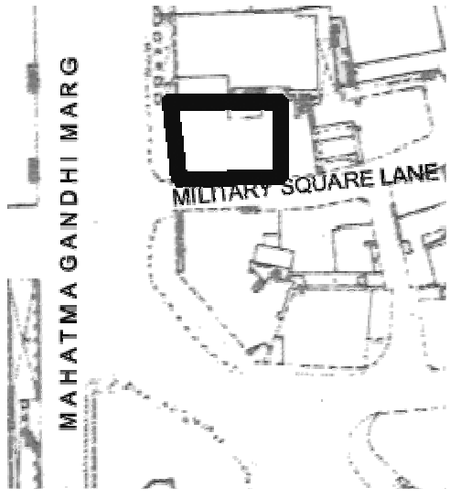


Common Ref. No.:	
Card No.:	A-72
Ward (Part):	A-III
CS No.:	Not available
Plot Area:	Not available
B U Area:	Not available
Date:	March, 2005
Record by:	Gauri J, Deepti S
Review by:	Neera Adarkar
Internal:	As above
External:	As above
Photo Ref.:	T-III-A:\Ward A\ Jehangir Building



1.0	**Denomination**			
1.1	Name of Premises	Jehangir Building		
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	Mahatma Gandhi Marg (Esplanade Road)		
2.2	Subsidiary	Military Square Lane		
3.0	**Ownership Pattern**			
3.1	Present	Not available		
3.2	Past	Not available		
3.3	Status	Tenanted		
4.0	**Use**			
4.1	Present	Residential, Commercial		
4.2	Past	Residential, Commercial		
4.3	Usage	Regular residential and commercial use		
5.0	**Significance & Value Classification**			
5.1	Townscape (Natural / Manmade)	Located at the junction of Mahatma Gandhi Marg (Esplanade Road), which is one of the important North-South roads in Fort area, and Military Square Lane. Forms a part of Fort Precinct.		
5.2	Architectural Description	This is a Neo-classical style building with an arcade on the ground floor, planned on the lines of the D. N. Road scheme which serves as a pedestrian street. The projecting balconies with decorative balustrade and is supported by decorative brackets. The sloping arcade on the ground floor has corbelling done in rectangular arches which form its support system. One of the corners rises above the terrace in a square pavilion style structure complete with miniature domes.		
5.3	Intrinsic	This building of the early 20th century designed by George Witette exhibits a character similar to the buildings on the Dr. Dadabhoy Nowroji Marg.		
5.4	Value Classification	A(arc), D(bio)	Recommended Grade	**III**
6.0	**Topography**			
6.1	Floors	G + 3		
7.0	**Construction**			
7.1	Plinth	Malad stone cladded plinth in coursed ashlar masonry		
7.2	Walls	Brick masonry walls		
7.3	Floor	R.C.C. floor slab		

7.4	Stairs	Straight flight wooden staircase		
7.5	Openings	Rectangular openings with wooden frames and glazed shutters		
7.6	Roofing	Flat roof with terrace		
7.7	Articulation	This Malad stone cladded building has projecting balconies with decorative balustrade and brackets and the ground floor has semicircular florentine arches.		
7.8	Finishes	Externally Malad stone cladded 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, good natural lighting		
8.2	Ventilation	Natural and artificial, good 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 (No sagging observed)		
9.4	Stairs	Good (Wooden members need maintenance)		
9.5	Openings	Good		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Good (Well maintained)		
9.8	Services	Good (Drainage pipes need maintenance)		
9.9	Outbuildings	Good		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	**Transformation**			
10.1	Form	Commercial sign boards seen on the ground floor.		
10.2	Structure	MS sections are added for support.		
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.		

Jehangir Building













