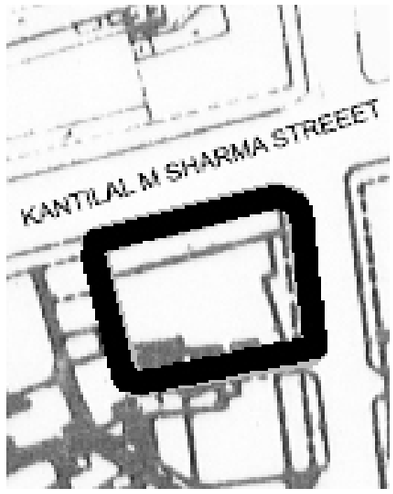


Common Ref. No.:	
Card No.:	C-46
Ward (Part):	C
CS No.:	1009
Plot Area:	516.73 sq.m.
B U Area:	1937.73 sq.m.
Date:	June, 2005
Record by:	Gauri J, Anup S
Review by:	Neera Adarkar
Internal:	As above
External:	As above
Photo Ref.:	T-III-C:\Ward C\ Chandabhoy Building



1.0	**Denomination**			
1.1	Name of Premises	Chandabhoy Building		
1.2	Earlier Name	Not applicable		
1.3	Built in	1933	Extension Date (if any)	Not applicable
2.0	**Access**			
2.1	Main	Kantilal M. Sharma Street		
2.2	Subsidiary	Mangaldas Road		
3.0	**Ownership Pattern**			
3.1	Present	Kikabhoy Chandabhoy		
3.2	Past	Kikabhoy Chandabhoy		
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 the junction of Mangaldas Road and Kantilal M. Sharma Street which is a branch of Shamaldas Gandhi Marg and is popularly known as Lohar Chawl.		
5.2	Architectural Description	This stone structure is in Neo-classical style. The Ground floor has openings spanned by semicircular arches and a continuous cornice runs across the façade at the base of first and third floor. The cornice has small bracket like projections at the base. The second floor has stucco shields, which give it an impressive appearance. Fenestrations are rectangular, divided by a pilaster and have a small projection above the head. Windows are paneled and glass shuttered. At terrace level, the parapet is raised at the corners.		
5.3	Intrinsic	Lohar Chawl is a busy trading area dealing in various electrical and hardware products. This character hides and damages the architectural heritage value.		
5.4	Value Classification	A(arc), I(sce), F	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	R.C.C. floor slab		

7.4	Stairs	Wooden dog legged staircase with simple balusters and newel posts		
7.5	Openings	Regular full length openings with timber panels and glazed shutters		
7.6	Roofing	Flat roof terrace		
7.7	Articulation	Ground floor has openings spanned by semicircular arches and a continuous cornice runs across the façade at the base of first and third floor. The cornice has small bracket like projections at the base. The second floor has stucco shields, which give it an impressive appearance.		
7.8	Finishes	Stone cladding and partly painted. 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 (To be checked for dampness)		
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	Good (Well maintained)		
9.8	Services	Fair (Drainage pipes need maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Good	Maintenance level	Good
10.0	**Transformation**			
10.1	Form	Chajjas, grills, air-conditions and hoardings added on front façade.		
10.2	Structure	Top floor is an addition but in a fair blend.		
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		

Chandabhoy Building



View from Kantilal M Sharma Street



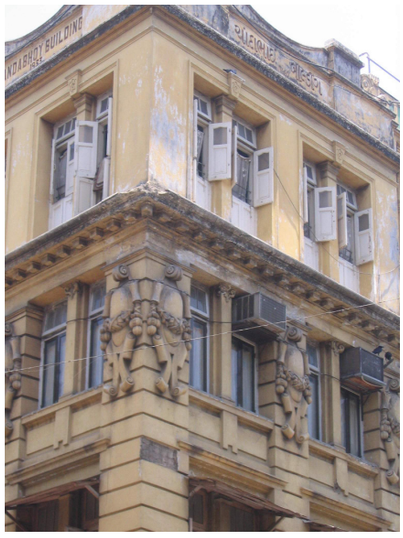
View of the facade



The façade has channeled rustication with decorative motifs



Name of the building encrypted above the double shutter windows



Dentils seen below the cornice band



Decorative key stones are obscured due to the electric cables

Right side elevation not seen due to the proximity of adjoining buildings