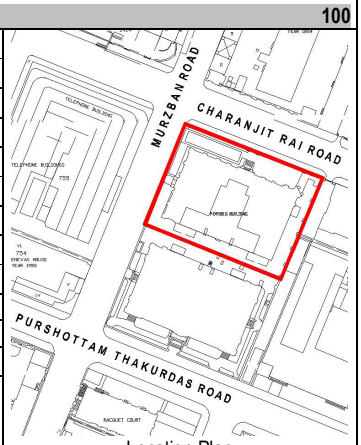
Forbes Building				100
		Common Ref No: 100 Card No: 142 Ward (Part): A (Part II) CS No: 753 (Fort division) Plot Area: 1872.92 sqm. B U Area: - Date: 22/12/04 Recorded by: Sachin Borkar Reviewed by: Int: Sonal Modak, Sachin Borkar Ext: Sonal Modak, Sachin Borkar Photo Ref. Photo Ref.: 100_Forbes building Internal photography permission denied	 Location Plan	
1.0		**Denomination**		
1.1	Name of Premises	Forbes Building		
1.2	Earlier Name	Indeterminable		
1.3	Built in:	Indeterminable	Extension Date (if any)	
2.0		**Access**		
2.1	Main	Charanjit Rai Road		
2.2	Subsidiary	Murzban Road		
3.0		**Ownership pattern**		
3.1	Present	Indeterminable		
3.2	Past	Indeterminable		
3.3	Status	Indeterminable		
4.0		**Use**		
4.1	Present	Commercial		
4.2	Past	Commercial		
4.3	Usage	Daily		
5.0		**Significance & value Classification**		
5.1	Townscape (Manmade)	The building forms a part of the planned Hornby Estate.		
5.2	Architectural Description	**Planning** Rectangular building stands on a corner plot with the entrance highlighted on the two sides of the building fronting adjacent roads. A small garden abuts the main entrance on the northern side. The building has a simple plan with a central staircase flanked with office space on either side. **Features** Arches and pediment-like features highlight the entrance. The façade has elements like pilasters, cornice bands, and decorative arched weather **Style** The building displays characteristics of the Neo-Classical Style		
5.3	Intrinsic	-		
5.4	Value Classification		Recommended grade	
6.0		**Topography**		
6.1	Floors	G + 5 with basement		
7.0		**Construction**		
7.1	Plinth	The building has a high plinth to accommodate a basement.		
7.2	Walls	The external walls are partly built in RCC and partly in brick with a cladding of finely dressed buff basalt stone. The internal walls are in brick.		
7.3	Floor	The floor is largely RCC slab supported on steel beams. At some places, timber joists as supporting members are observed.		
7.4	Stairs	The building has two staircases. The main staircase in the anterior portion of the building has an open well and is constructed in timber with the treads finished in stone. The railing is in timber. The mid-		

		landings are finished in contemporary tile and stone. The second staircase, which is a service staircase is located in the rear of the building and is constructed in RCC.
7.5	Openings	The openings on the ground floor and first floor are arched and those on the higher floors are flat. The windows and doors of the balconies are glazed and the ventilators are sashed. Step balconies have been provided at the first floor level. The building has a flat RCC roof.
7.6	Roofing	The building has a flat RCC roof.
7.7	Articulation	The rusticated façade has a central bay above the entrance with subsidiary bays on either sides of the building. Pilasters, cornice bands and other decorative façade details enhance the overall character.
7.8	Finishes	The floor has been relaid with contemporary tile and stone. The walls have been plastered and painted. The external stone clad wall has been painted. The staircase has also been finished with contemporary materials in tile and stone.
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -
7.10	Compound/ Fence/ Gate	The compound wall is built of buff basalt stone up to a height of approximately three and a half feet topped with a cast iron railing. Gateposts flank the main entrance gate.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	A small garden abuts the building on the northern side. The side open space is hard paved. A BEST substation is located on the side of the building. There are a few ancillary structures of a temporary nature built within the compound abutting the main building.
8.0		**Services & Utilities**
8.1	Lighting	The building gets natural light but is dependant on artificial lighting.
8.2	Ventilation	Besides natural ventilation to the common areas, all other office spaces have forced ventilation
8.3	Electricity	BEST
8.4	Water Supply	MCGM
8.5	Drainage (Plumbing & Sanitation)	MCGM
8.6	Fire Precaution	Every office has been equipped with intelligent fire detection system.
8.7	Other (HVAC/BMS/Security Systems)	All office premises in the building have central air conditioning system. Besides, many window air conditioners have been installed.
9.0		**Condition**
9.1	Plinth	Good
9.2	Walls	Fair - The external walls are in a well-maintained condition. Internally, many areas are devoid of internal partition brick walls
9.3	Floor	Fair – Covered by false ceilings and false floors
9.4	Stairs	Good
9.5	Openings	Fair - All windows and doors have been painted.
9.6	Roofing	Good
9.7	Articulation & Finishes	Fair - All special features, especially on the façade are painted
9.8	Services	Good
9.9	Out Buildings	Fair - The ancillary structures are painted and maintained.
9.10	Overall Conditions	Good | Maintenance level | Good
10.0		**Transformation**
	Form	No visible changes observed
	Structure	Partitions of a temporary nature have been installed as per the requirements of the user. Due to change in user over a period of time and execution of new interior layouts, conventional partition panels may have replaced internal partition walls. Water tanks and air-conditioning plant has been installed on the terrace.
	Articulation & Finishes	Internally, the soffit of ceiling, underside of the staircase has been covered thus hiding the original character and material.
11.0		**DP Remarks/ Perceived Threats**
		Building forms part of C1 zone
12.0		**Additional Notes/ References/ Documents available**
		Additional Notes: - **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc. Eicher Goodearth Ltd. (2002) *City Map – Mumbai,* Mumbai.



Projecting windows with ornamented pediments, prominent keystone etc



Entrance to the building, ornamented with semicircular pediment, rusticated joints, scroll bracket, floral pattern etc



Side façade with a projecting bay



Arched window opening detail with rusticated joints, dentil band etc



West side façade clad with buff stone, step balconies with cast iron railing, floor bands etc