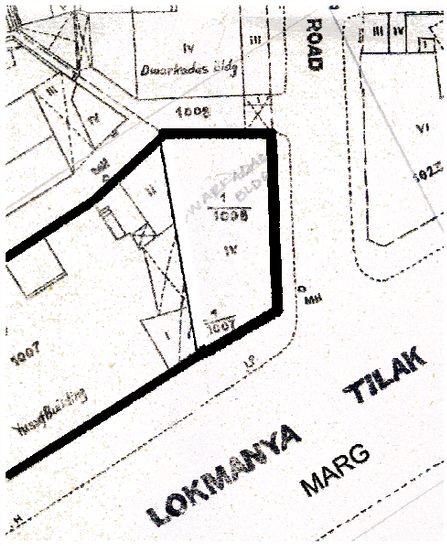


Common Ref. No.:	
Card No.:	C-49
Ward (Part):	C
CS No.:	1008, 1 / 1008
Plot Area:	727.43 sq.m.
B U Area:	2327.78 sq.m.
Date:	June, 2005
Record by:	Gauri J, Keshav S
Review by:	Neera Adarkar
Internal:	As above
External:	As above
Photo Ref.:	T-III-C:\Ward C\ Dwarkadas Building 1 and 2



1.0	**Denomination**				
1.1	Name of Premises	Dwarkadas Building 1 and 2			
1.2	Earlier Name	Not applicable			
1.3	Built in	1935	Extension Date (if any)	Not available	
2.0	**Access**				
2.1	Main	Mangaldas Road			
2.2	Subsidiary	Lokmanya Tilak Marg (Carnac Road)			
3.0	**Ownership Pattern**				
3.1	Present	Charandas Dwarkadas, Vimla Charandas Dwarkadas, Ravindra			
3.2	Past	Dwarkadas Kanji, Charandas Dwarkadas, Smt. Vinita Charandas Dwarkadas, Ravindra Charandas Dwarkadas Dharamkumar Charandas Dwarkadas, Bharati Charandas Dwarkadas.			
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)	Building at the junction of Mangaldas Road and Lokmanya Tilak Marg, which is one of the major East-West connections on which Crawford Market located.			
5.2	Architectural Description	The building shows Vernacular style architecture with the balconies running along the entire periphery and having teakwood floor and Mangalore tile roofing. The openings of the balconies are rectangular camber arches with half louvered and half paneled shutters. Neo-classical features like semicircular arched openings having decorative keystone and pointed plaster masonry work.			
5.3	Intrinsic	This Vernacular building is post the Neo-clasical period of 1910-20 in the vicinity.			
5.4	Value Classification	A(arc), C(seh), I(sce)	Recommended Grade	**III**	
6.0	**Topography**				
6.1	Floors	G + 3			
7.0	**Construction**				
7.1	Plinth	Stone masonry plinth (cladded in Granite)			
7.2	Walls	Brick walls			
7.3	Floor	Teakwood floor over steel frames			

7.4	Stairs	Two staircases - one wooden dog legged, other steel spiral staircase		
7.5	Openings	Full height openings with wooden frames and glazed shutters		
7.6	Roofing	Pitched roof with Mangalore tiled supported by wooden trusses		
7.7	Articulation	Continuous balcony with timber railings and posts on the top floors. Semicircular arched openings having decorative keystone.		
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, 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)	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	Poor (Sagging observed at few places)		
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	Air conditioners added on front façade.		
10.2	Structure	Addition of one floor. Addition of chajjas.		
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		

Dwarkadas Building 1 and 2



View from Lokmanya Tilak Marg

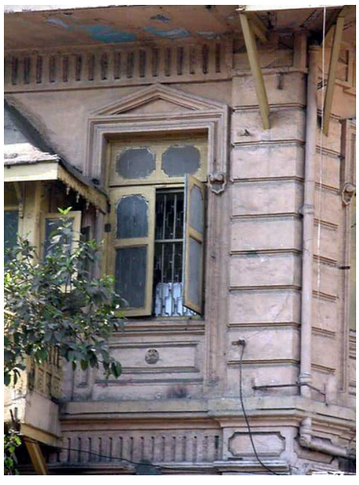




Decorative wooden balusters



3rd floor windows have been transformed to glazed folding windows



Channeled rustication seen at the corner edge and decorative architraves around the widows



Balconies supported by MS sections

