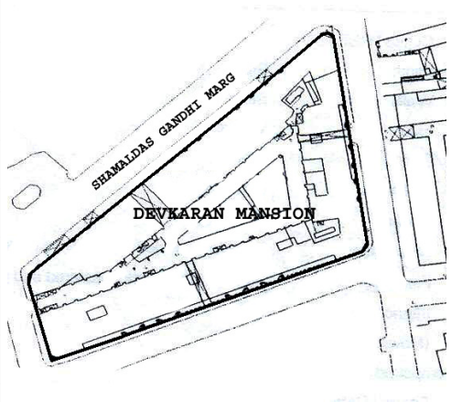


Common Ref. No.:	
Card No.:	C-17g
Ward (Part):	C
CS No.:	1038
Plot Area:	5418.94 sq.m.
B U Area:	16256.82 sq.m.
Date:	June, 2005
Record by:	Gauri J, Anup S
Review by:	Neera Adarkar
Internal:	As above
External:	As above
Photo Ref.:	T-III-C:\Ward C\ Devkaran Mansion



1.0	**Denomination**			
1.1	Name of Premises	Devkaran Mansion		
1.2	Earlier Name	Not applicable		
1.3	Built in	1927	Extension Date (if any)	Not available
2.0	**Access**			
2.1	Main	Shamaldas Gandhi Marg (Princess Street)		
2.2	Subsidiary	Pathak Wadi Road		
3.0	**Ownership Pattern**			
3.1	Present	Amratlal Kalidas, Sakarchand Motilal, Kahalbhai Bhunderbhai, Chandulal Sarabhai, Motichand Girdharlal Kapadia		
3.2	Past	The City of Bombay Improvement Trust		
3.3	Status	Private		
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)	The building stands on a triangular plot on the junction. Part of group of buildings clubbed together to form a continuous façade along Shamaldar Gandhi Marg and Pathakwadi.		
5.2	Architectural Description	This basalt stone structure displays a blend of both Victorian style architecture as well as Vernacular influences as seen in the detailing of the balconies, posts and, fascias. Corner façade is chamfered with a prominent semi circular balcony supported on elaborate bracket in stemmed petal formations. Balconies have elaborate and decorative jhilmils with geometric patterns and timber convex profile roofs. Grooved pilasters divide each bay and, a continuous cornice runs across the width of the building. The corners are accentuated at the base by decorative floral stem patterns. Has a central chowk.		
5.3	Intrinsic	Building is owned by Sindhi Community. This building located on Shamaldas Gandhi Road front is built as per stipulated regulations and hence opens up vistas for the city.		
5.4	Value Classification	A(arc), B(per), G(grp), I(sce),	Recommended Grade	**III**
6.0	**Topography**			
6.1	Floors	G + 3		
7.0	**Construction**			
7.1	Plinth	Black Basalt stone plinth in coursed ashlar masonry		
7.2	Walls	Brick masonry walls		

7.3	Floor	Wooden joist flooring		
7.4	Stairs	Wooden straight flight staircase with simple balusters and newel post		
7.5	Openings	Rectangular openings with wooden frames and glazed shutters		
7.6	Roofing	Flat roof terrace		
7.7	Articulation	Façade is divided into bays by pilaster with Corinthian columns. Façade is arched on first floor. Balconies have elaborate and decorative railings with geometric patterns and timber convex profile roofs. Grooved pilasters divide each bay and, a continuous cornice runs across the width of the building. The corners are accentuated at the base by decorative floral stem patterns.		
7.8	Finishes	Stone, stucco work externally. 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)	Windows air-conditioning units at some places		
9.0	**Condition**			
9.1	Plinth	Fair (No settlement or cracks observed but needs maintenance)		
9.2	Walls	Fair (Needs plastering and painting)		
9.3	Floor	Fair (No sagging observed)		
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	Good (Well maintained)		
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	Ground floor covered by signages and hoardings.		
10.2	Structure	Addition of one floor incongruous to the original structure.		
10.3	Articulation & Finishes	Cable and drainage pipes on front façade. Steel brackets at some places.		
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		

Devkaran Mansion



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