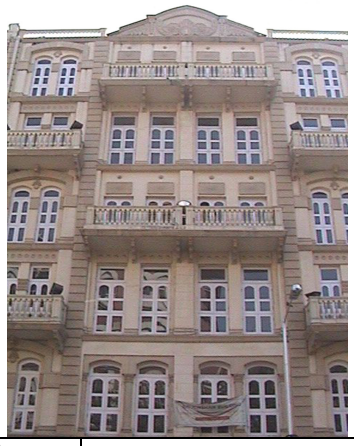
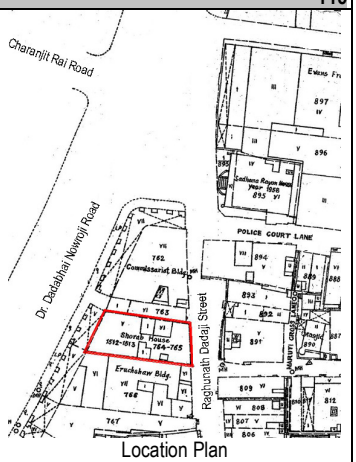
Eruchshaw building			115
		Common Ref No: 115 Card No: 157 Ward (Part): A (Part II) CS No: 766 (Fort division) Plot Area: 510.87 sqm. B U Area: - Date: 10/02/2004 Recorded by: Sonal Modak Reviewed by: Int: Sonal Modak, Zankhana Prajapati Ext: Sonal Modak, Zankhana Prajapati Photo Ref: 115_Eruchshaw Building.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

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

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



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



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



Projecting balcony with stone balustrade, brackets etc



Rear façade with rectangular openings