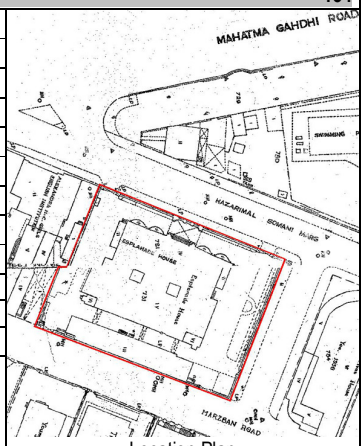
Esplanade Mansion			134
		Common Ref No: 134 Card No: 176 Ward (Part): A (Part II) CS No: 731 (Fort division) Plot Area: 2809.40 sq. mts. B U Area: - Date: 01/02/2005 Recorded by: Sonal Modak Reviewed by: Int: Permission denied Ext: Sonal Modak, Zankhana Prajapati Photo Ref.: 134_Esplanade Mansion	 Location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

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

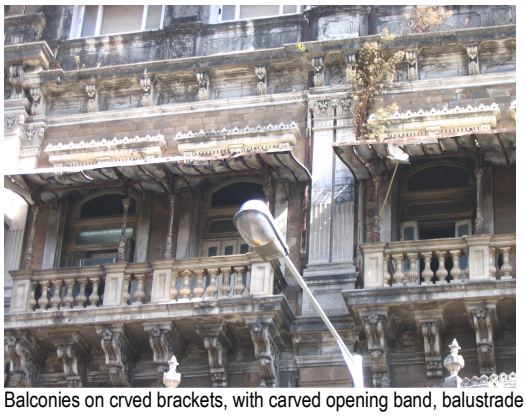
7.2	Walls	Indeterminable
7.3	Floor	Indeterminable
7.4	Stairs	Indeterminable
7.5	Openings	Arched openings with wooden frame glazed paneled shutters and ventilators above. Double storey high bay windows with GI sheet awnings supported by CI brackets.
7.6	Roofing	Indeterminable
7.7	Articulation	Decorative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



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



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



Balconies on crved brackets, with carved opening band, balustrade



Curved awning detail on cast iron brackets



Stone bracket details



Cornice and lintel level ornamentation detail



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



Façade ornamentation



Intricately carved stone gate posts



Window with balustrade, pediment, decorative spandrel, dentil bands



Bay windows with dentil band, curved chajjas over openings



Pilaster detail with floral bands