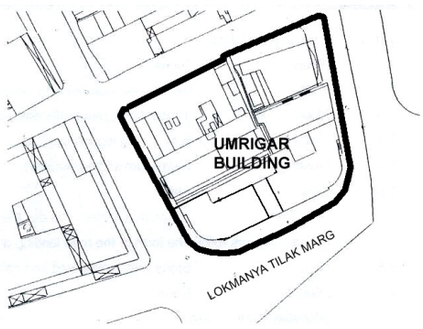


Common Ref. No.:	
Card No.:	C-50
Ward (Part):	C
CS No.:	1028
Plot Area:	566.89 sq.m.
B U Area:	2125.83 sq.m.
Date:	June, 2005
Record by:	Gauri J, Ambika K
Review by:	Neera Adarkar
Internal:	As above
External:	As above
Photo Ref.:	T-III-C:\Ward C\ Umrigar Building



1.0	**Denomination**			
1.1	Name of Premises	Umrigar Building		
1.2	Earlier Name	Not applicable		
1.3	Built in	1946	Extension Date (if any)	Not applicable
2.0	**Access**			
2.1	Main	Lokmanya Tilak Marg (Carnac Road)		
2.2	Subsidiary	Sheikh Memon Street		
3.0	**Ownership Pattern**			
3.1	Present	Jyoti Premji Rambhiya and Aruna Hemant Chheda		
3.2	Past	Abdul Kader Haji Mahomed Abbas, Shri Durga Saran Mehra, Shri Devi Saran Mehra, Om Saran Mehra, Smt. Kishan Pare Binda Saran and Smt. Kamlabai Bodhram.		
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)	The building is opposite the Police Commissioners Office (a heritage building with a distinctly different visual character) on Lokmanya Tilak Marg, creates termination points to the avenues of Sheikh Memon Street and Abdul Rehman Street.		
5.2	Architectural Description	This imposing corner building is in Neo-classical style. The large façade on the L.Tilak road is symmetrical with two bays of vertical character with plaster pointing placed just before the façade curves along the corners on both the sides. Corner facades are accentuated with pediments and pilasters. The ground floor openings are spanned by semicircular arches, and the central entrance has louvered windows. The surface is plaster pointed with the openings detailed in the form of pointed voussoirs.		
5.3	Intrinsic	This building located on the boundary of wards C and A. Built by a Muslim later sold to Hindu members from Hindu community.		
5.4	Value Classification	A(arc), G(grp), I(sce)	Recommended Grade	**III**
6.0	**Topography**			
6.1	Floors	G + 4		
7.0	**Construction**			
7.1	Plinth	Black Basalt stone plinth in coursed ashlar masonry		
7.2	Walls	Brick masonry walls		

7.3	Floor	Partly wooden joist flooring and partly MS flooring		
7.4	Stairs	R.C.C. dog legged staircase with decorative wooden balustrade and a newel post		
7.5	Openings	Aluminium sliding windows		
7.6	Roofing	Flat roof terrace		
7.7	Articulation	Vertical pilasters divide the structure into bays housing openings. Balconies with detailed parapets added to façade. Corners follow the form of the road lending a symmetrical appearance to the building. The ground floor openings are spanned by semicircular arches, and the central entrance has louvered windows. The surface is plaster pointed with the openings detailed in the form of pointed voussoirs.		
7.8	Finishes	Externally stone finished 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, 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)	Window air-conditioning units at some places		
9.0	**Condition**			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Fair (Dampness observed at few places)		
9.3	Floor	Fair (No sagging observed)		
9.4	Stairs	Good (Needs maintenance)		
9.5	Openings	Poor		
9.6	Roofing	Fair (No leakage observed)		
9.7	Articulation & Finishes	Good		
9.8	Services	Fair (Drainage pipes need maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Good	Maintenance level	Fair
10.0	**Transformation**			
10.1	Form	Balconies enclosed at some places. Hoardings adorn the entire ground and first floor façade. Air-conditioners and grills added.		
10.2	Structure	Timber joists and beams replaced by steel at some places.		
10.3	Articulation & Finishes	No transformation		
11.0	**DP Remarks / Perceived Threats**	Plot located near the Ward Boundary and falls under Commercial Zone on proposed Development Plan. (D.P.)		
12.0	**Additional Notes / References / Documents Available**	Notes: Haphazard network of cables on façade. Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		



Front elevation



Pediment seen at the 4th floor level



View from Lokmanya Tilak Marg



Decorative pilasters at intervals on the façade



Decorative concrete jali at the parapet level



Commercial sinages encroached till the 1st floor

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