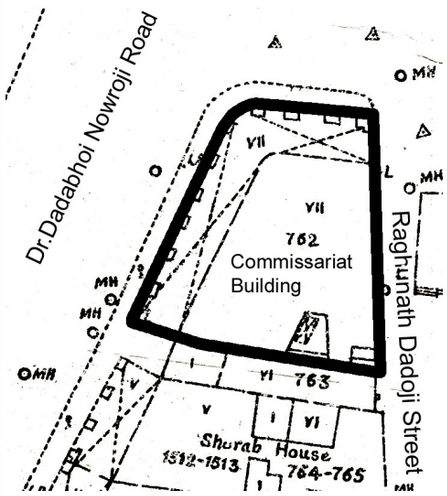


Common Ref. No.:	
Card No.:	A-41
Ward (Part):	A-II
CS No.:	762
Plot Area:	340.58 sq.m.
B U Area:	1787.92 sq.m.
Date:	November, 2005
Record by:	Gauri P, Uma P
Review by:	Neera Adarkar
Internal:	As above
External:	As above
Photo Ref.:	T-III-A:\Ward A\ Commissariat Building



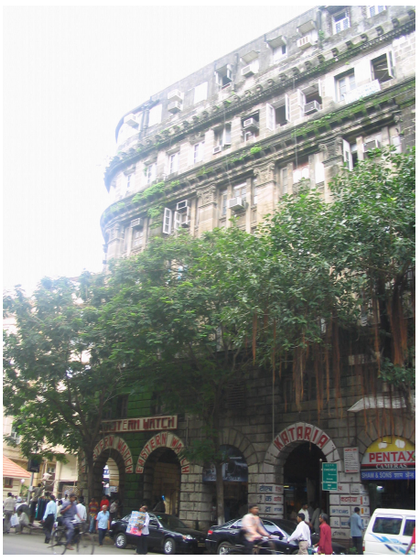
1.0	**Denomination**			
1.1	Name of Premises	Commissariat Building		
1.2	Earlier Name	Not applicable		
1.3	Built in	Late 19th century	Extension Date (if any)	Not available
2.0	**Access**			
2.1	Main	Dr. Dadabhoy Nowroji Road		
2.2	Subsidiary	R. Dadaji Street		
3.0	**Ownership Pattern**			
3.1	Present	Not available		
3.2	Past	Not available		
3.3	Status	Private		
4.0	**Use**			
4.1	Present	Commercial		
4.2	Past	Commercial		
4.3	Usage	Regular commercial use		
5.0	**Significance & Value Classification**			
5.1	Townscape (Natural / Manmade)	Located at the junction of Dr. Dadabhoy Nowroji Road, which is one of the major North-South roads and R. Dadaji Street. Forms part of Fort Precinct.		
5.2	Architectural Description	Displays a high architectural value because of its scale appropriate to its location and public character. This building is characterized by the semicircular arcade on the ground floor and typical Neo-classical decorative pilaster rising from 2nd, 5th and 6th floor levels. Typical scrolled pediments are seen above the windows of 2nd floor. This corner structure creates an avenue on the Dr. Dadabhoy Nowroji Road on which stand the important commercial buildings of the Fort area.		
5.3	Intrinsic	This building along with the other buildings on eastern front of Dr. Dadabhoy Nowroji Marg creates a heritage streetscape although not as imposing as the western front of D.N. road. This road was developed under public design controls by City Improvement Trust. There were no restrictions on the designs of the facades which were conceived and built by different architects, but each building was required to have an arcade, which acted as the physical and visual element that tied together varying architectural styles. This enhanced the legibility of Hornby Road as an urban streetscape.		
5.4	Value Classification	A(arc), B(des), I(sce), G(grp)	Recommended Grade	**II A**
6.0	**Topography**			
6.1	Floors	G + 6		

7.0	**Construction**			
7.1	Plinth	Black Basalt stone in coursed ashlar masonry		
7.2	Walls	Brick masonry walls		
7.3	Floor	R.C.C. floor slab		
7.4	Stairs	Openwell wooden staircase with wooden frames and glazed shutters		
7.5	Openings	Rectangular openings with wooden frames and glazed shutters		
7.6	Roofing	Flat roof terrace		
7.7	Articulation	It has features like decorative pilaster flanking from 2nd, 5th and 6th floor levels. Typical scrolled pediments are seen above the windows of 2nd floor.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	None		
8.0	**Services & Utilities**			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Windows air-conditioning units		
9.0	**Condition**			
9.1	Plinth	Fair (No settlement or cracks observed but needs maintenance)		
9.2	Walls	Fair (Dampness observed at few places)		
9.3	Floor	Fair		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Fair		
9.6	Roofing	Fair (Leakage observed at few places)		
9.7	Articulation & Finishes	Fair		
9.8	Services	Fair (Drainage pipes need maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	**Transformation**			
10.1	Form	Hoardings added on the ground floor.		
10.2	Structure	Upper floor added later.		
10.3	Articulation & Finishes	No transformation		
11.0	**DP Remarks / Perceived Threats**	Plot falls under Commercial Zone on proposed Development Plan. (D.P.)		
12.0	**Additional Notes / References / Documents Available**	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai, **Dwivedi, Mehrotra** Bombay, The Cities Within Bombay 1995		

Commissariat Building



View from Dr. Dadabhoy Nowroji Marg



View hidden due to the vegetation





Window air-conditioning units added on the façade



Cornice band at 2nd and 5th floor



Plant growth on the façade