

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

| 362 SUKHANAND DHARAMSHALA | |
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|  | Common Ref No: 2005/GII/362 Card No: 46 Ward (Part): C Ward CS No: 2861 Plot Area: 750.01 sq m B U Area: NA Date: 12 th March 05 Record by: Abha Bahl Review by: Aishwarya Tipnis. Int: AB Ext: AB Photo Ref: 362(a) to (l) |
| |  |
| 1.0 | DENOMINATION |
| 1.1 | Name of Premises Sukhanand Dharmashala |
| 1.2 | Earlier Name Same as above |
| 1.3 | Built In 1910s Extension Date(if any) : 1980s |
| 2.0 | ACCESS ROADS |
| 2.1 | Main Vithalbhai Patel Road |
| 2.2 | Subsidiary C.P. Tank Road |
| 3.0 | OWNERSHIP PATTERN |
| 3.1 | Present Shree Gurmukhrai Sukhanand Digambar Jain Dharmashala Trust |
| 3.2 | Past Privately owned by Sukhanand Gurmukhrai |
| 3.3 | Status Trust |
| 4.0 | USE |
| 4.1 | Present Dharmashala and social gatherings |
| 4.2 | Past Same |
| 4.3 | Usage Periodic |
| 5.0 | SIGNIFICANCE & VALUE CLASSIFICATION |
| 5.1 | Townscape (Natural/Manmade) The Dharmashala is situated along the busy Vithalbhai Patel Road in the market areas of Bhuleshwar area. |
| 5.2 | Architectural Description Planning The main building is entered through a grand archway that leads into an entrance passageway. The Dharmashala office is accessed from this passage which opens onto the paved courtyard. From the arched colonnade skirting the courtyard, open halls are accessed which serve as resting/sleeping areas for the residents without separate rooms. The courtyard is also provided with a drinking water fountain, which is a modern amenity. A renovated concrete staircase in one corner of the courtyard leads to the two upper floors. Continuous colonnaded passages on each floor lead to the individual rooms. The west wing has been modernised and also houses a newly refurbished lecture hall replete with modern amenities like polished Kotah stone tiles patterned with white marble and red granite, dado of red and black granite, "Plaster of Paris" false ceiling etc. |

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| | | <p>Stylistic Classification</p> <p>This Baroque revival grey stone building is designed in the hybrid Colonial style of architecture. The façade is made striking by the use of a combination of elements – semi-circular arches, segmental, round and rectangular fenestrations as well as a colonnaded projecting balcony supported by carved stone brackets as the showpiece of the main façade, over the grand entrance archway. The straight-coursed rubble masonry work, painted white is interspersed by horizontal cornice and moulding bands of painted grey that adds to the pleasing appearance of the façade. In true hybrid style, the building is planned around a long narrow courtyard. At the ground level, a series of open semi-circular stone arches forms a peripheral colonnade. At the upper floors, an identical sequence of semi-circular stone arches front continuous passages at these levels. This is broken at the west wing where the original timber-framed flooring has been replaced by concrete floors supported by m.s. sections, colonnade removed and replaced by I-sections and blank brick parapet walls painted white.</p> |
| 5.3 | Intrinsic | <p>Character Defining Elements</p> <p>External Entrance archway flanked on either side by decorative columns and decorative carvings within the spandrels of the arch, colonnaded projecting balcony supported on decorative stone brackets, semi-circular arches, segmental, round and rectangular fenestrations, horizontal cornice and stucco moulding bands</p> <p>Internal Timber fretwork in fanlights. Segmental and semi-circular arched openings accentuated by stucco bands, decorative timber and cast iron brackets</p> |
| 5.4 | Value Classification | <p>Existing Grade: Grade III Recommended Grade: Grade III A(arc), B(per), B(des), E, J, B(des)</p> <p>This hybrid Colonial style building has unique architectural value with an amalgamation of neo-Classic, Baroque and vernacular style elements. Its main façade makes a very strong presence on the streetscape and is worthy of preservation. In addition, it is archetypal of the early 20th century period that it was built in and has significant value to the Digambar Jain community.</p> |
| 6.0 | | TOPOGRAPHY |
| 6.1 | Floors | Ground + two upper |
| 7.0 | | CONSTRUCTION |
| 7.1 | Plinth | The 2½ ft high plinth is constructed of grey Kurla stone masonry. |
| 7.2 | Walls | The external walls have grey straight-coursed rough-cut masonry painted white. |
| 7.3 | Floor | Timber framed floor with T.W. joists and boardings. In the renovated sections, M.S. sections have replaced original framing and concrete floors |

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| | | have come in place of the timber boardings. |
| 7.4 | Stairs | Double flight staircase in reinforced cement concrete. |
| 7.5 | Openings | On the façade, segmental arches in limestone with keystones and label moulding over the arch. A large semi-circular entrance arch in limestone with a prominent keystone. The stone balcony in the centre of the façade is supported by a series of 5 carved brackets. On the interior facades, facing the courtyard, series of semicircular arches on each floor are in limestone. On the first floor, the arches are supported by rusticated Kurla stone masonry piers, whereas on the second floor arches have supporting Doric columns backed by square piers in limestone. |
| 7.6 | Roofing | Timber-framed roof with brick-bat coba. |
| 7.7 | Articulation | Decoration within the spandrels of the entrance arch and carved Corinthian capitals on the pair of flanking colonettes are in limestone painted grey. All other details including cornice bands, denticulation, framing mouldings, hood moulds over arches etc. are also in limestone, painted grey. Ornamental mouldings on the balcony stone parapet wall in limestone, painted grey and white. Delicate carvings in limestone on the curve of the semi-circular arches with carved ornamental keystones. Corner portion of the building has large tiled roof overhangs, supported by timber frames and ornate cast iron brackets. |
| 7.8 | Finishes | The external walls showing the actual stone masonry are painted white. The internal walls in the renovated wing are plastered and painted white. In the older wings, the stone masonry is kept exposed. The arches, keystones, parapet walls and other details like mouldings, cornice bands etc. are painted grey. The staircase has polished Kotah stone treads and risers. The dado on the wall along the staircase has glazed ceramic and granite tiles. The floor surfaces are varied – timber boardings with stone tiles are present in the upper floors of the building whereas the ground floor has marble steps and platform at the entrance and inside the lobby, basalt falgstone flooring laid in a chequered pattern is also visible in some rooms. The west wing including a newly refurbished lecture hall has polished Kotah stone tiles patterned with white marble and red granite, dado of red and black granite, “Plaster of Paris” false ceiling etc. |
| 7.9 | Interiors (Movable & Immovable) | Some original teakwood furniture pieces in the entrance lobby and office portions including some frames, benches and tables. |
| 7.10 | Compound/Fence/Gate | The cast iron gates are hinged on the pair of stone colonettes flanking the entrance gateway. |
| 7.11 | Curtilege/ Unbuilt space/out buildings/landscape | The rectangular courtyard space is paved over with polished Kotah stone tiles. At one end, a drinking water fountain has been recently provided. This is clad with white glazed ceramic tiles. |
| 8.0 | SERVICES & UTILITIES | |
| 8.1 | Lighting | Electric light fixtures and natural light |
| 8.2 | Ventilation | Ceiling and wall-mounted electric fans, and natural ventilation through windows and balconies. |
| 8.3 | Electricity | Electricity is supplied by the B.E.S.T. |
| 8.4 | Water Supply | Water supply is provided by the B.M.C. |

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| 8.5 | Drainage (Plumbing and sanitation) | Rainwater down take pipes drain the water from the tiled roof. Water supply pipes and soil pipes are connected to the toilet and wash areas. |
| 8.6 | Fire Precaution | Fire extinguishers present. |
| 8.7 | Other (HVAC/BMC/Security Systems) | Manned by private security guards. |
| 9.0 | | CONDITION |
| 9.1 | Plinth | The stone plinth is largely in sound structural condition however rising damp is visible in some places. |
| 9.2 | Walls | The walls do not any signs of structural distress or defects. condition in the renovated wing. In the older wings, water seepage can be seen on the surface as well as a few cracks in the stone masonry. |
| 9.3 | Floor | The floor is in structurally stable condition in the renovated wing. The original timber-framed flooring has been replaced by concrete floors supported by M.S. sections in the renovated wing. |
| 9.4 | Stairs | The new concrete staircase is in a structurally stable condition. |
| 9.5 | Openings | All the arched openings are in well maintained and the window frames and shutters are in operational condition. |
| 9.6 | Roofing | The roof is does not show any signs of structural interventions but requires water-proofing treatment. |
| 9.7 | Articulation & Finishes | All the details and carvings in limestone on the façade are painted grey and do not display any signs of deterioration. In the older wings, the stone floor surface seems a little worn out. In the newly renovated wing, the colonnade in the verandah has been removed and replaced by I-sections and blank brick parapet walls painted white. |
| 9.8 | Services | Lighting and all other electric fixtures are periodically maintained. There is no problem with the electricity and water supply from the authorities. Fire safety and security are adequate. |
| 9.9 | Outbuildings | Not applicable |
| 9.10 | Overall Condition | Fair Maintenance level : Regular |
| 10.0 | | TRANSFORMATION |
| 10.1 | Form | None |
| 10.2 | Structure | The original timber-framed flooring has been replaced by concrete floors supported by M.S. Sections in the renovated wing. |
| 10.3 | Articulation & Finishes | In the newly renovated wing, the colonnade in the verandah has been removed and replaced by I-sections and blank brick parapet walls painted white. |
| 11.0 | | DP REMARKS/PERCEIVED THREATS |
| | | None |
| 12.0 | | ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION |
| | | This hybrid Colonial style building has unique architectural value with an amalgamation of neo-Classic and vernacular style elements. Its main façade makes a very strong presence on the streetscape and is worthy of preservation. In addition, it is archetypal of the early 20 th century period that it was built in and has significant value to the Digambar Jain community. |

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