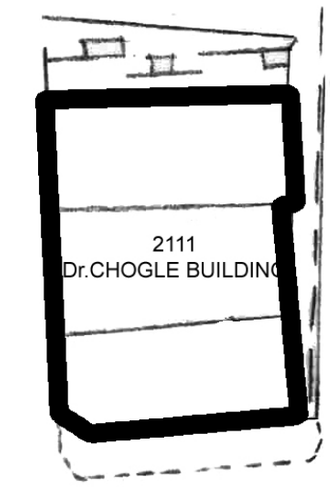


Common Ref. No.:	
Card No.:	C-21
Ward (Part):	C
CS No.:	2111
Plot Area:	1121.25 sq.m.
B U Area:	3363.75 sq.m.
Date:	June, 2005
Record by:	Gauri J, Anup S
Review by:	Neera Adarkar
Internal:	As above
External:	As above
Photo Ref.:	T-III-C:\Ward C\Dr. Chogle Building



1.0	**Denomination**			
1.1	Name of Premises	Dr. Chogle 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	Jagannath Shankarshet Road (Girgaum Road)		
2.2	Subsidiary	St. Francis Xavier Lane		
3.0	**Ownership Pattern**			
3.1	Present	Dr. Arun Ramesh Chogle and others		
3.2	Past	Dr. Arun Ramesh Chogle and others		
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 on a corner plot of Jagannath Shankarshet Road, which is one of the major North-South roads pasing through the high density Girgaon area.		
5.2	Architectural Description	This building a typically chamfered corner façade with foot balconies with metal railings has Neo-classical features like the V shaped and channeled rustication on the front façade. Decorative architraves around semicircular windows with keystones, cornice bands are seen at all floor levels, The decorative motifs in plaster highlight the parapets.		
5.3	Intrinsic	This building in the old Girgaum area owned by a Marathi family. Located on the road which was known as Girgaon Back Road, a narrow road in the Native Town's Marathi speaking locality dotted with vernacular houses set amidst coconut plantations. The redeveloped plots in the early decades of 20th century are therefore narrow and create a street front of closely clubbed buildings. The chawls on this road however are on large plots very often with courtyards.		
5.4	Value Classification	A(arc), B(des)	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	Load bearing brick walls		

7.3	Floor	Wooden joist flooring		
7.4	Stairs	Wooden straight flight staircase with decorative newel post and balusters		
7.5	Openings	Semicircular openings with wooden frames and glazed shutters		
7.6	Roofing	Sloping roof with Mangalore tiles and wooden trusses		
7.7	Articulation	Cornice bands seen at all floor levels. Decorative architraves around the semicircular windows with keystones.		
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)	Not provided		
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		
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	Box grills and chajjas added later.		
10.2	Structure	Balcony on second floor supported by MS channels.		
10.3	Articulation & Finishes	No transformation		
11.0	**DP Remarks / Perceived Threats**	Plot affected by shopline on proposed Development Plan. (D.P.)		
12.0	**Additional Notes / References / Documents Available**	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

Dr. Chogle Building



View from the junction



Decorative archivolts for the windows



Decorative motifs at the parapet level



Channeled rustication on the corner edges of the building



Series of segmental arched windows on the side façade