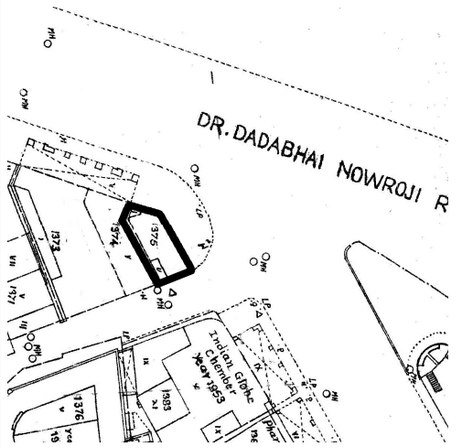


Common Ref. No.:	
Card No.:	A-44
Ward (Part):	A-II
CS No.:	1375
Plot Area:	77.76 sq.m.
B U Area:	256.34 sq.m.
Date:	August, 2005
Record by:	Gauri J, Ambika K
Review by:	Neera Adarkar
Internal:	As above
External:	As above
Photo Ref.:	T-III-A:\Ward A\ Terminus View



1.0	**Denomination**			
1.1	Name of Premises	Terminus View		
1.2	Earlier Name	Not applicable		
1.3	Built in	Early 20th century	Extension Date (if any)	Not applicable
2.0	**Access**			
2.1	Main	Dr. Dadabhoy Nowroji Marg (Hornby Road)		
2.2	Subsidiary	Mangesh Shenoy Street		
3.0	**Ownership Pattern**			
3.1	Present	Trustees of Thakar Vasanjee Gangadhar Charities		
3.2	Past	Trustees of Thakar Vasanjee Gangadhar Charities		
3.3	Status	Tenanted		
4.0	**Use**			
4.1	Present	Commercial		
4.2	Past	Commercial		
4.3	Usage	Regular public use		
5.0	**Significance & Value Classification**			
5.1	Townscape (Natural / Manmade)	Located prominently on Dr. Dadabhoy Nowroji Marg, which is one of the major North-South arterial roads. Forms a part of Fort Precinct.		
5.2	Architectural Description	This building on Dr. Dadabhoy Nowroji Marg was earlier in close proximity to the Bazaar Gate near G.P.O. This building with Neo-Classical features like semicircular Florentine arcade on the ground floor with columns of Doric order flanking from ground to first floor. Cornice band are seen at all levels except fourth floor, where cornice band of first floor bears a band of vitruvian scroll with dentils below and fifth floor just have dentils below the cornice band. Ionic columns are seen flanking from third floor to fifth floor.		
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 Dr. 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), G(grp), B(per), I(sce)	Recommended Grade	**II A**
6.0	**Topography**			
6.1	Floors	G + 5		

7.0	**Construction**			
7.1	Plinth	Black Basalt stone low plinth in coursed ashlar masonry		
7.2	Walls	Brick masonry walls		
7.3	Floor	R.C.C. floor slab		
7.4	Stairs	Open well R.C.C. staircase		
7.5	Openings	Rectangular openings with wooden frames and glazed shutters on all floors except on third floor level, which has semicircular windows.		
7.6	Roofing	Flat roof with terrace		
7.7	Articulation	Channeled rustication seen for ground and first floor. The windows have architraves with keystones. Cornice bands are seen at all levels except fourth floor, where as cornice band of 1st floor bears a band of vitruvian scroll with dentils below it.		
7.8	Finishes	Malad stone cladded façade and internally 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)	Not provided		
9.0	**Condition**			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good		
9.4	Stairs	Fair		
9.5	Openings	Good		
9.6	Roofing	Fair (Leakages observed at few places)		
9.7	Articulation & Finishes	Good		
9.8	Services	Good (Drainage pipes need no replacement)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	**Transformation**			
10.1	Form	No transformation		
10.2	Structure	No transformation		
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		



View from Dadabhai Nowroji Road





Façade divided in to four bays by the ionic pilasters





View of the entrance



Windows have decorative motifs at the parapet level