite cladding on the front façade.			
9.0 PRESENT STATUS					
9.1	STRUC. STABILITY	Good			
9.2	MAINTENANCE	Good			
10.0 REMARKS					
10.1	CONSERVATION & DEVELOPMENT	Major interventions to the structure have led to the loss of its historic integrity. The structure qualifies for listing only due to its historic association and landmark value which contributes to the skyline of Matheran. Any additions or extensions to the structure or on the site should have due regard of the historic landscape and the skyline of the structure.			

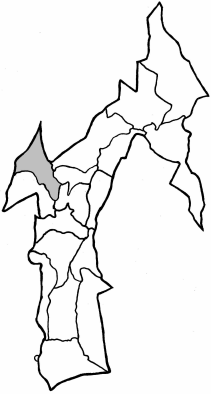

LOCATION		PIN	MH/RA/410102/F-07/(0)/2000	DULCI DOMUM	
		CARD		F-07/(0)	
		GRADE		II-B	
		ZONE		PORCUPINE POINT	
		ZONE REF.		F 07	
		CO-ORD.		D-E,16	
		PLOT #		216	
		SURVEY #		76	
1.0 NAME OF THE PROPERTY					
1.1	NAME	DULCI DOMUM			
1.2	HISTORIC NAME	DULCI DOMUM			
1.3	BUILT IN	1914			
2.0 AREA (SQ. MTS.)					
2.1	PLOT AREA	4122.70			
2.2	BUILT-UP AREA	539.00			
3.0 APPROACH					
3.1	ACCESS	Cobbled path off Malet road.			
3.2	DIST. FR. RLY. STN.	1.30 kms.			
4.0 OWNERSHIP					
4.1	PAST OWNER(S)	Amta H. Basrai / Tara H. Karachiwala			
4.2	PRESENT OWNER(S)	Farohar Investment and Trading Co., Mumbai			
4.3	LEASE STATUS	17. 05.1912 to 16.05.2011			
5.0 USAGE					
5.1	PAST USAGE	Residential			
5.2	PRESENT USAGE	Residential			
6.0 LISTING CRITERIA & REFERENCE					
6.1	ARCHITECTURAL DESCRIPTION	<p>The plot is set on terraces on a site sloping gradually to the north as a result of which, the front of the north facing building has a high plinth. The layout consists of the main building, a tower, a detached toilet block and servants' quarters. The main bungalow is typical, symmetrical and double layered in planform with a central living room, two bedrooms on either side and full length front and rear verandahs, the later with a small central projecting porch and the former with a relatively larger central projecting porch which extends out further to become an open to sky porch which has a flight of steps on either side leading to the foreground. The front verandah and porch have now been enclosed by a wall upto sill level and glazing above. The rooms are double height with clerestorey windows and a hipped roof while the verandahs have lean-to-roofs with hipped ends, at a lower level intercepted centrally by gable ended projections over the porches. The original viewing tower to the south-east of the bungalow had collapsed is now rebuilt.</p>			
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=B HISTORIC INTEGRITY=B HISTORIC CONTEXT=C			
6.3	FINAL GRADE	II-B			
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant			
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys			
7.0 ARCHITECTURAL SYSTEMS IN THE STRUCTURE					
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - plastered and painted.			
7.2	WALLS	Loadbearing in coursed laterite, plastered and painted externally and internally.			
7.3	FLOOR	Minton tiles			
7.4	ROOF	TW purlin rafter roof structure with manglore tiles roofing over the rooms and G.I. sheets roofing over the verandah.			
7.5	OPENINGS	Semicircular relieving arched openings with rectangular TW frames, glazed casement shutters for windows and part glazed and part timber panelled shutters for doors. Segmental arched openings with TW frames and glazed shutters for clerestorey windows. Verandah enclosed with timber casement glazed openings.			
7.6	STEPS	Coursed laterite construction, plastered and painted with step guard.			
7.7	DECO. ELEMENTS & INTERIORS	None			
8.0 TRANSFORMATION					
8.1	FORM	Verandah enclosed at a later date.			
8.2	STRUCTURE	None			
8.3	FINISHES	Plastering and painting of walls			
9.0 PRESENT STATUS					
9.1	STRUC. STABILITY	Fair			
9.2	MAINTENANCE	Regular			
10.0 REMARKS					
10.1	CONSERVATION & DEVELOPMENT	<p>Holds importance in group value being one of the two identical structures in that location. Modern interventions to the structure have adversely affected the historic integrity of the structure. A recently built multi storeyed tower in place of the original watch tower (which had collapsed), is now an unsightly feature that has a detrimental visual impact on the character of the building and its environs. No further interventions to the building and site should be permitted.</p>			

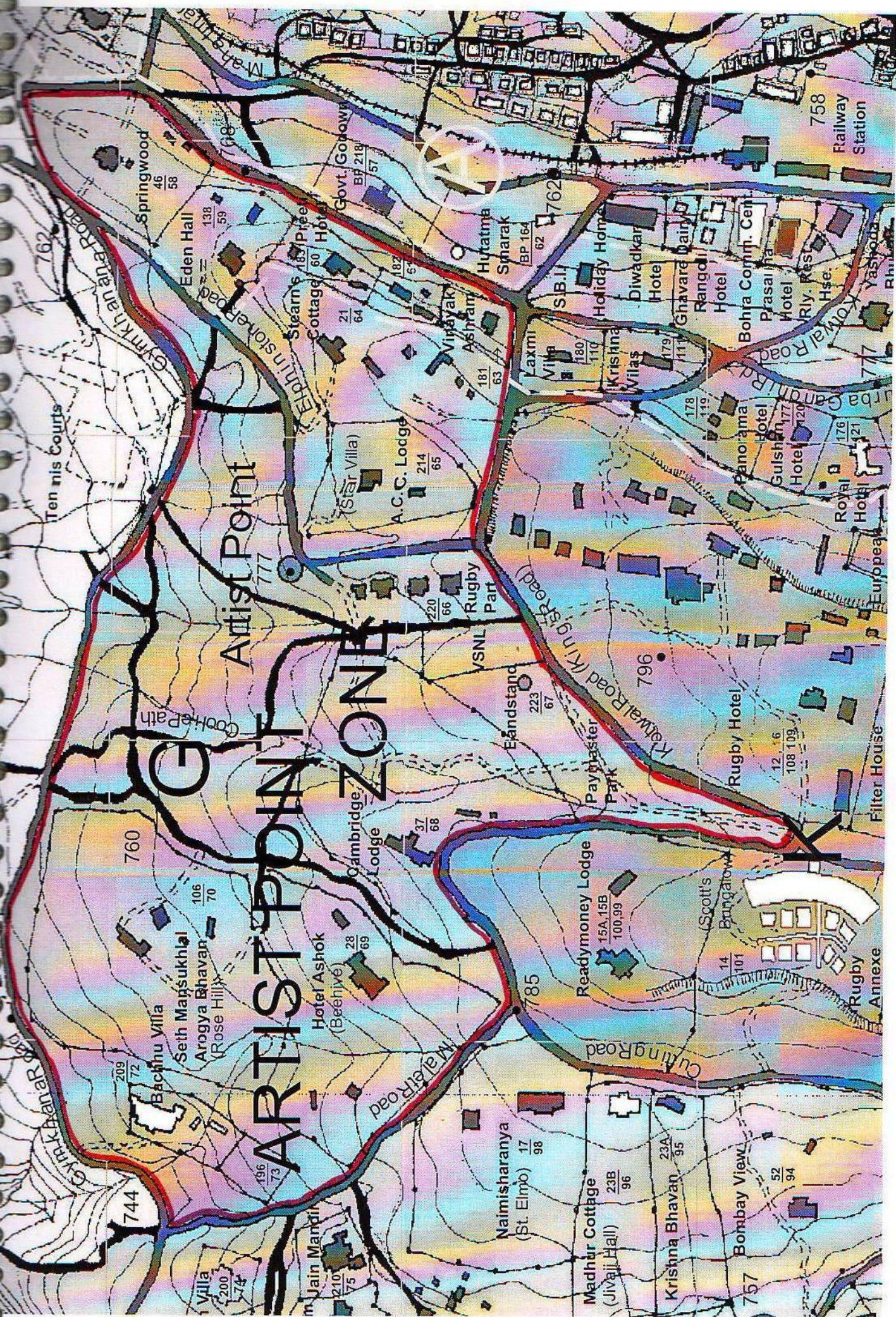
LOCATION		PIN	MH/RA/410102/F-08/(0)/2000	JAIN MANDIR	
			CARD		F-08/(0)
			GRADE		III
			ZONE		PORCUPINE POINT
			ZONE REF.		F 08
			CO-ORD.		E,16
			PLOT #		210
			SURVEY #		75
1.0 NAME OF THE PROPERTY					
1.1	NAME	JAIN MANDIR			
1.2	HISTORIC NAME	DILKHUSH			
1.3	BUILT IN	1901 - 1945			
2.0 AREA (SQ. MTS.)					
2.1	PLOT AREA	2276.40			
2.2	BUILT-UP AREA	398.75			
3.0 APPROACH					
3.1	ACCESS	Cobbled path off Malet road.			
3.2	DIST. FR. RLY. STN.	1.20 kms.			
4.0 OWNERSHIP					
4.1	PAST OWNER(S)	Hormusjee Framji Tarporewala, Bai Dhunbai Homi Taraporewala			
4.2	PRESENT OWNER(S)	Kantilal Maganlal			
4.3	LEASE STATUS	17.05.1912 to 16.05.2011			
5.0 USAGE					
5.1	PAST USAGE	Residential			
5.2	PRESENT USAGE	Residential and Religious (Hindu Temple)			
6.0 LISTING CRITERIA & REFERENCE					
6.1	ARCHITECTURAL DESCRIPTION	<p>The plot is set on terraces on a site sloping gradually to the north as a result of which, the front of the north facing building has a high plinth. The layout consists of the main building, a tower, a detached toilet block and servants' quarters. The main bungalow is typical, symmetrical and double layered in planform with a central living room, two bedrooms on either side and full length front and rear verandahs, the later with a small central projecting porch and the former with a relatively larger central projecting porch which extends out further to become an open to sky porch which has a flight of steps on either side leading to the foreground. The rooms are double height with clerestorey windows and a gable ended pitched roof while the verandahs have lean-to-roofs at a lower level intercepted centrally by gable ended projections over the porches.</p>			
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=C HISTORIC INTEGRITY=B HISTORIC CONTEXT=C			
6.3	FINAL GRADE	III			
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant			
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys			
7.0 ARCHITECTURAL SYSTEMS IN THE STRUCTURE					
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - plastered and painted.			
7.2	WALLS	Loadbearing in coursed laterite, plastered and painted.			
7.3	FLOOR	Minton tiles replaced by glazed tiles.			
7.4	ROOF	TW purlin rafter roof structure with manglore tiles roofing over the rooms and G.I. sheets roofing over the verandah.			
7.5	OPENINGS	Semicircular relieving arched openings with rectangular TW frames, glazed casement shutters for windows and part glazed and part timber panelled shutters for doors. Semicircular arched openings with glazed shutters for clerestorey windows.			
7.6	STEPS	Coursed laterite construction, plastered and painted.			
7.7	DECO. ELEMENTS & INTERIORS	C.I. railings on verandah.			
8.0 TRANSFORMATION					
8.1	FORM	Addition of a small temple shikhara on the rear pitch of the roof.			
8.2	STRUCTURE	Internal modifications.			
8.3	FINISHES	Plastering and painting of walls.			
9.0 PRESENT STATUS					
9.1	STRUC. STABILITY	Poor - some major structural defects.			
9.2	MAINTENANCE	Poor			
10.0 REMARKS					
10.1	CONSERVATION & DEVELOPMENT	Holds importance in group value being one of the two identical structures in that location. The structure and its surroundings need regular maintenance. No scope for attached or detached extensions or additions.			



LOCATION		PIN	MH/RA/410102/F-09/(0)/2000	THE LILY	
			CARD	F-09/(0)	
			GRADE	II-B	
			ZONE	PORCUPINE POINT	
			ZONE REF.	F 09	
			CO-ORD.	E,17	
			PLOT #	27	
			SURVEY #	97	
1.0 NAME OF THE PROPERTY					
1.1	NAME	THE LILY			
1.2	HISTORIC NAME	THE LILY			
1.3	BUILT IN	1854 - 1900			
2.0 AREA (SQ. MTS.)					
2.1	PLOT AREA	16705.80			
2.2	BUILT-UP AREA	550.25			
3.0 APPROACH					
3.1	ACCESS	Cobbled path off Malet road.			
3.2	DIST. FR. RLY. STN.	1.25 kms.			
4.0 OWNERSHIP					
4.1	PAST OWNER(S)	Gulabchand M. Damania / Lalita Laxmichand Gulabchand Damania & Vimla M. Gulabchand Damania			
4.2	PRESENT OWNER(S)	Kaushik Damania			
4.3	LEASE STATUS	01.05.1954 to 30.04.1984			
5.0 USAGE					
5.1	PAST USAGE	Residential			
5.2	PRESENT USAGE	Residential			
6.0 LISTING CRITERIA & REFERENCE					
6.1	ARCHITECTURAL DESCRIPTION	The plot is situated on a site sloping from east to west. The layout consists of main bungalow and servants' quarters. The west facing single storeyed main bungalow has a typical symmetrical double layered planform with a central living room, two bedrooms with attached toilets and dressing on either side and a full length front verandah on a high plinth with a central projecting porch and a flight of steps leading up to it. The hipped roof over the building is intercepted centrally in front by a gable ended projection over the porch.			
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=B HISTORIC INTEGRITY=B HISTORIC CONTEXT=B			
6.3	FINAL GRADE	II-B			
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant			
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys			
7.0 ARCHITECTURAL SYSTEMS IN THE STRUCTURE					
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - exposed and pointed with projecting course and buttresses.			
7.2	WALLS	Loadbearing in coursed laterite, plastered and painted externally and internally.			
7.3	FLOOR	Hexagonal Minton tiles.			
7.4	ROOF	TW purlin rafter roof with timber boarding and G.I. sheets roofing.			
7.5	OPENINGS	Segmental relieving arched openings with rectangular TW frames, part glazed and part timber panelled shutters for doors and windows.			
7.6	STEPS	Coursed laterite construction, exposed and pointed with step guard.			
7.7	DECO. ELEMENTS & INTERIORS	C.I. railings, decorative timber brackets supporting the timber beams in the verandah and timber lattice work in the gable ended projection of the front verandah.			
8.0 TRANSFORMATION					
8.1	FORM	Toilet block added.			
8.2	STRUCTURE	Strengthening of plinth by the addition of buttresses.			
8.3	FINISHES	Plastering and painting of walls.			
9.0 PRESENT STATUS					
9.1	STRUC. STABILITY	Fair - vertical cracks in masonry sealed with sealant.			
9.2	MAINTENANCE	Fair			
10.0 REMARKS					
10.1	CONSERVATION & DEVELOPMENT	A well maintained structure and setting depicting the typical character of Matheran. Residential use may continue. Attached and detached extensions may permitted towards the east or south of the structure provided they are sensitive to the from scale and treatment of the original structure.			



LOCATION		PIN	MH/RA/410102/F-10/(0)/2000	NAIMISHARANYA	
				CARD	F-10/(0)
				GRADE	III
				ZONE	PORCUPINE POINT
				ZONE REF.	F 10
				CO-ORD.	E,17
				PLOT #	17
				SURVEY #	98
1.0 NAME OF THE PROPERTY					
1.1	NAME	NAIMISHARANYA			
1.2	HISTORIC NAME	ST. ELMO 1 & 2			
1.3	BUILT IN	1854 - 1900			
2.0 AREA (SQ. MTS.)					
2.1	PLOT AREA	17022.10			
2.2	BUILT-UP AREA	806.11			
3.0 APPROACH					
3.1	ACCESS	From Cutting road.			
3.2	DIST. FR. RLY. STN.	1.15 kms.			
4.0 OWNERSHIP					
4.1	PAST OWNER(S)	Shapoorji Nowroji Chenoy / Mr. & Mrs. K. M. Munshi			
4.2	PRESENT OWNER(S)	Bharatiya Vidya Bhavan, Mumbai			
4.3	LEASE STATUS	01.05.1921 to 30.04.2020			
5.0 USAGE					
5.1	PAST USAGE	Residential			
5.2	PRESENT USAGE	Residential			
6.0 LISTING CRITERIA & REFERENCE					
6.1	ARCHITECTURAL DESCRIPTION	The layout consists of a main bungalow a guest block and servants' quarters set on a large contoured site generally sloping westwards. The plot is fairly wooded except for some clearings just around the structures. The west facing single storeyed main bungalow has a typical, symmetrical planform with central living room flanked by two bedrooms on either side and a full length front verandah with a central projecting porch. The verandah and the porch are on a substantially high plinth owing to the sloping topography of the site. The guest block also has a similar format with a central living room, only one bedroom on either side and a full length front verandah. Both buildings have hipped roofs. The main structure is in a very dilapidated condition while the guest block is in a relatively better state of maintenance.			
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=C HISTORIC INTEGRITY=C HISTORIC CONTEXT=B			
6.3	FINAL GRADE	III			
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant			
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys			
7.0 ARCHITECTURAL SYSTEMS IN THE STRUCTURE					
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - exposed.			
7.2	WALLS	Loadbearing in coursed laterite, exposed and pointed.			
7.3	FLOOR	Minton tiles in verandah and inside.			
7.4	ROOF	TW purlin rafter roof structure with G.I. sheets roofing.			
7.5	OPENINGS	Semicircular arched openings with TW frames, and part glazed and part panelled shutters for doors and windows.			
7.6	STEPS	Coursed laterite construction, exposed.			
7.7	DECO. ELEMENTS & INTERIORS	C.I. railing on verandah.			
8.0 TRANSFORMATION					
8.1	FORM	None			
8.2	STRUCTURE	None			
8.3	FINISHES	None			
9.0 PRESENT STATUS					
9.1	STRUC. STABILITY	Poor			
9.2	MAINTENANCE	Poor			
10.0 REMARKS					
10.1	CONSERVATION & DEVELOPMENT	The main structure in the property is in a dilapidated condition, yet the property qualifies for listing because of its historic association, landscape and important nodal location. Adaptive re-use of the structure should be encouraged to ensure maintenance of the structures and the site. The main structure should be authentically restored and put to conducive use. Additions on site should respect the forest cover and the form and scale of the existing buildings.			

LOCATION		PIN	MH/RA/410102/F-11/(0)/2000	KRISHNA BHAVAN	
				CARD	F-11/(0)
				GRADE	III
				ZONE	PORCUPINE POINT
				ZONE REF.	F 11
				CO-ORD.	E,17
				PLOT #	23A
				SURVEY #	95
1.0 NAME OF THE PROPERTY					
1.1	NAME	KRISHNA BHAVAN			
1.2	HISTORIC NAME	PART OF JIVAJI HALL			
1.3	BUILT IN	1854 - 1900			
2.0 AREA (SQ. MTS.)					
2.1	PLOT AREA	6702.60			
2.2	BUILT-UP AREA	393.75			
3.0 APPROACH					
3.1	ACCESS	From Cutting road.			
3.2	DIST. FR. RLY. STN.	1.30 kms.			
4.0 OWNERSHIP					
4.1	PAST OWNER(S)	Framrose Sohrabji Chenoy / Tarabai Laldas Maganlal / Trustees Desai, Thanewala, Sheth, etc.			
4.2	PRESENT OWNER(S)	Trustees Paranjpe, Apte, Chikeru			
4.3	LEASE STATUS	01.08.1951 to 31.07.1981			
5.0 USAGE					
5.1	PAST USAGE	Residential			
5.2	PRESENT USAGE	Residential			
6.0 LISTING CRITERIA & REFERENCE					
6.1	ARCHITECTURAL DESCRIPTION	The layout consists of a main bungalow and servants' quarters set on terraces levelled off on a site sloping from east to west. The west facing single storeyed main bungalow has a typical symmetrical planform with a central living room flanked on both sides by two bedrooms and a full length front verandah also wrapping around the south side. The front verandah has a central projecting porch and both the verandah and the porch have a high plinth owing to the topography and therefore flights of winding steps leading up to the porch from both sides. The building has a simple gable ended pitched roof intercepted centrally in front with a gable ended projection over the porch.			
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=C HISTORIC INTEGRITY=C HISTORIC CONTEXT=B			
6.3	FINAL GRADE	III			
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant			
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys			
7.0 ARCHITECTURAL SYSTEMS IN THE STRUCTURE					
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - exposed and pointed.			
7.2	WALLS	Loadbearing in coursed laterite, pointed and painted externally and internally.			
7.3	FLOOR	Tandur and kotah flooring.			
7.4	ROOF	TW purlin rafter roof structure with G.I. sheets roofing.			
7.5	OPENINGS	Segmental arched openings with TW frames, part glazed and part timber panelled shutters for doors and windows and glazed ventilators.			
7.6	STEPS	Coursed laterite construction, exposed and pointed.			
7.7	DECO. ELEMENTS & INTERIORS	C.I. railings on verandah.			
8.0 TRANSFORMATION					
8.1	FORM	None			
8.2	STRUCTURE	None			
8.3	FINISHES	Part railing of verandah has been replaced by panels.			
9.0 PRESENT STATUS					
9.1	STRUC. STABILITY	Fair			
9.2	MAINTENANCE	Fair			
10.0 REMARKS					
10.1	CONSERVATION & DEVELOPMENT	Simple yet fairly well maintained structure, ideal for residential use or adaptive re-use as a guest house. Detached additions may be permitted in the west of the plot provided they respect the existing forest cover and relate sensitively to the form, scale and treatment of the original structure.			



LOCATION		PIN	MH/RA/410102/F-12/(0)/2000	BOMBAY VIEW	
			CARD		F-12/(0)
			GRADE		II-B
			ZONE		PORCUPINE POINT
			ZONE REF.		F 12
			CO-ORD.		E,18
			PLOT #		52
			SURVEY #		94
1.0 NAME OF THE PROPERTY					
1.1	NAME	BOMBAY VIEW			
1.2	HISTORIC NAME	THE FOLLY			
1.3	BUILT IN	1854 -1900			
2.0 AREA (SQ. MTS.)					
2.1	PLOT AREA	18919.10			
2.2	BUILT-UP AREA	864.25			
3.0 APPROACH					
3.1	ACCESS	Cobbled pathways from Upper Louisa road and Cutting road.			
3.2	DIST. FR. RLY. STN.	1.50 kms.			
4.0 OWNERSHIP					
4.1	PAST OWNER(S)	Bai Maneckji Jamshetji / Khodaram Sohrab Irani			
4.2	PRESENT OWNER(S)	Sarlaben Kanhaiyalal Pandya and Kalubai Pandya			
4.3	LEASE STATUS	01.08.1975 to 31.07.1980			
5.0 USAGE					
5.1	PAST USAGE	Residential			
5.2	PRESENT USAGE	Lodging and Boarding			
6.0 LISTING CRITERIA & REFERENCE					
6.1	ARCHITECTURAL DESCRIPTION	Set on a large plot at a nodal location the site slopes gradually sloping from east to west. The layout consists of a the main bungalow and servants' quarters. The original bungalow, unique in planform and use of materials is now substantially transformed internally to suit the new function (as a hotel), retaining the entire envelope more or less intact. The west facing double storeyed main bungalow has a complex planform with a rectangular block in front and an 'L'-shaped block attached to the rear of the rectangular block along its central axis. The front facade has a full length arcaded verandah. The 'L'-shaped block has a projecting bay on the eastern facade and its free end facing the south is semi octagonal in profile. The upper floor is accessed by a timber staircase at the junction of the two blocks and also by a spiral staircase enclosed in an octagonal shaft which is used as a service staircase from the kitchen on the lower floor to the bedrooms on the upper floor. Both the main block and the 'L'- shaped block have hipped roofs only the later being more complex corresponding to its planform with multiple ridges and valleys.			
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=C HISTORIC INTEGRITY=B HISTORIC CONTEXT=B			
6.3	FINAL GRADE	II-B			
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant			
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys			
7.0 ARCHITECTURAL SYSTEMS IN THE STRUCTURE					
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - plastered and painted.			
7.2	WALLS	Loadbearing, coursed laterite, plastered & painted. Quoins & jambs in projecting trap stone with rusticated finish.			
7.3	FLOOR	Shahabad tiles flooring.			
7.4	ROOF	TW purlin rafter roof structure with G.I. sheets covering.			
7.5	OPENINGS	Gothic pointed arched openings on the lower floor and rectangular openings on the upper floor, both with TW frames, glazed casement shutters for windows and timber panelled shutters for doors.			
7.6	STEPS	Coursed laterite construction, plastered and painted.			
7.7	DECO. ELEMENTS & INTERIORS	C.I. railing on the verandah of upper floor.			
8.0 TRANSFORMATION					
8.1	FORM	Addition of massive concrete buttresses on corners 6'0" in height.			
8.2	STRUCTURE	Internal partitions added to create extra bedrooms. Timber floor replaced by steel joist floor.			
8.3	FINISHES	Plastering and painting of walls and original tiles replaced by Shahabad tiles.			
9.0 PRESENT STATUS					
9.1	STRUC. STABILITY	Good			
9.2	MAINTENANCE	Good			
10.0 REMARKS					
10.1	CONSERVATION & DEVELOPMENT	Major interventions carried out with the envelope of the structure remaining intact. To further maintain the significance of the structure as a unique form no attached additions or extensions should be allowed on site. Detached additions, if any should relate sensitively to the existing structure in form, scale and treatment.			







LOCATION	PIN	MH/RA/410102/G-01/(0)/2000	SETH MANSUKHLAL AROGYA BHAVAN	
			CARD	G-01/(0)
			GRADE	II-B
			ZONE	ARTIST POINT
			ZONE REF.	G 01
			CO-ORD.	F,16
			PLOT #	106
			SURVEY #	70
1.0	NAME OF THE PROPERTY			
1.1	NAME	SETH MANSUKHLAL AROGYA BHAVAN		
1.2	HISTORIC NAME	ROSE HILL		
1.3	BUILT IN	1854 - 1900		
2.0	AREA (SQ. MTS.)			
2.1	PLOT AREA	24078.80		
2.2	BUILT-UP AREA	484.11		
3.0	APPROACH			
3.1	ACCESS	Cobbled path off road joining Malet road and Gymkhana road.		
3.2	DIST. FR. RLY. STN.	1.00 kms.		
4.0	OWNERSHIP			
4.1	PAST OWNER(S)	P. M. Marazban / Kanhaiyalal Manecklal Munshi		
4.2	PRESENT OWNER(S)	Sushilabai Bapman		
4.3	LEASE STATUS	01.05.1955 to 30.04.1985		
5.0	USAGE			
5.1	PAST USAGE	Residential		
5.2	PRESENT USAGE	Sanatorium		
6.0	LISTING CRITERIA & REFERENCE			
6.1	ARCHITECTURAL DESCRIPTION	A large plot of land set on terraces levelled off from a site sloping gradually northwards. A cluster of four buildings and a servants' quarter all single storeyed and facing north east located thoughtfully on the terraces so as to give each one privacy. The plot is fairly thickly wooded with clearings only around the buildings. The main building has a symmetrical but unique planform with a central room flanked on both sides by one room and having further extended arms on both sides at the rear accommodating one room each. The full length front verandah also wraps around the building partly on both sides. The main rooms are double height with clerestorey windows and a gable ended pitched roof, while the verandah has a detached lean-to-roof at a lower level with hipped ends. The other two large bungalows also have a similar format while the smaller bungalow is a typical cottage type format with a part verandah in front. The buildings have undergone major renovations which include mainly changes in the verandah (railings, columns, etc.) but the form and general character of all the buildings and the site have been retained.		
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=C HISTORIC INTEGRITY=B HISTORIC CONTEXT=B		
6.3	FINAL GRADE	II-B		
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant		
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys		
7.0	ARCHITECTURAL SYSTEMS IN THE STRUCTURE			
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - painted.		
7.2	WALLS	Loadbearing in coursed laterite, plastered and painted externally and internally.		
7.3	FLOOR	Original flooring replaced with Spartek flooring.		
7.4	ROOF	TW purlin rafter roof structure with G.I. sheets roofing.		
7.5	OPENINGS	Rectangular openings with TW frames, glazed casement shutters for windows and timber panelled shutters for doors. Trifoliate rose window ventilators at the gable end walls on the two main buildings.		
7.6	STEPS	Coursed laterite construction, painted.		
7.7	DECO. ELEMENTS & INTERIORS	C.I. grills on verandahs, fascia boards all along the eaves and decorative trifoliate rose window at the gable end walls on the two main buildings.		
8.0	TRANSFORMATION			
8.1	FORM	None		
8.2	STRUCTURE	None		
8.3	FINISHES	Plastering and painting of walls and original flooring replaced by Spartek flooring.		
9.0	PRESENT STATUS			
9.1	STRUC. STABILITY	Good		
9.2	MAINTENANCE	Good		
10.0	REMARKS			
10.1	CONSERVATION & DEVELOPMENT	A good example where a large amount of modern interventions on a historic site have retained the original character of the property and its environs, in spite of the use of modern materials. Any new detached additions should have regard to the existing forest cover and should not in any way obstruct the existing view of the old structure from the approach road. The present use is conducive for future maintenance of the property and should continue.		



LOCATION		PIN	MH/RA/410102/G-02/(0)/2000		CAMBRIDGE LODGE	
			CARD		G-02/(0)	
			GRADE		II-B	
			ZONE		ARTIST POINT	
			ZONE REF.		G 02	
			CO-ORD.		F,16-17	
			PLOT #		37	
			SURVEY #		68	
1.0		NAME OF THE PROPERTY				
1.1	NAME	CAMBRIDGE LODGE				
1.2	HISTORIC NAME	LYNCH'S BUNGALOW				
1.3	BUILT IN	1854 - 1900				
2.0		AREA (SQ. MTS.)				
2.1	PLOT AREA	20664.30				
2.2	BUILT-UP AREA	965.32				
3.0		APPROACH				
3.1	ACCESS	Cobbled path off Coolie path which branches off from King's road.				
3.2	DIST. FR. RLY. STN.	1. 00 kms.				
4.0		OWNERSHIP				
4.1	PAST OWNER(S)	Mohamed Ali Rogay / Noor Mohamed Baig Mohamed - Central bank Executor & Trustees				
4.2	PRESENT OWNER(S)	Razia Noor Mohamed Baig Mohamed, etc.				
4.3	LEASE STATUS	01.05.1967 to 30.04.1997				
5.0		USAGE				
5.1	PAST USAGE	Residential				
5.2	PRESENT USAGE	Residential				
6.0		LISTING CRITERIA & REFERENCE				
6.1	ARCHITECTURAL DESCRIPTION	Set on a large plot, close to the Rugby plateau, gradually sloping northwards the layout consists of the main bungalow, a guest block, servants' quarters and well integrated formal landscaping. The plot has a thickly forested depression which is a natural drainage valley. The main bungalow and the guest block together enclose between them a well landscaped, intimate garden detailed with the extensive use of large pots and urns. Existing trees are knitted into the pattern of steps and terraces around the structures creating informal and interesting seating areas. The north facing single storeyed main bungalow has a rectangular planform with the living room in front and all the other rooms placed behind it in a linear fashion. A continuous wide verandah runs from the east to the west - the part on the east being enclosed. The part of the verandah in the front has a rectangular profile while the front facade of the living room within it has a rounded profile. The bedroom on the southern end is double height with clerestory windows and a pyramidal roof while the rest of the structure has a continuous hipped roof at a lower level.				
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=B HISTORIC INTEGRITY=B HISTORIC CONTEXT=B				
6.3	FINAL GRADE	II-B				
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant				
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys				
7.0		ARCHITECTURAL SYSTEMS IN THE STRUCTURE				
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - plastered and painted.				
7.2	WALLS	Loadbearing in coursed laterite, plastered and painted.				
7.3	FLOOR	Minton tiles flooring in the verandah of the main building & china mosaic flooring in the verandah of the guest block.				
7.4	ROOF	TW purlin rafter roof structure with G.I. sheets roofing.				
7.5	OPENINGS	Segmental relieving arched openings with rectangular TW frames, glazed casement shutters for windows, part glazed and part timber panelled shutters for doors and rectangular glazed ventilators.				
7.6	STEPS	Coursed laterite construction, finished in IPS.				
7.7	DECO. ELEMENTS & INTERIORS	Timber fascia boards and a unique collection of artefacts inside, in the verandah and in the compound.				
8.0		TRANSFORMATION				
8.1	FORM	None				
8.2	STRUCTURE	None				
8.3	FINISHES	Plastering and painting of walls.				
9.0		PRESENT STATUS				
9.1	STRUC. STABILITY	Good				
9.2	MAINTENANCE	Good				
10.0		REMARKS				
10.1	CONSERVATION & DEVELOPMENT	Well maintained structures and landscaping, ideal for residential use or adaptive re-use as a guest house. Attached additions may damage the harmonious relationship between the structure and landscape. Detached additions may be permitted provided they respect the landscape and the natural forest cover and relate sensitively to the existing structures in form, scale and treatment.				



LOCATION		PIN	MH/RA/410102/G-03/(0)/2000	ACC LODGE	
				CARD	G-03/(0)
				GRADE	II-B
				ZONE	ARTIST POINT
				ZONE REF.	G 03
				CO-ORD.	G,16
				PLOT #	21A
				SURVEY #	65
1.0 NAME OF THE PROPERTY					
1.1	NAME	ACC LODGE			
1.2	HISTORIC NAME	STAR VILLA (PART OF OLD PINTO LODGE)			
1.3	BUILT IN	1854 - 1900			
2.0 AREA (SQ. MTS.)					
2.1	PLOT AREA	7469.60			
2.2	BUILT-UP AREA	703.16			
3.0 APPROACH					
3.1	ACCESS	Cobbled path off Gymkhana road.			
3.2	DIST. FR. RLY. STN.	0.45 kms.			
4.0 OWNERSHIP					
4.1	PAST OWNER(S)	Capt. John Field / A. J. Mascarenhas / J. X. Pinto / J. E. Ezra / Sir Allwyn Ezra / D. D. Shroff, P. D. Shroff, etc.			
4.2	PRESENT OWNER(S)	Natwarlal Ramdas			
4.3	LEASE STATUS	20.05.1914 to 19.05.2013			
5.0 USAGE					
5.1	PAST USAGE	Residential			
5.2	PRESENT USAGE	Corporate Guest house			
6.0 LISTING CRITERIA & REFERENCE					
6.1	ARCHITECTURAL DESCRIPTION	Set on a fairly flat ground the layout consists of the main bungalow, servants' quarters and moderate landscaping around the structure. The south facing single storeyed main structure has a unique asymmetrical 'L'-shaped planform with the southern arm consisting of a dining hall and kitchen and the eastern arm consisting of a living room at the outermost extreme end and bedrooms placed in row along the rest of the building. The two arms of the building enclose a formal garden which is defined by a compound wall and gate on its other two sides. A continuous enclosed verandah along the inside of the two arms overlooks the garden and culminates into a half octagonal projection which forms the porch for the living room at the northern end of the arm. The hipped roof over the building follows the profile of the building all along including a half octagonal hip over the half octagonal projecting bay at the living room. The front facade wall of the dining hall is double height with clerestorey windows and the pitch of the hipped roof in front is intercepted centrally with a gable ended projection.			
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=C HISTORIC INTEGRITY=B HISTORIC CONTEXT=B			
6.3	FINAL GRADE	II-B			
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant			
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys			
7.0 ARCHITECTURAL SYSTEMS IN THE STRUCTURE					
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - plastered and painted.			
7.2	WALLS	Loadbearing in coursed laterite, plastered and painted.			
7.3	FLOOR				
7.4	ROOF	TW purlin rafter roof structure with manglore tiles roofing.			
7.5	OPENINGS	Segmental relieving arched openings with rectangular TW frames, glazed casement shutters for windows and rectangular glazed ventilators.			
7.6	STEPS	Coursed laterite construction, plastered and painted.			
7.7	DECO. ELEMENTS & INTERIORS	None			
8.0 TRANSFORMATION					
8.1	FORM	Northern part of the verandah enclosed to create a room.			
8.2	STRUCTURE	None			
8.3	FINISHES	Plastering & painting of walls & the railing of the front verandah has been replaced by a bk. masonry parapet wall.			
9.0 PRESENT STATUS					
9.1	STRUC. STABILITY	Fair			
9.2	MAINTENANCE	Fair			
10.0 REMARKS					
10.1	CONSERVATION & DEVELOPMENT	Unique in planform, well maintained structure and landscape. Attached or detached additions or extensions should sensitively relate to the form, scale and treatment of the existing structure and have regard to its historic landscape layout.			



LOCATION		PIN	MH/RA/410102/G-04/(0)/2000	STEARNS COTTAGE	
			CARD	G-04/(0)	
			GRADE	II-B	
			ZONE	ARTIST POINT	
			ZONE REF.	G 04	
			CO-ORD.	H,16	
			PLOT #	21	
				SURVEY #	64
1.0 NAME OF THE PROPERTY					
1.1	NAME	STEARNS COTTAGE			
1.2	HISTORIC NAME	PINTO LODGE / FAITHFUL'S BUNGALOW			
1.3	BUILT IN	1854 - 1900			
2.0 AREA (SQ. MTS.)					
2.1	PLOT AREA	9905.00			
2.2	BUILT-UP AREA	809.34			
3.0 APPROACH					
3.1	ACCESS	Front access from Elphinstone road and a side access from a winding cobbled path off Kotwal road.			
3.2	DIST. FR. RLY. STN.	0.40 kms.			
4.0 OWNERSHIP					
4.1	PAST OWNER(S)	Capt. John Field / A. J. Mascarenhas / J. X. Pinto			
4.2	PRESENT OWNER(S)	Ardeshir Jehangir Wadia, R. J. Wadia, J. A. Wadia, N. B. Chinoy			
4.3	LEASE STATUS	20.05.1914 to 19.05.2013			
5.0 USAGE					
5.1	PAST USAGE	Residential			
5.2	PRESENT USAGE	Residential			
6.0 LISTING CRITERIA & REFERENCE					
6.1	ARCHITECTURAL DESCRIPTION	A large plot set on a sloping site with terracing and signs of formal landscaping. The layout consists of a main bungalow, a green house, a guest house and servants' quarters. Owing to the topography of the site the main bungalow has a considerably high plinth on the front facade. The bungalow is simple, typical and symmetrical in planform with a central living room flanked on both sides by two bedrooms with attached toilets and a full length front verandah which also wraps around building half way down the sides. The verandah has a central projecting half octagonal porch with an elaborate flight of steps leading up to it. In the rear the living room is setback from the rest of the building line giving rise to a recessed verandah along its width. The rooms are double height with clerestory windows and a hipped roof while the verandah has a lean-to-roof at a lower level with hipped ends intercepted centrally by a half octagonal hipped roof over the porch. The guest block is a small but double storeyed structure with an enclosed verandah and a gable ended pitched roof.			
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=B HISTORIC INTEGRITY=B HISTORIC CONTEXT=B			
6.3	FINAL GRADE	II-B			
6.4	LISTED/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant			
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys			
7.0 ARCHITECTURAL SYSTEMS IN THE STRUCTURE					
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - exposed and pointed.			
7.2	WALLS	Loadbearing in coursed laterite, plastered and painted.			
7.3	FLOOR	Minton tiles flooring.			
7.4	ROOF	TW purlin rafter roof structure with mangalore tiles roofing over G.I. sheets.			
7.5	OPENINGS	Segmental relieving arched openings with rectangular TW frames, timber panelled shutters for door and rectangular timber framed and glazed ventilators and clerestory windows.			
7.6	STEPS	Coursed laterite construction, exposed and pointed.			
7.7	DECO. ELEMENTS & INTERIORS	Timber fascia boards and C.I. balusters along the entrance steps and C.I. railings along the verandah.			
8.0 TRANSFORMATION					
8.1	FORM	None			
8.2	STRUCTURE	None			
8.3	FINISHES	None			
9.0 PRESENT STATUS					
9.1	STRUC. STABILITY	Fair (but roof needs urgent repairs and regular maintenance)			
9.2	MAINTENANCE	Fair			
10.0 REMARKS					
10.1	CONSERVATION & DEVELOPMENT	The bungalow originally very rich in treatment and detailing now needs proper maintenance. Ideal for residential use or adaptive re-use as a guest house. Attached extensions and additions should not be allowed as they may affect the architectural integrity and the grandeur of the structure. Detached additions on the site should have considerable regard for the existing structures and formal landscape.			

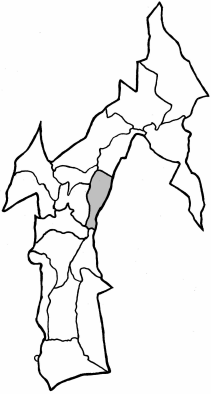

LOCATION		PIN	MH/RA/410102/G-05/(0)/2000	SPRINGWOOD	
				CARD	G-05/(0)
				GRADE	II-B
				ZONE	ARTIST POINT
				ZONE REF.	G 05
				CO-ORD.	H,15-16
				PLOT #	46
				SURVEY #	58
1.0 NAME OF THE PROPERTY					
1.1	NAME	SPRINGWOOD			
1.2	HISTORIC NAME	BARRY VILLA			
1.3	BUILT IN	Original structure built prior to 1867 and existing structure built in the 1930's.			
2.0 AREA (SQ. MTS.)					
2.1	PLOT AREA	7891.40			
2.2	BUILT-UP AREA	992.48			
3.0 APPROACH					
3.1	ACCESS	From Gymkhana road and Kasturba Gandhi road			
3.2	DIST. FR. RLY. STN.	0.50 kms.			
4.0 OWNERSHIP					
4.1	PAST OWNER(S)	Maneckji Hormusji Modi / Shirinbai Nusserwanji Dadi			
4.2	PRESENT OWNER(S)	Khursetji Nusserwanji Dadi			
4.3	LEASE STATUS	01.05.1937 to 30.04.1967			
5.0 USAGE					
5.1	PAST USAGE	Residential			
5.2	PRESENT USAGE	Residential			
6.0 LISTING CRITERIA & REFERENCE					
6.1	ARCHITECTURAL DESCRIPTION	<p>The layout consists of a main bungalow, a guest block and servants' quarters set on site along an extended ridge of the Rugby plateau. The main building is the only one in Matheran in Art Deco style. Taking advantage of the sloping topography the rear side has a part lower floor with two rooms. This east facing part double storeyed main bungalow has symmetrical planform with a central living room flanked on either side by two bedrooms with attached toilets in a double layered fashion, an entrance lobby in front of the living room and an enclosed verandah running across the full width of the building in the rear. Both the front bedrooms have half hexagonal projecting bays in the front while the living room has a half hexagonal projecting bay in the rear. The living room and the bedrooms are double height with clerestory windows and a hipped following the profile of the built form while over the rest of the building is also a hipped roof following its profile but at a lower level. The guest block is a linear hipped roofed building with five rooms placed in a row and full length front and rear verandahs. The former having a central projecting octagonal porch.</p>			
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=B HISTORIC INTEGRITY=B HISTORIC CONTEXT=C			
6.3	FINAL GRADE	II-B			
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant			
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys			
7.0 ARCHITECTURAL SYSTEMS IN THE STRUCTURE					
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - rough cast plastered and painted.			
7.2	WALLS	Loadbearing in coursed laterite, rough cast plastered & painted except corners which are plain plastered & painted.			
7.3	FLOOR	In-situ marble mosaic flooring.			
7.4	ROOF	TW purlin rafter roof structure with G.I. sheets roofing.			
7.5	OPENINGS	Segmental relieving arched openings with rectangular TW frames, glazed casement shutters for windows timber panelled shutters for doors and timber framed glazed ventilators.			
7.6	STEPS	Coursed laterite construction, plastered.			
7.7	DECO. ELEMENTS & INTERIORS	Decorative key stones and projecting frames in stucco on the arched openings.			
8.0 TRANSFORMATION					
8.1	FORM	None			
8.2	STRUCTURE	None			
8.3	FINISHES	None			
9.0 PRESENT STATUS					
9.1	STRUC. STABILITY	Good			
9.2	MAINTENANCE	Good			
10.0 REMARKS					
10.1	CONSERVATION & DEVELOPMENT	<p>The only structure in Matheran treated in Art Deco style, representing the development of a particular period. It hold moderate importance as a landmark located at a strategic nodal location. Ideal for residential use or adaptive re-use as a guest house. Needs structural maintenance. Attached extensions should not be allowed. Very little scope for detached extensions, except on the northern and south western corners of the site.</p>			

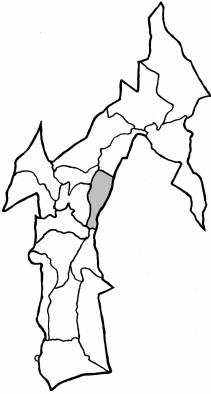
LOCATION		PIN	MH/RA/410102/G-06/(0)/2000	EDEN HALL	
				CARD	G-06/(0)
				GRADE	II-B
				ZONE	ARTIST POINT
				ZONE REF.	G 06
				CO-ORD.	H,16
				PLOT #	138
				SURVEY #	59
1.0 NAME OF THE PROPERTY					
1.1	NAME	EDEN HALL			
1.2	HISTORIC NAME	EDEN HALL			
1.3	BUILT IN	1854 - 1900			
2.0 AREA (SQ. MTS.)					
2.1	PLOT AREA	5058.60			
2.2	BUILT-UP AREA	457.41 + 90.71			
3.0 APPROACH					
3.1	ACCESS	Cobbled pathway off Kasturba Gandhi road and Elphinstone road.			
3.2	DIST. FR. RLY. STN.	0.40 kms.			
4.0 OWNERSHIP					
4.1	PAST OWNER(S)	B. S. Chinoy / Khursetji Bejonji Chinoy / Daisy J. Vajifdar & Phiroze J. Vajifdar			
4.2	PRESENT OWNER(S)	J. P. Vajifdar			
4.3	LEASE STATUS	01.05.1921 to 30.04.2021			
5.0 USAGE					
5.1	PAST USAGE	Residential			
5.2	PRESENT USAGE	Residential			
6.0 LISTING CRITERIA & REFERENCE					
6.1	ARCHITECTURAL DESCRIPTION	<p>The plot is located on a ridge of the Rugby plateau that extends in the north-east direction. The layout consists of the main bungalow situated on the highest contour and other ancillary structures located at lower contours on the east which are connected to the main building by covered but not enclosed passages. The west facing single storeyed main bungalow has a typical symmetrical planform with a central living room flanked on both sides by two bedrooms on either side and full length front and rear verandahs. The front verandah has a central projecting porch which has a flight of stairs on either side descending down into the formal garden. The rear verandah connects to passages leading to the toilets, servants' quarters and kitchen which are well designed with stepped roofs corresponding to the stepped topography, neat timber posts and timber railings. The rooms are double height with clerestory windows and a hipped roof while the front and rear verandahs have lean-to-roofs at a lower level intercepted centrally by gable ended projections, over the front and rear entrances respectively.</p>			
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=B HISTORIC INTEGRITY=B HISTORIC CONTEXT=B			
6.3	FINAL GRADE	II-B			
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant			
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys			
7.0 ARCHITECTURAL SYSTEMS IN THE STRUCTURE					
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - exposed and pointed.			
7.2	WALLS	Loadbearing in coursed laterite, plastered and painted.			
7.3	FLOOR	Shahabad stone flooring in the verandah.			
7.4	ROOF	TW purlin rafter roof structure with manglore tiles roofing on G.I. sheets.			
7.5	OPENINGS	Segmental relieving arched openings with rectangular TW frames, glazed casement shutters for windows and part glazed and part timber panelled shutters for doors.			
7.6	STEPS	Coursed laterite construction, plastered and painted.			
7.7	DECO. ELEMENTS & INTERIORS	C.I. railing on front verandah.			
8.0 TRANSFORMATION					
8.1	FORM	None			
8.2	STRUCTURE	None			
8.3	FINISHES	Plastering and painting of walls.			
9.0 PRESENT STATUS					
9.1	STRUC. STABILITY	Good			
9.2	MAINTENANCE	Good			
10.0 REMARKS					
10.1	CONSERVATION & DEVELOPMENT	A well maintained structure offering an interesting view into its plot from the Kasturba Gandhi road. Ideal for residential use or adaptive re-use as a guest house. No scope for attached or detached extensions.			

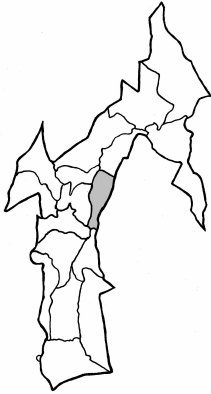

LOCATION		PIN	MH/RA/410102/G-07/(0)/2000	PREETI HOTEL	
			CARD	G-07/(0)	
			GRADE	II-B	
			ZONE	ARTIST POINT	
			ZONE REF.	G 07	
			CO-ORD.	H,16-17	
			PLOT #	183, 182	
			SURVEY #	60, 61	
1.0 NAME OF THE PROPERTY					
1.1	NAME	PREETI HOTEL			
1.2	HISTORIC NAME	RAHIMTULLA COTTAGE NO. 1 & 2 / VRIJ KUNJ			
1.3	BUILT IN	1901 - 1945			
2.0 AREA (SQ. MTS.)					
2.1	PLOT AREA	2453.40 + 2074.10			
2.2	BUILT-UP AREA	(310.50 + 270.12) + (303.75)			
3.0 APPROACH					
3.1	ACCESS	From Kasturba Gandhi road.			
3.2	DIST. FR. RLY. STN.	0.30 kms.			
4.0 OWNERSHIP					
4.1	PAST OWNER(S)	Hajiahmed Rahimtulla / Vrajlal Mithaiwala & family / Manharlal Amrutlal			
4.2	PRESENT OWNER(S)	Vanita Shinde			
4.3	LEASE STATUS	30.12.1910 to 29.12.2009			
5.0 USAGE					
5.1	PAST USAGE	Residential			
5.2	PRESENT USAGE	Lodging and Boarding			
6.0 LISTING CRITERIA & REFERENCE					
6.1	ARCHITECTURAL DESCRIPTION	Set on a high contour from the road on terraces levelled off from a site sloping from west to east, the layout consists of three main lodging and boarding buildings of which two are original and one is a new building in RCC construction. Other ancillary buildings consist of a kitchen, dining hall, servants' quarters and office. The foreground is also in the form of terraces with a retaining wall adjoining the road. The three (east facing) main buildings lie in a linear fashion next to each other, and have a typical lodging and boarding type format consisting of rooms in a row with attached toilets in the rear and full length front verandahs with central projecting porches. The verandahs of the old buildings have timber railings with geometrical lattice work while that of the new building has a concrete railing. The old building which lies to the north has a half octagonal projecting bay on its southern side and a hipped roof following the profile of the building. The other building has a gable ended pitched roof. The front pitches of the roofs of both buildings are intercepted centrally in front by a gable ended projection over the porch.			
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=B HISTORIC INTEGRITY=B HISTORIC CONTEXT=C			
6.3	FINAL GRADE	II-B			
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant			
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys			
7.0 ARCHITECTURAL SYSTEMS IN THE STRUCTURE					
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - plastered and painted.			
7.2	WALLS	Loadbearing in coursed laterite, plastered and painted.			
7.3	FLOOR	Tandur stone flooring			
7.4	ROOF	TW purlin rafter roof structure G.I. sheets roofing.			
7.5	OPENINGS	Segmental relieving arched openings with rectangular TW frames, glazed casement shutters for windows and part glazed and part timber panelled shutters for doors.			
7.6	STEPS	Coursed laterite construction, plastered and painted.			
7.7	DECO. ELEMENTS & INTERIORS	None			
8.0 TRANSFORMATION					
8.1	FORM	New buildings added on the property to the south of the existing buildings in RCC construction.			
8.2	STRUCTURE	None			
8.3	FINISHES	Plastering and painting of walls.			
9.0 PRESENT STATUS					
9.1	STRUC. STABILITY	Good			
9.2	MAINTENANCE	Good			
10.0 REMARKS					
10.1	CONSERVATION & DEVELOPMENT	A well maintained site, where the original structures have been preserved and used for a new function as a hotel. New structures added in the property blend satisfactorily with the old in spite of the use of new materials and detailing, however, the compound wall with the bulky balustrades and contrasting colours appears harsh in the quaint setting. No scope for further additions or extensions.			

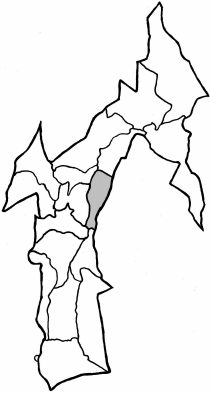

LOCATION	PIN	MH/RA/410102/G-08/(0)/2000	VINAYAK ASHRAM	
			CARD	G-08/(0)
			GRADE	III
			ZONE	ARTIST POINT
			ZONE REF.	G 08
			CO-ORD.	H,17
			PLOT #	181
			SURVEY #	63
1.0	NAME OF THE PROPERTY			
1.1	NAME	VINAYAK ASHRAM		
1.2	HISTORIC NAME	VINAYAK ASHRAM		
1.3	BUILT IN	1901 - 1945		
2.0	AREA (SQ. MTS.)			
2.1	PLOT AREA	2200.50		
2.2	BUILT-UP AREA	199.00		
3.0	APPROACH			
3.1	ACCESS	From Kasturba Gandhi road.		
3.2	DIST. FR. RLY. STN.	0.25 kms.		
4.0	OWNERSHIP			
4.1	PAST OWNER(S)	Gajanan Vinayakrao Velkar		
4.2	PRESENT OWNER(S)	C. Gajanan Velkar		
4.3	LEASE STATUS	30.12.1910 to 29.12.2009		
5.0	USAGE			
5.1	PAST USAGE	Residential		
5.2	PRESENT USAGE	Residential		
6.0	LISTING CRITERIA & REFERENCE			
6.1	ARCHITECTURAL DESCRIPTION	Set on a small plot situated at the junction of Kasturba Gandhi road and Kotwal road and sloping gradually from west to east. The layout consists of a main bungalow, a semi-detached block on the southwest corner of the building and an ancillary building to the north west. The main bungalow is typical and symmetrical along a central axis with a central living room flanked on either side by two bedrooms with attached toilets. The plinth of the front facade is slightly high owing to the topography of the site. A unique characteristic of the building is that unlike other typical buildings of Matheran it has no front or rear verandah, only a small squarish porch approached from one side by a flight of steps highlights the main entrance. The gable ended pitched roof with a linear ridge line is intercepted centrally in front by a gable ended projection with a very shallow pitch over the porch.		
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=C HISTORIC INTEGRITY=B HISTORIC CONTEXT=C		
6.3	FINAL GRADE	III		
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant		
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys		
7.0	ARCHITECTURAL SYSTEMS IN THE STRUCTURE			
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - exposed and pointed.		
7.2	WALLS	Loadbearing in coursed laterite, with sand faced plaster in red colour with white coloured pointing lines.		
7.3	FLOOR			
7.4	ROOF	TW purlin rafter roof structure with G.I. sheets roofing.		
7.5	OPENINGS	Segmental relieving arched openings with rectangular TW frames, glazed casement shutters for windows and part glazed and part TW panelled shutters for windows.		
7.6	STEPS	Coursed laterite construction, exposed.		
7.7	DECO. ELEMENTS & INTERIORS	None		
8.0	TRANSFORMATION			
8.1	FORM	None		
8.2	STRUCTURE	None		
8.3	FINISHES	None		
9.0	PRESENT STATUS			
9.1	STRUC. STABILITY	Fair		
9.2	MAINTENANCE	Fair		
10.0	REMARKS			
10.1	CONSERVATION & DEVELOPMENT	A small structure representative of the townscape character of Matheran and is part of a conservation area. The site is relatively bare with no signs of landscaping. Attached or detached extensions may be permitted provided the front façade of the structure is not obstructed and the additions and extensions are in harmony with the old structure in terms of form, scale and treatment.		



LOCATION		PIN	MH/RA/410102/G-09/(0)/2000	ASHOK HOTEL	
				CARD	G-09/(0)
				GRADE	II-B
				ZONE	ARTIST POINT
				ZONE REF.	G 09
				CO-ORD.	F,16
				PLOT #	28
				SURVEY #	69
1.0 NAME OF THE PROPERTY					
1.1	NAME	ASHOK HOTEL			
1.2	HISTORIC NAME	BEEHIVE			
1.3	BUILT IN	1854 - 1900			
2.0 AREA (SQ. MTS.)					
2.1	PLOT AREA	17983.30			
2.2	BUILT-UP AREA	965.73 + 653.87			
3.0 APPROACH					
3.1	ACCESS	Cobbled path from Malet road and from a path joining Gymkhana road and Cutting road.			
3.2	DIST. FR. RLY. STN.	1.30 kms.			
4.0 OWNERSHIP					
4.1	PAST OWNER(S)	Essabin Khalifa / E. C. Nangi / Sitadevi Maganlal Purohit			
4.2	PRESENT OWNER(S)	Ajitbhai Purohit			
4.3	LEASE STATUS	01.05.1954 to 30.04.9184			
5.0 USAGE					
5.1	PAST USAGE	Residential			
5.2	PRESENT USAGE	Lodging and Boarding			
6.0 LISTING CRITERIA & REFERENCE					
6.1	ARCHITECTURAL DESCRIPTION	The layout consists of a main bungalow, a guest block and an ancillary building in RCC construction which houses the restaurant and kitchen, set on terraces levelled off from a site sloping from south-east to north-west. The north-west facing single storeyed main bungalow has a typical symmetrical yet unique planform with four hexagonal units joined along their edges in a linear fashion, a full length front verandah also wrapping around the building halfway down the sides and a recessed rear verandah which has now been enclosed to accommodate the toilets and servants' quarters. Each unit also has a fireplace at the rear end. The inner building line has a zigzag front facade profile while the verandah has a straight rectangular profile with a central projecting half hexagonal porch. The rooms are double height with clerestorey windows and a hipped roof having a rectangular profile while the verandah has a lean-to-roof with hipped ends. The three sides of the porch are highlighted by an elaborate format of roof form with triple glazed gable ended faces. On the two rear corners of the building are projecting rooms with pyramidal roofs.			
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=B HISTORIC INTEGRITY=B HISTORIC CONTEXT=B			
6.3	FINAL GRADE	II-B			
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant			
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys			
7.0 ARCHITECTURAL SYSTEMS IN THE STRUCTURE					
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - exposed and pointed.			
7.2	WALLS	Loadbearing in coursed laterite, plastered and painted.			
7.3	FLOOR	Terracotta tiles flooring.			
7.4	ROOF	TW purlin rafter roof structure with G.I. sheets roofing.			
7.5	OPENINGS	Gothic pointed arched openings with TW frames, part glazed and part timber panelled shutters for windows and some doors, part timber louvered and part timber panelled shutters for other doors, fixed patterned glazing in the arches and rectangular timber framed and glazed clerestorey windows.			
7.6	STEPS	Coursed laterite construction, exposed.			
7.7	DECO. ELEMENTS & INTERIORS	Decorative C.I. railings on the verandah and decorative timber fascia boards on eaves.			
8.0 TRANSFORMATION					
8.1	FORM	None			
8.2	STRUCTURE	None			
8.3	FINISHES	Plastering and painting of walls.			
9.0 PRESENT STATUS					
9.1	STRUC. STABILITY	Good			
9.2	MAINTENANCE	Good			
10.0 REMARKS					
10.1	CONSERVATION & DEVELOPMENT	The building has a unique planform and has maintained its historic integrity in spite of the change of use. No attached extensions and additions should be permitted. Detached additions may be permitted but only such that do not obstruct the historic views of the structure and its front facade from the front garden and the road and that are in harmony with the form, scale and treatment of the original structure and respect the surrounding landscape.			

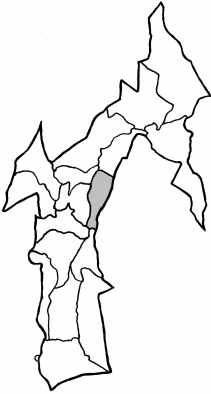

LOCATION		PIN	MH/RA/410102/H-01/(0)/2000	GOVERNMENT GODOWN	
				CARD	H-01/(0)
				GRADE	III
				ZONE	BAZAAR
				ZONE REF.	H 01
				CO-ORD.	H,16
				PLOT #	BP 218
				SURVEY #	57
1.0 NAME OF THE PROPERTY					
1.1	NAME	GOVERNMENT GODOWN			
1.2	HISTORIC NAME				
1.3	BUILT IN	1901 - 1945			
2.0 AREA (SQ. MTS.)					
2.1	PLOT AREA	7663.80			
2.2	BUILT-UP AREA	379.00			
3.0 APPROACH					
3.1	ACCESS	Cobbled path off M. G. road.			
3.2	DIST. FR. RLY. STN.	0.20 kms.			
4.0 OWNERSHIP					
4.1	PAST OWNER(S)	Trustees of Muslim School Mission			
4.2	PRESENT OWNER(S)	Anjuman Islam			
4.3	LEASE STATUS	26.06.1958 to 25.06.1988			
5.0 USAGE					
5.1	PAST USAGE	Residential / Godown			
5.2	PRESENT USAGE				
6.0 LISTING CRITERIA & REFERENCE					
6.1	ARCHITECTURAL DESCRIPTION	The layout consists of only an east facing single storeyed main building set on a site gently sloping from west to east. The building is typical and axially symmetrical along a central axis with a central room flanked on both sides by two rooms, a full length front and a recessed rear verandahs. In the rear the two end rooms project out and enclose the rear verandah in between them. The front verandah has a small central projecting porch. The hipped roof over the building is intercepted centrally in front by a gable ended projection over the porch.			
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=C HISTORIC INTEGRITY=B HISTORIC CONTEXT=C			
6.3	FINAL GRADE	III			
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant			
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys			
7.0 ARCHITECTURAL SYSTEMS IN THE STRUCTURE					
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - exposed.			
7.2	WALLS	Loadbearing in coursed laterite, plastered and painted.			
7.3	FLOOR	Terracotta tiles flooring			
7.4	ROOF	TW purlin rafter roof structure with G.I. sheets roofing.			
7.5	OPENINGS	Rectangular openings with TW frames, glazed casement shutters for windows and timber panelled shutters for doors.			
7.6	STEPS	Coursed laterite construction, exposed.			
7.7	DECO. ELEMENTS & INTERIORS	None			
8.0 TRANSFORMATION					
8.1	FORM	None			
8.2	STRUCTURE	None			
8.3	FINISHES	None			
9.0 PRESENT STATUS					
9.1	STRUC. STABILITY	Fair			
9.2	MAINTENANCE	Poor			
10.0 REMARKS					
10.1	CONSERVATION & DEVELOPMENT	The structure holds landmark value due to its scale and commanding position, however, it is in a bad state of maintenance. Adaptive re-use conducive to the built form may be permitted to ensure maintenance of the property. Attached additions should not be permitted whereas, detached additions may be permitted provided they do not obstruct the view from M. G. road and relate sensitively to the form, scale and treatment of the existing building.			

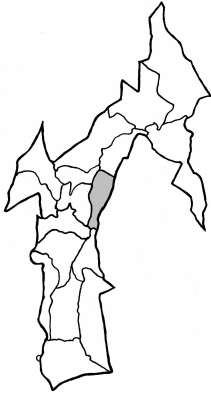

LOCATION		PIN	MH/RA/410102/H-02/(0)/2000	STATE BANK OF INDIA HOLIDAY HOME	
				CARD	H-02/(0)
				GRADE	II-B
				ZONE	BAZAAR
				ZONE REF.	H 02
				CO-ORD.	H,17
				PLOT #	244
				SURVEY #	112
1.0 NAME OF THE PROPERTY					
1.1	NAME	STATE BANK OF INDIA HOLIDAY HOME			
1.2	HISTORIC NAME	STATE BANK OF INDIA HOLIDAY HOME			
1.3	BUILT IN	1901 - 1945			
2.0 AREA (SQ. MTS.)					
2.1	PLOT AREA	4046.90			
2.2	BUILT-UP AREA	224.08			
3.0 APPROACH					
3.1	ACCESS	From former Clark road (road connecting M. G. road to Kotwal road)			
3.2	DIST. FR. RLY. STN.	0.20 kms.			
4.0 OWNERSHIP					
4.1	PAST OWNER(S)	Prabhavatibai Haridas Parikh, Indravati Aurora, etc.			
4.2	PRESENT OWNER(S)	State Bank of India.			
4.3	LEASE STATUS	01.08.1945 to 31.07.1975			
5.0 USAGE					
5.1	PAST USAGE	Guest house			
5.2	PRESENT USAGE	Guest house			
6.0 LISTING CRITERIA & REFERENCE					
6.1	ARCHITECTURAL DESCRIPTION	<p>Located on a plot gradually sloping eastwards, the layout consists of the main bungalow and the neatly manicured landscape around it to suit the topography. The bungalow has substantial foreground, which is landscaped such that it offers a complete and clear view of the front facade of the building from the entrance gate. The north facing partly double storeyed main bungalow is asymmetrical in planform. The slope in the topography has been exploited to create a lower floor on the eastern part of the building while the rest of the structure is single storeyed so that the roof line of the entire structure is at one level. The structure has part open-to-sky terraces on the northern and southern faces. A grand flight of steps leads from the garden to the terrace and then to an entrance porch before leading to the living room. The pitched roof is partly gable ended and partly hipped, made up of multiple ridges and valleys and follows the complex form of the building along all the offsets.</p>			
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=B HISTORIC INTEGRITY=B HISTORIC CONTEXT=C			
6.3	FINAL GRADE	II-B			
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant			
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys			
7.0 ARCHITECTURAL SYSTEMS IN THE STRUCTURE					
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - plastered and painted.			
7.2	WALLS	Loadbearing in coursed laterite, plastered and painted.			
7.3	FLOOR	China mosaic flooring			
7.4	ROOF	TW purlin rafter roof structure with G.I. sheets roofing.			
7.5	OPENINGS	Rectangular openings with TW frames, glazed casement shutters for windows and timber panelled shutters for doors.			
7.6	STEPS	Coursed laterite construction, plastered and painted.			
7.7	DECO. ELEMENTS & INTERIORS	None			
8.0 TRANSFORMATION					
8.1	FORM	None			
8.2	STRUCTURE	None			
8.3	FINISHES	None			
9.0 PRESENT STATUS					
9.1	STRUC. STABILITY	Good			
9.2	MAINTENANCE	Good			
10.0 REMARKS					
10.1	CONSERVATION & DEVELOPMENT	<p>An important component of an identified conservation area, the structure contributes significantly to the street. The façade-street relationship needs to be maintained. No attached additions should be permitted. Detached additions may be permitted provide they do not obstruct the view of the facade from the road and are in harmony with the building in form, scale and treatment.</p>			

LOCATION		PIN	MH/RA/410102/H-03/(0)/2000	DIWADKAR LODGING AND BOARDING	
			CARD		H-03/(0)
			GRADE		III
			ZONE		BAZAAR
			ZONE REF.		H 03
			CO-ORD.		H,17
			PLOT #		BP 242, BP 243
			SURVEY #		114, 113, 501
1.0 NAME OF THE PROPERTY					
1.1	NAME	DIWADKAR LODGING AND BOARDING			
1.2	HISTORIC NAME	DIWADKAR LODGING AND BOARDING			
1.3	BUILT IN	1946 - 1955			
2.0 AREA (SQ. MTS.)					
2.1	PLOT AREA	492.50 + 531.70 + 81.90			
2.2	BUILT-UP AREA	270.00 + 212.40 + 1.80			
3.0 APPROACH					
3.1	ACCESS	Direct access from M. G. road.			
3.2	DIST. FR. RLY. STN.	0.10 kms.			
4.0 OWNERSHIP					
4.1	PAST OWNER(S)				
4.2	PRESENT OWNER(S)	Shantaram Diwadkar			
4.3	LEASE STATUS	01.08.1979 to 31.07.1986			
5.0 USAGE					
5.1	PAST USAGE	Lodging and Boarding			
5.2	PRESENT USAGE	Lodging and Boarding			
6.0 LISTING CRITERIA & REFERENCE					
6.1	ARCHITECTURAL DESCRIPTION	Set on a fairly flat ground located at the junction of M. G. road and Kotwal road, the layout consists of one large main building built on three amalgamated plots. The east facing single storeyed building has a simple linear planform housing a series of rooms next to one another with attached toilets and dressing rooms in the rear. The rooms are approached from a continuous verandah running along the entire length of the front facade. The verandah is subdivided by timber partitions to create independent entrance lobbies for each of the rooms. On the northern end is the kitchen and dining room. Over the building is a linear hipped roof. The building has a substantial foreground space which is used as a recreation area for the hotel. The structure is humble in scale and is well maintained. Being very close to the station it is one of the busiest hotels of Matheran.			
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=C HISTORIC INTEGRITY=B HISTORIC CONTEXT=C			
6.3	FINAL GRADE	III			
6.4	LISTED/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant			
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys			
7.0 ARCHITECTURAL SYSTEMS IN THE STRUCTURE					
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - plastered and painted.			
7.2	WALLS	Loadbearing in coursed laterite, plastered and painted externally and internally.			
7.3	FLOOR	Modern replacement			
7.4	ROOF	TW purlin rafter roof structure with G. I. sheets roofing.			
7.5	OPENINGS	Rectangular openings with partly glazed and partly timber panelled shutters, rectangular clerestory windows with top hung, timber framed and glazed shutters.			
7.6	STEPS	Coursed laterite construction, plastered with step guards.			
7.7	DECO. ELEMENTS & INTERIORS	Timber fascia along eaves.			
8.0 TRANSFORMATION					
8.1	FORM	Verandah railings replaced by brick masonry.			
8.2	STRUCTURE	None			
8.3	FINISHES	Plastering and painting of walls.			
9.0 PRESENT STATUS					
9.1	STRUC. STABILITY	None			
9.2	MAINTENANCE	None			
10.0 REMARKS					
10.1	CONSERVATION & DEVELOPMENT	Located at an important nodal location, a well maintained building and plot contributing significantly to the character of an identified conservation area and to the townscape as a whole. No scope for attached or detached additions. Ideal for current use.			

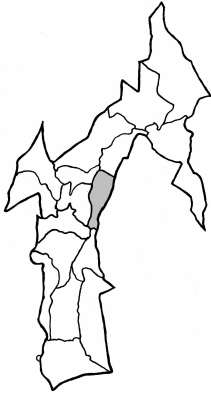

LOCATION	PIN	MH/RA/410102/H-04/(0)/2000	HOTEL PRASANNA	
			CARD	H-04/(0)
			GRADE	II-B
			ZONE	BAZAAR
			ZONE REF.	H 04
			CO-ORD.	H,18
			PLOT #	BP 9
			SURVEY #	118
1.0	NAME OF THE PROPERTY			
1.1	NAME	HOTEL PRASANNA		
1.2	HISTORIC NAME	PHEROZA VILLA		
1.3	BUILT IN	1854 - 1900		
2.0	AREA (SQ. MTS.)			
2.1	PLOT AREA	991.60		
2.2	BUILT-UP AREA	380.43		
3.0	APPROACH			
3.1	ACCESS	Direct access from M. G. road.		
3.2	DIST. FR. RLY. STN.	Opposite the railway station.		
4.0	OWNERSHIP			
4.1	PAST OWNER(S)	Khorshidbanu Jehangir Aspandiyar Irani		
4.2	PRESENT OWNER(S)	Noshir Jehangir Irani		
4.3	LEASE STATUS	01.08.1950 to 31.07. 1980		
5.0	USAGE			
5.1	PAST USAGE	Residential		
5.2	PRESENT USAGE	Lodging and Boarding		
6.0	LISTING CRITERIA & REFERENCE			
6.1	ARCHITECTURAL DESCRIPTION	Set on a plot situated at a substantial height in relation to M. G. road, the layout consists of a main bungalow and an ancillary structure in the rear. As a result of its location, the plot boundary adjoining M. G. road is formed of a high laterite retaining wall about 3.50 mts. in height. The east facing single storeyed main bungalow is typical and symmetrical with a central living room flanked on both sides by two bedrooms in a double layered fashion and a full length front verandah. The verandah has a large central half octagonal projecting porch which has a grand long flight of steps leading up to it from the forecourt which in turn is accessed by a long flight of steps from the entrance to the plot adjoining the road. Part of the structure towards the north has an additional lower floor facilitated by the topographic profile. The living room is double height with clerestorey windows and a hipped roof, over the rest of the building is also a hipped roof but at a lower level.		
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=A HISTORIC INTEGRITY=B HISTORIC CONTEXT=B		
6.3	FINAL GRADE	II-B		
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant		
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys		
7.0	ARCHITECTURAL SYSTEMS IN THE STRUCTURE			
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - exposed and pointed.		
7.2	WALLS	Loadbearing in coursed laterite, plastered and painted.		
7.3	FLOOR	Minton tiles flooring.		
7.4	ROOF	TW purlin rafter roof structure with G.I. sheets roofing.		
7.5	OPENINGS	Segmental relieving arched openings with rectangular TW frames, part glazed and part timber panelled shutters for doors and windows and rectangular timber framed glazed clerestorey windows.		
7.6	STEPS	Coursed laterite construction, exposed and pointed and sides plastered and painted.		
7.7	DECO. ELEMENTS & INTERIORS	C.I. railing in the verandah		
8.0	TRANSFORMATION			
8.1	FORM	None		
8.2	STRUCTURE	Additional floor created in part of the plinth and part of the verandah reconstructed in brick masonry.		
8.3	FINISHES	Plastering and painting of walls.		
9.0	PRESENT STATUS			
9.1	STRUC. STABILITY	Fair		
9.2	MAINTENANCE	Fair		
10.0	REMARKS			
10.1	CONSERVATION & DEVELOPMENT	Significant character of built form and setting contributes to the streetscape of the conservation area and the townscape. No attached or detached extensions or additions to be permitted in the forecourt space as this may hamper the historic relationship of the structure to the street. Detached additions may be allowed in the side and rear open spaces provided they relate sensitively to the main structure in form, scale and treatment.		

LOCATION		PIN	MH/RA/410102/H-05/(0)/2000	RAILWAY REST HOUSE	
 		CARD		H-05/(0)	
		GRADE		II-B	
		ZONE		BAZAAR	
		ZONE REF.		H 05	
		CO-ORD.		H,18	
		PLOT #			
		SURVEY #			
1.0		NAME OF THE PROPERTY			
1.1	NAME	RAILWAY REST HOUSE			
1.2	HISTORIC NAME				
1.3	BUILT IN	1905 - 1945			
2.0		AREA (SQ. MTS.)			
2.1	PLOT AREA				
2.2	BUILT-UP AREA				
3.0		APPROACH			
3.1	ACCESS	Paved stepped pathway from M. G. road.			
3.2	DIST. FR. RLY. STN.	Opposite the railway station.			
4.0		OWNERSHIP			
4.1	PAST OWNER(S)	Matheran railways			
4.2	PRESENT OWNER(S)	Matheran railways			
4.3	LEASE STATUS				
5.0		USAGE			
5.1	PAST USAGE	Guest house			
5.2	PRESENT USAGE	Guest house			
6.0		LISTING CRITERIA & REFERENCE			
6.1	ARCHITECTURAL DESCRIPTION	Set on a corner site sloping from west to east the layout consists of the main bungalow, a semi-detached block on its north-west corner and a guest block along the western edge of the plot. The main bungalow is approached by a paved and stepped pathway from its entrance adjoining M. G. road. The south facing single storeyed main bungalow is typical and symmetrical in planform with a central living room flanked on both sides by two bedrooms in a double layered fashion and a full length enclosed front verandah with a central projecting porch. The front verandah and porch are enclosed upto sill level with masonry and above that with glazing in timber frames. The roof is quite unique with three separate gable ended pitched roofs parallel to each other spanning across the width of the building and the valleys in between them coinciding with the structural framework of the building. Over the verandah is a lean-to-roof intercepted centrally by a gable ended projection over the projecting porch. The multiple roofs thus create and interesting skyline. The other two blocks are simple and linear planform with gable ended pitched roofs.			
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=B HISTORIC INTEGRITY=B HISTORIC CONTEXT=C			
6.3	FINAL GRADE	II-B			
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant			
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys			
7.0		ARCHITECTURAL SYSTEMS IN THE STRUCTURE			
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - plastered and painted.			
7.2	WALLS	Loadbearing in coursed laterite, plastered and painted externally and internally.			
7.3	FLOOR	Marble mosaic flooring			
7.4	ROOF	TW purlin rafter roof structure with manglore tiles roofing over G.I. sheets.			
7.5	OPENINGS	Segmental relieving arched openings with rectangular TW frames, glazed casement shutters for windows and part glazed and part timber panelled shutters for doors.			
7.6	STEPS	Coursed laterite construction, with stone tile finishing.			
7.7	DECO. ELEMENTS & INTERIORS	Timber fascia boards along eaves.			
8.0		TRANSFORMATION			
8.1	FORM	None			
8.2	STRUCTURE	None			
8.3	FINISHES	Plastering and painting of walls.			
9.0		PRESENT STATUS			
9.1	STRUC. STABILITY	Fair			
9.2	MAINTENANCE	Fair			
10.0		REMARKS			
10.1	CONSERVATION & DEVELOPMENT	Well maintained buildings and landscape contributing significantly to the conservation area and the townscape. No scope for attached or detached additions or extensions.			

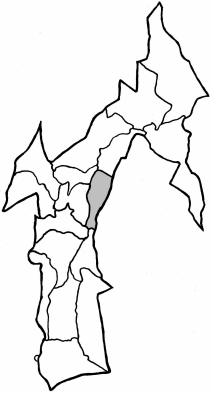

LOCATION		PIN	MH/RA/410102/H-06/(0)/2000	MATHERAN RAILWAY STATION	
 		CARD		H-06/(0)	
		GRADE		II-B	
		ZONE		BAZAAR	
		ZONE REF.		H 06	
		CO-ORD.		H-I,18	
		PLOT #			
		SURVEY #			
1.0 NAME OF THE PROPERTY					
1.1	NAME	MATHERAN RAILWAY STATION AND ANCILLARY STRUCTURES			
1.2	HISTORIC NAME	MATHERAN RAILWAY STATION AND ANCILLARY STRUCTURES			
1.3	BUILT IN	1901 - 1907			
2.0 AREA (SQ. MTS.)					
2.1	PLOT AREA				
2.2	BUILT-UP AREA				
3.0 APPROACH					
3.1	ACCESS	Directly from M. G. road.			
3.2	DIST. FR. RLY. STN.	0 kms.			
4.0 OWNERSHIP					
4.1	PAST OWNER(S)	Matheran railways			
4.2	PRESENT OWNER(S)	Matheran railways			
4.3	LEASE STATUS				
5.0 USAGE					
5.1	PAST USAGE	Railway station and railway hotel			
5.2	PRESENT USAGE	Original railway station - not in use. Railway hotel - used as rly. stn. & rly. employees rest room & refreshment room.			
6.0 LISTING CRITERIA & REFERENCE					
6.1	ARCHITECTURAL DESCRIPTION	<p>Situated on a naturally levelled site to the east of M. G. road, the original layout consisted of the railway station building, the hotel building and a small garden which was used as a community space in the evenings to celebrate the arrival of the incoming train which was the event of the day. Later, the old station building was abandoned and the station activities were shifted to a new shed. The old railway station is a robust building with an arcade overlooking M. G. road which earlier served as its entrance. The long structure of the railway station is symmetrical in planform with semi octagonal bays on the extreme ends. The railway hotel building has an arcade on the ground floor over looking the railway tracks. An upper floor was constructed on this building at a later date, which comprises of a timber joist floor with continuous projecting balconies along the eastern and western facades supported on decorative timber brackets. The new shed of the railway station consists of multiple trussed roofs supported by steel stanchions encased in concrete. One of the earliest locomotives is displayed on a stone pedestal opposite the railway platform.</p>			
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=B HISTORIC INTEGRITY=B HISTORIC CONTEXT=C			
6.3	FINAL GRADE	II-B			
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant			
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys			
7.0 ARCHITECTURAL SYSTEMS IN THE STRUCTURE					
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - exposed and pointed.			
7.2	WALLS	Loadbearing in coursed laterite, partly exposed and partly plastered and painted.			
7.3	FLOOR				
7.4	ROOF	TW purlin rafter roof (old bldg.) & multiple trussed roof on steel stanchions in conc. (new bldg.) with G.I. sheets.			
7.5	OPENINGS	Rectangular openings with TW frames and TW lintels, glazed casement shutters for windows and glazed ventilators. Some semi octagonal bay windows.			
7.6	STEPS				
7.7	DECO. ELEMENTS & INTERIORS	Brackets supporting projecting floor of the first floor.			
8.0 TRANSFORMATION					
8.1	FORM	New shed added to accommodate railway station and other related functions.			
8.2	STRUCTURE	Upper floor added on railway hotel.			
8.3	FINISHES	Plastering and painting of walls.			
9.0 PRESENT STATUS					
9.1	STRUC. STABILITY	Fair			
9.2	MAINTENANCE	Unsatisfactory			
10.0 REMARKS					
10.1	CONSERVATION & DEVELOPMENT	<p>Large site with potential unexploited. Prime location of the railway station and the old structures existing till date have immense scope to develop as a vibrant socio-functional node, if revitalised with sensitive planning and management. The old structures need urgent repairs as well as regular maintenance.</p>			

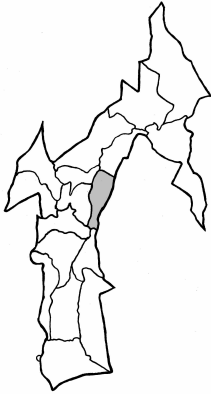
LOCATION		PIN	MH/RA/410102/H-07/(0)/2000	YASHODA BHUVAN	
 		CARD		H-07/(0)	
		GRADE		III	
		ZONE		BAZAAR	
		ZONE REF.		H 07	
		CO-ORD.		H,18	
		PLOT #		BP 178A, BP 178B	
		SURVEY #		154, 155	
1.0		NAME OF THE PROPERTY			
1.1	NAME	YASHODA BHUVAN / VAIDYA PHOTO STUDIO			
1.2	HISTORIC NAME	YASHODA BHUVAN			
1.3	BUILT IN	1924			
2.0		AREA (SQ. MTS.)			
2.1	PLOT AREA	464.30			
2.2	BUILT-UP AREA	203.00			
3.0		APPROACH			
3.1	ACCESS	Direct access for M. G. road.			
3.2	DIST. FR. RLY. STN.	0.05 kms.			
4.0		OWNERSHIP			
4.1	PAST OWNER(S)	Ramchandra Gopinath Dhondomal Sahasrabuddhe / Yashodabai Gopinath Dhondomal Sahasrabuddhe, etc.			
4.2	PRESENT OWNER(S)	Ramchandra Gopinath Dhondomal Sahasrabuddhe / Yashodabai Gopinath Dhondomal Sahasrabuddhe, etc.			
4.3	LEASE STATUS	14.03.1962 to 13.03.1992			
5.0		USAGE			
5.1	PAST USAGE	Shop and residential			
5.2	PRESENT USAGE	Shop and residential			
6.0		LISTING CRITERIA & REFERENCE			
6.1	ARCHITECTURAL DESCRIPTION	Located at the junction of M. G. road and Kotwal road, near the railway station, the layout consists of a simple linear building. The main building is divided into four equal parts with shops along the front façade overlooking the road and residences in the rear. The residential rooms are double height with clerestorey windows and a gable ended pitched roof. The shops have a lean-to-roof at a lower level. Extensions in the rear are used as residences and ancillary rooms. The paving in the foreground is extended upto the plot boundary in front and the area is used for informal seating in front of the refreshment stall.			
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=C HISTORIC INTEGRITY=C HISTORIC CONTEXT=C			
6.3	FINAL GRADE	III			
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant			
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys			
7.0		ARCHITECTURAL SYSTEMS IN THE STRUCTURE			
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - exposed and pointed.			
7.2	WALLS	Loadbearing in coursed laterite, plastered and painted externally and internally.			
7.3	FLOOR				
7.4	ROOF	TW purlin rafter roof structure with G.I. sheets roofing.			
7.5	OPENINGS	Segmental relieving arched openings with rectangular timber frames. Rectangular timber framed clerestorey windows.			
7.6	STEPS	Coursed laterite construction			
7.7	DECO. ELEMENTS & INTERIORS	None			
8.0		TRANSFORMATION			
8.1	FORM	None			
8.2	STRUCTURE	Informal extensions and hoardings			
8.3	FINISHES	Plastering and painting of walls.			
9.0		PRESENT STATUS			
9.1	STRUC. STABILITY	Fair			
9.2	MAINTENANCE	Fair			
10.0		REMARKS			
10.1	CONSERVATION & DEVELOPMENT	Represents a typology of mixed building use having shop fronts related to an important spine in Matheran. Hoardings and unorganised advertisements obstruct the view of the structure and adversely affect the historic character of the streetscape. No scope for additions or extensions.			


LOCATION		PIN	MH/RA/410102/H-08/(0)/2000	SAIHIT GUEST HOUSE	
			CARD	H-08/(0)	
			GRADE	II-B	
			ZONE	BAZAAR	
			ZONE REF.	H 08	
			CO-ORD.	H,18	
			PLOT #	BP 189	
			SURVEY #	153	
1.0 NAME OF THE PROPERTY					
1.1	NAME	SAIHIT GUEST HOUSE			
1.2	HISTORIC NAME	THE NEST			
1.3	BUILT IN	1901 - 1945			
2.0 AREA (SQ. MTS.)					
2.1	PLOT AREA	3413.10			
2.2	BUILT-UP AREA	315.81			
3.0 APPROACH					
3.1	ACCESS	Cobbled path off Kotwal road.			
3.2	DIST. FR. RLY. STN.	0.15 kms.			
4.0 OWNERSHIP					
4.1	PAST OWNER(S)	Chunnilal A. Kapadia, Nayan A. Kapadia / Ramkrishnadas A. Agarwal / Dodamal Surajmal Goyal			
4.2	PRESENT OWNER(S)	Ramesh Morarji Shah			
4.3	LEASE STATUS	01.08.1961 to 31.07.1991			
5.0 USAGE					
5.1	PAST USAGE	Residential			
5.2	PRESENT USAGE	Lodging and Boarding			
6.0 LISTING CRITERIA & REFERENCE					
6.1	ARCHITECTURAL DESCRIPTION	<p>Situated along Kotwal road close to the railway station and originally a residential property Saihit is now being used as a guest house. The layout consists of a main bungalow (original) with some extensions in the rear, a kiosk for the hotel reception in the front open space and well maintained landscape to suit the topography. The main bungalow is symmetrical with a central living room flanked on both sides by two bedrooms placed in a double layered fashion. The living room is recessed from the front and rear giving rise to a front and rear verandah along the width of the living room. The front verandah has a half hexagonal projection emphasizing the entrance while the rear verandah has a rectangular projecting porch. The hipped roof over the building follows the offsetted profile of the building excepting the front verandah which has its own roof corresponding to the half hexagonal profile. The bungalow was formerly known for its magnificent collection of natural driftwood and wooden sculptures of animals and birds made by the owner of the bungalow. Hence, the bungalow was popularly known as the 'The Zoo in the Wood'.</p>			
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=B HISTORIC INTEGRITY=B HISTORIC CONTEXT=C			
6.3	FINAL GRADE	II-B			
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant			
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys			
7.0 ARCHITECTURAL SYSTEMS IN THE STRUCTURE					
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - exposed and pointed.			
7.2	WALLS	Loadbearing in coursed laterite, plastered and painted.			
7.3	FLOOR				
7.4	ROOF	TW purlin rafter roof structure with G.I. sheets roofing.			
7.5	OPENINGS	Rectangular openings with TW frames and glazed casement shutters.			
7.6	STEPS	Coursed laterite construction			
7.7	DECO. ELEMENTS & INTERIORS	Pinnacle at the apex of the umbrella roof over the front verandah.			
8.0 TRANSFORMATION					
8.1	FORM	Extensions in the rear.			
8.2	STRUCTURE	None			
8.3	FINISHES	Plastering and painting of walls.			
9.0 PRESENT STATUS					
9.1	STRUC. STABILITY	Good			
9.2	MAINTENANCE	Excellent			
10.0 REMARKS					
10.1	CONSERVATION & DEVELOPMENT	A well maintained structure and landscape contributing to the character of the conservation area. No attached or detached additions or temporary structures to be permitted in the front open space. These may be permitted in the side and rear open spaces provided they relate sensitively to the form, scale and treatment of the main bungalow.			

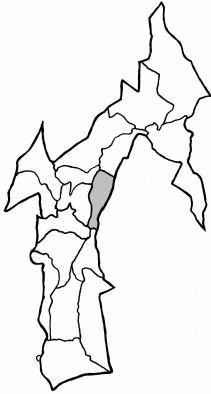

LOCATION		PIN	MH/RA/410102/H-09/(0)/2000	UNION BANK	
			CARD		H-09/(0)
			GRADE		II-B
			ZONE		BAZAAR
			ZONE REF.		H 09
			CO-ORD.		H,18
			PLOT #		BP 8
			SURVEY #		157
1.0 NAME OF THE PROPERTY					
1.1	NAME	UNION BANK			
1.2	HISTORIC NAME	THE LAUNDRY			
1.3	BUILT IN	1854 - 1900			
2.0 AREA (SQ. MTS.)					
2.1	PLOT AREA	624.90			
2.2	BUILT-UP AREA	181.75			
3.0 APPROACH					
3.1	ACCESS	Cobbled path off M. G. road.			
3.2	DIST. FR. RLY. STN.	0.20 kms.			
4.0 OWNERSHIP					
4.1	PAST OWNER(S)	Yashwant Sadashiv Diwadkar			
4.2	PRESENT OWNER(S)	Yashwant Sadashiv Diwadkar			
4.3	LEASE STATUS	01.08.1950 to 31.07.1980			
5.0 USAGE					
5.1	PAST USAGE	Laundry and Residential			
5.2	PRESENT USAGE	Bank			
6.0 LISTING CRITERIA & REFERENCE					
6.1	ARCHITECTURAL DESCRIPTION	<p>Situated on a plot at quite a height from and substantially setback from M. G. road, the building is approached by a stepped cobbled pathway in laterite. The layout consists of a main building which was formerly used as a laundry and an ancillary building in the rear. The east facing single storeyed main building has a linear and symmetrical planform with a central room flanked on both sides by three rooms of which the rooms adjacent to the central room are placed in a single layered fashion while those on the ends are placed in a double layered fashion. These end rooms also project out in the front and rear thus enclosing recessed verandahs in between them on both sides. A single continuous and linear hipped roof covers the building. The ancillary building has a linear planform with rooms placed in a row, a continuous verandah and a gable ended pitched roof.</p>			
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=B HISTORIC INTEGRITY=B HISTORIC CONTEXT=B			
6.3	FINAL GRADE	II-B			
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant			
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys			
7.0 ARCHITECTURAL SYSTEMS IN THE STRUCTURE					
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - exposed and pointed.			
7.2	WALLS	Loadbearing in coursed laterite			
7.3	FLOOR	China mosaic flooring			
7.4	ROOF	TW purlin rafter roof structure with G.I. sheets roofing.			
7.5	OPENINGS	Segmental relieving arched openings with rectangular TW frames and glazed casement shutters for windows.			
7.6	STEPS	Coursed laterite construction			
7.7	DECO. ELEMENTS & INTERIORS	Timber railing of simple design.			
8.0 TRANSFORMATION					
8.1	FORM	None			
8.2	STRUCTURE	None			
8.3	FINISHES	Plastering and painting of walls.			
9.0 PRESENT STATUS					
9.1	STRUC. STABILITY	Fair			
9.2	MAINTENANCE	Fair			
10.0 REMARKS					
10.1	CONSERVATION & DEVELOPMENT	<p>One of the few surviving infrastructure buildings. In spite of being used for commercial purposes the building has maintained its historic integrity and contributes significantly to the conservation area. There is no scope for attached or detached additions or extensions. Ancillary structure may be modified if necessary.</p>			

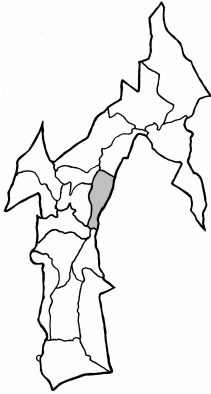
LOCATION		PIN	MH/RA/410102/H-10/(0)/2000	RAM MANDIR	
			CARD	H-10/(0)	
			GRADE	II-B	
			ZONE	BAZAAR	
			ZONE REF.	H 10	
			CO-ORD.	H,18-19	
			PLOT #	BP 166, BP 167	
			SURVEY #	160, 161	
1.0 NAME OF THE PROPERTY					
1.1	NAME	RAM MANDIR			
1.2	HISTORIC NAME	RAM MANDIR			
1.3	BUILT IN	1895			
2.0 AREA (SQ. MTS.)					
2.1	PLOT AREA	1947.00			
2.2	BUILT-UP AREA	239.00 + 130.50			
3.0 APPROACH					
3.1	ACCESS	A stepped paved pathway from M. G. road.			
3.2	DIST. FR. RLY. STN.	0.25 kms.			
4.0 OWNERSHIP					
4.1	PAST OWNER(S)	Manohardas Tribhovandas Madhavbagwala			
4.2	PRESENT OWNER(S)	Madhavdas Dharamdas, etc. and Laxminarayan M. Madhavbag Charitable trust.			
4.3	LEASE STATUS	01.08.1950 to 31.07.1980			
5.0 USAGE					
5.1	PAST USAGE	Religious (Hindu Temple)			
5.2	PRESENT USAGE	Religious (Hindu Temple)			
6.0 LISTING CRITERIA & REFERENCE					
6.1	ARCHITECTURAL DESCRIPTION	<p>Situated on a large plot (amalgamation of two plots), on a very high contour as compared to M. G. road, the layout consists of temples of Rama and Hanuman and a building housing the residence of the caretaker and a dharamshala. The property is approached by a long stepped pathway from M. G. road which lends a ceremonious touch to the entrance to the temples. The main temple with its east-west orientation is a simple rectangular structure having a hipped roof. The front facade of the temple has a grill made of M. S. bars. The other structures humble in scale, have simple linear plan forms and hipped roofs. There is also a 'deep mala' constructed in laterite. Hindu festivals like 'Ramnavami' and 'Gokulashtami' are celebrated here every year with great pomp and enthusiasm and many locals also visit this temple daily owing to its central location.</p>			
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=B HISTORIC INTEGRITY=B HISTORIC CONTEXT=B			
6.3	FINAL GRADE	II-B			
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant			
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys			
7.0 ARCHITECTURAL SYSTEMS IN THE STRUCTURE					
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - exposed and painted.			
7.2	WALLS	Loadbearing in coursed laterite, plastered and painted.			
7.3	FLOOR				
7.4	ROOF	TW purlin rafter roof structure with G.I. sheets roofing.			
7.5	OPENINGS	Rectangular openings with M.S. bars.			
7.6	STEPS	Coursed laterite construction, with step guards.			
7.7	DECO. ELEMENTS & INTERIORS	None			
8.0 TRANSFORMATION					
8.1	FORM	None			
8.2	STRUCTURE	None			
8.3	FINISHES	Plastering and painting of walls.			
9.0 PRESENT STATUS					
9.1	STRUC. STABILITY	Fair			
9.2	MAINTENANCE	Fair			
10.0 REMARKS					
10.1	CONSERVATION & DEVELOPMENT	<p>Landmark value due to its prime location in relation to an important public node. Deviates from the normal temple format as the 'Shikhara' is absent, but depicts the typical built form character of Matheran. No attached extensions should be permitted. Detached extensions may be permitted provided they do not adversely affect the approach and relate sensitively to the form, scale and treatment of the existing buildings.</p>			

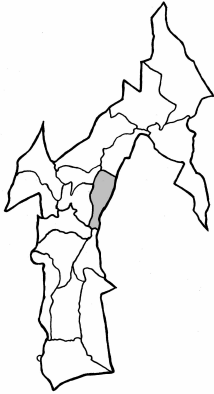
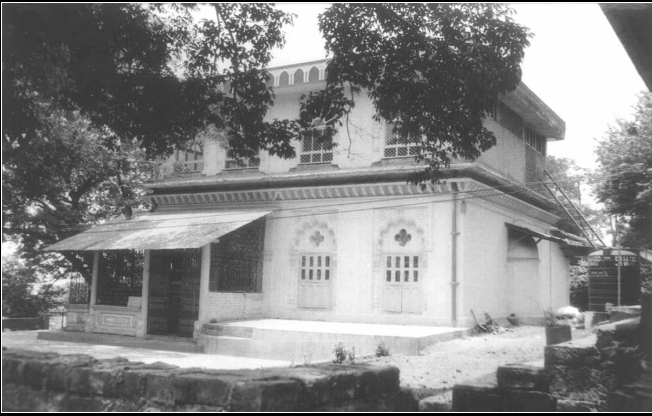
LOCATION		PIN	MH/RA/410102/H-11/(0)/2000	SNOW WHITE LAUNDRY	
				CARD	H-11/(0)
				GRADE	III
				ZONE	BAZAAR
				ZONE REF.	H 11
				CO-ORD.	H,19
				PLOT #	BP 12B
				SURVEY #	164B
1.0 NAME OF THE PROPERTY					
1.1	NAME	SNOW WHITE LAUNDRY			
1.2	HISTORIC NAME	SNOW WHITE LAUNDRY			
1.3	BUILT IN	1854 - 1900			
2.0 AREA (SQ. MTS.)					
2.1	PLOT AREA	355.10			
2.2	BUILT-UP AREA	207.75			
3.0 APPROACH					
3.1	ACCESS	Direct access from M. G. road.			
3.2	DIST. FR. RLY. STN.	0.25 kms.			
4.0 OWNERSHIP					
4.1	PAST OWNER(S)	Government / Kondiram Vitthal Bhonsale			
4.2	PRESENT OWNER(S)	Kondiram Vitthal Bhonsale			
4.3	LEASE STATUS	01.08.1960 to 31.07.1980			
5.0 USAGE					
5.1	PAST USAGE	Laundry			
5.2	PRESENT USAGE	Laundry, Shops and Residence			
6.0 LISTING CRITERIA & REFERENCE					
6.1	ARCHITECTURAL DESCRIPTION	<p>Located on a small plot facing M. G. road, but at a substantial height from it as result of the natural topography. The east facing single storeyed main building is set back from M. G. road in accordance with the historic setting of all bazaar plots along this road and is approached by a flight of steps. The front open space is now completely filled up with a series of permanent shops, booths and temporary display areas. These unorganised structures obscure the entire front facade of the building, allowing only a glimpse of the main entrance. The main building has an 'L'-shaped planform and a hipped roof coinciding with its profile and its pitch intercepted in front by a gable ended projection in the centre above the main entrance. The entrance is emphasized by the gable end being closed with patterned stained glass.</p>			
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=B HISTORIC INTEGRITY=C HISTORIC CONTEXT=C			
6.3	FINAL GRADE	III			
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant			
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys			
7.0 ARCHITECTURAL SYSTEMS IN THE STRUCTURE					
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - exposed and pointed.			
7.2	WALLS	Loadbearing in coursed laterite, plastered.			
7.3	FLOOR				
7.4	ROOF	TW purlin rafter roof structure with G.I. sheets.			
7.5	OPENINGS	Rectangular openings with TW frames and glazed casement shutters for windows.			
7.6	STEPS	Coursed laterite construction, plastered.			
7.7	DECO. ELEMENTS & INTERIORS	Stained glass panels in the gable end over the main entrance.			
8.0 TRANSFORMATION					
8.1	FORM	Extensions in the rear and row of shops added in the front open space.			
8.2	STRUCTURE	None			
8.3	FINISHES	Plastering of walls.			
9.0 PRESENT STATUS					
9.1	STRUC. STABILITY	Fair			
9.2	MAINTENANCE	Fair			
10.0 REMARKS					
10.1	CONSERVATION & DEVELOPMENT	Illegal and unorganised encroachment obstructing the view of the main structures should as far as possible be removed. New temporary shades or kiosks should not be allowed in the front open space.			


LOCATION		PIN	MH/RA/410102/H-12/(0)/2000	HOTEL ALANKAR	
			CARD	H-12/(0)	
			GRADE	III	
			ZONE	BAZAAR	
			ZONE REF.	H 12	
			CO-ORD.	H,19	
			PLOT #	143A	
			SURVEY #	166	
1.0 NAME OF THE PROPERTY					
1.1	NAME	HOTEL ALANKAR			
1.2	HISTORIC NAME	ROSE VILLA / D'SOUZA'S HOTEL AND BAKERY			
1.3	BUILT IN	1854 - 1900			
2.0 AREA (SQ. MTS.)					
2.1	PLOT AREA	1038.00			
2.2	BUILT-UP AREA	679.92			
3.0 APPROACH					
3.1	ACCESS	Direct access from M. G. road.			
3.2	DIST. FR. RLY. STN.	0.30 kms.			
4.0 OWNERSHIP					
4.1	PAST OWNER(S)	J. R. D'souza, Anthony Theodore D'souza and Percy Joseph D'souza			
4.2	PRESENT OWNER(S)	J. R. D'souza, Anthony Theodore D'souza and Percy Joseph D'souza			
4.3	LEASE STATUS	01.08.1942 to 31.07.1970			
5.0 USAGE					
5.1	PAST USAGE	Shop and Lodging and Boarding			
5.2	PRESENT USAGE	Restaurant, Shops and Residence			
6.0 LISTING CRITERIA & REFERENCE					
6.1	ARCHITECTURAL DESCRIPTION	Historically known as D'souza's shop, this was the first hotel of Matheran. The shop was said to have a bakery and accommodation for two persons. The building is now being used as a restaurant and residence of the owner and it is in a sorry state of maintenance. The plot is situated on a sloping site at a height from M. G. road as a result of which a laterite retaining wall forms its front boundary along the road. The layout consists of a main building, a bakery and ancillary structures in the rear. Part of the forecourt area has been occupied by shops and stalls. The east facing, single storeyed and hipped roofed main building has a full length front verandah overlooking M. G. road which is now being used as an eating area.			
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=C HISTORIC INTEGRITY=C HISTORIC CONTEXT=B			
6.3	FINAL GRADE	III			
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant			
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys			
7.0 ARCHITECTURAL SYSTEMS IN THE STRUCTURE					
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - exposed and pointed.			
7.2	WALLS	Loadbearing in coursed laterite, plastered and painted.			
7.3	FLOOR				
7.4	ROOF	TW purlin rafter roof structure with G.I. sheets.			
7.5	OPENINGS	Segmental relieving arched openings with rectangular TW frames.			
7.6	STEPS	Coursed laterite construction			
7.7	DECO. ELEMENTS & INTERIORS	Timber railing			
8.0 TRANSFORMATION					
8.1	FORM	Extension in the rear.			
8.2	STRUCTURE	None			
8.3	FINISHES	Plastering and painting of walls.			
9.0 PRESENT STATUS					
9.1	STRUC. STABILITY	Fair			
9.2	MAINTENANCE	Not satisfactory			
10.0 REMARKS					
10.1	CONSERVATION & DEVELOPMENT	Historically significant as the first hotel built in Matheran. Represents the typical façade typology unique to the streetscape of Matheran. The structure is not very well maintained and signboards and unorganised shops obscure the façade. Hence, these should not be encouraged. No scope for additions and extensions.			

LOCATION		PIN	MH/RA/410102/H-13/(0)/2000	PHILLIPS CLUB HOLIDAY HOME	
				CARD	H-13/(0)
				GRADE	II-B
				ZONE	BAZAAR
				ZONE REF.	H 13
				CO-ORD.	H,19
				PLOT #	143
				SURVEY #	165
1.0 NAME OF THE PROPERTY					
1.1	NAME	PHILLIPS CLUB HOLIDAY HOME			
1.2	HISTORIC NAME	BAKE VILLA			
1.3	BUILT IN	1854 - 1900			
2.0 AREA (SQ. MTS.)					
2.1	PLOT AREA	1011.70			
2.2	BUILT-UP AREA	258.00			
3.0 APPROACH					
3.1	ACCESS	Cobbled pathway from Kasturba Gandhi road.			
3.2	DIST. FR. RLY. STN.	0.60 kms.			
4.0 OWNERSHIP					
4.1	PAST OWNER(S)	J. R. D'souza, Anthony Theodore D'souza, Percy Joseph D'souza			
4.2	PRESENT OWNER(S)	J. R. D'souza, Anthony Theodore D'souza, Percy Joseph D'souza			
4.3	LEASE STATUS	01.08.1940 to 31.07.1970			
5.0 USAGE					
5.1	PAST USAGE	Residential			
5.2	PRESENT USAGE	Lodging and Boarding			
6.0 LISTING CRITERIA & REFERENCE					
6.1	ARCHITECTURAL DESCRIPTION	Phillips Club holiday home, the former Bake villa is actually the original residence of J. D'souza, the owner of the renowned D'souza's shop. The large plot has now been divided into two smaller plots and the plot with the original bungalow is now Phillips Club holiday home. The layout consists of the main bungalow and its attached extension in the west. The east facing single storeyed bungalow has a symmetrical planform with a central living room, flanked by bedrooms on either side and a full length front verandah. Extensions in the rear also house additional bedrooms and toilets. The two extended arms in the rear enclose a verandah in between them. The gable ended pitched roof corresponds to the profile of the building and is intercepted centrally in front by a gable ended projection highlighting the entrance.			
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=B HISTORIC INTEGRITY=C HISTORIC CONTEXT=B			
6.3	FINAL GRADE	II-B			
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant			
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys			
7.0 ARCHITECTURAL SYSTEMS IN THE STRUCTURE					
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - exposed and pointed.			
7.2	WALLS	Loadbearing in coursed laterite, plastered and painted externally and internally.			
7.3	FLOOR	Minton tiles.			
7.4	ROOF	TW purlin rafter roof structure with G.I. sheets.			
7.5	OPENINGS	Segmental relieving arched openings with rectangular TW frames, glazed casement shutters for windows and glazed ventilators.			
7.6	STEPS	Coursed laterite construction			
7.7	DECO. ELEMENTS & INTERIORS	Timber railing of simple design.			
8.0 TRANSFORMATION					
8.1	FORM	None			
8.2	STRUCTURE	None			
8.3	FINISHES	Plastering and painting of walls.			
9.0 PRESENT STATUS					
9.1	STRUC. STABILITY	Fair			
9.2	MAINTENANCE	Fair			
10.0 REMARKS					
10.1	CONSERVATION & DEVELOPMENT	Representative of built form typology and setting of Matheran plots. No additions or extensions to be allowed in the front open space. The structure needs regular maintenance and upkeep.			

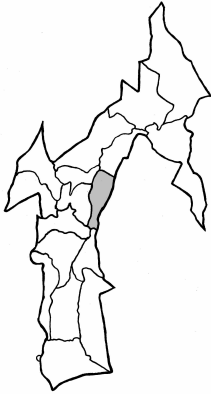

LOCATION	PIN	MH/RA/410102/H-14/(0)/2000	KUSHAL NIKETAN	
			CARD	H-14/(0)
			GRADE	III
			ZONE	BAZAAR
			ZONE REF.	H 14
			CO-ORD.	H,19
			PLOT #	BP 19
			SURVEY #	295
1.0	NAME OF THE PROPERTY			
1.1	NAME	KUSHAL NIKETAN (PHATAK PHOTO STUDIO, SHINDE ART SHOP, ETC.)		
1.2	HISTORIC NAME	KUSHAL NIKETAN		
1.3	BUILT IN	1854 - 1900		
2.0	AREA (SQ. MTS.)			
2.1	PLOT AREA	477.40		
2.2	BUILT-UP AREA	321.04		
3.0	APPROACH			
3.1	ACCESS	Direct access from M. G. road.		
3.2	DIST. FR. RLY. STN.	0.10 kms.		
4.0	OWNERSHIP			
4.1	PAST OWNER(S)	Mariam Musa		
4.2	PRESENT OWNER(S)	R. H. Pandit		
4.3	LEASE STATUS	01.08.1954 to 31.07.1984		
5.0	USAGE			
5.1	PAST USAGE	Shops and residence		
5.2	PRESENT USAGE	Shops and residence		
6.0	LISTING CRITERIA & REFERENCE			
6.1	ARCHITECTURAL DESCRIPTION	<p>Situated on a site sloping eastwards, on the east of M. G. road, the plot maintains a setback from the road and the building occupies almost the whole plot leaving out very narrow side open spaces. The west facing single storeyed building consists of a series of shops facing the road and residences of the owners of the shops in the rear. The gable ended pitched roof with a linear ridge line parallel to the length of the building is intercepted in front by two equidistant gable ended projections which serve as attic spaces for the shops. The interesting skyline of the facade is now disturbed by unorganised signboards of the shops and roof extensions in the front.</p>		
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=C HISTORIC INTEGRITY=C HISTORIC CONTEXT=B		
6.3	FINAL GRADE	III		
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant		
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys		
7.0	ARCHITECTURAL SYSTEMS IN THE STRUCTURE			
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - exposed and pointed.		
7.2	WALLS	Loadbearing in coursed laterite		
7.3	FLOOR			
7.4	ROOF	TW purlin rafter roof structure with G.I. sheets roofing.		
7.5	OPENINGS	Rectangular openings with TW frames.		
7.6	STEPS	Coursed laterite construction		
7.7	DECO. ELEMENTS & INTERIORS	None		
8.0	TRANSFORMATION			
8.1	FORM	Shop hoardings, signboards, etc. fixed on the façade.		
8.2	STRUCTURE	None		
8.3	FINISHES	Plastering and painting of walls.		
9.0	PRESENT STATUS			
9.1	STRUC. STABILITY	Fair		
9.2	MAINTENANCE	Good		
10.0	REMARKS			
10.1	CONSERVATION & DEVELOPMENT	<p>Represents the historic setting of 'Bazaar' in Matheran and contributes significantly to the streetscape character. Unorganised signboards, roof extensions and kiosks are detrimental to its architectural character. Hence, these should be sensitively organised. No scope for extensions and additions.</p>		

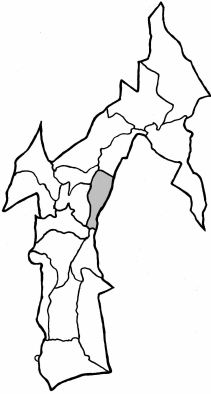
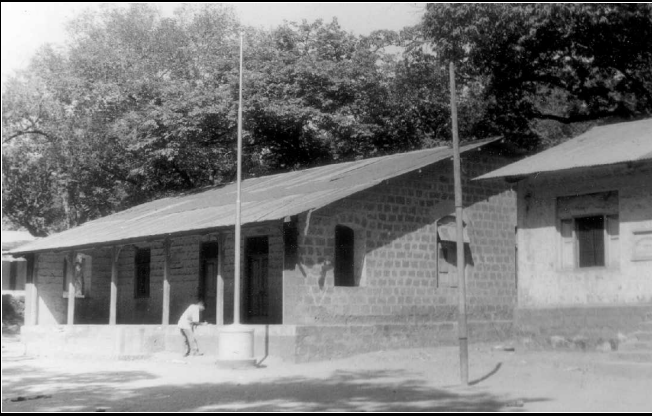
LOCATION		PIN	MH/RA/410102/H-16/(0)/2000	SACKWILL	
				CARD	H-15/(0)
				GRADE	III
				ZONE	BAZAAR
				ZONE REF.	H 16
				CO-ORD.	H,19
				PLOT #	BP 24
				SURVEY #	290
1.0 NAME OF THE PROPERTY					
1.1	NAME	SACKWILL RESTAURANT			
1.2	HISTORIC NAME	SACKWILL RESTAURANT			
1.3	BUILT IN	1854 - 1900			
2.0 AREA (SQ. MTS.)					
2.1	PLOT AREA	374.60			
2.2	BUILT-UP AREA	217.50			
3.0 APPROACH					
3.1	ACCESS	Direct access from M.G. road.			
3.2	DIST. FR. RLY. STN.	0.22 kms.			
4.0 OWNERSHIP					
4.1	PAST OWNER(S)	Behram Ardeshir Malegam / Boman Jamshedji Saklatwala, Rati B. Saklatwala, Yasmin Saklatwala			
4.2	PRESENT OWNER(S)	Ramesh D. Tawde			
4.3	LEASE STATUS	01.08.1954 to 31.07.1984			
5.0 USAGE					
5.1	PAST USAGE	Residential and Restaurant			
5.2	PRESENT USAGE	Residential and Restaurant			
6.0 LISTING CRITERIA & REFERENCE					
6.1	ARCHITECTURAL DESCRIPTION	Situating on a small plot abutting M.G. road on the eastern side, this one of the historical properties of the bazaar spine. The building has a typical symmetrical bungalow type format with a central living room flanked by bedrooms on either side and a full length front verandah over looking M.G. road. The hipped roof over the building is intercepted centrally in front by a gable ended projection over the entrance on the verandah. The verandah roof has been extended over the front open space and the verandah along with the extension are now used as the dining area of the restaurant. The main rooms are the residence of the owner and that part of the building is accessed from a lane in the east (rear).			
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=C HISTORIC INTEGRITY=C HISTORIC CONTEXT=B			
6.3	FINAL GRADE	III			
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant			
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys			
7.0 ARCHITECTURAL SYSTEMS IN THE STRUCTURE					
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - exposed and pointed.			
7.2	WALLS	Loadbearing in coursed laterite, plastered and painted.			
7.3	FLOOR				
7.4	ROOF	TW purlin rafter roof structure with G.I. sheets roofing.			
7.5	OPENINGS	Segmental relieving arched openings with TW frames, glazed casement shutters for windows and timber panelled shutters for doors.			
7.6	STEPS	Coursed laterite construction, exposed and pointed.			
7.7	DECO. ELEMENTS & INTERIORS	None			
8.0 TRANSFORMATION					
8.1	FORM	Roof extension over front open space.			
8.2	STRUCTURE	None			
8.3	FINISHES	Plastering and painting of walls.			
9.0 PRESENT STATUS					
9.1	STRUC. STABILITY	Fair			
9.2	MAINTENANCE	Fair			
10.0 REMARKS					
10.1	CONSERVATION & DEVELOPMENT	The structure contributes to the streetscape character of the Bazaar spine because of its front abutting the street. Informal kiosks in the foreground, unorganised extensions in the front open space and insensitive hoardings have completely obscured the front facade and therefore destroyed its relation to the street. No scope for further extensions or additions.			



LOCATION		PIN	MH/RA/410102/H-16/(0)/2000		MOSQUE	
				CARD	H-16/(0)	
				GRADE	II-B	
				ZONE	BAZAAR	
				ZONE REF.	H 16	
				CO-ORD.	H,19	
				PLOT #	BP 168	
				SURVEY #	168	
1.0 NAME OF THE PROPERTY						
1.1	NAME	MOSQUE				
1.2	HISTORIC NAME	MOSQUE / MASHID				
1.3	BUILT IN	1872				
2.0 AREA (SQ. MTS.)						
2.1	PLOT AREA	1273.40				
2.2	BUILT-UP AREA	234.75				
3.0 APPROACH						
3.1	ACCESS	From P. Ahmed Hasan Mujauar road off M. G. road.				
3.2	DIST. FR. RLY. STN.	0.30 kms.				
4.0 OWNERSHIP						
4.1	PAST OWNER(S)	Trustees of mashid Mohamed Hasan Mujauar, etc.				
4.2	PRESENT OWNER(S)	Trustees of mashid Mohamed Hasan Mujauar, etc.				
4.3	LEASE STATUS					
5.0 USAGE						
5.1	PAST USAGE	Religious (Mosque)				
5.2	PRESENT USAGE	Religious (Mosque)				
6.0 LISTING CRITERIA & REFERENCE						
6.1	ARCHITECTURAL DESCRIPTION	<p>Located adjoining M. G. road and on a substantial height in relation to it, the eastern plot boundary is in the from of a high laterite retaining wall. The layout consists of the main building of the Mosque and ancillary structures in the rear. The entrance to the plot is located on the northern boundary wall which is accessed by a stepped pathway from M. G. road. The east facing double storeyed mosque building has a typical planform of a mosque. The facades including the plinth are richly decorated in stucco. The original sloping roof has been replaced by a flat RCC slab having a decorative, projecting drop pardi painted in bright colours. In the south an attached block has been added on the existing plinth while on the north an entrance porch has been added.</p>				
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=B HISTORIC INTEGRITY=B HISTORIC CONTEXT=B				
6.3	FINAL GRADE	II-B				
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant				
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys				
7.0 ARCHITECTURAL SYSTEMS IN THE STRUCTURE						
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - exposed and painted.				
7.2	WALLS	Loadbearing in coursed laterite, plastered and painted.				
7.3	FLOOR					
7.4	ROOF	RCC slab				
7.5	OPENINGS	Multi-foil arched openings on the ground and first floor and also some multi-foil relieving arched openings with rectangular TW frames and glazed casement shutters for windows on the side facades of the ground floor. These windows have patterned rose windows as ventilators in the arched portion.				
7.6	STEPS	Coursed laterite construction, plastered and painted.				
7.7	DECO. ELEMENTS & INTERIORS	Decorative cornice in between the ground and first floor, multi-foil arches, decorative rose windows as ventilators, decorative pilasters, decorative stucco work on the facades over the arches and highly decorative plinth in stucco.				
8.0 TRANSFORMATION						
8.1	FORM	Addition of an entrance porch and an attached block in RCC on the southern side.				
8.2	STRUCTURE	Original sloping roof replaced by RCC slab.				
8.3	FINISHES	Plastering and painting.				
9.0 PRESENT STATUS						
9.1	STRUC. STABILITY	Good				
9.2	MAINTENANCE	Good				
10.0 REMARKS						
10.1	CONSERVATION & DEVELOPMENT	<p>A religious structure with immense landmark value and social relevance located in the bazaar. The retaining wall forming the eastern boundary of the plot and edging the road need stabilization. Attached additions should not be encouraged. Detached additions in the rear open space may be permitted provided they relate sensitively to the original building in form, scale and treatment.</p>				

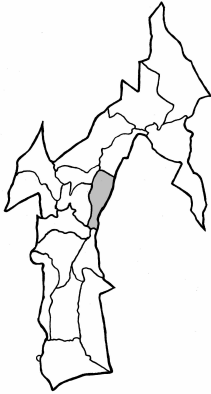
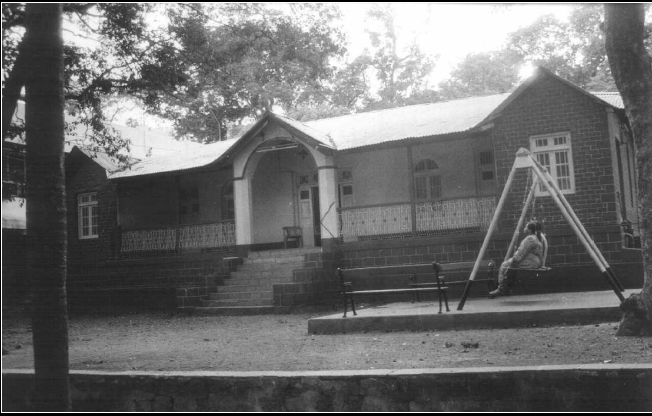
LOCATION		PIN	MH/RA/410102/H-18/(0)/2000	KHAN'S HOTEL	
				CARD	H-17/(0)
				GRADE	II-B
				ZONE	BAZAAR
				ZONE REF.	H 18
				CO-ORD.	H,19
				PLOT #	BP 7
				SURVEY #	169
1.0 NAME OF THE PROPERTY					
1.1	NAME	KHAN'S HOTEL			
1.2	HISTORIC NAME	KHAN VILLA			
1.3	BUILT IN	1854 - 1900			
2.0 AREA (SQ. MTS.)					
2.1	PLOT AREA	3066.10			
2.2	BUILT-UP AREA	668.50			
3.0 APPROACH					
3.1	ACCESS	Direct access from M. G. road and cobbled path off Kasturba Gandhi road.			
3.2	DIST. FR. RLY. STN.	0.35 kms.			
4.0 OWNERSHIP					
4.1	PAST OWNER(S)	E. K. Khan / Mohamed Ashraf Khan / Ibrahim Khan			
4.2	PRESENT OWNER(S)	Karima Khatun, Ashraf Khan, Ibrahim Ashraf Khan, etc.			
4.3	LEASE STATUS	01.08.1950 to 31.07.1980			
5.0 USAGE					
5.1	PAST USAGE	Residential			
5.2	PRESENT USAGE	Residential, Lodging and Boarding			
6.0 LISTING CRITERIA & REFERENCE					
6.1	ARCHITECTURAL DESCRIPTION	<p>Located strategically at a substantial height abutting M.G. road, the plot has a high double layered laterite retaining wall as its boundary adjoining the road. It is approached by a flight of bifurcated stairs in between the layers of the retaining wall. The layout consists of a main bungalow, a detached cottage and servants' quarters. The east facing double storeyed main bungalow is asymmetrical and linear in planform topped with a hipped roof. The upper floor has rooms in a row and a recessed front verandah enclosed by projecting rooms on both ends and is accessed by a long flight of steps from the east. The lower floor (height suggests that it was probably used as stables) also consists of rooms in row, accessed from the rear and overlooking a formal garden. The rooms on the southern end of the building are being used as the owners' residence. The eastern edge of the linear foreground is covered like a temporary shed to house a restaurant and the part in between the building and the restaurant is landscaped as a formal garden. The small cottage to the south has an east facing verandah and has rooms for lodging and boarding.</p>			
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=B HISTORIC INTEGRITY=B HISTORIC CONTEXT=B			
6.3	FINAL GRADE	II-B			
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant			
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys			
7.0 ARCHITECTURAL SYSTEMS IN THE STRUCTURE					
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - exposed and pointed.			
7.2	WALLS	exposed and painted externally and plastered and painted internally.			
7.3	FLOOR				
7.4	ROOF	TW purlin rafter roof structure with G.I. sheets and thatch roofing.			
7.5	OPENINGS	Rectangular openings with TW frames, glazed casement shutters for windows, timber panelled shutters for doors and glazed ventilators.			
7.6	STEPS	Coursed laterite construction with IPS finish.			
7.7	DECO. ELEMENTS & INTERIORS	C.I. railings on verandah, timber barge boards and finial on the gable ended projection of the roof in the front and decorative motifs in plaster on the laterite piers.			
8.0 TRANSFORMATION					
8.1	FORM	Extension over the front open space and row of rooms added in the rear.			
8.2	STRUCTURE	None			
8.3	FINISHES	Plastering and painting of some walls.			
9.0 PRESENT STATUS					
9.1	STRUC. STABILITY	Fair			
9.2	MAINTENANCE	Good			
10.0 REMARKS					
10.1	CONSERVATION & DEVELOPMENT	A landmark structure contributing significantly to the streetscape of the bazaar area. Existing structures have been conserved and put to meaningful use, however the extension in the front open space is objectionable. No scope for further additions.			

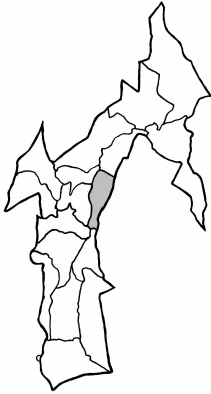

LOCATION		PIN	MH/RA/410102/H-18/(0)/2000	RUCHA HOTEL	
				CARD	H-18/(0)
				GRADE	III
				ZONE	BAZAAR
				ZONE REF.	H 18
				CO-ORD.	H,19-20
				PLOT #	BP 18
				SURVEY #	171
1.0 NAME OF THE PROPERTY					
1.1	NAME	RUCHA HOTEL			
1.2	HISTORIC NAME				
1.3	BUILT IN	1901 - 1945			
2.0 AREA (SQ. MTS.)					
2.1	PLOT AREA	940.60			
2.2	BUILT-UP AREA	101.16 + 254.84			
3.0 APPROACH					
3.1	ACCESS	Direct access from M. G. road.			
3.2	DIST. FR. RLY. STN.	0.40 kms.			
4.0 OWNERSHIP					
4.1	PAST OWNER(S)	David Japeth / M. D. Japeth and Jacob Hayam			
4.2	PRESENT OWNER(S)	Sarlaben Kanhaiyalal Pandya			
4.3	LEASE STATUS	01.05.1952 to 30.04.1982			
5.0 USAGE					
5.1	PAST USAGE	Residential			
5.2	PRESENT USAGE	Lodging and Boarding, Residence and Restaurant in part plot.			
6.0 LISTING CRITERIA & REFERENCE					
6.1	ARCHITECTURAL DESCRIPTION	Formerly known as the residence of David Japeth, a veteran and renowned photographer of Matheran, this humble building is situated on a long narrow plot abutting M. G. road and over looking N. Lord park. The layout consists of the main bungalow, a double storeyed building (later addition) in the rear used for lodging and boarding and an eating house in the north-east corner of the plot overlooking M. G. road. The east facing single storeyed main bungalow has a simple rectangular planform with its front facade being the narrow side. The verandah unlike the other buildings typical of Matheran is conspicuously missing. The building has a simple linear gable ended pitched roof.			
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=C HISTORIC INTEGRITY=B HISTORIC CONTEXT=C			
6.3	FINAL GRADE	III			
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant			
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys			
7.0 ARCHITECTURAL SYSTEMS IN THE STRUCTURE					
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - exposed and pointed.			
7.2	WALLS	Loadbearing in coursed laterite, plastered and painted externally and internally.			
7.3	FLOOR				
7.4	ROOF	TW purlin rafter roof structure with G.I. sheets roofing.			
7.5	OPENINGS	Rectangular openings with TW frames, glazed casement shutters for windows and timber panelled shutters for doors.			
7.6	STEPS	Coursed laterite construction			
7.7	DECO. ELEMENTS & INTERIORS	None			
8.0 TRANSFORMATION					
8.1	FORM	Additions in the front and rear open spaces.			
8.2	STRUCTURE	None			
8.3	FINISHES	Plastering and painting of walls.			
9.0 PRESENT STATUS					
9.1	STRUC. STABILITY	Fair			
9.2	MAINTENANCE	Fair			
10.0 REMARKS					
10.1	CONSERVATION & DEVELOPMENT	A structure with a humble scale and a setting which contributes to the townscape character. The main bungalow needs maintenance. No scope for further extensions or additions.			

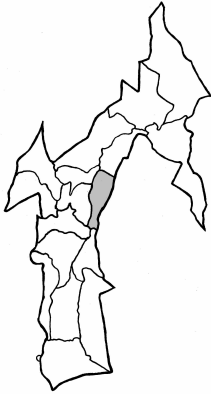

LOCATION		PIN	MH/RA/410102/H-19/(0)/2000	HUTATMA KOTWAL VYAYAM MANDIR	
				CARD	H-19/(0)
				GRADE	III
				ZONE	BAZAAR
				ZONE REF.	H 19
				CO-ORD.	H,20
				PLOT #	BP 231
				SURVEY #	172
1.0 NAME OF THE PROPERTY					
1.1	NAME	HUTATMA KOTWAL VYAYAM MANDIR			
1.2	HISTORIC NAME	HUTATMA KOTWAL VYAYAM MANDIR			
1.3	BUILT IN	1949			
2.0 AREA (SQ. MTS.)					
2.1	PLOT AREA	690.40			
2.2	BUILT-UP AREA	71.25			
3.0 APPROACH					
3.1	ACCESS	From open ground adjoining M. G. road.			
3.2	DIST. FR. RLY. STN.	0.43 kms.			
4.0 OWNERSHIP					
4.1	PAST OWNER(S)	Secretary, Hindustan Vyayam mandal			
4.2	PRESENT OWNER(S)	Secretary, Hindustan Vyayam mandal			
4.3	LEASE STATUS	01.08.1956 to 31.07.1986			
5.0 USAGE					
5.1	PAST USAGE	Gymnasium			
5.2	PRESENT USAGE	Gymnasium			
6.0 LISTING CRITERIA & REFERENCE					
6.1	ARCHITECTURAL DESCRIPTION	Set on a plot at quite a height in relation to M. G. road the small building has a large open foreground which is used as an outdoor recreation space for the school children and for public assembly. The east facing single storeyed structure has a simple rectangular planform with a large hall and a linear gable ended pitched roof.			
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=C HISTORIC INTEGRITY=B HISTORIC CONTEXT=C			
6.3	FINAL GRADE	III			
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant			
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys			
7.0 ARCHITECTURAL SYSTEMS IN THE STRUCTURE					
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - exposed and pointed.			
7.2	WALLS	Loadbearing in coursed laterite, exposed and pointed.			
7.3	FLOOR				
7.4	ROOF	TW purlin rafter roof structure with G.I. sheets.			
7.5	OPENINGS	Rectangular openings with TW frames, timber panelled shutters for doors and windows and glazed ventilators.			
7.6	STEPS	Coursed laterite construction			
7.7	DECO. ELEMENTS & INTERIORS	None			
8.0 TRANSFORMATION					
8.1	FORM	None			
8.2	STRUCTURE	None			
8.3	FINISHES	None			
9.0 PRESENT STATUS					
9.1	STRUC. STABILITY	Fair			
9.2	MAINTENANCE	Fair			
10.0 REMARKS					
10.1	CONSERVATION & DEVELOPMENT	The structure has no remarkable architectural qualities but holds importance at community level and as a group. Its relation to the public open space in front being important should not be allowed to be disturbed by additions or extensions to the structure in front.			


LOCATION	PIN	MH/RA/410102/H-20/(0)/2000	B. S. CHENOY ASSEMBLY HALL	
			CARD	H-20/(0)
			GRADE	III
			ZONE	BAZAAR
			ZONE REF.	H 20
			CO-ORD.	H,20
			PLOT #	BP 232
			SURVEY #	173
1.0	NAME OF THE PROPERTY			
1.1	NAME	BEJONJEE S. CHENOY MUNICIPAL ASSEMBLY HALL		
1.2	HISTORIC NAME	BEJONJEE S. CHENOY MUNICIPAL ASSEMBLY HALL		
1.3	BUILT IN	1948		
2.0	AREA (SQ. MTS.)			
2.1	PLOT AREA	787.80		
2.2	BUILT-UP AREA	150.00		
3.0	APPROACH			
3.1	ACCESS	From M. G. road, across the playground in the foreground of the building.		
3.2	DIST. FR. RLY. STN.	0.44 kms.		
4.0	OWNERSHIP			
4.1	PAST OWNER(S)	President Matheran Municipality		
4.2	PRESENT OWNER(S)	Matheran Nagar Parishad		
4.3	LEASE STATUS			
5.0	USAGE			
5.1	PAST USAGE	Assembly Hall		
5.2	PRESENT USAGE	Assembly Hall		
6.0	LISTING CRITERIA & REFERENCE			
6.1	ARCHITECTURAL DESCRIPTION	Set on a plot located at a higher level in relation to M.G. road. The structure has a large foreground which is used as an outdoor space for Public assembly. The east facing single storeyed structure has a simple rectangular planform with a full length front verandah and a linear gable ended pitched roof.		
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=C HISTORIC INTEGRITY=B HISTORIC CONTEXT=C		
6.3	FINAL GRADE	III		
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant		
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys		
7.0	ARCHITECTURAL SYSTEMS IN THE STRUCTURE			
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - exposed and pointed.		
7.2	WALLS	Loadbearing in coursed laterite, exposed and pointed externally and plastered and painted internally.		
7.3	FLOOR			
7.4	ROOF	TW purlin rafter roof structure with G.I. sheets.		
7.5	OPENINGS	Segmental arched openings with rectangular TW frames, part glazed and part timber panelled shutters for doors and windows.		
7.6	STEPS	Coursed laterite construction		
7.7	DECO. ELEMENTS & INTERIORS	C.I. brackets		
8.0	TRANSFORMATION			
8.1	FORM	None		
8.2	STRUCTURE	None		
8.3	FINISHES	None		
9.0	PRESENT STATUS			
9.1	STRUC. STABILITY	Good		
9.2	MAINTENANCE	Good		
10.0	REMARKS			
10.1	CONSERVATION & DEVELOPMENT	The structure has no remarkable architectural qualities but holds importance at community level and as a group. Its relation to the public open space in front is vital. No additions or extensions should be permitted that would affect this relationship.		

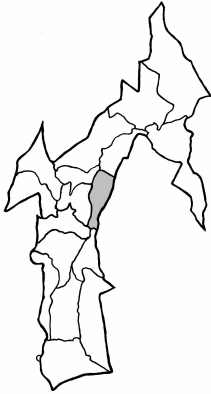

LOCATION		PIN	MH/RA/410102/H-21/(0)/2000	G. S. M. VERNACULAR SCHOOL	
				CARD	H-21/(0)
				GRADE	II-B
				ZONE	BAZAAR
				ZONE REF.	H 21
				CO-ORD.	H,20
				PLOT #	BP 179
				SURVEY #	174
1.0 NAME OF THE PROPERTY					
1.1	NAME	GOOLRAJ SINGHANEE MARATHI VERNACULAR SCHOOL			
1.2	HISTORIC NAME	GOOLRAJ SINGHANEE MARATHI VERNACULAR SCHOOL			
1.3	BUILT IN	1898			
2.0 AREA (SQ. MTS.)					
2.1	PLOT AREA	3718.30			
2.2	BUILT-UP AREA	462.37 + 430.63			
3.0 APPROACH					
3.1	ACCESS	Cobbled pathways from M. G. road.			
3.2	DIST. FR. RLY. STN.	0.50 kms.			
4.0 OWNERSHIP					
4.1	PAST OWNER(S)	Chairman, School Board of Colaba			
4.2	PRESENT OWNER(S)	Matheran Nagar Parishad			
4.3	LEASE STATUS				
5.0 USAGE					
5.1	PAST USAGE	School			
5.2	PRESENT USAGE	School			
6.0 LISTING CRITERIA & REFERENCE					
6.1	ARCHITECTURAL DESCRIPTION	<p>Located on an elevated plot on the western edge of M. G. road, the layout consists of laterite paved winding pathways leading to three structures forming a cluster that encloses a playground in between. The plot is bounded by a laterite retaining wall on the east forming a distinct street edge along M. G. road. The structure overlooking M.G. road is the original school building while the other two in the rear have been added at a later date. The original school building is an east facing, single storeyed, 'C'-shaped building with the centre wing running parallel to M. G. road constructed in trap stone with a rustic finish and projecting corner stones. It has a full length front verandah which serves as the access to the classrooms which are placed in a row. The two side wings of the building perpendicular to the central wing and to M., G. road are constructed in laterite. These also have a similar planform with classrooms in a row and full length verandahs in front i.e. on the inner side. All three wings have separate gable ended pitched roofs. The structures have the perfect scale and treatment which allows them to blend with the natural surrounding.</p>			
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=B HISTORIC INTEGRITY=B HISTORIC CONTEXT=C			
6.3	FINAL GRADE	II-B			
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant			
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys			
7.0 ARCHITECTURAL SYSTEMS IN THE STRUCTURE					
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - exposed and pointed.			
7.2	WALLS	Partly trap and partly laterite masonry with recessed pointing and painting.			
7.3	FLOOR				
7.4	ROOF	TW purlin rafter roof structure with G.I. sheets roofing.			
7.5	OPENINGS	Semicircular relieving arched openings with rectangular TW frames and glazed casement shutters for windows. Circular rose window with projecting key stones on the gable end wall.			
7.6	STEPS	Coursed laterite construction, with step guards.			
7.7	DECO. ELEMENTS & INTERIORS	None			
8.0 TRANSFORMATION					
8.1	FORM	Original rectangular block extended in front on its two ends to form a 'C'-shaped block.			
8.2	STRUCTURE	None			
8.3	FINISHES	None			
9.0 PRESENT STATUS					
9.1	STRUC. STABILITY	Excellent			
9.2	MAINTENANCE	Fair			
10.0 REMARKS					
10.1	CONSERVATION & DEVELOPMENT	Excellent setting and layout contributing significantly to the townscape. No attached or detached additions or extensions to be permitted in the foreground, as this will adversely affect the relationship of the building with the foreground and subsequently with the road.			



LOCATION	PIN	MH/RA/410102/H-22/(0)/2000	PUSHP KUNJ	
			CARD	H-22/(0)
			GRADE	II-B
			ZONE	BAZAAR
			ZONE REF.	H 22
			CO-ORD.	H,20
			PLOT #	150
			SURVEY #	175
1.0	NAME OF THE PROPERTY			
1.1	NAME	PUSHP KUNJ		
1.2	HISTORIC NAME	VICTORIA LODGE		
1.3	BUILT IN	1854 - 1900		
2.0	AREA (SQ. MTS.)			
2.1	PLOT AREA	2478.80		
2.2	BUILT-UP AREA	413.05		
3.0	APPROACH			
3.1	ACCESS	From M. G. road.		
3.2	DIST. FR. RLY. STN.	0.53 kms.		
4.0	OWNERSHIP			
4.1	PAST OWNER(S)	Mrs. N. J. Gheewala / J. B. Cooper / Harkishandas Laxmidas / Mukul Harkishandas		
4.2	PRESENT OWNER(S)	Mahindra Engine and Steel Company		
4.3	LEASE STATUS	01.05.1955 to 30.04.1985		
5.0	USAGE			
5.1	PAST USAGE	Residential		
5.2	PRESENT USAGE	Corporate Guest house		
6.0	LISTING CRITERIA & REFERENCE			
6.1	ARCHITECTURAL DESCRIPTION	<p>The layout consists of a main bungalow, servants' quarters in the north-west corner and an added block in the rear parallel to the main building. The buildings are set on terraces (with laterite bunding walls) levelled off from a west to east sloping topography. The modest sized, east facing, single storeyed main bungalow has a symmetrical planform with a central living room flanked on both sides by three bedrooms. Two of the bedrooms are placed adjoining the living room on both sides while the other four are placed on the two ends of the building in a double layered fashion. The end bedrooms project out from the front and the rear and thus enclose a front and a rear verandah respectively in between them. Both pitches of the hipped roof are intercepted symmetrically in the front and rear by three gable ended slight projections, the central one being located over the entrance doorway. The central gable is also highlighted by two octagonal laterite columns supporting a semicircular arch in laterite. The front compound wall has regular spaced painted laterite bollards with steel pipe railings.</p>		
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=C HISTORIC INTEGRITY=B HISTORIC CONTEXT=B		
6.3	FINAL GRADE	II-B		
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant		
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys		
7.0	ARCHITECTURAL SYSTEMS IN THE STRUCTURE			
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - exposed and pointed.		
7.2	WALLS	Loadbearing in coursed laterite, pointed and painted externally and plastered and painted internally.		
7.3	FLOOR	Minton tiles flooring.		
7.4	ROOF	TW purlin rafter roof structure with G.I. sheets roofing.		
7.5	OPENINGS	Some semicircular arched and some rectangular openings with TW frames and glazed casement shutters with fanlights for windows. Rectangular openings with TW frames part glazed and part timber panelled shutters with fanlights for doors.		
7.6	STEPS	Coursed laterite construction, with tiered step guards.		
7.7	DECO. ELEMENTS & INTERIORS	C.I. railing. Octagonal piers in laterite (plastered and painted) with a semicircular arch at the entrance doorway.		
8.0	TRANSFORMATION			
8.1	FORM	None		
8.2	STRUCTURE	None		
8.3	FINISHES	Painting of walls.		
9.0	PRESENT STATUS			
9.1	STRUC. STABILITY	Fair		
9.2	MAINTENANCE	Good		
10.0	REMARKS			
10.1	CONSERVATION & DEVELOPMENT	<p>Excellent structure and setting contributing to the character of the conservation area. Present use as a corporate guest house is ideal for regular maintenance. No attached or detached additions or extensions to be permitted in the front open spaces it may adversely affect the relationship of the structure with the road. These may be allowed in the rear space provided they relate sensitively to the existing structure in form, scale and treatment.</p>		

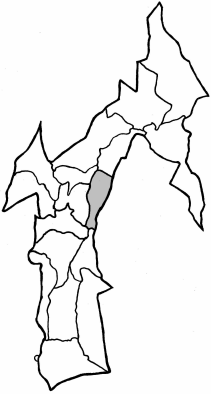
LOCATION		PIN	MH/RA/410102/H-23/(0)/2000	KARSANDAS MULJI LIBRARY	
				CARD	H-23/(0)
				GRADE	II-A
				ZONE	BAZAAR
				ZONE REF.	H 23
				CO-ORD.	H,21
				PLOT #	BP 176
				SURVEY #	178
1.0 NAME OF THE PROPERTY					
1.1	NAME	KARSANDAS MULJI LIBRARY			
1.2	HISTORIC NAME	KARSANDAS MULJI LIBRARY			
1.3	BUILT IN	1897			
2.0 AREA (SQ. MTS.)					
2.1	PLOT AREA	2038.00			
2.2	BUILT-UP AREA	200.00			
3.0 APPROACH					
3.1	ACCESS	Cobbled pathway off M. G. road.			
3.2	DIST. FR. RLY. STN.	0.65 kms.			
4.0 OWNERSHIP					
4.1	PAST OWNER(S)	President Matheran Municipality			
4.2	PRESENT OWNER(S)	Matheran Nagar Parishad			
4.3	LEASE STATUS				
5.0 USAGE					
5.1	PAST USAGE	Library			
5.2	PRESENT USAGE	Library			
6.0 LISTING CRITERIA & REFERENCE					
6.1	ARCHITECTURAL DESCRIPTION	A notable historic structure designed for institutional purposes and located at a strategic nodal location. The triangular plot of the library is gradually sloping towards the east with the solitary library building set almost in the centre of the plot, with the main entrance from M. G. road. The east facing single storeyed building is symmetrical and squarish in planform with a verandah running around the building on front and two sides continuously. The verandah has parapet in brick masonry which has replaced the original metal railing. A hipped roof covers the whole structure. A dormer window is provided in the front pitch of the roof to light the library interiors. The library has a good collection of books on various subjects and is in active public use till date.			
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=A HISTORIC INTEGRITY=A HISTORIC CONTEXT=B			
6.3	FINAL GRADE	II-A			
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant			
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys			
7.0 ARCHITECTURAL SYSTEMS IN THE STRUCTURE					
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - exposed and pointed with projecting plinth course.			
7.2	WALLS	Loadbearing in coursed laterite, plastered and painted externally and internally.			
7.3	FLOOR	Minton tiles flooring			
7.4	ROOF	TW purlin rafter roof structure with G.I. sheets roofing.			
7.5	OPENINGS	Segmental relieving arched openings with rectangular TW frames, part glazed and part timber panelled shutters for windows and timber panelled shutters for doors.			
7.6	STEPS	Coursed laterite construction			
7.7	DECO. ELEMENTS & INTERIORS	Gothic pointed arches			
8.0 TRANSFORMATION					
8.1	FORM	None			
8.2	STRUCTURE	None			
8.3	FINISHES	Plastering and painting of walls.			
9.0 PRESENT STATUS					
9.1	STRUC. STABILITY	Fair			
9.2	MAINTENANCE	Fair			
10.0 REMARKS					
10.1	CONSERVATION & DEVELOPMENT	Excellent setting at a strategic nodal location. The structure has landmark value but its potential seems rather under-utilised. The surroundings of the structure needs to be reorganised and maintained. Encroachments surrounding the plot obstructing the view of the structures must be objected to.			



LOCATION	PIN	MH/RA/410102/H-24/(0)/2000	KAPADIA MARKET	
			CARD	H-24/(0)
			GRADE	II-B
			ZONE	BAZAAR
			ZONE REF.	H 24
			CO-ORD.	H-I,19
			PLOT #	BP 169, BP 170
			SURVEY #	288, 287
1.0	NAME OF THE PROPERTY			
1.1	NAME	KAPADIA MARKET		
1.2	HISTORIC NAME	KAPADIA MARKET		
1.3	BUILT IN	1919		
2.0	AREA (SQ. MTS.)			
2.1	PLOT AREA	5120.80 + 374.60		
2.2	BUILT-UP AREA	1600.00 + 105.50		
3.0	APPROACH			
3.1	ACCESS	Direct access from M. G. road.		
3.2	DIST. FR. RLY. STN.	0.30 kms.		
4.0	OWNERSHIP			
4.1	PAST OWNER(S)	President Matheran Municipality		
4.2	PRESENT OWNER(S)	Matheran Nagar Parishad		
4.3	LEASE STATUS	01.08.1918 to 31.07.1948 (BP 169) & 01.08.1944 to 31.07.1974 (BP 170)		
5.0	USAGE			
5.1	PAST USAGE	Market		
5.2	PRESENT USAGE	Market		
6.0	LISTING CRITERIA & REFERENCE			
6.1	ARCHITECTURAL DESCRIPTION	Kapadia market is the first organised market of Matheran - sensitively designed for the town to suit the local needs of the commercial transactions. The layout consists of market sheds for consumer goods arranged to form clusters and open areas and platforms for the sale of perishable goods. Today, the market is under-utilised and the original sheds have been extended or altered in a haphazard manner. The structure maintains a substantial setback from M. G. road. This area has a few large shady trees and serves as an excellent public plaza, is ideal for outdoor eating activities, displays of commercial goods and leisure shopping. Its entrance is highlighted with a magnificent archway built-in coursed rubble neatly pointed and patterned with the keystone having the sculpted bust of the founder of the market.		
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=B HISTORIC INTEGRITY=B HISTORIC CONTEXT=C		
6.3	FINAL GRADE	II-B		
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant		
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys		
7.0	ARCHITECTURAL SYSTEMS IN THE STRUCTURE			
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - exposed and pointed with rusticated laterite blocks.		
7.2	WALLS	Loadbearing in coursed laterite, exposed and painted with rusticated quoins.		
7.3	FLOOR			
7.4	ROOF	TW purlin rafter roof structure with G.I. sheets roofing.		
7.5	OPENINGS	Some rectangular and some segmental arched openings with projecting course at springing point level.		
7.6	STEPS	Coursed laterite construction		
7.7	DECO. ELEMENTS & INTERIORS	Entrance archway constructed in coursed rubble with decorative keystone which has the bust of the founder of the market inset.		
8.0	TRANSFORMATION			
8.1	FORM	None		
8.2	STRUCTURE	Timber members of the roof structure replaced by steel members in some locations.		
8.3	FINISHES	None		
9.0	PRESENT STATUS			
9.1	STRUC. STABILITY	Good		
9.2	MAINTENANCE	Unsatisfactory		
10.0	REMARKS			
10.1	CONSERVATION & DEVELOPMENT	Holds great potential for conservation and future use. The structure has a landmark value and has maintained its historic integrity. A management plan to recognise informal and formal shopping within the market is essential.		

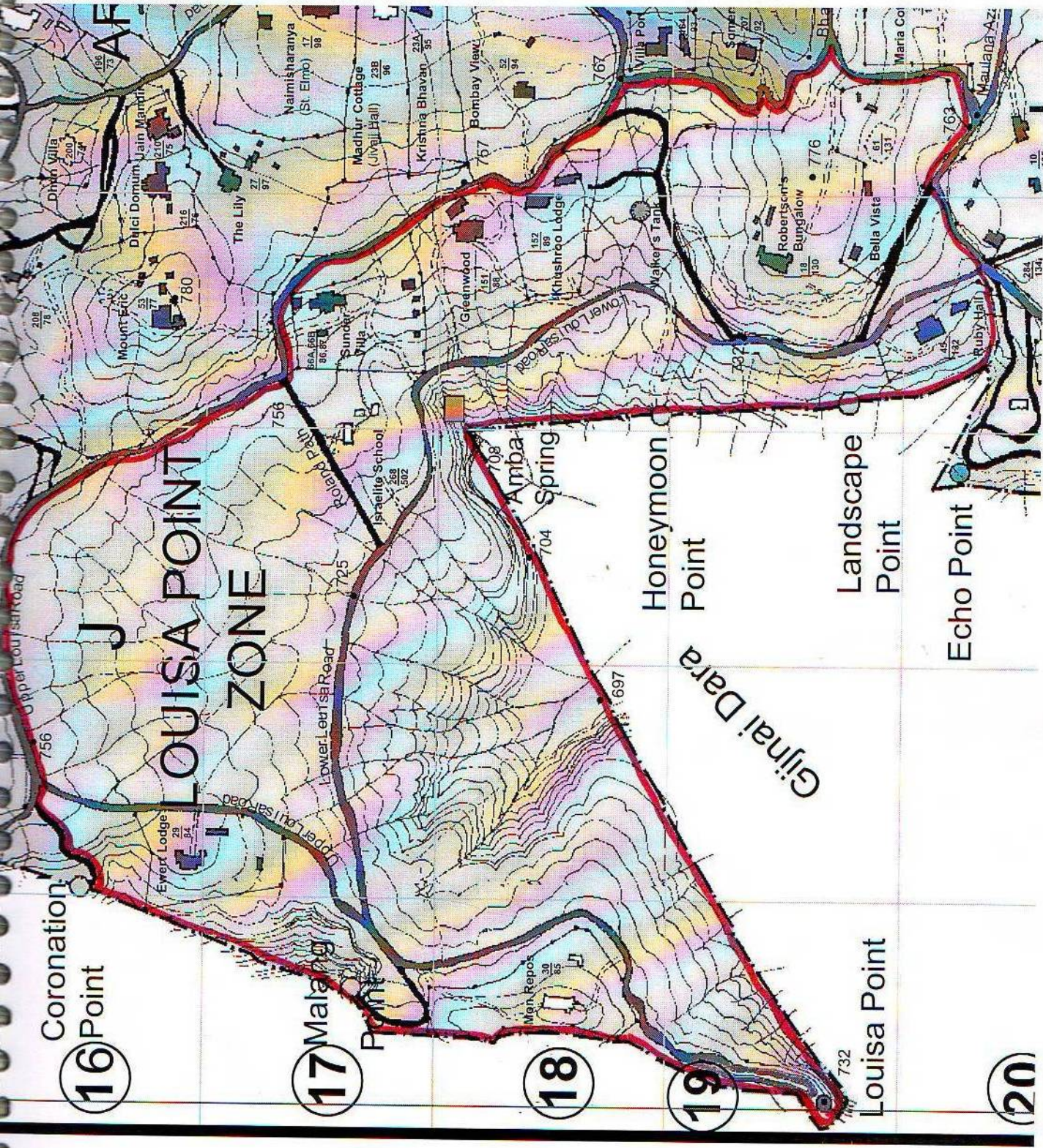
LOCATION	PIN	MH/RA/410102/H-25/(0)/2000	ABDUL REHMAN ALI HOUSE	
			CARD	H-25/(0)
			GRADE	III
			ZONE	BAZAAR
			ZONE REF.	H 25
			CO-ORD.	H,20
			PLOT #	BP 6
			SURVEY #	284
1.0	NAME OF THE PROPERTY			
1.1	NAME	ABDUL REHMAN ALI HOUSE		
1.2	HISTORIC NAME	ABDUL REHMAN ALI HOUSE		
1.3	BUILT IN	1900 - 1945		
2.0	AREA (SQ. MTS.)			
2.1	PLOT AREA	910.50		
2.2	BUILT-UP AREA	428.62		
3.0	APPROACH			
3.1	ACCESS	Cobbled pathway off M. G. road.		
3.2	DIST. FR. RLY. STN.	0.50 kms.		
4.0	OWNERSHIP			
4.1	PAST OWNER(S)	Wali Mohamed Abdul Rehman		
4.2	PRESENT OWNER(S)	Abdul Rehman Ali Mohamed		
4.3	LEASE STATUS	01.08.1950 to 31.07.1980		
5.0	USAGE			
5.1	PAST USAGE	Residential		
5.2	PRESENT USAGE	Residential		
6.0	LISTING CRITERIA & REFERENCE			
6.1	ARCHITECTURAL DESCRIPTION	<p>Located on a steeply sloping site along the eastern edge of Matheran, the plot maintains a substantial setback from M. G. road which is now encroached upon by shops and stalls obstructing the view of the elaborate structure from the road. The west facing structure appears to be single storeyed from the west but it actually accommodates almost a complete lower floor towards the east as a result of the sloping topography. The building has a symmetrical linear planform with squarish projecting rooms on both the rear corners of the building. Between them they enclose a full length front verandah on the lower floor and a projecting balcony on the upper floor overlooking the breathtaking view on the east. On the western (front facade) is also a full length verandah with a central projecting entrance porch. The upper floor has a great height with clerestory windows and a hipped roof. The western verandah has a lean-to-roof at a lower level with a small projection over the porch.</p>		
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=B HISTORIC INTEGRITY=C HISTORIC CONTEXT=C		
6.3	FINAL GRADE	III		
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant		
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys		
7.0	ARCHITECTURAL SYSTEMS IN THE STRUCTURE			
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - exposed and pointed.		
7.2	WALLS	Loadbearing in coursed laterite, plastered and painted externally and internally.		
7.3	FLOOR	Minton tiles flooring		
7.4	ROOF	TW purlin rafter roof structure with G.I. sheets roofing.		
7.5	OPENINGS	Segmental arched openings with decorative rectangular TW frames and double leaf shutters - one glazed casement and the other timber louvered, for windows. Segmental relieving arched openings with rectangular TW frames and glazed shutters for ventilators.		
7.6	STEPS	Coursed laterite construction for front entrance steps and timber staircase in the rear to access lower floor.		
7.7	DECO. ELEMENTS & INTERIORS	C.I. grill with human figure motif, C.I. railing on verandah, timber brackets, timber fascia along eaves and paintings on walls.		
8.0	TRANSFORMATION			
8.1	FORM	None		
8.2	STRUCTURE	None		
8.3	FINISHES	Plastering and painting of walls.		
9.0	PRESENT STATUS			
9.1	STRUC. STABILITY	Fair		
9.2	MAINTENANCE	Poor		
10.0	REMARKS			
10.1	CONSERVATION & DEVELOPMENT	A unique structure in terms of planform and detailing. Holds potential for conservation and adaptive re-use. Measures to be taken to ensure the view of the façade of this structure. No scope for additions and extensions.		



LOCATION		PIN	MH/RA/410102/H-26/(0)/2000	POST OFFICE	
				CARD	H-26/(0)
				GRADE	II-B
				ZONE	BAZAAR
				ZONE REF.	H 26
				CO-ORD.	H,20
				PLOT #	BP 172
				SURVEY #	283
1.0 NAME OF THE PROPERTY					
1.1	NAME	POST OFFICE			
1.2	HISTORIC NAME	POST OFFICE			
1.3	BUILT IN	1868			
2.0 AREA (SQ. MTS.)					
2.1	PLOT AREA	2124.60			
2.2	BUILT-UP AREA	486.00			
3.0 APPROACH					
3.1	ACCESS	Paved pathway from M. G. road.			
3.2	DIST. FR. RLY. STN.	0.55 kms.			
4.0 OWNERSHIP					
4.1	PAST OWNER(S)	Government			
4.2	PRESENT OWNER(S)	Government			
4.3	LEASE STATUS				
5.0 USAGE					
5.1	PAST USAGE	Post Office			
5.2	PRESENT USAGE	Post Office			
6.0 LISTING CRITERIA & REFERENCE					
6.1	ARCHITECTURAL DESCRIPTION	The layout consists of the main building, an annexe structure in the rear and government staff quarters which are now in a dilapidated condition. The buildings are situated on a plot along the eastern edge of Matheran, gradually sloping eastwards, substantially setback from the road and bound by a low compound wall. The west facing single storeyed main building has simple linear planform with rooms in a row and a part front verandah. The gable ended pitched roof is intercepted in front by three gable ended projections - the central one being larger than the other two to emphasize the entrance.			
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=B HISTORIC INTEGRITY=C HISTORIC CONTEXT=B			
6.3	FINAL GRADE	II-B			
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant			
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys			
7.0 ARCHITECTURAL SYSTEMS IN THE STRUCTURE					
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - exposed and pointed with projecting plinth course.			
7.2	WALLS	Loadbearing in coursed laterite, exposed and pointed.			
7.3	FLOOR	Shahabad tiles flooring			
7.4	ROOF	TW purlin rafter roof structure with G.I. sheets roofing.			
7.5	OPENINGS	Semicircular relieving arched openings with rectangular TW frames, steel bars for grills on windows.			
7.6	STEPS	Coursed laterite construction			
7.7	DECO. ELEMENTS & INTERIORS	Timber brackets and pendant at the apex of the gable end.			
8.0 TRANSFORMATION					
8.1	FORM	None			
8.2	STRUCTURE	None			
8.3	FINISHES	Timber railing replaced by concrete railing.			
9.0 PRESENT STATUS					
9.1	STRUC. STABILITY	Fair			
9.2	MAINTENANCE	Fair			
10.0 REMARKS					
10.1	CONSERVATION & DEVELOPMENT	One of the oldest structures designed for infrastructural use, contributing to the townscape. Old timber railings have been recently replaced by incongruous concrete balustrade which appears very much out of place. The site holds potential for public or government use.			

LOCATION		PIN	MH/RA/410102/H-27/(0)/2000	TELEPHONE EXCHANGE	
				CARD	H-27/(0)
				GRADE	III
				ZONE	BAZAAR
				ZONE REF.	H 27
				CO-ORD.	H,20
				PLOT #	BP 173
				SURVEY #	282
1.0 NAME OF THE PROPERTY					
1.1	NAME	TELEPHONE EXCHANGE			
1.2	HISTORIC NAME	TELEPHONE EXCHANGE			
1.3	BUILT IN	1900 - 1945			
2.0 AREA (SQ. MTS.)					
2.1	PLOT AREA	1264.70			
2.2	BUILT-UP AREA	165.25 + 41.00			
3.0 APPROACH					
3.1	ACCESS	Direct access from M. G. road.			
3.2	DIST. FR. RLY. STN.	0.57 kms.			
4.0 OWNERSHIP					
4.1	PAST OWNER(S)	Government			
4.2	PRESENT OWNER(S)	Government			
4.3	LEASE STATUS				
5.0 USAGE					
5.1	PAST USAGE	Telephone Exchange			
5.2	PRESENT USAGE	Telephone Exchange			
6.0 LISTING CRITERIA & REFERENCE					
6.1	ARCHITECTURAL DESCRIPTION	Situated on plot along the eastern edge of the hill, the gently sloping plot is substantially setback from M. G. road. A formal pathway edged by a low compound wall leads from the road to the building. The west facing single storeyed building has a simple linear planform without a verandah unlike the typical buildings of Matheran. The building is topped with a linear gable ended pitched roof.			
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=B HISTORIC INTEGRITY=C HISTORIC CONTEXT=C			
6.3	FINAL GRADE	III			
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant			
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys			
7.0 ARCHITECTURAL SYSTEMS IN THE STRUCTURE					
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - exposed and pointed.			
7.2	WALLS	Loadbearing in coursed laterite, plastered and painted externally and internally.			
7.3	FLOOR				
7.4	ROOF	TW purlin rafter roof structure with manglore tiles roofing.			
7.5	OPENINGS	Rectangular openings with aluminium framed glazed sliding windows and aluminium grills.			
7.6	STEPS	Coursed laterite construction			
7.7	DECO. ELEMENTS & INTERIORS	None			
8.0 TRANSFORMATION					
8.1	FORM	None			
8.2	STRUCTURE	None			
8.3	FINISHES	Plastering and painting of walls and original timber windows replaced by aluminium windows.			
9.0 PRESENT STATUS					
9.1	STRUC. STABILITY	Good			
9.2	MAINTENANCE	Good			
10.0 REMARKS					
10.1	CONSERVATION & DEVELOPMENT	The entrance pathway and front façade of the structure contribute to the townscape character of Matheran. No additions or extensions to be allowed in the front open space. These may be allowed in the side or rear open spaces provided they relate sensitively to the existing structure in form, scale and treatment.			

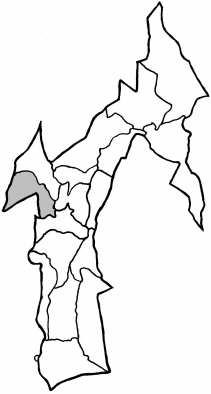

LOCATION		PIN	MH/RA/410102/H-28/(0)/2000	GARBUT VIEW	
				CARD	H-28/(0)
				GRADE	II-B
				ZONE	BAZAAR
				ZONE REF.	H 29
				CO-ORD.	H,20
				PLOT #	BP 5
				SURVEY #	281
1.0 NAME OF THE PROPERTY					
1.1	NAME	GARBUT VIEW			
1.2	HISTORIC NAME	GARBUT VIEW			
1.3	BUILT IN	1854 - 1900			
2.0 AREA (SQ. MTS.)					
2.1	PLOT AREA	1789.30			
2.2	BUILT-UP AREA	297.83			
3.0 APPROACH					
3.1	ACCESS	Direct access from M. G. road.			
3.2	DIST. FR. RLY. STN.	0.58 kms.			
4.0 OWNERSHIP					
4.1	PAST OWNER(S)	S. L. Panday / Bai Homai Bejanji Hodiwala			
4.2	PRESENT OWNER(S)	Framrose Bejanji Hodiwala, Manek Bejanji Hodiwala and Eruchshaw Bejanji Hodiwala			
4.3	LEASE STATUS	01.08.1953 to 31.07.1980			
5.0 USAGE					
5.1	PAST USAGE	Residential			
5.2	PRESENT USAGE	Residential			
6.0 LISTING CRITERIA & REFERENCE					
6.1	ARCHITECTURAL DESCRIPTION	Set on fairly sloping site on the eastern edge of Matheran the layout consists of a main bungalow, servants' quarters and a private viewpoint overlooking the valley on the east. The west facing single storeyed main bungalow has an original 'U'-shaped planform with a central living room in front and dining in the rear, flanked on both sides by two bedrooms in a double layered fashion and a full length front verandah. The rear bedrooms project out in the rear thus forming an offsetted rear facade. The hipped roof over the living room and the front bedrooms is intercepted in the rear by a large gable ended projection over the dining room and in the front by three smaller equidistant gable ended projections closed with a decorative stained glass panel. Over the rear northern bedroom is a hipped roof while over the rear southern bedroom is a pyramidal roof. Although the original bungalow has been extended in the rear at its southern bedroom making it slightly asymmetrical its character has been maintained. In spite of being constructed using modern materials the extensions relate satisfactorily to the original structure.			
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=B HISTORIC INTEGRITY=B HISTORIC CONTEXT=B			
6.3	FINAL GRADE	II-B			
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant			
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys			
7.0 ARCHITECTURAL SYSTEMS IN THE STRUCTURE					
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - exposed and pointed.			
7.2	WALLS	Loadbearing in coursed laterite, plastered and painted.			
7.3	FLOOR	Marble mosaic flooring.			
7.4	ROOF	TW purlin rafter roof structure with G.I. sheets roofing.			
7.5	OPENINGS	Rectangular openings with TW frames, glazed casement shutters for windows and timber panelled shutters for doors.			
7.6	STEPS	Coursed laterite construction			
7.7	DECO. ELEMENTS & INTERIORS	Stained glass in geometric pattern on the gable end face of the gable ended projection over the front entrance. A timber pinnacle at the apex of the same gable ended projection.			
8.0 TRANSFORMATION					
8.1	FORM	Extensions in the rear.			
8.2	STRUCTURE	None			
8.3	FINISHES	Plastering and painting.			
9.0 PRESENT STATUS					
9.1	STRUC. STABILITY	Fair			
9.2	MAINTENANCE	Excellent			
10.0 REMARKS					
10.1	CONSERVATION & DEVELOPMENT	Represents the typical built form character of Matheran and contributes significantly to the streetscape. Existing extensions are in harmony with the original structure. No scope for further additions and extensions. The private viewpoint holds potential which is unexploited.			

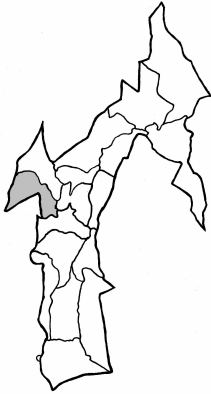

LOCATION		PIN	MH/RA/410102/H-29/(0)/2000	HOTEL LAXMI	
			CARD	H-29/(0)	
			GRADE	II-B	
			ZONE	BAZAAR	
			ZONE REF.	H 29	
			CO-ORD.	H,21	
			PLOT #	BP 4	
			SURVEY #	280	
1.0 NAME OF THE PROPERTY					
1.1	NAME	HOTEL LAXMI			
1.2	HISTORIC NAME	LAXMI HINDU HOTEL			
1.3	BUILT IN	1909			
2.0 AREA (SQ. MTS.)					
2.1	PLOT AREA	3743.30			
2.2	BUILT-UP AREA	253.50 + 405.50			
3.0 APPROACH					
3.1	ACCESS	Cobbled pathway off M. G. road.			
3.2	DIST. FR. RLY. STN.	0.60 kms.			
4.0 OWNERSHIP					
4.1	PAST OWNER(S)	Bulakidas Dayashankar / Shaktiprasad Bulakidas Mehta / Ratilal Bulakidas Mehta			
4.2	PRESENT OWNER(S)	Harihar Ratilal Mehta			
4.3	LEASE STATUS	10.08.1950 to 31.07.1980			
5.0 USAGE					
5.1	PAST USAGE	Lodging and Boarding			
5.2	PRESENT USAGE	Lodging and Boarding			
6.0 LISTING CRITERIA & REFERENCE					
6.1	ARCHITECTURAL DESCRIPTION	<p>One of the oldest hotels in Matheran and located along the eastern edge of the hill, the layout consists of the main building which houses the hotel rooms, an ancillary block housing the dining room, kitchen and owners residence, a newly constructed building also housing hotel rooms and a private view point overlooking the view of the valley on the east. These are all laid out on terraces at different levels owing to the sloping topography. The main building has a typical, symmetrical and linear planform with a central living room flanked by two bedrooms on either side forming an offsetted front facade and full length front and rear verandahs. The living room and the bedrooms adjoining it are double height with clerestory windows and a hipped roof while the two end bedrooms have pyramidal roofs with a steep pitch. The building has been extended on both sides linearly to accommodate additional bedrooms. The unique roof profile creates an interesting skyline.</p>			
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=B HISTORIC INTEGRITY=A HISTORIC CONTEXT=B			
6.3	FINAL GRADE	II-B			
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant			
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys			
7.0 ARCHITECTURAL SYSTEMS IN THE STRUCTURE					
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - exposed and pointed.			
7.2	WALLS	Loadbearing in coursed laterite, plastered and painted externally and internally.			
7.3	FLOOR	Minton tiles flooring			
7.4	ROOF	TW trussed roof structure with G. I. sheets roofing.			
7.5	OPENINGS	Segmental relieving arched openings with rectangular TW frames, glazed casement shutters for windows, part glazed and part timber panelled shutters for doors and glazed ventilators.			
7.6	STEPS	Coursed laterite construction			
7.7	DECO. ELEMENTS & INTERIORS	C.I. railings on verandah. Pinnacles at the apex of the roofs and timber brackets to support roof overhangs.			
8.0 TRANSFORMATION					
8.1	FORM	None			
8.2	STRUCTURE	None			
8.3	FINISHES	Plastering and painting of walls.			
9.0 PRESENT STATUS					
9.1	STRUC. STABILITY	Excellent			
9.2	MAINTENANCE	Good			
10.0 REMARKS					
10.1	CONSERVATION & DEVELOPMENT	<p>Excellent built form with unique skyline and setting. No attached or detached additions should be allowed in the foreground and background so as to obstruct the view of the valley from the building. New additions on site in the side open spaces should have a colour scheme to blend with the old structure.</p>			





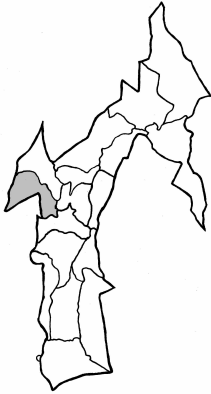
LOCATION	PIN	MH/RA/410102/J-01/(0)/2000	EWART LODGE	
			CARD	J-01/(0)
			GRADE	III
			ZONE	LOUISA POINT
			ZONE REF.	J 01
			CO-ORD.	B,16
			PLOT #	29
			SURVEY #	84
1.0	NAME OF THE PROPERTY			
1.1	NAME	EWART LODGE		
1.2	HISTORIC NAME	EWART LODGE		
1.3	BUILT IN	1854 - 1867		
2.0	AREA (SQ. MTS.)			
2.1	PLOT AREA	9535.40		
2.2	BUILT-UP AREA	616.22		
3.0	APPROACH			
3.1	ACCESS	Cobbled path from Upper Louisa road.		
3.2	DIST. FR. RLY. STN.	1.80 kms.		
4.0	OWNERSHIP			
4.1	PAST OWNER(S)	Mr. Fawcett / Alukbhai Keki Dadishet / Cawasji S. Sett		
4.2	PRESENT OWNER(S)	Rustom Merwanji Sett		
4.3	LEASE STATUS	01.05.1920 to 30.04.2019		
5.0	USAGE			
5.1	PAST USAGE	Residential		
5.2	PRESENT USAGE	Residential (Main bungalow presently used as Mali's residence)		
6.0	LISTING CRITERIA & REFERENCE			
6.1	ARCHITECTURAL DESCRIPTION	<p>The layout consists of a main bungalow, servants' quarters and remnants of a well-planned formal garden on the eastern (front) side. The site gradually slopes towards the west and therefore the verandah on the west has a high plinth with a long flight of steps leading to its private view point. The east facing single storeyed main bungalow has a typical symmetrical planform with a central living room, two bedrooms on either side with attached toilets and dressings and front and rear verandahs. The rear verandah is full length overlooking the valley on the west while the front verandah is flanked by the two projecting end bedrooms on either side. The main rooms are double height with clerestory windows and a pitched roof with gable ends, the verandahs have detached lean-to-roofs at a lower level while the two end bedrooms have detached high pitched (60 deg.) pyramidal roofs. Both verandahs have monkey top projections in the centre that have monograms of the owner carved in timber barge boards.</p>		
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=C HISTORIC INTEGRITY=C HISTORIC CONTEXT=B		
6.3	FINAL GRADE	III		
6.4	LISTED/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant		
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys		
7.0	ARCHITECTURAL SYSTEMS IN THE STRUCTURE			
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in laterite partly exposed and pointed and partly plastered and painted.		
7.2	WALLS	Loadbearing in coursed laterite, plastered and painted externally and internally.		
7.3	FLOOR	Lime concrete floor with patterned china mosaic flooring.		
7.4	ROOF	TW purlin rafter roof structure, TW boarding with mangalore tiles laid on G.I. sheets, zinc sheet false ceiling (partly).		
7.5	OPENINGS	Segmental arched openings with TW frames, double shutters - louvered and panelled internally and part glazed, part panelled externally. Clerestory openings have centrally pivoted, glazed double shutters.		
7.6	STEPS	In coursed laterite construction, pointed.		
7.7	DECO. ELEMENTS & INTERIORS	C.I. railings, TW fascia board, monogram of the owners on the monkey top barge boards in the front and rear, TW finial on pyramidal roofs, false ceiling in zinc sheets and POP moulding, richly carved wrought iron and timber furniture.		
8.0	TRANSFORMATION			
8.1	FORM	None		
8.2	STRUCTURE	Verandah in the west partly enclosed.		
8.3	FINISHES	Plastering done at a later date.		
9.0	PRESENT STATUS			
9.1	STRUC. STABILITY	Unstable - Roof collapsed partly and visible settlement of verandah plinth.		
9.2	MAINTENANCE	Extremely poor.		
10.0	REMARKS			
10.1	CONSERVATION & DEVELOPMENT	Significant structure with unique furniture and detailing. It is deteriorating due to sheer negligence. The structure can be restored as the envelope is fairly stable. Adaptive re-use as private lodging may be allowed to ensure its maintenance. No scope for additions on site.		

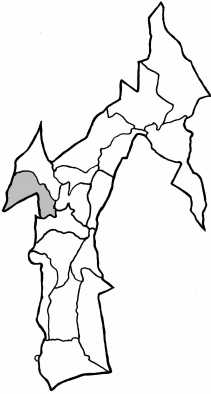

LOCATION	PIN	MH/RA/410102/J-02/(0)/2000	SUNDER VILLA	
			CARD	J-02/(0)
			GRADE	III
			ZONE	LOUISA POINT
			ZONE REF.	J 02
			CO-ORD.	D,17
			PLOT #	66A, 66B
			SURVEY #	86, 87
1.0	NAME OF THE PROPERTY			
1.1	NAME	SUNDER VILLA		
1.2	HISTORIC NAME	SUNDER VILLA		
1.3	BUILT IN	1854 - 1900		
2.0	AREA (SQ. MTS.)			
2.1	PLOT AREA	5776.80 + 5215.00		
2.2	BUILT-UP AREA	775.25 + 778.16		
3.0	APPROACH			
3.1	ACCESS	Cobbled pathways from Upper and Lower Louisa roads. Main entrance from Upper Louisa road.		
3.2	DIST. FR. RLY. STN.	2.00 kms.		
4.0	OWNERSHIP			
4.1	PAST OWNER(S)	N. F. Kanny / Salemmohammed Dharamsey		
4.2	PRESENT OWNER(S)	Dr. Vasantkumar R. Pandit, Sharda Pandit		
4.3	LEASE STATUS	01.05.1928 to 30.04.1958 (66A) / 01.05.1958 to 31.07.1988 (66B)		
5.0	USAGE			
5.1	PAST USAGE	Residential		
5.2	PRESENT USAGE	Company Holiday Home for Dena Bank (66A) / Residential (66B)		
6.0	LISTING CRITERIA & REFERENCE			
6.1	ARCHITECTURAL DESCRIPTION	The layout (plot nos. 66A and 66B together) consists of the main cottage, two smaller cottages and servants' quarters. The main cottage and the small cottage behind it are currently being used as the company holiday home while the other small cottage secluded by plant hedges is used as the owner's residence. Situated on fairly level ground the west facing, single storeyed main cottage has a typical symmetrical planform with a central living room, two bedrooms on either side and a full length verandah in front with a central half octagonal projecting porch. The main rooms are double height with a hipped roof while the verandah has a detached lean-to-roof at a lower level intercepted in the centre by a hipped end octagonal projection over the porch. The other cottages are also single storeyed with similar architectural features.		
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=C HISTORIC INTEGRITY=C HISTORIC CONTEXT=B		
6.3	FINAL GRADE	III		
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant		
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys		
7.0	ARCHITECTURAL SYSTEMS IN THE STRUCTURE			
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite plastered and painted.		
7.2	WALLS	Loadbearing in coursed laterite plastered and painted externally and internally.		
7.3	FLOOR	Lime concrete floor with Minton tiles and china mosaic.		
7.4	ROOF	TW purlin rafter roof structure with G.I. sheets covering.		
7.5	OPENINGS	Segmental relieving arched openings with TW frames, double set of shutters for doors - part glazed and part panelled externally and TW louvered internally, glazed casement shutters for windows and glazed pivoted shutters for ventilators.		
7.6	STEPS	Coursed laterite construction - exposed.		
7.7	DECO. ELEMENTS & INTERIORS	C.I. railings.		
8.0	TRANSFORMATION			
8.1	FORM	None		
8.2	STRUCTURE	None		
8.3	FINISHES	Plastering and painting of walls.		
9.0	PRESENT STATUS			
9.1	STRUC. STABILITY	Average - needs general repairs in surface finishes and roofing.		
9.2	MAINTENANCE	Average		
10.0	REMARKS			
10.1	CONSERVATION & DEVELOPMENT	In spite of being used as a company holiday home the main building is not well looked after. Present use of the structures may continue. Scope for additions in the rear. Additions and alterations should be sensitively dealt with.		

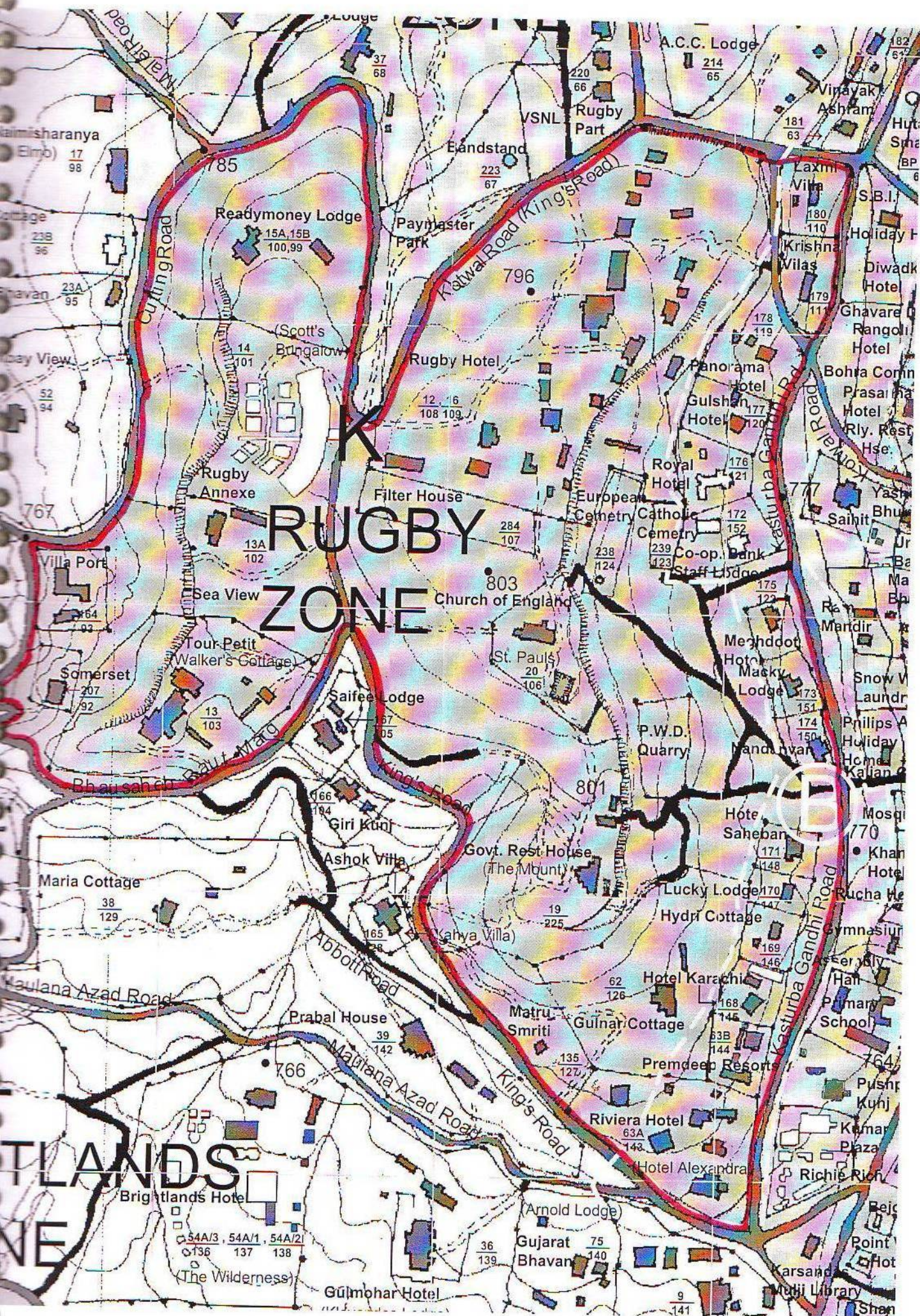
LOCATION	PIN	MH/RA/410102/J-03/(0)/2000	GREENWOOD	
		CARD		J-03/(0)
		GRADE		III
		ZONE		LOUISA POINT
		ZONE REF.		J 03
		CO-ORD.		D,18
		PLOT #		151
		SURVEY #		88
1.0	NAME OF THE PROPERTY			
1.1	NAME	GREENWOOD		
1.2	HISTORIC NAME	GREENWOOD		
1.3	BUILT IN	1854 -1900		
2.0	AREA (SQ. MTS.)			
2.1	PLOT AREA	13220.20		
2.2	BUILT-UP AREA	512.87 + 93.50		
3.0	APPROACH			
3.1	ACCESS	Cobbled path off Upper Louisa road.		
3.2	DIST. FR. RLY. STN.	2.00 kms.		
4.0	OWNERSHIP			
4.1	PAST OWNER(S)	R. P. Sunderwalla		
4.2	PRESENT OWNER(S)	Dadi Ardeshir Gandhi		
4.3	LEASE STATUS	01.05.1956 to 31.04.1986		
5.0	USAGE			
5.1	PAST USAGE	Residential		
5.2	PRESENT USAGE	Residential		
6.0	LISTING CRITERIA & REFERENCE			
6.1	ARCHITECTURAL DESCRIPTION	The layout consists of the main bungalow, servants' quarters and remnants of a formal garden to the east. The west facing single storeyed bungalow has typical symmetrical planform with a central living room, bedrooms on either side and a continuous verandah on all four sides. Due to the topography of the site the building is set on a high plinth and therefore the verandah at many places is approached by a long flight of steps. The main rooms are double height with clerestorey windows and a hipped roof while the verandahs have detached lean-to-roofs at a lower level. The verandah on the south is enclosed and converted into rooms. The structure is in a bad state due to lack of maintenance, inappropriate attempts of repairs and thoughtless extensions.		
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=C HISTORIC INTEGRITY=C HISTORIC CONTEXT=B		
6.3	FINAL GRADE	III		
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant		
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys		
7.0	ARCHITECTURAL SYSTEMS IN THE STRUCTURE			
7.1	FOUND. & PLINTH	Stepped laterite found. Plinth in coursed laterite - exposed and heavily buttressed		
7.2	WALLS	Loadbearing in coursed laterite, plastered and painted externally and internally.		
7.3	FLOOR	Lime concrete floor with Minton tiles and china mosaic.		
7.4	ROOF	TW purlin rafter roof structure with G.I. sheets.		
7.5	OPENINGS	Semicircular relieving arched openings with rectangular TW frames, glazed casement shutters for windows and double leaf part glazed and part panelled shutters for doors.		
7.6	STEPS	Coursed laterite construction - exposed.		
7.7	DECO. ELEMENTS & INTERIORS	C.I. railings, TW fascia board at eaves.		
8.0	TRANSFORMATION			
8.1	FORM	East side verandah converted into rooms.		
8.2	STRUCTURE	Plinth strengthened by heavy buttresses.		
8.3	FINISHES	Plastering and painting external walls.		
9.0	PRESENT STATUS			
9.1	STRUC. STABILITY	Unstable because of vertical cracks extending from plinth to roof.		
9.2	MAINTENANCE	Extremely poor.		
10.0	REMARKS			
10.1	CONSERVATION & DEVELOPMENT	Though the structure has a sound architectural character and historic value, its present structural condition may not permit adaptive re-use without major renovation. Attached or detached add-ons may be permitted retaining the original building.		

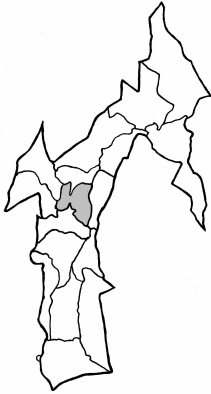

LOCATION		PIN	MH/RA/410102/J-04/(0)/2000	KHUSHROO LODGE	
			CARD	J-04/(0)	
			GRADE	II-B	
			ZONE	LOUISA POINT	
			ZONE REF.	J 04	
			CO-ORD.	D,18	
			PLOT #	152	
			SURVEY #	89	
1.0 NAME OF THE PROPERTY					
1.1	NAME	KHUSHROO LODGE			
1.2	HISTORIC NAME	NEW KRISHNA LODGE			
1.3	BUILT IN	1854 - 1900			
2.0 AREA (SQ. MTS.)					
2.1	PLOT AREA	7238.50			
2.2	BUILT-UP AREA	496.66			
3.0 APPROACH					
3.1	ACCESS	Cobbled path off Upper Louisa road and Lower Louisa road.			
3.2	DIST. FR. RLY. STN.	1.70 kms.			
4.0 OWNERSHIP					
4.1	PAST OWNER(S)	Nusserwanji Dadabhoy / Vithal Purushottam / N. Vithal, K. Narotam & B. Narotam / Anant Sthalekar & V. J. Divecha			
4.2	PRESENT OWNER(S)	Vijay Kanodia			
4.3	LEASE STATUS	01.05.1956 to 30.04.1986			
5.0 USAGE					
5.1	PAST USAGE	Residential			
5.2	PRESENT USAGE	Holiday Camp			
6.0 LISTING CRITERIA & REFERENCE					
6.1	ARCHITECTURAL DESCRIPTION	Set on terraces levelled off from a sloping site and respecting the natural topography, the layout consists of a main bungalow, servants' quarters and remnants of a formal garden. The main bungalow is typical and symmetrical along a central axis with a central living room, flanked on both sides by two bedrooms and a full length front verandah which also wraps around the building along the sides. Owing to the sloping topography the bungalow has a substantially high plinth in the front and a minimal plinth in the rear. Originally the bungalow also had a full length rear verandah which has now been completely enclosed to create a row of additional rooms along this facade. The main rooms are double height with clerestorey windows and a hipped roof. All along the verandah is a lean-to-roof with hipped ends intercepted in the front centrally by a gable ended projection over the entrance.			
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=C HISTORIC INTEGRITY=B HISTORIC CONTEXT=B			
6.3	FINAL GRADE	II-B			
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant			
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys			
7.0 ARCHITECTURAL SYSTEMS IN THE STRUCTURE					
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - exposed and pointed.			
7.2	WALLS	Loadbearing in coursed laterite, plastered and painted externally and internally.			
7.3	FLOOR	Minton tiles and china mosaic flooring.			
7.4	ROOF	TW purlin rafter roof structure with G. I. sheets boarding.			
7.5	OPENINGS	Semicircular relieving arched openings with rectangular TW frames, glazed casement shutters for windows and part glazed and part timber panelled shutters for doors.			
7.6	STEPS	Coursed laterite construction, exposed and pointed.			
7.7	DECO. ELEMENTS & INTERIORS	None			
8.0 TRANSFORMATION					
8.1	FORM	Complete rear verandah enclosed to accommodate rooms.			
8.2	STRUCTURE	Walls erected and roof extended on rear verandah to create rooms.			
8.3	FINISHES	Plastering and painting of walls.			
9.0 PRESENT STATUS					
9.1	STRUC. STABILITY	Fair			
9.2	MAINTENANCE	Fair			
10.0 REMARKS					
10.1	CONSERVATION & DEVELOPMENT	Presently the property is being used as camping resort and is developed for adventure sports. This activity is suitable for the place, however, care must be taken to ensure that further developments on the site do not involve tree cutting or other activities detrimental to the forest cover and natural topography of the area.			

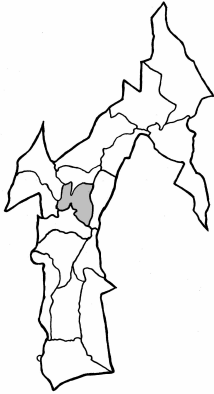

LOCATION		PIN	MH/RA/410102/J-05/(0)/2000	ROBERTSON'S BUNGALOW	
			CARD	J-05/(0)	
			GRADE	II-B	
			ZONE	LOUISA POINT	
			ZONE REF.	J 05	
			CO-ORD.	D,19	
			PLOT #	18	
			SURVEY #	130	
1.0 NAME OF THE PROPERTY					
1.1	NAME	ROBERTSON'S BUNGALOW			
1.2	HISTORIC NAME	ATRINILAYA / RROBERTSON'S BUNGALOW / THE GRANGE			
1.3	BUILT IN	Prior to 1867			
2.0 AREA (SQ. MTS.)					
2.1	PLOT AREA	28935.10			
2.2	BUILT-UP AREA	596.14			
3.0 APPROACH					
3.1	ACCESS	Cobbled path off Lower Louisa road, Upper Louisa road and Bhausahab Raut marg.			
3.2	DIST. FR. RLY. STN.	1.50 kms.			
4.0 OWNERSHIP					
4.1	PAST OWNER(S)	Mr. Robertson I.C.S. / Merwanji Rustomji Dalal / Shirinbai M. Dalal			
4.2	PRESENT OWNER(S)	Annasaheb or Shrikant Shamrao Bhalekar (leaseholder), Jayantilal Vikram Singh (present user)			
4.3	LEASE STATUS	01.05.1953 to 30.04.1983 (transfer without permission)			
5.0 USAGE					
5.1	PAST USAGE	Residential			
5.2	PRESENT USAGE	Residential			
6.0 LISTING CRITERIA & REFERENCE					
6.1	ARCHITECTURAL DESCRIPTION	<p>The site is approached by winding cobbled pathways from three major roads. The layout consists of a main bungalow, servants' quarters and well defined sensitively landscape outdoor areas making the most of the topography and the existing trees. A well paved pathway from the entrance gate leads to a simple very modernistic entrance portico on the southern end of the verandah. The west facing main bungalow is a typically symmetrical, linear, single storeyed building with a single hipped roof over the entire building. The planform consists of the central living room flanked on two sides by two bedrooms, and a full length front verandah. The front facade of the living room has a profile of two half-hexagonal projections which highlight the main entrance doors. In the centre of the long verandah is a flight of semi-circular steps which leads down to the well paved courtyard and further to the tree house atop a mango tree with sprawling foliage. The tree house built in timber is reached by a flight of exposed laterite steps.</p>			
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=A HISTORIC INTEGRITY=B HISTORIC CONTEXT=B			
6.3	FINAL GRADE	II-B			
6.4	LISTED/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant			
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys			
7.0 ARCHITECTURAL SYSTEMS IN THE STRUCTURE					
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite exposed and pointed.			
7.2	WALLS	Loadbearing in coursed laterite, pointed and painted externally and plastered and painted internally.			
7.3	FLOOR	Minton tiles laid on lime concrete sub-grade.			
7.4	ROOF	TW purlin rafter purlin rafter roof, covered with G.I. sheets.			
7.5	OPENINGS	Semicircular arched openings with TW frames and double leaf glazed shutters. Arched portion above the frames enclosed with timber or brick masonry with square or circular openings.			
7.6	STEPS	Coursed laterite construction with flush pointing on semicircular and straight profile.			
7.7	DECO. ELEMENTS & INTERIORS	C.I. railings			
8.0 TRANSFORMATION					
8.1	FORM	Entrance portico added. Landscaping and tree house developed later.			
8.2	STRUCTURE	Plinth consolidated at some locations.			
8.3	FINISHES	Pointing done at a later date. Mangalore tile roofing replaced by G.I. sheets.			
9.0 PRESENT STATUS					
9.1	STRUC. STABILITY	Good			
9.2	MAINTENANCE	Excellent			
10.0 REMARKS					
10.1	CONSERVATION & DEVELOPMENT	An outstanding example of a well maintained site and building. The cohesive design of the landscape with the tree house is a positive add-on. There is no scope for any extension to the main building. Residential use may continue.			


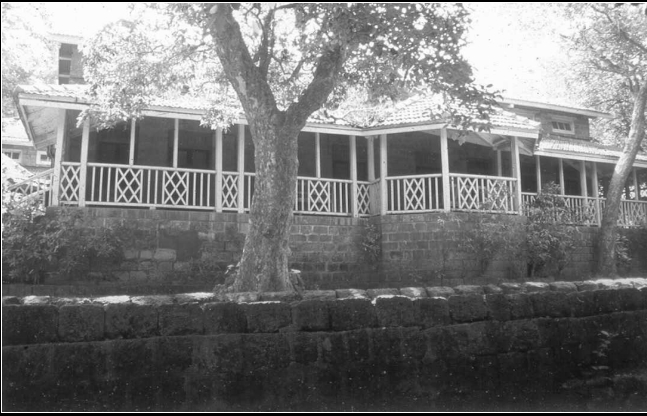
LOCATION		PIN	MH/RA/410102/J-06/(0)/2000	BELLA VISTA	
		CARD		J-06/(0)	
		GRADE		II-B	
		ZONE		LOUISA POINT	
		ZONE REF.		J 06	
		CO-ORD.		D-E,19	
		PLOT #		61	
		SURVEY #		131	
1.0 NAME OF THE PROPERTY					
1.1	NAME	BELLA VISTA			
1.2	HISTORIC NAME	BELLA VISTA			
1.3	BUILT IN	1854 - 1900			
2.0 AREA (SQ. MTS.)					
2.1	PLOT AREA	12241.70			
2.2	BUILT-UP AREA	612.25			
3.0 APPROACH					
3.1	ACCESS	Cobbled path off Hermitage road and Raut marg.			
3.2	DIST. FR. RLY. STN.	1.40 kms.			
4.0 OWNERSHIP					
4.1	PAST OWNER(S)	Jamshedji A. Wadia / B. P. Lalca / Sohrab D. Bastawala / Eruch Jehangir Nariman			
4.2	PRESENT OWNER(S)	Hoshi Jehangir Nariman			
4.3	LEASE STATUS	01.05.1953 to 30.04.1983			
5.0 USAGE					
5.1	PAST USAGE	Residential			
5.2	PRESENT USAGE	Residential			
6.0 LISTING CRITERIA & REFERENCE					
6.1	ARCHITECTURAL DESCRIPTION	<p>Situated on an irregular shaped plot generally sloping westwards the layout consists of a main bungalow, a guest block to the north west and a couple of ancillary structures in the east. The bungalow is approached from the west by a winding cobbled pathway which is lined with marble planters of exquisite designs and shapes. The west facing single storeyed main bungalow is slightly asymmetrical in planform with a central living room flanked on both sides by two bedrooms in a double layered fashion. The living room projects out substantially in front and the full length front verandah wraps around this projection and also extends out a little beyond the building on the north. The hipped roof over the building is intercepted centrally in front by a hipped end projection over the projecting living room and verandah. The south-east facing single storeyed guest block has a very simple linear planform with rooms in a row accessed from a full length front verandah and a hipped roof. Both buildings are set amidst thick vegetation of trees and shrubs.</p>			
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=C HISTORIC INTEGRITY=B HISTORIC CONTEXT=B			
6.3	FINAL GRADE	II-B			
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant			
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys			
7.0 ARCHITECTURAL SYSTEMS IN THE STRUCTURE					
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - exposed and pointed.			
7.2	WALLS	Loadbearing in coursed laterite, exposed and pointed. Front elevations painted and joints rendered in white painted.			
7.3	FLOOR	Shahabad stone tiles in the main building and Minton tiles in the guest block.			
7.4	ROOF	TW purlin rafter roof with G.I. sheets roofing.			
7.5	OPENINGS	Segmental relieving arched openings with rectangular TW frames, glazed casement shutters for windows and double leaf shutters for doors - outer shutters part glazed and part timber panelled and inner shutters timber louvered.			
7.6	STEPS	Coursed laterite construction, exposed and pointed.			
7.7	DECO. ELEMENTS & INTERIORS	C.I. railing of guest block and exquisitely carved marble planters in the garden.			
8.0 TRANSFORMATION					
8.1	FORM	None			
8.2	STRUCTURE	None			
8.3	FINISHES	Painting of front façade walls.			
9.0 PRESENT STATUS					
9.1	STRUC. STABILITY	Good			
9.2	MAINTENANCE	Good			
10.0 REMARKS					
10.1	CONSERVATION & DEVELOPMENT	Structure are in good condition and setting has been maintained. Ideal for residential use. No additions to be allowed in the west. Detached additions may be allowed in the east provided they relate sensitively to the existing structures in form, scale and treatment.			

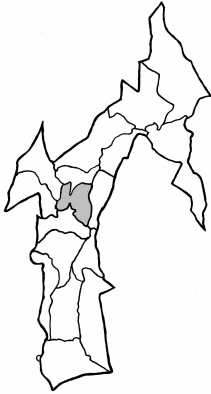

LOCATION	PIN	MH/RA/410102/J-07/(0)/2000	RUBY HALL	
			CARD	J-07/(0)
			GRADE	II-B
			ZONE	LOUISA POINT
			ZONE REF.	J 07
			CO-ORD.	D,20
			PLOT #	45
			SURVEY #	132
1.0	NAME OF THE PROPERTY			
1.1	NAME	RUBY HALL		
1.2	HISTORIC NAME	RUBY HALL		
1.3	BUILT IN	1854 - 1900		
2.0	AREA (SQ. MTS.)			
2.1	PLOT AREA	6070.30		
2.2	BUILT-UP AREA	628.00		
3.0	APPROACH			
3.1	ACCESS	Cobbled path off Lower Louisa road.		
3.2	DIST. FR. RLY. STN.	1.60 kms.		
4.0	OWNERSHIP			
4.1	PAST OWNER(S)	Nanabhai Talakchand / Babubhai Sabalchand		
4.2	PRESENT OWNER(S)	Jitendra Babubhai Sabalchand		
4.3	LEASE STATUS	01.05.1921 to 31.04.2020		
5.0	USAGE			
5.1	PAST USAGE	Residential		
5.2	PRESENT USAGE	Residential		
6.0	LISTING CRITERIA & REFERENCE			
6.1	ARCHITECTURAL DESCRIPTION	<p>The topography of the site is rather undulating and generally slopes towards the south-west as a result of which the front of the building has a very high plinth. The layout consists of a main bungalow, two ancillary buildings, a toilet block and a caretaker's shop at the entrance gate. Towards the lower western end of the site is a private point overlooking the view of echo point, Louisa point and the valley in the west. The main bungalow has a typical symmetrical planform with a central living room flanked by two bedrooms on either side and a full length front verandah. The verandah has a small, squarish, projecting porch in the centre which is actually more or less just a landing and serves as the culmination point of an elaborate flight of bifurcating stairs. The gable ended pitched roof is intercepted centrally in front by a gable ended projection over the entrance porch.</p>		
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=C HISTORIC INTEGRITY=A HISTORIC CONTEXT=B		
6.3	FINAL GRADE	II-B		
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant		
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys		
7.0	ARCHITECTURAL SYSTEMS IN THE STRUCTURE			
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - plastered and painted.		
7.2	WALLS	Loadbearing in coursed laterite, plastered and painted.		
7.3	FLOOR	Minton tiles flooring.		
7.4	ROOF	TW purlin rafter roof structure with G.I. sheets roofing.		
7.5	OPENINGS	Semicircular relieving arched openings with rectangular TW frames, part glazed and part timber panelled shutters for windows and timber panelled shutters for doors both with glazed ventilators.		
7.6	STEPS	Coursed laterite construction, elaborate, bifurcated flight of steps for entrance.		
7.7	DECO. ELEMENTS & INTERIORS	C.I. railings on verandah.		
8.0	TRANSFORMATION			
8.1	FORM	None		
8.2	STRUCTURE	None		
8.3	FINISHES	Plastering and painting of walls.		
9.0	PRESENT STATUS			
9.1	STRUC. STABILITY	Fair		
9.2	MAINTENANCE	Fabric showing signs of neglect.		
10.0	REMARKS			
10.1	CONSERVATION & DEVELOPMENT	Building is in regular use as residence but poorly maintained. Unique location but unused to its fullest potential. No scope for attached or detached additions or extensions.		

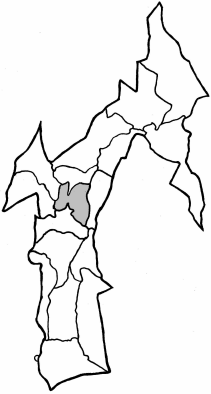



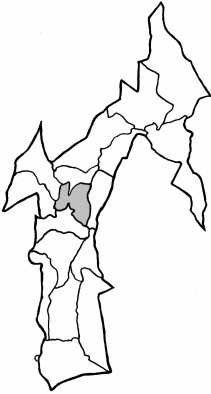

LOCATION	PIN	MH/RA/410102/K-01/(0)/2000	READYMONEY LODGE	
			CARD	K-01/(0)
			GRADE	II-A
			ZONE	RUGBY
			ZONE REF.	K 01
			CO-ORD.	F,17
			PLOT #	15A, 15B
			SURVEY #	100, 99
1.0	NAME OF THE PROPERTY			
1.1	NAME	READYMONEY LODGE		
1.2	HISTORIC NAME	STONEHENGE		
1.3	BUILT IN	1853		
2.0	AREA (SQ. MTS.)			
2.1	PLOT AREA	14857.50 + 8294.10		
2.2	BUILT-UP AREA	695.00 + 146.00		
3.0	APPROACH			
3.1	ACCESS	Cobbled path off Malet road.		
3.2	DIST. FR. RLY. STN.	0.75 kms.		
4.0	OWNERSHIP			
4.1	PAST OWNER(S)	Hon. Arthur Malet / Lady Sassoon / Sir Cawasji Jehangir		
4.2	PRESENT OWNER(S)	Lady Jinohirji Jehangir (plt. no.100) & Kavji Agre (plt. no. 99)		
4.3	LEASE STATUS	01.05.1919 to 30.04.2018		
5.0	USAGE			
5.1	PAST USAGE	Residential		
5.2	PRESENT USAGE	Residential		
6.0	LISTING CRITERIA & REFERENCE			
6.1	ARCHITECTURAL DESCRIPTION	Set on the Rugby plateau the layout consists of a main bungalow, servants' quarters, stables, a large open foreground (used for riding) and a thickly wooded rear ground. The bungalow is asymmetrical and partly double storeyed with a unique planform and the appearance of a typical English villa with Gothic influence. The bungalow has a central core containing the living in the northern corner, dining in the western corner and two bedrooms in the other two corners. On the northern corner is a projecting octagonal double storeyed bedroom while on the eastern corner is a semi-detached projecting square bedroom (a later addition). Concentric around the central core is a passage containing toilets and dressing rooms attached to the bedrooms, a store room, a pantry and the rest forms verandahs on the north-west, south-west and north-east (later addition on existing plinth). The north-western verandah has a small squarish entrance porch while the north-eastern verandah has a projecting octagonal sit-out. The building has a central gable ended pitched roof with chimney stacks, lean-to-roofs with hipped ends on the verandahs and octagonal hipped roofs over the octagonal bedroom and porch.		
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=A HISTORIC INTEGRITY=B HISTORIC CONTEXT=A		
6.3	FINAL GRADE	II-A		
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant		
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys		
7.0	ARCHITECTURAL SYSTEMS IN THE STRUCTURE			
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - exposed and pointed.		
7.2	WALLS	Loadbearing in coursed laterite, part red mud plastered and part plastered and painted.		
7.3	FLOOR	Minton tiles flooring in the verandah and encaustic tiles flooring in the interior.		
7.4	ROOF	Part TW trussed & part TW purlin rafter roof with manglore tiles roofing over rooms & G.I. sheets over verandah.		
7.5	OPENINGS	Rectangular openings with TW frames, glazed casement shutters for windows and part glazed and part timber panelled shutters for doors with the exception of a couple of a doors on the gr. flr. of the tower which are pointed Gothic arched openings and a projecting balcony on the first flr. designed with typical Gothic features.		
7.6	STEPS	Coursed laterite construction for entrance steps and a C.I. external spiral staircase leading to the upper floor.		
7.7	DECO. ELEMENTS & INTERIORS	Pointed Gothic and trifoliate arches in Porbunder stone, decorative glazing in ventilators with sash bars forming Gothic patterns, vaulted ceiling and terracotta chimney stacks.		
8.0	TRANSFORMATION			
8.1	FORM	Rear open terrace converted into covered verandah and bedroom in the north-east corner is a later addition.		
8.2	STRUCTURE	Structural additions to accommodate the roof of the rear verandah and bedroom in the north-east corner.		
8.3	FINISHES	Plastering and painting of walls.		
9.0	PRESENT STATUS			
9.1	STRUC. STABILITY	Fair		
9.2	MAINTENANCE	Fair (but fabric shows some signs of neglect)		
10.0	REMARKS			
10.1	CONSERVATION & DEVELOPMENT	Has immense historical importance as one of the first five structures built in Matheran and the most authentically preserved property with a large amount of Gothic influence. The setting of the structure with planned areas for horse riding and other activities is also equally important. No attached additions should be allowed and detached additions should respect the form, scale and treatment of the existing building and its landscape.		

LOCATION	PIN	MH/RA/410102/K-02/(0)/2000	SEA VIEW	
		CARD	K-02/(0)	
		GRADE	II-B	
		ZONE	RUGBY	
		ZONE REF.	K 02	
		CO-ORD.	F,18	
		PLOT #	13A	
		SURVEY #	102	
1.0	NAME OF THE PROPERTY			
1.1	NAME	SEA VIEW (POLICE WIRELESS OFFICE)		
1.2	HISTORIC NAME	SEA VIEW		
1.3	BUILT IN	1854 - 1900		
2.0	AREA (SQ. MTS.)			
2.1	PLOT AREA	10055.80		
2.2	BUILT-UP AREA	670.54 + 168.82		
3.0	APPROACH			
3.1	ACCESS	Cobbled path from Malet road.		
3.2	DIST. FR. RLY. STN.	0.80 kms.		
4.0	OWNERSHIP			
4.1	PAST OWNER(S)	Sir Sassoon Jacob David / P. V. David		
4.2	PRESENT OWNER(S)	Police (Government)		
4.3	LEASE STATUS			
5.0	USAGE			
5.1	PAST USAGE	Residential		
5.2	PRESENT USAGE	Wireless office		
6.0	LISTING CRITERIA & REFERENCE			
6.1	ARCHITECTURAL DESCRIPTION	The layout consists of a main bungalow with a wing to the north and shacks for servants' quarters set on terraces levelled off from a site sloping westwards. On the east is a formal garden enclosed in a hedge while on the west immediately after the building is a steep drop. The west facing single storeyed main bungalow was built in place of an older bungalow (much smaller in size) and the double storeyed wing next to it connected through the front verandah was built later. The main bungalow has a typical symmetrical planform with a central living room flanked on both sides by two bedrooms in a double layered fashion and a full length front verandah with a central projecting half octagonal porch. The living room projects out in the rear and a verandah wraps around its projection on all three sides. The living room is double height with clerestorey windows and a hipped roof and the other rooms have separate hipped roofs. The northern wing is in half timber construction and the upper floor is known to have a glorious view when it was built. The lower floor has bay window projections on the front and rear facades and a hipped roof.		
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=B HISTORIC INTEGRITY=B HISTORIC CONTEXT=B		
6.3	FINAL GRADE	II-B		
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant		
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys		
7.0	ARCHITECTURAL SYSTEMS IN THE STRUCTURE			
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - plastered and painted.		
7.2	WALLS	Loadbearing in coursed laterite, plastered and painted externally and internally.		
7.3	FLOOR			
7.4	ROOF	TW purlin rafter roof structure with G.I. sheets.		
7.5	OPENINGS	Segmental relieving arched openings with projecting keystones, rectangular TW framed openings with glazed casement shutters for windows. Segmental arched openings on the bay windows.		
7.6	STEPS	Coursed laterite construction entrance steps and internal dog leg staircase in timber.		
7.7	DECO. ELEMENTS & INTERIORS	Timber railing on verandah.		
8.0	TRANSFORMATION			
8.1	FORM	Internal rooms subdivided to create smaller rooms by means of brick partition walls.		
8.2	STRUCTURE	None		
8.3	FINISHES	Plastering and painting of walls.		
9.0	PRESENT STATUS			
9.1	STRUC. STABILITY	Fair		
9.2	MAINTENANCE	Good		
10.0	REMARKS			
10.1	CONSERVATION & DEVELOPMENT	Attached or detached additions or extensions if necessary should not obstruct the view of the structure from Kotwal road and the view from the upper storey of the structure. These should also relate sensitively to the form, scale and treatment of the existing structure.		

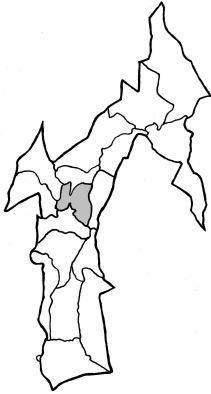

LOCATION	PIN	MH/RA/410102/K-03/(0)/2000	VILLA PORT	
			CARD	K-03/(0)
			GRADE	II-B
			ZONE	RUGBY
			ZONE REF.	K 03
			CO-ORD.	E,18-19
			PLOT #	164
			SURVEY #	93
1.0	NAME OF THE PROPERTY			
1.1	NAME	VILLA PORT		
1.2	HISTORIC NAME	VILLA PORT		
1.3	BUILT IN	1901 - 1945		
2.0	AREA (SQ. MTS.)			
2.1	PLOT AREA	2934.00		
2.2	BUILT-UP AREA	456.52		
3.0	APPROACH			
3.1	ACCESS	Cobbled path off Cutting road.		
3.2	DIST. FR. RLY. STN.	1.50 kms.		
4.0	OWNERSHIP			
4.1	PAST OWNER(S)	Balkrishna Vasudev Pandurang / Trustee Hon. Justice Keshavrao B. Vasudev, S. K. Vasudev, Mina S. Vasudev		
4.2	PRESENT OWNER(S)	Sumant K. Vasudev		
4.3	LEASE STATUS	16.04.1912 to 15.04.2011		
5.0	USAGE			
5.1	PAST USAGE	Residential		
5.2	PRESENT USAGE	Residential		
6.0	LISTING CRITERIA & REFERENCE			
6.1	ARCHITECTURAL DESCRIPTION	Set on a plot gradually sloping westwards, the layout consists of a main bungalow, servants' quarters and well kept terraced landscape complimentary to the natural topography and vegetation. The west facing single storeyed main bungalow was originally 'L'-shaped in planform with the western arm being made up of a central living room flanked on both sides by two bedrooms and full length front (with a central projecting half-octagonal porch) and rear verandahs. The southern arm is made up of ancillary rooms and a north facing verandah overlooking into the courtyard. To the north of the building and connected to it is a detached bedroom added at a later date making the overall form of the building 'C'-shaped. The bedroom has a west facing verandah with a central half-octagonal porch and a south facing verandah looking into the courtyard. This bedroom is a sensitive add-on blending with the character of the original building. The main rooms and the new bedroom are double height with clerestorey windows and a hipped roof and pyramidal roof respectively while the rest of the building has a gable ended pitched roof.		
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=B HISTORIC INTEGRITY=A HISTORIC CONTEXT=C		
6.3	FINAL GRADE	II-B		
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant		
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys		
7.0	ARCHITECTURAL SYSTEMS IN THE STRUCTURE			
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - exposed and pointed.		
7.2	WALLS	Loadbearing in coursed laterite, exposed and pointed externally and plastered and painted internally.		
7.3	FLOOR	Hexagonal patterned Minton tiles flooring.		
7.4	ROOF	TW purlin rafter roof structure with mangalore tiles roofing.		
7.5	OPENINGS	Rectangular openings with TW frames, glazed casement shutters for windows and part glazed and part timber panelled shutters for doors.		
7.6	STEPS	Coursed laterite construction, plastered.		
7.7	DECO. ELEMENTS & INTERIORS	Timber railings on verandah.		
8.0	TRANSFORMATION			
8.1	FORM	Bedroom in the north is a later addition.		
8.2	STRUCTURE	None		
8.3	FINISHES	Pointing of walls.		
9.0	PRESENT STATUS			
9.1	STRUC. STABILITY	Good		
9.2	MAINTENANCE	Good		
10.0	REMARKS			
10.1	CONSERVATION & DEVELOPMENT	Excellent structure and well kept landscape contributing significantly to the townscape character of Matheran. Conducive for residential use. No scope for additions or extensions.		

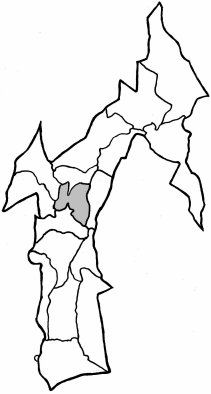

LOCATION	PIN	MH/RA/410102/K-04/(0)/2000	SOMERSET	
			CARD	K-04/(0)
			GRADE	III
			ZONE	RUGBY
			ZONE REF.	K 04
			CO-ORD.	E,19
			PLOT #	207
			SURVEY #	92
1.0	NAME OF THE PROPERTY			
1.1	NAME	SOMERSET		
1.2	HISTORIC NAME	SUMMERSEAT		
1.3	BUILT IN	1901 - 1945		
2.0	AREA (SQ. MTS.)			
2.1	PLOT AREA	1188.80		
2.2	BUILT-UP AREA	311.87		
3.0	APPROACH			
3.1	ACCESS	Cobbled path off road joining Bhausahab Raut marg and Upper Louisa road.		
3.2	DIST. FR. RLY. STN.	1.40 kms.		
4.0	OWNERSHIP			
4.1	PAST OWNER(S)	Peshotan Framji Cooper		
4.2	PRESENT OWNER(S)	Dinaz Cooper		
4.3	LEASE STATUS	26.04.1912 to 15.04.2011		
5.0	USAGE			
5.1	PAST USAGE	Residential		
5.2	PRESENT USAGE	Residential		
6.0	LISTING CRITERIA & REFERENCE			
6.1	ARCHITECTURAL DESCRIPTION	<p>Situated on a small plot steeply sloping from east to west, the layout consists of a main bungalow and an ancillary structure attached to it. The west facing partly double storeyed main bungalow has a typical linear planform with rooms in a row and a full length front verandah. One of the rooms to the north has an upper storey with a room (like a viewing tower). The concrete structural members added to support this upper floor are rather out of scale and look extremely bulky for the moderately sized old structure. The main rooms of the old building are double storeyed with clerestorey windows and a hipped roof while the verandah has a lean-to-roof with hipped ends and a gable ended projection in the centre over the entrance porch. The room on the upper floor has continuous glazing on all four facades and is topped with a low pitched pyramidal hipped.</p>		
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=C HISTORIC INTEGRITY=C HISTORIC CONTEXT=C		
6.3	FINAL GRADE	III		
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant		
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys		
7.0	ARCHITECTURAL SYSTEMS IN THE STRUCTURE			
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - plastered and painted.		
7.2	WALLS	Loadbearing in coursed laterite, plastered and painted.		
7.3	FLOOR			
7.4	ROOF	TW purlin rafter roof structure with G.I. sheets covering.		
7.5	OPENINGS	Segmental relieving arched openings with TW frames, glazed casement shutters for windows, part glazed and part TW panelled shutters for doors and glazed clerestorey windows on the ground floor. Rectangular openings with TW frames and glazed casement shutters for windows on first floor.		
7.6	STEPS	Coursed laterite construction, plastered and painted.		
7.7	DECO. ELEMENTS & INTERIORS	None		
8.0	TRANSFORMATION			
8.1	FORM	Addition of first floor on part of the building.		
8.2	STRUCTURE	Addition of concrete columns to support first floor.		
8.3	FINISHES	Plastering and painting of walls.		
9.0	PRESENT STATUS			
9.1	STRUC. STABILITY	Needs structural repair.		
9.2	MAINTENANCE	Poor		
10.0	REMARKS			
10.1	CONSERVATION & DEVELOPMENT	<p>Insensitive addition of the first floor to a historic structure destroying the original intended form and scale of the built form resulting in the loss historic integrity. No scope for further additions or extensions. The old building needs maintenance and structural repairs.</p>		

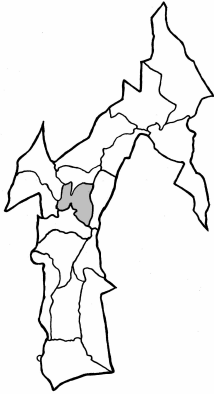

LOCATION		PIN	MH/RA/410102/K-05/(0)/2000	TOUR PETIT	
			CARD		K-05/(0)
			GRADE		II-A
			ZONE		RUGBY
			ZONE REF.		K 05
			CO-ORD.		E-F,19
			PLOT #		13
			SURVEY #		103
1.0 NAME OF THE PROPERTY					
1.1	NAME	TOUR PETIT			
1.2	HISTORIC NAME	WALKER'S COTTAGE			
1.3	BUILT IN	Walker's Cottage (before 1858) / Yum Yum (1880's) / Tower and central portion (1900)			
2.0 AREA (SQ. MTS.)					
2.1	PLOT AREA	14492.80			
2.2	BUILT-UP AREA	1436.47			
3.0 APPROACH					
3.1	ACCESS	Cobbled path off Bhausahab Raut marg.			
3.2	DIST. FR. RLY. STN.	1.15 kms.			
4.0 OWNERSHIP					
4.1	PAST OWNER(S)	Captain Walker / Shakur Abraham / Avnabai Framji Petit / Sir Dinshaw Petit and Trustee Hamabai J. K. Mehta			
4.2	PRESENT OWNER(S)	Maneckji Dhanjibhai Petit			
4.3	LEASE STATUS	01.05.1914 to 30.04.2013			
5.0 USAGE					
5.1	PAST USAGE	Residential			
5.2	PRESENT USAGE	Holiday Camp			
6.0 LISTING CRITERIA & REFERENCE					
6.1	ARCHITECTURAL DESCRIPTION	Set on a large plot situated on the Rugby plateau the layout consists of the main bungalow, kitchen and store, servants' quarters, stables and remnants of formal landscaping. The bungalow has been developed in stages over the years. The part on the extreme southern end is the original bungalow - Walker's Cottage which was one of the first five bungalows on the hill. This simple and symmetrical cottage consisted of a central living room projecting in front as a half-hexagon, flanked on both sides by a bedroom and a front verandah with a half-hexagonal central projecting porch. An independent block to north called Yum Yum was added later consisting of a hall, dining and kitchen. The Petits then constructed the central portion of the building with a viewing tower. The magnificent tower with an adjoining circular shaft housing the spiral staircase has been treated in Norman Romanesque style with features representing a blend of Italian and English Gothic castle architecture. The tower gives the bungalow its castle-like grandeur and dominates the skyline of Matheran. The entire structure is bound together by a continuous verandah running along the north-western facade. The multiple hipped roofs correspond to its structural divisions.			
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=A HISTORIC INTEGRITY=B HISTORIC CONTEXT=A			
6.3	FINAL GRADE	II-A			
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant			
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys			
7.0 ARCHITECTURAL SYSTEMS IN THE STRUCTURE					
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - exposed and pointed.			
7.2	WALLS	Loadbearing in coursed laterite, partly exposed and partly plastered and painted externally and internally.			
7.3	FLOOR	Minton tiles flooring in verandah and encaustic tiles flooring in some rooms and china mosaic flooring in some rooms.			
7.4	ROOF	TW purlin rafter roof with mangrove tiles roofing (partly) & G.I. sheets roofing (partly). False ceiling in Zinc sheets.			
7.5	OPENINGS	Semicircular arched openings with TW frames, glazed shutters for windows and part glazed and part glazed part timber panelled shutters for doors and glazed ventilators. All glazing is made up of sash bars forming geometrical and Gothic patterns with coloured glass. Tower has pointed Gothic relieving arched glazed openings.			
7.6	STEPS	Coursed laterite construction, exposed and pointed.			
7.7	DECO. ELEMENTS & INTERIORS	C.I. railings, all glazing is made up of sash bars forming geometrical and Gothic patterns with coloured glass, plaster-of-Paris mouldings on the ceilings of the rooms, tower embellishments and stone planters in the surrounding landscape.			
8.0 TRANSFORMATION					
8.1	FORM	None			
8.2	STRUCTURE	None			
8.3	FINISHES	Plastering and painting of walls.			
9.0 PRESENT STATUS					
9.1	STRUC. STABILITY	Fair but ceiling of tower deteriorating and needs repair.			
9.2	MAINTENANCE	Fair			
10.0 REMARKS					
10.1	CONSERVATION & DEVELOPMENT	Unique planform and architectural character. A landmark building contributing to the skyline of Matheran. Needs urgent structural repairs and maintenance especially the access and roof structure of the viewing tower. Ideal for use as a holiday home. Attached additions should not be permitted.			

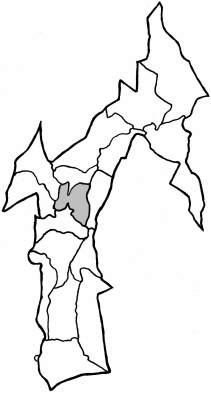

LOCATION		PIN	MH/RA/410102/K-06/(0)/2000	CHURCH OF ENGLAND	
				CARD	K-06/(0)
				GRADE	II-A
				ZONE	RUGBY
				ZONE REF.	K 06
				CO-ORD.	G,19
				PLOT #	20
				SURVEY #	106
1.0 NAME OF THE PROPERTY					
1.1	NAME	CHURCH OF ENGLAND (ST. PAUL'S CHURCH)			
1.2	HISTORIC NAME	CHURCH OF ENGLAND (ST. PAUL'S CHURCH)			
1.3	BUILT IN	Foundation stone laid in 1858. Consecration in 1865.			
2.0 AREA (SQ. MTS.)					
2.1	PLOT AREA	24176.70			
2.2	BUILT-UP AREA	275.00			
3.0 APPROACH					
3.1	ACCESS	Cobbled path off Malet road.			
3.2	DIST. FR. RLY. STN.	0.75 kms.			
4.0 OWNERSHIP					
4.1	PAST OWNER(S)	The Bishop of Bombay - Trustee			
4.2	PRESENT OWNER(S)	The Bombay Diocesan Trust - Calcutta			
4.3	LEASE STATUS				
5.0 USAGE					
5.1	PAST USAGE	Religious (Church)			
5.2	PRESENT USAGE	Ruins			
6.0 LISTING CRITERIA & REFERENCE					
6.1	ARCHITECTURAL DESCRIPTION	Set on the highest plateau of the Paymaster park neighbourhood, it is a landmark site. The present layout consists of the ruins of the church building, three graves of eth first English deaths in Matheran located on the right of the entrance porch and the caretakers quarters in the north corner of the site. The building in a completely ruinous condition (the roof is absent and the laterite walls partly existing) indicates clearly a cruciform plan with shallow transepts and the vestry alongside the sanctuary. Of the early English style (pure Gothic) with buttresses and pointed lancet arches, the spire is conspicuously missing (not planned in the original scheme). The front entrance porch in grey trap stone is a later addition. The original dry laterite compound wall (forming and intimate boundary) with wicket gates is missing.			
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=A HISTORIC INTEGRITY=B HISTORIC CONTEXT=A			
6.3	FINAL GRADE	II-A			
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant			
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys			
7.0 ARCHITECTURAL SYSTEMS IN THE STRUCTURE					
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite.			
7.2	WALLS	Loadbearing in coursed laterite, plastered externally and internally and buttressed. Entrance porch in grey trap stone.			
7.3	FLOOR	Encaustic & Alabaster patterned floor at Altar and Minton tiles floor in the rest of the structure (visible as remnants).			
7.4	ROOF	Trussed rafter roof with country tiles (no structure exists).			
7.5	OPENINGS	The doors are pointed Gothic (lancet) arched in Porbunder stone (blue basalt). The altar lancet light with tracery details once has stained glass. The semicircular windows with openable shutters had Venetian quarry glass.			
7.6	STEPS	Ruins indicate course laterite steps at porch.			
7.7	DECO. ELEMENTS & INTERIORS	The Altar light and stained glass fixed into stone jambs. A rose window of Gothic pattern in timber frame on the front gable walls. The Altar floor shows remnants of floor in patterned Encaustic and Alabaster tiles.			
8.0 TRANSFORMATION					
8.1	FORM	None			
8.2	STRUCTURE	None			
8.3	FINISHES	None			
9.0 PRESENT STATUS					
9.1	STRUC. STABILITY	Ruins (requires consolidation)			
9.2	MAINTENANCE	Exposed to vandalism (needs security)			
10.0 REMARKS					
10.1	CONSERVATION & DEVELOPMENT	The church layout along with the European cemetery in the adjoining plot below the cliff are a single ownership and deserve to be conserved as consolidated ruins in the form of an archaeology park. The catholic cemetery on the site across may also be a part. This will enhance the character of the Paymaster park neighbourhood.			

LOCATION		PIN	MH/RA/410102/K-07/(0)/2000	RUGBY HOTEL	
			CARD	K-07/(0)	
			GRADE	II-A	
			ZONE	RUGBY	
			ZONE REF.	K 07	
			CO-ORD.	G,16-17-18	
			PLOT #	12, 16, 220	
			SURVEY #	108, 109, 66	
1.0 NAME OF THE PROPERTY					
1.1	NAME	RUGBY HOTEL & RUGBY ANNEXE			
1.2	HISTORIC NAME	RUGBY HOTEL & RUGBY ANNEXE			
1.3	BUILT IN	1881 (main hotel- plt. nos. 12 & 16), 1881 - 1900 (annexe)			
2.0 AREA (SQ. MTS.)					
2.1	PLOT AREA	35776.90 + 15618.30 + 4394.60			
2.2	BUILT-UP AREA	331.00 + 2899.59 + (809.34 + 60.91)			
3.0 APPROACH					
3.1	ACCESS	Cobbled paths from Kasturba Gandhi road, Malet road and Kotwal road.			
3.2	DIST. FR. RLY. STN.	0.30 kms.			
4.0 OWNERSHIP					
4.1	PAST OWNER(S)	M/s. Sohrabji Jehangir and sons. / B. S. Chinoy / Nadir B. Chinoy, J. B. Chinoy, S. N. Chinoy, D. N. Chinoy			
4.2	PRESENT OWNER(S)	M/s. Thacker Holdings Pvt. Ltd.			
4.3	LEASE STATUS	01.05.1966 to 30.04.1996 (plt.108), 01.05.1964 to 30.04.1994 (plt.109), 01.05.1922 to 30.04.2021 (plt. 220)			
5.0 USAGE					
5.1	PAST USAGE	Lodging and Boarding			
5.2	PRESENT USAGE	Lodging and Boarding			
6.0 LISTING CRITERIA & REFERENCE					
6.1	ARCHITECTURAL DESCRIPTION	Of the European hotels Rugby is the oldest, largest and the foremost. Set on the highest plateau (approx. 2630 ft.) it holds a unique setting. It forms a crucial part of the Paymaster park (formerly Rugby plateau) neighbourhood along with other significant buildings of the earlier period. The layout consists of detached bungalows and a dining hall generally facing the west and oriented around a horse riding track and the recently added swimming pool complex. The terraced landscape is well integrated and interlinks the various structures by paved pathways. The single storeyed bungalows are varied in planform, roof profile and detail but cohesive in form and scale. Each block consists of two to four units and has an axially symmetrical and full length front verandah elevation. The roof forms are simple with gable or hipped ends. The dining hall building forms the nucleus of the layout and has an axially asymmetrical full length and projecting verandah front elevation. It has spacious terraced and paved forecourt for outdoor dining.			
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=A HISTORIC INTEGRITY=A HISTORIC CONTEXT=B			
6.3	FINAL GRADE	II-A			
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant			
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys			
7.0 ARCHITECTURAL SYSTEMS IN THE STRUCTURE					
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - pointed and painted.			
7.2	WALLS	Loadbearing in coursed laterite, partly plastered & painted except the dining hall - completely plastered & painted.			
7.3	FLOOR	Dining hall - Minton and red clay tiles. Other buildings - in-situ lime concrete flooring and square red clay tiles.			
7.4	ROOF	Dining hall - trussed rafter roof. Other buildings - TW purlin rafter roof structure both with mangalore tiles roofing.			
7.5	OPENINGS	Dining hall - semicircular arched openings with TW frames, part glazed and part timber panelled double leaf shutters and patterned glazed ventilators. Other buildings - Rectangular openings with TW frames, double leaf panelled shutters for doors and glazed casement shutters for windows.			
7.6	STEPS	Coursed laterite construction, dining - kotah & marble finish, other bldgs. - kotah stone finish with/without step guards.			
7.7	DECO. ELEMENTS & INTERIORS	Original timber furniture, timber partitions, C.I. benches, C.I. railings. Dining hall has unique timber brackets forming arches over the verandah projection. Other cottages have simple country house type timber railings.			
8.0 TRANSFORMATION					
8.1	FORM	Alteration of site layout by addition of new pool and related infrastructure and new conference / dancing hall building.			
8.2	STRUCTURE	New structures built on old plinths. Attached add-on to dining hall. Addition of RCC canopy in dining hall forecourt.			
8.3	FINISHES	Plastering and painting of walls and changes in paving material.			
9.0 PRESENT STATUS					
9.1	STRUC. STABILITY	Good			
9.2	MAINTENANCE	Excellent			
10.0 REMARKS					
10.1	CONSERVATION & DEVELOPMENT	The added pool and its ancillary structure are fairly cohesive with the existing layout, while some of the new / structures are incongruous in form, scale and detail. On an overall scale the layout still maintains the original ambience. All future developments on the site require strict design guidelines to be followed.			



LOCATION		PIN	MH/RA/410102/K-08/(0)/2000	THE MOUNT	
		CARD		K-08/(0)	
		GRADE		II-B	
		ZONE		RUGBY	
		ZONE REF.		K 08	
		CO-ORD.		G,19	
		PLOT #		19	
		SURVEY #		125	
1.0 NAME OF THE PROPERTY					
1.1	NAME	THE MOUNT (GOVERNMENT REST HOUSE)			
1.2	HISTORIC NAME	THE MOUNT (SUPERINTENDENT'S HOUSE)			
1.3	BUILT IN	1854 - 1865			
2.0 AREA (SQ. MTS.)					
2.1	PLOT AREA	19121.40			
2.2	BUILT-UP AREA	697.50			
3.0 APPROACH					
3.1	ACCESS	Cobbled path off Kotwal road (old King's road).			
3.2	DIST. FR. RLY. STN.	1.15 kms.			
4.0 OWNERSHIP					
4.1	PAST OWNER(S)	Government			
4.2	PRESENT OWNER(S)	P. W. D.			
4.3	LEASE STATUS				
5.0 USAGE					
5.1	PAST USAGE	Residential			
5.2	PRESENT USAGE	V.I.P. guest house			
6.0 LISTING CRITERIA & REFERENCE					
6.1	ARCHITECTURAL DESCRIPTION	<p>The layout consists of a main bungalow, two guest blocks, servants' quarters and a toilet block. The bungalow is set on a mound slightly lower than the Rugby plateau and close to it on the south. The east facing single storeyed main bungalow has a symmetrically offsetted front facade and a completely flush rear facade. The planform is typical and symmetrical with a central living room, flanked on both sides by two bedrooms with attached toilets, a full length front verandah following the offsetted profile of the building and part recessed verandah in the rear. The building has large, open and fairly levelled foreground and dense vegetation with tall trees in the background. The main hipped roof over the building runs along its length covering all the rooms and is intercepted in front centrally by a large hipped end projection which covers the projection of the living room and the central part of the front verandah. This projection is further intercepted on its hip by gable ended projection with a finial at its apex over the entrance. On the rear the main roof is also intercepted by a small gable ended projection over the rear entrance.</p>			
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=B HISTORIC INTEGRITY=B HISTORIC CONTEXT=B			
6.3	FINAL GRADE	II-B			
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant			
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys			
7.0 ARCHITECTURAL SYSTEMS IN THE STRUCTURE					
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - plastered and painted.			
7.2	WALLS	Loadbearing in coursed laterite, plastered and painted.			
7.3	FLOOR				
7.4	ROOF	TW purlin rafter roof structure with G.I. sheets roofing.			
7.5	OPENINGS	Rectangular openings with glazed casement shutters for windows and part glazed and part timber panelled shutters for doors.			
7.6	STEPS	Coursed laterite construction, exposed with step guards.			
7.7	DECO. ELEMENTS & INTERIORS	Timber railings on verandah and decorative barge boards.			
8.0 TRANSFORMATION					
8.1	FORM	None			
8.2	STRUCTURE	None			
8.3	FINISHES	Plastering and painting of walls.			
9.0 PRESENT STATUS					
9.1	STRUC. STABILITY	Fair			
9.2	MAINTENANCE	Good			
10.0 REMARKS					
10.1	CONSERVATION & DEVELOPMENT	<p>A well maintained structure under the possession of the Government. Attached additions and extensions should not be permitted to preserve the uniqueness of its form. Detached additions may be permitted provided they do not obstruct the view of the facade from the foreground, they maintain the pattern of the historic landscape and relate to the old structure sensitively.</p>			


LOCATION	PIN	MH/RA/410102/K-09/(0)/2000	GULNAR COTTAGE	
			CARD	K-09/(0)
			GRADE	II-B
			ZONE	RUGBY
			ZONE REF.	K 09
			CO-ORD.	G,20
			PLOT #	62
			SURVEY #	126
1.0	NAME OF THE PROPERTY			
1.1	NAME	GULNAR COTTAGE		
1.2	HISTORIC NAME	ROZARIO COTTAGE		
1.3	BUILT IN	1854 - 1900		
2.0	AREA (SQ. MTS.)			
2.1	PLOT AREA	14168.10		
2.2	BUILT-UP AREA	368.75 + 142.75		
3.0	APPROACH			
3.1	ACCESS	Cobbled path off Kotwal road (old King's road).		
3.2	DIST. FR. RLY. STN.	0.95 kms.		
4.0	OWNERSHIP			
4.1	PAST OWNER(S)	H. H. Aga Sultankhan Mohamed Shaw / Aga Ali Suleman Khan		
4.2	PRESENT OWNER(S)	Hussain Bharucha Trust		
4.3	LEASE STATUS	01.04.1916 to 31.03.2015		
5.0	USAGE			
5.1	PAST USAGE	Residential		
5.2	PRESENT USAGE	Residential		
6.0	LISTING CRITERIA & REFERENCE			
6.1	ARCHITECTURAL DESCRIPTION	<p>The layout consists of a main bungalow, servants' quarters and stables set on an undulating site south of the Rugby plateau. The bungalow has a large open fairly levelled foreground (on the west) and a fairly steep slope in the rear (on the east). The west facing single storeyed main bungalow is quaint typical and axially symmetrical about a central axis and approached by a small flight of bifurcating stairs. The planform consists of a central living room flanked on both sides by two bedrooms in a double layered fashion with attached toilets in the rear. The living room projects out substantially in the front and is slightly recessed in the rear. The front verandah wraps around the projection of the living room and the rear verandah is recessed along the width of the living room. The hipped roof covers the length of the building and is intercepted centrally, in front by a large hipped end projection over the projecting living room and the verandah and in the rear by a small gable ended projection over the rear entrance.</p>		
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=C HISTORIC INTEGRITY=B HISTORIC CONTEXT=B		
6.3	FINAL GRADE	II-B		
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant		
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys		
7.0	ARCHITECTURAL SYSTEMS IN THE STRUCTURE			
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - plastered and painted.		
7.2	WALLS	Loadbearing in coursed laterite, plastered and painted.		
7.3	FLOOR			
7.4	ROOF	TW purlin rafter roof structure with Manglore tiles roofing.		
7.5	OPENINGS	Semicircular relieving arched openings with TW frames, glazed casement shutters for windows and part glazed and part panelled shutters for doors.		
7.6	STEPS	Coursed laterite construction		
7.7	DECO. ELEMENTS & INTERIORS	C.I. railing on verandah.		
8.0	TRANSFORMATION			
8.1	FORM	None		
8.2	STRUCTURE	None		
8.3	FINISHES	Plastering and painting of walls.		
9.0	PRESENT STATUS			
9.1	STRUC. STABILITY	Fair		
9.2	MAINTENANCE	Good		
10.0	REMARKS			
10.1	CONSERVATION & DEVELOPMENT	<p>Well maintained structure with modest proportions and significant architectural character. Ideal for residential use. However, the property is being developed for a hotel involving massive RCC construction of ground + 2 upper storeys. Future developments must ensure unobstructed view of the old structure and relate sensitively to it.</p>		


LOCATION		PIN	MH/RA/410102/K-10/(0)/2000	MATRU SMRITI	
			CARD	K-10/(0)	
			GRADE	III	
			ZONE	RUGBY	
			ZONE REF.	K 10	
			CO-ORD.	G,20	
			PLOT #	135	
			SURVEY #	127	
1.0 NAME OF THE PROPERTY					
1.1	NAME	MATRU SMRITI			
1.2	HISTORIC NAME				
1.3	BUILT IN	1901 - 1945			
2.0 AREA (SQ. MTS.)					
2.1	PLOT AREA	5651.20			
2.2	BUILT-UP AREA	182.75			
3.0 APPROACH					
3.1	ACCESS	Cobbled path off Kotwal road (old King's road.)			
3.2	DIST. FR. RLY. STN.	0.95 kms.			
4.0 OWNERSHIP					
4.1	PAST OWNER(S)	H. H. Aga Sultankhan Mohamed Shaw / Aga Ali Suleman Khan / Pratapsingh Bhimji, Vasudev Vinayakrao Jhavba			
4.2	PRESENT OWNER(S)	M/s. Garden Resorts Pvt. Ltd.			
4.3	LEASE STATUS	01.04.1916 to 31.03.2015			
5.0 USAGE					
5.1	PAST USAGE	Residential			
5.2	PRESENT USAGE	Residential			
6.0 LISTING CRITERIA & REFERENCE					
6.1	ARCHITECTURAL DESCRIPTION	The bungalow is the only building in the small plot set on a site sloping front the north-east to the south-west. The bungalow is quaint, humble structure with a very typical squarish planform without any offsets or projections. The central living room is flanked on both sides by two bedrooms with attached toilets in the rear and a full length front verandah with a short flight of steps slightly off-centre. The building is topped with a pyramidal roof.			
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=C HISTORIC INTEGRITY=B HISTORIC CONTEXT=C			
6.3	FINAL GRADE	III			
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant			
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys			
7.0 ARCHITECTURAL SYSTEMS IN THE STRUCTURE					
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - exposed and pointed.			
7.2	WALLS	Loadbearing in coursed laterite, plastered and painted.			
7.3	FLOOR	Minton tiles flooring			
7.4	ROOF	TW purlin rafter roof structure with G.I. sheets roofing.			
7.5	OPENINGS	The main doors to the living room and bedrooms are semicircular arched openings with TW frames and timber panelled shutters. The other openings are all rectangular with TW frames, glazed casement shutters for windows.			
7.6	STEPS	Coursed laterite construction, exposed and pointed.			
7.7	DECO. ELEMENTS & INTERIORS	C.I. railing.			
8.0 TRANSFORMATION					
8.1	FORM	None			
8.2	STRUCTURE	None			
8.3	FINISHES	Plastering and painting of walls.			
9.0 PRESENT STATUS					
9.1	STRUC. STABILITY	Fair			
9.2	MAINTENANCE	Good			
10.0 REMARKS					
10.1	CONSERVATION & DEVELOPMENT	Representative of built form character of small cottage in Matheran. The structure can continue its present use as a residential building. Attached add-ons are not advisable. Detached additions should relate with the original structure sensitively in terms of form, scale and treatment.			

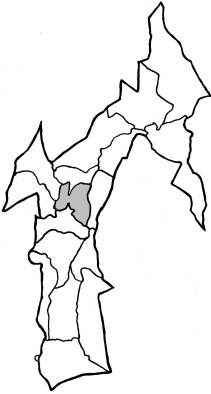

LOCATION	PIN	MH/RA/410102/K-11/(0)/2000	LAXMI VILLA	
			CARD	K-11/(0)
			GRADE	III
			ZONE	RUGBY
			ZONE REF.	K 11
			CO-ORD.	H,17
			PLOT #	180
			SURVEY #	110
1.0	NAME OF THE PROPERTY			
1.1	NAME	LAXMI VILLA		
1.2	HISTORIC NAME	LAXMI VILLA		
1.3	BUILT IN	1901 - 1945		
2.0	AREA (SQ. MTS.)			
2.1	PLOT AREA	1236.60		
2.2	BUILT-UP AREA	163.40		
3.0	APPROACH			
3.1	ACCESS	Cobbled path from Kasturba Gandhi road.		
3.2	DIST. FR. RLY. STN.	0.25 kms.		
4.0	OWNERSHIP			
4.1	PAST OWNER(S)	Laxmibai Sunderrao Jaykar / L. W. Wagh		
4.2	PRESENT OWNER(S)	Shekhar Waman Wagh		
4.3	LEASE STATUS	30.12.1910 to 29.12.2009		
5.0	USAGE			
5.1	PAST USAGE	Residential		
5.2	PRESENT USAGE	Residential		
6.0	LISTING CRITERIA & REFERENCE			
6.1	ARCHITECTURAL DESCRIPTION	The site has a n east facing single storey bungalow set on terraces levelled off from a gradually sloping topography owing to which the plinth on the eastern facade of the building is higher. The bungalow is one of the smallest prototype of the typical builtforms in Matheran. The plan form is simple and typical with a central living room flanked by one bedroom on both sides, a kitchen in the rear and a full length verandah along the front facade with a central projecting porch and a flight of steps leading up to it. The building has a simple couple roof intercepted centrally on the east side over the porch by a gable ended projection.		
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=C HISTORIC INTEGRITY=B HISTORIC CONTEXT=C		
6.3	FINAL GRADE	III		
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant		
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys		
7.0	ARCHITECTURAL SYSTEMS IN THE STRUCTURE			
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - exposed.		
7.2	WALLS	Loadbearing in coursed laterite plastered and painted externally and internally.		
7.3	FLOOR	Lime concrete floor with clay tiles flooring.		
7.4	ROOF	TW purlin rafter roof structure, collar truss in verandah, covered with G.I. sheets.		
7.5	OPENINGS	Rectangular openings with TW frames, double set of shutters, Louvered and glazed casement shutters with fanlights for windows and part glazed and part panelled and louvered shutters for doors. High level rectangular ventilators at gable ends with TW frames and glazed shutters.		
7.6	STEPS	Coursed laterite construction with step guards plastered and painted.		
7.7	DECO. ELEMENTS & INTERIORS	None		
8.0	TRANSFORMATION			
8.1	FORM	None		
8.2	STRUCTURE	None		
8.3	FINISHES	Plastering and painting of walls and verandah enclosed with steel grills.		
9.0	PRESENT STATUS			
9.1	STRUC. STABILITY	Fair		
9.2	MAINTENANCE	Fair		
10.0	REMARKS			
10.1	CONSERVATION & DEVELOPMENT	Significant as part of Kasturba Gandhi road precinct. Detached add-ons complimentary to the form and scale of the main building may be permitted.		

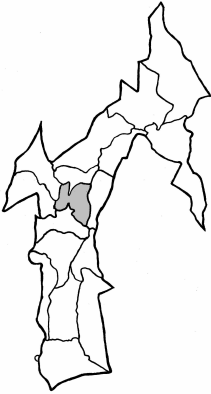
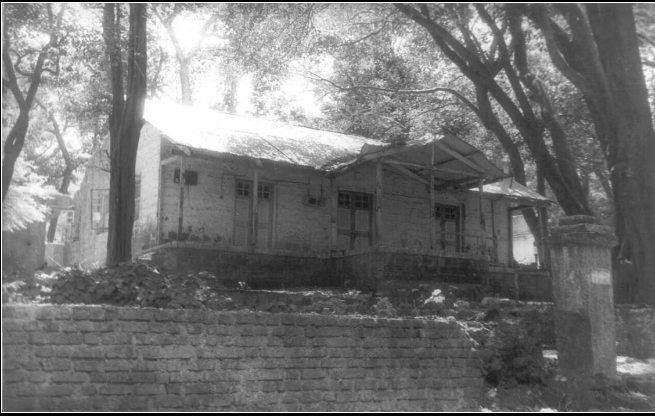
LOCATION		PIN	MH/RA/410102/K-12/(0)/2000	KRISHNA VILAS	
			CARD	K-12/(0)	
			GRADE	III	
			ZONE	RUGBY	
			ZONE REF.	K 12	
			CO-ORD.	H,17	
			PLOT #	179	
			SURVEY #	111	
1.0 NAME OF THE PROPERTY					
1.1	NAME	KRISHNA VILAS (PART OF DIWADKAR LODGING AND BOARDING)			
1.2	HISTORIC NAME	MOTI VILLA			
1.3	BUILT IN	1901 - 1945			
2.0 AREA (SQ. MTS.)					
2.1	PLOT AREA	1781.00			
2.2	BUILT-UP AREA	310.00 + 30.00			
3.0 APPROACH					
3.1	ACCESS	Direct access from Kasturba Gandhi road.			
3.2	DIST. FR. RLY. STN.	0.30 kms.			
4.0 OWNERSHIP					
4.1	PAST OWNER(S)	Hirabai Dwarkadas / Bassanji Purshottam			
4.2	PRESENT OWNER(S)	Narandas Bassanji Purshottam			
4.3	LEASE STATUS	30.12.1910 to 29.12.2009			
5.0 USAGE					
5.1	PAST USAGE	Residential			
5.2	PRESENT USAGE	Lodging and Boarding			
6.0 LISTING CRITERIA & REFERENCE					
6.1	ARCHITECTURAL DESCRIPTION	Originally a residence, Krishna Vilas, is presently being used as an annexe to the renowned Diwadkar hotel. Along with an ancillary building and remnants of some terraced landscaping of the past, it is situated on a small plot adjoining Kasturba Gandhi road and sloping from west to east. Owing to the topography the plinth on the front façade is substantially high as compared to that on the rear facade. The east facing, single storeyed, linear and symmetrical main building has five rooms in a row with the central room larger than the other rooms being the living room of the bungalow. The building has a continuous front verandah, used to access all the rooms and enclosed on the northern end with the end bedroom projecting out. It has a central projecting rectangular porch with a flight of stairs on either side. All the rooms have attached toilets and dressing rooms in the rear. The building is topped with a linear gable ended pitched roof with a small lean-to-roof projection over the central projecting porch.			
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=C HISTORIC INTEGRITY=B HISTORIC CONTEXT=C			
6.3	FINAL GRADE	III			
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant			
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys			
7.0 ARCHITECTURAL SYSTEMS IN THE STRUCTURE					
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - exposed and pointed.			
7.2	WALLS	Loadbearing in coursed laterite, plastered and painted.			
7.3	FLOOR	Terracotta flooring			
7.4	ROOF	TW purlin rafter roof structure with G.I. sheets roofing.			
7.5	OPENINGS	Segmental relieving arched openings with glazed casement shutters for windows, timber panelled shutters for doors and glazed ventilators.			
7.6	STEPS	Coursed laterite construction, exposed and pointed.			
7.7	DECO. ELEMENTS & INTERIORS	None			
8.0 TRANSFORMATION					
8.1	FORM	None			
8.2	STRUCTURE	None			
8.3	FINISHES	Plastering and painting of walls.			
9.0 PRESENT STATUS					
9.1	STRUC. STABILITY	Fair			
9.2	MAINTENANCE	Fair			
10.0 REMARKS					
10.1	CONSERVATION & DEVELOPMENT	Conducive for use as a holiday home. The structure has been recently renovated. Addition and alterations may be permitted only in the side open spaces provided they relate sensitively to the original structure in form, scale and treatment. Efforts are needed to reinstate the landscape on the site which is otherwise very bare.			



LOCATION	PIN	MH/RA/410102/K-13/(0)/2000	PANORAMA HOTEL	
		CARD	K-13/(0)	
		GRADE	III	
		ZONE	RUGBY	
		ZONE REF.	K 13	
		CO-ORD.	H,18	
		PLOT #	178	
		SURVEY #	119	
1.0	NAME OF THE PROPERTY			
1.1	NAME	PANORAMA HOTEL		
1.2	HISTORIC NAME	MEHER VILLE		
1.3	BUILT IN	1901 - 1945		
2.0	AREA (SQ. MTS.)			
2.1	PLOT AREA	2634.10		
2.2	BUILT-UP AREA	439.79 + 628.01		
3.0	APPROACH			
3.1	ACCESS	Direct access from Kasturba Gandhi road.		
3.2	DIST. FR. RLY. STN.	0.20 kms.		
4.0	OWNERSHIP			
4.1	PAST OWNER(S)	B. E. Ghaswala / Vrajlal Lalji / Elizabeth Langer / S. Aurora / Gyan Kaur, Kuldeep Kaur / Santosh Singh		
4.2	PRESENT OWNER(S)	Bipin Madhusudan Morjaria		
4.3	LEASE STATUS	30.12.1910 to 29.12.2009		
5.0	USAGE			
5.1	PAST USAGE	Residential		
5.2	PRESENT USAGE	Lodging and Boarding		
6.0	LISTING CRITERIA & REFERENCE			
6.1	ARCHITECTURAL DESCRIPTION	<p>Situated strategically at the junction of Kasturba Gandhi road and Kotwal road on a plot sloping gradually from west to east the layout consists of the main bungalow, two ancillary buildings in the rear and a new building in the foreground. The original bungalow has been retained but it has undergone many modern transformations in terms of its finishes and structure and also has been largely extended in the rear. This east facing single storeyed original bungalow has a typical symmetrical planform with a central living room, flanked on both sides by two bedrooms and a full length enclosed front verandah. The building has a simple linear gable ended pitched roof which also extends over the front verandah only with a reduced gradient. A new very incongruous block has been added insensitively on the south-east corner of the plot almost touching the front boundary along the Kasturba Gandhi road which has altered greatly the historic setting with setbacks of all plots along the road.</p>		
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=C HISTORIC INTEGRITY=B HISTORIC CONTEXT=C		
6.3	FINAL GRADE	III		
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant		
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys		
7.0	ARCHITECTURAL SYSTEMS IN THE STRUCTURE			
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - plastered and painted.		
7.2	WALLS	Loadbearing in coursed laterite, plastered and painted.		
7.3	FLOOR			
7.4	ROOF	TW purlin rafter roof structure with manglore tiles roofing.		
7.5	OPENINGS	Rectangular openings with aluminium frames and glazed sliding shutters for windows.		
7.6	STEPS	Coursed laterite construction, plastered and painted.		
7.7	DECO. ELEMENTS & INTERIORS	Decorative fascia boards.		
8.0	TRANSFORMATION			
8.1	FORM	Site layout altered by the addition of a new building in the foreground. Old bldg. - verandah enclosed.		
8.2	STRUCTURE	None		
8.3	FINISHES	Plastering and painting of walls and original railing of verandah replaced by concrete railing.		
9.0	PRESENT STATUS			
9.1	STRUC. STABILITY	Fair		
9.2	MAINTENANCE	Fair		
10.0	REMARKS			
10.1	CONSERVATION & DEVELOPMENT	<p>Historic integrity is lost due to insensitive alterations to the original bungalow and a totally incongruous addition of a new building in the foreground which encroaches upon the required front open space and hence alters the historic setting of the plots in this area. Such developments may set a dangerous precedent for others to follow leading to a complete loss of townscape character and hence must be discouraged.</p>		

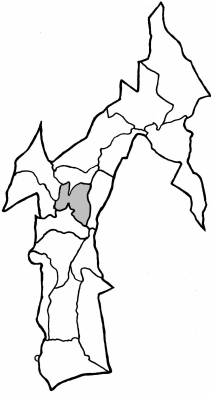

LOCATION	PIN	MH/RA/410102/K-14/(0)/2000	GULSHAN HOTEL	
	CARD	K-14/(0)		
	GRADE	II-B		
	ZONE	RUGBY		
	ZONE REF.	K 14		
	CO-ORD.	H,18		
	PLOT #	177		
	SURVEY #	120		
1.0	NAME OF THE PROPERTY			
1.1	NAME	GULSHAN HOTEL		
1.2	HISTORIC NAME	GULSHAN		
1.3	BUILT IN	1901 - 1945		
2.0	AREA (SQ. MTS.)			
2.1	PLOT AREA	2431.50		
2.2	BUILT-UP AREA	359.52		
3.0	APPROACH			
3.1	ACCESS	Direct access from Kasturba Gandhi road.		
3.2	DIST. FR. RLY. STN.	0.25 kms.		
4.0	OWNERSHIP			
4.1	PAST OWNER(S)	H. B. Hathikhanawala		
4.2	PRESENT OWNER(S)	Manek Rustom Cooper		
4.3	LEASE STATUS	30.12.1910 to 29.12.2009		
5.0	USAGE			
5.1	PAST USAGE	Residential		
5.2	PRESENT USAGE	Lodging and Boarding		
6.0	LISTING CRITERIA & REFERENCE			
6.1	ARCHITECTURAL DESCRIPTION	<p>The layout consists of the main bungalow and servants' quarters set on a plot sloping gently from west to east. Although the original residential building has been converted into a hotel since a long time its architectural and historic integrity have been preserved. The east facing single storeyed main bungalow has a typical linear and symmetrical planform with a central living room, flanked on both sides by two bedrooms with attached toilets in the rear. The full length front verandah has a central projecting porch and is completely enclosed with glazed windows above and below the sill level. The rear recessed verandah is enclosed between the projecting toilet blocks of the inner bedrooms and thus is only as wide as the living room. The hipped roof over the building has a linear ridge line offsetted at the two end bedrooms. Its pitch is intercepted centrally, in front by a gable ended projection over the projecting porch and in the rear by a small gable ended projection over the verandah.</p>		
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=B HISTORIC INTEGRITY=B HISTORIC CONTEXT=C		
6.3	FINAL GRADE	II-B		
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant		
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys		
7.0	ARCHITECTURAL SYSTEMS IN THE STRUCTURE			
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - plastered and painted.		
7.2	WALLS	Loadbearing in coursed laterite, plastered and painted.		
7.3	FLOOR	Patterned China mosaic flooring.		
7.4	ROOF	TW purlin rafter roof structure with G.I. sheets roofing.		
7.5	OPENINGS	Segmental relieving arched openings with TW frames, glazed casement shutters for windows and timber panelled shutters for doors.		
7.6	STEPS	Coursed laterite construction, exposed and pointed.		
7.7	DECO. ELEMENTS & INTERIORS	Gable end of the roof over the front porch is closed by a coloured glass glazing in timber framework.		
8.0	TRANSFORMATION			
8.1	FORM	None		
8.2	STRUCTURE	None		
8.3	FINISHES	Plastering and painting of walls.		
9.0	PRESENT STATUS			
9.1	STRUC. STABILITY	Fair		
9.2	MAINTENANCE	Fair		
10.0	REMARKS			
10.1	CONSERVATION & DEVELOPMENT	Well preserved structure with historic setting contributing to the character of the conservation area. Present use is conducive to the structure. Attached or detached additions and extensions may be allowed in the side and rear open spaces provided they relate sensitively to the existing structure in terms of form, scale and treatment.		

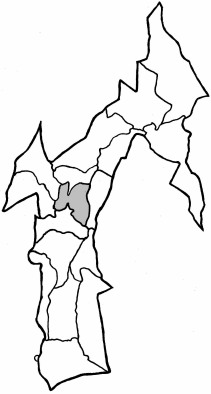

LOCATION		PIN	MH/RA/410102/K-15/(0)/2000		MEGHDOOT HOTEL	
				CARD	K-15/(0)	
				GRADE	II-B	
				ZONE	RUGBY	
				ZONE REF.	K 15	
				CO-ORD.	H,18-19	
				PLOT #	175	
				SURVEY #	122	
1.0 NAME OF THE PROPERTY						
1.1	NAME	MEGHDOOT HOTEL				
1.2	HISTORIC NAME	ADAM VILLA				
1.3	BUILT IN	1901 - 1945				
2.0 AREA (SQ. MTS.)						
2.1	PLOT AREA	2352.20				
2.2	BUILT-UP AREA	510.75 + 90.45				
3.0 APPROACH						
3.1	ACCESS	Direct access from Kasturba Gandhi road.				
3.2	DIST. FR. RLY. STN.	0.35 kms.				
4.0 OWNERSHIP						
4.1	PAST OWNER(S)	Ebrahim Moledina / Yusuf Kasam				
4.2	PRESENT OWNER(S)	Ajit Dave and Mukesh Dave				
4.3	LEASE STATUS	30.12.1910 to 29.12.2009				
5.0 USAGE						
5.1	PAST USAGE	Residential				
5.2	PRESENT USAGE	Lodging and Boarding				
6.0 LISTING CRITERIA & REFERENCE						
6.1	ARCHITECTURAL DESCRIPTION	<p>The layout consists of the main bungalow, a guest block and servants' quarters set on terraces levelled off from a topography sloping from west to east. The original bungalow has been retained and converted into a hotel with additions in the rear. The foreground has a formal garden with some children's play equipment. The east facing single storeyed main building has a typical symmetrical planform with an offsetted front facade. The central living room is flanked by one bedroom on either side with attached toilets and dressing rooms on the two extreme ends. The front verandah runs along the length of the building only upto the bedrooms and has a central projecting porch. The part rear projecting verandah is only as wide as the living room. The building has a gable ended pitched roof over the main rooms intercepted in front centrally by a gable ended projection over the porch. Over the toilets at the two ends is a separate lean-to-hipped roof while over the rear verandah is also a lean-to-roof with a gable ended projection in the centre.</p>				
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=B HISTORIC INTEGRITY=B HISTORIC CONTEXT=C				
6.3	FINAL GRADE	II-B				
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant				
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys				
7.0 ARCHITECTURAL SYSTEMS IN THE STRUCTURE						
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - plastered and painted.				
7.2	WALLS	Loadbearing in coursed laterite, plastered and painted.				
7.3	FLOOR	Terracotta flooring				
7.4	ROOF	TW purlin rafter roof structure with G.I. sheets roofing.				
7.5	OPENINGS	Segmental relieving arched openings with TW frames, glazed casement shutters for windows and part glazed and part timber panelled shutters for doors.				
7.6	STEPS	Coursed laterite construction, plastered and painted.				
7.7	DECO. ELEMENTS & INTERIORS	Decorative M.S. grill on verandah.				
8.0 TRANSFORMATION						
8.1	FORM	New additions in the rear.				
8.2	STRUCTURE	None				
8.3	FINISHES	Plastering and painting of walls.				
9.0 PRESENT STATUS						
9.1	STRUC. STABILITY	Fair				
9.2	MAINTENANCE	Fair				
10.0 REMARKS						
10.1	CONSERVATION & DEVELOPMENT	<p>Belongs to a particular design typology peculiar to Kasturba Gandhi road. The structure and its setting contribute significantly to the character of the conservation area. Additions carried out are in harmony with the original structure. No scope for further additions and extensions.</p>				

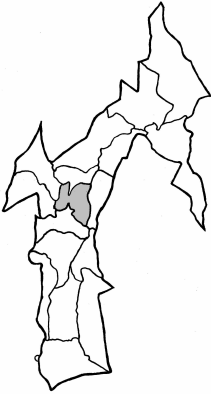

LOCATION		PIN	MH/RA/410102/K-16/(0)/2000	SONAM HOTEL	
				CARD	K-16/(0)
				GRADE	III
				ZONE	RUGBY
				ZONE REF.	K 16
				CO-ORD.	H,19
				PLOT #	174
				SURVEY #	150
1.0 NAME OF THE PROPERTY					
1.1	NAME	SONAM HOTEL			
1.2	HISTORIC NAME	NANDANVAN			
1.3	BUILT IN	1901 - 1945			
2.0 AREA (SQ. MTS.)					
2.1	PLOT AREA	1264.70			
2.2	BUILT-UP AREA	168.75 + 123.50			
3.0 APPROACH					
3.1	ACCESS	Direct access from Kasturba Gandhi road.			
3.2	DIST. FR. RLY. STN.	0.45 kms.			
4.0 OWNERSHIP					
4.1	PAST OWNER(S)	N. G. Sharangdhar / Shankar Urankar and Laxmikant Urankar / Abdul Khan / Girish Sethia			
4.2	PRESENT OWNER(S)	Mohamed Isaq Abdul			
4.3	LEASE STATUS	13.12.1910 to 12.12.2009			
5.0 USAGE					
5.1	PAST USAGE	Residential			
5.2	PRESENT USAGE	Lodging and Boarding			
6.0 LISTING CRITERIA & REFERENCE					
6.1	ARCHITECTURAL DESCRIPTION	<p>The layout consists of the main bungalow and a recently added servants' quarters in the north-west corner of the plot set on terraces levelled off from a site sloping gradually from west to east. The east facing single storeyed main bungalow has an axially symmetrical full length verandah front elevation. The small bungalow has a central living room flanked by a bedroom on either side with attached toilets on the sides and a part rear verandah added later. The gable ended pitched roof is intercepted centrally in the front by a gable ended projection over the porch with the gable closed by plain barge board and in the rear by a smaller gable ended projection. Over the rear verandah is a separate lean-to-roof.</p>			
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=C HISTORIC INTEGRITY=B HISTORIC CONTEXT=C			
6.3	FINAL GRADE	III			
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant			
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys			
7.0 ARCHITECTURAL SYSTEMS IN THE STRUCTURE					
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - plastered and painted.			
7.2	WALLS	Loadbearing in coursed laterite, painted externally and plastered and painted internally.			
7.3	FLOOR	Marble mosaic flooring.			
7.4	ROOF	TW purlin rafter roof structure with G.I. sheets roofing.			
7.5	OPENINGS	Rectangular openings with TW frames, part glazed casement and part timber louvered shutters for windows and timber panelled shutters for doors with fanlights. High level glazed ventilators on gable end walls.			
7.6	STEPS	Coursed laterite construction with grills as step guards.			
7.7	DECO. ELEMENTS & INTERIORS	Modern steel pipe and decorative railings on verandah and steps.			
8.0 TRANSFORMATION					
8.1	FORM	New building added in the rear as servants' quarters. Verandah added in the rear and plinth extended on the side.			
8.2	STRUCTURE	Timber posts, brackets and bargeboards of verandah replaced by new members in the same material.			
8.3	FINISHES	Plastering and painting of walls. Railings replaced.			
9.0 PRESENT STATUS					
9.1	STRUC. STABILITY	Good			
9.2	MAINTENANCE	Good			
10.0 REMARKS					
10.1	CONSERVATION & DEVELOPMENT	<p>Represents a built form typology typical of the plots along Kasturba Gandhi road. Contributes significantly to the character of the conservation area, though a large number of changes in finishes have affected its historic integrity. No scope for further additions and extensions.</p>			

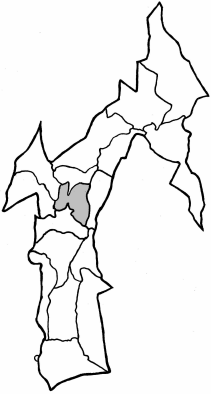

LOCATION		PIN	MH/RA/410102/K-17/(0)/2000	MACKY LODGE	
			CARD	K-17/(0)	
			GRADE	III	
			ZONE	RUGBY	
			ZONE REF.	K 17	
			CO-ORD.	H,19	
			PLOT #	173	
			SURVEY #	151	
1.0 NAME OF THE PROPERTY					
1.1	NAME	MACKY LODGE			
1.2	HISTORIC NAME	MACKY LODGE			
1.3	BUILT IN	1901 - 1945			
2.0 AREA (SQ. MTS.)					
2.1	PLOT AREA	1608.20			
2.2	BUILT-UP AREA	202.34			
3.0 APPROACH					
3.1	ACCESS	Direct access from Kasturba Gandhi road.			
3.2	DIST. FR. RLY. STN.	0.50 kms.			
4.0 OWNERSHIP					
4.1	PAST OWNER(S)	N. G. Sharangdhar / Ibrahim Gulmohamed Noorani / Gangadhar Murjilal Tolani			
4.2	PRESENT OWNER(S)	Chander V. Godhani			
4.3	LEASE STATUS	30.12.1910 to 12.12.2009			
5.0 USAGE					
5.1	PAST USAGE	Residential			
5.2	PRESENT USAGE	Residential			
6.0 LISTING CRITERIA & REFERENCE					
6.1	ARCHITECTURAL DESCRIPTION	The layout consists of a main bungalow, servants' quarters and a recently added 'L'-shaped building (RCC construction) to the south set on terraces levelled off from a site sloping from west to east. The east facing single storeyed main bungalow has a very simple, typical and symmetrical planform with a central living room, flanked by one bedroom on either side and a full length front verandah with a central projecting porch. The gable ended pitched roof over the building is intercepted centrally in front with a gable ended projection over the porch.			
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=C HISTORIC INTEGRITY=B HISTORIC CONTEXT=C			
6.3	FINAL GRADE	III			
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant			
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys			
7.0 ARCHITECTURAL SYSTEMS IN THE STRUCTURE					
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - exposed with projecting plinth course.			
7.2	WALLS	Loadbearing in coursed laterite, pointed and painted externally and plastered and painted internally.			
7.3	FLOOR	Terracotta flooring.			
7.4	ROOF	TW purlin rafter roof structure with G.I. sheets roofing.			
7.5	OPENINGS	Segmental relieving arched openings with rectangular TW frames, glazed casement shutters for windows and part glazed and part timber panelled shutters for doors.			
7.6	STEPS	Coursed laterite construction, exposed.			
7.7	DECO. ELEMENTS & INTERIORS	None			
8.0 TRANSFORMATION					
8.1	FORM	An 'L'-shaped block added recently to the south of the bungalow.			
8.2	STRUCTURE	None			
8.3	FINISHES	Plastering and painting of walls.			
9.0 PRESENT STATUS					
9.1	STRUC. STABILITY	Fair			
9.2	MAINTENANCE	Poor			
10.0 REMARKS					
10.1	CONSERVATION & DEVELOPMENT	The structure and its setting contribute to the character of the conservation area. The main structure which follows the typical planform typology of the bungalows along the Kasturba Gandhi road needs major structural repairs and regular maintenance. New building added on the site relates satisfactorily to the old bungalow. No scope for further additions.			

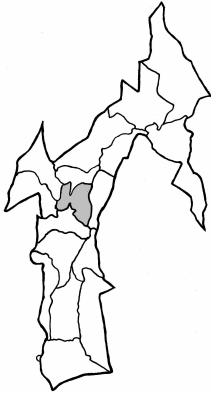

LOCATION		PIN	MH/RA/410102/K-18/(0)/2000	HOTEL SAHEBAN	
				CARD	K-18/(0)
				GRADE	III
				ZONE	RUGBY
				ZONE REF.	K 18
				CO-ORD.	H,19
				PLOT #	171
				SURVEY #	148
1.0 NAME OF THE PROPERTY					
1.1	NAME	HOTEL SAHEBAN			
1.2	HISTORIC NAME	SAILOR'S LODGE / AGBOTWALA'S BUNGALOW			
1.3	BUILT IN	1901-1945			
2.0 AREA (SQ. MTS.)					
2.1	PLOT AREA	1492.00			
2.2	BUILT-UP AREA	237.62 + 135.62			
3.0 APPROACH					
3.1	ACCESS	Paved pathway from Kasturba Gandhi road			
3.2	DIST. FR. RLY. STN.	0.30 kms.			
4.0 OWNERSHIP					
4.1	PAST OWNER(S)	Mohamed Haji Ahmed / Hanifabai and Noorbai Haji Ahmed / Abdul Hamid Taher Mohamed, etc.			
4.2	PRESENT OWNER(S)	Jamir Said Kazi			
4.3	LEASE STATUS	30.12.1910 to 29.12.2009			
5.0 USAGE					
5.1	PAST USAGE	Residential			
5.2	PRESENT USAGE	Lodging and Boarding			
6.0 LISTING CRITERIA & REFERENCE					
6.1	ARCHITECTURAL DESCRIPTION	The layout consists of a main bungalow (original), two original buildings and two new buildings set on terraces levelled off from a gradually sloping site. The east facing single storeyed main bungalow has a typical planform with a central living room and bedrooms on either side but without a front verandah only a centrally located porch (in front of the living room) with a straight flight of steps leading up to it. The building has a simple couple roof intercepted centrally in the front by a gable ended projection over the porch having a very shallow pitch. The canopy of the porch has been extended forward as a recent alteration. Landscaping of the site has also been done recently but with a rather gaudy colour scheme. The compound wall edging the Kasturba Gandhi road is made up of brick piers and steel pipes.			
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=C HISTORIC INTEGRITY=C HISTORIC CONTEXT=C			
6.3	FINAL GRADE	III			
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant			
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys			
7.0 ARCHITECTURAL SYSTEMS IN THE STRUCTURE					
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite plastered and painted.			
7.2	WALLS	Loadbearing in coursed laterite plastered & painted externally & internally. Extensions in RCC & brick masonry.			
7.3	FLOOR	Lime concrete floor with ceramic tiles (modern replacement).			
7.4	ROOF	TW purlin rafter roof structure with manglore tiles laid on G.I. sheets. RCC roof over verandah extension.			
7.5	OPENINGS	Semicircular arched openings with TW frames, fixed glass panels in the semicircular arched portion, glazed casement shutters for windows and timber panelled shutters for doors.			
7.6	STEPS	Coursed laterite construction, finished with stone treads and risers plastered and painted.			
7.7	DECO. ELEMENTS & INTERIORS	None			
8.0 TRANSFORMATION					
8.1	FORM	Verandah extended by using RCC columns and slabs.			
8.2	STRUCTURE	Internal alterations to suit modified functions.			
8.3	FINISHES	Plastering and painting of walls and flooring replaced.			
9.0 PRESENT STATUS					
9.1	STRUC. STABILITY	Good			
9.2	MAINTENANCE	Good			
10.0 REMARKS					
10.1	CONSERVATION & DEVELOPMENT	Significant as part of Kasturba Gandhi road precinct. Fairly decent example of adaptive re-use and new additions in relation to the existing old structure. No scope for further additions.			

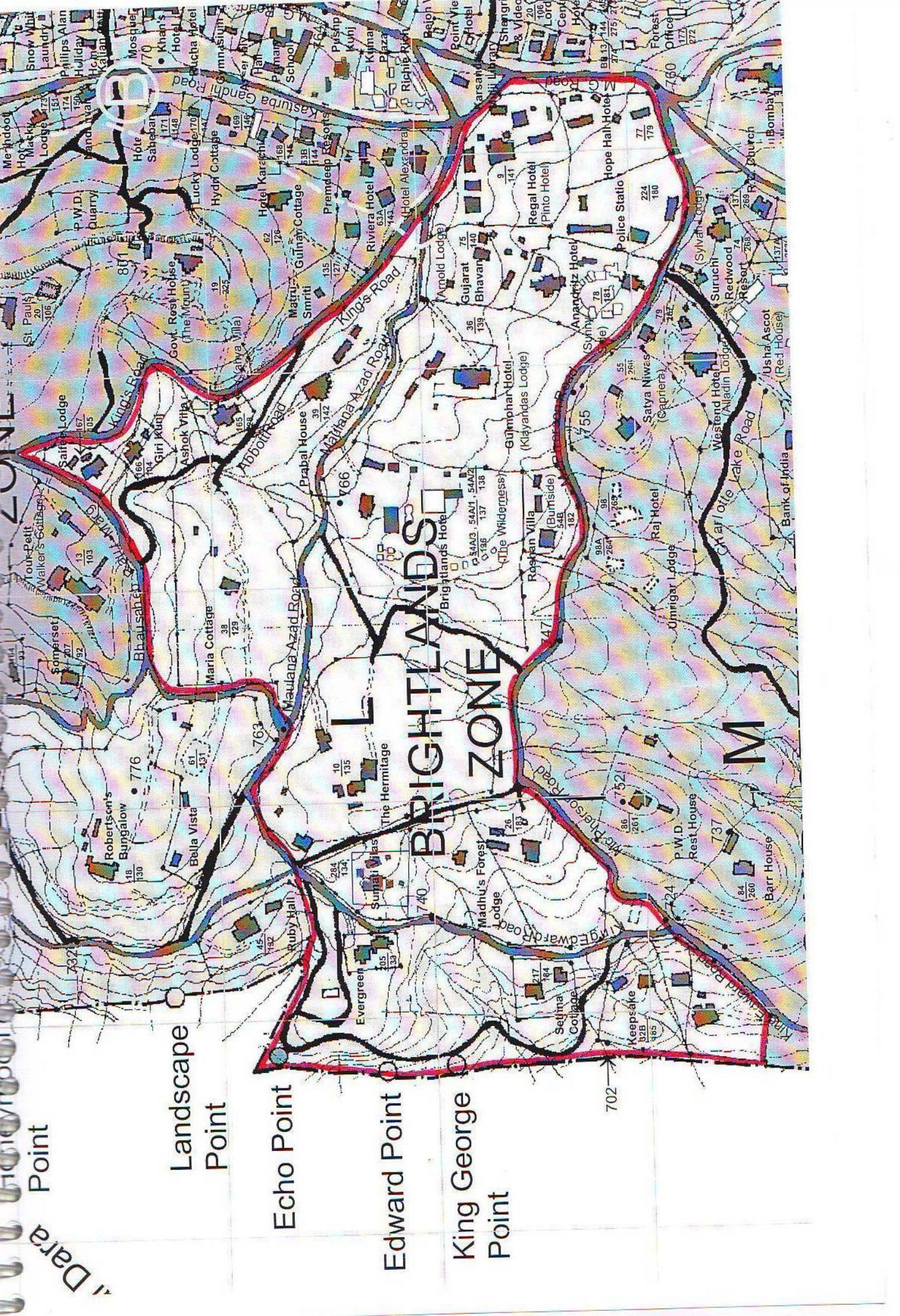
LOCATION	PIN	MH/RA/410102/K-19/(0)/2000	LUCKY LODGE	
			CARD	K-19/(0)
			GRADE	II-B
			ZONE	RUGBY
			ZONE REF.	K 19
			CO-ORD.	H,19
			PLOT #	170
			SURVEY #	147
1.0	NAME OF THE PROPERTY			
1.1	NAME	LUCKY LODGE		
1.2	HISTORIC NAME	LUCKY LODGE		
1.3	BUILT IN	1901 - 1945		
2.0	AREA (SQ. MTS.)			
2.1	PLOT AREA	1454.30		
2.2	BUILT-UP AREA	229.45		
3.0	APPROACH			
3.1	ACCESS	Direct access from Kasturba Gandhi road.		
3.2	DIST. FR. RLY. STN.	0.50 kms.		
4.0	OWNERSHIP			
4.1	PAST OWNER(S)	Tarachand Laxmichand Kothari		
4.2	PRESENT OWNER(S)	Tarachand Laxmichand Kothari		
4.3	LEASE STATUS	30.12.1910 to 29.12.2009		
5.0	USAGE			
5.1	PAST USAGE	Residential		
5.2	PRESENT USAGE	Residential		
6.0	LISTING CRITERIA & REFERENCE			
6.1	ARCHITECTURAL DESCRIPTION	The layout consists of a main bungalow, and a servants' quarter set on terraces levelled off from a site sloping from west to east with a fairly large open forecourt. The east facing single storeyed main bungalow is linear but asymmetrical in planform with an off-centre living room, flanked on the northern side by one bedroom and on the southern side by two bedrooms (all with attached toilets). The living room has a kitchen at the rear end which projects out of the rest of the building line. The building has a flush, full length verandah front facade. The linear gable ended pitched roof is intercepted in the rear by a gable ended projection over the kitchen and by another gable ended projection in the front over the entrance.		
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=B HISTORIC INTEGRITY=B HISTORIC CONTEXT=C		
6.3	FINAL GRADE	II-B		
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant		
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys		
7.0	ARCHITECTURAL SYSTEMS IN THE STRUCTURE			
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - exposed and pointed.		
7.2	WALLS	Loadbearing in coursed laterite, exposed and pointed except the front façade wall which is plastered and painted.		
7.3	FLOOR	China mosaic flooring.		
7.4	ROOF	TW purlin rafter roof structure with Manglore tiles roofing on G.I. sheets.		
7.5	OPENINGS	Semicircular relieving arched openings with rectangular TW frames, glazed (frosted glass) casement shutters for windows, part glazed, part timber louvered and part timber panelled shutters for doors and rectangular glazed ventilators. High level glazed ventilator on the gable end wall.		
7.6	STEPS	Coursed laterite construction, exposed and pointed.		
7.7	DECO. ELEMENTS & INTERIORS	Timber railing in Flemish (brick) bond pattern.		
8.0	TRANSFORMATION			
8.1	FORM	None		
8.2	STRUCTURE	None		
8.3	FINISHES	Plastering and painting of front façade wall.		
9.0	PRESENT STATUS			
9.1	STRUC. STABILITY	Good		
9.2	MAINTENANCE	Good		
10.0	REMARKS			
10.1	CONSERVATION & DEVELOPMENT	The structure and its setting contribute to the character of the conservation area. Detached additions may be permitted in the side and rear open spaces provided they relate sensitively to the main structure in form, scale and treatment.		

LOCATION		PIN	MH/RA/410102/K-20/(0)/2000	HYDRI COTTAGE	
				CARD	K-20/(0)
				GRADE	II-B
				ZONE	RUGBY
				ZONE REF.	K 20
				CO-ORD.	H,20
				PLOT #	169
				SURVEY #	146
1.0 NAME OF THE PROPERTY					
1.1	NAME	HYDRI COTTAGE			
1.2	HISTORIC NAME	HYDRI COTTAGE			
1.3	BUILT IN	1901 - 1945			
2.0 AREA (SQ. MTS.)					
2.1	PLOT AREA	1972.00			
2.2	BUILT-UP AREA	228.68 + 20.00			
3.0 APPROACH					
3.1	ACCESS	Direct access from Kasturba Gandhi road.			
3.2	DIST. FR. RLY. STN.	0.45 kms.			
4.0 OWNERSHIP					
4.1	PAST OWNER(S)	Abdulbhai Fida Ali			
4.2	PRESENT OWNER(S)	Fida Hussain Abdulbhai			
4.3	LEASE STATUS	30.12.1910 to 29.12.2009			
5.0 USAGE					
5.1	PAST USAGE	Residential			
5.2	PRESENT USAGE	Residential			
6.0 LISTING CRITERIA & REFERENCE					
6.1	ARCHITECTURAL DESCRIPTION	Set on a site gently sloping from west to east, the layout consists of a main building and servants' quarters. The east facing single storeyed building has a typical, linear and symmetrical planform with a central living room, flanked on both sides by one bedroom with attached toilets in the rear projecting out beyond the rest of the building line. The full length front verandah is enclosed by brick masonry upto sill level and glazed casement windows above. The linear gable ended pitched roof is intercepted centrally in front by a gable ended projection over the entrance steps.			
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=B HISTORIC INTEGRITY=B HISTORIC CONTEXT=C			
6.3	FINAL GRADE	II-B			
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant			
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys			
7.0 ARCHITECTURAL SYSTEMS IN THE STRUCTURE					
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - exposed and pointed.			
7.2	WALLS	Loadbearing in coursed laterite, plastered and painted.			
7.3	FLOOR	Marble mosaic flooring.			
7.4	ROOF	TW purlin rafter roof structure with Manglore tiles on G.I. sheets.			
7.5	OPENINGS	Segmental relieving arched openings with TW frames and glazed casement shutters for windows. Rectangular openings with TW frames, glazed casement shutters for windows and part glazed and part timber panelled shutters for entrance door on enclosed verandah.			
7.6	STEPS	Coursed laterite construction, exposed and pointed.			
7.7	DECO. ELEMENTS & INTERIORS	Stucco motifs on the front façade parapet wall. Gable end over the front entrance is closed by patterned glazing with coloured glass in timber framework.			
8.0 TRANSFORMATION					
8.1	FORM	None			
8.2	STRUCTURE	None			
8.3	FINISHES	Plastering and painting of walls.			
9.0 PRESENT STATUS					
9.1	STRUC. STABILITY	Fair			
9.2	MAINTENANCE	Good			
10.0 REMARKS					
10.1	CONSERVATION & DEVELOPMENT	The structure and its setting contribute to the character of the conservation area. Detached additions may be permitted in the side and rear open spaces provided they relate sensitively to the main structure in form, scale and treatment.			

LOCATION		PIN	MH/RA/410102/K-21/(0)/2000	KARACHI HOTEL	
			CARD	K-21/(0)	
			GRADE	III	
			ZONE	RUGBY	
			ZONE REF.	K 21	
			CO-ORD.	H,20	
			PLOT #	168	
			SURVEY #	145	
1.0 NAME OF THE PROPERTY					
1.1	NAME	KARACHI HOTEL			
1.2	HISTORIC NAME	ADAM LODGE			
1.3	BUILT IN	1901 - 1945			
2.0 AREA (SQ. MTS.)					
2.1	PLOT AREA	2158.00			
2.2	BUILT-UP AREA	233.25 + 516.00			
3.0 APPROACH					
3.1	ACCESS	Direct access from Kasturba Gandhi road.			
3.2	DIST. FR. RLY. STN.	0.55 kms.			
4.0 OWNERSHIP					
4.1	PAST OWNER(S)	Adamji Peerbhoy / Dr. Sakham Hari Kamat / Kishori Gopalkrishnan			
4.2	PRESENT OWNER(S)	Kantadeva Balchandani			
4.3	LEASE STATUS	30.12.1910 to 29.12.2009			
5.0 USAGE					
5.1	PAST USAGE	Residential			
5.2	PRESENT USAGE	Lodging and Boarding			
6.0 LISTING CRITERIA & REFERENCE					
6.1	ARCHITECTURAL DESCRIPTION	<p>The layout consists of the old bungalow, a large new flat-roofed, RCC building on the northern end of the plot, and two new smaller buildings - one at the rear and one at the side set on terraces levelled off from a site sloping from west to east. The plot is located at a fair amount of height from the road level. The foreground is well terraced and landscaped. The east facing single storeyed main bungalow is small with a typical symmetrical planform consisting of a central living room, flanked on both sides by one bedroom and a full length front verandah with a central projecting porch. The gable ended pitched roof is intercepted centrally in front by a gable ended projection over the porch. The new building on the north is linear, in an east-west direction and stepped corresponding to the topography of the site but totally incongruous in character with the old building and the conservation area it is in.</p>			
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=C HISTORIC INTEGRITY=B HISTORIC CONTEXT=C			
6.3	FINAL GRADE	III			
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant			
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys			
7.0 ARCHITECTURAL SYSTEMS IN THE STRUCTURE					
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - plastered and painted.			
7.2	WALLS	Loadbearing in coursed laterite, plastered and painted.			
7.3	FLOOR	Tandur flooring			
7.4	ROOF	TW purlin rafter roof structure with Manglore tiles roofing.			
7.5	OPENINGS	Segmental relieving arched openings with rectangular TW frames, part glazed and part timber panelled shutters for doors and windows.			
7.6	STEPS	Coursed laterite construction, finished in stone.			
7.7	DECO. ELEMENTS & INTERIORS	None			
8.0 TRANSFORMATION					
8.1	FORM	New buildings added in RCC construction in the side and rear open spaces.			
8.2	STRUCTURE	None			
8.3	FINISHES	Plastering and painting of walls and railing of verandah replaced by brick masonry parapet wall.			
9.0 PRESENT STATUS					
9.1	STRUC. STABILITY	Fair			
9.2	MAINTENANCE	Good			
10.0 REMARKS					
10.1	CONSERVATION & DEVELOPMENT	<p>The well maintained main structure has a commanding position at a height from the road level and contributes to the character of the conservation area. The large RCC structure with a flat roof, on the northern end of the plot is totally incongruous with the old building and adversely affects the visual integrity of the plot. No scope for further additions.</p>			

LOCATION		PIN	MH/RA/410102/K-22/(0)/2000	PREMDEEP RESORTS	
				CARD	K-22/(0)
				GRADE	III
				ZONE	RUGBY
				ZONE REF.	K 22
				CO-ORD.	H,20
				PLOT #	63B
				SURVEY #	144
1.0	NAME OF THE PROPERTY				
1.1	NAME	PREMDEEP RESORTS			
1.2	HISTORIC NAME	THE PALMS			
1.3	BUILT IN	1901 - 1945			
2.0	AREA (SQ. MTS.)				
2.1	PLOT AREA	1805.20			
2.2	BUILT-UP AREA	510.00 + 268.75			
3.0	APPROACH				
3.1	ACCESS	Direct access from Kasturba Gandhi road.			
3.2	DIST. FR. RLY. STN.	0.58 kms.			
4.0	OWNERSHIP				
4.1	PAST OWNER(S)	Pheroza V. Bhiladwala			
4.2	PRESENT OWNER(S)	Pramila Pradeep Raut			
4.3	LEASE STATUS	01.05.1953 to 30.04.1983			
5.0	USAGE				
5.1	PAST USAGE	Residential			
5.2	PRESENT USAGE	Lodging and Boarding			
6.0	LISTING CRITERIA & REFERENCE				
6.1	ARCHITECTURAL DESCRIPTION	<p>Situated on a small plot abutting Kasturba Gandhi road and sloping gradually from west to east, the layout consists of the main bungalow (conserved and being used as part of the hotel) and a few detached additions amidst a landscaped garden. The main bungalow is a modest sized structure with a unique planform deviating from the typical typologies in the area. The rooms are arranged in an 'L'-shaped fashion and the part front verandah formed as a result of this completes the built form as a rectangle. The verandah is enclosed with masonry upto sill level and glazing above. The building has a hipped roof with a linear ridge line and the front pitch extends over the projecting room and the verandah.</p>			
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=C HISTORIC INTEGRITY=B HISTORIC CONTEXT=C			
6.3	FINAL GRADE	III			
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant			
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys			
7.0	ARCHITECTURAL SYSTEMS IN THE STRUCTURE				
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - plastered and painted.			
7.2	WALLS	Loadbearing in coursed laterite, plastered and painted.			
7.3	FLOOR				
7.4	ROOF	TW purlin rafter roof structure with G.I. sheets roofing.			
7.5	OPENINGS	Segmental relieving arched openings with TW frames, glazed casement shutters for windows and part glazed and part timber panelled shutters for doors.			
7.6	STEPS	Coursed laterite construction, plastered.			
7.7	DECO. ELEMENTS & INTERIORS	Projecting architrave and keystone on the arched openings.			
8.0	TRANSFORMATION				
8.1	FORM	Detached additions in the site layout.			
8.2	STRUCTURE	None			
8.3	FINISHES	Plastering and painting of walls.			
9.0	PRESENT STATUS				
9.1	STRUC. STABILITY	Fair			
9.2	MAINTENANCE	Fair			
10.0	REMARKS				
10.1	CONSERVATION & DEVELOPMENT	A unique typology, built form and setting contributing to the character of the conservation area. Buildings added on the site relate satisfactorily to the old structure. No scope for further additions and extensions on site.			

LOCATION		PIN	MH/RA/410102/K-23/(0)/2000	RIVIERA HOTEL	
			CARD	K-23/(0)	
			GRADE	II-B	
			ZONE	RUGBY	
			ZONE REF.	K 23	
			CO-ORD.	G-H,20-21	
			PLOT #	63A	
			SURVEY #	143	
1.0 NAME OF THE PROPERTY					
1.1	NAME	RIVIERA HOTEL			
1.2	HISTORIC NAME	PART OF PINTO'S INTERNATIONAL / ALEXANDRA HOTEL / SAVOY HOTEL / PART OF REGAL HOTEL			
1.3	BUILT IN	1875			
2.0 AREA (SQ. MTS.)					
2.1	PLOT AREA	8397.20			
2.2	BUILT-UP AREA	1619.58 + 401.92			
3.0 APPROACH					
3.1	ACCESS	Direct access from Kasturba Gandhi road and Kotwal road.			
3.2	DIST. FR. RLY. STN.	0.60 kms.			
4.0 OWNERSHIP					
4.1	PAST OWNER(S)	Pinto / D. D'souza Santos / Khan Bahadur Vikaji Pirojshah Bhivandiwala / Dr. H. Koyaji / Jagdish Mohanlal Sharma			
4.2	PRESENT OWNER(S)	Dayaben Eshwarlal Sharma			
4.3	LEASE STATUS	01.05.1953 to 30.04.1983			
5.0 USAGE					
5.1	PAST USAGE	Lodging and Boarding			
5.2	PRESENT USAGE	Lodging and Boarding			
6.0 LISTING CRITERIA & REFERENCE					
6.1	ARCHITECTURAL DESCRIPTION	Originally part of the 'Pinto's International Hotel', the present Riviera hotel was one of the first few hotels to be developed in Matheran. It was a hotel exclusively for the Parsees and was later managed independently as 'Alexandra Hotel'. The plot is situated at the junction of Kasturba Gandhi road and Kotwal road and slopes gradually to the south-east. The layout consists of six old and two new buildings, some small ancillary buildings, a swimming pool and pavilion (on the eastern edge of the plot) set on terraces levelled off from the topography forming interlinked courtyards in between them. Each building has a different orientation and different detailing in terms of railing design, type of openings, etc. but on the whole the cluster of buildings forms a cohesive and congruent mass in terms of form, and scale. All buildings have a linear planform with rooms in a row and full length front and/or rear verandahs. The largest and the oldest building in the plot has double height rooms with clerestorey windows and a linear hipped roof while all the other buildings are without clerestorey windows and linear gable ended pitched roof.			
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=B HISTORIC INTEGRITY=B HISTORIC CONTEXT=B			
6.3	FINAL GRADE	II-B			
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant			
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys			
7.0 ARCHITECTURAL SYSTEMS IN THE STRUCTURE					
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - some painted and some plastered and painted.			
7.2	WALLS	Loadbearing in coursed laterite, some painted and some plastered and painted.			
7.3	FLOOR	Minton tiles flooring in the buildings and stone and china mosaic paving in the courtyards.			
7.4	ROOF	TW purlin rafter roof structure with manglore tiles roofing in some buildings & G.I. sheets roofing in some buildings.			
7.5	OPENINGS	Some segmental relieving arched openings some semicircular relieving arched openings and some rectangular openings with TW frames, glazed casement shutters for windows, timber panelled shutters for doors and glazed ventilators.			
7.6	STEPS	Coursed laterite construction, plastered some with curved and others with straight step guards.			
7.7	DECO. ELEMENTS & INTERIORS	Timber railings on verandahs.			
8.0 TRANSFORMATION					
8.1	FORM	2/3 new buildings added on the western end of the plot, swimming pool and pavilion added on the eastern edge.			
8.2	STRUCTURE	None			
8.3	FINISHES	Plastering & painting, some door & window shutters changed, stone paving in courtyards & changes in landscape.			
9.0 PRESENT STATUS					
9.1	STRUC. STABILITY	Good			
9.2	MAINTENANCE	Good			
10.0 REMARKS					
10.1	CONSERVATION & DEVELOPMENT	In spite of each building having a different orientation and diversity in detailing the layout is cohesive and blends together as one. A fairly good effort at preserving the old structures and layout and integrating the new additions sensitively within them. Future developments must relate sensitively to the old structures and the natural vegetation on the site.			



Point

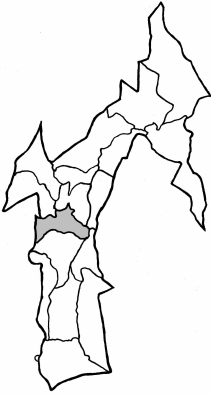

Landscape
Point

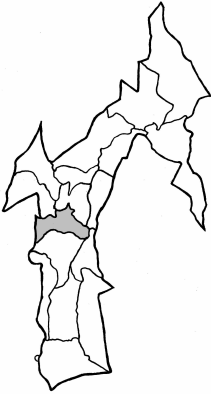

Echo Point

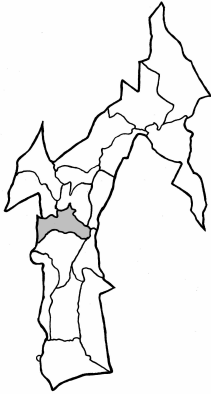

Edward Point

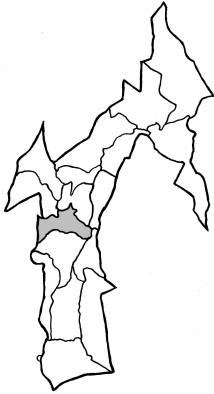

King George
Point



M

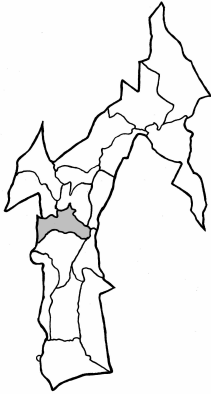

LOCATION		PIN	MH/RA/410102/L-01/(0)/2000	KEEPSAKE	
				CARD	L-01/(0)
				GRADE	II-B
				ZONE	BRIGHTLANDS
				ZONE REF.	L 01
				CO-ORD.	C-D,22
				PLOT #	32A, 32B
				SURVEY #	186,185
1.0 NAME OF THE PROPERTY					
1.1	NAME	KEEPSAKE			
1.2	HISTORIC NAME	POONA PAYING GUEST HOUSE			
1.3	BUILT IN	1854 - 1900			
2.0 AREA (SQ. MTS.)					
2.1	PLOT AREA	7472.00 +7486.7			
2.2	BUILT-UP AREA	726.19 + 348.37			
3.0 APPROACH					
3.1	ACCESS	Cobbled path off King Edward road.			
3.2	DIST. FR. RLY. STN.	2.00 kms.			
4.0 OWNERSHIP					
4.1	PAST OWNER(S)	R. H. Pandit			
4.2	PRESENT OWNER(S)	K.R. Pandit			
4.3	LEASE STATUS	01.05.1953 to 30.04.1983			
5.0 USAGE					
5.1	PAST USAGE	Residential			
5.2	PRESENT USAGE	Lodging and Boarding			
6.0 LISTING CRITERIA & REFERENCE					
6.1	ARCHITECTURAL DESCRIPTION	This property near Charlotte lake is at one of the most privileged locations on the western edge of the hill. The layout consists of a main bungalow, three smaller buildings now being used as guest houses and remnants of a formal garden set on a site sloping westwards. The west facing, single storeyed main bungalow has an impressive length, a fairly level open foreground and overlooks a magnificent view. It has a typical linear planform with a central living room flanked on both sides by two bedrooms and a full length front verandah. The two bedrooms on the south and the inner bedroom on the north project out in the rear. The bedroom on the extreme southern end has a semi-octagonal profile at its end wall while the bedroom on the extreme northern end has a half-hexagonal bay window projection. The verandah is partly enclosed and the central entrance steps also have a half-hexagonal profile. The building has a pitched roof with a gable end on the north and a hipped end on the south corresponding to the semi-octagonal profile of the external wall. The other buildings on the site are comparatively more humble in scale, have west facing verandahs and hipped roofs.			
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=B HISTORIC INTEGRITY=B HISTORIC CONTEXT=B			
6.3	FINAL GRADE	II-B			
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant			
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys			
7.0 ARCHITECTURAL SYSTEMS IN THE STRUCTURE					
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - plastered and painted.			
7.2	WALLS	Loadbearing in coursed laterite, plastered and painted.			
7.3	FLOOR	China mosaic flooring			
7.4	ROOF	TW purlin rafter roof structure with Manglore tiles on G.I. sheets.			
7.5	OPENINGS	Semicircular and pointed Gothic arched openings with TW frames, glazed casement shutters for windows and part glazed and timber panelled shutters for doors. Glazing in the arched portion.			
7.6	STEPS	Coursed laterite construction, plastered and painted.			
7.7	DECO. ELEMENTS & INTERIORS	C.I. railing on the verandah. Patterned glazing in the arched portion of the openings.			
8.0 TRANSFORMATION					
8.1	FORM	New blocks added on the site at a later date.			
8.2	STRUCTURE	None			
8.3	FINISHES	Plastering and painting of walls.			
9.0 PRESENT STATUS					
9.1	STRUC. STABILITY	Fair			
9.2	MAINTENANCE	Fair			
10.0 REMARKS					
10.1	CONSERVATION & DEVELOPMENT	Landmark location and impressive planform. The structure and its surrounding need regular maintenance. Present use is conducive to the structures. Detached additions on the site should not obstruct the view from the main structures and should relate sensitively to all the buildings and the forest cover existing on the site.			

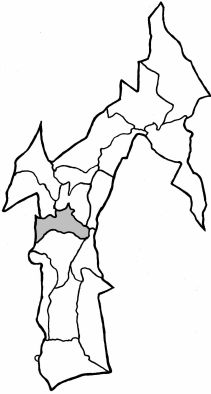

LOCATION		PIN	MH/RA/410102/L-02/(0)/2000	SETHNA COTTAGE	
				CARD	L-02/(0)
				GRADE	III
				ZONE	BRIGHTLANDS
				ZONE REF.	L 02
				CO-ORD.	D,12
				PLOT #	217
				SURVEY #	184
1.0 NAME OF THE PROPERTY					
1.1	NAME	SETHNA COTTAGE			
1.2	HISTORIC NAME	SETHNA COTTAGE			
1.3	BUILT IN	1901 - 1945			
2.0 AREA (SQ. MTS.)					
2.1	PLOT AREA	3163.30			
2.2	BUILT-UP AREA	419.75			
3.0 APPROACH					
3.1	ACCESS	Cobbled path of King Edward road.			
3.2	DIST. FR. RLY. STN.	1.80 kms.			
4.0 OWNERSHIP					
4.1	PAST OWNER(S)	Hamabai Pestonji Sethna / Zaveri Brothers and Co. Pvt. Ltd.			
4.2	PRESENT OWNER(S)	Kishore Zaveri			
4.3	LEASE STATUS	19.01.1912 to 18.01.2011			
5.0 USAGE					
5.1	PAST USAGE	Residential			
5.2	PRESENT USAGE	Residential			
6.0 LISTING CRITERIA & REFERENCE					
6.1	ARCHITECTURAL DESCRIPTION	<p>Located along the western edge of the hill, the plot has a landmark setting with a privileged view and is also itself seen from Louisa Point. The site slopes gradually to the west and except for some clearings in the front and rear the rest of the plot is thickly wooded. The layout consists of a main bungalow and an ancillary block part of which is now being used as servants' quarters and is in a very poor state of maintenance. The west facing single storeyed main bungalow is very simple and typical in planform with three equal sized rooms in a row and a full length front verandah. The rooms have attached toilets and dressing rooms in the rear one of which has now been converted into a kitchen. The verandah overlooks into a fairly levelled open foreground with some formal landscaping. The building has a simple linear gable ended pitched roof.</p>			
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=C HISTORIC INTEGRITY=B HISTORIC CONTEXT=C			
6.3	FINAL GRADE	III			
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant			
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys			
7.0 ARCHITECTURAL SYSTEMS IN THE STRUCTURE					
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - exposed and pointed.			
7.2	WALLS	Loadbearing in coursed laterite, plastered and painted.			
7.3	FLOOR				
7.4	ROOF	TW purlin rafter roof structure with G.I. sheets roofing.			
7.5	OPENINGS	Rectangular openings with TW frames, glazed casement shutters for windows, timber panelled shutters for doors and glazed ventilators.			
7.6	STEPS	Coursed laterite construction, exposed and pointed.			
7.7	DECO. ELEMENTS & INTERIORS	None			
8.0 TRANSFORMATION					
8.1	FORM	None			
8.2	STRUCTURE	None			
8.3	FINISHES	Plastering and painting of walls.			
9.0 PRESENT STATUS					
9.1	STRUC. STABILITY	Fair			
9.2	MAINTENANCE	Fair			
10.0 REMARKS					
10.1	CONSERVATION & DEVELOPMENT	A conspicuous landmark along the western edge of the hill. The bungalow has no remarkable architectural qualities. The ancillary block has potential for conservation and future use.			

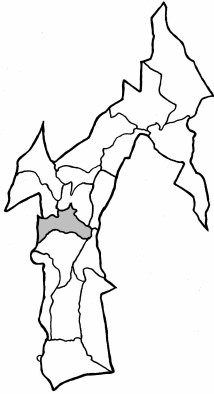

LOCATION	PIN	MH/RA/410102/L-03/(0)/2000	MADHU'S FOREST LODGE	
		CARD	L-03/(0)	
		GRADE	II-B	
		ZONE	BRIGHTLANDS	
		ZONE REF.	L 03	
		CO-ORD.	D,21	
		PLOT #	26	
		SURVEY #	183	
1.0	NAME OF THE PROPERTY			
1.1	NAME	MADHU'S FOREST LODGE		
1.2	HISTORIC NAME	FOREST LODGE		
1.3	BUILT IN	1854 - 1867		
2.0	AREA (SQ. MTS.)			
2.1	PLOT AREA	21768.40		
2.2	BUILT-UP AREA	814.25		
3.0	APPROACH			
3.1	ACCESS	Cobbled path off McPherson road.		
3.2	DIST. FR. RLY. STN.	1.60 kms.		
4.0	OWNERSHIP			
4.1	PAST OWNER(S)	S. A. Shah / Shantidas Askaran / Ravilal Shantidas and sons.		
4.2	PRESENT OWNER(S)	Madhu Niranjana Vibhadra Singh		
4.3	LEASE STATUS	01.08.1967 to 30.07.1997		
5.0	USAGE			
5.1	PAST USAGE	Residential		
5.2	PRESENT USAGE	Residential		
6.0	LISTING CRITERIA & REFERENCE			
6.1	ARCHITECTURAL DESCRIPTION	Set amidst thickly forested environs the well kept layout consists of the main bungalow, a guest house, a kitchen and dining block and a few ancillary structures. The south facing single storeyed main bungalow is simple and typical in planform but unique in the treatment of the detailing. It has a central living flanked by one bedroom on either side and a full length wide front verandah which is now enclosed with full height clear glass panels in timber framework. The building has a hipped roof over the rooms and the verandah, with its pitch intercepted in the front by a gable ended projection over the entrance. Another room is attached to the building externally on the north-east corner which has a detached pyramidal roof. The ancillary structures in the rear are oriented facing each other and they have simple linear plan forms with rooms in a row, full length front verandahs and gable ended pitched roofs.		
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=B HISTORIC INTEGRITY=B HISTORIC CONTEXT=B		
6.3	FINAL GRADE	II-B		
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant		
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys		
7.0	ARCHITECTURAL SYSTEMS IN THE STRUCTURE			
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - plastered and painted.		
7.2	WALLS	Loadbearing in coursed laterite, plastered and painted.		
7.3	FLOOR	Terracotta tiles		
7.4	ROOF	TW purlin rafter roof structure with G.I. sheets covering.		
7.5	OPENINGS	Semicircular arched openings with TW frames, double leaf shutters for windows inner glazed casement and outer timber louvered shutters.		
7.6	STEPS	Coursed laterite construction, plastered and painted.		
7.7	DECO. ELEMENTS & INTERIORS	Decorative fascia along eaves and decorative timber louvers on shutters.		
8.0	TRANSFORMATION			
8.1	FORM	Verandah enclosed at a later date.		
8.2	STRUCTURE	None		
8.3	FINISHES	Plastering and painting of walls.		
9.0	PRESENT STATUS			
9.1	STRUC. STABILITY	Good		
9.2	MAINTENANCE	Excellent		
10.0	REMARKS			
10.1	CONSERVATION & DEVELOPMENT	Excellent structure and setting representing a unique character. The view of the façade from its foreground and from the road must remain unobstructed. Detached extensions may be provided in the north and west of the structure, provided they relate to it sensitively in terms of form, scale and treatment.		

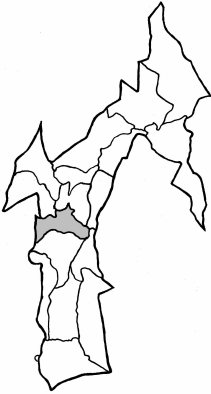

LOCATION	PIN	MH/RA/410102/L-04/(0)/2000	EVERGREEN	
			CARD	L-04/(0)
			GRADE	II-B
			ZONE	BRIGHTLANDS
			ZONE REF.	L 04
			CO-ORD.	D,20
			PLOT #	205
			SURVEY #	133
1.0	NAME OF THE PROPERTY			
1.1	NAME	EVERGREEN		
1.2	HISTORIC NAME	EVERGREEN		
1.3	BUILT IN	1901 - 1945		
2.0	AREA (SQ. MTS.)			
2.1	PLOT AREA	1711.50		
2.2	BUILT-UP AREA	277.77		
3.0	APPROACH			
3.1	ACCESS	Cobbled path off King Edward road.		
3.2	DIST. FR. RLY. STN.	1.65 kms.		
4.0	OWNERSHIP			
4.1	PAST OWNER(S)	Nanu N. Bharucha and Meherbai N. Bharucha / Meherbai N. Bharucha		
4.2	PRESENT OWNER(S)	Khurshed Pherozsha Bhivandiwala, etc.		
4.3	LEASE STATUS	27.12.1911 to 26.12.2010		
5.0	USAGE			
5.1	PAST USAGE	Residential		
5.2	PRESENT USAGE	Residential		
6.0	LISTING CRITERIA & REFERENCE			
6.1	ARCHITECTURAL DESCRIPTION	The layout consists of the main bungalow and servants quarters and a private point set on a plot along the western edge of the hill and sloping westwards. The east facing single storeyed main bungalow is a modest and compact structure with a substantially high plinth on the western facade as a result of the topography of the site. The planform is simple and symmetrical with a central living room flanked by one bedroom on either side with attached toilets in the front (projecting out at the front). The rear verandah is full length and enclosed with a central projection and the front verandah is also enclosed but recessed as a result of the projecting toilet blocks on the two ends. The front verandah also has a small central projecting porch. The gable ended pitched roof is intercepted centrally at the rear by a gable ended projection over the verandah projection and in the front by a smaller gable ended projection over the projecting porch.		
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=B HISTORIC INTEGRITY=B HISTORIC CONTEXT=C		
6.3	FINAL GRADE	II-B		
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant		
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys		
7.0	ARCHITECTURAL SYSTEMS IN THE STRUCTURE			
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - exposed and pointed.		
7.2	WALLS	Loadbearing in coursed laterite, exposed and pointed externally and plastered and painted internally.		
7.3	FLOOR			
7.4	ROOF	TW purlin rafter roof structure with manglore tiles roofing.		
7.5	OPENINGS	Segmental relieving arched openings with TW frames and glazed casement shutters for windows.		
7.6	STEPS	Coursed laterite construction, exposed and pointed.		
7.7	DECO. ELEMENTS & INTERIORS	None		
8.0	TRANSFORMATION			
8.1	FORM	None		
8.2	STRUCTURE	None		
8.3	FINISHES	None		
9.0	PRESENT STATUS			
9.1	STRUC. STABILITY	Fair		
9.2	MAINTENANCE	Fair		
10.0	REMARKS			
10.1	CONSERVATION & DEVELOPMENT	Well maintained structure ideal for residential use. Attached extensions not desirable. Detached additions should not obstruct the view from the structure to the west and should relate sensitively to the existing building in form, scale and treatment.		

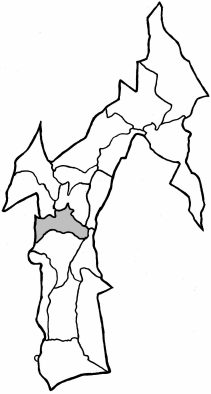

LOCATION	PIN	MH/RA/410102/L-05/(0)/2000	SUMATI VILAS	
			CARD	L-05/(0)
			GRADE	III
			ZONE	BRIGHTLANDS
			ZONE REF.	L 05
			CO-ORD.	D,20
			PLOT #	284
			SURVEY #	134
1.0	NAME OF THE PROPERTY			
1.1	NAME	SUMATI VILAS		
1.2	HISTORIC NAME	SUMATI VILAS		
1.3	BUILT IN	1901 - 1945		
2.0	AREA (SQ. MTS.)			
2.1	PLOT AREA	2073.60		
2.2	BUILT-UP AREA	442.21 + 64.54		
3.0	APPROACH			
3.1	ACCESS	Cobbled pat off Bhausahab Raut marg and the road joining Hermitage road and McPherson road.		
3.2	DIST. FR. RLY. STN.	1.60 kms.		
4.0	OWNERSHIP			
4.1	PAST OWNER(S)	Shardabai R. Pandit / Ramkrishna H. Pandit, etc.		
4.2	PRESENT OWNER(S)	Tara Harishchandra Edwankar		
4.3	LEASE STATUS	01.08.1948 to 31.07.1978		
5.0	USAGE			
5.1	PAST USAGE	Lodging and Boarding		
5.2	PRESENT USAGE	Lodging and Boarding		
6.0	LISTING CRITERIA & REFERENCE			
6.1	ARCHITECTURAL DESCRIPTION	<p>The layout consists of three main buildings (one is double storeyed while the others are single storeyed) and a couple of ancillary structures set on site sloping gradually northwards. The plot is situated at a nodal location very close to Echo Point. The buildings have been developed in phases over a period of time. The west facing double storeyed main building is 'L'-shaped in planform of which the portion on the south is the oldest part, the portion in the centre has been built some time after and the final northern portion is the most recent part in RCC frame construction and double storeyed. The building has a full length front verandah and corresponding balconies on the upper floor. The east facing building (old) to its east is single storeyed and linear in planform with rooms in a row and a full length front verandah. To the south is another small old building which is almost squarish in planform and has a full length front verandah. All the buildings have gable ended pitched roofs intercepted in front by gable ended projections.</p>		
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=C HISTORIC INTEGRITY=B HISTORIC CONTEXT=C		
6.3	FINAL GRADE	III		
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant		
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys		
7.0	ARCHITECTURAL SYSTEMS IN THE STRUCTURE			
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - some exposed and pointed and some plastered and painted.		
7.2	WALLS	Loadbearing in coursed laterite, plastered and painted.		
7.3	FLOOR			
7.4	ROOF	TW purlin rafter roof structure with G.I. sheets covering.		
7.5	OPENINGS	Semicircular and pointed Gothic arched openings with TW frames and timber panelled shutters for doors and rectangular openings with TW frames and glazed casement shutters for windows.		
7.6	STEPS	Coursed laterite construction, exposed and pointed.		
7.7	DECO. ELEMENTS & INTERIORS	C.I. railing on verandah.		
8.0	TRANSFORMATION			
8.1	FORM	None		
8.2	STRUCTURE	None		
8.3	FINISHES	Plastering and painting of walls.		
9.0	PRESENT STATUS			
9.1	STRUC. STABILITY	Fair		
9.2	MAINTENANCE	Fair		
10.0	REMARKS			
10.1	CONSERVATION & DEVELOPMENT	The double storeyed structure with its rather excessive ground floor height has unpleasant proportions and an over bearing colour scheme. No scope for further additions and extensions.		

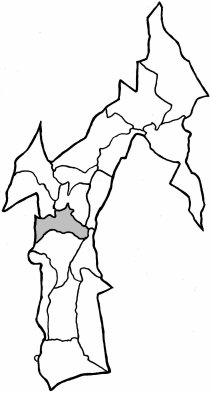
LOCATION		PIN	MH/RA/410102/L-06/(0)/2000	THE HERMITAGE	
			CARD	L-06/(0)	
			GRADE	II-B	
			ZONE	BRIGHTLANDS	
			ZONE REF.	L 06	
			CO-ORD.	D-E,20	
			PLOT #	10	
			SURVEY #	135	
1.0 NAME OF THE PROPERTY					
1.1	NAME	THE HERMITAGE			
1.2	HISTORIC NAME	THE HERMITAGE AND ST. JOHN'S COTTAGE			
1.3	BUILT IN	1853			
2.0 AREA (SQ. MTS.)					
2.1	PLOT AREA	2762.50			
2.2	BUILT-UP AREA	885.95			
3.0 APPROACH					
3.1	ACCESS	Cobbled path off Maulana Azad road (old- Hermitage road)			
3.2	DIST. FR. RLY. STN.	1.30 kms.			
4.0 OWNERSHIP					
4.1	PAST OWNER(S)	E.G. Fawcett / The Trustees of All Sisters / G. W. Hatch and others			
4.2	PRESENT OWNER(S)	Official Trust of Bombay (The Bombay Diocesan Trust)			
4.3	LEASE STATUS	01.05.1949 to 30.04.1979			
5.0 USAGE					
5.1	PAST USAGE	Residential			
5.2	PRESENT USAGE	Holiday Camp			
6.0 LISTING CRITERIA & REFERENCE					
6.1	ARCHITECTURAL DESCRIPTION	Originally a residential property, it is now being used as a lodging and boarding facility for school groups, etc. The layout consists of the main bungalow (originally the bungalow of E. G. Fawcett), a wing attached to it, a small chapel, servants' quarters, a separate building housing the kitchen and dining area and an ancillary building housing the store, toilets, baths, etc. The buildings are set on terraces levelled off from a site sloping northwards. The west facing single storeyed main bungalow and its wing are similar and squarish in planform with a central living room, rooms around it on three sides concentric to it. The main bungalow has a part front verandah towards the northern side of the front facade whereas the wing has a full length front verandah and both verandahs are without railing. Both buildings have separate pyramidal roofs. The chapel lying to the north is a small linear building with a small entrance porch and a gable ended pitched roof. The other ancillary blocks lie to the east and all the buildings together enclose a spacious courtyard in between them. The buildings are humble in scale with a rather low and uniform eaves level.			
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=B HISTORIC INTEGRITY=B HISTORIC CONTEXT=A			
6.3	FINAL GRADE	II-B			
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant			
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys			
7.0 ARCHITECTURAL SYSTEMS IN THE STRUCTURE					
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - exposed and pointed.			
7.2	WALLS	Loadbearing in coursed laterite, exposed and pointed.			
7.3	FLOOR	Shahabad stone tiles flooring.			
7.4	ROOF	TW purlin rafter roof structure with G.I. sheets roofing.			
7.5	OPENINGS	Rectangular openings with TW frames, glazed casement shutters for windows and timber panelled shutters for doors.			
7.6	STEPS	Coursed laterite construction, exposed and pointed.			
7.7	DECO. ELEMENTS & INTERIORS	None			
8.0 TRANSFORMATION					
8.1	FORM	None			
8.2	STRUCTURE	None			
8.3	FINISHES	None			
9.0 PRESENT STATUS					
9.1	STRUC. STABILITY	Fair			
9.2	MAINTENANCE	Fair			
10.0 REMARKS					
10.1	CONSERVATION & DEVELOPMENT	Being one of the first five properties developed in Matheran it holds immense historic significance and cultural value. The structure and its environs need regular maintenance. The chapel holds potential for conservation and meaningful public use. Overall the potential of the site is unexploited.			

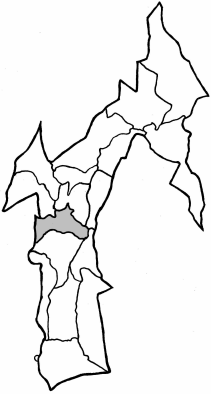

LOCATION		PIN	MH/RA/410102/L-07/(0)/2000	MARIA COTTAGE	
				CARD	L-07/(0)
				GRADE	II-B
				ZONE	BRIGHTLANDS
				ZONE REF.	L 07
				CO-ORD.	E-F,20
				PLOT #	38
				SURVEY #	129
1.0 NAME OF THE PROPERTY					
1.1	NAME	MARIA COTTAGE			
1.2	HISTORIC NAME	NAIRNE'S BUNGALOW			
1.3	BUILT IN	1854 - 1900			
2.0 AREA (SQ. MTS.)					
2.1	PLOT AREA	21751.90			
2.2	BUILT-UP AREA	898.73			
3.0 APPROACH					
3.1	ACCESS	Cobbled path off Bhausaheb Raut marg (old - Gordan road).			
3.2	DIST. FR. RLY. STN.	1.10 kms.			
4.0 OWNERSHIP					
4.1	PAST OWNER(S)	Hon. Mr. Rahimtoola M. Sayani / P. C. Kavarana / Hirabhai J. K. J. Modi / J. K. J. Modi			
4.2	PRESENT OWNER(S)	Bachubhai Brahmbhatt			
4.3	LEASE STATUS	01.08.1945 to 31.07.1975			
5.0 USAGE					
5.1	PAST USAGE	Residential			
5.2	PRESENT USAGE	Residential			
6.0 LISTING CRITERIA & REFERENCE					
6.1	ARCHITECTURAL DESCRIPTION	The layout consists of the main bungalow, a guest block, servants' quarters, a fairly isolated out-house and a new building in RCC construction set on a site sloping northwards. Except for the clearings near the buildings the rest of the site is quite thickly forested. The north west facing single storeyed main bungalow has an impressive length and a substantially high plinth on the front facade owing to the sloping topography. The bungalow has a typical but slightly asymmetrical planform with a central living room, flanked on both sides by two bedrooms, an almost full length front verandah and a linear hipped roof. The bedroom on the extreme south-western end projects out in front and closes the verandah on this end. A grand long flight of steps gracefully curves and widens as it descends down from the verandah. The front facade wall of the living room projects out slightly as two half hexagonal bays to emphasize the entrance. The south facing guest block in the rear has a similar linear planform with rooms in a row, a full length front verandah and a gable ended pitched roof. The out house is a single room octagonal in planform with a hipped roof.			
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=B HISTORIC INTEGRITY=B HISTORIC CONTEXT=B			
6.3	FINAL GRADE	II-B			
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant			
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys			
7.0 ARCHITECTURAL SYSTEMS IN THE STRUCTURE					
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - exposed and pointed.			
7.2	WALLS	Loadbearing in coursed laterite, exposed and pointed.			
7.3	FLOOR	Minton tiles flooring			
7.4	ROOF	TW purlin rafter roof structure with G.I. sheets roofing.			
7.5	OPENINGS	Semicircular relieving arched openings with TW frames, double leaf shutters for windows - outer glazed casement and inner timber louvered and part glazed and part timber panelled shutters for doors.			
7.6	STEPS	Coursed laterite construction, exposed and pointed.			
7.7	DECO. ELEMENTS & INTERIORS	C.I. railing on verandah of guest block.			
8.0 TRANSFORMATION					
8.1	FORM	None			
8.2	STRUCTURE	None			
8.3	FINISHES	White pointing lines on walls.			
9.0 PRESENT STATUS					
9.1	STRUC. STABILITY	Fair			
9.2	MAINTENANCE	Fair			
10.0 REMARKS					
10.1	CONSERVATION & DEVELOPMENT	A structure of grand proportions with a unique design of flight of steps. The bungalow needs some structural repair and regular maintenance. Attached additions are not advisable. Currently one building is under construction on the site fairly distant from the main bungalow but future detached additions must respect the character of the existing building, visibility of its facade, foreground facade relationship and the existing forest cover.			



LOCATION	PIN	MH/RA/410102/L-08/(0)/2000	BRIGHTLANDS HOTEL	
			CARD	L-08/(0)
			GRADE	II-B
			ZONE	BRIGHTLANDS
			ZONE REF.	L 08
			CO-ORD.	F,20-21
			PLOT #	54A/1, 54A/2, 54A/3
			SURVEY #	137, 138, 136
1.0	NAME OF THE PROPERTY			
1.1	NAME	BRIGHTLANDS HOTEL		
1.2	HISTORIC NAME	THE WILDERNESS / ALBERT VICTOR HOTEL		
1.3	BUILT IN	1854 - 1867		
2.0	AREA (SQ. MTS.)			
2.1	PLOT AREA	19851.20 + 4140.30 + 2185.10		
2.2	BUILT-UP AREA	(993.00 + 112.50) + 647.82 + (510.75 + 35.00)		
3.0	APPROACH			
3.1	ACCESS	Cobbled path off Maulana Azad road (Hermitage road).		
3.2	DIST. FR. RLY. STN.	1.05 kms.		
4.0	OWNERSHIP			
4.1	PAST OWNER(S)	Fatteally Shaik Ahmed / Ibrahim Khan / S. N. Gazdar / Freni Colabawala and Meherbai Colabawala		
4.2	PRESENT OWNER(S)	Bahadur Ratansha Dastur		
4.3	LEASE STATUS	01.05.1953 to 30.04.1983		
5.0	USAGE			
5.1	PAST USAGE	Residential		
5.2	PRESENT USAGE	Lodging and Boarding		
6.0	LISTING CRITERIA & REFERENCE			
6.1	ARCHITECTURAL DESCRIPTION	Set on a large plot, Hotel Brightlands was originally a residential property having a bungalow, and a few ancillary buildings. The property was converted for use as a hotel prior to 1880. The layout now consists of some scattered and some connected cottages which have typical lodging and boarding accommodation type formats. Each building has rooms in a row accessed from full length front veranadahs and a gable ended pitched roof. The buildings are interconnected by stepped terraces and cobbled and paved pathways integrating the existing vegetation on the site. Outside the cottages are clusters of sitouts with inbuilt seats and tables as part of outdoor activity space. The layout also consists of two new, double storeyed, large and bulky buildings very incongruous with the surrounding humble and homely cottages. A swimming pool with an imposing ramp from the building also deviates grossly from the character of the original layout.		
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=B HISTORIC INTEGRITY=B HISTORIC CONTEXT=B		
6.3	FINAL GRADE	II-B		
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant		
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys		
7.0	ARCHITECTURAL SYSTEMS IN THE STRUCTURE			
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - plastered and painted.		
7.2	WALLS	Loadbearing in coursed laterite, some pointed and painted and some plastered and painted.		
7.3	FLOOR			
7.4	ROOF	TW purlin rafter roof structure with Manglore tiles roofing.		
7.5	OPENINGS	Segmental relieving arched and rectangular openings with TW frames, glazed casement shutters for windows, timber panelled shutters for doors and glazed ventilators in all old buildings.		
7.6	STEPS	Coursed laterite construction, plastered and painted.		
7.7	DECO. ELEMENTS & INTERIORS	C.I. railing on verandah.		
8.0	TRANSFORMATION			
8.1	FORM	Addition of a double storeyed large new buildings with an imposing ramp and addition of a swimming pool.		
8.2	STRUCTURE	None		
8.3	FINISHES	Plastering and painting of walls.		
9.0	PRESENT STATUS			
9.1	STRUC. STABILITY	Good		
9.2	MAINTENANCE	Excellent		
10.0	REMARKS			
10.1	CONSERVATION & DEVELOPMENT	Old structures and landscape in an excellent state of maintenance. The large, bulky double storeyed new buildings are completely incongruous with the old buildings in form, scale and treatment. New additions must be sensitive to the old buildings and layout in all these respects.		



LOCATION		PIN	MH/RA/410102/L-09/(0)/2000	ROSHAN VILLA AND HOTEL PRASHANT	
				CARD	L-09/(0)
				GRADE	II-B
				ZONE	BRIGHTLANDS
				ZONE REF.	L 09
				CO-ORD.	F,21
				PLOT #	54B
				SURVEY #	182
1.0	NAME OF THE PROPERTY				
1.1	NAME	ROSHAN VILLA AND HOTEL PRASHANT			
1.2	HISTORIC NAME	ROSHAN VILLA / BURNSIDE			
1.3	BUILT IN	1854 - 1900			
2.0	AREA (SQ. MTS.)				
2.1	PLOT AREA	3439.80			
2.2	BUILT-UP AREA	967.40 + 64.00			
3.0	APPROACH				
3.1	ACCESS	Direct access from McPherson road.			
3.2	DIST. FR. RLY. STN.	1.30 kms.			
4.0	OWNERSHIP				
4.1	PAST OWNER(S)	B. F. Commisariatwala			
4.2	PRESENT OWNER(S)	Shavak Siddique Suleman			
4.3	LEASE STATUS	01.05.1953 to 30.04.1983			
5.0	USAGE				
5.1	PAST USAGE	Residential			
5.2	PRESENT USAGE	Residential and Lodging and Boarding			
6.0	LISTING CRITERIA & REFERENCE				
6.1	ARCHITECTURAL DESCRIPTION	The layout consists of the main bungalow, 'Roshan Villa', a building adjacent to it which is now 'Hotel Prashant' and two other shacks as servants' quarters set on a site sloping gently northwards. The south facing single storeyed main bungalow has a typical linear and symmetrical planform with a central living room flanked by two bedrooms on either side and a full length front verandah also wrapping around halfway down the sides. The rooms are double height with clerestory windows and a hipped roof. The verandah has a separate lean-to-roof with hipped end and is intercepted centrally by a gable ended projection over the entrance. Along the full length of the verandah are decorative features like C.I. railing, timber trelliswork panels and fascia boards along the eaves. The plot has a regular compound wall with two entrance gates one at the main bungalow and the other at 'Hotel Prashant'. This building is also symmetrical, linear and typical in planform with rooms in a row a full length front verandah and a hipped roof.			
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=B HISTORIC INTEGRITY=B HISTORIC CONTEXT=B			
6.3	FINAL GRADE	II-B			
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant			
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys			
7.0	ARCHITECTURAL SYSTEMS IN THE STRUCTURE				
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - plastered and painted.			
7.2	WALLS	Loadbearing in coursed laterite, plastered and painted.			
7.3	FLOOR				
7.4	ROOF	TW purlin rafter roof structure with G.I. sheets roofing.			
7.5	OPENINGS	Rectangular openings with TW frames, glazed casement shutters for windows, timber panelled shutters for doors patterned glazed ventilators and glazed clerestory windows.			
7.6	STEPS	Coursed laterite construction, plastered and painted.			
7.7	DECO. ELEMENTS & INTERIORS	C.I. railing on verandah, fascia boards along eaves, timber trelliswork panels on verandah, patterned glazed gable end panel over entrance and decorative lamps over the entrance gate.			
8.0	TRANSFORMATION				
8.1	FORM	None			
8.2	STRUCTURE	None			
8.3	FINISHES	Plastering and painting of walls.			
9.0	PRESENT STATUS				
9.1	STRUC. STABILITY	Fair			
9.2	MAINTENANCE	Poor			
10.0	REMARKS				
10.1	CONSERVATION & DEVELOPMENT	Both, the main bungalow and hotel Prashant need regular maintenance. Both buildings directly face the road and are very close to it and therefore contribute to the townscape character. Additions on site must relate to the existing structures and forest cover sensitively. The ancillary buildings in the rear may be renovated and modified.			


LOCATION		PIN	MH/RA/410102/L-10/(0)/2000	SAIFEE LODGE	
				CARD	L-10/(0)
				GRADE	II-B
				ZONE	BRIGHTLANDS
				ZONE REF.	L 10
				CO-ORD.	F,19
				PLOT #	167
				SURVEY #	105
1.0 NAME OF THE PROPERTY					
1.1	NAME	SAIFEE LODGE			
1.2	HISTORIC NAME	SAIFEE LODGE			
1.3	BUILT IN	1901 - 1945			
2.0 AREA (SQ. MTS.)					
2.1	PLOT AREA	2402.80			
2.2	BUILT-UP AREA	330.70 + 10.50			
3.0 APPROACH					
3.1	ACCESS	Direct access from Kotwal road (old - Kings road) and Abbott road.			
3.2	DIST. FR. RLY. STN.	1.10 kms.			
4.0 OWNERSHIP					
4.1	PAST OWNER(S)	Motiba Salebhoy Tayebali Varma, Amta Mohamedalibhoy Abdul			
4.2	PRESENT OWNER(S)	Zubeda S. R. Das, Shamim T. Tayyabi			
4.3	LEASE STATUS	14.05.1911 to 03.05.2010			
5.0 USAGE					
5.1	PAST USAGE	Residential			
5.2	PRESENT USAGE	Residential			
6.0 LISTING CRITERIA & REFERENCE					
6.1	ARCHITECTURAL DESCRIPTION	<p>The layout consists of the main bungalow, and servants' quarters set on terraces levelled off from a site sloping steeply from south-west to north-east. The building faces the north-east and owing to the slope in the topography the front of the building has a substantially high plinth where it houses a basement floor under the porch. The site shows remnants of formal landscaping on well laid out terraces. The main bungalow has atypical, linear and symmetrical planform with a central living room flanked by two bedrooms on both sides with attached toilets and a kitchen in the rear projecting out. The full length front verandah has a central projecting entrance porch and all along the verandah is a timber awning with glazed infill panels. The gable ended pitched roof is intercepted centrally in front by a gable ended projection over the porch.</p>			
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=B HISTORIC INTEGRITY=B HISTORIC CONTEXT=C			
6.3	FINAL GRADE	II-B			
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant			
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys			
7.0 ARCHITECTURAL SYSTEMS IN THE STRUCTURE					
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - exposed and pointed.			
7.2	WALLS	Loadbearing in coursed laterite, painted.			
7.3	FLOOR	China mosaic flooring.			
7.4	ROOF	TW purlin rafter roof structure with Manglore tiles laid on G.I. sheets.			
7.5	OPENINGS	Semicircular arched openings with TW frames, glazed casement shutters for windows, part glazed and part timber panelled shutters for doors and glazed shutters for ventilators.			
7.6	STEPS	Coursed laterite construction, exposed and pointed.			
7.7	DECO. ELEMENTS & INTERIORS	Timber awning with glazed infill panels.			
8.0 TRANSFORMATION					
8.1	FORM	None			
8.2	STRUCTURE	None			
8.3	FINISHES	Painting of walls.			
9.0 PRESENT STATUS					
9.1	STRUC. STABILITY	Good			
9.2	MAINTENANCE	Good			
10.0 REMARKS					
10.1	CONSERVATION & DEVELOPMENT	<p>Excellent structures holding a large amount of significance in a group value as it is one of the three identical structures along this stretch of the road. Facade to foreground relationship of the structure must be maintained. No scope for additions or extensions.</p>			

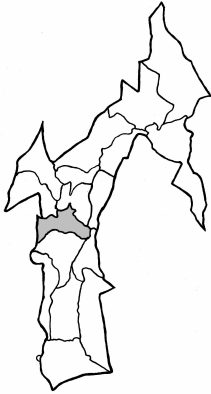

LOCATION	PIN	MH/RA/410102/L-11/(0)/2000	YAHYA VILLA	
			CARD	L-11/(0)
			GRADE	II-B
			ZONE	BRIGHTLANDS
			ZONE REF.	L 11
			CO-ORD.	F,19
			PLOT #	165
			SURVEY #	128
1.0	NAME OF THE PROPERTY			
1.1	NAME	YAHYA VILLA		
1.2	HISTORIC NAME	ASHOK VILLA		
1.3	BUILT IN	1901 - 1945		
2.0	AREA (SQ. MTS.)			
2.1	PLOT AREA	1661.40		
2.2	BUILT-UP AREA	360.37 + 134.38		
3.0	APPROACH			
3.1	ACCESS	Direct access from Kotwal road (old - Kings road) and Abbott road.		
3.2	DIST. FR. RLY. STN.	1.10 kms.		
4.0	OWNERSHIP			
4.1	PAST OWNER(S)	G. D. Madgaonkar / Venkatrao Chimanlal Setalvad, Nasumatibai V. Setalvad, Anant V. Setalvad		
4.2	PRESENT OWNER(S)	Shabbir Yahyabhai Kachwala		
4.3	LEASE STATUS	14.05.1911 to 03.05.2010		
5.0	USAGE			
5.1	PAST USAGE	Residential		
5.2	PRESENT USAGE	Residential		
6.0	LISTING CRITERIA & REFERENCE			
6.1	ARCHITECTURAL DESCRIPTION	The layout consists of the main bungalow, and servants' quarters set on terraces levelled off from a site sloping steeply from south-west to north-east. The building faces the north-east and owing to the slope in the topography the front of the building has a substantially high plinth where it houses a basement floor under the porch. The site shows remnants of formal landscaping on well laid out terraces. The main bungalow has a typical, linear and symmetrical planform with a central living room flanked by two bedrooms on both sides with attached toilets and a kitchen in the rear projecting out. The full length front verandah has a central projecting entrance porch and all along the verandah is a timber awning with glazed infill panels. The gable ended pitched roof is intercepted centrally in front by a gable ended projection over the porch.		
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=B HISTORIC INTEGRITY=B HISTORIC CONTEXT=C		
6.3	FINAL GRADE	II-B		
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant		
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys		
7.0	ARCHITECTURAL SYSTEMS IN THE STRUCTURE			
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - exposed and pointed.		
7.2	WALLS	Loadbearing in coursed laterite, plastered and painted.		
7.3	FLOOR	China mosaic flooring.		
7.4	ROOF	TW purlin rafter roof structure with Manglore tiles laid on G.I. sheets.		
7.5	OPENINGS	Semicircular arched openings with TW frames, glazed casement shutters for windows, part glazed and part timber panelled shutters for doors and glazed shutters for ventilators.		
7.6	STEPS	Coursed laterite construction, exposed and pointed.		
7.7	DECO. ELEMENTS & INTERIORS	Timber awning with glazed infill panels.		
8.0	TRANSFORMATION			
8.1	FORM	None		
8.2	STRUCTURE	None		
8.3	FINISHES	Plastering and painting of walls.		
9.0	PRESENT STATUS			
9.1	STRUC. STABILITY	Good		
9.2	MAINTENANCE	Good		
10.0	REMARKS			
10.1	CONSERVATION & DEVELOPMENT	Holds a large amount of significance in a group value as it is one of the three identical structures along this stretch of the road. Facade to foreground relationship of the structure must be maintained. Detached additions may be permitted in rear open spaces if they relate sensitively to the bungalow in form, scale and treatment.		

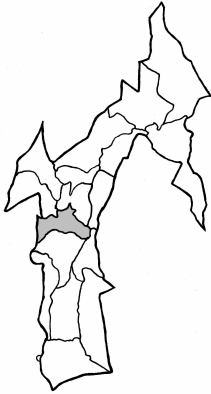
LOCATION	PIN	MH/RA/410102/L-12/(0)/2000	GIRIKUNJ	
			CARD	L-12/(0)
			GRADE	II-B
			ZONE	BRIGHTLANDS
			ZONE REF.	L 12
			CO-ORD.	F,20
			PLOT #	166
			SURVEY #	104
1.0	NAME OF THE PROPERTY			
1.1	NAME	GIRIKUNJ		
1.2	HISTORIC NAME	NASHEMAN-E-ZUBEDAH		
1.3	BUILT IN	1901 - 1945		
2.0	AREA (SQ. MTS.)			
2.1	PLOT AREA	1719.90		
2.2	BUILT-UP AREA	287.62 + 105.00		
3.0	APPROACH			
3.1	ACCESS	Direct access from Kotwal road (old - Kings road) and Abbott road.		
3.2	DIST. FR. RLY. STN.	1.15 kms.		
4.0	OWNERSHIP			
4.1	PAST OWNER(S)	A. M. Kajji / Durgabai Balwant Madgaonkar, Madhukar Balwant Madgaonkar, Gautam R. Diwan		
4.2	PRESENT OWNER(S)	Shaheda Yahya Kachwala, Niloufer Yahya Kachwala		
4.3	LEASE STATUS	14.05.1911 to 03.05.2010		
5.0	USAGE			
5.1	PAST USAGE	Residential		
5.2	PRESENT USAGE	Residential		
6.0	LISTING CRITERIA & REFERENCE			
6.1	ARCHITECTURAL DESCRIPTION	The layout consists of the main bungalow, a guest block (new building) and servants' quarters set on terraces levelled off from a site sloping steeply from south-west to north-east. The building faces the north-east and owing to the slope in the topography the front of the building has a substantially high plinth where it houses a basement floor under the porch. The site shows remnants of formal landscaping on well laid out terraces. The main bungalow has atypical, linear and symmetrical planform with a central living room flanked by two bedrooms on both sides with attached toilets and a kitchen in the rear projecting out. The full length front verandah has a central projecting entrance porch and all along the verandah is a timber awning with glazed infill panels. The gable ended pitched roof is intercepted centrally in front by a gable ended projection over the porch.		
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=B HISTORIC INTEGRITY=B HISTORIC CONTEXT=C		
6.3	FINAL GRADE	II-B		
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant		
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys		
7.0	ARCHITECTURAL SYSTEMS IN THE STRUCTURE			
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - exposed and pointed.		
7.2	WALLS	Loadbearing in coursed laterite, exposed and pointed.		
7.3	FLOOR	China mosaic flooring.		
7.4	ROOF	TW purlin rafter roof structure with Manglore tiles laid on G.I. sheets.		
7.5	OPENINGS	Semicircular arched openings with TW frames, glazed casement shutters for windows, part glazed and part timber panelled shutters for doors and glazed shutters for ventilators.		
7.6	STEPS	Coursed laterite construction, exposed and pointed.		
7.7	DECO. ELEMENTS & INTERIORS	Timber awning with glazed infill panels.		
8.0	TRANSFORMATION			
8.1	FORM	None		
8.2	STRUCTURE	None		
8.3	FINISHES	None		
9.0	PRESENT STATUS			
9.1	STRUC. STABILITY	Good		
9.2	MAINTENANCE	Good		
10.0	REMARKS			
10.1	CONSERVATION & DEVELOPMENT	Holds a large amount of significance in a group value as it is one of the three identical structures along this stretch of the road. Facade to foreground relationship of the structure must be maintained. Detached additions may be permitted in rear open spaces if they relate sensitively to the bungalow in form, scale and treatment.		

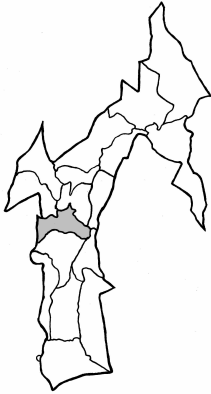

LOCATION		PIN	MH/RA/410102/L-13/(0)/2000	PRABAL HOUSE	
			CARD		L-13/(0)
			GRADE		II-B
			ZONE		BRIGHTLANDS
			ZONE REF.		L 13
			CO-ORD.		F,20
			PLOT #		39
			SURVEY #		142
1.0 NAME OF THE PROPERTY					
1.1	NAME	PRABAL HOUSE			
1.2	HISTORIC NAME	PRABUL HOUSE			
1.3	BUILT IN	1854 - 1867			
2.0 AREA (SQ. MTS.)					
2.1	PLOT AREA	15985.10			
2.2	BUILT-UP AREA	690.00			
3.0 APPROACH					
3.1	ACCESS	Cobbled path off Maulana Azad road (Hermitage road).			
3.2	DIST. FR. RLY. STN.	1.05 kms.			
4.0 OWNERSHIP					
4.1	PAST OWNER(S)	K. A. Hormusji Wadia / J. E. Banatwala / Kaikhushroo Albless, Sohrab Albless, etc.			
4.2	PRESENT OWNER(S)	Piloo Richardson			
4.3	LEASE STATUS	01.05.1954 to 30.04.1984			
5.0 USAGE					
5.1	PAST USAGE	Residential			
5.2	PRESENT USAGE	Residential			
6.0 LISTING CRITERIA & REFERENCE					
6.1	ARCHITECTURAL DESCRIPTION	<p>The layout consists of a main bungalow, a guest block and servants' quarters set on a site sloping gently westwards. The otherwise thickly wooded site has some formal landscaping around the main bungalow. The west facing single storeyed bungalow is asymmetrical in planform but has a symmetrical offsetted front facade. The central living room is flanked by one room on either side with attached toilets and dressing rooms, a dining room in the rear, a projecting bedroom (square in plan) at the south-east corner and a verandah on the north east corner. The living room projects out substantially in front and the rest of the rooms are setback uniformly. The full length front verandah corresponding to the offsets has a central porch as wide as the living room and fairly long. The hipped roof is intercepted centrally at the rear by a hipped end projection over the dining room. The front pitch is intercepted centrally by a hipped end projection over the projecting part of the living room and then by a long gable ended projection over the porch. The entire roof has a level eaves line all along. The bedroom in the south-east corner has a separate pyramidal roof.</p>			
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=B HISTORIC INTEGRITY=B HISTORIC CONTEXT=B			
6.3	FINAL GRADE	II-B			
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant			
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys			
7.0 ARCHITECTURAL SYSTEMS IN THE STRUCTURE					
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - plastered and painted.			
7.2	WALLS	Loadbearing in coursed laterite, plastered and painted.			
7.3	FLOOR	Minton tiles flooring.			
7.4	ROOF	TW purlin rafter roof structure with G.I. sheets roofing.			
7.5	OPENINGS	Some semicircular relieving arched and some rectangular openings with TW frames, glazed casement shutters for windows and part glazed and part timber panelled shutters for doors and rectangular glazed ventilators.			
7.6	STEPS	Coursed laterite construction, exposed and pointed.			
7.7	DECO. ELEMENTS & INTERIORS	C.I. railing on verandah and glazing on doors and ventilators patterned with geometrical design of sash bars.			
8.0 TRANSFORMATION					
8.1	FORM	None			
8.2	STRUCTURE	None			
8.3	FINISHES	Plastering and painting of walls.			
9.0 PRESENT STATUS					
9.1	STRUC. STABILITY	Good			
9.2	MAINTENANCE	Good			
10.0 REMARKS					
10.1	CONSERVATION & DEVELOPMENT	A unique planform and majestic appearance contributing significantly to the townscape character. Attached extensions should not be permitted. Detached additions may be permitted to the west of the building provided they relate sensitively to the main bungalow in form, scale and treatment.			

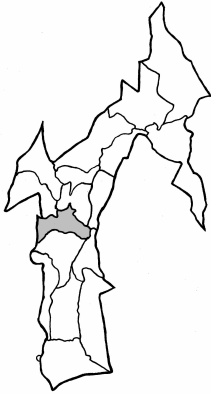

LOCATION		PIN	MH/RA/410102/L-14/(0)/2000	GUJARAT BHAVAN	
			CARD	L-14/(0)	
			GRADE	II-B	
			ZONE	BRIGHTLANDS	
			ZONE REF.	L 14	
			CO-ORD.	G,21	
			PLOT #	75	
			SURVEY #	140	
1.0 NAME OF THE PROPERTY					
1.1	NAME	GUJARAT BHAVAN			
1.2	HISTORIC NAME	ARNOLD LODGE			
1.3	BUILT IN	1854 - 1900			
2.0 AREA (SQ. MTS.)					
2.1	PLOT AREA	7284.30			
2.2	BUILT-UP AREA	714.86 + 200.09			
3.0 APPROACH					
3.1	ACCESS	Direct access from Maulana Azad road (Hermitage road).			
3.2	DIST. FR. RLY. STN.	0.80 kms.			
4.0 OWNERSHIP					
4.1	PAST OWNER(S)	Framji Mehta / T. D. Hazari / Jeevanlal Motilal Ranjilal Bhaidas			
4.2	PRESENT OWNER(S)	Umesh Jethalal Dubal and Pankaj Jethalal Dubal			
4.3	LEASE STATUS	01.05.1919 to 30.04.2018			
5.0 USAGE					
5.1	PAST USAGE	Residential			
5.2	PRESENT USAGE	Lodging and Boarding			
6.0 LISTING CRITERIA & REFERENCE					
6.1	ARCHITECTURAL DESCRIPTION	The layout consists of a main bungalow, a guest block, about five - six scattered ancillary buildings, a new building and a swimming pool all set on terraces levelled off from a site sloping southwards. The landscape is sensitive and complimentary to the natural topography and vegetation. The main buildings (including the new building) are laid out intimately on the site enclosing a courtyard which has the swimming pool as the focal point. The old buildings are simple, linear and single storeyed with rooms in a row, full length front verandahs overlooking the courtyard and hipped roofs. The new building (RCC construction) has an 'L'-shaped planform and is double storeyed but it also follows the same format in essence as the old buildings and is also congruous in form and treatment (colour scheme and detailing). It has a gable ended pitched roof in RCC. The building is also designed sensitively to suit the natural topography and vegetation on the site, to the extent that it even incorporates an existing tree within its built form. On the whole it is good example of a modern addition on a historic site.			
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=C HISTORIC INTEGRITY=B HISTORIC CONTEXT=B			
6.3	FINAL GRADE	II-B			
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant			
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys			
7.0 ARCHITECTURAL SYSTEMS IN THE STRUCTURE					
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - plastered and painted.			
7.2	WALLS	Loadbearing in coursed laterite, plastered and painted.			
7.3	FLOOR	Main bungalow - China mosaic. Others - Tandur tiles.			
7.4	ROOF	TW purlin rafter roof structure with G.I. sheets roofing - old buildings. RCC pitched roof - new building.			
7.5	OPENINGS	Rectangular openings with TW frames, glazed casement shutters for windows and timber panelled shutters for doors.			
7.6	STEPS	Coursed laterite construction, plastered and painted with IPS and chequered cement tiles flooring.			
7.7	DECO. ELEMENTS & INTERIORS	C.I. railing on verandahs and fascia boards along eaves.			
8.0 TRANSFORMATION					
8.1	FORM	Addition of new double storeyed building, swimming pool and some ancillary structures in the site layout.			
8.2	STRUCTURE	None			
8.3	FINISHES	Plastering and painting of walls.			
9.0 PRESENT STATUS					
9.1	STRUC. STABILITY	Good			
9.2	MAINTENANCE	Good			
10.0 REMARKS					
10.1	CONSERVATION & DEVELOPMENT	The cohesiveness of the layout has been maintained in spite of the addition of the new building and the swimming pool. The new building is a good example of a modern addition on a historic site, which respects the existing topography and vegetation. The building is also sensitively designed in terms of its form and treatment. Future developments on the site should strictly follow this example.			

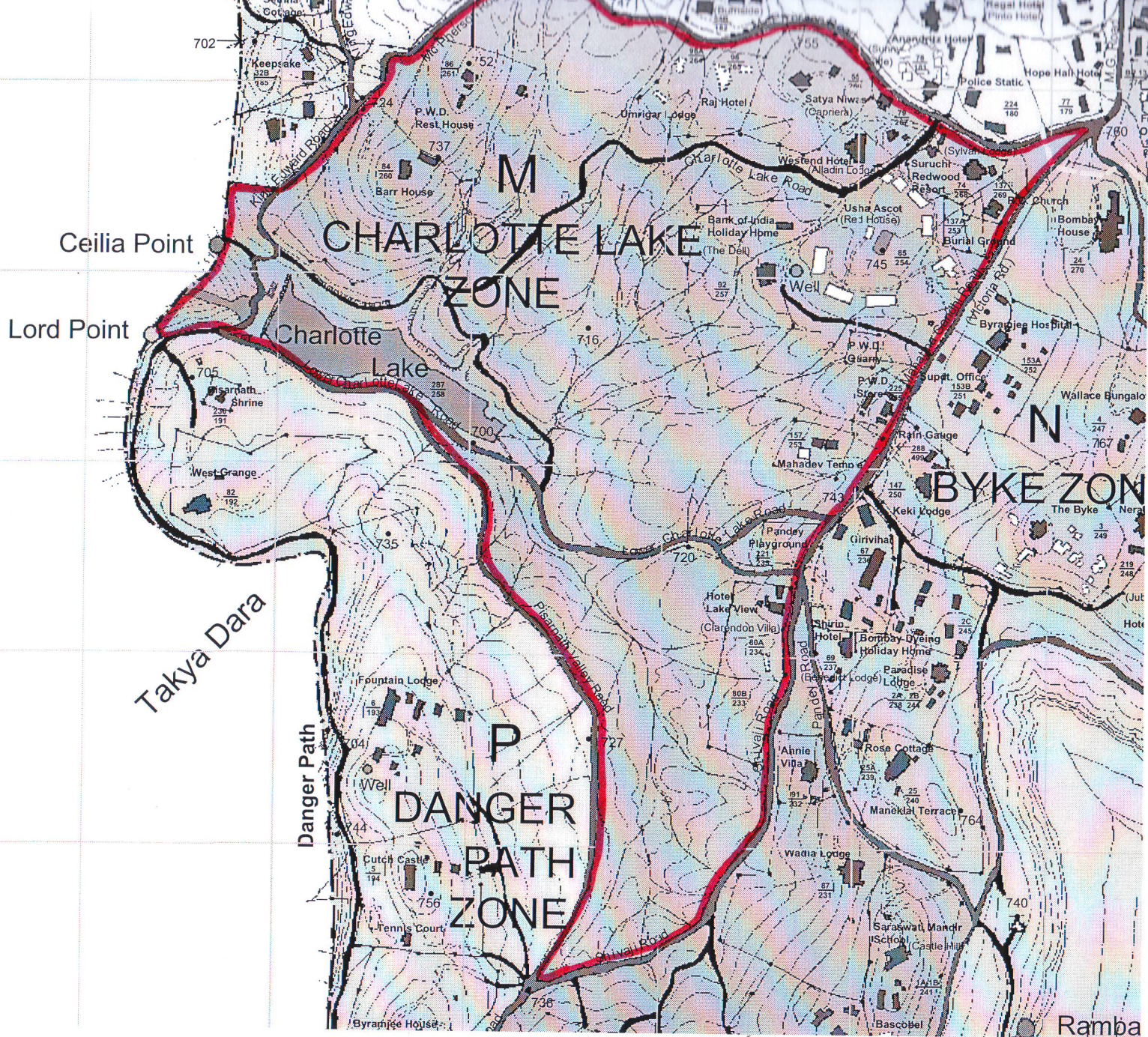
LOCATION		PIN	MH/RA/410102/L-15/(0)/2000	GULMOHUR HOTEL	
				CARD	L-15/(0)
				GRADE	II-B
				ZONE	BRIGHTLANDS
				ZONE REF.	L 15
				CO-ORD.	F-G,21
				PLOT #	36
				SURVEY #	139
1.0	NAME OF THE PROPERTY				
1.1	NAME	GULMOHUR HOTEL			
1.2	HISTORIC NAME	COXON'S LODGE / KALYANDAS LODGE / JAFFER MANZIL			
1.3	BUILT IN	1854 - 1900			
2.0	AREA (SQ. MTS.)				
2.1	PLOT AREA	25697.60			
2.2	BUILT-UP AREA	581.94 +164.71			
3.0	APPROACH				
3.1	ACCESS	Cobbled path off Maulana Azad road (old - Hermitage road).			
3.2	DIST. FR. RLY. STN.	0.90 kms.			
4.0	OWNERSHIP				
4.1	PAST OWNER(S)	Tribhuvandas Vurjivandas / Dostmohamed Peermohamed / Saraswati Rashunath Kelkar			
4.2	PRESENT OWNER(S)	Madhukar Atmaram Patil			
4.3	LEASE STATUS	01.08.1938 to 31.04.1968			
5.0	USAGE				
5.1	PAST USAGE	Residential			
5.2	PRESENT USAGE	Lodging and Boarding			
6.0	LISTING CRITERIA & REFERENCE				
6.1	ARCHITECTURAL DESCRIPTION	<p>Situated on a large plot adjoining Maulana Azad road the layout consists of a main bungalow and some ancillary buildings. The original bungalow has been retained and converted into lodging and boarding type accommodation by subdividing the rooms internally. The site slopes gradually to the south-west and is thickly forested except for the clearing in the foreground of the main building. The main bungalow sits on a levelled open terrace bound by laterite retaining walls. The foreground has retained the existing trees and all of them are provided with tree surrounds. This shaded space is used for outdoor seating and dining. The east facing single storeyed main building is quite long but, unlike other buildings of this type in Matheran, very humble in scale and appearance. The central hall is flanked by an equal number of rooms on either side which have now been subdivided to serve the function as a hotel (about twenty in number). The full length front verandah with a central projecting entrance porch provides access to these rooms. The pitched roof is intercepted centrally in front by a gable ended projection over the entrance porch.</p>			
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=B HISTORIC INTEGRITY=B HISTORIC CONTEXT=B			
6.3	FINAL GRADE	II-B			
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant			
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys			
7.0	ARCHITECTURAL SYSTEMS IN THE STRUCTURE				
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - exposed and painted.			
7.2	WALLS	Loadbearing in coursed laterite, plastered and painted.			
7.3	FLOOR	China mosaic flooring.			
7.4	ROOF	TW purlin rafter roof structure with G.I. sheets roofing.			
7.5	OPENINGS	Semicircular arched openings with TW frames, part glazed casement and part timber louvered shutters for windows, part glazed and part timber panelled shutters for doors and glazed ventilators.			
7.6	STEPS	Coursed laterite construction, plastered and painted.			
7.7	DECO. ELEMENTS & INTERIORS	C.I. railing on verandah.			
8.0	TRANSFORMATION				
8.1	FORM	Attached extension to the south of the structure.			
8.2	STRUCTURE	None			
8.3	FINISHES	Plastering and painting of walls.			
9.0	PRESENT STATUS				
9.1	STRUC. STABILITY	Good			
9.2	MAINTENANCE	Good			
10.0	REMARKS				
10.1	CONSERVATION & DEVELOPMENT	Well conserved structure and environs with minimum interventions representative of the townscape character of Matheran. Attached or detached additions may be allowed provided they maintain the façade-foreground relationship of the main building, respect the existing forest cover on the site and relate sensitively to the existing building in terms of form, scale and treatment.			



LOCATION	PIN	MH/RA/410102/L-16/(0)/2000	HOTEL ANANDRITZ	
			CARD	L-16/(0)
			GRADE	II-B
			ZONE	BRIGHTLANDS
			ZONE REF.	L 16
			CO-ORD.	G,21-22
			PLOT #	78
			SURVEY #	181
1.0	NAME OF THE PROPERTY			
1.1	NAME	HOTEL ANANDRITZ		
1.2	HISTORIC NAME	SUNNY SIDE BUNGALOW		
1.3	BUILT IN	1854 - 1900		
2.0	AREA (SQ. MTS.)			
2.1	PLOT AREA	8903.10		
2.2	BUILT-UP AREA	834.00 + 683.84		
3.0	APPROACH			
3.1	ACCESS	Cobbled path off McPherson road.		
3.2	DIST. FR. RLY. STN.	1.10 kms.		
4.0	OWNERSHIP			
4.1	PAST OWNER(S)	Currimbhoy Ibrahim / Mohamedbhoy Dattubhoy / Fazalbhay Ibrahim and Co.		
4.2	PRESENT OWNER(S)	Ravindra G. Palekar		
4.3	LEASE STATUS	01.05.1917 to 30.04.2016		
5.0	USAGE			
5.1	PAST USAGE	Residential		
5.2	PRESENT USAGE	Lodging and Boarding		
6.0	LISTING CRITERIA & REFERENCE			
6.1	ARCHITECTURAL DESCRIPTION	<p>The layout now consists of the main bungalow and a number of new double storeyed buildings in 'Horse-shoe'-shaped cluster on a site sloping southwards. The central courtyard formed as a result of this layout houses the swimming pool and well landscaped outdoor recreation areas. The beautiful and majestic bungalow has been conserved and is used occasionally by the owners. The west facing single storeyed bungalow has a grand appearance of the front facade, uniformly offsetted and on a high plinth with a grand long flight of steps leading up to it. The planform is symmetrical with a central living room, flanked on both sides by three bedrooms - the ones adjoining the living room are placed in a double layered fashion and two on the extreme ends. The full length front verandah corresponds to the offsetted building profile and has a large central projecting porch. The main hipped roof lies over the living room with its ridge running parallel to its length and follows the offsetted building profile. This roof is intercepted on both sides by hipped roofs over the two end bedrooms and in front by a gable ended projection over the projecting entrance porch.</p>		
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=B HISTORIC INTEGRITY=B HISTORIC CONTEXT=B		
6.3	FINAL GRADE	II-B		
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant		
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys		
7.0	ARCHITECTURAL SYSTEMS IN THE STRUCTURE			
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - pointed and painted.		
7.2	WALLS	Loadbearing in coursed laterite, plastered and painted.		
7.3	FLOOR	Minton tiles flooring.		
7.4	ROOF	Arch braced truss (semicircular arch) with a wall post and Manglore tiles roofing.		
7.5	OPENINGS	Some semicircular relieving arched and some rectangular openings with rectangular TW frames, glazed casement shutters for windows, part glazed and part timber panelled shutters for doors and glazed ventilators.		
7.6	STEPS	Coursed laterite construction, exposed.		
7.7	DECO. ELEMENTS & INTERIORS	C.I. Railings on verandah, fine fretwork in the timber arch of the truss at the entrance, decorative C.I. benches in the foreground landscape, original traditional furniture in the interiors.		
8.0	TRANSFORMATION			
8.1	FORM	Many new buildings added on the site and therefore the site layout is completely altered.		
8.2	STRUCTURE	None		
8.3	FINISHES	Plastering and painting of walls.		
9.0	PRESENT STATUS			
9.1	STRUC. STABILITY	Good		
9.2	MAINTENANCE	Excellent		
10.0	REMARKS			
10.1	CONSERVATION & DEVELOPMENT	Present use is conducive for the maintenance of the main bungalow but the new buildings in the site are completely incongruous with the old bungalow in terms of form, scale and treatment. The site has no potential for further growth.		



LOCATION		PIN	MH/RA/410102/L-17/(0)/2000	REGAL HOTEL	
				CARD	L-17/(0)
				GRADE	II-B
				ZONE	BRIGHTLANDS
				ZONE REF.	L 17
				CO-ORD.	G-H,21
				PLOT #	9
				SURVEY #	141
1.0 NAME OF THE PROPERTY					
1.1	NAME	REGAL HOTEL			
1.2	HISTORIC NAME	PINTO'S INTERNATIONAL HOTEL			
1.3	BUILT IN	1875			
2.0 AREA (SQ. MTS.)					
2.1	PLOT AREA	13658.20			
2.2	BUILT-UP AREA	2691.26			
3.0 APPROACH					
3.1	ACCESS	From the junction of M. G. road and Kotwal road.			
3.2	DIST. FR. RLY. STN.	0.70 kms.			
4.0 OWNERSHIP					
4.1	PAST OWNER(S)	J. X. Pinto / Khanbahadur Vikaji Pirojshah Bhiladwala / Mohanlal Sharma and Chanchalabhai Mohanlal Sharma			
4.2	PRESENT OWNER(S)	Dayaben Eshwarlal Sharma			
4.3	LEASE STATUS	21.05.1966 to 20.05.1996			
5.0 USAGE					
5.1	PAST USAGE	Lodging and Boarding			
5.2	PRESENT USAGE	Lodging and Boarding			
6.0 LISTING CRITERIA & REFERENCE					
6.1	ARCHITECTURAL DESCRIPTION	Originally known as 'Pinto's International Hotel', it was one of the first five hotels developed in Matheran (in the 1870's) and exclusively for Parsees. Situated at a nodal location and set on a site sloping gradually towards the north-east, the original layout consisted of an intimate cluster of five buildings and some ancillary buildings. Two new double storeyed buildings have been added in the layout - one in the north-west corner and one in the south-east corner of the plot. In the northwest corner a swimming pool and a formal garden has also been added. The old buildings are humble in scale and character and simple and linear in planform with rooms in a row, full length front verandahs and hipped or gable ended pitched roofs. The buildings are arranged in clusters interlinked by paved or cobbled winding pathways. The clusters integrate the existing trees and other natural vegetation like plants and shrubs within them and thus give the layout an organic and informal character. The new double storeyed buildings are rather incongruous in scale and treatment and disturb the intimacy of the original layout.			
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=C HISTORIC INTEGRITY=B HISTORIC CONTEXT=B			
6.3	FINAL GRADE	II-B			
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant			
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys			
7.0 ARCHITECTURAL SYSTEMS IN THE STRUCTURE					
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - plastered and painted.			
7.2	WALLS	Loadbearing in coursed laterite, plastered and painted.			
7.3	FLOOR				
7.4	ROOF	TW purlin rafter roof structure with G.I. sheets roofing.			
7.5	OPENINGS	Rectangular openings with TW frames, glazed casement shutters for windows and timber panelled shutters for doors.			
7.6	STEPS	Coursed laterite construction,			
7.7	DECO. ELEMENTS & INTERIORS	Timber railings of simple geometrical design.			
8.0 TRANSFORMATION					
8.1	FORM	Two new double storeyed bldgs. & a swimming pool have been added & major changes made to an older bldg.			
8.2	STRUCTURE	Timber posts of an old building have been replaced by brick masonry piers.			
8.3	FINISHES	Plastering and painting of walls and some original railings of verandahs changed.			
9.0 PRESENT STATUS					
9.1	STRUC. STABILITY	Good			
9.2	MAINTENANCE	Good			
10.0 REMARKS					
10.1	CONSERVATION & DEVELOPMENT	The new double storeyed buildings are very incongruous with the other structures in scale and treatment especially in their colour scheme. Some changes and interventions to some of the older buildings are also not cohesive in scale and treatment (e.g. - bulky columns, etc.). Future additions must relate sensitively to the architectural character of the original buildings and respect the natural topography and vegetation.			



LOCATION		PIN	MH/RA/410102/L-18/(0)/2000	HOPE HALL HOTEL	
				CARD	L-18/(0)
				GRADE	II-B
				ZONE	BRIGHTLANDS
				ZONE REF.	L 18
				CO-ORD.	H,21-23
				PLOT #	77
				SURVEY #	179
1.0 NAME OF THE PROPERTY					
1.1	NAME	HOPE HALL HOTEL			
1.2	HISTORIC NAME	HOPE HALL HOTEL			
1.3	BUILT IN	1875			
2.0 AREA (SQ. MTS.)					
2.1	PLOT AREA	8599.60			
2.2	BUILT-UP AREA	1026.73			
3.0 APPROACH					
3.1	ACCESS	Direct access from M. G. road.			
3.2	DIST. FR. RLY. STN.	0.80 kms.			
4.0 OWNERSHIP					
4.1	PAST OWNER(S)	G. B. Gomez / Monica M. Gomez / Lucky Mary Vaz and Annie Theresa			
4.2	PRESENT OWNER(S)	Nancy Vaz, Maria Vaz, Henry Vaz and William Vaz			
4.3	LEASE STATUS	01.05.1919 to 30.04.2018			
5.0 USAGE					
5.1	PAST USAGE	Lodging and Boarding			
5.2	PRESENT USAGE	Lodging and Boarding			
6.0 LISTING CRITERIA & REFERENCE					
6.1	ARCHITECTURAL DESCRIPTION	<p>The layout consists of a complex of four buildings of which one is the main residential bungalow set on an undulating site sloping from east to west. The main bungalow is asymmetrical and irregular in planform and has undergone many internal changes over the years with the footprint retained. It is composed of a central dining hall and a kitchen and rooms for the residential use of the owners. The building has a gable ended pitched roof with a shallow pitch intercepted in front by a gable ended projection over a projecting room. In the rear were originally store and ancillary rooms which have now been converted into rooms for lodging and boarding. Two linear west facing single storeyed buildings are situated on the western side of the plot. These have typical lodging and boarding type formats comprising of rooms in a row with toilets and dressing rooms in the rear and full length front verandahs. The front of these buildings has a substantially high plinth owing to the sloping topography. The rooms are double height with clerestorey windows and linear gable ended pitched roofs while the verandahs have separate lean-to-roofs.</p>			
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=B HISTORIC INTEGRITY=B HISTORIC CONTEXT=B			
6.3	FINAL GRADE	II-B			
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant			
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys			
7.0 ARCHITECTURAL SYSTEMS IN THE STRUCTURE					
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - painted.			
7.2	WALLS	Loadbearing in coursed laterite, painted externally and plastered and painted internally.			
7.3	FLOOR	China mosaic flooring			
7.4	ROOF	TW purlin rafter roof structure with G.I. sheets roofing.			
7.5	OPENINGS	Some segmental relieving arched openings and some rectangular openings with rectangular TW frames, glazed casement shutters for windows and timber panelled shutters for doors.			
7.6	STEPS	Coursed laterite construction, exposed.			
7.7	DECO. ELEMENTS & INTERIORS	None			
8.0 TRANSFORMATION					
8.1	FORM	Some toilets added in original dressing rooms (internal) & some storerooms converted into lodging & boarding rooms.			
8.2	STRUCTURE	None			
8.3	FINISHES	Painting of walls.			
9.0 PRESENT STATUS					
9.1	STRUC. STABILITY	Good			
9.2	MAINTENANCE	Good			
10.0 REMARKS					
10.1	CONSERVATION & DEVELOPMENT	<p>Sensitively developed layout retaining the original buildings and natural vegetation on the site. Holds significance as one of the oldest hotels to be developed in Matheran. Detached additions may be allowed in the southern part of the plot provided they relate sensitively to the original buildings in form, scale and treatment and respect the natural topography and vegetation in the plot.</p>			



LOCATION		PIN	MH/RA/410102/L-19/(0)/2000	POLICE STATION	
				CARD	L-19/(0)
				GRADE	III
				ZONE	BRIGHTLANDS
				ZONE REF.	L 19
				CO-ORD.	G,21-22
				PLOT #	224
				SURVEY #	180
1.0 NAME OF THE PROPERTY					
1.1	NAME	POLICE STATION			
1.2	HISTORIC NAME	POLICE STATION			
1.3	BUILT IN	1901 - 1945			
2.0 AREA (SQ. MTS.)					
2.1	PLOT AREA	8751.40			
2.2	BUILT-UP AREA	836.02 + 135.98			
3.0 APPROACH					
3.1	ACCESS	Cobbled path off McPherson road.			
3.2	DIST. FR. RLY. STN.	1.00 kms.			
4.0 OWNERSHIP					
4.1	PAST OWNER(S)	Government			
4.2	PRESENT OWNER(S)	Government			
4.3	LEASE STATUS				
5.0 USAGE					
5.1	PAST USAGE	Police Station			
5.2	PRESENT USAGE	Police Station			
6.0 LISTING CRITERIA & REFERENCE					
6.1	ARCHITECTURAL DESCRIPTION	The layout consists of a main Police Station building, three residential quarters, two ancillary buildings and an open space used for drill and games set on a site sloping very gently towards the north-east. The south facing single storeyed main building was designed as a police station with office space, 'lock-up' and a full length front verandah without railings. The building is stepped once along its length to correspond with the sloping topography and is topped with a gable ended pitched roof (also stepped).			
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=C HISTORIC INTEGRITY=B HISTORIC CONTEXT=C			
6.3	FINAL GRADE	III			
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant			
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys			
7.0 ARCHITECTURAL SYSTEMS IN THE STRUCTURE					
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - exposed and pointed.			
7.2	WALLS	Loadbearing in coursed laterite, plastered and painted.			
7.3	FLOOR				
7.4	ROOF	TW purlin rafter roof structure with A.C. sheets.			
7.5	OPENINGS	Segmental relieving arched openings with rectangular TW frames and timber panelled shutters for doors.			
7.6	STEPS	Coursed laterite construction			
7.7	DECO. ELEMENTS & INTERIORS				
8.0 TRANSFORMATION					
8.1	FORM	None			
8.2	STRUCTURE	None			
8.3	FINISHES	Plastering and painting of walls.			
9.0 PRESENT STATUS					
9.1	STRUC. STABILITY	Fair			
9.2	MAINTENANCE	Fair			
10.0 REMARKS					
10.1	CONSERVATION & DEVELOPMENT	Structures representing the built form typology of Matheran. Additions on site must be in harmony with the existing structures in terms of form and scale.			







LOCATION	PIN	MH/RA/410102/M-01/(0)/2000	BARR HOUSE	
			CARD	M-01/(0)
			GRADE	II-A
			ZONE	CHARLOTTE LAKE
			ZONE REF.	M 01
			CO-ORD.	D,22
			PLOT #	84
			SURVEY #	260
1.0	NAME OF THE PROPERTY			
1.1	NAME	BARR HOUSE		
1.2	HISTORIC NAME	GENERAL H. BARR'S HOUSE		
1.3	BUILT IN	1853		
2.0	AREA (SQ. MTS.)			
2.1	PLOT AREA	22005.50		
2.2	BUILT-UP AREA	1360.31		
3.0	APPROACH			
3.1	ACCESS	Cobbled path off King Edward road.		
3.2	DIST. FR. RLY. STN.	2.00 kms.		
4.0	OWNERSHIP			
4.1	PAST OWNER(S)	General H. Barr / Sohrabji Panday / Kaikhushroo Dubash		
4.2	PRESENT OWNER(S)	Ardeshar Behram Dubash		
4.3	LEASE STATUS	01.05.1953 to 30.04.1983		
5.0	USAGE			
5.1	PAST USAGE	Residential		
5.2	PRESENT USAGE	Residential		
6.0	LISTING CRITERIA & REFERENCE			
6.1	ARCHITECTURAL DESCRIPTION	<p>The layout consists of a main bungalow and servants' quarters set on terraces on a site sloping towards south-west. The bungalow has experienced numerous additions, alterations and extensions over a period of time. The oldest part of the existing west facing bungalow is the central portion consisting of a central living room, a dining room in the rear, one bedroom on either side with a clerestorey and a full length front verandah. The building was largely extended to the south with the addition of more rooms and the creation of a basement, taking advantage of the topography. A grand highly decorative half octagonal front porch and an equally grand staircase leading up to it was also added later. Finally the addition of an unusually high clerestorey over the living room changed the proportions of the building entirely. The multi-layered roof of the building consists of a gable ended pitched roof over the living room, a hipped roof over the rest of the rooms and a lean-to-roof over the verandah with a hipped end projection over the porch. Two detached blocks - one to the south and one in the rear (kitchen, toilets, store, etc.) were also added later.</p>		
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=A HISTORIC INTEGRITY=B HISTORIC CONTEXT=A		
6.3	FINAL GRADE	II-A		
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant		
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys		
7.0	ARCHITECTURAL SYSTEMS IN THE STRUCTURE			
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - exposed and pointed.		
7.2	WALLS	Loadbearing in coursed laterite, some plastered and painted and some exposed and pointed.		
7.3	FLOOR	Minton tiles flooring.		
7.4	ROOF	TW purlin rafter roof structure with G.I. sheets roofing.		
7.5	OPENINGS	Rectangular openings (basement), semicircular relieving (ground flr.) and segmental relieving arched openings (ground flr. & clerestorey), pointed Gothic arched openings (clerestorey of living room), all with TW frames, glazed casement shutters for windows, part glazed and part timber panelled shutters for doors and glazed ventilators.		
7.6	STEPS	Coursed laterite construction		
7.7	DECO. ELEMENTS & INTERIORS	Decorative urns on the balustrade of steps, balustrade has patterned motifs in plaster on the external face and ceramic tiles on the internal face, coat-of-arms in stucco on the plinth of the octagonal porch, timber fascia along eaves, C.I. railing on verandah and segmental arched timber beam with glass infill panels on verandah.		
8.0	TRANSFORMATION			
8.1	FORM	Large amount of additions and extensions over the years in stages (rooms, porch, clerestorey, detached blocks, etc.)		
8.2	STRUCTURE	Addition of RCC columns and brick piers in the basement to strengthen the structure.		
8.3	FINISHES	Plastering and painting of some walls.		
9.0	PRESENT STATUS			
9.1	STRUC. STABILITY	Fair		
9.2	MAINTENANCE	Fair		
10.0	REMARKS			
10.1	CONSERVATION & DEVELOPMENT	Holds immense historic importance being one of the first five buildings of Matheran. It has a unique and majestic character and setting. In spite of the number of interventions the structure has retained its historic integrity. It may be put to adaptive re-use to ensure regular maintenance of the building and its premises in the future.		



LOCATION		PIN	MH/RA/410102/M-02/(0)/2000	P.W.D. REST HOUSE	
				CARD	M-02/(0)
				GRADE	II-B
				ZONE	CHARLOTTE LAKE
				ZONE REF.	M 02
				CO-ORD.	D-E,21-22
				PLOT #	86
				SURVEY #	261
1.0 NAME OF THE PROPERTY					
1.1	NAME	P.W.D. REST HOUSE			
1.2	HISTORIC NAME	P.W.D. REST HOUSE			
1.3	BUILT IN	1854 - 1900			
2.0 AREA (SQ. MTS.)					
2.1	PLOT AREA	13816.20			
2.2	BUILT-UP AREA	415.55			
3.0 APPROACH					
3.1	ACCESS	Cobbled pathwya off McPherson road.			
3.2	DIST. FR. RLY. STN.	1.80 kms.			
4.0 OWNERSHIP					
4.1	PAST OWNER(S)	Government			
4.2	PRESENT OWNER(S)	P.W.D.			
4.3	LEASE STATUS				
5.0 USAGE					
5.1	PAST USAGE	Guest House			
5.2	PRESENT USAGE	Guest House			
6.0 LISTING CRITERIA & REFERENCE					
6.1	ARCHITECTURAL DESCRIPTION	The layout consists if a main bungalow and two ancillary buildings set on fairly level ground. The main bungalow has a widen open foreground with a well maintained formal landscaped garden. The east facing single storeyed main bungalow has a typical, symmetrical and linear planform consisting of six rooms in a row with attached toilets. The original full length front verandah which also wrapped around the building on its sides is now mostly enclosed leaving out only the central entrance portion in the front. The building has a linear hipped roof which also covers the verandah.			
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=C HISTORIC INTEGRITY=B HISTORIC CONTEXT=B			
6.3	FINAL GRADE	II-B			
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant			
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys			
7.0 ARCHITECTURAL SYSTEMS IN THE STRUCTURE					
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - painted.			
7.2	WALLS	Loadbearing in coursed laterite, partly painted an partly plastered and painted.			
7.3	FLOOR				
7.4	ROOF	TW purlin rafter roof structure with manglore tiles roofing.			
7.5	OPENINGS	Rectangular openings with TW frames, glazed casement shutters for windows and glazed ventilators.			
7.6	STEPS	Coursed laterite construction, painted			
7.7	DECO. ELEMENTS & INTERIORS	None			
8.0 TRANSFORMATION					
8.1	FORM	Verandah enclosed at a later date with brick masonry upto sill level and glazing above.			
8.2	STRUCTURE	None			
8.3	FINISHES	Plastering and painting of walls.			
9.0 PRESENT STATUS					
9.1	STRUC. STABILITY	Good			
9.2	MAINTENANCE	Good			
10.0 REMARKS					
10.1	CONSERVATION & DEVELOPMENT	A well kept structure with a wide open foreground, contributing to the townscape character. Attached additions are not advisable. Detached additions may be permitted in the western and southern open spaces provided they relate sensitively to the existing building in form, scale and treatment.			


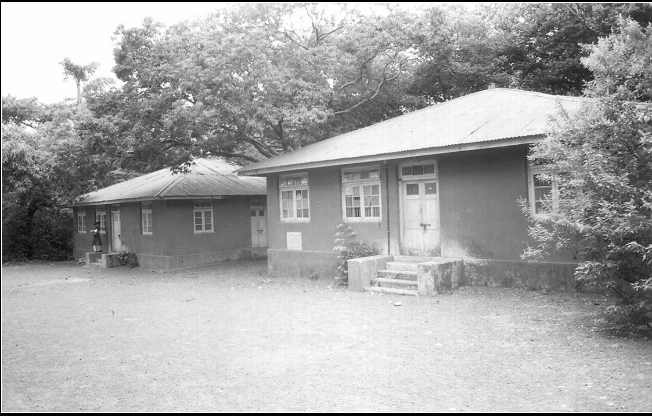
LOCATION	PIN	MH/RA/410102/M-03/(0)/2000	SATYA NIWAS	
		CARD	M-03/(0)	
		GRADE	II-B	
		ZONE	CHARLOTTE LAKE	
		ZONE REF.	M 03	
		CO-ORD.	F,21-22	
		PLOT #	55	
		SURVEY #	266	
1.0	NAME OF THE PROPERTY			
1.1	NAME	SATYA NIWAS		
1.2	HISTORIC NAME	CAPRIERA		
1.3	BUILT IN	1854 - 1900		
2.0	AREA (SQ. MTS.)			
2.1	PLOT AREA	10447.40		
2.2	BUILT-UP AREA	525.90		
3.0	APPROACH			
3.1	ACCESS	Cobbled pathway off McPherson road.		
3.2	DIST. FR. RLY. STN.	1.15 kms.		
4.0	OWNERSHIP			
4.1	PAST OWNER(S)	W. H. E. Fellows / S. A. Nathan		
4.2	PRESENT OWNER(S)	Dharamdas Samardas, Kamlavati Dharamdas		
4.3	LEASE STATUS	01.05.1954 to 30.04.1984		
5.0	USAGE			
5.1	PAST USAGE	Residential		
5.2	PRESENT USAGE	Residential		
6.0	LISTING CRITERIA & REFERENCE			
6.1	ARCHITECTURAL DESCRIPTION	<p>The layout consists of main bungalow, a guest block and servants' quarters with toilets set on terraces levelled off from a site steeply sloping from north-east to south-west. The main bungalow has a typical linear planform with a central living room, projecting kitchen in the rear, two bedrooms with attached toilets on either side and a full length front enclosed verandah. The front facade of the building has a high plinth with a long flight of steps leading up to the entrance on the verandah which has a thick bulky step guard. The plinth has been reinforced on the corners by unusually large buttresses. The building is topped with a single large linear hipped roof also extending over the projecting kitchen. The general appearance of the building is quite like a monolithic mass which is a very unique characteristic for a building in Matheran.</p>		
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=C HISTORIC INTEGRITY=B HISTORIC CONTEXT=B		
6.3	FINAL GRADE	II-B		
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant		
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys		
7.0	ARCHITECTURAL SYSTEMS IN THE STRUCTURE			
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - exposed and pointed.		
7.2	WALLS	Loadbearing in coursed laterite, plastered and painted.		
7.3	FLOOR	Marble mosaic flooring.		
7.4	ROOF	TW purlin rafter roof structure with G.I. sheets.		
7.5	OPENINGS	Some segmental relieving arched openings and some rectangular openings with TW frames, glazed casement shutters for windows and partly glazed and partly timber panelled shutters for doors.		
7.6	STEPS	Coursed laterite construction, exposed and pointed.		
7.7	DECO. ELEMENTS & INTERIORS	None		
8.0	TRANSFORMATION			
8.1	FORM	None		
8.2	STRUCTURE	None		
8.3	FINISHES	Plastering and painting of walls.		
9.0	PRESENT STATUS			
9.1	STRUC. STABILITY	Fair		
9.2	MAINTENANCE	Fair		
10.0	REMARKS			
10.1	CONSERVATION & DEVELOPMENT	<p>The building has a good setting and an appearance that is quite unique for Matheran. Attached additions are not advisable. Detached additions may be allowed in the south-east part of the plot provided they relate sensitively to the existing building and respect the existing forest cover on the site.</p>		



LOCATION	PIN	MH/RA/410102/M-04/(0)/2000	WEST END HOTEL	
			CARD	M-04/(0)
			GRADE	II-B
			ZONE	CHARLOTTE LAKE
			ZONE REF.	M 04
			CO-ORD.	F-G,22
			PLOT #	79
			SURVEY #	267
1.0	NAME OF THE PROPERTY			
1.1	NAME	WEST END HOTEL		
1.2	HISTORIC NAME	ALLADIN LODGE		
1.3	BUILT IN	1854 - 1900		
2.0	AREA (SQ. MTS.)			
2.1	PLOT AREA	6879.70		
2.2	BUILT-UP AREA	877.19		
3.0	APPROACH			
3.1	ACCESS	Cobbled pathway off McPherson road.		
3.2	DIST. FR. RLY. STN.	1.05 kms.		
4.0	OWNERSHIP			
4.1	PAST OWNER(S)	Executors of late Rahimbhoy Alladinbhoy / M/s. Haji Mohamed H. Yossaf / Trustee Dorabshaw Umrigar, etc.		
4.2	PRESENT OWNER(S)	A. Godhino		
4.3	LEASE STATUS	01.05.1955 to 30.04.1985		
5.0	USAGE			
5.1	PAST USAGE	Residential		
5.2	PRESENT USAGE	Lodging and Boarding		
6.0	LISTING CRITERIA & REFERENCE			
6.1	ARCHITECTURAL DESCRIPTION	<p>Situated on a large plot sloping towards the south-west, are two main buildings and a small building to the east of the plot used as the owners residence and office set amidst mostly natural landscape with ample trees. The west facing main bungalow has a rather majestic appearance with a high plinth in the front - broad based and tapering to the top. Its planform is symmetrical with a central living room flanked on both sides by two bedrooms with attached toilets and a full length front verandah overlooking a fountain in the foreground. The living room projects out in the front with a half octagonal profile. The verandah corresponds to this profile and has a further small centrally projecting porch. At its southern end is a tower added later. The rooms are double height with clerestory windows and a hipped roof while the verandah has a lean-to-roof with hipped ends. The other south-west facing bungalow (probably a guest house in the past) has three rooms in a row and a full length front verandah. The rooms have a substantially high clerestory and a pitched roof with a linear ridge and symmetrical front and rear facing gable ends on the end rooms.</p>		
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=B HISTORIC INTEGRITY=B HISTORIC CONTEXT=B		
6.3	FINAL GRADE	II-B		
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant		
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys		
7.0	ARCHITECTURAL SYSTEMS IN THE STRUCTURE			
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - exposed and pointed (main bungalow), painted (guest block).		
7.2	WALLS	Loadbearing in coursed laterite, plastered and painted.		
7.3	FLOOR	Patterned China mosaic flooring.		
7.4	ROOF	TW purlin rafter roof structure with G.I. sheets roofing.		
7.5	OPENINGS	Segmental relieving arched openings with TW frames, glazed casement shutters for windows, part glazed and part timber panelled shutters for doors and rectangular openings with glazed ventilators.		
7.6	STEPS	Coursed laterite construction, exposed and pointed (main bungalow) and painted (guest block).		
7.7	DECO. ELEMENTS & INTERIORS	Decorative timber railing, timber fascia along eaves, timber finial on the apex of the gable end over the entrance and original traditional furniture in the interiors.		
8.0	TRANSFORMATION			
8.1	FORM	Main bldg. - Tower added at the southern end of the front verandah. Ancillary bldg. - verandah added on the north.		
8.2	STRUCTURE	Main bldg. - structural strengthening of tower. Ancillary bldg. - additional brick piers for added verandah.		
8.3	FINISHES	Plastering and painting of walls.		
9.0	PRESENT STATUS			
9.1	STRUC. STABILITY	Good		
9.2	MAINTENANCE	Fair		
10.0	REMARKS			
10.1	CONSERVATION & DEVELOPMENT	Excellent built forms and setting representing the townscape character of Matheran. Attached additions are not advisable. Detached additions must not disturb the important views of the structures, they must respect the existing forest cover and relate sensitively to the existing buildings in form, scale and treatment.		


LOCATION		PIN	MH/RA/410102/M-05/(0)/2000	SURUCHI REDWOOD RESORT	
			CARD	M-05/(0)	
			GRADE	III	
			ZONE	CHARLOTTE LAKE	
			ZONE REF.	M 05	
			CO-ORD.	G,22	
			PLOT #	74	
				SURVEY #	268
1.0		NAME OF THE PROPERTY			
1.1	NAME	SURUCHI REDWOOD RESORT			
1.2	HISTORIC NAME	SYLVAN HOTEL / MARY LODGE			
1.3	BUILT IN	1854 - 1900			
2.0		AREA (SQ. MTS.)			
2.1	PLOT AREA	5444.90			
2.2	BUILT-UP AREA	592.81			
3.0		APPROACH			
3.1	ACCESS	From McPherson road.			
3.2	DIST. FR. RLY. STN.	1.05 kms			
4.0		OWNERSHIP			
4.1	PAST OWNER(S)	E. Howell / Don Mathews De Oliver / H. O. Patriarch Arch Bishop / Rev. Methel Rodrigues and Francis V. Xavier			
4.2	PRESENT OWNER(S)	Ahmed Haji Rajak Kudia			
4.3	LEASE STATUS	01.02.1976 to 30.07.1980			
5.0		USAGE			
5.1	PAST USAGE	Residential			
5.2	PRESENT USAGE	Lodging and Boarding			
6.0		LISTING CRITERIA & REFERENCE			
6.1	ARCHITECTURAL DESCRIPTION	<p>Situated at a nodal location on a site sloping gradually from south-west to north-east, the layout consists of a main bungalow and two new buildings. The topography of the site has been retained but is mostly paved and dotted with outdoor recreation areas, sit-outs, etc. The main bungalow (originally residential) has been transformed to a great extent with changes in internal partitions to accommodate the change of use to a resort. The overall footprint and profile of the building, however, has been retained. The original planform of the building was typical and symmetrical with a central living room having front and rear recessed verandahs and bedrooms on either side. The front verandah and the central porch have now been completely enclosed. The overall profile of the bungalow is squarish topped with a single large hipped roof having a considerable height upto the ridge level. The two new detached blocks contain the ancillary service rooms like the kitchen, store room, etc.</p>			
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=C HISTORIC INTEGRITY=C HISTORIC CONTEXT=B			
6.3	FINAL GRADE	III			
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant			
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys			
7.0		ARCHITECTURAL SYSTEMS IN THE STRUCTURE			
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - exposed and pointed.			
7.2	WALLS	Loadbearing in coursed laterite, plastered and painted.			
7.3	FLOOR				
7.4	ROOF	TW purlin rafter roof structure with G.I. sheets roofing.			
7.5	OPENINGS	Rectangular openings with aluminium frames and glazed sliding windows.			
7.6	STEPS	Coursed laterite construction, plastered and painted.			
7.7	DECO. ELEMENTS & INTERIORS	None			
8.0		TRANSFORMATION			
8.1	FORM	Front verandah and porch enclosed later and two detached blocks added on the site			
8.2	STRUCTURE	Number of internal interventions in terms of partitions, etc.			
8.3	FINISHES	Plastering and painting of walls and changes in materials of openings.			
9.0		PRESENT STATUS			
9.1	STRUC. STABILITY	Good			
9.2	MAINTENANCE	Good			
10.0		REMARKS			
10.1	CONSERVATION & DEVELOPMENT	Major interventions to the main building have affected its historic integrity, although, the overall skyline has been maintained. No scope for further additions and extensions.			



LOCATION		PIN	MH/RA/410102/M-06/(0)/2000	ROMAN CATHOLIC CHURCH & CEMETERY	
				CARD	M-06/(0)
				GRADE	II-A
				ZONE	CHARLOTTE LAKE
				ZONE REF.	M 06
				CO-ORD.	G,22
				PLOT #	137A, 137
				SURVEY #	253, 269
1.0 NAME OF THE PROPERTY					
1.1	NAME	ROMAN CATHOLIC CHURCH AND CEMETERY			
1.2	HISTORIC NAME	ROMAN CATHOLIC CHURCH AND CEMETERY			
1.3	BUILT IN	1861 / enlarged in 1872			
2.0 AREA (SQ. MTS.)					
2.1	PLOT AREA	2163.20 + 2163.00			
2.2	BUILT-UP AREA	10.12 + 527.92			
3.0 APPROACH					
3.1	ACCESS	Direct access from M. G. road.			
3.2	DIST. FR. RLY. STN.	1.00 kms.			
4.0 OWNERSHIP					
4.1	PAST OWNER(S)	Government			
4.2	PRESENT OWNER(S)	Arch Bishop, Mumbai			
4.3	LEASE STATUS	01.05.1934 to 03.04.1964			
5.0 USAGE					
5.1	PAST USAGE	Religious (Church)			
5.2	PRESENT USAGE	Religious (Church)			
6.0 LISTING CRITERIA & REFERENCE					
6.1	ARCHITECTURAL DESCRIPTION	Built in 1860, the church was enlarged and considerably improved in 1872 by J. T. Denison Mackenzie Esq. in memory of his young wife who lies buried in the 'chancel' marked by an inscribed white marble plaque. Situated on a moderate sized plot adjoining M. G. road the layout consists of the main church building and an 'L'-shaped ancillary building attached to it on the southern side which houses the priests' residence and other ancillary rooms. The east facing church building is not very large and rather simple but grand in appearance. The 'nave' has an impressive height with the roof supported by arch braced trusses at regular intervals. The eastern gable ended facade has three great doorways opening onto an open-to-sky landing preceding a long flight of steps (spanning the entire width of the building) leading onto the foreground. The 'altar' is at the western end of the building and a niche in the southern wall marks the 'Lady's Chapel'. The 'Grotto' is placed on the external side of the northern facade wall.			
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=A HISTORIC INTEGRITY=A HISTORIC CONTEXT=B			
6.3	FINAL GRADE	II-A			
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant			
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys			
7.0 ARCHITECTURAL SYSTEMS IN THE STRUCTURE					
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - exposed and pointed.			
7.2	WALLS	Loadbearing in coursed laterite, partly exposed and pointed and partly plastered and painted.			
7.3	FLOOR	Minton tiles flooring			
7.4	ROOF	TW purlin rafter roof structure with G.I. sheets roofing.			
7.5	OPENINGS	Some pointed Gothic arched and some rectangular openings with TW frames, glazed casement shutters for windows and timber panelled shutters for doors. Glazed ventilators in the arched portion with sash bars forming simple Gothic patterns.			
7.6	STEPS	Coursed laterite construction, exposed and pointed.			
7.7	DECO. ELEMENTS & INTERIORS	C.I. railing at the boundary of the compound, timber fascia on eaves and glazed ventilators in the arched portion with sash bars forming simple Gothic patterns.			
8.0 TRANSFORMATION					
8.1	FORM	None			
8.2	STRUCTURE	None			
8.3	FINISHES	Plastering and painting of some parts of the walls.			
9.0 PRESENT STATUS					
9.1	STRUC. STABILITY	Good			
9.2	MAINTENANCE	Church building - Good / Ancillary structures and site - Fair			
10.0 REMARKS					
10.1	CONSERVATION & DEVELOPMENT	An important religious building holding landmark value and social significance. The building has been renovated recently. Any interventions to the structure should be carried out sensitively. Little scope for additions and extensions. Ancillary areas need structural repairs and maintenance.			

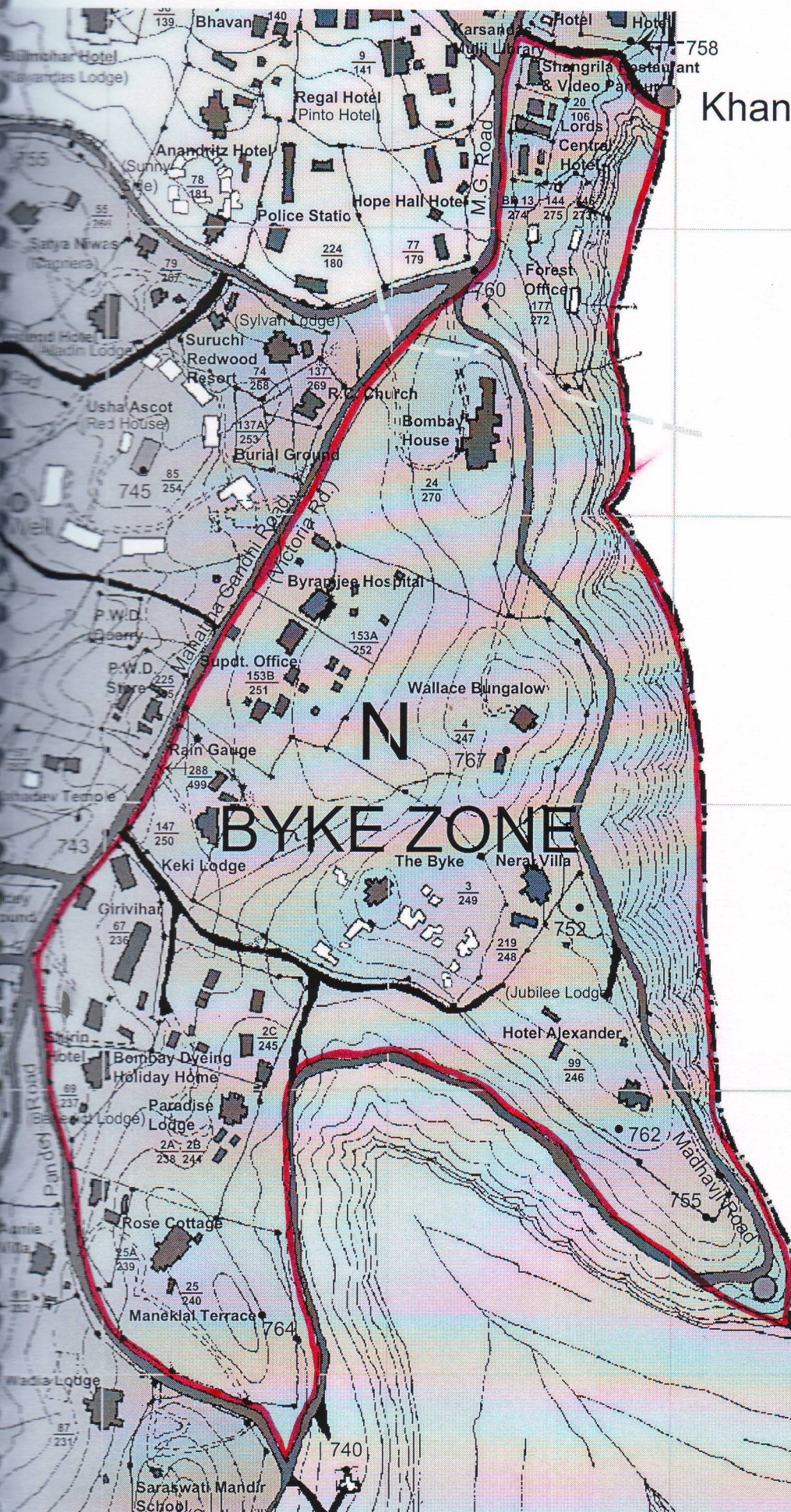
LOCATION		PIN	MH/RA/410102/M-07/(0)/2000	P.W.D. STORE	
				CARD	M-07/(0)
				GRADE	III
				ZONE	CHARLOTTE LAKE
				ZONE REF.	M 07
				CO-ORD.	G,23
				PLOT #	225
				SURVEY #	255
1.0		NAME OF THE PROPERTY			
1.1	NAME	P.W.D. STORE			
1.2	HISTORIC NAME	TENNIS COURT			
1.3	BUILT IN	1901 - 1945			
2.0		AREA (SQ. MTS.)			
2.1	PLOT AREA	2428.10			
2.2	BUILT-UP AREA	307.62			
3.0		APPROACH			
3.1	ACCESS	Direct access from M. G. road.			
3.2	DIST. FR. RLY. STN.	1.2 kms.			
4.0		OWNERSHIP			
4.1	PAST OWNER(S)	Government			
4.2	PRESENT OWNER(S)	P.W.D.			
4.3	LEASE STATUS				
5.0		USAGE			
5.1	PAST USAGE	Tennis Court			
5.2	PRESENT USAGE	Store			
6.0		LISTING CRITERIA & REFERENCE			
6.1	ARCHITECTURAL DESCRIPTION	The layout consists of a main building, a secondary building placed next to and perpendicular to it and three ancillary buildings (one to the west and two to the north) set on a fairly levelled site set back a little from M. G. road. The plot has a regular laterite compound wall on the side of the road with a coping and piers at the entrance gate. The east facing single storeyed main building is simple linear but asymmetrical in planform with three rooms in a row and a front verandah also wrapping around to the northern side of the building. The room on the extreme southern end projects out cutting off the verandah on that end. The verandah is simple without railing but with timber posts at regular intervals and partly enclosed on the northern end by brick masonry upto the sill level and timber trellis work above.			
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=C HISTORIC INTEGRITY=B HISTORIC CONTEXT=C			
6.3	FINAL GRADE	III			
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant			
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys			
7.0		ARCHITECTURAL SYSTEMS IN THE STRUCTURE			
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - exposed and pointed.			
7.2	WALLS	Loadbearing in coursed laterite, pointed and painted.			
7.3	FLOOR	Terrazzo tiles flooring.			
7.4	ROOF	TW purlin rafter roof structure with Manglore tiles roofing.			
7.5	OPENINGS	Rectangular openings with TW frames and timber panelled shutters for windows and doors.			
7.6	STEPS	Coursed laterite construction, plastered on sides and terrazzo finish on the treads.			
7.7	DECO. ELEMENTS & INTERIORS	None			
8.0		TRANSFORMATION			
8.1	FORM	None			
8.2	STRUCTURE	None			
8.3	FINISHES	Painting of walls.			
9.0		PRESENT STATUS			
9.1	STRUC. STABILITY	Fair			
9.2	MAINTENANCE	Fair			
10.0		REMARKS			
10.1	CONSERVATION & DEVELOPMENT	A humble structure representing the built form typology of Matheran and hence is an important element of the streetscape. Detached additions may be allowed in the rear (west) provided they relate sensitively to the existing building in form, scale and treatment. The existing structures need regular maintenance.			

LOCATION	PIN	MH/RA/410102/M-08/(0)/2000	DHARMALAYA (SHIV TEMPLE)	
			CARD	M-08/(0)
			GRADE	III
			ZONE	CHARLOTTE LAKE
			ZONE REF.	M 08
			CO-ORD.	F,23
			PLOT #	157
			SURVEY #	256
1.0	NAME OF THE PROPERTY			
1.1	NAME	MANIBHAI DHARMALAYA (SHIV TEMPLE)		
1.2	HISTORIC NAME	MANIBHAI DHARMALAYA (SHIV TEMPLE)		
1.3	BUILT IN	1901 - 1945		
2.0	AREA (SQ. MTS.)			
2.1	PLOT AREA	3844.50		
2.2	BUILT-UP AREA	514.02		
3.0	APPROACH			
3.1	ACCESS	Direct access from M. G. road.		
3.2	DIST. FR. RLY. STN.	1.30 kms.		
4.0	OWNERSHIP			
4.1	PAST OWNER(S)	Trustees - Kalidas Jagmohandas, Dharamdas Jagmohandas, etc.		
4.2	PRESENT OWNER(S)	Trustees - Kalidas Jagmohandas, Dharamdas Jagmohandas, etc.		
4.3	LEASE STATUS			
5.0	USAGE			
5.1	PAST USAGE	Religious (Temple)		
5.2	PRESENT USAGE	Religious (Temple)		
6.0	LISTING CRITERIA & REFERENCE			
6.1	ARCHITECTURAL DESCRIPTION	The layout consists of the two original dharamshala buildings and a temple building which was demolished and rebuilt on the original plinth in the year 1999 - 2000. The dharamshala buildings have been retained. Both buildings are identical and placed next to each other facing the south on a very gentle slope. The buildings are simple, squarish and symmetrical in planform with a central entrance lobby in the front and a hall behind it which is flanked on both sides by two bedrooms in a double layered fashion. On the western facades of both buildings is a bay window projection. Both buildings are topped with hipped roofs.		
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=C HISTORIC INTEGRITY=B HISTORIC CONTEXT=C		
6.3	FINAL GRADE	III		
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant		
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys		
7.0	ARCHITECTURAL SYSTEMS IN THE STRUCTURE			
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - plastered and painted.		
7.2	WALLS	Loadbearing in coursed laterite, plastered and painted.		
7.3	FLOOR	IPS flooring		
7.4	ROOF	TW purlin rafter roof structure with G.I. sheets roofing.		
7.5	OPENINGS	Rectangular openings with TW frames, glazed casement shutters for windows, part glazed and part timber panelled shutters for doors and glazed ventilators.		
7.6	STEPS	Coursed laterite construction, plastered and painted.		
7.7	DECO. ELEMENTS & INTERIORS	None		
8.0	TRANSFORMATION			
8.1	FORM	None		
8.2	STRUCTURE	None		
8.3	FINISHES	Plastering and painting of walls.		
9.0	PRESENT STATUS			
9.1	STRUC. STABILITY	Fair		
9.2	MAINTENANCE	Fair		
10.0	REMARKS			
10.1	CONSERVATION & DEVELOPMENT	Attached additions are not advisable. Detached additions must maintain the existing foreground space, the view of the temple from the road, relate sensitively to the original buildings in form, scale and treatment and respect the existing forest cover on the site. The main temple building has been demolished and rebuilt on the existing plinth but it has maintained the original scale to some extent.		

LOCATION	PIN	MH/RA/410102/M-09/(0)/2000	BANK OF INDIA HOLIDAY HOME	
			CARD	M-09/(0)
			GRADE	II-B
			ZONE	CHARLOTTE LAKE
			ZONE REF.	M 09
			CO-ORD.	F,22-23
			PLOT #	92
			SURVEY #	257
1.0	NAME OF THE PROPERTY			
1.1	NAME	BANK OF INDIA HOLIDAY HOME		
1.2	HISTORIC NAME	THE DELL		
1.3	BUILT IN	1854 - 1900		
2.0	AREA (SQ. MTS.)			
2.1	PLOT AREA	20234.30		
2.2	BUILT-UP AREA	534.37		
3.0	APPROACH			
3.1	ACCESS	Cobbled path off McPherson road and M. G. road.		
3.2	DIST. FR. RLY. STN.	1.40 kms.		
4.0	OWNERSHIP			
4.1	PAST OWNER(S)	F. C. Mehta / R. E. Chhatrivala / Mohamedbhai Ibrahim Kurani, Alladin Mohamed, R. B. Jafarali		
4.2	PRESENT OWNER(S)	Salim Jafarali Rahim		
4.3	LEASE STATUS	01.05.1954 to 30. 07.1983		
5.0	USAGE			
5.1	PAST USAGE	Residential		
5.2	PRESENT USAGE	Corporate Guest House		
6.0	LISTING CRITERIA & REFERENCE			
6.1	ARCHITECTURAL DESCRIPTION	<p>The layout consists of a main bungalow and servants' quarters set on a site sloping from north-east to south-west. The west facing single storeyed main bungalow has a typical symmetrical format with a central living room, flanked on both sides by two bedrooms in a double layered fashion which on the two extreme ends have small projections at the rear housing the toilets and dressing rooms. The living room projects out in the front in a half-hexagonal profile and the full length front verandah also follows this profile. A high plinth in the front owing to the sloping topography gives a great height to the front elevation of the building. The rooms are also double height with clerestorey windows and a double hipped roof with parallel ridges running along the length of the building. The front pitch of the hipped roof in the front is intercepted centrally by a half-hexagonal hipped end projection over the projection of the living room. The toilet blocks have separate lean-to-roofs at a lower level and the verandah also has a lean-to-roof at a lower level intercepted centrally by a half-hexagonal projection over the verandah projection.</p>		
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=B HISTORIC INTEGRITY=B HISTORIC CONTEXT=B		
6.3	FINAL GRADE	II-B		
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant		
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys		
7.0	ARCHITECTURAL SYSTEMS IN THE STRUCTURE			
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - exposed and pointed.		
7.2	WALLS	Loadbearing in coursed laterite, plastered and painted (lower floor) and exposed and pointed (clerestorey)		
7.3	FLOOR	Minton tiles flooring.		
7.4	ROOF	TW purlin rafter roof structure with G.I. sheets roofing.		
7.5	OPENINGS	Segmental relieving arched openings with TW frames, glazed casement shutters for windows, part glazed and part timber panelled shutters for doors and glazed ventilators.		
7.6	STEPS	Coursed laterite construction, exposed and pointed.		
7.7	DECO. ELEMENTS & INTERIORS	C.I. railing on verandah and timber fascia boards along eaves.		
8.0	TRANSFORMATION			
8.1	FORM	None		
8.2	STRUCTURE	Roof refurbished recently.		
8.3	FINISHES	Plastering and painting of walls.		
9.0	PRESENT STATUS			
9.1	STRUC. STABILITY	Fair		
9.2	MAINTENANCE	Fair		
10.0	REMARKS			
10.1	CONSERVATION & DEVELOPMENT	<p>Present use as a holiday home is conducive for the structure to ensure its regular maintenance. Attached additions are not advisable. Detached additions may be permitted in the north and south of the structure provided they relate sensitively to it in form, scale and treatment and respect the dense forest cover on the site.</p>		

LOCATION		PIN	MH/RA/410102/M-10/(0)/2000	HOTEL LAKE VIEW	
			CARD	M-10/(0)	
			GRADE	III	
			ZONE	CHARLOTTE LAKE	
			ZONE REF.	M 10	
			CO-ORD.	F,24	
			PLOT #	80A	
			SURVEY #	234	
1.0 NAME OF THE PROPERTY					
1.1	NAME	HOTEL LAKE VIEW			
1.2	HISTORIC NAME	CLARENDON VILLA (COLLAPSED)			
1.3	BUILT IN	1900 - 1945			
2.0 AREA (SQ. MTS.)					
2.1	PLOT AREA	4401.40			
2.2	BUILT-UP AREA	460.50 + 127.50			
3.0 APPROACH					
3.1	ACCESS	Direct access from Shri Shivaji road.			
3.2	DIST. FR. RLY. STN.	1.50 kms.			
4.0 OWNERSHIP					
4.1	PAST OWNER(S)	C. J. D'souza / W. D. D'mello			
4.2	PRESENT OWNER(S)	Malti Jagdale, Jaysingh Jagdale			
4.3	LEASE STATUS	01.05.1955 to 30.04.1985			
5.0 USAGE					
5.1	PAST USAGE	Residential (collapsed)			
5.2	PRESENT USAGE	Lodging and Boarding			
6.0 LISTING CRITERIA & REFERENCE					
6.1	ARCHITECTURAL DESCRIPTION	The layout consists of the three buildings of which two are old and one is a new construction. There some other old structures in the plot which have collapsed. The main building is an east facing single storeyed small building having a simple linear planform with four rooms in a row with attached toilets and a full length front verandah. The original railing of the verandah has been replaced has brick piers at regular intervals. The gable ended pitched roof over the building covers the rooms and the verandah and is intercepted centrally in front by a gable ended projection on the northern end of the verandah demarcating the entrance. Both old buildings have been altered to a great extent especially in their finishes. The plot is bound by a low compound wall constructed in laterite and punctuated at regular intervals by an RCC jali.			
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=C HISTORIC INTEGRITY=B HISTORIC CONTEXT=C			
6.3	FINAL GRADE	III			
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant			
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys			
7.0 ARCHITECTURAL SYSTEMS IN THE STRUCTURE					
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - plastered and painted.			
7.2	WALLS	Loadbearing in coursed laterite, plastered and painted.			
7.3	FLOOR	Tandur flooring			
7.4	ROOF	TW purlin rafter roof structure with G.I. sheets roofing.			
7.5	OPENINGS	Rectangular openings with TW frames, timber panelled doors and glazed ventilators.			
7.6	STEPS	Coursed laterite construction, plastered and painted.			
7.7	DECO. ELEMENTS & INTERIORS	None			
8.0 TRANSFORMATION					
8.1	FORM	None			
8.2	STRUCTURE	None			
8.3	FINISHES	Plastering and painting of walls. Verandah railing replaced by brick piers.			
9.0 PRESENT STATUS					
9.1	STRUC. STABILITY	Fair			
9.2	MAINTENANCE	Fair			
10.0 REMARKS					
10.1	CONSERVATION & DEVELOPMENT	A quaint structure contributing to the informal character of the streetscape. Detached and attached additions may be permitted if they relate sensitively to the existing structure in form and scale and respect the existing forest cover.			



LOCATION		PIN	MH/RA/410102/M-11/(0)/2000	POWER HOUSE (CHARLOTTE LAKE)	
				CARD	M-11/(0)
				GRADE	II-B
				ZONE	CHARLOTTE LAKE
				ZONE REF.	M 11
				CO-ORD.	C,23
				PLOT #	287
				SURVEY #	258
1.0 NAME OF THE PROPERTY					
1.1	NAME	POWER HOUSE (CHARLOTTE LAKE)			
1.2	HISTORIC NAME	POWER HOUSE (CHARLOTTE LAKE)			
1.3	BUILT IN	1854 - 1900			
2.0 AREA (SQ. MTS.)					
2.1	PLOT AREA				
2.2	BUILT-UP AREA				
3.0 APPROACH					
3.1	ACCESS	Cobbled pathway from Charlotte lake road.			
3.2	DIST. FR. RLY. STN.	2.20 kms.			
4.0 OWNERSHIP					
4.1	PAST OWNER(S)	Government			
4.2	PRESENT OWNER(S)	P. W. D.			
4.3	LEASE STATUS				
5.0 USAGE					
5.1	PAST USAGE	Power House			
5.2	PRESENT USAGE	Power House			
6.0 LISTING CRITERIA & REFERENCE					
6.1	ARCHITECTURAL DESCRIPTION	<p>The building is located on the west of and at the base of the Charlotte lake bund. The site is fairly flat and small with a sheer drop on its west into the valley and the overflow channel of the Charlotte lake forming its southern boundary. The south facing single storeyed building is symmetrical and linear in planform but unlike the typical buildings of Matheran the front facade is formed by its narrow southern side. The central core of rooms is surrounded on all four sides by a continuous layer of a uniform width which is partly enclosed as rooms and partly as an open verandah. The verandah and the central half-hexagonal projecting porch on the front facade have been enclosed in brick masonry punctuated at regular intervals by window openings. The central core of rooms is double height with clerestory windows and a hipped roof while the outer layer of rooms and verandahs has a separate lean-to-roof at a lower level with hipped ends, intercepted by a central half-hexagonal hipped end projection over the front porch and a gable ended projection on the eastern facade over the side entrance.</p>			
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=B HISTORIC INTEGRITY=B HISTORIC CONTEXT=B			
6.3	FINAL GRADE	II-B			
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant			
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys			
7.0 ARCHITECTURAL SYSTEMS IN THE STRUCTURE					
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - exposed and pointed.			
7.2	WALLS	Loadbearing in polygonal trap stone masonry, plastered and painted.			
7.3	FLOOR				
7.4	ROOF	TW purlin rafter roof structure partly with G.I. sheets roofing and partly with Manglore tiles roofing.			
7.5	OPENINGS	Rectangular openings with timber lintels, timber frames, timber panelled shutters for doors and windows (new), some glazed casement windows (old), glazed clerestory windows and circular glazed rose windows at the gable end walls.			
7.6	STEPS				
7.7	DECO. ELEMENTS & INTERIORS	Circular glazed rose window at the gable end walls.			
8.0 TRANSFORMATION					
8.1	FORM	Verandah and front porch enclosed with brick masonry.			
8.2	STRUCTURE	None			
8.3	FINISHES	Plastering and painting of walls and Manglore tile roof over verandah replaced by G.I. sheets.			
9.0 PRESENT STATUS					
9.1	STRUC. STABILITY	Fair			
9.2	MAINTENANCE	Fair			
10.0 REMARKS					
10.1	CONSERVATION & DEVELOPMENT	<p>Historic integrity is lost to some extent due to major change made in the finishes, textures and treatment although the overall form has been maintained. It is a landmark site being a component of the panoramic view from the bund of Charlotte lake. No attached additions to be permitted.</p>			





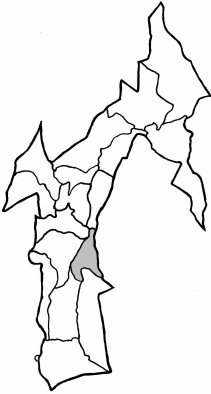

Khandala Point

N
BYKE ZONE



Alexander Point



LOCATION		PIN	MH/RA/410102/N-01/(0)/2000	LORDS VIDEO PARLOUR	
				CARD	N-01/(0)
				GRADE	II-B
				ZONE	BYKE
				ZONE REF.	N 01
				CO-ORD.	H,21
				PLOT #	BP 1
				SURVEY #	276
1.0 NAME OF THE PROPERTY					
1.1	NAME	LORD'S VIDEO PARLOUR			
1.2	HISTORIC NAME	MATHERAN STORES / LORD'S STORES			
1.3	BUILT IN	1854 - 1900			
2.0 AREA (SQ. MTS.)					
2.1	PLOT AREA	2706.40			
2.2	BUILT-UP AREA	573.56			
3.0 APPROACH					
3.1	ACCESS	Direct access from M. G. road.			
3.2	DIST. FR. RLY. STN.	0.75 kms.			
4.0 OWNERSHIP					
4.1	PAST OWNER(S)	Cawas N. Lord			
4.2	PRESENT OWNER(S)	Jerbai Jehangir Mistry, Dhunjshaw Jehangir Mistry			
4.3	LEASE STATUS	01.08.1950 to 31.04.1980			
5.0 USAGE					
5.1	PAST USAGE	Shop			
5.2	PRESENT USAGE	Shop and Restaurant			
6.0 LISTING CRITERIA & REFERENCE					
6.1	ARCHITECTURAL DESCRIPTION	Originally a shop and a guest house the 'Lord Stores' was famous in the past (1950's) as the 'rendezvous of the elite' where dances were held. The layout consists of two main buildings (presently a video games parlour and a restaurant) and ancillary structures in the rear set on a plot situated on the eastern edge of the hill and sloping to the east. The foreground is levelled and paved to form an outdoor recreation area. Both buildings are west facing over looking the road and placed close to each other side by side. The video games parlour is a typical symmetrical building with three rooms in a row and a full length front verandah. The rooms are double height with clerestorey windows and a gable ended pitched roof while the verandah has a lean-to-roof intercepted centrally in front by a gable ended projection over the entrance. The restaurant building has a simple linear planform with a large hall in front and the front the facade divided into bays by marked by full height openings in tinted glass with piers in between. The building has a linear gable ended pitched roof.			
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=B HISTORIC INTEGRITY=B HISTORIC CONTEXT=B			
6.3	FINAL GRADE	II-B			
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant			
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys			
7.0 ARCHITECTURAL SYSTEMS IN THE STRUCTURE					
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - exposed, pointed (parlour), stone clad, painted (restaurant).			
7.2	WALLS	Loadbearing in coursed laterite, painted (video parlour), stone clad - painted & plastered - painted (restaurant).			
7.3	FLOOR				
7.4	ROOF	TW purlin rafter roof structure with G.I. sheets roofing.			
7.5	OPENINGS	Rectangular openings with TW frames, glazed casement shutters for windows and part glazed and part timber panelled shutters for doors.			
7.6	STEPS	Coursed laterite construction, exposed & pointed (video parlour) & stone clad & painted (restaurant).			
7.7	DECO. ELEMENTS & INTERIORS	None			
8.0 TRANSFORMATION					
8.1	FORM	Front facade altered to a great extent.			
8.2	STRUCTURE	None			
8.3	FINISHES	Stone cladding and painting of the front facade wall and plastering and painting of other walls of the restaurant.			
9.0 PRESENT STATUS					
9.1	STRUC. STABILITY	Fair			
9.2	MAINTENANCE	Good - restaurant / Fair - video parlour			
10.0 REMARKS					
10.1	CONSERVATION & DEVELOPMENT	The video games parlour needs structural repairs and maintenance. The structures are representative of the original bazaar character of Matheran and contribute significantly to the streetscape. Non scope for additions and extensions except in the rear.			



LOCATION		PIN	MH/RA/410102/N-02/(0)/2000	LORDS CENTRAL HOTEL	
				CARD	N-02/(0)
				GRADE	II-A
				ZONE	BYKE
				ZONE REF.	N 02
				CO-ORD.	H,21
				PLOT #	144, 145, BP 13
				SURVEY #	275, 273, 274
1.0 NAME OF THE PROPERTY					
1.1	NAME	LORDS CENTRAL HOTEL			
1.2	HISTORIC NAME	ALLIBHOY LODGE / SADAR LODGE (plt. no.144) / JACOB VILLA / GOMES BAKERY AND HOUSE (plt. no.145)			
1.3	BUILT IN	1854			
2.0 AREA (SQ. MTS.)					
2.1	PLOT AREA	893.50 + 3381.90 + 584.10			
2.2	BUILT-UP AREA	424.46 + 796.43 + 343.35			
3.0 APPROACH					
3.1	ACCESS	Direct access from M. G. road.			
3.2	DIST. FR. RLY. STN.	0.80 kms.			
4.0 OWNERSHIP					
4.1	PAST OWNER(S)	Allibhoy Adamji (plt.no.144) / G. B. Gomes (plt. no.145) / A. J. D'souza (plt. no.145) / S. H. Lord, Bai Bapai S. H. Lord			
4.2	PRESENT OWNER(S)	Bai Bapai S. H. Lord, Jamshed S. H. Lord, Rustom S. H. Lord			
4.3	LEASE STATUS	01.04.1943 to 31.03.1973			
5.0 USAGE					
5.1	PAST USAGE	Lodging and Boarding			
5.2	PRESENT USAGE	Lodging and Boarding			
6.0 LISTING CRITERIA & REFERENCE					
6.1	ARCHITECTURAL DESCRIPTION	The layout consists of five buildings, a garden and a swimming pool set on terraces levelled off from a site steeply sloping to the east and situated on the eastern edge of the hill. The ornate garden set on the stepped terraces overlooks an overwhelming view of the valley in the east. The buildings are placed in a row facing the west, one next to the other starting from the owner's bungalow at the northern end. The linear foreground is levelled and paved for outdoor games like badminton, giant chess, etc. The main bungalow is symmetrical in planform with a central hall used as the dining hall for the hotel, bedrooms on either side and a full length front verandah which has a central half-hexagonal projecting porch. The hipped roof is intercepted centrally in front by a half-hexagonal hipped end projection over the porch. The other buildings are simple and linear in planform with rooms in a row, full length front and rear verandahs and hipped roofs. The front verandah of the main bungalow has a timber railing with intermediate timber posts while the front verandahs of the other buildings have C.I. railings with intermediate circular laterite columns.			
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=A HISTORIC INTEGRITY=A HISTORIC CONTEXT=B			
6.3	FINAL GRADE	II-A			
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant			
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys			
7.0 ARCHITECTURAL SYSTEMS IN THE STRUCTURE					
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - pointed and painted with projecting plinth course.			
7.2	WALLS	Loadbearing in coursed laterite, plastered and painted.			
7.3	FLOOR	China mosaic flooring.			
7.4	ROOF	TW purlin rafter roof structure with Manglore tiles roofing.			
7.5	OPENINGS	Rectangular openings with TW frames, glazed casement shutters for windows and part glazed and part panelled shutters for doors and glazed ventilators.			
7.6	STEPS	Coursed laterite construction, plastered and painted.			
7.7	DECO. ELEMENTS & INTERIORS	C.I. railing on verandah.			
8.0 TRANSFORMATION					
8.1	FORM	Addition of a swimming pool in the rear.			
8.2	STRUCTURE	None			
8.3	FINISHES	Plastering and painting of walls.			
9.0 PRESENT STATUS					
9.1	STRUC. STABILITY	Fair - All lodging and boarding building / Owner's bungalow - Needs structural repairs.			
9.2	MAINTENANCE	Fair - All lodging and boarding building / Owner's bungalow - Needs structural repairs.			
10.0 REMARKS					
10.1	CONSERVATION & DEVELOPMENT	Excellent setting, well maintained structures (in their original state), sensitive landscaping and environment conscious management. The hotel is indeed the pride of Matheran. Contributes significantly to the townscape character, setting an ideal example for other hotels to follow. No scope for further additions and extensions.			

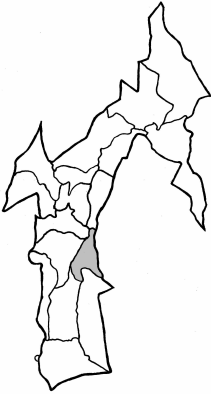
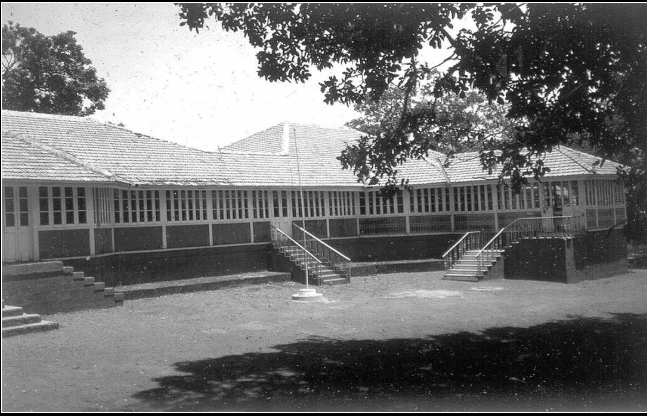
LOCATION		PIN	MH/RA/410102/N-03/(0)/2000	BOMBAY HOUSE HOLIDAY HOME	
				CARD	N-03/(0)
				GRADE	II-B
				ZONE	BYKE
				ZONE REF.	N 03
				CO-ORD.	H,22
				PLOT #	24
				SURVEY #	270
1.0 NAME OF THE PROPERTY					
1.1	NAME	BOMBAY HOUSE TATA'S HOLIDAY HOME			
1.2	HISTORIC NAME	SAND'S HOUSE / NEW SHIRINBAD / NEWTON'S BUNGALOW			
1.3	BUILT IN	1854 - 1900			
2.0 AREA (SQ. MTS.)					
2.1	PLOT AREA	13860.50			
2.2	BUILT-UP AREA	774.75			
3.0 APPROACH					
3.1	ACCESS	Cobbled pathway off M. G. road.			
3.2	DIST. FR. RLY. STN.	0.90 kms.			
4.0 OWNERSHIP					
4.1	PAST OWNER(S)	Framji Sons & Co. / B. S. Petit / Mountwala, Shroff, Mistry, Tata, etc			
4.2	PRESENT OWNER(S)	M/s. Tata Jeroice Ltd.			
4.3	LEASE STATUS	01.05.1945 to 30.04.1975			
5.0 USAGE					
5.1	PAST USAGE	Residential			
5.2	PRESENT USAGE	Corporate Guest House			
6.0 LISTING CRITERIA & REFERENCE					
6.1	ARCHITECTURAL DESCRIPTION	<p>The layout consists of a main building and ancillary rooms, arranged in a linear fashion in a north-south direction, along the eastern edge of the hill and a well laid out formal landscaped garden on the west. The west facing single storeyed main bungalow, set on a small mound, is symmetrical in planform with a central living room, flanked on both sides by two bedrooms with attached toilets and dressing rooms and a full length front verandah which also wraps around both sides of the building. The living room projects out in front with a half-hexagonal profile and the verandah projects out as well corresponding to the profile, thus forming an entrance porch with a straight flight of steps leading up to it. The main rooms are double height with clerestorey windows and a hipped roof over the bedrooms intercepted totally in the centre by a pitched roof over the living room which has a higher ridge level, gable end at the rear and a half-hexagonal hipped end in the front. To the north of the building is a small block with two rooms preceding the ancillary rooms like the kitchen, store, servants' quarters etc. all placed in a linear fashion.</p>			
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=B HISTORIC INTEGRITY=B HISTORIC CONTEXT=B			
6.3	FINAL GRADE	II-B			
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant			
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys			
7.0 ARCHITECTURAL SYSTEMS IN THE STRUCTURE					
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - plastered and painted.			
7.2	WALLS	Loadbearing in coursed laterite, plastered and painted. Northern façade painted black with superficial white pointing.			
7.3	FLOOR	Minton tiles flooring			
7.4	ROOF	TW purlin rafter roof structure with G.I. sheets roofing.			
7.5	OPENINGS	Segmental relieving arched openings with TW frames, glazed casement shutters for windows and part glazed and part panelled shutters for doors.			
7.6	STEPS	Coursed laterite construction, plastered and painted.			
7.7	DECO. ELEMENTS & INTERIORS	C.I. railing and decorative fascia along eaves.			
8.0 TRANSFORMATION					
8.1	FORM	None			
8.2	STRUCTURE	None			
8.3	FINISHES	Plastering and painting of walls.			
9.0 PRESENT STATUS					
9.1	STRUC. STABILITY	Good			
9.2	MAINTENANCE	Good			
10.0 REMARKS					
10.1	CONSERVATION & DEVELOPMENT	<p>Structure represents the built form typology of Matheran. Changes in finishes to the structure are satisfactory. No extensions and additions to be permitted in the western foreground as it may disturb the façade to foreground relationship. Additions may be allowed only in the southern open space provided they relate sensitively to the original building.</p>			



LOCATION	PIN	MH/RA/410102/N-04/(0)/2000	BYRAMJEE JEEJIBHOY HOSPITAL	
			CARD	N-04/(0)
			GRADE	II-A
			ZONE	BYKE
			ZONE REF.	N 04
			CO-ORD.	G,23
			PLOT #	153A
			SURVEY #	252
1.0	NAME OF THE PROPERTY			
1.1	NAME	BYRAMJEE JEEJIBHOY HOSPITAL		
1.2	HISTORIC NAME	BYRAMJEE JEEJIBHOY HOSPITAL		
1.3	BUILT IN	1897 - 1902		
2.0	AREA (SQ. MTS.)			
2.1	PLOT AREA	7336.20		
2.2	BUILT-UP AREA	948.17		
3.0	APPROACH			
3.1	ACCESS	Direct access from M. G. road.		
3.2	DIST. FR. RLY. STN.	1.10 kms.		
4.0	OWNERSHIP			
4.1	PAST OWNER(S)	Matheran Municipality Council		
4.2	PRESENT OWNER(S)	President Matheran Municipality		
4.3	LEASE STATUS			
5.0	USAGE			
5.1	PAST USAGE	Hospital		
5.2	PRESENT USAGE	Hospital		
6.0	LISTING CRITERIA & REFERENCE			
6.1	ARCHITECTURAL DESCRIPTION	The construction of the hospital was financed by Rustomji Jeejibhoi, designed by Executive Engineer, Thane District in consultation with the Superintendent and Surgeon General to Government of Bombay and carried out by PWD, Thane. The layout consists of an elaborate hospital building, an annexe building to its west, an assembly hall to its north and ancillary structures to the east. The hospital building is made up of three equal sized wards (male, female and special wards) arranged in a row and a large verandah around it on all sides. A semi-detached operation, which has its northern facade in a semicircular profile and an attached ante-room is connected to the main building by an extended passageway. The rear verandah has three arms extending out and leading to semi-detached toilet blocks for each of the wards. The design caters to sensitively to the need for grouping and isolation as per their aseptic conditions. The wards and the operation theatre are double height with clerestorey windows and a hipped roof. The verandah has a continuous lean-to-roof intercepted in front with small gable ended projections over the entrances.		
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=A HISTORIC INTEGRITY=A HISTORIC CONTEXT=B		
6.3	FINAL GRADE	II-A		
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant		
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys		
7.0	ARCHITECTURAL SYSTEMS IN THE STRUCTURE			
7.1	FOUND. & PLINTH	Stepped trap stone foundation. Plinth in coursed trap stone - exposed.		
7.2	WALLS	Loadbearing in coursed trap stone, exposed & pointed with rusticated finish for some buildings & painted for others.		
7.3	FLOOR	Partly shahabad stone flooring and partly timber boarding.		
7.4	ROOF	TW purlin rafter roof structure partly with G.I. sheets roofing and partly with Manglore tiles.		
7.5	OPENINGS	Segmental arched (dressed) openings, with TW frames, glazed casement shutters for windows and timber panelled shutters for some doors, part glazed and part timber panelled shutters for some doors and rectangular glazed ventilators.		
7.6	STEPS	Coursed trap stone construction, exposed.		
7.7	DECO. ELEMENTS & INTERIORS	Timber fascia along eaves and decorative sanitary fixtures.		
8.0	TRANSFORMATION			
8.1	FORM	None		
8.2	STRUCTURE	None		
8.3	FINISHES	Glazed tiles cladding on inside walls of operation theatre.		
9.0	PRESENT STATUS			
9.1	STRUC. STABILITY	Fair		
9.2	MAINTENANCE	Fair		
10.0	REMARKS			
10.1	CONSERVATION & DEVELOPMENT	Represents a historic institutional building typology. In spite of some interventions the structure has maintained its historic integrity and holds potential for future use. Attached additions are not advisable. Detached additions may be permitted in the open space in the north provided they are sufficiently away from the main building, relate sensitively to it in form, scale and treatment and respect the existing forest cover.		

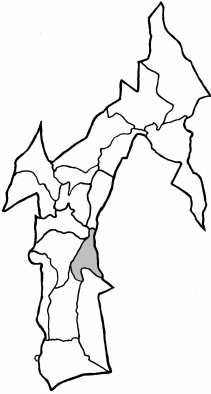

LOCATION		PIN	MH/RA/410102/N-05/(0)/2000	SUPERINTENDENT'S OFFICE	
				CARD	N-05/(0)
				GRADE	II-B
				ZONE	BYKE
				ZONE REF.	N 05
				CO-ORD.	G,23
				PLOT #	153B
				SURVEY #	251
1.0 NAME OF THE PROPERTY					
1.1	NAME	SUPERINTENDENT'S OFFICE AND STAFF QUARTERS			
1.2	HISTORIC NAME	SUPERINTENDENT'S OFFICE AND STAFF QUARTERS			
1.3	BUILT IN	1854 - 1900			
2.0 AREA (SQ. MTS.)					
2.1	PLOT AREA	10267.70			
2.2	BUILT-UP AREA	1393.89			
3.0 APPROACH					
3.1	ACCESS	Cobbled pathway off M. G. road.			
3.2	DIST. FR. RLY. STN.	1.10 kms.			
4.0 OWNERSHIP					
4.1	PAST OWNER(S)	Government			
4.2	PRESENT OWNER(S)	Government			
4.3	LEASE STATUS				
5.0 USAGE					
5.1	PAST USAGE	Residential and Office			
5.2	PRESENT USAGE	Residential and Office			
6.0 LISTING CRITERIA & REFERENCE					
6.1	ARCHITECTURAL DESCRIPTION	<p>Since 1853 Matheran come under the authority of a superintendent who was and ex-officio assistant of the collector of Colaba and also a medical officer. The layout consists of the superintendent's office, municipal office, superintendent's house and staff quarters set on a large plot gradually sloping from east to west. The buildings are inter-connected by cobbled pathways with remnants of formal landscaping in between. The present superintendent's office is a largely modified version (1890's) of the original building on the same plinth. The building is located well into the plot away from the entrance and well above the road level and therefore it is approached by along straight rising pathway from the entrance. It is a large rectangular block with a central office space flanked on both sides by smaller rooms one of which is the superintendent's office, a central recessed verandah and a part verandah on the north-west. The rooms on the northern side are used as dispensary and O.P.D. of the hospital. The municipal office (later addition) is a smaller building closer to the entrance with an enclosed front verandah and hipped roof.</p>			
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=B HISTORIC INTEGRITY=B HISTORIC CONTEXT=B			
6.3	FINAL GRADE	II-B			
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant			
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys			
7.0 ARCHITECTURAL SYSTEMS IN THE STRUCTURE					
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - exposed and pointed.			
7.2	WALLS	Loadbearing in coursed laterite, plastered and painted.			
7.3	FLOOR	Shahabad tiles flooring			
7.4	ROOF	TW purlin rafter roof structure with G.I. sheets.			
7.5	OPENINGS	Rectangular openings with TW frames, part glazed and part timbre panelled shutters for windows and timber panelled shutters for doors.			
7.6	STEPS	Coursed laterite construction, exposed.			
7.7	DECO. ELEMENTS & INTERIORS	None			
8.0 TRANSFORMATION					
8.1	FORM	None			
8.2	STRUCTURE	None			
8.3	FINISHES	Plastering and painting of walls.			
9.0 PRESENT STATUS					
9.1	STRUC. STABILITY	Fair			
9.2	MAINTENANCE	Fair			
10.0 REMARKS					
10.1	CONSERVATION & DEVELOPMENT	An informal administrative complex depicting the peculiar built form typology of Matheran. Additions to existing structures are not advisable. Detached additions may be permitted only in the eastern and southern open spaces provided they relate to the existing structures in form and scale and respect the existing forest cover.			



LOCATION		PIN	MH/RA/410102/N-06/(0)/2000	WALLACE BUNGALOW	
				CARD	N-06/(0)
				GRADE	II-B
				ZONE	BYKE
				ZONE REF.	N 06
				CO-ORD.	H,23
				PLOT #	4
				SURVEY #	247
1.0 NAME OF THE PROPERTY					
1.1	NAME	WALLACE BUNGALOW			
1.2	HISTORIC NAME	WALLACE BUNGALOW			
1.3	BUILT IN	1854 - 1900			
2.0 AREA (SQ. MTS.)					
2.1	PLOT AREA	21246.00			
2.2	BUILT-UP AREA	315.50			
3.0 APPROACH					
3.1	ACCESS	Cobbled path of Madhavji road.			
3.2	DIST. FR. RLY. STN.	11.50 kms.			
4.0 OWNERSHIP					
4.1	PAST OWNER(S)	M/s. Wallace and Co.			
4.2	PRESENT OWNER(S)	M/s. Wallace and Co.			
4.3	LEASE STATUS	01.05.1966 to 30.04.1981			
5.0 USAGE					
5.1	PAST USAGE	Residential			
5.2	PRESENT USAGE	Residential			
6.0 LISTING CRITERIA & REFERENCE					
6.1	ARCHITECTURAL DESCRIPTION	<p>The layout consists of the main bungalow and servants' quarters set on a mound near the eastern edge of the hill approached by a winding cobbled pathway rising steeply and gradually opening to a dramatic view of the solitary building amidst a dense forest. The site also shows remnants of formal landscaping. The north-west facing single storeyed bungalow is squarish and asymmetrical in planform with a central living-cum-dining room. On its east and west corners are 'L'-shaped bedrooms with attached toilets. On its southern corner is an 'L'-shaped kitchen and on its northern corner is an 'L'-shaped verandah. The verandah is approached from the north-west by a flight of rectangular concentric stairs. The building is topped with a single large hipped roof. As per historical records the building once had paintings on the walls drawn by the famous writer Sir Rudyard Kipling who had stayed in the bungalow for a short period of time.</p>			
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=C HISTORIC INTEGRITY=B HISTORIC CONTEXT=B			
6.3	FINAL GRADE	II-B			
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant			
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys			
7.0 ARCHITECTURAL SYSTEMS IN THE STRUCTURE					
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - exposed and pointed.			
7.2	WALLS	Loadbearing in coursed laterite, painted and raised pointed.			
7.3	FLOOR	IPS flooring			
7.4	ROOF	TW purlin rafter roof structure with G.I. sheets roofing.			
7.5	OPENINGS	Semicircular relieving arched openings with TW frames, glazed casement shutters for windows and part glazed and part panelled shutters for doors.			
7.6	STEPS	Coursed laterite construction, exposed and pointed.			
7.7	DECO. ELEMENTS & INTERIORS	None			
8.0 TRANSFORMATION					
8.1	FORM	None			
8.2	STRUCTURE	None			
8.3	FINISHES	Painting and raised pointing of walls and verandah railing replaced by brick masonry parapet wall.			
9.0 PRESENT STATUS					
9.1	STRUC. STABILITY	Fair			
9.2	MAINTENANCE	Fair			
10.0 REMARKS					
10.1	CONSERVATION & DEVELOPMENT	<p>Commanding location, excellent setting and historic landscaping surviving till date. The main bungalow requires regular maintenance and upkeep. The changes in the finishes of the structure have not been carried out very sensitively. Attached additions are not advisable. Detached additions may be permitted in the south and south-west of the structure provided they relate sensitively to the existing building and respect the forest cover.</p>			



LOCATION		PIN	MH/RA/410102/N-07/(0)/2000	KEKI LODGE	
			CARD	N-07/(0)	
			GRADE	II-B	
			ZONE	BYKE	
			ZONE REF.	N 07	
			CO-ORD.	G,24	
			PLOT #	147	
			SURVEY #	250	
1.0 NAME OF THE PROPERTY					
1.1	NAME	KEKI LODGE			
1.2	HISTORIC NAME	KITTY LODGE			
1.3	BUILT IN	1854 - 1900			
2.0 AREA (SQ. MTS.)					
2.1	PLOT AREA	4932.10			
2.2	BUILT-UP AREA	454.85 + 588.16			
3.0 APPROACH					
3.1	ACCESS	Direct access from M. G. road.			
3.2	DIST. FR. RLY. STN.	1.30 kms.			
4.0 OWNERSHIP					
4.1	PAST OWNER(S)	Trustees of Late Perozbai / Bai Jaiji Dhanjibhoy Sethna / Jehangir Kaikhushroo Marker, Bai Nargish Jehangir K.			
4.2	PRESENT OWNER(S)	Shahrukh Farokh Marker			
4.3	LEASE STATUS	01.08.1971 to 31.07.1986			
5.0 USAGE					
5.1	PAST USAGE	Residential			
5.2	PRESENT USAGE	Residential			
6.0 LISTING CRITERIA & REFERENCE					
6.1	ARCHITECTURAL DESCRIPTION	<p>The layout consists of a main bungalow and two ancillary buildings set on a site sloping from east to west. The plot has well maintained historic landscape, complete with highly decorative C.I. entrance gate. The topography of the site has been well exploited to give the main bungalow a substantially high plinth on the front and a grand flight of bifurcating stairs. The west facing single storeyed bungalow has atypical symmetrical planform with a central living room, a kitchen in the rear and two bedrooms on either side with attached toilets. The front facade is offsetted by the projecting end bedrooms and the living room projecting out substantially in a half-octagonal profile. The front verandah corresponds to the half-octagonal profile of the living room and is framed in between the two end bedrooms. The verandah at its centre has a small projection in front forming the landing of the grand staircase. The building is topped with a linear hipped roof running along the length of the building and intercepted centrally in front by a large half-octagonal hipped end projection corresponding to the projection of the living room and the verandah.</p>			
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=B HISTORIC INTEGRITY=B HISTORIC CONTEXT=B			
6.3	FINAL GRADE	II-B			
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant			
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys			
7.0 ARCHITECTURAL SYSTEMS IN THE STRUCTURE					
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - plastered and painted.			
7.2	WALLS	Loadbearing in coursed laterite, plastered and painted.			
7.3	FLOOR	Hexagonal Minton tiles flooring			
7.4	ROOF	TW purlin rafter roof structure with G.I. sheets roofing.			
7.5	OPENINGS	Semicircular arched openings with TW frames, part glaze and part timber panelled shutters for doors and glazed ventilators.			
7.6	STEPS	Coursed laterite construction, plastered with IPS finish on the treads.			
7.7	DECO. ELEMENTS & INTERIORS	C.I. balustrade for steps, C.I. railing, C.I. entrance gate, decorative ventilator grills.			
8.0 TRANSFORMATION					
8.1	FORM	None			
8.2	STRUCTURE	None			
8.3	FINISHES	Plastering and painting of walls.			
9.0 PRESENT STATUS					
9.1	STRUC. STABILITY	Fair			
9.2	MAINTENANCE	Fair			
10.0 REMARKS					
10.1	CONSERVATION & DEVELOPMENT	Extremely graceful form and ornamentation lends a unique architectural quality to the structure. Attached additions are not advisable. Detached additions may be permitted only in the south and east of the structure provided they relate sensitively to the structure in form, scale and treatment and respect the existing forest cover.			

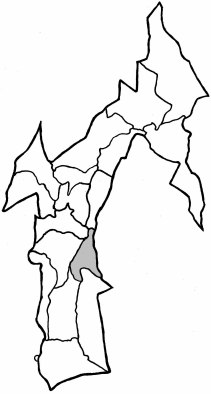

LOCATION		PIN	MH/RA/410102/N-08/(0)/2000	THE BYKE BUNGALOW	
				CARD	N-08/(0)
				GRADE	II-A
				ZONE	BYKE
				ZONE REF.	N 08
				CO-ORD.	G-H,24
				PLOT #	3
				SURVEY #	249
1.0 NAME OF THE PROPERTY					
1.1	NAME	THE BYKE BUNGALOW			
1.2	HISTORIC NAME	THE BYKE - MALET'S BUNGALOW			
1.3	BUILT IN	1851			
2.0 AREA (SQ. MTS.)					
2.1	PLOT AREA	28024.50			
2.2	BUILT-UP AREA	2682.93			
3.0 APPROACH					
3.1	ACCESS	Cobbled pathway off M. G. road.			
3.2	DIST. FR. RLY. STN.	1.20 kms.			
4.0 OWNERSHIP					
4.1	PAST OWNER(S)	Hugh Malet / J. B. Patterson / James Bapty / A. R. Greig / P. A. Hormusji Wadia / A. H. Wadia, Mary C. P. Wadia			
4.2	PRESENT OWNER(S)	Vinay Kothari			
4.3	LEASE STATUS	20.02.1966 to 19 02.1996			
5.0 USAGE					
5.1	PAST USAGE	Residential			
5.2	PRESENT USAGE	Lodging and Boarding			
6.0 LISTING CRITERIA & REFERENCE					
6.1	ARCHITECTURAL DESCRIPTION	<p>Belonging to Hugh Malet, the founder of Matheran, this was the first building built in Matheran. Today, the original bungalow forms a small part of the large hotel complex 'The Byke'. The original bungalow along with its traditional furniture has been conserved with extensions over the years and changes in internal partitions to suit its present use as a guest house for VIPs. Located on a high mound along the eastern edge of the hill with a commanding view on all sides, the north-west facing single storeyed bungalow is linear and asymmetrical in planform as a whole. The original bungalow at the south-western end is a typical symmetrical building with a central living room, flanked on both sides by bedrooms and a full length enclosed front verandah. The living room projects out in front with a half-hexagonal profile, the verandah corresponds to it and has a long projecting porch in the centre. The verandah also continues to the north-east to connect to the extended block consisting of bedrooms and culminating at a room with a half-hexagonal front profile. The hipped roof is composed of multiple ridges and valleys but a uniform eaves level.</p>			
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=A HISTORIC INTEGRITY=B HISTORIC CONTEXT=A			
6.3	FINAL GRADE	II-A			
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant			
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys			
7.0 ARCHITECTURAL SYSTEMS IN THE STRUCTURE					
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - painted.			
7.2	WALLS	Loadbearing in coursed laterite, rough cast plastered and painted.			
7.3	FLOOR	Original tiles in the verandah replaced by modern ceramic tiles.			
7.4	ROOF	TW purlin rafter roof structure with Manglore tiles roofing n G.I. sheets.			
7.5	OPENINGS	Semicircular arched openings with TW frames, glazed casement shutters for windows, panelled shutters for doors and glazed ventilators with decorative C.I. grills.			
7.6	STEPS	Coursed laterite construction, painted.			
7.7	DECO. ELEMENTS & INTERIORS	C.I. railings on verandah, C.I. grills on the ventilators, original rosewood furniture and original decorative sanitary fittings.			
8.0 TRANSFORMATION					
8.1	FORM	Original bungalow extended in the south-east and a new wing added to the north-east.			
8.2	STRUCTURE	Major structure interventions for the extension in the south-east.			
8.3	FINISHES	Plastering and painting, railings in part of verandah replaced by brick masonry & floor tiles replaced by ceramic tiles.			
9.0 PRESENT STATUS					
9.1	STRUC. STABILITY	Good			
9.2	MAINTENANCE	Good			
10.0 REMARKS					
10.1	CONSERVATION & DEVELOPMENT	A well maintained structure but with a rather plain foreground. The numerous new buildings added on the site are incongruous with the architectural character of the old bungalow. The foreground and surrounds of the bungalow need to be conserved and no new additions should be allowed to be developed in this area so as to protect the visual relation of the structure with the open space around it.			


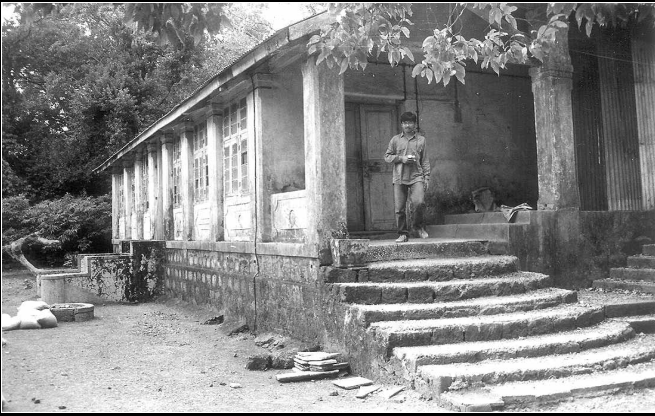
LOCATION	PIN	MH/RA/410102/N-09/(0)/2000	NERAL VILLA	
			CARD	N-09/(0)
			GRADE	II-B
			ZONE	BYKE
			ZONE REF.	N 09
			CO-ORD.	H,24
			PLOT #	219
			SURVEY #	248
1.0	NAME OF THE PROPERTY			
1.1	NAME	NERAL VILLA		
1.2	HISTORIC NAME	NERAL VILLA		
1.3	BUILT IN	1901 - 1945		
2.0	AREA (SQ. MTS.)			
2.1	PLOT AREA	3844.50		
2.2	BUILT-UP AREA	629.88 +17.87		
3.0	APPROACH			
3.1	ACCESS	From Madhavji road.		
3.2	DIST. FR. RLY. STN.	1.25 kms.		
4.0	OWNERSHIP			
4.1	PAST OWNER(S)	H. A. Najye / Dharamdas Hargovindas, Govardhandas Hargovindas		
4.2	PRESENT OWNER(S)	M/s. Thakkar Ranchhoddas Kanji		
4.3	LEASE STATUS	06.12.1949 to 05.12.1979		
5.0	USAGE			
5.1	PAST USAGE	Residential		
5.2	PRESENT USAGE	Sanatorium		
6.0	LISTING CRITERIA & REFERENCE			
6.1	ARCHITECTURAL DESCRIPTION	The layout consists of a main building and a guest block set on a terrace levelled off from a site sloping from north-west to south-east and having a steep drop on the eastern edge. The north-east facing single storeyed main building was originally a residential bungalow and therefore has a typical symmetrical planform with a central living room, flanked on both sides by two bedrooms with attached toilets and dressing rooms projecting from the two sides and full length front and rear verandahs. Both verandahs have central projecting porches but the rear verandah has now been enclosed to accommodate more rooms. The front of the building has a high plinth owing to the sloping topography and the entrance on the front porch is approached by a 'T'-shaped flight of steps. The main rooms are double height with clerestorey windows and a hipped roof while the verandahs (front and rear) have separate lean-to-roofs with hipped ends and intercepted in the centre by gable ended projections over the central porches. The front gable end is closed by decorative coloured glazing in timber framework.		
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=B HISTORIC INTEGRITY=B HISTORIC CONTEXT=C		
6.3	FINAL GRADE	II-B		
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant		
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys		
7.0	ARCHITECTURAL SYSTEMS IN THE STRUCTURE			
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - exposed and pointed.		
7.2	WALLS	Loadbearing in coursed laterite, plastered and painted.		
7.3	FLOOR	Hexagonal patterned Terracotta flooring		
7.4	ROOF	TW purlin rafter roof structure with G.I. sheets roofing.		
7.5	OPENINGS	Segmental relieving arched openings with projecting keystone, rectangular TW frames, glazed casement shutters for windows and glazed shutters for clerestorey openings.		
7.6	STEPS	Coursed laterite construction		
7.7	DECO. ELEMENTS & INTERIORS	Decorative glazed infill panel at the gable end over the front porch, C.I. railing on verandah, motifs in plaster along the plinth of the verandah.		
8.0	TRANSFORMATION			
8.1	FORM	None		
8.2	STRUCTURE	None		
8.3	FINISHES	Plastering and painting of walls.		
9.0	PRESENT STATUS			
9.1	STRUC. STABILITY	Fair		
9.2	MAINTENANCE	Fair		
10.0	REMARKS			
10.1	CONSERVATION & DEVELOPMENT	A well maintained structure with a wide foreground and contributing to the townscape character of Matheran. Attached additions are not advisable. Detached additions should not be permitted in the foreground. These may be permitted in the west provided they relate sensitively to the existing structure in form, scale and treatment and respect the existing forest cover.		



LOCATION	PIN	MH/RA/410102/N-10/(0)/2000	HOTEL GIRIVIHAR	
		CARD	N-10/(0)	
		GRADE	II-B	
		ZONE	BYKE	
		ZONE REF.	N 10	
		CO-ORD.	F-G,24	
		PLOT #	67	
		SURVEY #	236	
1.0	NAME OF THE PROPERTY			
1.1	NAME	GIRIVIHAR HOTEL		
1.2	HISTORIC NAME	CLARENDON HOTEL / LORD'S HOTEL		
1.3	BUILT IN	1875		
2.0	AREA (SQ. MTS.)			
2.1	PLOT AREA	9761.00		
2.2	BUILT-UP AREA	1351.00		
3.0	APPROACH			
3.1	ACCESS	Cobbled pathway off M. G. road.		
3.2	DIST. FR. RLY. STN.	1.40 kms.		
4.0	OWNERSHIP			
4.1	PAST OWNER(S)	C. J. D'souza / W. D. D'mello / Eileen K. D'souza		
4.2	PRESENT OWNER(S)	Uday S. Acharya		
4.3	LEASE STATUS	01.05.1953 to 30.04.1983		
5.0	USAGE			
5.1	PAST USAGE	Lodging and Boarding		
5.2	PRESENT USAGE	Lodging and Boarding		
6.0	LISTING CRITERIA & REFERENCE			
6.1	ARCHITECTURAL DESCRIPTION	<p>Situated on a large plot abutting M. G. road close to Panday playground and sloping westwards the layout consists of two main buildings, a small office building, a kitchen and dining building and servants' quarters. The site is moderately landscaped and terraced with conspicuous laterite paved pathways connecting the buildings. The two main buildings (one facing the north-west and the other facing the south-west) are similar in treatment and planform, linear, with rooms in row approached from a full length front verandah and placed in a manner so as to form an obtuse angle between them. The common foreground shared by the two buildings is a large flat open space which is also used as a camping ground. The buildings are topped with hipped roofs running along their lengths.</p>		
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=C HISTORIC INTEGRITY=B HISTORIC CONTEXT=B		
6.3	FINAL GRADE	II-B		
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant		
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys		
7.0	ARCHITECTURAL SYSTEMS IN THE STRUCTURE			
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - plastered and painted.		
7.2	WALLS	Loadbearing in coursed laterite, plastered and painted.		
7.3	FLOOR	IPS flooring		
7.4	ROOF	TW purlin rafter roof structure with G.I. sheets roofing.		
7.5	OPENINGS	Semicircular relieving arched and rectangular openings with rectangular TW frames, glazed casement shutters for windows, timbre panelled shutters for doors and glazed ventilators.		
7.6	STEPS	Coursed laterite construction, plastered and painted with IPS finish on treads.		
7.7	DECO. ELEMENTS & INTERIORS	Simple pattern in rough plaster on the parapet wall of the verandah.		
8.0	TRANSFORMATION			
8.1	FORM	None		
8.2	STRUCTURE	Timber posts in verandah replaced by masonry piers.		
8.3	FINISHES	Railing of verandah replaced by masonry parapet walls and plastering and painting of walls.		
9.0	PRESENT STATUS			
9.1	STRUC. STABILITY	Fair		
9.2	MAINTENANCE	Unsatisfactory		
10.0	REMARKS			
10.1	CONSERVATION & DEVELOPMENT	A historically significant building complex representing the local typology but major changes in the finishes have affected the historic integrity. The structures require regular maintenance and upkeep. Detached additions are not advisable in the foreground of the buildings.		



LOCATION		PIN	MH/RA/410102/N-11/(0)/2000	PARADISE LODGE	
				CARD	N-11/(0)
				GRADE	II-A
				ZONE	BYKE
				ZONE REF.	N 11
				CO-ORD.	G,25
				PLOT #	2A, 2B
				SURVEY #	238, 244
1.0 NAME OF THE PROPERTY					
1.1	NAME	PARADISE LODGE			
1.2	HISTORIC NAME	PARADISE LODGE			
1.3	BUILT IN	1854 - 1895			
2.0 AREA (SQ. MTS.)					
2.1	PLOT AREA	4148.00 + 4653.90			
2.2	BUILT-UP AREA	(109.13 + 63.67) + (538.46 + 79.04)			
3.0 APPROACH					
3.1	ACCESS	Cobbled pathway off Panday road.			
3.2	DIST. FR. RLY. STN.	1.45 kms.			
4.0 OWNERSHIP					
4.1	PAST OWNER(S)	Major M. B. Colah / P. C. Irani / Justice Cartwright / Mohamed Ali Kasam			
4.2	PRESENT OWNER(S)	Ali Mohamed Kasam			
4.3	LEASE STATUS	12.04.1966 to 11.04.1996			
5.0 USAGE					
5.1	PAST USAGE	Residential			
5.2	PRESENT USAGE	Residential			
6.0 LISTING CRITERIA & REFERENCE					
6.1	ARCHITECTURAL DESCRIPTION	Set on a terrace levelled off from a site sloping from west to east, the layout consists of the main bungalow, a guest block, servants' quarters, toilet block and an ancillary building. The west facing single storeyed main bungalow has a flat open foreground (not very wide) with some formal landscaping, at the edge of which is a steep drop and along this edge is a retaining wall with inbuilt seating. The bungalow is a modest sized squarish building with a solid and majestic appearance because of its high plinth, a grand flight of curved stairs leading up to it and a steep pitched high hipped roof. The planform of the building is simple and typical with a central living room, flanked on both sides by two bedrooms in a double layered fashion with attached toilets that project out on both sides and a full length front verandah. The verandah has been treated in a unique manner with large square plan laterite columns, C.I. railing in between them and decorative timber brackets at the top supporting the unusually substantial projecting eaves of the roof. The guest block is comparatively small and humble with rooms in a row and a full length front verandah.			
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=A HISTORIC INTEGRITY=A HISTORIC CONTEXT=B			
6.3	FINAL GRADE	II-A			
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant			
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys			
7.0 ARCHITECTURAL SYSTEMS IN THE STRUCTURE					
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - exposed and pointed with a projecting course on the top.			
7.2	WALLS	Loadbearing in coursed laterite, pointed and painted.			
7.3	FLOOR	China mosaic and marble mosaic (interiors) and marble (verandah).			
7.4	ROOF	TW purlin rafter roof structure with Manglore tiles roofing on G.I. sheets.			
7.5	OPENINGS	Flat arch openings with rectangular TW frames, glazed casement shutters for windows, timber panelled shutters for doors and glazed shutters for ventilators on doors.			
7.6	STEPS	Coursed laterite construction, plastered with IPS finish on treads and step guard.			
7.7	DECO. ELEMENTS & INTERIORS	C.I. railings on verandah and decorative timber brackets to support the substantially projecting eaves on the verandah.			
8.0 TRANSFORMATION					
8.1	FORM	None			
8.2	STRUCTURE	None			
8.3	FINISHES	None			
9.0 PRESENT STATUS					
9.1	STRUC. STABILITY	Good			
9.2	MAINTENANCE	Good			
10.0 REMARKS					
10.1	CONSERVATION & DEVELOPMENT	Excellent building with outstanding architectural value. Attached additions are not advisable. Detached additions may be permitted only in the open space in the east and south of the bungalow, provided they relate sensitively to the bungalow in terms of form, scale and treatment and respect the existing forest cover on the site.			



LOCATION		PIN	MH/RA/410102/N-12/(0)/2000	BOMBAY DYEING HOLIDAY HOME	
				CARD	N-12/(0)
				GRADE	II-B
				ZONE	BYKE
				ZONE REF.	N 12
				CO-ORD.	G,24
				PLOT #	2C
				SURVEY #	245
1.0 NAME OF THE PROPERTY					
1.1	NAME	BOMBAY DYEING HOLIDAY HOME			
1.2	HISTORIC NAME	PART OF PARADISE LODGE PLOT / LORD'S HOTEL			
1.3	BUILT IN	1854 - 1895			
2.0 AREA (SQ. MTS.)					
2.1	PLOT AREA	9611.30			
2.2	BUILT-UP AREA				
3.0 APPROACH					
3.1	ACCESS	Cobbled path off M. G. road.			
3.2	DIST. FR. RLY. STN.	1.40 kms.			
4.0 OWNERSHIP					
4.1	PAST OWNER(S)	Major M. B. Colah / P. C. Irani / Banu F. Lords, Roshan F. Jimmy Lords / M/s. Bombay Dyeing / Scholl Investments			
4.2	PRESENT OWNER(S)	M/s. Bombay Dyeing			
4.3	LEASE STATUS	12.04.1966 to 11.04.1996			
5.0 USAGE					
5.1	PAST USAGE	Lodging and Boarding			
5.2	PRESENT USAGE	Corporate Guest House			
6.0 LISTING CRITERIA & REFERENCE					
6.1	ARCHITECTURAL DESCRIPTION	The layout consists of four main buildings, a kitchen and dining and servants' quarters set on very well laid out terraces amidst a dense forest and levelled off from a site sloping from east to west. The site is one of the best examples of very beautifully integrated natural and manmade landscape. The buildings are interconnected by laterite paved (sloping or stepped) pathways. The four main buildings are all west facing and single storeyed and have a typical linear planform consisting of three rooms in a row with attached toilets in the rear, approached by a full length front verandah and topped with a gable ended pitched roof. In the open space on the west is a badminton court while the kitchen and dining and the servants, quarters are small squarish buildings in the south-western corner of the plot.			
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=B HISTORIC INTEGRITY=B HISTORIC CONTEXT=B			
6.3	FINAL GRADE	II-B			
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant			
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys			
7.0 ARCHITECTURAL SYSTEMS IN THE STRUCTURE					
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - exposed and pointed.			
7.2	WALLS	Loadbearing in coursed laterite, exposed and pointed.			
7.3	FLOOR	Shahabad tiles and China mosaic flooring.			
7.4	ROOF	TW purlin rafter roof structure with G.I. sheets roofing.			
7.5	OPENINGS	Segmental relieving arched openings with rectangular TW frames, glazed casement shutters for windows and part glazed and part timber panelled shutters for doors.			
7.6	STEPS	Coursed laterite construction, exposed.			
7.7	DECO. ELEMENTS & INTERIORS	Timber railings on verandahs with geometrical patterns.			
8.0 TRANSFORMATION					
8.1	FORM	None			
8.2	STRUCTURE	None			
8.3	FINISHES	None			
9.0 PRESENT STATUS					
9.1	STRUC. STABILITY	Fair			
9.2	MAINTENANCE	Poor			
10.0 REMARKS					
10.1	CONSERVATION & DEVELOPMENT	A well planned complex and one of the most beautiful layouts in Matheran where natural and manmade landscape features are very well integrated. But unfortunately not very well maintained and presently not in active use. If the structures are maintained it holds immense potential for future use. Detached additions may be permitted provided they relate sensitively to the old buildings and respect the existing forest cover.			

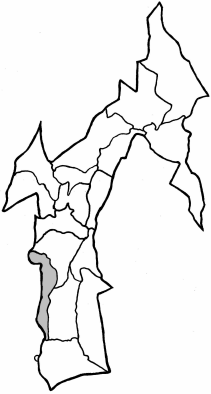

LOCATION		PIN	MH/RA/410102/N-13/(0)/2000	HOTEL SHIRIN	
				CARD	N-13/(0)
				GRADE	II-B
				ZONE	BYKE
				ZONE REF.	N 13
				CO-ORD.	F-G,24
				PLOT #	69
				SURVEY #	237
1.0	NAME OF THE PROPERTY				
1.1	NAME	HOTEL SHIRIN			
1.2	HISTORIC NAME	BENEDICT LODGE			
1.3	BUILT IN	1854 - 1900			
2.0	AREA (SQ. MTS.)				
2.1	PLOT AREA	2460.80			
2.2	BUILT-UP AREA	468.50 + 310.13			
3.0	APPROACH				
3.1	ACCESS	Cobbled pathway off Panday road.			
3.2	DIST. FR. RLY. STN.	1.60 kms.			
4.0	OWNERSHIP				
4.1	PAST OWNER(S)	Banoobai F. H. Commisariatwala / Hormusji Framji Commisariatwala			
4.2	PRESENT OWNER(S)	Sohrabji Hormusji Commisariatwala			
4.3	LEASE STATUS	01.05.1953 to 30.04.1983			
5.0	USAGE				
5.1	PAST USAGE	Residential			
5.2	PRESENT USAGE	Lodging and Boarding			
6.0	LISTING CRITERIA & REFERENCE				
6.1	ARCHITECTURAL DESCRIPTION	<p>The layout consists of the main bungalow and servants' quarters set on well laid out terraces with appropriate landscaping to suit the topography on a small plot sloping steeply from east to west. A formal entranceway, well detailed step guards and tree surrounds are the highlights of the landscaping. The bungalow has a substantially high plinth on the front owing to the topography. The planform is typical and symmetrical with a central living room, flanked on both sides by two bedrooms, a full length rear verandah and a part front verandah spanning the width of the living room and one bedroom on either side. The two end bedrooms are recessed from the front and project out in the rear. The rear verandah which is now enclosed is offsetted corresponding to the bedrooms and has a central projecting porch which is also enclosed. The front verandah also has a central projecting entrance porch with a long flight of bifurcating stairs leading up to it. The hipped roof over the building is intercepted centrally in the front and rear by gable ended projections over the respective porches. The end bedrooms have independent hipped roofs over them.</p>			
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=B HISTORIC INTEGRITY=B HISTORIC CONTEXT=B			
6.3	FINAL GRADE	II-B			
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant			
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys			
7.0	ARCHITECTURAL SYSTEMS IN THE STRUCTURE				
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - exposed and pointed.			
7.2	WALLS	Loadbearing in coursed laterite, plastered and painted.			
7.3	FLOOR	China mosaic flooring			
7.4	ROOF	TW purlin rafter roof structure with G. I. sheets roofing.			
7.5	OPENINGS	Semicircular relieving arched openings with rectangular TW frames, glazed casement shutters for windows, timber panelled shutters for doors and glazed ventilators.			
7.6	STEPS	Coursed laterite construction, exposed and pointed with a painted border.			
7.7	DECO. ELEMENTS & INTERIORS	Timber trelliswork frame on entrance opening.			
8.0	TRANSFORMATION				
8.1	FORM	Rear verandah enclosed for hotel use.			
8.2	STRUCTURE	None			
8.3	FINISHES	Plastering and painting of walls and original railing has been replaced in parts.			
9.0	PRESENT STATUS				
9.1	STRUC. STABILITY	Fair			
9.2	MAINTENANCE	Good			
10.0	REMARKS				
10.1	CONSERVATION & DEVELOPMENT	Remarkable structure an setting, contributing significantly to the townscape character. Relationship of the front façade of the building to the foreground and its view from the road must be protected.			

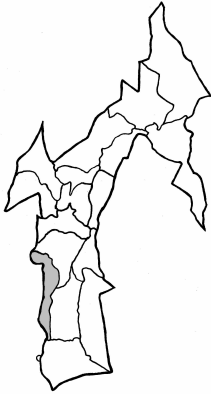

LOCATION		PIN	MH/RA/410102/N-14/(0)/2000	ROSE COTTAGE	
		CARD		N-14/(0)	
		GRADE		III	
		ZONE		BYKE	
		ZONE REF.		N 14	
		CO-ORD.		F-G,25	
		PLOT #		25A	
		SURVEY #		239	
1.0 NAME OF THE PROPERTY					
1.1	NAME	ROSE COTTAGE			
1.2	HISTORIC NAME	ROSE COTTAGE			
1.3	BUILT IN	1854 - 1900			
2.0 AREA (SQ. MTS.)					
2.1	PLOT AREA	2630.50			
2.2	BUILT-UP AREA	522.25			
3.0 APPROACH					
3.1	ACCESS	Cobbled pathway off Panday road.			
3.2	DIST. FR. RLY. STN.	1.70 kms.			
4.0 OWNERSHIP					
4.1	PAST OWNER(S)	Hon. Pherozsha Mehta / Sohrabji Limji Panday / M. H. Modi			
4.2	PRESENT OWNER(S)	Haji Sakur Jinbhai, etc.			
4.3	LEASE STATUS	01.04.1943 to 31.07.1976			
5.0 USAGE					
5.1	PAST USAGE	Residential			
5.2	PRESENT USAGE	Residential			
6.0 LISTING CRITERIA & REFERENCE					
6.1	ARCHITECTURAL DESCRIPTION	The plot is situated adjoining Panday road but at a substantially higher level compared to the road as a result of which the plot boundary along the road is in the form of a high well-made laterite retaining wall. The layout consists of the main bungalow close to the western edge of the plot with a narrow strip of foreground, an ancillary block to the south-east and servants' quarters to the east set on terraces at different levels on a site steeply sloping from east to west. The west facing single storeyed main bungalow is simple and symmetrical in planform with a central living room, flanked by one bedroom on either side, a projecting room in the rear and a full length front verandah which also wraps around the building to the south side. The front verandah is enclosed while the side verandah is open with only piers and parapet wall. The hipped roof over the building is intercepted centrally at the rear by a gable ended projection over the projecting room and its front pitch is extended over the front verandah. A special feature in the plot is its decorative laterite compound wall atop a high laterite retaining wall.			
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=C HISTORIC INTEGRITY=C HISTORIC CONTEXT=B			
6.3	FINAL GRADE	III			
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant			
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys			
7.0 ARCHITECTURAL SYSTEMS IN THE STRUCTURE					
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - exposed and pointed.			
7.2	WALLS	Loadbearing in coursed laterite, plastered and painted.			
7.3	FLOOR	China mosaic flooring			
7.4	ROOF	TW purlin rafter roof structure with G.I. sheets roofing.			
7.5	OPENINGS	Rectangular openings with TW frames, glazed casement shutters for windows, timber panelled shutters for doors and glazed ventilators over windows.			
7.6	STEPS	Coursed laterite construction, exposed.			
7.7	DECO. ELEMENTS & INTERIORS	Decorative lampposts on the pathway inside the plot leading to the main bungalow and decorative laterite compound wall atop a laterite retaining wall along the western edge of the plot.			
8.0 TRANSFORMATION					
8.1	FORM	Ancillary building majorly renovated with the addition of RCC structural members.			
8.2	STRUCTURE	RCC structural members added in ancillary building.			
8.3	FINISHES	C.I. railings, brackets etc. and other finishes of the ancillary building changed.			
9.0 PRESENT STATUS					
9.1	STRUC. STABILITY	Fair			
9.2	MAINTENANCE	Unsatisfactory			
10.0 REMARKS					
10.1	CONSERVATION & DEVELOPMENT	Laterite retaining wall along the western edge of the plot needs structural strengthening and maintenance. The structure presently is greatly underused and it holds potential for future use as a holiday home or a residence. No additions should be permitted in the foreground.			

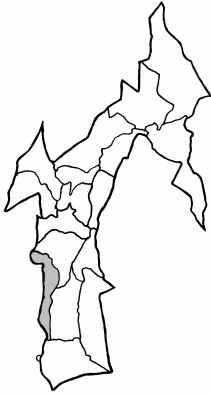
LOCATION		PIN	MH/RA/410102/N-15/(0)/2000	MANEKLAL TERRACE	
			CARD		N-15/(0)
			GRADE		II-B
			ZONE		BYKE
			ZONE REF.		N 15
			CO-ORD.		G,25
			PLOT #		25
			SURVEY #		240
1.0 NAME OF THE PROPERTY					
1.1	NAME	MANEKLAL TERRACE			
1.2	HISTORIC NAME	TERRACE COTTAGE			
1.3	BUILT IN	1854 - 1900			
2.0 AREA (SQ. MTS.)					
2.1	PLOT AREA	14265.20			
2.2	BUILT-UP AREA	117.90 + 44.60			
3.0 APPROACH					
3.1	ACCESS	Cobbled pathway off Panday road.			
3.2	DIST. FR. RLY. STN.	1.65 kms.			
4.0 OWNERSHIP					
4.1	PAST OWNER(S)	Hon. Pherozsha Mehta / Bai Ajambai Maneklal			
4.2	PRESENT OWNER(S)	Bai Ajambai Maneklal, etc.			
4.3	LEASE STATUS	01.04.1973 to 01.03.2003			
5.0 USAGE					
5.1	PAST USAGE	Residential			
5.2	PRESENT USAGE	Lodging and Boarding			
6.0 LISTING CRITERIA & REFERENCE					
6.1	ARCHITECTURAL DESCRIPTION	<p>Located on a small mound along the eastern edge of the hill, the layout consists of a number of buildings for lodging and boarding, an owner's residence and a kitchen and dining block set on terraces at different levels. The buildings are interlinked by paved (sloping and stepped) pathways with a well laid out terraced landscape having in built seating at various places, planter beds, tree surrounds with seating, old wooden benches, etc. Each building is oriented so as to suit its setting and has a levelled and paved foreground. The lodging and boarding accommodation buildings do not have attached toilets, instead, detached toilet blocks are provided close to them. These buildings have typical linear planforms with rooms in a row accessed by full length front verandahs. The buildings are very simple and basic in architectural quality. The highlight of the layout is its extremely neat and well designed landscape on terraces perfectly suiting the location and topography and the high level of cleanliness and hygiene maintained throughout. On the whole this is a rather unconventional holiday home based on the 'Ashram' concept.</p>			
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=B HISTORIC INTEGRITY=B HISTORIC CONTEXT=B			
6.3	FINAL GRADE	II-B			
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant			
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys			
7.0 ARCHITECTURAL SYSTEMS IN THE STRUCTURE					
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - painted with red cement paint with white pointing lines.			
7.2	WALLS	Loadbearing in coursed laterite, some painted red with white pointing lines & some plastered & painted white.			
7.3	FLOOR	China mosaic and IPS flooring.			
7.4	ROOF	TW purlin rafter roof structure with G.I. sheets roofing.			
7.5	OPENINGS	Rectangular openings with TW frames, glazed casement shutters for windows and timber panlled shutters for doors.			
7.6	STEPS	Coursed laterite construction, painted with red cement paint with white pointing lines.			
7.7	DECO. ELEMENTS & INTERIORS	None			
8.0 TRANSFORMATION					
8.1	FORM	New buildings added on the site.			
8.2	STRUCTURE	None			
8.3	FINISHES	Painting of buildings with red oxide and white coloured pointing lines.			
9.0 PRESENT STATUS					
9.1	STRUC. STABILITY	Good			
9.2	MAINTENANCE	Good			
10.0 REMARKS					
10.1	CONSERVATION & DEVELOPMENT	<p>A very well maintained, well designed and neatly kept landscape on terraces with a good setting of the buildings on the terraces. The natural although extensively paved is very organic and blends well with the natural surrounding. A good example of a holiday home in a place like Matheran. New additions should relate sensitively to the existing built form typology and the landscape.</p>			

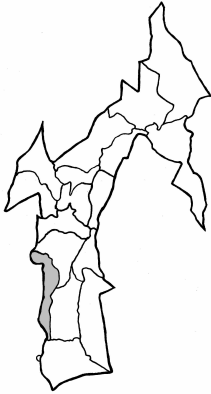

LOCATION		PIN	MH/RA/410102/N-16/(0)/2000	HOTEL ALEXANDER	
			CARD	N-16/(0)	
			GRADE	II-B	
			ZONE	BYKE	
			ZONE REF.	N 16	
			CO-ORD.	H,24-25	
			PLOT #	99	
			SURVEY #	246	
1.0 NAME OF THE PROPERTY					
1.1	NAME	HOTEL ALEXANDER			
1.2	HISTORIC NAME	JUBILEE LODGE			
1.3	BUILT IN	1854 - 1900			
2.0 AREA (SQ. MTS.)					
2.1	PLOT AREA	14012.30			
2.2	BUILT-UP AREA	697.30 + 428.10			
3.0 APPROACH					
3.1	ACCESS	Cobbled path off Madhavji road.			
3.2	DIST. FR. RLY. STN.	1.45 kms.			
4.0 OWNERSHIP					
4.1	PAST OWNER(S)	M. N. Chandabhoy / Bomanji Manchershaw Chandabhoy / Irani / Sethna / Ramesh Nandlal Kothari			
4.2	PRESENT OWNER(S)	Shrenibhai J. Shah			
4.3	LEASE STATUS	05.02.1945 to 04.02.1975			
5.0 USAGE					
5.1	PAST USAGE	Lodging and Boarding			
5.2	PRESENT USAGE	Lodging and Boarding			
6.0 LISTING CRITERIA & REFERENCE					
6.1	ARCHITECTURAL DESCRIPTION	<p>Located on a wedge shaped plot at the tip of an eastern promontory of the hill close to Alexander point, the layout consists of the main bungalow, servants' quarters, a number of new cottages for lodging and boarding and some ancillary structures scattered on the site. The west facing main building has very large proportions mainly due to the high plinth on the front, also housing a basement floor taking advantage of the sloping topography. The building is typical and symmetrical in planform with a central living room, flanked on both sides by two bedrooms, a full length enclosed rear verandah and a recessed enclosed front verandah. The two end bedrooms project out in front and hold the verandah in between them in the centre of which is the entrance to the building approached by a long flight of open-to-sky steps. The rear verandah has a central projecting porch. The basement floor in the front also has projecting verandahs on either side. The living room and one bedroom on either side are double height with clerestorey windows and a hipped roof. The two end bedrooms have separate lower level gable ended pitched roofs.</p>			
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=B HISTORIC INTEGRITY=B HISTORIC CONTEXT=B			
6.3	FINAL GRADE	II-B			
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant			
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys			
7.0 ARCHITECTURAL SYSTEMS IN THE STRUCTURE					
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - partly painted and partly plastered and painted.			
7.2	WALLS	Loadbearing in coursed laterite, plastered and painted.			
7.3	FLOOR				
7.4	ROOF	TW purlin rafter roof structure with G.I. sheets roofing.			
7.5	OPENINGS	Segmental arched openings (gr. flr.) and rectangular openings (basement and first flr.) with TW frames, double shutters for windows - inner timber louvered and outer glazed casement, part glazed and part timber panelled shutters for doors.			
7.6	STEPS	Coursed laterite construction, plastered and painted.			
7.7	DECO. ELEMENTS & INTERIORS	Decorative fascia along eaves, timber brackets supporting upper floor roof projection, C.I. balustrade for steps.			
8.0 TRANSFORMATION					
8.1	FORM	Many new structures added on the site. Projecting verandahs in the front now enclosed & new verandahs added.			
8.2	STRUCTURE	Many internal changes have been made including the addition of toilets in the original living room.			
8.3	FINISHES	Plastering and painting of walls and changes in the finishes of steps.			
9.0 PRESENT STATUS					
9.1	STRUC. STABILITY	Fair			
9.2	MAINTENANCE	Unsatisfactory			
10.0 REMARKS					
10.1	CONSERVATION & DEVELOPMENT	<p>The main bungalow needs repairs and regular maintenance. The building with its high plinth assumes a great height and being associated with the Alexander point holds landmark value. The large number of new additions on the site are highly incongruous with the old building as well as with the surrounding in terms of form and colour scheme. No scope for future developments.</p>			

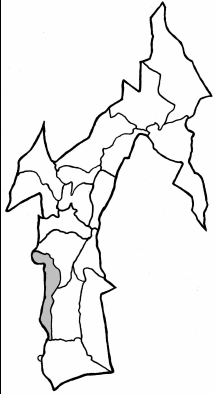

LOCATION		PIN	MH/RA/410102/P-01/(0)/2000	PISARNATH MANDIR	
				CARD	P-01/(0)
				GRADE	II-B
				ZONE	DANGER PATH
				ZONE REF.	P 01
				CO-ORD.	C,23
				PLOT #	236
				SURVEY #	191
1.0 NAME OF THE PROPERTY					
1.1	NAME	PISARNATH MANDIR			
1.2	HISTORIC NAME	PISARNATH MANDIR			
1.3	BUILT IN	1854 - 1900			
2.0 AREA (SQ. MTS.)					
2.1	PLOT AREA	1011.70			
2.2	BUILT-UP AREA	225.75			
3.0 APPROACH					
3.1	ACCESS	Cobbled path off the junction of Charlotte lake road and Danger path.			
3.2	DIST. FR. RLY. STN.	2.30 kms.			
4.0 OWNERSHIP					
4.1	PAST OWNER(S)	Gopal Malhari Shinde, Trustees - Chauhan, Parab, Birmane, Thakkar			
4.2	PRESENT OWNER(S)	Gopal Malhari Shinde, Trustees - Chauhan, Parab, Birmane, Thakkar			
4.3	LEASE STATUS				
5.0 USAGE					
5.1	PAST USAGE	Religious (Hindu Temple)			
5.2	PRESENT USAGE	Religious (Hindu Temple)			
6.0 LISTING CRITERIA & REFERENCE					
6.1	ARCHITECTURAL DESCRIPTION	The layout consists of the main temple building, the mandapa (congregation hall) and the caretakers residence set on a terrace levelled off from a site sloping from south to north and overlooking the bund of Charlotte lake. The Garbha Griha lies to the south-west and faces the north-east and thus the mandapa also lies to the north-east. The temple is small modest structure with a square Garbha Griha having a 'Pradakshina Path' all around it in the form of a verandah. The core of the Garbha Griha has a greater height than the verandah and is topped with a pyramidal roof. The verandah has thick laterite piers supporting a lean-to-roof with hipped ends. The mandapa is a large rectangular structure with its central portion having double height, clerestory windows and a hipped roof. The surrounding portion has a lean-to-roof with hipped ends.			
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=A HISTORIC INTEGRITY=B HISTORIC CONTEXT=B			
6.3	FINAL GRADE	II-B			
6.4	LISTED/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant			
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys			
7.0 ARCHITECTURAL SYSTEMS IN THE STRUCTURE					
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - exposed, pointed and dressed.			
7.2	WALLS	Loadbearing in coursed laterite, exposed, pointed and dressed (Garbha Griha) and plastered and painted (mandapa).			
7.3	FLOOR				
7.4	ROOF	TW purlin rafter roof structure with G.I. sheets roofing.			
7.5	OPENINGS	Rectangular openings with TW frames, part glazed and part timber panelled shutters for some windows and only a timber jali for some windows.			
7.6	STEPS	Coursed laterite construction, exposed, pointed and dressed.			
7.7	DECO. ELEMENTS & INTERIORS	A continuous row of small bells hanging down the eaves of the roof of the Garbha Griha all around form a significant feature.			
8.0 TRANSFORMATION					
8.1	FORM	The mandapa (prayer hall) was a later addition in 1941.			
8.2	STRUCTURE	None			
8.3	FINISHES	None			
9.0 PRESENT STATUS					
9.1	STRUC. STABILITY	Fair			
9.2	MAINTENANCE	Fair			
10.0 REMARKS					
10.1	CONSERVATION & DEVELOPMENT	A significant structure of social relevance holding a landmark value by being associated with an important location adjacent to Charlotte lake. The structure represents the local built form typology. Its elaborate entranceway and façade to foreground relationship needs to be preserved. Additions on the site should respect this relationship, should relate sensitively to the original building and should not damage the existing forest cover.			

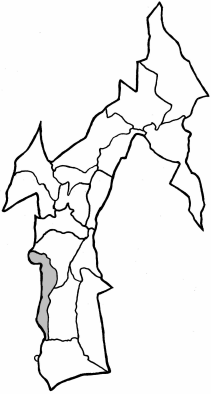

LOCATION		PIN	MH/RA/410102/P-02/(0)/2000	WEST GRANGE	
				CARD	P-02/(0)
				GRADE	II-B
				ZONE	DANGER PATH
				ZONE REF.	P 02
				CO-ORD.	C,23
				PLOT #	82
				SURVEY #	192
1.0 NAME OF THE PROPERTY					
1.1	NAME	WEST GRANGE			
1.2	HISTORIC NAME	WEST GRANGE			
1.3	BUILT IN	1854 - 1867			
2.0 AREA (SQ. MTS.)					
2.1	PLOT AREA	16550.00			
2.2	BUILT-UP AREA	492.56			
3.0 APPROACH					
3.1	ACCESS	Cobbled pathway off Danger path and Charlotte lake road.			
3.2	DIST. FR. RLY. STN.	2.40 kms.			
4.0 OWNERSHIP					
4.1	PAST OWNER(S)	P. Muncherji / Yokohama Specific Bank / Cawasji Umrigar and Bros.			
4.2	PRESENT OWNER(S)	Dinshaw Cawasji Umrigar			
4.3	LEASE STATUS	20.01.1915 to 20.01.2014			
5.0 USAGE					
5.1	PAST USAGE	Residential			
5.2	PRESENT USAGE	Residential			
6.0 LISTING CRITERIA & REFERENCE					
6.1	ARCHITECTURAL DESCRIPTION	<p>The layout consists of a main bungalow and servants' quarters set on a site sloping from east to west located very close to the beginning of Danger path overlooking a breathtaking view of the deep valley on the west. The west facing single storeyed main bungalow has a symmetrical planform with a central living room, flanked on both sides by two bedrooms in double layered fashion and projecting toilets in the rear which enclose a recessed verandah in between them. The living room projects out in the front and rear with a half-hexagonal profile and both the verandahs also correspond to this profile. The front verandah in the centre has a further small squarish projection which forms the landing for the entrance steps. The rooms are double height with clerestory windows and a hipped roof intercepted centrally in the front and rear by half-hexagonal hipped end projections over the projecting living room. The verandahs have a lean-to-roofs with half-hexagonal hipped end projections corresponding with the verandah projections. The roof of the front verandah is intercepted centrally by a gable ended projection over the landing.</p>			
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=B HISTORIC INTEGRITY=B HISTORIC CONTEXT=B			
6.3	FINAL GRADE	II-B			
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant			
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys			
7.0 ARCHITECTURAL SYSTEMS IN THE STRUCTURE					
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - exposed.			
7.2	WALLS	Loadbearing in coursed laterite, painted.			
7.3	FLOOR	Encaustic tiles flooring in the verandah and China mosaic flooring in the interiors.			
7.4	ROOF	TW purlin rafter roof structure with G.I. sheets roofing.			
7.5	OPENINGS	Segmental relieving arched openings with TW frames, part glazed and part timber panelled shutters for windows and small square and glazed clerestory windows.			
7.6	STEPS	Coursed laterite construction, exposed with curved step guard.			
7.7	DECO. ELEMENTS & INTERIORS	Decorative timber railing with fretwork on verandah, timber fascia along the eaves and timber finial on the apex of the gable end projection over the entrance.			
8.0 TRANSFORMATION					
8.1	FORM	None			
8.2	STRUCTURE	None			
8.3	FINISHES	Painting of walls.			
9.0 PRESENT STATUS					
9.1	STRUC. STABILITY	Fair			
9.2	MAINTENANCE	Poor			
10.0 REMARKS					
10.1	CONSERVATION & DEVELOPMENT	<p>The building has a strategic location with a commanding view but is presently in a state of neglect. The structure and the site hold potential for future use as a residence or corporate guest house. New additions on the site must relate sensitively to the existing building in form, scale and treatment and respect the dense forest cover.</p>			

LOCATION		PIN	MH/RA/410102/P-03/(0)/2000	FOUNTAIN LODGE	
			CARD	P-03/(0)	
			GRADE	II-B	
			ZONE	DANGER PATH	
			ZONE REF.	P 03	
			CO-ORD.	D,25	
			PLOT #	6	
			SURVEY #	193	
1.0	NAME OF THE PROPERTY				
1.1	NAME	FOUNTAIN LODGE			
1.2	HISTORIC NAME	MANGALDAS LODGE			
1.3	BUILT IN	1854 - 1900			
2.0	AREA (SQ. MTS.)				
2.1	PLOT AREA	40569.80			
2.2	BUILT-UP AREA	1181.25			
3.0	APPROACH				
3.1	ACCESS	Cobbled pathway of Pisarnath valley road.			
3.2	DIST. FR. RLY. STN.	2.50 kms.			
4.0	OWNERSHIP				
4.1	PAST OWNER(S)	Premchand Roychand / Kikabhai Premchand and Maniklal Premchand / Fountain Investments Pvt. Ltd.			
4.2	PRESENT OWNER(S)	Sushilkumar Premchand			
4.3	LEASE STATUS	01.05.1919 to 30.04.2018			
5.0	USAGE				
5.1	PAST USAGE	Residential			
5.2	PRESENT USAGE	Residential			
6.0	LISTING CRITERIA & REFERENCE				
6.1	ARCHITECTURAL DESCRIPTION	Set on a large plot on the western ridge very close to the western edge of Chowk, the layout consists of the main bungalow, an 'L'-shaped guest block to the east and an isolated servants' quarter near the entrance to the plot. Except for clearing around the buildings the plot is densely forested. The west facing single storeyed bungalow has an impressive length and a unique facade treatment. The planform is linear and symmetrical with a central living room, flanked on both sides by three bedrooms with attached toilets of which two bedrooms are adjoining the living on both sides and the other two are placed on the two ends in a double layered fashion. The front verandah is full length and spaciouly wide with a flush facade while the rear verandah is central and recessed and over looks a fountain in the courtyard formed between the bungalow and the guest block. The front facade has a continuous arcade with thick laterite columns spanning semicircular arches in between them. The building is topped with a single large hipped roof also covering the verandahs and its ridge running parallel to the length of the building.			
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=B HISTORIC INTEGRITY=A HISTORIC CONTEXT=B			
6.3	FINAL GRADE	II-B			
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant			
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys			
7.0	ARCHITECTURAL SYSTEMS IN THE STRUCTURE				
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - stepped, exposed and pointed.			
7.2	WALLS	Loadbearing in coursed laterite, exposed and pointed externally and plastered and painted internally.			
7.3	FLOOR	China mosaic laid in decorative patterns.			
7.4	ROOF	TW purlin rafter roof structure with some steel 'I'-section rafters and G.I. sheets roofing.			
7.5	OPENINGS	Semicircular arched openings with TW frames, glazed shutters for windows and timber panelled shutters for doors.			
7.6	STEPS	Coursed laterite construction, exposed and pointed.			
7.7	DECO. ELEMENTS & INTERIORS	Porbunder stone balustrade with marble handrail and glass infill panels (partly openable) in the arched portion over the colonnade lining the verandah.			
8.0	TRANSFORMATION				
8.1	FORM	None			
8.2	STRUCTURE	None			
8.3	FINISHES	None			
9.0	PRESENT STATUS				
9.1	STRUC. STABILITY	Excellent			
9.2	MAINTENANCE	Fair			
10.0	REMARKS				
10.1	CONSERVATION & DEVELOPMENT	The structure has a unique façade treatment and impressive scale and therefore holds immense architectural and cultural significance. The main structure and its historic landscape need careful preservation and maintenance. No additions to be permitted in the western foreground of the structure.			

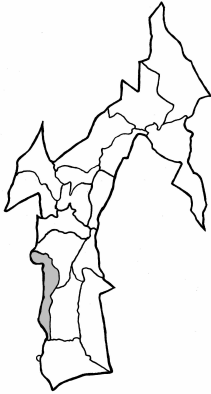

LOCATION		PIN	MH/RA/410102/P-04/(0)/2000	CUTCH CASTLE	
		CARD		P-04/(0)	
		GRADE		II-B	
		ZONE		DANGER PATH	
		ZONE REF.		P 04	
		CO-ORD.		D,26	
		PLOT #		5	
		SURVEY #		194	
1.0 NAME OF THE PROPERTY					
1.1	NAME	CUTCH CASTLE			
1.2	HISTORIC NAME	KOLLAH HOUSE			
1.3	BUILT IN	1854 - 1900			
2.0 AREA (SQ. MTS.)					
2.1	PLOT AREA	16389.80			
2.2	BUILT-UP AREA	806.02 + 126.10			
3.0 APPROACH					
3.1	ACCESS	Cobbled path off junction of Pisarnath valley road and Shri Shivaji road.			
3.2	DIST. FR. RLY. STN.	2.00 kms.			
4.0 OWNERSHIP					
4.1	PAST OWNER(S)	Mr. Jefferson / Moorajee J. Narronji / H. H. Peersaheb of Baghdad / Framroze Pestonji Irani			
4.2	PRESENT OWNER(S)	Nashikhan P. Irani, Sorabji P. Irani, Kaikhushroo P. Irani			
4.3	LEASE STATUS	01.05.1953 to 30.04.1983			
5.0 USAGE					
5.1	PAST USAGE	Residential			
5.2	PRESENT USAGE	Residential			
6.0 LISTING CRITERIA & REFERENCE					
6.1	ARCHITECTURAL DESCRIPTION	This was the first plot on record on the western ridge along Chowk. The layout consists of the main bungalow, a mali's house and stables to the east, a tennis court to the west and a guest house (now and independent residence) to the south all set on a small mound. Situated on the highest contour on the plot with a clearing around it and formal landscaping in the front and rear the bungalow overlooks a breathtaking view of the deep valley on the west. The east facing single storeyed bungalow has a linear symmetrical planform with a central living room, flanked on both sides by two bedrooms with attached toilets and dressing rooms and recessed front and rear verandahs. The two end rooms project out in the front and rear and frame the verandahs in between them. The rear verandah is enclosed partly on both ends. On this side the site slopes steeply and therefore the plinth is substantially high with buttresses and approached by a long flight of steps. The two end bedrooms have separate hipped roofs with their ridges spanning in the east-west direction and between them they hold a pitched roof covering the rooms in the middle.			
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=C HISTORIC INTEGRITY=B HISTORIC CONTEXT=B			
6.3	FINAL GRADE	II-B			
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant			
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys			
7.0 ARCHITECTURAL SYSTEMS IN THE STRUCTURE					
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - plastered and painted with buttresses.			
7.2	WALLS	Loadbearing in coursed laterite, plastered and painted.			
7.3	FLOOR	Patterned Minton tiles with dado in the verandah.			
7.4	ROOF	TW purlin rafter roof structure with A.C. sheets roofing and false ceiling.			
7.5	OPENINGS	Some rectangular and some segmental relieving arched openings with TW frames, glazed casement shutters for windows with timber box awning having sides glazed and top painted in stripes and timber panelled shutters for doors.			
7.6	STEPS	Coursed laterite construction, plastered and painted, treads finished in IPS and stepped step guard.			
7.7	DECO. ELEMENTS & INTERIORS	C.I. railing on verandah, C.I. brackets, timber fascia board along eaves and barge boards on the gable end.			
8.0 TRANSFORMATION					
8.1	FORM	Part of the two ends of the rear (west) verandah enclosed at a later date.			
8.2	STRUCTURE	None			
8.3	FINISHES	Plastering and painting of walls			
9.0 PRESENT STATUS					
9.1	STRUC. STABILITY	Good			
9.2	MAINTENANCE	Good			
10.0 REMARKS					
10.1	CONSERVATION & DEVELOPMENT	A well maintained structure and formal landscape. Attached additions to the main structure are not advisable. Detached additions may be permitted provided they do not disturb the façade to foreground relationship of the main building on the east and west, provided they relate sensitively to the bungalow in form, scale and treatment and respect the existing forest cover and the landscape.			

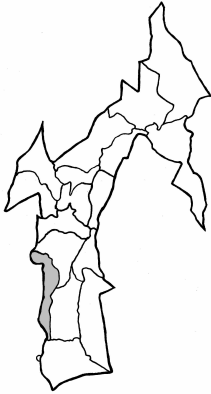

LOCATION		PIN	MH/RA/410102/P-05/(0)/2000	BYRAMJEE HOUSE	
 		CARD		P-05/(0)	
		GRADE		II-B	
		ZONE		DANGER PATH	
		ZONE REF.		P 05	
		CO-ORD.		D,27	
		PLOT #		7	
		SURVEY #		195	
1.0		NAME OF THE PROPERTY			
1.1	NAME	BYRAMJEE HOUSE			
1.2	HISTORIC NAME	BYRAMJEE HOUSE			
1.3	BUILT IN	1854 - 1864			
2.0		AREA (SQ. MTS.)			
2.1	PLOT AREA	23800.60			
2.2	BUILT-UP AREA	1352.05 + 12.70			
3.0		APPROACH			
3.1	ACCESS	Cobbled pathway off Shri Shivaji road.			
3.2	DIST. FR. RLY. STN.	2.10 kms.			
4.0		OWNERSHIP			
4.1	PAST OWNER(S)	Byramji Jeejeebhoy / Rustomji N. B. Jeejeebhoy			
4.2	PRESENT OWNER(S)	Rustomji Jeejeebhoy, Jamshed J. R. B. Jeejeebhoy			
4.3	LEASE STATUS	01.05.1960 to 20.04.1990			
5.0		USAGE			
5.1	PAST USAGE	Residential			
5.2	PRESENT USAGE	Residential			
6.0		LISTING CRITERIA & REFERENCE			
6.1	ARCHITECTURAL DESCRIPTION	<p>Located on the a mound on the western ridge along Chowk the layout consists of the main bungalow, a guest block, a unique C.I. bandstand close to the western edge and servants' quarters-cum-kitchen. The main bungalow with its grand proportions is situated on the highest contour overlooking the overwhelming view of the valley on the west. The west facing single storeyed main bungalow has a symmetrical and double layered planform - the front layer is composed of a central living room flanked on both sides by two bedrooms while the rear layer is composed of a central dining room behind the living room flanked on one side by a store room, the other side by an anteroom and then dressing rooms on both sides attached to the respective bedrooms. Behind the dressing rooms are the toilets. The building is surrounded by a continuous verandah on all four sides. Detached privies in the rear are accessed through the rear verandah. Except the verandah the whole building has double height with clerestorey windows and a hipped roof. The verandah has a lean-to-roof with hipped ends. The west facing guest house is situated to the north of the main building, has a full length front verandah and a hipped roof.</p>			
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=A HISTORIC INTEGRITY=B HISTORIC CONTEXT=B			
6.3	FINAL GRADE	II-B			
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant			
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys			
7.0		ARCHITECTURAL SYSTEMS IN THE STRUCTURE			
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - exposed with vertical projecting courses like buttresses.			
7.2	WALLS	Loadbearing in coursed laterite, plastered and painted.			
7.3	FLOOR	China mosaic flooring.			
7.4	ROOF	TW purlin rafter roof structure with G.I. sheets roofing.			
7.5	OPENINGS	Segmental arched openings with rectangular TW frames, double leaf shutters for doors and windows - inner timber louvered shutters for both doors and windows, outer glazed casement shutters for windows and part glazed and part timber panelled shutters for doors. Rectangular timber framed and glazed clerestorey windows.			
7.6	STEPS	Coursed laterite construction, exposed.			
7.7	DECO. ELEMENTS & INTERIORS	C.I. railing on verandah, timber fascia boards along eaves, C.I. bandstand in the western foreground, original traditional furniture in marble and rosewood in the interiors.			
8.0		TRANSFORMATION			
8.1	FORM	None			
8.2	STRUCTURE	Verandah timber roof structure partly replaced by steel members.			
8.3	FINISHES	Plastering and painting of walls.			
9.0		PRESENT STATUS			
9.1	STRUC. STABILITY	Fair			
9.2	MAINTENANCE	Poor			
10.0		REMARKS			
10.1	CONSERVATION & DEVELOPMENT	<p>Remarkable setting and grand interiors with elaborate furniture symbolic of the lifestyle and the social status of the owners in the historic period. The structure holds great potential to be developed as a corporate guest house which will also ensure its regular maintenance. New additions on the site should not disturb the facade to foreground relationship in the west and should relate sensitively to the it in form, scale and treatment.</p>			

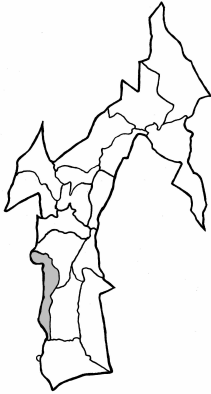

LOCATION		PIN	MH/RA/410102/P-06/(0)/2000	GULESTAN	
			CARD	P-06/(0)	
			GRADE	II-A	
			ZONE	DANGER PATH	
			ZONE REF.	P 06	
			CO-ORD.	D,27	
			PLOT #	8	
			SURVEY #	196	
1.0 NAME OF THE PROPERTY					
1.1	NAME	GULESTAN			
1.2	HISTORIC NAME	GULESTAN			
1.3	BUILT IN	1899			
2.0 AREA (SQ. MTS.)					
2.1	PLOT AREA	18210.90			
2.2	BUILT-UP AREA	1622.00 +152.00			
3.0 APPROACH					
3.1	ACCESS	Cobbled path off Shri Shivaji road.			
3.2	DIST. FR. RLY. STN.	2.20 kms.			
4.0 OWNERSHIP					
4.1	PAST OWNER(S)	Bomanji Dinshaw Petit / B. D. Petit Settlement Trustees / Jahangir B. Petit / Rustomji, Karsetji & Pirojsha D. Dubash.			
4.2	PRESENT OWNER(S)	Jehangir Dubash			
4.3	LEASE STATUS	01.05.1960 to 20.04.1990			
5.0 USAGE					
5.1	PAST USAGE	Residential			
5.2	PRESENT USAGE	Residential			
6.0 LISTING CRITERIA & REFERENCE					
6.1	ARCHITECTURAL DESCRIPTION	<p>The longest and most magnificent palatial bungalow of Matheran, situated on a mound on the western ridge along Chowk along with a kitchen, servants' quarters, traces of formal landscape and a private view point offering an overwhelming view on the west. The west facing sprawling structure about 75 m. in length has a symmetrical planform with a spacious central living room, three large bedrooms on both sides with attached toilets and dressing rooms and a continuous verandah on all four sides. The verandahs in the front and sides are very wide and at their corners are octagonal pavilions topped with steep pointed octagonal roofs. The western facade with its excessively high plinth and an equally long flight of steps leading up to it gives a solid rustic base to this truly majestic structure. The exquisitely rich interiors with period furniture and patterned false ceiling add to its grandeur. The building has an interesting skyline with a complex multi-layered roof corresponding to its structure and interrupted a number of times by dormer-type openings. To the east is a detached dining hall connected to the bungalow by a passageway.</p>			
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=A HISTORIC INTEGRITY=A HISTORIC CONTEXT=B			
6.3	FINAL GRADE	II-A			
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant			
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys			
7.0 ARCHITECTURAL SYSTEMS IN THE STRUCTURE					
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - exposed & tapering (broad at the base and narrow at the top).			
7.2	WALLS	Loadbearing in coursed laterite, plastered and painted.			
7.3	FLOOR	Yellow ochre coloured Minton tiles in octagonal pattern.			
7.4	ROOF	TW purlin rafter roof structure partly with Manglore tiles and partly with G.I. sheets roofing.			
7.5	OPENINGS	Segmental arched openings with TW frames, double leaf door and windows - inner timber louvered shutters for doors and winows and outer glazed casement shutters for windows and part glazed and part timber panelled shutters for doors.			
7.6	STEPS	Coursed laterite construction, exposed.			
7.7	DECO. ELEMENTS & INTERIORS	C.I. railing, timber fascia along eaves.			
8.0 TRANSFORMATION					
8.1	FORM	None			
8.2	STRUCTURE	None			
8.3	FINISHES	Plastering and painting of walls.			
9.0 PRESENT STATUS					
9.1	STRUC. STABILITY	Good			
9.2	MAINTENANCE	Excellent			
10.0 REMARKS					
10.1	CONSERVATION & DEVELOPMENT	<p>The longest and the most grand building in Matheran, holding immense architectural significance. Ideal for residential use or use as a guest house. Attached additions not to be permitted. Detached additions may be permitted only in the south provided they realte sensitively to teh main building in form, scale and treatment and respect the existing forest cover.</p>			

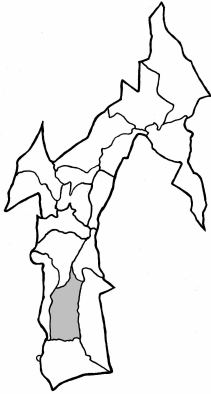

LOCATION		PIN	MH/RA/410102/P-08/(0)/2000	INDU KUTIR	
			CARD		P-08/(0)
			GRADE		III
			ZONE		DANGER PATH
			ZONE REF.		P 08
			CO-ORD.		D,28
			PLOT #		135B
			SURVEY #		198
1.0 NAME OF THE PROPERTY					
1.1	NAME	INDU KUTIR			
1.2	HISTORIC NAME	PART OF SCOTTISH ORPHANAGE PROPERTY			
1.3	BUILT IN	1958			
2.0 AREA (SQ. MTS.)					
2.1	PLOT AREA	16817.80			
2.2	BUILT-UP AREA	203.17 + 20.33			
3.0 APPROACH					
3.1	ACCESS	Cobbled path off Chowk point road.			
3.2	DIST. FR. RLY. STN.	2.55 kms.			
4.0 OWNERSHIP					
4.1	PAST OWNER(S)	The Secretary, Scottish Orphanage School			
4.2	PRESENT OWNER(S)	Dr. B. N. Purandare			
4.3	LEASE STATUS	01.08.1951 to 30.07.1986			
5.0 USAGE					
5.1	PAST USAGE	Residential			
5.2	PRESENT USAGE	Residential			
6.0 LISTING CRITERIA & REFERENCE					
6.1	ARCHITECTURAL DESCRIPTION	<p>The plot is a result of the subdivision of the plot of 'Sharda Villa' ('Scottish Orphanage'). The layout consists of a main bungalow and a guest block situated on a site gently sloping from east to west along the western edge of the hill along Chowk. The south facing single storeyed main bungalow is approached by a straight long pathway from the road and is situated in the middle of small patch of clearing around which is a dense forest. The planform is squarish and asymmetrical with a living room in the south-east corner, a bedroom diagonally opposite it in the north-west corner, a kitchen in the north-east corner, a toilet on the northern face in-between the bedroom and kitchen and a porch in the south-west corner. The building is topped with a pyramidal roof. To the east of the building and towards the road is the south facing guest block which is typical in planform with rooms, a kitchen, toilet and bath in the rear, a full length front verandah and a gable ended pitched roof.</p>			
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=C HISTORIC INTEGRITY=C HISTORIC CONTEXT=-			
6.3	FINAL GRADE	III			
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant			
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys			
7.0 ARCHITECTURAL SYSTEMS IN THE STRUCTURE					
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - plastered and painted with projecting plinth course.			
7.2	WALLS	Loadbearing in coursed laterite, plastered and painted.			
7.3	FLOOR	Red mud tile laid diagonally.			
7.4	ROOF	TW purlin rafter roof structure with G.I. sheets roofing.			
7.5	OPENINGS	Rectangular openings with TW frames, glazed casement shutters for windows and timber panelled shutters for doors.			
7.6	STEPS	Coursed laterite construction with red cement in-situ finish.			
7.7	DECO. ELEMENTS & INTERIORS	None			
8.0 TRANSFORMATION					
8.1	FORM	None			
8.2	STRUCTURE	None			
8.3	FINISHES	None			
9.0 PRESENT STATUS					
9.1	STRUC. STABILITY	Good			
9.2	MAINTENANCE	Fair			
10.0 REMARKS					
10.1	CONSERVATION & DEVELOPMENT	<p>The buildings are structurally in a sound condition and can continue their present use or be put to adaptive re-use. Attached additions should not be permitted. Detached additions may be permitted on the site provided the pathway from the entrance and the layout is retained.</p>			



LOCATION		PIN	MH/RA/410102/P-09/(0)/2000	HOMESTEAD	
			CARD		P-09/(0)
			GRADE		II-B
			ZONE		DANGER PATH
			ZONE REF.		P 09
			CO-ORD.		D,29
			PLOT #		57
			SURVEY #		199
1.0 NAME OF THE PROPERTY					
1.1	NAME	HOMESTEAD			
1.2	HISTORIC NAME	THE HOMESTEAD / SIR RATAN TATA CONVALESCENT HOME FOR PARSI WOMEN			
1.3	BUILT IN	1854 - 1900			
2.0 AREA (SQ. MTS.)					
2.1	PLOT AREA	21833.80			
2.2	BUILT-UP AREA	785.09			
3.0 APPROACH					
3.1	ACCESS	Cobbled path of Chowk road.			
3.2	DIST. FR. RLY. STN.	2.60 kms.			
4.0 OWNERSHIP					
4.1	PAST OWNER(S)	Lady Navajbai R. Tata and Sir Ratan Tata / Trustees of Convalescent Home for Women, Bandra / Shirinbai Cama			
4.2	PRESENT OWNER(S)	Tata Co.			
4.3	LEASE STATUS				
5.0 USAGE					
5.1	PAST USAGE	Residential			
5.2	PRESENT USAGE	Residential			
6.0 LISTING CRITERIA & REFERENCE					
6.1	ARCHITECTURAL DESCRIPTION	Set on the western ridge along Chowk, on a site sloping gradually from east to west the property is now decrepit. The main bungalow, servants' quarters, privies, a tennis court and private view points are set on terraces with a well designed typically English garden layout and a decorative laterite compound wall. The west facing double storeyed main bungalow with a unique asymmetrical planform is set on a high terrace over looking an outdoor tea area on a lower terrace, which further overlooks the tennis court. It is one of the two bungalows in Matheran with the appearance of a typical English villa with a lot of Gothic influence. A front room on the northern end with a half-hexagonal front wall profile serves as the living room, in the rear is a dining, kitchen, a large chimney shaft and staircase, adjacent to it on the south are two bedrooms one behind the other with attached toilets and dressing rooms. Further on the south and added later are two more bedrooms (single layered and at a setback). The full length front verandah follows the profile of the building. The upper floor has the same format. The linear roof is hipped and intercepted at various locations with gable ended and hipped end projections over various rooms.			
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=B HISTORIC INTEGRITY=B HISTORIC CONTEXT=B			
6.3	FINAL GRADE	II-B			
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant			
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys			
7.0 ARCHITECTURAL SYSTEMS IN THE STRUCTURE					
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - exposed.			
7.2	WALLS	Loadbearing in coursed laterite, partly painted and partly plastered and painted.			
7.3	FLOOR				
7.4	ROOF	TW purlin rafter roof structure with Manglore tiles roofing.			
7.5	OPENINGS	Rectangular openings with TW frames and glazed casement shutters for windows. Some openings have chajja supported by decorative brackets.			
7.6	STEPS	Coursed laterite construction, exposed.			
7.7	DECO. ELEMENTS & INTERIORS	Decorative shutters for some windows with the sash bars forming Gothic patterns and glazing in between, timber fascia boards along eaves, decorative timber barge boards, timber finials at the apex of the gable ends, timber pinnacles at the apex of the hips and highly decorative leaded (stained) glass on some windows.			
8.0 TRANSFORMATION					
8.1	FORM	None			
8.2	STRUCTURE	None			
8.3	FINISHES	Plastering and painting of walls.			
9.0 PRESENT STATUS					
9.1	STRUC. STABILITY	Fair			
9.2	MAINTENANCE	Fair			
10.0 REMARKS					
10.1	CONSERVATION & DEVELOPMENT	A decrepit building in need of structural repairs and maintenance. The garden layout with the terraces and the decorative garden walls need to be conserved. Adaptive re-use of the building conducive to its structure may be permitted in order to ensure its future maintenance. Detached additions may be permitted on site provided they relate sensitively to the main building and also respect the existing garden layout and forest cover.			

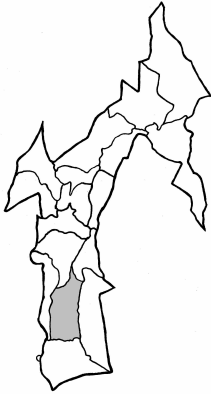

LOCATION	PIN	MH/RA/410102/P-07/(0)/2000	SHARDA VILLA	
			CARD	P-07/(0)
			GRADE	III
			ZONE	DANGER PATH
			ZONE REF.	P 07
			CO-ORD.	D,28
			PLOT #	136A
			SURVEY #	197
1.0	NAME OF THE PROPERTY			
1.1	NAME	SHARDA VILLA		
1.2	HISTORIC NAME	OFFICERS' MESS AND QUARTERS / SCOTTISH ORPHANAGE		
1.3	BUILT IN	1854 - 1867		
2.0	AREA (SQ. MTS.)			
2.1	PLOT AREA	17902.00		
2.2	BUILT-UP AREA	872.91 + 287.84		
3.0	APPROACH			
3.1	ACCESS	Cobbled path off Chowk road.		
3.2	DIST. FR. RLY. STN.	2.50 kms.		
4.0	OWNERSHIP			
4.1	PAST OWNER(S)	The Secretary, Scottish Orphanage School, Bombay Scottish Society / V. R. Pandit, etc.		
4.2	PRESENT OWNER(S)	Krishna Kumar Pandit		
4.3	LEASE STATUS			
5.0	USAGE			
5.1	PAST USAGE	Educational Institute		
5.2	PRESENT USAGE	Residential for teachers of the Saraswati Vidya Mandir School		
6.0	LISTING CRITERIA & REFERENCE			
6.1	ARCHITECTURAL DESCRIPTION	<p>Situated on the western edge of the hill along Chowk close to the southern end, the layout consists of a main building which was originally the school building, a block situated to the north-east, another block to the south-east and in the courtyard formed between these buildings is a mali's house. The site slopes gradually from east to west. The west facing single storeyed main building is substantially long and narrow with a simple planform consisting of rooms in a row and a full length front verandah to access the rooms. Presently they are used as residences for the teachers of the Saraswati Vidya Mandir School and the building is divided into four residential units. The building has a single linear gable ended pitched roof. The building to the north-east is also a similar linear building but consists of three residential units in a row with a front living room, kitchen behind it and toilets further behind. This building also has a full length front verandah to access the rooms and a gable ended pitched roof. The other building to the south-east has three rooms in a row, a projecting part front verandah and a hipped roof but is in a dilapidated condition.</p>		
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=C HISTORIC INTEGRITY=C HISTORIC CONTEXT=B		
6.3	FINAL GRADE	III		
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant		
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys		
7.0	ARCHITECTURAL SYSTEMS IN THE STRUCTURE			
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - exposed with projecting plinth course at the top.		
7.2	WALLS	Loadbearing in coursed laterite, plastered and painted.		
7.3	FLOOR	Terracotta flooring.		
7.4	ROOF	TW purlin rafter roof structure with country tiles on G.I. sheets roofing.		
7.5	OPENINGS	Rectangular openings with TW frames, glazed casement shutters for windows and timber panelled shutters for doors.		
7.6	STEPS	Coursed laterite construction, exposed.		
7.7	DECO. ELEMENTS & INTERIORS	None		
8.0	TRANSFORMATION			
8.1	FORM	Parts of verandah of the main building are enclosed with masonry upto sill level and glazed casement windows above.		
8.2	STRUCTURE	Masonry piers added at various intervals on the verandah of the main building.		
8.3	FINISHES	Plastering and painting of walls.		
9.0	PRESENT STATUS			
9.1	STRUC. STABILITY	Main building and residential building in the north - Fair. Residential building in the south - Unsound.		
9.2	MAINTENANCE	Main building and residential building in the north - Fair. Residential building in the south - Poor.		
10.0	REMARKS			
10.1	CONSERVATION & DEVELOPMENT	The independent building on the south is in a ruinous condition and may demolished for reconstruction. The other two buildings are structurally sound but they need regular maintenance. Detached additions on the site may be permitted provided they relate sensitively to the existing layout and the built forms and respect the forest cover on the site.		

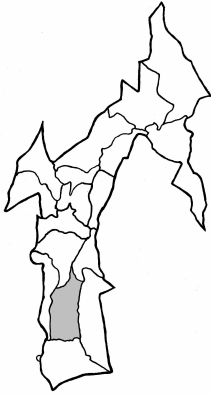

LOCATION		PIN	MH/RA/410102/P-10/(0)/2000	SHERA COTTAGE	
				CARD	P-10/(0)
				GRADE	III
				ZONE	DANGER PATH
				ZONE REF.	P 10
				CO-ORD.	D,30
				PLOT #	58
				SURVEY #	201
1.0 NAME OF THE PROPERTY					
1.1	NAME	SHERA COTTAGE			
1.2	HISTORIC NAME	SHERA COTTAGE			
1.3	BUILT IN	1854 - 1900			
2.0 AREA (SQ. MTS.)					
2.1	PLOT AREA	7060.70			
2.2	BUILT-UP AREA	385.49 + 25.76			
3.0 APPROACH					
3.1	ACCESS	Cobbled pathway off Chowk road.			
3.2	DIST. FR. RLY. STN.	2.85 kms.			
4.0 OWNERSHIP					
4.1	PAST OWNER(S)	Dr. M. N. Disana / H. E. H. Mohamed			
4.2	PRESENT OWNER(S)	Haji Mohamed Rashid Jitekar			
4.3	LEASE STATUS	01.05.1958 to 30.04.1988			
5.0 USAGE					
5.1	PAST USAGE	Residential			
5.2	PRESENT USAGE	Residential			
6.0 LISTING CRITERIA & REFERENCE					
6.1	ARCHITECTURAL DESCRIPTION	<p>The layout consists of the main bungalow and servants' quarters situated on a site sloping gradually from east to west set on the western edge of the hill along Chowk very close to its southern end. The west facing single storeyed main bungalow has a typical symmetrical planform with a central living room, flanked on both side by bedrooms, a full length but narrow eastern verandah and a full length wide western verandah with a central projecting porch which also wraps around the building halfway down the sides. The rooms are double height with clerestorey openings and a hipped roof with its linear ridge running parallel to the length of the building. The verandahs have separate lower level lean-to-roofs with hipped ends. The roof of the front verandah is intercepted centrally by a gable ended projection over the entrance porch.</p>			
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=C HISTORIC INTEGRITY=C HISTORIC CONTEXT=B			
6.3	FINAL GRADE	III			
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant			
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys			
7.0 ARCHITECTURAL SYSTEMS IN THE STRUCTURE					
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - exposed and raised pointed.			
7.2	WALLS	Loadbearing in coursed laterite, plastered and painted.			
7.3	FLOOR				
7.4	ROOF	TW purlin rafter roof structure with G.I. sheets roofing.			
7.5	OPENINGS	Rectangular openings with TW frames, glazed casement shutters for windows and part glazed and part timber panelled shutters for doors.			
7.6	STEPS	Coursed laterite construction			
7.7	DECO. ELEMENTS & INTERIORS	C.I. railing on verandah, timber fascia along eaves, timber brackets supporting the projecting eaves of the clerestorey.			
8.0 TRANSFORMATION					
8.1	FORM	None			
8.2	STRUCTURE	None			
8.3	FINISHES	Plastering & painting. Original balustrade on entrance steps & railing on rear verandah replaced by the same in RCC.			
9.0 PRESENT STATUS					
9.1	STRUC. STABILITY	Fair			
9.2	MAINTENANCE	Fair			
10.0 REMARKS					
10.1	CONSERVATION & DEVELOPMENT	<p>The building represents the built form typology of Matheran but the addition of the new RCC balustrade on the entrance steps and RCC railing along the rear verandah is completely incongruous in scale and treatment. This very prominent addition adversely affects the architectural value and the historic integrity of the bungalow. No scope for further additions and extensions.</p>			

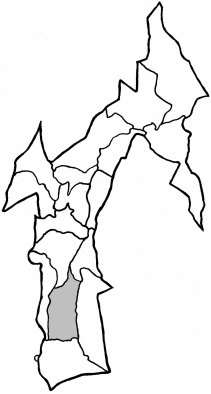

LOCATION		PIN	MH/RA/410102/P-11/(0)/2000	BELVEDERE LODGE	
			CARD		P-11/(0)
			GRADE		II-B
			ZONE		DANGER PATH
			ZONE REF.		P 11
			CO-ORD.		D,30
			PLOT #		59
			SURVEY #		200
1.0 NAME OF THE PROPERTY					
1.1	NAME	BELVEDERE LODGE			
1.2	HISTORIC NAME	KOTHAWALA BUILDING			
1.3	BUILT IN	1900 - 1945			
2.0 AREA (SQ. MTS.)					
2.1	PLOT AREA	10831.40			
2.2	BUILT-UP AREA	350.32 + 415.68			
3.0 APPROACH					
3.1	ACCESS	Cobbled path off Chowk road.			
3.2	DIST. FR. RLY. STN.	2.80 kms.			
4.0 OWNERSHIP					
4.1	PAST OWNER(S)	Framji P. Mistry / Sehra Kothawala			
4.2	PRESENT OWNER(S)	Dr. Nariman M. Doctor			
4.3	LEASE STATUS	01.05.1958 to 30.04.1988			
5.0 USAGE					
5.1	PAST USAGE	Residential			
5.2	PRESENT USAGE	Residential			
6.0 LISTING CRITERIA & REFERENCE					
6.1	ARCHITECTURAL DESCRIPTION	The layout consists of only the main bungalow in the centre of its site sloping gradually from east to west which is situated on the western edge of Chowk close to the southern end. The rather quaint bungalow is surrounded by thick vegetation and large trees on all sides. The east facing single storeyed bungalow has a symmetrical planform with a central core of the living room, dining and kitchen placed one behind the other respectively. On both sides are three bedrooms - one bedroom is adjacent to the central core with front and rear enclosed verandahs and the other two bedrooms on the two ends are placed in double layered fashion. The kitchen projects out form the rear, while the living room projects out in front with a half-hexagonal front wall profile. Although the front facade is made up of the front walls of the living room, verandah and bedroom it has been given the same treatment throughout (masonry wall upto sill level and glazed windows above). The hipped roof is intercepted centrally in front by a half-hexagonal hipped end projection over the projection of the living room and a gable ended projection over the projection of the kitchen.			
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=C HISTORIC INTEGRITY=A HISTORIC CONTEXT=B			
6.3	FINAL GRADE	II-B			
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant			
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys			
7.0 ARCHITECTURAL SYSTEMS IN THE STRUCTURE					
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - plastered and painted.			
7.2	WALLS	Loadbearing in coursed laterite, plastered and painted.			
7.3	FLOOR				
7.4	ROOF	TW purlin rafter roof structure with G.I. sheets roofing.			
7.5	OPENINGS	Rectangular openings with TW frames and glazed casement shutters for windows.			
7.6	STEPS	Coursed laterite construction			
7.7	DECO. ELEMENTS & INTERIORS	Timber fascia along eaves.			
8.0 TRANSFORMATION					
8.1	FORM	None			
8.2	STRUCTURE	None			
8.3	FINISHES	Plastering and painting of walls.			
9.0 PRESENT STATUS					
9.1	STRUC. STABILITY	Fair			
9.2	MAINTENANCE	Good			
10.0 REMARKS					
10.1	CONSERVATION & DEVELOPMENT	Well maintained structure and setting contributing to the townscape character. Its significance lies in its association with important natural view point. There is little scope additions and extensions on the site.			



LOCATION		PIN	MH/RA/410102/Q-01/(0)/2000	ANNIE VILLA	
			CARD	Q-01/(0)	
			GRADE	II-B	
			ZONE	OLYMPIA ZONE	
			ZONE REF.	Q 01	
			CO-ORD.	F,25	
			PLOT #	91	
			SURVEY #	232	
1.0 NAME OF THE PROPERTY					
1.1	NAME	ANNIE VILLA			
1.2	HISTORIC NAME	ANNIE VILLA			
1.3	BUILT IN	1854 - 1900			
2.0 AREA (SQ. MTS.)					
2.1	PLOT AREA	5616.30			
2.2	BUILT-UP AREA	397.50 + 93.15			
3.0 APPROACH					
3.1	ACCESS	Cobbled path off Panday road and Shri Shivaji road.			
3.2	DIST. FR. RLY. STN.	1.60 kms.			
4.0 OWNERSHIP					
4.1	PAST OWNER(S)	Framji Dorabji / Pranlal Dwarkadas Nanji			
4.2	PRESENT OWNER(S)	Nirmal Lalitchandra Nanji			
4.3	LEASE STATUS	01.05.1954 to 30.04.1984			
5.0 USAGE					
5.1	PAST USAGE	Residential			
5.2	PRESENT USAGE	Residential			
6.0 LISTING CRITERIA & REFERENCE					
6.1	ARCHITECTURAL DESCRIPTION	<p>Situated on a steeply sloping plot at a nodal location, the layout consists of the main bungalow, a guest block and a servants' quarter. The plot, sloping from east to west is well terraced and thickly forested. The west facing single storeyed main bungalow has a symmetrical planform with a central hall, flanked on both sides by two bedrooms placed in a double layered fashion with attached toilets projecting out from both sides. The highlight of the building is its front central projecting half-octagonal porch supported by octagonal laterite columns and a grand flight of curved and bifurcating stairs from the lower terrace up to the forecourt of the building. The building has a complex hipped roof with multiple ridges and valleys but all at the same level. To the south is the double storeyed guest block which has projecting balcony (later addition) on the upper floor supported on RCC columns and a gable ended pitched roof. The main bungalow along with guest block and the servants' quarter forms a cluster enclosing an intimate courtyard within.</p>			
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=B HISTORIC INTEGRITY=B HISTORIC CONTEXT=B			
6.3	FINAL GRADE	II-B			
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant			
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys			
7.0 ARCHITECTURAL SYSTEMS IN THE STRUCTURE					
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - exposed and pointed.			
7.2	WALLS	Loadbearing in coursed laterite, exposed and pointed.			
7.3	FLOOR				
7.4	ROOF	TW purlin rafter roof structure with Manglore tiles laid on G.I. sheets and false ceiling under the roof of the porch.			
7.5	OPENINGS	Rectangular openings with TW frames, part glazed and part timber panelled shutters for windows, timber panelled shutters for doors and glazed ventilators.			
7.6	STEPS	Curved bifurcating stairs in coursed laterite construction, with balustrade walls in laterite masonry.			
7.7	DECO. ELEMENTS & INTERIORS	Decorative false ceiling with TW battens and moulding under the roof over the porch.			
8.0 TRANSFORMATION					
8.1	FORM	None			
8.2	STRUCTURE	Guest block - RCC columns have replaced the original columns for structural strengthening.			
8.3	FINISHES	None			
9.0 PRESENT STATUS					
9.1	STRUC. STABILITY	Fair			
9.2	MAINTENANCE	Good			
10.0 REMARKS					
10.1	CONSERVATION & DEVELOPMENT	Excellent setting and historic landscape tailored for the topography. The built form and setting significantly contribute to the townscape character. No additions are advisable in the foreground of the building. Existing ancillary structures may be modified and put to adaptive re-use if necessary.			


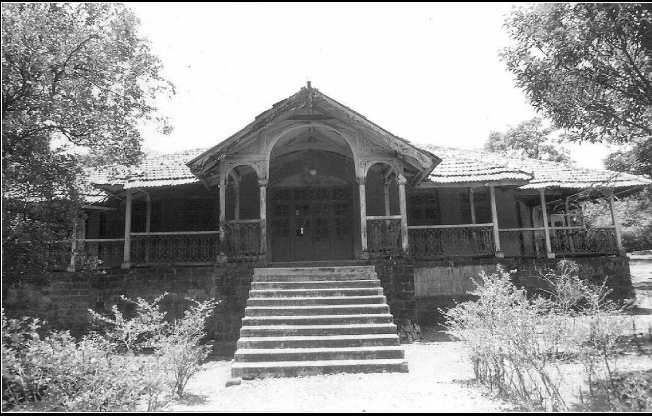
LOCATION		PIN	MH/RA/410102/Q-02/(0)/2000	WADIA LODGE	
			CARD	Q-02/(0)	
			GRADE	II-B	
			ZONE	OLYMPIA	
			ZONE REF.	Q 02	
			CO-ORD.	F-G,26	
			PLOT #	87	
			SURVEY #	231	
1.0 NAME OF THE PROPERTY					
1.1	NAME	WADIA LODGE			
1.2	HISTORIC NAME	WADIA LODGE			
1.3	BUILT IN	1854 - 1900			
2.0 AREA (SQ. MTS.)					
2.1	PLOT AREA	27804.30			
2.2	BUILT-UP AREA	777.25			
3.0 APPROACH					
3.1	ACCESS	Cobbled pathway off Panday road and Shri Shivaji road.			
3.2	DIST. FR. RLY. STN.	1.70 kms.			
4.0 OWNERSHIP					
4.1	PAST OWNER(S)	Mrs. H. A. Wadia / Byramji Nowroji / Nusserwanji Jamshedji Dadi, Shirinbai Nusserwanji Dadi			
4.2	PRESENT OWNER(S)	Homi K. N. Dadi			
4.3	LEASE STATUS	01.05.1935 to 30.04.1965			
5.0 USAGE					
5.1	PAST USAGE	Residential			
5.2	PRESENT USAGE	Residential			
6.0 LISTING CRITERIA & REFERENCE					
6.1	ARCHITECTURAL DESCRIPTION	<p>The layout consists of the main bungalow and servants' quarters situated on a thickly wooded site sloping from east to west. The main bungalow with its grand and majestic proportions with a substantially high front plinth is set in a clearing on a levelled terrace which is approached by a long formal stairway. The west facing single storeyed bungalow has a symmetrical planform with a double height central core and a single height surrounding layer. The core consists of a central living room, flanked by one bedroom on either side while the surrounding layer consists of rooms, toilets and dressing rooms in the rear and two sides and a full length front verandah. The living room projects out in front with a semicircular wall profile and the front verandah also projects out corresponding to this profile. As a result of its double height the central core has clerestory openings and a hipped roof which is intercepted centrally in front by a semi-polygonal hip over the projection of the living room. The surrounding layer has a continuous lean-to-roof with hipped ends, intercepted centrally in front by a semi-polygonal hip over the projection of the verandah.</p>			
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=B HISTORIC INTEGRITY=B HISTORIC CONTEXT=B			
6.3	FINAL GRADE	II-B			
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant			
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys			
7.0 ARCHITECTURAL SYSTEMS IN THE STRUCTURE					
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - exposed and pointed.			
7.2	WALLS	Loadbearing in coursed laterite, plastered and painted.			
7.3	FLOOR	Patterned China mosaic			
7.4	ROOF	TW purlin rafter roof structure with G.I. sheets roofing.			
7.5	OPENINGS	Rectangular openings with TW frames, glazed casement shutters for windows, timber panelled shutters for doors and glazed ventilators.			
7.6	STEPS	Coursed laterite construction, exposed with patterned China mosaic finish on treads.			
7.7	DECO. ELEMENTS & INTERIORS	Decorative leaded (stained) glass on the entrance door.			
8.0 TRANSFORMATION					
8.1	FORM	None			
8.2	STRUCTURE	Timber posts in verandah replaced by masonry piers and timber roof structure replaced by steel structural system.			
8.3	FINISHES	None			
9.0 PRESENT STATUS					
9.1	STRUC. STABILITY	Fair			
9.2	MAINTENANCE	Very Poor			
10.0 REMARKS					
10.1	CONSERVATION & DEVELOPMENT	<p>The structure and its setting holds great potential for conservation and meaningful future use. The bungalow is in urgent need of structural strengthening, repairs and maintenance. Detached additions may be permitted to the south of the structure, provided they relate sensitively to it in form and scale.</p>			

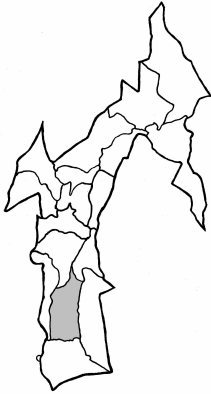

LOCATION		PIN	MH/RA/410102/Q-03/(0)/2000	SARASWATI MANDIR SCHOOL	
				CARD	Q-03/(0)
				GRADE	II-B
				ZONE	OLYMPIA
				ZONE REF.	Q 03
				CO-ORD.	G,26-27
				PLOT #	1
				SURVEY #	241
1.0 NAME OF THE PROPERTY					
1.1	NAME	SARASWATI MANDIR SCHOOL			
1.2	HISTORIC NAME	CASTLE HILL AND BASCOBEL			
1.3	BUILT IN	1867 - 1877			
2.0 AREA (SQ. MTS.)					
2.1	PLOT AREA	14898.10			
2.2	BUILT-UP AREA	1393.90			
3.0 APPROACH					
3.1	ACCESS	Cobbled pathway off Panday road.			
3.2	DIST. FR. RLY. STN.	1.80 kms.			
4.0 OWNERSHIP					
4.1	PAST OWNER(S)	Kinlock, I.C.S. / Jamshedji N. Tata / S. Muncherji / M/s. Ahmed Abdul Karim			
4.2	PRESENT OWNER(S)	Managing Trustee Savarkar Educational Trust, Mumbai			
4.3	LEASE STATUS	01.01.1936 to 31.12.1956			
5.0 USAGE					
5.1	PAST USAGE	Residential			
5.2	PRESENT USAGE	School			
6.0 LISTING CRITERIA & REFERENCE					
6.1	ARCHITECTURAL DESCRIPTION	A majestic residence of Kinlock, later belonging to Jamshedji Tata who enlarged the bungalow and added the tower and the guest house - 'Bascobel' (now only the plinth remains). Situated on a small plateau the plot has a winding pathway leading up gradually unfolding an impressive view of the 'castle-like' bungalow and its tower (now dilapidated). The north-west facing bungalow has an asymmetrical planform with a living room, flanked on both sides by rooms. The eastern arm is longer than the western arm and recessed. The living room projects out in front with a half-octagonal front wall profile. The front verandah held between the two end rooms, follows the profile of the living room and extends out in front in the centre giving a large front porch. The front plinth is high and the porch is accessed by bifurcating stairs. Intercepting the eastern verandah is the ground+2 storeyed octagonal tower. The hipped roof follows the building profile and is intercepted over the porch by a gable ended projection. Two 'barrack-like' structures added later to the south to house classrooms. A levelled terrace on the north is the playground.			
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=A HISTORIC INTEGRITY=B HISTORIC CONTEXT=B			
6.3	FINAL GRADE	II-B			
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant			
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys			
7.0 ARCHITECTURAL SYSTEMS IN THE STRUCTURE					
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - exposed and pointed.			
7.2	WALLS	Loadbearing in coursed laterite, plastered and painted.			
7.3	FLOOR	Very Fine and intricately patterned China mosaic flooring.			
7.4	ROOF	TW purlin rafter roof structure with G.I. sheets roofing and zinc sheets false ceiling.			
7.5	OPENINGS	Rectangular openings (main building) with TW frames, glazed casement shutters for windows and timber panelled shutters for doors. The tower has semicircular arched openings.			
7.6	STEPS	Coursed laterite construction, exposed & pointed. Spiral staircase (tower) - trap stone steps cantilevered from wall.			
7.7	DECO. ELEMENTS & INTERIORS	Highly decorative and very intricately patterned China mosaic flooring and glazed ceramic tiles on the walls in the interiors.			
8.0 TRANSFORMATION					
8.1	FORM	None			
8.2	STRUCTURE	Timber trusses replaced by steel trusses in the verandah.			
8.3	FINISHES	Plastering and painting of walls.			
9.0 PRESENT STATUS					
9.1	STRUC. STABILITY	Poor			
9.2	MAINTENANCE	Unsatisfactory			
10.0 REMARKS					
10.1	CONSERVATION & DEVELOPMENT	A unique structure of significant social and historic importance, but put to an inappropriate use. The building with its exquisite flooring, etc. is in a sorry state of maintenance and urgently needs structural repairs. The potential of the site and structure are being wasted. Detached additions should not be permitted in the northern open space.			

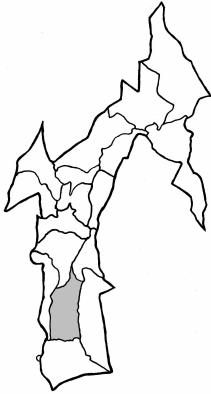

LOCATION	PIN	MH/RA/410102/Q-04/(0)/2000	FLORENCE LODGE	
			CARD	Q-04/(0)
			GRADE	III
			ZONE	OLYMPIA
			ZONE REF.	Q 04
			CO-ORD.	F,26
			PLOT #	73
			SURVEY #	230
1.0	NAME OF THE PROPERTY			
1.1	NAME	FLORENCE LODGE		
1.2	HISTORIC NAME	FLORENCE LODGE		
1.3	BUILT IN	1854 - 1900		
2.0	AREA (SQ. MTS.)			
2.1	PLOT AREA	19323.80		
2.2	BUILT-UP AREA	715.72		
3.0	APPROACH			
3.1	ACCESS	Cobbled pathway off Pabney lane.		
3.2	DIST. FR. RLY. STN.	2.25 kms.		
4.0	OWNERSHIP			
4.1	PAST OWNER(S)	Currimbhoy Ebrahim / Dhanjishaw Hormusji Sidhwa and family		
4.2	PRESENT OWNER(S)	Banaji, Mistry, Piloo Dhanjishaw Sidhwa		
4.3	LEASE STATUS	01.05.1953 to 30.04.1983		
5.0	USAGE			
5.1	PAST USAGE	Residential		
5.2	PRESENT USAGE	Residential		
6.0	LISTING CRITERIA & REFERENCE			
6.1	ARCHITECTURAL DESCRIPTION	The layout consists of the main bungalow and three ancillary buildings laid out far apart on a large site sloping gradually from north-west to south-east. All the structures are in a nearly dilapidated state. Except for the clearings around the buildings the rest of the site is has a dense forest cover. The west facing single storeyed main bungalow has a typical symmetrical planform with a central living room, flanked on both sides by two bedrooms and a full length wide front verandah with a central projecting porch. The living room projects out in the rear with a semicircular profile. The linear hipped roof over the building is intercepted centrally in the rear by a closed gable ended projection over the projection of the living room which has a semi-circular profile corresponding to that of the living room and in the front by a gable ended projection over the projecting porch.		
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=C HISTORIC INTEGRITY=C HISTORIC CONTEXT=B		
6.3	FINAL GRADE	III		
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant		
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys		
7.0	ARCHITECTURAL SYSTEMS IN THE STRUCTURE			
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - plastered and painted.		
7.2	WALLS	Loadbearing in coursed laterite, plastered and painted.		
7.3	FLOOR	Minton tiles flooring		
7.4	ROOF	TW purlin rafter roof structure with G.I. sheets roofing.		
7.5	OPENINGS	Rectangular openings with TW frames, timber panelled shutters for doors and windows and glazed ventilators.		
7.6	STEPS	Coursed laterite construction		
7.7	DECO. ELEMENTS & INTERIORS	C.I. railing on verandah, timber brackets on timber posts in the verandah supporting the projecting eaves.		
8.0	TRANSFORMATION			
8.1	FORM	None		
8.2	STRUCTURE	None		
8.3	FINISHES	Plastering and painting of walls.		
9.0	PRESENT STATUS			
9.1	STRUC. STABILITY	Poor		
9.2	MAINTENANCE	Poor		
10.0	REMARKS			
10.1	CONSERVATION & DEVELOPMENT	Structures and setting represent the townscape character of Matheran but presently are in a dilapidated condition and a very poor state of maintenance. The site holds potential for conservation and adaptive re-use in the future.		

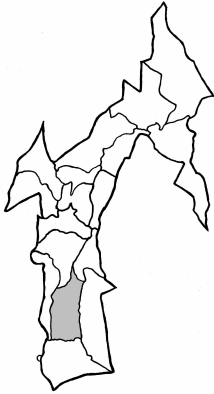

LOCATION		PIN	MH/RA/410102/Q-05/(0)/2000	MOUNT PABNEY	
			CARD	Q-05/(0)	
			GRADE	II-B	
			ZONE	OLYMPIA	
			ZONE REF.	Q 05	
			CO-ORD.	G,27	
			PLOT #	81	
			SURVEY #	226	
1.0 NAME OF THE PROPERTY					
1.1	NAME	MOUNT PABNEY			
1.2	HISTORIC NAME	MOUNT PABNEY			
1.3	BUILT IN	1854 - 1900			
2.0 AREA (SQ. MTS.)					
2.1	PLOT AREA	1592.80			
2.2	BUILT-UP AREA	650.50			
3.0 APPROACH					
3.1	ACCESS	Cobbled path off Pabney lane.			
3.2	DIST. FR. RLY. STN.	2.15 kms.			
4.0 OWNERSHIP					
4.1	PAST OWNER(S)	Currimbhoy Ebrahim / Dhanjishaw Hormusji Sidhwa and family			
4.2	PRESENT OWNER(S)	Banaji, Mistry, Piloo Dhanjishaw Sidhwa			
4.3	LEASE STATUS	01.05.1956 to 30.04.1988			
5.0 USAGE					
5.1	PAST USAGE	Residential			
5.2	PRESENT USAGE	Residential			
6.0 LISTING CRITERIA & REFERENCE					
6.1	ARCHITECTURAL DESCRIPTION	<p>The layout consists of the main building and some ancillary structures set on a terraces levelled off from a site sloping from south-east to north-west and linked by winding, cobbled and paved pathways. The foreground shows remnants of a very well laid out, terraced, formal landscape now totally abandoned. The north-west facing single storeyed main bungalow has a unique 'Y'-shaped planform. The historical map dated 1903-1904 shows a foot print of the building which greatly differs from the existing footprint. Of the three arms of the 'Y' the one projecting out to the north-west houses the hexagonal living room which has a continuous verandah on all six sides making it an island room. The other two arms house two bedrooms each and in between these two arms is another small projection of the kitchen and dining. The verandah of the living room continues further on both sides along the front of the bedrooms to give access to them. The front has a high plinth due to the topography and therefore a flight of bifurcating stairs leading up to it. The hipped roof follows the building profile and has three arms with their ridges meeting at a point in the centre. The front hip is intercepted centrally by a gable ended projection over the front porch.</p>			
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=B HISTORIC INTEGRITY=B HISTORIC CONTEXT=B			
6.3	FINAL GRADE	II-B			
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant			
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys			
7.0 ARCHITECTURAL SYSTEMS IN THE STRUCTURE					
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - exposed and pointed.			
7.2	WALLS	Loadbearing in coursed laterite, painted externally and plastered and painted internally.			
7.3	FLOOR				
7.4	ROOF	TW purlin rafter roof structure with G.I. sheets roofing.			
7.5	OPENINGS	Segmental relieving arched openings with rectangular TW frames, glazed casement shutters for windows and part glazed and part timber panelled shutters for doors.			
7.6	STEPS	Coursed laterite construction, exposed and pointed.			
7.7	DECO. ELEMENTS & INTERIORS	C.I. railing on verandah, timber brackets on the timber posts on verandah supporting the projecting eaves and glazing of doors and windows is patterned with grid formation of the sash bars.			
8.0 TRANSFORMATION					
8.1	FORM	None			
8.2	STRUCTURE	None			
8.3	FINISHES	Painting of walls.			
9.0 PRESENT STATUS					
9.1	STRUC. STABILITY	Fair			
9.2	MAINTENANCE	Fair			
10.0 REMARKS					
10.1	CONSERVATION & DEVELOPMENT	<p>The structure and its setting contribute to the townscape character with a unique planform and significant architectural value. Attached additions are not advisable. The structure holds potential for continuing its present use or conducive adaptive re-use. Detached additions may be allowed in the north and north-west provided they relate sensitively to the bungalow in form, scale and treatment and respect the existing forest cover.</p>			



LOCATION		PIN	MH/RA/410102/Q-07/(0)/2000	UNDERWOOD LODGE	
			CARD	Q-07/(0)	
			GRADE	II-B	
			ZONE	OLYMPIA	
			ZONE REF.	Q 07	
			CO-ORD.	E,27	
			PLOT #	88	
			SURVEY #	224	
1.0 NAME OF THE PROPERTY					
1.1	NAME	UNDERWOOD LODGE			
1.2	HISTORIC NAME	HON. BIRDWOOD'S HOUSE			
1.3	BUILT IN	1854 - 1900			
2.0 AREA (SQ. MTS.)					
2.1	PLOT AREA	19474.20			
2.2	BUILT-UP AREA	968.88			
3.0 APPROACH					
3.1	ACCESS	Cobbled paths off Shri Shivaji road.			
3.2	DIST. FR. RLY. STN.	2.25 kms.			
4.0 OWNERSHIP					
4.1	PAST OWNER(S)	Hon. H. Birdwood / Sultanbhoy Hajibhoy / Bandallibhoy Hajibhoy / Dhanjisha Adenwala			
4.2	PRESENT OWNER(S)	Manek Shrivak Karanjia and Alloo Pesi Cama			
4.3	LEASE STATUS	01.05.1924 to 30.04.1954			
5.0 USAGE					
5.1	PAST USAGE	Residential			
5.2	PRESENT USAGE	Residential			
6.0 LISTING CRITERIA & REFERENCE					
6.1	ARCHITECTURAL DESCRIPTION	<p>The layout consists of a main bungalow, a toilet block and 3-4 ancillary structures set on a site sloping northwards. In the foreground are some planter beds in laterite and other elements of formal landscape. The north facing has a high plinth in the front owing to the sloping topography and a grand flight of steps leading up to it. The bungalow has an asymmetrical planform with a living room flanked on the east by three bedrooms - one adjacent to it and two in a double layered fashion at the end. On the west is one bedroom and then an adjoining double storeyed guest block behind which is an ancillary room. The recessed front verandah with a central projecting porch (partly open to sky) is held in between the projecting front bedroom on the east and the guest block on the west. The verandah narrows down and continues in front of the guest block with a spiral staircase leading to the upper floor. At the rear is also a full length verandah. The hipped roof is intercepted in the front, centrally and at the eastern end by gable ended projections over the porch and the end bedroom, respectively and also at the rear, centrally by a similar projection.</p>			
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=B HISTORIC INTEGRITY=B HISTORIC CONTEXT=B			
6.3	FINAL GRADE	II-B			
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant			
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys			
7.0 ARCHITECTURAL SYSTEMS IN THE STRUCTURE					
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - exposed and pointed.			
7.2	WALLS	Loadbearing in coursed laterite, plastered and painted.			
7.3	FLOOR	Red and black Minton tiles flooring laid in hexagonal pattern.			
7.4	ROOF	TW purlin rafter roof structure with G.I. sheets roofing.			
7.5	OPENINGS	Segmental relieving arched openings with rectangular TW frames, part glazed and part timber panelled shutters for windows, double leaf shutters for doors - inner part timber louvered and part timber panelled and outer part glazed and part timber panelled and glazed ventilators.			
7.6	STEPS	Coursed laterite construction, risers exposed, treads in IPS finish and step guards plastered and painted.			
7.7	DECO. ELEMENTS & INTERIORS	C.I. railing on verandah, C.I. brackets on timber posts of verandah, C.I. spiral staircase in guest block.			
8.0 TRANSFORMATION					
8.1	FORM	None			
8.2	STRUCTURE	Original posts in the verandah of the guest block have been replaced by laterite masonry piers.			
8.3	FINISHES	Plastering and painting of walls.			
9.0 PRESENT STATUS					
9.1	STRUC. STABILITY	Fair			
9.2	MAINTENANCE	Unsatisfactory			
10.0 REMARKS					
10.1	CONSERVATION & DEVELOPMENT	<p>The site and structure have significant architectural value and historic integrity but the structure is in need of structural repairs and regular maintenance and the landscape needs refurbishing. It holds potential for future use as a residence or other adaptive re-use conducive to the structure. No scope for additions and extensions.</p>			



LOCATION	PIN	MH/RA/410102/Q-08/(0)/2000	SHANTI KUNJ	
			CARD	Q-08/(0)
			GRADE	II-B
			ZONE	OLYMPIA
			ZONE REF.	Q 08
			CO-ORD.	E,28
			PLOT #	95
			SURVEY #	222
1.0	NAME OF THE PROPERTY			
1.1	NAME	SHANTI KUNJ		
1.2	HISTORIC NAME	IBRAHIM LODGE		
1.3	BUILT IN	1854 - 1900		
2.0	AREA (SQ. MTS.)			
2.1	PLOT AREA	8906.60		
2.2	BUILT-UP AREA	594.94		
3.0	APPROACH			
3.1	ACCESS	Cobbled path off Olympia road.		
3.2	DIST. FR. RLY. STN.	2.40 kms.		
4.0	OWNERSHIP			
4.1	PAST OWNER(S)	Ladhabhoy Ebrahim		
4.2	PRESENT OWNER(S)	Surji Vallabhdas, Bai Jayalakshmi		
4.3	LEASE STATUS	01.05.1926 to 30.04.1956		
5.0	USAGE			
5.1	PAST USAGE	Residential		
5.2	PRESENT USAGE	Residential		
6.0	LISTING CRITERIA & REFERENCE			
6.1	ARCHITECTURAL DESCRIPTION	<p>Situated to the north of the Olympia Ground on a site sloping gradually northwards, the layout consists of the main bungalow with a formal garden in the foreground and a straight pathway leading to it from the entrance. The northwest facing single storeyed bungalow has a symmetrical planform with a very graceful uniformly offsetted front facade. The central living room (projecting out in front) is flanked on both sides by two bedrooms successively recessed, a projecting kitchen in the rear and a continuous front verandah corresponding to the offsetted profile of the building. The hipped roof conforms to the symmetry of the offsetted profile of the building with multiple ridges and valleys, intercepted centrally in the rear by a hipped end projection over the kitchen and in the front by a gable ended projection over the porch. Over the two end bedrooms are separate pyramidal roofs. In the centre of the verandah and in front of the living room is a projecting porch where the front entrance is emphasized by a semicircular timber arch framed in timber fretwork panels, a timber barge board along the gable ended roof and a finial at its apex.</p>		
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=B HISTORIC INTEGRITY=B HISTORIC CONTEXT=B		
6.3	FINAL GRADE	II-B		
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant		
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys		
7.0	ARCHITECTURAL SYSTEMS IN THE STRUCTURE			
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - exposed and painted.		
7.2	WALLS	Loadbearing in coursed laterite, plastered and painted.		
7.3	FLOOR	Minton tiles flooring.		
7.4	ROOF	TW purlin rafter roof structure with Manglore tiles laid on G.I. sheets.		
7.5	OPENINGS	Segmental relieving arched openings with rectangular TW frames, part glazed and part timber panelled shutters for doors and glazed ventilators.		
7.6	STEPS	Coursed laterite construction, plastered and painted.		
7.7	DECO. ELEMENTS & INTERIORS	Unique timber arch (semicircular) on the gable end of the porch with infill panels in timber fretwork, timber barge boards on the gable end, timber finial at the apex of the gable end, C.I. railing on the verandah.		
8.0	TRANSFORMATION			
8.1	FORM	None		
8.2	STRUCTURE	None		
8.3	FINISHES	Plastering and painting of walls.		
9.0	PRESENT STATUS			
9.1	STRUC. STABILITY	Fair		
9.2	MAINTENANCE	Fair		
10.0	REMARKS			
10.1	CONSERVATION & DEVELOPMENT	<p>The structure holds significant architectural value and excellent façade to foreground relationship which must be maintained. Holds potential for future use as a residence or a corporate guest house. Detached additions may be permitted in the east and south-east provided they relate sensitively to the bungalow in form, scale and treatment and respect the existing forest cover.</p>		

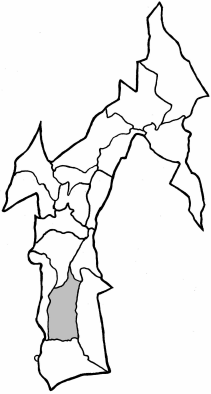
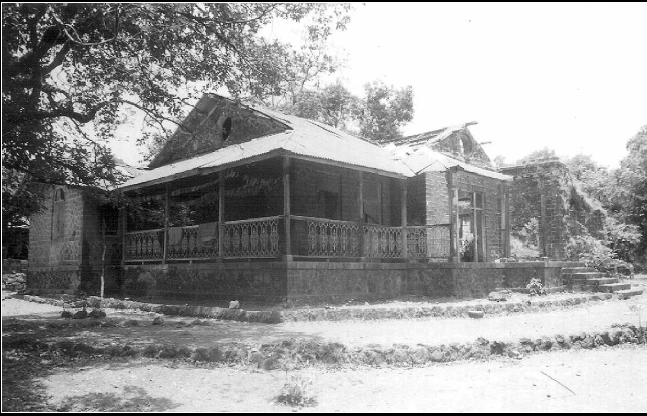
LOCATION		PIN	MH/RA/410102/Q-09/(0)/2000	PASTA HOUSE	
			CARD		Q-09/(0)
			GRADE		II-A
			ZONE		OLYMPIA
			ZONE REF.		Q 09
			CO-ORD.		F,27
			PLOT #		107
			SURVEY #		225
1.0 NAME OF THE PROPERTY					
1.1	NAME	PASTA HOUSE			
1.2	HISTORIC NAME	PASTA HOUSE			
1.3	BUILT IN	1854 - 1900			
2.0 AREA (SQ. MTS.)					
2.1	PLOT AREA	13557.00			
2.2	BUILT-UP AREA	531.35			
3.0 APPROACH					
3.1	ACCESS	Cobbled path off Pabney lane.			
3.2	DIST. FR. RLY. STN.	2.50 kms.			
4.0 OWNERSHIP					
4.1	PAST OWNER(S)	L. G. L. Pasta / Purshottam Ranchhoddas			
4.2	PRESENT OWNER(S)	Jamnabai Purshottam Ranchhoddas			
4.3	LEASE STATUS	01.05.1956 to 30.04.1986			
5.0 USAGE					
5.1	PAST USAGE	Residential			
5.2	PRESENT USAGE	Residential			
6.0 LISTING CRITERIA & REFERENCE					
6.1	ARCHITECTURAL DESCRIPTION	<p>The layout consists of the main bungalow, a guest block, a kitchen and servants' quarters set on terraces levelled off from a site sloping northwards. The north facing partly double storeyed main bungalow is asymmetrical in planform with a central living and dining room, flanked by one bedroom on either side with an attached toilet and bathroom in the rear. The bedroom on the west projects out in front as a result of which the front verandah spans only along the front of the living room and eastern bedroom. The bedroom on the west has an upper floor accessed by a timber staircase within. This bedroom as well as its upper room have identical projecting balconies in timber. The high plinth in the front with bifurcating stairs leading up and the unique treatment of the front facade with intricate and skilfully crafted timber work lend an exquisitely ornate look to the bungalow making it the only one of its kind in Matheran. Over the double storeyed part is a linear hipped roof while over the rest of the single storeyed building is a hipped roof conforming to its planform. Over the balconies is a separate lean-to-roof with hipped ends.</p>			
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=A HISTORIC INTEGRITY=A HISTORIC CONTEXT=B			
6.3	FINAL GRADE	II-A			
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant			
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys			
7.0 ARCHITECTURAL SYSTEMS IN THE STRUCTURE					
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - exposed and pointed.			
7.2	WALLS	Loadbearing in coursed laterite, plastered and painted.			
7.3	FLOOR	Minton tiles flooring			
7.4	ROOF	TW purlin rafter roof structure with G.I. sheets roofing.			
7.5	OPENINGS	Segmental arched openings with TW frames, double leaf shutters for windows - inner timber louvered shutters and outer glazed casement shutters and timber panelled shutters for doors. Over the openings in the double storeyed part of the building are unique metal awnings.			
7.6	STEPS	Coursed laterite construction, exposed and pointed with step guards also in laterite, exposed and pointed.			
7.7	DECO. ELEMENTS & INTERIORS	A unique treatment of the front façade - timber framed, louvered & glazed infill panels and C.I. railings along the verandah, fretwork panels at the entrance, timber brackets on timber posts of the verandah, fascia boards along the eaves, barge board along the gable end over the entrance with a finial at the apex, & patterned glazed ventilators.			
8.0 TRANSFORMATION					
8.1	FORM	None			
8.2	STRUCTURE	None			
8.3	FINISHES	Plastering and painting of walls.			
9.0 PRESENT STATUS					
9.1	STRUC. STABILITY	Good			
9.2	MAINTENANCE	Excellent			
10.0 REMARKS					
10.1	CONSERVATION & DEVELOPMENT	<p>One of the most well maintained buildings with unique architectural qualities in terms of façade treatment, skilful craftsmanship in timber work and finishes retained till date. Its current residential use is conducive but adaptive re-use may be permitted provided the setting of the buildings and the layout remains undisturbed. No scope for further additions and extensions. Its commendable maintenance is a good example for others to follow.</p>			

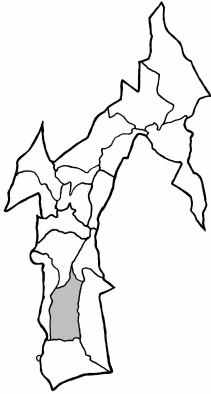

LOCATION		PIN	MH/RA/410102/Q-10/(0)/2000	ST. XAVIER'S SCHOOL	
			CARD		Q-10/(0)
			GRADE		III
			ZONE		OLYMPIA
			ZONE REF.		Q 10
			CO-ORD.		F,28
			PLOT #		71
			SURVEY #		221
1.0 NAME OF THE PROPERTY					
1.1	NAME	ST. XAVIER'S SCHOOL			
1.2	HISTORIC NAME	CHOWK HALL (1867) / CHOWK HALL HOTEL (1875) / ROYAL HINDU HOTEL (1911) / OLYMPIA HOTEL (1937)			
1.3	BUILT IN	1867			
2.0 AREA (SQ. MTS.)					
2.1	PLOT AREA	24989.40			
2.2	BUILT-UP AREA	1167.30 + 119.25			
3.0 APPROACH					
3.1	ACCESS	Cobbled pathway off Panday road.			
3.2	DIST. FR. RLY. STN.	2.30 kms.			
4.0 OWNERSHIP					
4.1	PAST OWNER(S)	William Crawford / Hon. Badruddin Tayabji / M/s. H. B. & B. Tayabji / Salman Badruddin Tayabji / Humayun Abdulali			
4.2	PRESENT OWNER(S)	Society of Our Lady of Glory of Byculla			
4.3	LEASE STATUS	01.05.1953 to 30.04.1983			
5.0 USAGE					
5.1	PAST USAGE	Residential / Hotel			
5.2	PRESENT USAGE	Educational Institution			
6.0 LISTING CRITERIA & REFERENCE					
6.1	ARCHITECTURAL DESCRIPTION	<p>Situated on the continuation of the Olympia plateau to the north of the Olympia ground, the layout consists the main building, teachers' quarters (one old building and one new RCC building) and servant's quarters set on low height terraces. The north-east facing double storeyed main building is a large, sprawling structure which has probably undergone changes over the years with its change in use from a residential bungalow to a hotel and finally a school. Both floors have the same format with a large central hall flanked on both sides by rooms and a full length front verandah with a central projecting half-hexagonal porch. On the front is a grand flight of an open well symmetrically segmental staircase leading from the forecourt up to the upper floor porch. In the rear is a central projecting wing and a new wing on the north-western end. The building has a new RCC roof which is supported by a complete envelope of an RCC structural system with columns and beams on all elevations. The old building housing teachers' quarters is a typical barrack like building with about 7-8 rooms in a row, a front verandah and a gable ended pitched roof.</p>			
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=C HISTORIC INTEGRITY=C HISTORIC CONTEXT=B			
6.3	FINAL GRADE	III			
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant			
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys			
7.0 ARCHITECTURAL SYSTEMS IN THE STRUCTURE					
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - plastered and painted.			
7.2	WALLS	Loadbearing in coursed laterite, plastered and painted.			
7.3	FLOOR				
7.4	ROOF	TW purlin rafter roof structure with G.I. sheets roofing.			
7.5	OPENINGS	Rectangular openings with TW frames, glazed casement windows with sash bars forming a diagonal grid pattern and timber panelled doors.			
7.6	STEPS	Coursed laterite construction			
7.7	DECO. ELEMENTS & INTERIORS	Glazed window panes with sash bars forming a diagonal grid pattern and timber railings along verandahs.			
8.0 TRANSFORMATION					
8.1	FORM	Addition of an attached wing at the rear north-west end of the main building. Addition of detached teachers' quarters.			
8.2	STRUCTURE	To support the new RCC roof a complete new envelope of RCC structural system on all elevations has been erected.			
8.3	FINISHES	Plastering and painting of walls.			
9.0 PRESENT STATUS					
9.1	STRUC. STABILITY	Good			
9.2	MAINTENANCE	Good			
10.0 REMARKS					
10.1	CONSERVATION & DEVELOPMENT	<p>The historic integrity of the building has been lost to some extent due to the addition of a complete RCC envelope to the it to support the new RCC roof. The new attached wing in the rear north-west is cohesive with the original building in form, scale, treatment and colour scheme. Future additions and extensions should follow this example.</p>			


LOCATION		PIN	MH/RA/410102/Q-11/(0)/2000	DASWOOD	
			CARD		Q-11/(0)
			GRADE		II-B
			ZONE		OLYMPIA
			ZONE REF.		Q 11
			CO-ORD.		E,29
			PLOT #		89A, 89B
			SURVEY #		218, 219
1.0 NAME OF THE PROPERTY					
1.1	NAME	DASWOOD			
1.2	HISTORIC NAME	MINOCHER VILLA			
1.3	BUILT IN	1854 - 1900			
2.0 AREA (SQ. MTS.)					
2.1	PLOT AREA	10992.60 + 8485.25			
2.2	BUILT-UP AREA	639.25 + 90.00			
3.0 APPROACH					
3.1	ACCESS	Cobbled path off Chowk road and Willingdon road.			
3.2	DIST. FR. RLY. STN.	2.55 kms.			
4.0 OWNERSHIP					
4.1	PAST OWNER(S)	Cursetji Muncherji Banaji / Chatoorbhoy Shirgi / Jamnadas Vallabhdas and Sons.			
4.2	PRESENT OWNER(S)	Pranlal Bhogilal Patel			
4.3	LEASE STATUS	01.05.1956 to 30.04.1986			
5.0 USAGE					
5.1	PAST USAGE	Residential			
5.2	PRESENT USAGE	Residential			
6.0 LISTING CRITERIA & REFERENCE					
6.1	ARCHITECTURAL DESCRIPTION	<p>The layout consists of the main bungalow, a guest block and servants' quarters set on terraces levelled off from a site sloping westwards. Around the buildings are well paved pathways and the in foreground of the main bungalow is a large circular formal garden. The west facing single storeyed bungalow has a symmetrical planform with a central living room projecting in front with a half-octagonal front profile, flanked on both sides by two bedrooms with toilets in the rear and a full length front verandah corresponding to the offsetted profile of the building. In the rear were also recessed verandahs but the entire rear facade has been enclosed and given unique treatment like a Gothic chapel with pointed arched openings and a large framed, arched entrance with a coat-of-arms in stucco on the top. The front facade, however, has a typical bungalow appearance with a high plinth, a uniformly offsetted front facade, a verandah with a porch and a grand flight of steps leading up. The Dutch hipped roof is intercepted centrally in front by a half-octagonal hipped end projection over the porch and in the rear by a closed gable ended projection over the kitchen.</p>			
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=B HISTORIC INTEGRITY=A HISTORIC CONTEXT=B			
6.3	FINAL GRADE	II-B			
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant			
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys			
7.0 ARCHITECTURAL SYSTEMS IN THE STRUCTURE					
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - exposed and pointed.			
7.2	WALLS	Loadbearing in coursed laterite, plastered and painted except front façade wall which is only painted.			
7.3	FLOOR	Marble mosaic flooring			
7.4	ROOF	TW purlin rafter roof structure with G.I. sheets roofing & false ceiling on verandah with TW battens & plain sheets.			
7.5	OPENINGS	Gothic relieving arched openings in the front and Gothic arched openings in the rear with TW frames, C.I. grills and double leaf shutters for windows - inner timber panelled and outer glazed and part glazed and part panelled shutters for doors.			
7.6	STEPS	Coursed laterite construction, painted.			
7.7	DECO. ELEMENTS & INTERIORS	C.I. railing on front verandah, timber brackets on timber posts of front verandah, timber fret work panels on entrance porch, decorative C.I. grill on windows, C.I. gate with gate posts in laterite and gate lamps and metal logo of owner on them and a coat-of-arms done in stucco on the arch over the south eastern entrance.			
8.0 TRANSFORMATION					
8.1	FORM	Extensive additions to the main bungalow on the south eastern side & to the guest block with rooms & verandahs.			
8.2	STRUCTURE	Structural interventions on the south eastern side of the main bungalow and on all sides in the guest block.			
8.3	FINISHES	Plastering and painting of walls and extensive paving of landscape.			
9.0 PRESENT STATUS					
9.1	STRUC. STABILITY	Good			
9.2	MAINTENANCE	Good			
10.0 REMARKS					
10.1	CONSERVATION & DEVELOPMENT	<p>The remarkably grand structure contributes to the townscape character. The property is well maintained and in active use. Detached additions may be allowed provided they retain the existing setting of the buildings and landscape, their facade to foreground relationship and relate sensitively to the existing buildings in form, scale and treatment.</p>			



LOCATION	PIN	MH/RA/410102/Q-12/(0)/2000	RUSTOM VILLA	
			CARD	Q-12/(0)
			GRADE	II-B
			ZONE	OLYMPIA
			ZONE REF.	Q 12
			CO-ORD.	E,29-30
			PLOT #	60
			SURVEY #	217
1.0	NAME OF THE PROPERTY			
1.1	NAME	RUSTOM VILLA		
1.2	HISTORIC NAME	BHIVANDI LODGE		
1.3	BUILT IN	1854 - 1900		
2.0	AREA (SQ. MTS.)			
2.1	PLOT AREA	18615.60		
2.2	BUILT-UP AREA	665.55 + 267.70		
3.0	APPROACH			
3.1	ACCESS	Cobbled pathway off Chowk road.		
3.2	DIST. FR. RLY. STN.	2.70 kms.		
4.0	OWNERSHIP			
4.1	PAST OWNER(S)	Dosabhoy H. B. Jeejibhoy / Khanbahadur Bhivandiwalla / Kaikhushroo H. Bhivandiwalla / Ardeshir H. Bhivandiwalla		
4.2	PRESENT OWNER(S)	Rustom Bhivandiwalla		
4.3	LEASE STATUS	01.05.1927 to 30.04.1957		
5.0	USAGE			
5.1	PAST USAGE	Residential		
5.2	PRESENT USAGE	Residential		
6.0	LISTING CRITERIA & REFERENCE			
6.1	ARCHITECTURAL DESCRIPTION	<p>The layout consists of the main bungalow, servants' quarters and a set of stables set on a site sloping gently from west to east. The west facing single storeyed bungalow has a unique, 'C'-shaped planform in which the main rooms are housed in the wider central wing. This asymmetrical wing consists of a central living room flanked on both sides by an unequal number of bedrooms and full length front and rear verandahs. The living room projects out in the front and rear with a half-hexagonal profile and both the verandahs follow this profile. The bedrooms continue into the two wings which also house toilets and dressing rooms. The rear verandah also for a very short part continues along the wings looking inwards into the inner courtyard. Over the central wing is a linear hipped roof which is intercepted off-centre in the front and rear by half-hexagonal hipped end projections over corresponding projections of the front and rear verandahs. The roof is also intercepted at the rear at the two ends by gable ended pitched roofs which top the two wings.</p>		
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=B HISTORIC INTEGRITY=A HISTORIC CONTEXT=B		
6.3	FINAL GRADE	II-B		
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant		
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys		
7.0	ARCHITECTURAL SYSTEMS IN THE STRUCTURE			
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - exposed with a projecting plinth course, plastered & painted.		
7.2	WALLS	Loadbearing in coursed laterite, painted.		
7.3	FLOOR	China mosaic flooring		
7.4	ROOF	TW purlin rafter roof structure with G.I. sheets roofing.		
7.5	OPENINGS	Rectangular openings with TW frames, glazed casement shutters for windows, part glazed and part timber panelled shutters for some doors, only timber panelled shutters for some doors and glazed ventilators.		
7.6	STEPS	Coursed laterite construction, exposed.		
7.7	DECO. ELEMENTS & INTERIORS	C.I. railing on verandah.		
8.0	TRANSFORMATION			
8.1	FORM	West verandah enclosed and fenestrations altered and other incomprehensible changes in the rear.		
8.2	STRUCTURE	Structural alterations to the western façade in order to enclose the verandah.		
8.3	FINISHES	Painting of walls.		
9.0	PRESENT STATUS			
9.1	STRUC. STABILITY	Good		
9.2	MAINTENANCE	Good		
10.0	REMARKS			
10.1	CONSERVATION & DEVELOPMENT	A well maintained structure and its surrounding contributing to the townscape character. Detached additions may be permitted only in the north, east and south of the structure provided they relate sensitively to the main building in form, scale and treatment and respect the existing forest cover.		



LOCATION		PIN	MH/RA/410102/Q-13/(0)/2000	GOLDCROFT	
			CARD		Q-13/(0)
			GRADE		II-B
			ZONE		OLYMPIA
			ZONE REF.		Q 13
			CO-ORD.		F,31
			PLOT #		133
			SURVEY #		215
1.0 NAME OF THE PROPERTY					
1.1	NAME	GOLDCROFT			
1.2	HISTORIC NAME	ROCKSIDE			
1.3	BUILT IN	1854 - 1900			
2.0 AREA (SQ. MTS.)					
2.1	PLOT AREA	15965.20			
2.2	BUILT-UP AREA	564.87 + 67.13			
3.0 APPROACH					
3.1	ACCESS	Cobbled path off Willingdon path and Victoria road.			
3.2	DIST. FR. RLY. STN.	3.30 kms.			
4.0 OWNERSHIP					
4.1	PAST OWNER(S)	P. A. Kapadia / Banu Jehangir Manekji, J. B. Manekji			
4.2	PRESENT OWNER(S)	Reku Jehangir Manekji			
4.3	LEASE STATUS	01.05.1958 to 30.04.1958			
5.0 USAGE					
5.1	PAST USAGE	Residential			
5.2	PRESENT USAGE	Residential			
6.0 LISTING CRITERIA & REFERENCE					
6.1	ARCHITECTURAL DESCRIPTION	<p>The layout consists of the main bungalow, a double storeyed guest block (dilapidated condition) in the rear close to the bungalow and servants' quarters set on terraces levelled off from a site sloping from westwards. The property is popular for its unique rock formations with caves (locally believed to have a Panthers cave). The west facing single storeyed bungalow has a symmetrical planform with a central living room flanked on both sides by two bedrooms placed in double layered fashion with toilets and dressing rooms in the rear, a full length front verandah and a recessed rear verandah. The two bedrooms in the front project out from the sides with a half-hexagonal wall profile (like bay windows). The front facade has an elaborate treatment with a high plinth, a small squarish projecting porch with a grand flight of bifurcating stairs leading up which are designed to compose with the front facade of the building. The main rooms have higher walls and a linear hipped roof with half-hexagonal hipped ends. Over the front and rear verandahs are lean-to-roofs with hipped ends intercepted centrally in the front and rear by gable ended projections.</p>			
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=B HISTORIC INTEGRITY=B HISTORIC CONTEXT=B			
6.3	FINAL GRADE	II-B			
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant			
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys			
7.0 ARCHITECTURAL SYSTEMS IN THE STRUCTURE					
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - exposed and pointed with projecting plinth course plastered.			
7.2	WALLS	Loadbearing in coursed laterite, front façade painted and other facades exposed.			
7.3	FLOOR	China mosaic flooring			
7.4	ROOF	TW purlin rafter roof structure with G.I. sheets roofing.			
7.5	OPENINGS	Segmental arched openings with TW frames, part glazed casement and part timber louvered shutters for windows, part glazed and part timber panelled shutters for doors and some glazed and some timber louvered ventilators.			
7.6	STEPS	In coursed laterite, exposed & pointed with projecting edge of treads continuous with plinth course is plastered.			
7.7	DECO. ELEMENTS & INTERIORS	C.I. railing on verandah and balustrade on steps, timber barge boards on the gable end and timber finial at its apex over the entrance. The bifurcating flight of steps at the main entrance forms a feature by itself with its projecting plinth course continuous with projecting treads plastered and plastered coping and base of the balustrade posts in laterite.			
8.0 TRANSFORMATION					
8.1	FORM	None			
8.2	STRUCTURE	None			
8.3	FINISHES	None			
9.0 PRESENT STATUS					
9.1	STRUC. STABILITY	Main bungalow - Good / Guest block - Unsound			
9.2	MAINTENANCE	Main bungalow - Good / Guest block - Poor			
10.0 REMARKS					
10.1	CONSERVATION & DEVELOPMENT	<p>A well maintained bungalow contributing to the townscape character but the guest block, needs urgent structural repairs. The main building has significant architectural value. The site holds importance due to its unique geological formations which have to be retained. Attached additions are not advisable. Detached additions may be permitted only in the north and south provided they relate sensitively to the existing building in form, scale and treatment.</p>			

LOCATION		PIN	MH/RA/410102/Q-14/(0)/2000	VALLABH VILLA	
			CARD	Q-14/(0)	
			GRADE	III	
			ZONE	OLYMPIA	
			ZONE REF.	Q 14	
			CO-ORD.	F,31	
			PLOT #	127	
			SURVEY #	211	
1.0 NAME OF THE PROPERTY					
1.1	NAME	VALLABH VILLA			
1.2	HISTORIC NAME	MOUNT MURAJ			
1.3	BUILT IN	1854 - 1900			
2.0 AREA (SQ. MTS.)					
2.1	PLOT AREA	5633.20			
2.2	BUILT-UP AREA	394.60			
3.0 APPROACH					
3.1	ACCESS	From Victoria road and Willingdon path.			
3.2	DIST. FR. RLY. STN.	3.20 kms.			
4.0 OWNERSHIP					
4.1	PAST OWNER(S)	Goolamali Goolam Husen / Mulji Dharmsey / Karsandas Mulji Kapadia			
4.2	PRESENT OWNER(S)	Nayandas Karsandas, Narendas Karsandas			
4.3	LEASE STATUS	01.05.1958 to 30.04.1988			
5.0 USAGE					
5.1	PAST USAGE	Residential			
5.2	PRESENT USAGE	Residential			
6.0 LISTING CRITERIA & REFERENCE					
6.1	ARCHITECTURAL DESCRIPTION	The layout consists of the main bungalow, and servants' quarters set on a site sloping gently from west to east. The west facing bungalow is asymmetrical in planform and has the appearance of a typical English cottage. The central living room is flanked by one bedroom on either side. The living room projects out in front and the bedrooms are recessed. In front of the southern bedroom is another room projecting out in front beyond the living room and which has an upper floor like a tower. The northern bedroom has an attached toilet and kitchen in the rear. In front of the living room and the northern bedroom is a continuous front verandah. In front of the tower and the other bedroom are also part verandahs. The roof over the building is complex with multiple ridges and valleys, a main linear ridge running along the length of the building and pitched roofs with gable ends over all the rooms. The verandahs have lean-to-roofs with hipped ends while the tower has a pyramidal roof. The building has a unique facade treatment with its polygonal black stone (trap) masonry and gable end walls over the main rooms adorned with a rose window.			
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=C HISTORIC INTEGRITY=C HISTORIC CONTEXT=C			
6.3	FINAL GRADE	III			
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant			
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys			
7.0 ARCHITECTURAL SYSTEMS IN THE STRUCTURE					
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in polygonal black stone (trap) - exposed and pointed.			
7.2	WALLS	Loadbearing in polygonal black stone (trap) with quoins in coursed black stone (trap), exposed & pointed.			
7.3	FLOOR				
7.4	ROOF	TW purlin rafter roof structure with G.I. sheets roofing.			
7.5	OPENINGS	Semicircular arched openings with TW frames, glazed casement shutters for windows, timber panelled shutters for doors and circular rose windows on the gable end walls of the living room and the northern bedroom.			
7.6	STEPS	Coursed black stone (trap) construction, exposed.			
7.7	DECO. ELEMENTS & INTERIORS	C.I. railing on verandah, C.I. brackets on timber posts of verandah.			
8.0 TRANSFORMATION					
8.1	FORM	None			
8.2	STRUCTURE	None			
8.3	FINISHES	None			
9.0 PRESENT STATUS					
9.1	STRUC. STABILITY	Unsound			
9.2	MAINTENANCE	Very poor			
10.0 REMARKS					
10.1	CONSERVATION & DEVELOPMENT	A building with a unique planform with a tower and unique style of masonry but presently in a very poor state of maintenance - partly even dilapidated. It holds potential for conservation and meaningful future adaptive re-use. Minimal scope for additions and extensions.			




LOCATION		PIN	MH/RA/410102/Q-15/(0)/2000	BHEDWAR BUNGALOW	
				CARD	Q-15/(0)
				GRADE	II-B
				ZONE	OLYMPIA
				ZONE REF.	Q 15
				CO-ORD.	F,30
				PLOT #	154
				SURVEY #	212
1.0 NAME OF THE PROPERTY					
1.1	NAME	BHEDWAR BUNGALOW			
1.2	HISTORIC NAME	BHEDWAR BUNGALOW			
1.3	BUILT IN	1901 - 1945			
2.0 AREA (SQ. MTS.)					
2.1	PLOT AREA	10117.10			
2.2	BUILT-UP AREA	2763.37			
3.0 APPROACH					
3.1	ACCESS	From Willingdon path.			
3.2	DIST. FR. RLY. STN.	2.80 kms.			
4.0 OWNERSHIP					
4.1	PAST OWNER(S)	Sohrab Kaikhushroo Bhedwar			
4.2	PRESENT OWNER(S)	Khurshed F. Mehta, Feroze P. Nargolwala			
4.3	LEASE STATUS	02.10.1955 to 01.10.1985			
5.0 USAGE					
5.1	PAST USAGE	Residential			
5.2	PRESENT USAGE	Residential			
6.0 LISTING CRITERIA & REFERENCE					
6.1	ARCHITECTURAL DESCRIPTION	Set at the southern tip of the Olympia ground on a site sloping southwards, the layout consists of a main bungalow and servants' quarters. The planform of this north facing partly double storeyed bungalow deviates from the bungalow typology in the fact that its narrow side forms the front facade. This facade spans the width of the living room, in front of which is a half-octagonal entrance porch. The porch has an upper floor and at the lower level it continues further in the form of a verandah along the western facade which further opens out into the newly added half-octagonal projecting porch. Behind the living room is a small squarish kitchen, to the east of which is one bedroom with toilets in the rear. On the south-eastern corner of the building is another bedroom which projects out in the rear with a half-hexagonal profile. Above the kitchen are two more floors which constitute the tower and are accessed by a timber staircase. The hipped roof over the building conforms to its planform with half-hexagonal hipped ends over the front porch, western patio and the rear projection of the rear bedroom. Over the tower is a pyramidal roof.			
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=B HISTORIC INTEGRITY=B HISTORIC CONTEXT=C			
6.3	FINAL GRADE	II-B			
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant			
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys			
7.0 ARCHITECTURAL SYSTEMS IN THE STRUCTURE					
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - plastered and painted.			
7.2	WALLS	Loadbearing in coursed laterite, plastered and painted.			
7.3	FLOOR				
7.4	ROOF	TW purlin rafter roof structure with G.I. sheets roofing.			
7.5	OPENINGS	Rectangular openings with TW frames.			
7.6	STEPS	Coursed laterite construction, plastered and painted.			
7.7	DECO. ELEMENTS & INTERIORS	Timber staircase to the upper floor of the tower with carved timber balustrade and timber railing on the porch on the lower and upper floor.			
8.0 TRANSFORMATION					
8.1	FORM	Addition of a patio on the west.			
8.2	STRUCTURE	Structural repairs have been carried out in the recent past with steel members replacing some timber members.			
8.3	FINISHES				
9.0 PRESENT STATUS					
9.1	STRUC. STABILITY	Good			
9.2	MAINTENANCE	Good			
10.0 REMARKS					
10.1	CONSERVATION & DEVELOPMENT	On account of its unique planform with a viewing tower, the buildings holds significant architectural and landmark value. The building has been recently restored with a number of cohesive and sensitive structural interventions. No scope for additions and extensions. Note: The structure was under renovation while the survey was undertaken.			

LOCATION		PIN	MH/RA/410102/Q-06/(0)/2000	KASTUR KUNJ	
			CARD	Q-06/(0)	
			GRADE	II-B	
			ZONE	OLYMPIA	
			ZONE REF.	Q 06	
			CO-ORD.	E,27	
			PLOT #	88A	
			SURVEY #	223	
1.0 NAME OF THE PROPERTY					
1.1	NAME	KASTUR KUNJ			
1.2	HISTORIC NAME	ATKINSON VILLA / PART OF UNDERWOOD LODGE PROPERTY			
1.3	BUILT IN	1854 - 1900			
2.0 AREA (SQ. MTS.)					
2.1	PLOT AREA	18615.60			
2.2	BUILT-UP AREA	837.80 + 83.95			
3.0 APPROACH					
3.1	ACCESS	Cobbled paths off Shri Shivaji road.			
3.2	DIST. FR. RLY. STN.	2.20 kms.			
4.0 OWNERSHIP					
4.1	PAST OWNER(S)	Hajibhoy Laljee / Bandallibhoy Hajibhoy / Kasturbai Balchand , etc. / Motichand Shah, Gulabchand, Ravji			
4.2	PRESENT OWNER(S)	Lalchand Hirachand			
4.3	LEASE STATUS	01.05.1954 to 30.04.1984			
5.0 USAGE					
5.1	PAST USAGE	Residential			
5.2	PRESENT USAGE	Residential			
6.0 LISTING CRITERIA & REFERENCE					
6.1	ARCHITECTURAL DESCRIPTION	<p>The layout consists of the main building and servants' quarters set on a site sloping gradually from south to north. Except for some signs of formal landscaping in the foreground of the bungalow the rest of the site has dense forest cover. The south-west facing partly double storeyed main bungalow has a symmetrical planform with a central living room, flanked on both sides by two bedrooms and a full length front verandah wrapping around halfway down the sides of the bungalow with a central projecting porch. The bungalow originally had a continuous verandah on all four sides but the rear verandah and half of the side verandahs have been enclosed at a later date. The rear projecting porch has been maintained. The rooms are double height with clerestory windows and a gable ended pitched roof. The verandah has a lean-to-roof with hipped ends. The front roof is intercepted at equal intervals by three gable ended projections. Owing to the sloping topography there is an additional lower room at the north-western end of the building. At this end there is also a later extension of an RCC terrace at the ground level and an additional floor below</p>			
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=C HISTORIC INTEGRITY=B HISTORIC CONTEXT=B			
6.3	FINAL GRADE	II-B			
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant			
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys			
7.0 ARCHITECTURAL SYSTEMS IN THE STRUCTURE					
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - plastered and painted.			
7.2	WALLS	Loadbearing in coursed laterite, plastered and painted.			
7.3	FLOOR	Red and black Minton tiles flooring laid in hexagonal pattern.			
7.4	ROOF	TW purlin rafter roof structure with G.I. sheets roofing.			
7.5	OPENINGS	Segmental relieving arched openings with rectangular TW frames, glazed casement shutters for windows, part glazed and part timber panelled shutters for doors and glazed clerestory windows.			
7.6	STEPS	Coursed laterite construction, plastered and painted.			
7.7	DECO. ELEMENTS & INTERIORS	C.I. railing on verandah and C.I. brackets on timber posts of verandah.			
8.0 TRANSFORMATION					
8.1	FORM	Rear verandah enclosed at a later date. A terrace at ground level in RCC added later with a rooms below.			
8.2	STRUCTURE	None			
8.3	FINISHES	Plastering and painting of walls.			
9.0 PRESENT STATUS					
9.1	STRUC. STABILITY	Fair			
9.2	MAINTENANCE	Unsatisfactory			
10.0 REMARKS					
10.1	CONSERVATION & DEVELOPMENT	<p>The structure holds potential for conservation and future use especially as a corporate holiday home. The structure and its surrounding need maintenance and upkeep. Detached additions may be permitted only in the north provided they relate sensitively to the main building in form, scale and treatment and respect the existing forest cover.</p>			





LOCATION		PIN	MH/RA/410102/R-01/(0)/2000	SALMONA BUNGALOW	
				CARD	R-01/(0)
				GRADE	II-B
				ZONE	CHOWK
				ZONE REF.	R 01
				CO-ORD.	E,32-33
				PLOT #	101
				SURVEY #	203
1.0 NAME OF THE PROPERTY					
1.1	NAME	SALMONA BUNGALOW			
1.2	HISTORIC NAME	FLEETWOOD			
1.3	BUILT IN	1854 - 1900			
2.0 AREA (SQ. MTS.)					
2.1	PLOT AREA	19323.80			
2.2	BUILT-UP AREA	392.75			
3.0 APPROACH					
3.1	ACCESS	Cobbled path off Chowk point road.			
3.2	DIST. FR. RLY. STN.	4.00 kms.			
4.0 OWNERSHIP					
4.1	PAST OWNER(S)	F. Nowroji Fardunji / Justice Pinhey / Sarahan C. Latif			
4.2	PRESENT OWNER(S)	Revachand Chotalal Sadarangani, Gangabai Revachand Sadarangani			
4.3	LEASE STATUS	01.05.1955 to 30.04.1985			
5.0 USAGE					
5.1	PAST USAGE	Residential			
5.2	PRESENT USAGE	Holiday Camp			
6.0 LISTING CRITERIA & REFERENCE					
6.1	ARCHITECTURAL DESCRIPTION	The layout consists of a main bungalow and servants' quarters set on site sloping gently from east to west. The west facing single storeyed main bungalow has a unique 'L'-shaped planform with its main entrance on the narrow west facing side of one of the arms. It has a verandah running along this face and then wraps around the building upto the end of the western facade of the other arm. The continuous verandah is completely enclosed with a dense patterned and highly decorative cast iron railing upto the sill level and glazed casement windows above. The building now functions as a riding school and the rooms are used as dormitory accommodation for the students. The roof of the building perfectly corresponds to its profile with an 'L'-shaped level ridge line and hipped ends.			
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=B HISTORIC INTEGRITY=B HISTORIC CONTEXT=B			
6.3	FINAL GRADE	II-B			
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant			
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys			
7.0 ARCHITECTURAL SYSTEMS IN THE STRUCTURE					
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - sand-faced plastered and painted.			
7.2	WALLS	Loadbearing in coursed laterite, plastered and painted.			
7.3	FLOOR				
7.4	ROOF	TW purlin rafter roof structure with Manglore tiles roofing.			
7.5	OPENINGS	Rectangular openings with TW frames, glazed casement shutters for windows, part glazed and part timber panelled shutters for doors and glazed ventilators.			
7.6	STEPS	Coursed laterite construction, plastered.			
7.7	DECO. ELEMENTS & INTERIORS	C.I. railing on verandah.			
8.0 TRANSFORMATION					
8.1	FORM	None			
8.2	STRUCTURE	None			
8.3	FINISHES	Plastering and painting of walls and plinth.			
9.0 PRESENT STATUS					
9.1	STRUC. STABILITY	Good			
9.2	MAINTENANCE	Good			
10.0 REMARKS					
10.1	CONSERVATION & DEVELOPMENT	A well maintained historic building put to conducive use as a dormitory. The structure has a unique façade value which needs to be preserved. Detached additions may be permitted on site provide they protect the visibility of the façade from the foreground, relate to the existing building in form, scale and treatment and respect the existing forest cover.			


LOCATION	PIN	MH/RA/410102/R-02/(0)/2000	ZARSI	
		CARD	R-02/(0)	
		GRADE	III	
		ZONE	CHOWK	
		ZONE REF.	R 02	
		CO-ORD.	F,34	
		PLOT #	246	
		SURVEY #	204	
1.0	NAME OF THE PROPERTY			
1.1	NAME	ZARSI		
1.2	HISTORIC NAME	FAR COTTAGE		
1.3	BUILT IN	1945 - 1980		
2.0	AREA (SQ. MTS.)			
2.1	PLOT AREA	12140.00		
2.2	BUILT-UP AREA	298.64		
3.0	APPROACH			
3.1	ACCESS	Cobbled path off Chowk point road.		
3.2	DIST. FR. RLY. STN.	3.90 kms.		
4.0	OWNERSHIP			
4.1	PAST OWNER(S)	S. T. Kothawala / T. T. Kothawala		
4.2	PRESENT OWNER(S)	Farhad Gimi		
4.3	LEASE STATUS	01.08.1946 to 31.07.1976		
5.0	USAGE			
5.1	PAST USAGE	Residential		
5.2	PRESENT USAGE	Residential		
6.0	LISTING CRITERIA & REFERENCE			
6.1	ARCHITECTURAL DESCRIPTION	<p>Situated at a unique location at the southern tip of the Matheran plateau and gradually sloping towards the south-east the plot is accessed from Chowk point by a stepped pathway passing through a canopy of dense foliage. The layout consists of a main bungalow, a guest house and servants' quarters set amidst a beautifully laid out garden adorned with decorative pavilions and several decorative landscape elements. The south facing main bungalow is a small quaint building which has been majorly renovated with internal structural changes but maintaining its general original form. The planform is linear and is made up of a living room, followed by a kitchenette, flanked by bedrooms and a front verandah. the building is topped with a hipped roof with a weather cock pinnacle at the apex of its front hip. The guest block is a new building in brick masonry and RCC slabs constructed on the old plinth. Both buildings have exotic interiors with traditional furniture integrated with modern elements in rich taste.</p>		
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=C HISTORIC INTEGRITY=B HISTORIC CONTEXT=-		
6.3	FINAL GRADE	III		
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant		
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys		
7.0	ARCHITECTURAL SYSTEMS IN THE STRUCTURE			
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - exposed and pointed.		
7.2	WALLS	Loadbearing in coursed laterite, plastered and painted.		
7.3	FLOOR	Red coloured in-situ flooring		
7.4	ROOF	TW trussed roof structure with G.I. sheets roofing.		
7.5	OPENINGS	Rectangular openings with TW frames, glazed casement shutters for windows (with M.S. grills) and doors.		
7.6	STEPS	Some in coursed laterite construction and some in brick masonry.		
7.7	DECO. ELEMENTS & INTERIORS	Pinnacle on the roof top with a weather cock, traditional furniture, decorative sculptures, lamp posts and pavilions.		
8.0	TRANSFORMATION			
8.1	FORM	Guest block rebuilt on original plinth.		
8.2	STRUCTURE	Main bungalow has some changes in the internal footprint.		
8.3	FINISHES	Plastering and painting of walls, addition of the pinnacle on the roof top with a weather cock.		
9.0	PRESENT STATUS			
9.1	STRUC. STABILITY	Good		
9.2	MAINTENANCE	Excellent		
10.0	REMARKS			
10.1	CONSERVATION & DEVELOPMENT	<p>Excellent setting, layout and landscape contributing to the townscape character. The maintenance and the renovation of the buildings is a good example for other bungalow owners of Matheran to follow. New additions on site must relate sensitively to the environment and general built form typology of Matheran.</p>		




LOCATION	PIN	MH/RA/410102/R-03/(0)/2000	RAMAN VILLA	
		CARD		R-03/(0)
		GRADE		III
		ZONE		CHOWK
		ZONE REF.		R 03
		CO-ORD.		F,31-32
		PLOT #		126
		SURVEY #		210
1.0	NAME OF THE PROPERTY			
1.1	NAME	RAMAN VILLA		
1.2	HISTORIC NAME	RAMAN VILLA		
1.3	BUILT IN	1901 - 1945		
2.0	AREA (SQ. MTS.)			
2.1	PLOT AREA	8940.00		
2.2	BUILT-UP AREA	386.00		
3.0	APPROACH			
3.1	ACCESS	From Willingdon road.		
3.2	DIST. FR. RLY. STN.	3.40 kms.		
4.0	OWNERSHIP			
4.1	PAST OWNER(S)	Goolamali Goolam Hussain / Motilal Kanji / Harjeevan Purushottam		
4.2	PRESENT OWNER(S)	Premkunwar Motilal Kanji		
4.3	LEASE STATUS	01.05.1928 to 30.04.1958		
5.0	USAGE			
5.1	PAST USAGE	Residential		
5.2	PRESENT USAGE	Residential		
6.0	LISTING CRITERIA & REFERENCE			
6.1	ARCHITECTURAL DESCRIPTION	Set on the highest plateau near Chowk point and in an isolated location, the layout consists of the main bungalow and servants' quarters to the north-east. The bungalow has a typical and symmetrical planform with a central living room, flanked on both sides by one bedroom with attached toilets projecting out from both sides of the building and full length front and rear verandahs. The front verandah has a central small projecting porch. The building is topped with a hipped roof over the main rooms with its front and rear pitches extending over the respective verandahs and its hipped ends extending over the projecting toilet blocks. The front pitch of the same is intercepted centrally at the verandah by a gable ended projection over the porch.		
6.2	SIGNIFICANCE	HISTORIC SIGNIFICANCE=C HISTORIC INTEGRITY=B HISTORIC CONTEXT=C		
6.3	FINAL GRADE	III		
6.4	LISTER/ REVIEWER	Ar. Kirtida Unwalla + Ar. Suneeta Samant		
6.5	REFERENCES	Municipal Records / Map (1903-04) / DP 1987 / Books on Matheran / Field Surveys		
7.0	ARCHITECTURAL SYSTEMS IN THE STRUCTURE			
7.1	FOUND. & PLINTH	Stepped laterite foundation. Plinth in coursed laterite - exposed and painted.		
7.2	WALLS	Loadbearing in coursed laterite, partly exposed and partly plastered and painted.		
7.3	FLOOR			
7.4	ROOF	TW purlin rafter roof structure with G.I. sheets.		
7.5	OPENINGS	Segmental relieving arched opening with rectangular TW frames, glazed casement shutters for windows, part glazed and part timber panelled shutters for doors and glazed ventilators.		
7.6	STEPS	Coursed laterite construction		
7.7	DECO. ELEMENTS & INTERIORS	Timber railing on verandah.		
8.0	TRANSFORMATION			
8.1	FORM	None		
8.2	STRUCTURE	None		
8.3	FINISHES	Plastering and painting of some walls.		
9.0	PRESENT STATUS			
9.1	STRUC. STABILITY	Fair		
9.2	MAINTENANCE	Fair		
10.0	REMARKS			
10.1	CONSERVATION & DEVELOPMENT	Structure at strategic location, holds importance being associated with a natural viewpoint - Birdwood point. Detached additions may be allowed only in the north and south of the structure, provided they relate sensitively to the original structure in form, scale and treatment and respect the natural forest cover.		


ZONE	SR. NO.	LANDSCAPE FEATURES (NATURAL AND MANMADE)	NOTES	REMARKS
PANORAMA POINT ZONE	1	PANORAMA POINT 	<p>Panorama Point marks the virtual end of the Panorama ridge that forms the northern part of Matheran. Located at about 2 kms. from Dasturi naka, it is reached by the picturesque Panorama point path. The point faces the fort of Peb directly. It offers an uninterrupted panoramic vista of east, west and north sides. Tourists visit this point at dawn to enjoy the beauty of sunrise. A formal garden is developed on a part of the plateau for the picnickers visiting the point. The garden has an ornamental fountain (now damaged) built by Mr. Barmukh in 1965.</p> <p>Distance from railway stn. - 5.00 kms. Height above m.s.l. - 750 m.</p>	Major Point. Garden and fountain not properly maintained. Road to the point needs levelling.
	2	GOVERNOR'S HILL 	<p>A small plateau located towards north of Simpson's Tank, along the Panorama ridge. It is accessible by a wooded path from Dasturi naka. The spot was named after former Governor of Mumbai Presidency Sir Richard Temple. Its position commands a magnificent view of the region on all sides. The plateau is a reserved ground and a popular picnic spot. It presently houses communication towers and a recently installed seismograph.</p> <p>Distance from railway stn. - 3.90 kms. Height above m.s.l. - 767 m.</p>	Minor Point. Existing structure to be retained and maintained.
	3	MOUNT BARRY 	<p>Mount Barry is another small plateau along the Panorama ridge lying just above Dasturi. It is reached by a steep winding path off Dasturi naka. Mount Barry was named after Dr. Andrew Barry, a former Superintendent of Matheran. It is a fairly barren plateau with laterite outcrops. Mount Barry offers a splendid view of Neral and the surrounding region in the east. One can also have a perfect view of the motorable road and the mini train tracks winding up the hill.</p> <p>Distance from railway stn. - 3.30 kms. Height above m.s.l. - 757 m.</p>	Minor Point. Good potential. Plant overgrowth obstructs the view of surroundings from the point.
	4	CHEDOBA SPRING	<p>Distance from railway stn. - 3.50 kms. Height above m.s.l. - 593 m.</p>	Seasonal Spring
	5	GHAT SPRING AND WELL	<p>Distance from railway stn. - 4.25 kms. Height above m.s.l. - 596 m.</p>	
	6	MADRAI	<p>At the foot of the bold wooded crest of Governor's hill to the south-east stretches a rich belt of the Behrli Mad or wild palm forest which is known as Madrai.</p> <p>Distance from railway stn. - 4.20 kms. Height above m.s.l. - 648 m.</p>	



ZONE	SR. NO.	LANDSCAPE FEATURES (NATURAL AND MANMADE)	NOTES	REMARKS
PANORAMA POINT ZONE	7	PATHS AROUND THE PANORAMA SPUR	The northern hill of Matheran has a series of mounds forming a discontinuous ridge line, two of the major mounds being Mount Barry and Governor's hill. The spur terminates into a promontory which forms Panorama point. Circular paths are laid out around the entire spur connecting and encircling each mound and finally reaching the apex. One of these is a steep path along the eastern edge climbing down, passing through Madrai and proceeding parallel to cliff before reaching the Neral -Matheran ghat road at the first bend after Dasturi. The paths offer picturesque views of the hill and the countryside.	Excellent paths for trekking connecting numerous locations on the way which are ideal for picnics. Wherever obscured, the paths should be cleaned of overgrowth. Signages indicating orientations and directions should be provided at appropriate locations.


ZONE	SR. NO.	LANDSCAPE FEATURES (NATURAL AND MANMADE)	NOTES	REMARKS
GARBUT POINT ZONE	8	NERAL VIEW 	<p>Lying on the eastern edge of Matheran, Neral View is actually a private point of the bungalow 'The Chalet' and thereby accessed only from its site. As the name suggests, the point offers the view of the entire Neral town and its environs.</p> <p>Distance from railway stn. - 3.00 kms. Height above m.s.l. - 756 m.</p>	Private Point. Satisfactory environmental condition.
	9	GARBUT POINT 	<p>Garbut Point lies at the extreme tip of the eastern wing of Matheran hill. This area abounds with laterite quartz rock formation locally called as 'Gharbutt', hence the name. The point can be approached by Baikra road from Dasturi and by Garbut road from the Ghogal Dara. The point itself is quite barren in spite of the existence of thick Hirda forest in the surrounding area. From the point one can get the vista of many hill ranges, villages as well as the Mumbai-Pune railway line in the east and the clear skyline of Matheran hill in the west. The point being fairly remote, is seldom visited by tourists.</p> <p>Distance from railway stn. - 5.00 kms. Height above m.s.l. - 733 m.</p>	Major Point. Very remote, hence rarely visited by tourists.
	10	GARBUT CIRCUS 	<p>This is a flat plateau in the middle of the eastern wing of Matheran hill. The roads leading to Garbut Point go around it enclosing the forest in their midst. This formation is known as Garbut circus. The roads leading to Garbut Circus pass through thick forest barely allowing the sunlight to penetrate. It is a very pleasant trek and also ideal route for horse rides.</p> <p>Distance from railway stn. - 3.80 kms. Height above m.s.l. - 757 m.</p>	Plant overgrowth hampers accessibility.
	11	BEATRICE CLIFF 	<p>A small plateau formed beside the cliff along the southern edge of Garbut wing is known as Beatrice Cliff. It overlooks Ghogal Dara and can be seen from Myra point and the Ghogal Dara bend of the Matheran railway. It can be reached by a steep and stony path off Garbut road. Earlier, a small clearing just below Beatrice Cliff was accessible by a forest path. This spot known as 'Undercliff Glen' is now hidden by forest overgrowth and hence remains unseen.</p> <p>Distance from railway stn. - 2.00 kms. Height above m.s.l. - 736 m.</p>	Access obstructed by plant growth. Protective railings needed. Signage indicating access to the point should be provided.




ZONE	SR. NO.	LANDSCAPE FEATURES (NATURAL AND MANMADE)	NOTES	REMARKS
GARBUT POINT ZONE	12	BAMBUCH SPRING	Distance from railway stn. - 2.40 kms. Height above m.s.l. - 735 m.	Seasonal spring on Garbut Plateau. Obscured by plant overgrowth.
	13	BLACKWATER SPRING	Presently the spring is only in the form of a trickle on the road to Garbut road, flowing for a short time after the monsoon. Traces of a dhobi ghat nearby and existence of a winch suggest that it must have been quite remarkable in the past. Distance from railway stn. - 2.35 kms. Height above m.s.l. - 679 m.	Used to be perennial spring. Not cleaned or maintained. Now seasonal.
	14	GARBUT PATH 	This path starts on one side from M. G. road near Dasturi and after traversing the entire Garbut headland on all its edges it joins M. G. road again near the Tryst. The entire path is well wooded and fairly levelled with only a few natural openings along the path for a view. The views on the east side are very extensive though not as interesting as on the west. The only point on this path is Garbut point that lies at the extreme tip of the headland.	A quiet wooded path considerably cut off from the main hill and seldom visited by tourists. Signages indicating important locations on the way and directions must be provided.


ZONE	SR. NO.	LANDSCAPE FEATURES (NATURAL AND MANMADE)	NOTES	REMARKS
HART POINT ZONE	15	HART POINT 	<p>Hart Point is located on a small low level promontory along the north-west edge of Matheran hill. It is named after Mr. Edward Hart, former Undersecretary to the Govt. of Bombay. The point is accessible by forest paths from Simpson's Tank road, Elphinstone road as well as directly from Monkey Point. Hart Point offers a unique view of the Matheran light railway going down the Panorama curve. In the monsoon one can get an excellent view of the Simpson's Tank waterfall from this spot. The dense forest just below Hart Point is known as Black Forest.</p> <p>Distance from railway stn. - 2.50 kms. Height above m.s.l. - 670 m.</p>	Major Point. Proper signage for directions needed.
	16	MONKEY POINT 	<p>Located in the north-west facing the Hart plateau, Monkey Point is a popular tourist spot. The point is so named because it is said to have been heavily inhabited by monkeys in the past. The point is accessible by a steep path descending down from Elphinstone road. From Monkey point one can enjoy the entire view of the north-western edge of Matheran from Porcupine Point in the west to the Panorama Point to the east. It also offers a great view of Malang gad and the Cathedral Rocks as well as the Matheran light railway creeping up like a snail round the Panorama hill.</p> <p>Distance from railway stn. - 2.00 kms. Height above m.s.l. - 691 m.</p>	Major point. Access to point is rocky and eroded. Needs maintenance. Stalls on the point should not be allowed or encouraged and a protective railing should be provided.
	17	MARY POINT	<p>Mary Point is a solitary spot hidden in the thick lush green forest near Simpson's Tank. The point is named after the wife of Mr. Forbes Knapton, the last European Superintendent of Matheran. It is about a hundred feet below Hart Point and can be reached by a forest path off Simpson's Tank road.</p> <p>Distance from railway stn. - 2.80 kms. Height above m.s.l. - 620 m.</p>	Minor Point. Unknown to tourists due to inaccessibility.
	18	SIMPSON'S TANK 	<p>Simpson's Tank is an artificially created storage of water situated near the railway line between Hart Point and Dasturi naka. It can be accessed by the Simpson's Tank road which branches off from M.G. road after the Tryst. In 1858, Lord Elphinstone had conceived the idea of a dam and a tank but it finally materialized in 1875. The capacity of the tank is 4.25 lakh gallons of water. The tank almost remains perennially full as there are several forceful springs feeding it.</p> <p>Distance from railway stn. - 2.40 kms. Height above m.s.l. - 666 m.</p>	Topography ideal for larger catchments if the height of the bund is raised. But area infested with horse mites due to close proximity to loading and unloading node. Good potential as a scenic spot. Can be the source of water, a valuable resource for the town.



ZONE	SR. NO.	LANDSCAPE FEATURES (NATURAL AND MANMADE)	NOTES	REMARKS
HART POINT ZONE	19	FOREST PARK 	<p>It is small park developed by the Forest department near the Simpson's Tank. In the past the park is said to have possessed a good collection of botanical specimens in the past. The park also had an ornamental garden with many flowering plants as well as play equipments for children. The park is surrounded by thick forest and a number of small paths run along the park and the Simpson's Tank through the Kalarai forest area, providing perfect trails for the visitors who love to wander through the forest.</p> <p>Distance from railway stn. - 2.30 kms. Height above m.s.l. - 680 m.</p>	Presently in a poor condition. Holds immense potential as a resource for local plant material for sale and display.
	20	DHODAMBA NALLA	Distance from railway stn. - 3.30 kms. Height above m.s.l. - 650 m.	Major drainage channel of surface run off. from Simpson's tank.
	21	JUNGLE SPRING	Distance from railway stn. - 2.50 kms. Height above m.s.l. - 620 m.	Seasonal spring. Remote location.
	22	DHANGARWADA SPRING	Distance from railway stn. - 2.30 kms. Height above m.s.l. - 680 m.	One of the major perennial springs feeding water to Simpson's tank.
	23	MONKEY SPRING	Distance from railway stn. - 2.00 kms. Height above m.s.l. - 677 m.	Seasonal spring. Near Monkey Point.
	24	MONKEY POINT - HART POINT - SIMPSON'S TANK PATH	The path is an adventurous trail which initially follows the edge of the hill in the north between Monkey point and Hart point and later turns eastwards generally going parallel to the deep valley formed between the Panorama spur and the Hart point promontory. Near the Hindu cremation ground it meets the Simpson's tank road and later after a steep descend reaches the bund of Simpson tank. The path passes through a very dense forest almost all the way and walking along the path is a thrilling experience especially in the monsoon season, when one can see numerous waterfalls and streams on the way.	An excellent path for trekking, offering the thrilling experience of forest trails.
	25	CREMATION GROUND (NEAR SIMPSON'S TANK)	<p>It is an open ground without any shelter, at the mouth of the Dodhamba nala. The local Maharastrians have their burial ghat below Simpson's tank. The location offers an exciting view of the valley below.</p> <p>Distance from railway stn. - 2.3 kms. Height above m.s.l. - 663 m.</p>	Socially significant site at the local level.
	26	LOW CASTE CREMATION GROUND	<p>This low caste cremation ground is located downstream off Dhodamba Nala. It is a flattened open ground beside the stream.</p> <p>Distance from railway stn. - 2.8 kms. Height from m.s.l. - 580 m.</p>	Socially significant site at the local level.


ZONE	SR. NO.	LANDSCAPE FEATURES (NATURAL AND MANMADE)	NOTES	REMARKS
MALDUNGA POINT ZONE	27	MALDUNGA POINT 	<p>Located in the north-west, Maldunga Point is accessed by a path descending down from Gymkhana road. Down from the point one can see a curved row of boulders resembling a necklace of stones 'mala', therefore the point has assumed the name 'Mala-dunga' i.e. 'Maldunga'. The point overlooks the gorge formed by the western fin or arm of Matheran where it is attached to the main body. After the monsoon, some of the most beautiful waterfalls can be seen falling down this gorge.</p> <p>Distance from railway stn. - 1.55 kms. Height above m.s.l. - 714 m.</p>	Minor Point. Inaccessible due to plant growth and erosion of approach path. Access path needs to be reinstated.
	28	PEB POINT	<p>Peb point is reached by the same path that descends down for Maldunga Point from Gymkhana road. It commands a good view of Porcupine point, Malang village below and Dherang dam built near Panvel town.</p> <p>Distance from railway stn. - 1.50 kms. Height above m.s.l. - 714 m.</p>	Minor Point. Inaccessible due to erosion of approach path.
	29	MONNIE POINT	<p>Located near Peb and Maldunga points, this point offers the same view as the Peb and Maldunga points.</p> <p>Distance from railway stn. - 1.45 kms. Height above m.s.l. - 711 m.</p>	Minor Point. Inaccessible due to erosion of approach path.
	30	NALLA SPRING	<p>Located near Peb and Maldunga points.</p> <p>Distance from railway stn. - 1.45 kms. Height above m.s.l. - 711 m.</p>	Seasonal spring. Inaccessible due to plant growth and erosion of approach path.
	31	PONSONBY SPRING	<p>It is located near Monnie Point and Maldunga point and is accessible by the same path. It derives its name after Captain Ponsonby who constructed it in 1858. Presently the spring has been reduced to a trickle.</p> <p>Distance from railway stn. - 1.45 kms. Height above m.s.l. - 711 m.</p>	Perennial Spring. Needs cleaning and maintenance. Inaccessible due to plant growth and erosion of approach path.
	32	MALET SPRING 	<p>Accessed by a small path branching off from Gymkhana road. It rises from the top of Maldunga valley and is made up of five to six different springs dripping from a considerable depth in the crevices of rocks. It is a perennial spring with sweet, healthy and cold water, still used by the locals for drinking.</p> <p>Distance from railway stn. - 1.65 kms. Height above m.s.l. - 720 m.</p>	perennial spring needs cleaning and maintenance. Approach path needs to be cleared. Plant overgrowth obscuring accessibility and view.



ZONE	SR. NO.	LANDSCAPE FEATURES (NATURAL AND MANMADE)	NOTES	REMARKS
MALDUNGA POINT ZONE	33	RIPP SPRING	Located near Malet spring. Distance from railway stn. - 1.65 kms. Height above m.s.l. - 720 m.	Seasonal spring.
	34	WELL (ELPHINSTONE LODGE)	Located in the south-west corner of Elphinstone Lodge. Distance from railway stn. - 1.70 kms. Height above m.s.l. - 725 m. Plot no. - 45 Survey no. - 20	
	35	MATHERAN CLUB (EUROPEAN GYMKHANA)	 <p>Situated at a lower contour to the north-east of Artist point, the plot is said to have been carved out of the extensive grounds of Elphinstone Lodge. A small club with two tennis courts was first started in 1862, at the expense of Mr. Elphinstone Robertson, I.C.S., collector of Thana and was fairly enlarged by 1880 comprising of six tennis courts, two open and one covered badminton court, a shooting gallery and a children's corner. A small iron roofed pavilion in the centre served drinks and housed a shop for the sale of sports material. A 'calling board' for club members erected on a timber frame and sheltered by a tiled roof was a significant feature of the Gymkhana. The grounds were surrounded by a handsome belt of trees sheltering the courts from wind. The gymkhana was an ideal spot for mental and physical relaxation and recreation. It continued to be a popular and active institution up to 1930, after which the membership suddenly dwindled. A few years later some local sportsmen attempted to revive it by opening it as a sports centre by the name of Matheran Club.</p> <p>Distance from railway stn. - 0.6 kms. Height above m.s.l - 750 m.</p>	A historically significant site representing the cultural background and lifestyle of a particular period. Original pavilions are now in a dilapidated state. The courts are not used for their original purpose any more. Poor environmental condition of the complex. Holds great potential for revival and adaptive recreational use.




ZONE	SR. NO.	LANDSCAPE FEATURES (NATURAL AND MANMADE)	NOTES	REMARKS
GALTI DARA ZONE	36	MYRA POINT 	<p>Myra Point is located on a small plateau formed at the headland along the eastern edge of Matheran hill. It is accessible by a path that branches off from M.G. road and then crosses the railway line. Myra point offers a different view of Garbut point in front, a deep valley to the left and Khandala point to the right. The Harrison spring is located on Myra Point. There is a path with random stone steps descending down to a small ledge formed just below the point.</p> <p>Distance from railway stn. - 1.10 kms. Height above m.s.l. - 710 m.</p>	<p>Major Point. Has good accessibility, hence is a popular tourist spot. Drainage channel along the approach pathway dumped with garbage and plastic waste needs urgent cleaning.</p>
	37	SAKHARAM TUKARAM POINT 	<p>The point is actually a small projected terrace created beside the M.G. road near the Tryst, to offer a splendid view of Ghogal Dara. It is said to have been named after two peons of the local municipality, Sakharam and Tukaram.</p> <p>Distance from railway stn. - 1.65 kms. Height above m.s.l. - 731 m.</p>	<p>Plant overgrowth obstructs view. Needs proper signages.</p>
	38	HARRISON SPRING 	<p>This perennial spring is situated on Myra Point. Just below the source, a tank is created by building a small bund wall / dam to collect the water trickling through the spring. The local folks can draw water from the tank. The spring is also known as Galti zara by the locals.</p> <p>Distance from railway stn. - 1.10 kms. Height above m.s.l. - 710 m.</p>	<p>Perennial Spring. Needs cleaning and maintenance. Plant overgrowth obscures access and view.</p>
	39	THE TRYST	<p>It is a landmark node marking the meeting point of M.G. road, Chenoy road and Elphinstone road.</p> <p>Distance from railway stn. - 1.60 kms. Height above m.s.l. - 740 m.</p>	<p>Significant node of the town.</p>





ZONE	SR. NO.	LANDSCAPE FEATURES (NATURAL AND MANMADE)	NOTES	REMARKS
GALTI DARA ZONE	40	PAYMASTER WELL	<p>One of the few manmade sources of water in Matheran, paymaster well is located at a few hundred feet away from Myra Point and Harrison Spring, in the premises of the Municipal Veterinary Hospital on M.G. road. It was sunk in 1923 by Lt.Col.Paymaster for the purpose of augmenting the fresh water supply to the hill. The source of water was dowsed by a 'dowser', Major Pogson, who struck water at a depth of 55 feet. The locals in the bazaar area largely depended on this well for drinking water.</p> <p>Distance from railway stn. - 1.10 kms. Height above m.s.l. - 743 m. Plot no. - 235 Survey no. - 42</p>	Needs cleaning and maintainence and proper means to draw water. Parapet wall needs to be restored.
				





ZONE	SR. NO.	LANDSCAPE FEATURES (NATURAL AND MANMADE)	NOTES	REMARKS
PORCUPINE POINT ZONE	41	PORCUPINE POINT (SUNSET POINT) 	<p>Porcupine Point marks the northern end of the north-western ridge. It is a longish plateau resembling a porcupine snout when seen from the opposite side. The point offers a full view of Mumbai and the Gharapuri caves to the west, the Hart and the Monkey points to the east and the Cathedral rocks, the Malang gad range and the long headland of Panorama point to the north. The point is visited by large crowds daily to enjoy the sunset and every year on the full moon day in February, it is visited by large number of pilgrims who come to offer prayers to Baba Malang whose tomb is situated in the Malang gad range.</p> <p>Distance from railway stn. - 2.50 kms. Height above m.s.l. - 703 m.</p>	Major point. Most visited point. Path leading to the point needs maintenance.
	42	CHENOY POINT	<p>This is a small viewpoint named after Mr. Bejonjee Chenoy, located along the western edge of Matheran hill, accessible by the road leading to Porcupine point. Chenoy point offers the view of Prabal Fort, Baba Malang and Chandani hills.</p> <p>Distance from railway stn. - 2.20 kms. Height above m.s.l. - 737 m.</p>	Minor Point. Access obscured due to plant overgrowth. Needs signages to indicate locations.
	43	RUSTOMJI POINT	<p>A small viewpoint serving as a halting point and a visual relief on the Porcupine point road. It was named so after Late Rustomjee Shet in 1922, who gave a donation to the hospital in Matheran. The point offers the same view as Chenoy Point.</p> <p>Distance from railway stn. - 2.30 kms. Height above m.s.l. - 754 m.</p>	Minor Point. Access obscured due to plant overgrowth. Needs signages to indicate locations.
	44	OUR POINT 	<p>Located at the gorge formed by the western fin of the Matheran hill, the point is reached by a narrow path branching off from Gymkhana road. It was proposed to be named as 'Malet Point' by Col. Hay in 1898. It offers a breathtaking view of the dense Maldunga valley.</p> <p>Distance from railway stn. - 1.80 kms. Height above m.s.l. - 719 m.</p>	Minor Point. Access obscured due to plant overgrowth. Needs signages to indicate locations.




ZONE	SR. NO.	LANDSCAPE FEATURES (NATURAL AND MANMADE)	NOTES	REMARKS
PORCUPINE POINT ZONE	45	WISHING STONE 	<p>At the junction where Gymkhana road branches off to a narrow path leading to Malet spring, a large stone appears, which has natural hollows like seats. The stone is believed to be fulfilling wishes, hence popularly known as a 'Wishing stone'.</p> <p>Distance from railway stn. - 1.50 kms. Height above m.s.l. - 744 m.</p>	Node of local significance.




ZONE	SR. NO.	LANDSCAPE FEATURES (NATURAL AND MANMADE)	NOTES	REMARKS
ARTIST POINT ZONE	46	ARTIST POINT 	<p>This point lies close to the Rugby plateau, very much inland, unlike the other view points. This was originally only a Griffith's Peep that gave the view of the Cathedral rocks and other hill ranges in the north, through a clearing made in the dense forest. Presently it has two flattened terraces with stone seats. It used to have a metal plaque that graphically showed all the hill ranges visible from the spot, along with their names.</p> <p>Distance from railway stn. - 0.55 kms. Height above m.s.l. - 777 m.</p>	<p>Plant overgrowth obstructing the view. View from the point needs to be restored. Needs signage to indicate location and directions.</p>
	47	PAYMASTER PARK 	<p>Located right on top of the Rugby plateau, Paymaster Park was developed as a park and a children's play area by Col. Paymaster in 1927. The park was originally planned with well laid out pathways, hedges, flower beds and fountains. One of the fountains served as a memorial to express in stone the gratitude of Matheran to Sir Adamjee Peerbhoy. A few years later, a band stand was made in the centre of the park as a gift from Mr. D. B. Vakil. For many years, the official band was played from there. Presently, Paymaster park has three statues, that of Mr. Malet, Mr. Panday and Lt. Col. Paymaster.</p> <p>Distance from railway stn. - 0.60 kms. Height above m.s.l. - 796 m. Plot no. - 223 Survey no. - 67</p>	<p>Highly neglected. Not maintained. Needs to be restored and landscape material to be revived. Being a historically significant site it should be protected.</p>
	48	COOLIE PATH	<p>The path starts opposite the Rugby hotel, goes along the Rugby annexe and finally joins Gymkhana road. It was actually a foot path as a shortcut to the European gymkhana below, which saved about 3/4 kilometres from the gymkhana to the park. Winding through the forest, the path is fairly steep and difficult.</p>	<p>An adventurous pathway. Needs to be indicated by proper signage.</p>




ZONE	SR. NO.	LANDSCAPE FEATURES (NATURAL AND MANMADE)	NOTES	REMARKS
BAZAAR ZONE	49	MADHAVJI POINT 	<p>The point lies almost centrally along the eastern edge of Matheran hill. It is located in the bazaar area next to Kapadia Market on M.G. road and accessed through N. Lord park. The point derives its name from Madhavji Virji, a famous solicitor from Bombay who was greatly involved with civic affairs and welfare of Matheran. From the Madhavji point one can obtain complete view of eastern Garbut wing of Matheran right in front and the Alexander point towards right.</p> <p>Distance from railway stn. - 0.40 kms. Height above m.s.l. - 748 m.</p>	<p>Major Point. Rocky floor needs to be levelled and a protective railing needs to be installed. Holds unexploited potential.</p>
	50	KHANDALA POINT 	<p>The point is very near the bazaar, especially the Karsandas Mulji Library and Lords Hotel. It is accessed by a path descending down from M.G. road. Located on the eastern edge, the point offers a beautiful view of a deep valley, beyond which one can see Garbut point. The Sahyadri range and Khandala can also be seen from the spot, hence the point assumes its name. Towards the right, Alexander point and the stretch of hill all the way upto Little Chowk point, are visible.</p> <p>Distance from railway stn. - 0.80 kms. Height above m.s.l. - 746 m.</p>	<p>Major Point. Needs protective railing. Environmental condition to be improved. Subjected to pollution due to discharge of raw sewage, solid wastes and garbage in the vicinity.</p>
	51	N. LORD PARK AND CHHATRAPATI SHIVAJI UDYAN. 	<p>N. Lord Park is popularly known as Madhavji Park because of its location just next to Madhavji point. It was developed on the donation given by Mr. Cawas N. Lord and hence was named after his father Mr. Naval Lord. At the entrance is a memorial fountain to commemorate Late Mr. David Japeth, a well known veteran photographer of Matheran. Later, a statue of Late Shri. Vitthalrao Kotwal, the freedom fighter from Matheran, (who laid down his life in the freedom struggle) was erected in the park. The plot was later subdivided and its southern half was named 'Chhatrapati Shivaji Udyan' which mainly houses children's play equipment.</p> <p>Distance from railway stn. - 0.35 kms. Height above m.s.l. - 755 m. Plot no. - BP 224, BP 252 Survey no. - 285, 286.</p>	<p>Toilet block inappropriately located. Children's' play equipment needs maintenance. Unorganised hawking to be controlled.</p>
	52	COOLIE SPRING	<p>Distance from railway stn. - 0.50 kms. Height above m.s.l. - 745 m.</p>	<p>Seasonal spring near Madhavji Point.</p>
	53	MOHAMEDIAN BURIAL GROUND	<p>Once an isolated site, is now part of a native settlement on the east of the railway station. The site has two adjoining burial grounds - one for Bohri and the other for Suni Muslims. The plots are bound by compound walls having a formal entranceway. The burial grounds are in active use till date.</p> <p>Distance from railway stn. - 0.20 kms. Height above m.s.l. - 735 m. Plot no. - 156, 157 Survey no. - 429, 430</p>	<p>Historically significant site of local social relevance.</p>


ZONE	SR. NO.	LANDSCAPE FEATURES (NATURAL AND MANMADE)	NOTES	REMARKS
LOUISA POINT ZONE	54	LOUISA POINT 	<p>This is a remarkable point located on a large plateau formed at the southern tip of the western wing of Matheran hill. It was named after the wife of Mr. E. Fawcett, the former owner of 'The Hermitage' who also developed the path (Lower Louisa road) leading to it. It is a very large point offering an unobstructed view of east, west and south. On the east one can have a view of Matheran skyline and also identify a few landmarks like the Tour Petit tower, Keepsake and Danger path. The west shows Prabal Fort in its entirety. Louisa point has a small plateau to its south and a small promontory on the west resembling the head of a lion, so it is also known as 'Lion's Head'.</p> <p>Distance from railway stn. - 2.70 kms. Height above m.s.l. - 732 m.</p>	<p>Major Point. The forest guard room is an incongruous structure situated prominently on a prime location on the point should be demolished. Protective railing is required but the present alignment is inappropriate and should be replaced and laid out properly.</p>
	55	MALANG POINT 	<p>A small point on Upper Louisa road, very close to Louisa Point. It gives the best view of Hashachi Patti below and to the west are seen the Mumbai harbour and Elephanta island. On a clear day the landmarks on Mumbai's skyline can be identified.</p> <p>Distance from railway stn. - 2.30 kms. Height above m.s.l. - 730 m.</p>	<p>Minor Point. Access to the point needs to be improved.</p>
	56	CORONATION POINT 	<p>It lies on the western edge, near Rustomji Point and is also reached by Porcupine Point road. It offers a clear view towards west. It was discovered, cleared and opened by Major J. B. Smith in 1903 on the day of Coronation of King Edward in Delhi.</p> <p>Distance from railway stn. - 2.40 kms. Height above m.s.l. - 744 m.</p>	<p>Minor Point. Access to the point to be improved. Needs protective railing.</p>
	57	HONEYMOON POINT 	<p>It is located on western edge of Matheran, reached by a path branching off from lower Louisa road. It was developed by Mr. S. L. Panday in 1924 with the concept of creating an ideal spot for honeymooning couples that would combine solitude and scenery.</p> <p>Distance from railway stn. - 1.75 kms. Height above m.s.l. - 708 m.</p>	<p>Minor Point. Plant overgrowth needs to be controlled. Needs signages to indicate locations.</p>



ZONE	SR. NO.	LANDSCAPE FEATURES (NATURAL AND MANMADE)	NOTES	REMARKS
LOUISA POINT ZONE	58	LANDSCAPE POINT 	<p>It is a small point located between Honeymoon Point and Echo Point and overlooking the latter. It is accessible by Lower Louisa road. It is called so because of the beauty of landscape one can enjoy from the point.</p> <p>Distance from railway stn. - 1.60 kms. Height above m.s.l. - 721 m.</p>	<p>Minor Point. Access path obscured by plant overgrowth. Needs signages to indicate locations.</p>
	59	AMBA SPRING 	<p>Located near Gijnai Dara on Lower Louisa road.</p> <p>Distance from railway stn. - 2.00 kms. Height above m.s.l. - 708 m.</p>	<p>Perennial spring. Inaccessible due to plant overgrowth.</p>
	60	WALKERS TANK 	<p>Walker's Tank lies on the way to Louisa point from the lower Louisa road, near Robertson's Bungalow. It is more like a small lake than a tank. It is said to have been formed by blasting trap rock. In the monsoon the water fills up in the shallow cavity thus formed but it does not last for more than eight months. Locals are superstitious about the spot due to a few fatal incidences associated with the tank.</p> <p>Distance from railway stn. - 1.50 kms. Height above m.s.l. - 732 m.</p>	<p>Needs periodic cleaning and proper embankments. Presently used for recreation by a private adventure club. Needs signages to indicate location.</p>
	61	LOWER LOUISA ROAD 	<p>It connects to the upper Louisa road near Malang point on the north and to the King Edward road on the south. It was built at the expense of Mr. E. G. Fawcett. in 1853 who also developed Louisa point and wanted a path leading to the point from his residence - "The Hermitage."</p>	<p>A shady picturesque path ideal for leisure walks commonly used by the tourists to reach Louisa point.</p>

ZONE	SR. NO.	LANDSCAPE FEATURES (NATURAL AND MANMADE)	NOTES	REMARKS
RUGBY PLATEAU	62	RUGBY PLATEAU 	<p>Rugby plateau is an extremely rocky plateau situated at the highest altitude in Matheran but it lacks scenic vista. Hotel Rugby, Paymaster park, Church of England and Readymoney Lodge are the important landmarks located on this plateau.</p> <p>Distance from railway stn. - 0.80 kms. Height above m.s.l. - 803 m.</p>	<p>Extension of the Rugby Hotel located almost centrally on the plateau is highly incongruous to the architectural character of Matheran.</p>
	63	EUROPEAN CEMETERY 	<p>The European cemetery is a small piece of land, located just under the Rugby Cliff, below the Church of England. This protestant cemetery was laid out in 1860's, after the Church of England was built. The first person to be buried in the cemetery was the wife of Mr. Elphinstone Robertson who died in 1867. The plot is bound by a low compound wall built in laterite with a formal entrance way located in the west which serves as the only entrance. This historical cemetery which holds the graves of many European men, women and children, is presently an abandoned site, completely covered with plant growth and not in use. Majority of the tombstones, neatly sculpted in gothic style are built of limestone or trap stone and bear the names of the deceased and quotes in their memory; many of which are now weathered and undecipherable. One of the graves belonging to Mrs. Augusta Gordon was even bound by an iron railing.</p> <p>Distance from railway stn. - 0.60 kms. Height from m.s.l. - 807 m. Plot no. - 238 Survey no. - 124</p>	<p>A historically significant site in an abandoned condition and in a poor state of preservation. The entire site is obscured by plant overgrowth. It holds potential for conservation, as an archaeological site.</p>
	64	CATHOLIC CEMETERY 	<p>Located to the east of the European cemetery at a lower level is a small plot containing a few graves which is the Catholic cemetery. This is also an abandoned cemetery like the European cemetery. The plot sloping from west to east is bound by a compound wall with a formal entrance gateway. One of the remarkable graves belongs to Mr. A. F. D'souza, father of Mrs. J. F. D'souza, is marked by a huge mausoleum built in stone bearing a marble plaque and a cross. Other graves are smaller in size and marked by low height tombstones. The cemetery also bears some graves of children.</p> <p>Distance from railway stn. - 0.50 kms. Height above m.s.l. - 803 m. Plot no. - 239 Survey no. - 123</p>	<p>A historically significant site, stands neglected, collecting garbage and litter. Original compound wall and gateway collapsed. Holds potential for conservation as an archaeological remain.</p>



ZONE	SR. NO.	LANDSCAPE FEATURES (NATURAL AND MANMADE)	NOTES	REMARKS
BRIGHTLANDS ZONE	65	ECHO POINT 	<p>It is a small promontory located on the western edge of Matheran, overlooking a valley and the Louisa Point wing. It is reached by a path branching off from King Edward road. The point is rightly called so because one can have remarkable echoes if one shouted from this point. The echo is obtained due to the sound waves reflected from the Landscape Point headland, which stands at the right distance from Echo Point. This point offers a view of Chowk village in the extreme left, the Tent Hill, Prabal Fort in the west and Louisa point across the valley.</p> <p>Distance from railway stn. - 1.70 kms. Height above m.s.l. - 740 m.</p>	<p>Major Point. Protective railing and a Tea stall exists on the point. Approach to the point subjected to heavy erosion. Needs to be restored and improved.</p>
	66	EDWARD POINT 	<p>Situated near Echo Point and accessible by the same path, Edward Point is a small point located along the western edge of Matheran. It offers a picturesque view towards the west while the dry bed of Charlotte lake is visible in the south.</p> <p>Distance from railway stn. - 1.80 kms. Height above m.s.l. - 733 m.</p>	<p>Minor Point. Needs protective railing.</p>
	67	KING GEORGE POINT 	<p>The point was actually a ledge to the left of King Edward Point which was improved and brought into shape at the time of King George V's silver jubilee and therefore the point was named so. The view obtained from here is same as that from Edward Point.</p> <p>Distance from railway stn. - 1.85 kms. Height above m.s.l. - 730 m.</p>	<p>Minor Point. Soil erosion on the point needs to be checked. Approach path needs to be improved.</p>




ZONE	SR. NO.	LANDSCAPE FEATURES (NATURAL AND MANMADE)	NOTES	REMARKS
CHARLOTTE LAKE ZONE	68	CELIA POINT 	<p>The point is actually the location from where an overflow of Charlotte Lake finds its way down into the valley from a high rocky cliff. It is situated towards north-west of Charlotte lake and is reached by King Edward road. The point has rocky side walls that frame a magnificent view of the region in the west and also the Louisa Point wing in its entirety. As the point heads to a shear drop, it appears unsafe and prone to mishaps.</p> <p>Distance from railway stn. - 2.10 kms. Height above m.s.l. - 690 m.</p>	Major Point. Needs a protective railing. Children's access to the point should be prohibited.
	69	CHARLOTTE LAKE 	<p>It is a principal source of water for Matheran created by building a dam to arrest the major surface runoff from the hill. It can be reached by numerous pathways from different directions. The idea of a dam was initially conceived by Lord Elphinstone. Charlotte lake has four dams built in stages (between 1860 and 1880), one behind the other creating a catchments area over 3 acres and containing 15830194 gallons of water. The final height of the dam walls constructed in trap rock is 38 feet and the walls are provided with sluice gates that are opened in June and closed in September. The lake is also a popular scenic spot.</p> <p>Distance from railway stn. - 2.20 kms. Height above m.s.l. - 695 m. Plot no. - 287 Survey no. - 258</p>	<p>Paths around the lake should be cleared revived for use. Proper signage should be provided. Natural water channels leading to the lake should be cleaned of garbage. Original gardens below the lake may be revived and opened to public.</p>
	70	PANDAY PLAYGROUND 	<p>Panday playground is a triangular plot abutting M.G. road, opposite Hotel Girivihar. It owes its existence to Mr. Sorabji Panday who developed this children's playground dedicating it to the memory of his deceased brother Fardunji Panday. The playground was formally opened to public on 21st Nov. 1921 by Lt. Col. A. Forbes Knapton. It has numerous shady trees with seats built around them as well as play equipments like swings and see-saw. Mr. Panday had originally erected a statue of Hugh Malet in the park which was later shifted to Paymaster Park.</p> <p>Distance from railway stn. - 1.40 kms. Height above m.s.l. - 743 m. Plot no. - 221 Survey no. - 235</p>	<p>Important public place. To be levelled and maintained. Play equipments in are poor state of maintenance.</p>
	71	WELL (NEAR THE DELL BUNGALOW)	<p>Situated in the open space between Usha Ascot and The Dell.</p> <p>Distance from railway stn. - 1.40 kms. Height above m.s.l. - 740 m.</p>	

ZONE	SR. NO.	LANDSCAPE FEATURES (NATURAL AND MANMADE)	NOTES	REMARKS
BYKE ZONE	72	ALEXANDER POINT	<p>Located at a projecting headland along the eastern edge of Matheran hill, Alexander Point is reached by Madhavji road which goes around it. The point gets its name from Capt. Alexander who was married to Malet's niece. It is a large open plateau with ample breeze. The point offers the view of Khandala and Garbut points to its left, the southern tip of Matheran to its right and the open countryside upto the Sahyadri Range in front.</p> <p>Distance from railway strn. - 1.60 kms. Height above m.s.l. - 740 m.</p>	Major point. Needs signages to indicate locations.
				




ZONE	SR. NO.	LANDSCAPE FEATURES (NATURAL AND MANMADE)	NOTES	REMARKS
DANGER PATH ZONE	73	BELVEDERE POINT	<p>It is a small point located near One Tree Hill Point along the western edge of Matheran, that can be approached by a small path branching off from Chowk Point road. It yields a good view of Prabal Fort and the valley lying between Prabal and Matheran.</p> <p>Distance from railway stn. - 2.90 kms. Height above m.s.l. - 721 m.</p>	Minor Point. Access to the point to be improved
	74	LORD POINT 	<p>Lord Point is located on a headland south of Charlotte Lake, almost abutting it. The point was formerly called Danger Point because of its location on the edge of the cliff which overlooks a dizzy deep valley. Being very near the lake, this point offers splendid west side views and in the monsoon, one can see numerous waterfalls from here. With the mist gathering and disappearing all around the point, one can at times lose orientation of the valley. This point also demarcates the northern end of the Belvedere Path (Danger Path).</p> <p>Distance from railway stn. - 2.40 kms. Height above m.s.l. - 695 m.</p>	Minor Point. Needs protective railing. No vendors to be allowed on the point. Needs signages to indicate location of the point and the beginning of Danger Path.
	75	MARJORIE'S NOOK	<p>It is a small point near Belvedere Point, accessible by a path branching off from Chowk Point road. It gives a gorgeous view of Prabal and Vishalgad, as well as the nearer hillock of Hasupatti.</p> <p>Distance from railway stn. - 3.10 kms. Height above m.s.l. - 721 m.</p>	Minor Point.
	76	TAKI SPRING	<p>Distance from railway stn. - 2.50 kms. Height above m.s.l. - 740 m.</p>	Seasonal Spring.
	77	AIN SPRING	<p>Distance from railway stn. - 2.90 kms. Height above m.s.l. - 721 m.</p>	Seasonal Spring.
	78	WELL (FOUNTAIN LODGE)	<p>Distance from railway stn. - 2.40 kms. Height above m.s.l. - 756 m. Plot no - 6 Survey no - 163.</p>	
	79	DANGER PATH AND BELVEDERE PATH 	<p>The path is actually a trail running parallel to the western valley edge, starting at the Lord Point and joining the Chowk Point road below the Scottish Orphanage. The name was given to the path by Dr. J. P. Barry on account of fine vista over the broken landscape in the midst of which lies the Funnel Hill. The path is fairly dangerous at some locations where it substantially narrows down and directly overlooks a deep, valley below. The latter part of Danger path which joins Chowk point road near Sharda Villa (Scottish Orphanage) is known as Belvedere Path.</p>	Entry to be restricted for adults only. Proper signage needed.



ZONE	SR. NO.	LANDSCAPE FEATURES (NATURAL AND MANMADE)	NOTES	REMARKS
DANGER PATH ZONE	80	LUMLEY SEAT	<p>Halfway down the Danger Path, this tiny point is situated. It is a narrow spot which is cleared and built with concrete slabs serving as a table and chairs to sit. The point was built and named in the memory of Sir Roger Lumley, Ex-Governor of Bombay in 1939.</p> <p>Distance from railway stn. - 2.70 kms. Height above m.s.l. - 747 m.</p>	Needs signages

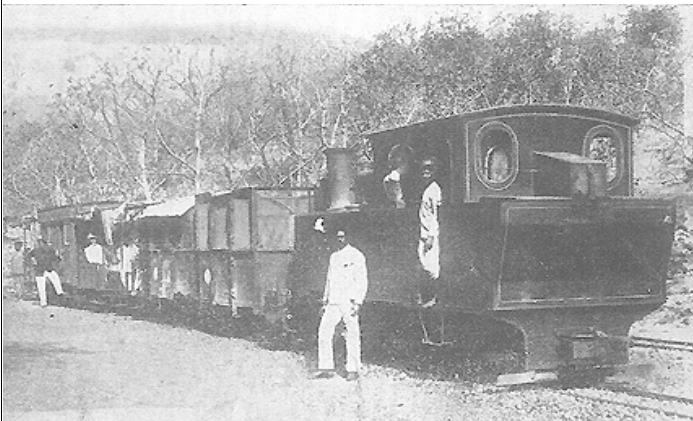


ZONE	SR. NO.	LANDSCAPE FEATURES (NATURAL AND MANMADE)	NOTES	REMARKS
OLYMPIA ZONE	81	OLYMPIA GROUND 	<p>It is a large oval ground standing on a high plateau about the centre of the Chowk ridge. It has a well defined race course about 2.5 Kms long running all around it. The ground provides ample space for vigorous riding as well as for organized horse racing. Olympia was used as a popular sports arena since 1880 when the European Gymkhana was just started in Matheran. Races and athletic sports were regularly held here, especially in the month of May and prizes were given away.</p> <p>Distance from railway strn. - 2.60 kms. Height above m.s.l. - 777 m. Plot no. - 253 Survey no. - 220</p>	Major resource. Race course to be levelled and remetalled.
	82	WILLINGDON PATHS	<p>The Willingdon paths were in existence since 1915 but were mere footpaths leading from the backdoors of the houses on Chowk road upto Olympia and extending along to the other bungalows dotted around and terminating at the beginning of Birdwood path. When Lord and Lady Willingdon visited the hill in 1915 these two paths were widened and given their names to commemorate their visit. Steps were also provided at regular intervals to reach the Olympia ground.</p>	Paths obscured due to plant overgrowth. Needs to be cleared.
	83	CAVES (GOLDCROFT) 	<p>In the premises of a private bungalow - Gold Croft formerly known as Rockside, near the Olympia plateau a set of small caves exist. These caves have various legends of folklore associated with them.</p> <p>Distance from railway strn. - 3.20 kms. Height above m.s.l. - 773 m. Plot no. - 133 Survey no. - 215</p>	<p>A point of geological interest in a private property. Should be revived and opened for visitors. Needs proper signages to indicate locations.</p>

ZONE	SR. NO.	LANDSCAPE FEATURES (NATURAL AND MANMADE)	NOTES	REMARKS
CHOWK ZONE	84	ONE TREE HILL 	<p>Accessed from Chowk Point road, the One Tree Hill Point is actually a point overlooking a hill with a solitary jamun tree on it surviving for ages. The hillock seems to be quite steep and inaccessible. In May 1850, Hugh Pointz Malet first ascended the Matheran Hill by the rugged path from the Chowk village and then up Shivaji's ladder. The top of Shivaji's ladder is flanked by One Tree Hill. The view from this point comprises of Chowk village on the left, Louisa Point on the right and the vast landscape in between.</p> <p>Distance from railway stn. - 3.40 kms. Height above m.s.l. - 730 m.</p>	Major Point. Protective railing needed. Approach path to be improved.
	85	SHIVAJI'S LADDER	<p>The footpath that leads from Chowk village at the southern foothills of Matheran, to the hilltop by which, Malet first climbed up the hill is supposed to be an old path which the locals have been using for ages. As Chhatrapati Shivaji Maharaj, is also believed to have sanctified it by use it has received its name - 'Shivaji's Ladder'.</p>	Natural formation of historic significance.
	86	BIG CHOWK POINT 	<p>The point marks the southernmost tip of Matheran. It is approached from the Chowk Point road. It derives its name from the Chowk village situated at the southern foothill of Matheran. The view offered from this point is extensive. Looking down is the village of Chowk, to the right are Vishalgad, Karnala Fort, Prabalgad and One Tree Hill and towards the left lies Karjat, Palasdhari Lake and village.</p> <p>Distance from railway stn. - 3.90 kms. Height above m.s.l. - 738 m.</p>	Major Point. It needs proper signages to indicate locations.
	87	LITTLE CHOWK POINT (SPHINX POINT) 	<p>The point accessible from Chowk Point road was formerly called as Sphinx Point because of the resemblance of its profile to the legendary creature. It lies just eastwards to the Big Chowk Point along the southern edge of Matheran Hill. The view from this point is absolutely magnificent comprising of Garbut hill, Khandala Point, Rambaug Point, Karjat, Palasdhari lake and village to the left and Chowk village and Chowk Point to the right. Down below are innumerable hamlets, towns, rivers and rivulets.</p> <p>Distance from railway stn. - 3.35 kms. Height above m.s.l. - 755 m.</p>	Major Point. It needs proper signages to indicate locations.

ZONE	SR. NO.	LANDSCAPE FEATURES (NATURAL AND MANMADE)	NOTES	REMARKS
CHOWK ZONE	88	BIRDWOOD POINT	<p>The point reached from Birdwood path, marks the apex of a tiny ridge which starts from the lower Chowk road in the east and then cuts across the intervening space dipping down to the Lower Chowk road. This gives glimpses of the southern tip.</p> <p>Distance from railway stn. - 3.40 kms. Height above m.s.l. - 780 m.</p>	Minor Point. Plant overgrowth to be cleared for view.
	89	PHANAS SPRING	<p>Distance from railway stn. - 3.40 kms. Height above m.s.l. - 755 m.</p>	Seasonal Spring.
	90	BIRDWOOD PATH	<p>A pretty path leading off from the race course and joining Chowk point road at Little Chowk point. It was made under the supervision of Hon. Mr. Birdwood. This path cuts through the woods with many twists and turns most of which are mails' paths to the bungalows around. On the central path a little towards Little Chowk point is a small clearing on which is situated the Birdwood point.</p>	The path is obscured due to plant overgrowth and needs cleaning.

ZONE	SR. NO.	LANDSCAPE FEATURES (NATURAL AND MANMADE)	NOTES	REMARKS
RAMBAUG ZONE	91	RAMBAUG POINT 	<p>The point located on the eastern edge is accessed by a small diversion from Panday road. This point marks the beginning of Rambaug Path which goes several hundred feet downhill through the Rambaug forest to the foot of the hill. The view from the point comprises of Garbut and Alexander points on the left and Little Chowk Point on the right.</p> <p>Distance from railway stn. - 2.00 kms. Height above m.s.l. - 733 m.</p>	Major Point. The obscured and eroded path needs restoration and signages.
	92	UKHLI SPRING	Distance from railway stn. - 3.20 kms. Height above m.s.l. - 547 m.	Seasonal Spring.
	93	GAYAN SPRING	Distance from railway stn. - 3.40 kms. Height above m.s.l. - 540 m.	Seasonal Spring.
	94	RAMBAUG PATH 	<p>Circling the entire southern and south-eastern end of Matheran Hill is the Rambaug forest. A well cobbled but narrow pathway called Rambaug Path starts from the Rambaug Point and goes a several hundred feet downhill through the dense Rambaug forest to the foot of the hill to the Rambaug village. This was the first path to be built in Matheran, originally, a footpath used by the natives to go uphill, which Hugh Malet on his first visit to Matheran in 1850 chose for his descent to the Chowk. It continued to be used as the approach to Matheran in the later years also. A picturesque path popular among the trekkers.</p>	Well laid out path of historic significance. Needs proper signages to indicate directions.
	95	PARSEE CEMETERY 	<p>To the east of Little Chowk road is the Parsee cemetery ('Aramghah') which is accessed by a well laid out cobbled pathway, leading through a formal gateway. The historic site was revived in 1915 by Mrs. Khareghat, wife of Lt. Col. Khareghat, superintendent of Matheran at that time. The cemetery bears about 18 - 20 graves, most having elaborate tombstones built in marble with inscriptions and beautiful intricate carving. An ornate lamppost was donated by the family of Bai Rattanbai Kapadia in her memory to keep a fire ever burning, but the tradition was not observed later. The site also has a water reservoir, a small building erected in the memory of Late Cawasji and the tomb and statue of Rattanbai Kapadia with an elaborate inscription. A formal garden is laid out around the graves in semicircular terraces. The graves are properly fenced and kept clear. A ground is also marked in two tiers to seat the people around for the annual Jashan ceremony which was started by Mrs. Khareghat.</p> <p>Distance from railway stn. - 2.30 kms. Height above m.s.l.- 137 m. Plot no. - 156 Survey no. - 227</p>	<p>A historically significant site holding social and cultural value. Holds potential as an archaeological site. Needs regular maintenance and cleaning.</p>

ZONE	SR. NO.	LANDSCAPE FEATURES (NATURAL AND MANMADE)	NOTES	REMARKS
RAMBAUG ZONE	96	HINDU CREMATORIUM 	<p>To the east of Little Chowk road, edging the eastern valley lies the well laid out 'Amar Dham' or cremation ground for upper class Hindus, especially visitors and bungalow owners on Matheran. It was developed by Sir Mangaldas Nathabai in 1885. The site has a pavilion built for the rituals, a dharamshala and a small pavilion built in Porbunder stone in the memory of the grandson of Thakur Digvijay Singh. The dharamshala is an elaborate structure built in trap with rusticated finish but the structure is presently unused. The burning ground itself is like a well kept compound. The site is bound by a compound wall and two massive concrete gates make the entrance.</p> <p>Distance from railway stn.- 2.2 kms. Height above m.s.l. - 738 m. Plot no. - 222, 228 Survey no. - 228, 229</p>	<p>A socially significant site in a fair state of preservation. Existing structures on site need maintenance and revival. The site is of archeological significance.</p>
	97	MAHAR, MOCHI, BHANGI BURIAL GROUND 	<p>The burial grounds are laid on three independent plots forming a cluster, located on the east of Little Chowk Point road and accessible by a descending cobbled pathway from it. Each burial ground is meant for the local population of that particular sub-caste. The plots are bound by laterite boundary walls with entrance gateways. The graves are marked by tombstones, some of which are even elaborately sculpted and bear religious motifs.</p> <p>Distance from railway stn. - 2.75 kms. Height above m.s.l. - 753 m. Plot no. - 229, 230, 281 Survey no. - 208, 207, 209</p>	<p>Culturally significant sites presently abandoned. Plant overgrowth has obstructed the approach paths as well as the sites. The site is of archeological significance</p>
	98	MARATHA BURIAL GROUND	<p>A large plot on the east of Little Chowk Point road was identified as Maratha burial ground meant for the local population of the particular sub-caste. The plot is bounded by a compound wall and has graves marked with tombstones.</p> <p>Distance from railway stn. - 2.85 kms. Height above m.s.l. - 732 m. Plot no. - 232 Survey no. - 206</p>	<p>A culturally significant site presently abandoned. Plant overgrowth has obstructed the approach path as well as the site. The site is of archeological significance.</p>

ZONE	SR. NO.	LANDSCAPE FEATURES (NATURAL AND MANMADE)	NOTES	REMARKS
	99	MATHERAN RAILWAY  <p>The Matheran Railway - 1909.</p>  <p>The present Mini-train at Water Pipe station between Neral and Matheran.</p>  <p>The present Mini-train at Galti Dara.</p>	<p>By 1854, Neral was connected to Bombay by rail, on the Bombay-Pune line. The Ghaut road connecting Neral to Matheran was completed in 1856. For the next fifty years, the only mode of transport from Neral to Matheran was by means of horses and hand-drawn rickshaws. The inconvenience of this cumbersome and time consuming mode of transport led the Government to think of having a railway between Neral and Matheran and schemes were invited for the purpose. Sir Adamjee Peerbhoy the famous businessman and philanthropist of Bombay came forward with a practical scheme of laying down a mountain rail between Neral and Matheran, which was sanctioned by government in 1903. With painstaking efforts and perseverance by Hon. Abdul Hussein Peerbhoy, the son of Sir. Adamjee Peerbhoy and under the able supervision of well known engineer Raisaheb Hirachand, who planned the railway on the same lines as the Shimla-Kalka hill railway, the railway was completed in four years.</p> <p>The tracks of twelve miles were laid, at an expense of sixteen lacs and the railway was thrown open to public in 1907. The terminus of Matheran was located close to bazaar spine. The first trains were said to have been pulled by locomotives bought from the Darjeeling railway. Matheran railway distinctly differed from the G.I.P. railway in its gauge size of carriages and other details therefore, the railway came under the Tramway Act and not under the Railway Act and the railway was known as the Matheran Steam Tramway. Till 1927, the possession of the Matheran railway and its management was in the hands of the Peerbhoy family. Later the management was taken over by Gwalior Interests with Late Mr. Sohrabji Panday as the managing director, whose personal service and attention was responsible for increase in popularity of the Matheran railway.</p> <p>After independence, the railway was taken over by the G.I.P. railway and it is presently owned and managed by the Central railway. The railway track, about 21 kms. in length and a ruling gradient of 1in20 starts at Neral and proceeding northwards from there takes numerous turns and hairpin bends as it meets and crosses the Ghaut road (Neral road) at many points offering the most picturesque views throughout its entire stretch. On its way it halts at three intermediate stations Jumma Patti, Water Pipe and Adam Lodge before it reaches Matheran after a journey of about 2 hours. The Matheran railway is indeed the pride of Matheran and an important element of its tourist attraction.</p>	<p>Historic significance and uniqueness qualify the Matheran railway, the tracks and the carriages for grading of highest order. The railway needs regular maintenance and upkeep. The edges of railway corridor need stabilization and restoration as these have heavily eroded over the years leading to exposed and unsupported tree roots which will very soon lead to the collapse of numerous trees all along the corridor. Environmental quality and infrastructure of intermediate stations needs to be improved. Signages along the railway tracks indicating important locations and directions are needed.</p>