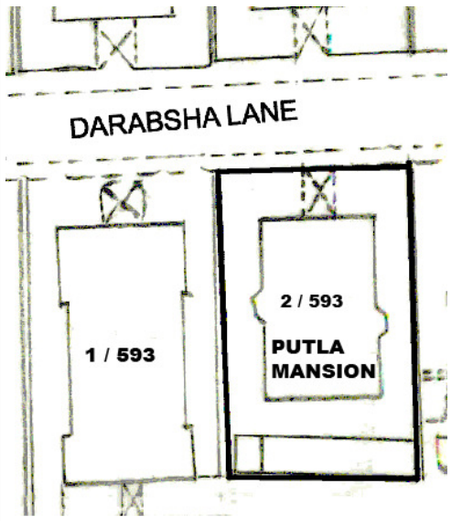


Common Ref. No.:	
Card No.: D-71c	
Ward (Part): D-II	
CS No.: 2 / 593	
Plot Area: 844.49 sq.m.	
B U Area: 1688.98 sq.m.	
Date: February, 2005	
Record by: Gauri J, Ojas P	
Review by: Neera Adarkar	
Internal: As above	
External: As above	
Photo Ref.: T-IV-D:\Ward D\Putla Mansion	



1.0	**Denomination**			
1.1	Name of Premises	Putla Mansion		
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	Darabsha Marg		
2.2	Subsidiary	Not applicable		
3.0	**Ownership Pattern**			
3.1	Present	Not available		
3.2	Past	Not available		
3.3	Status	Tenanted		
4.0	**Use**			
4.1	Present	Residential		
4.2	Past	Residential		
4.3	Usage	Regular residential use		
5.0	**Significance & Value Classification**			
5.1	Townscape (Natural / Manmade)	Located on a prestigious plot off Nepean Sea Road adjacent to the sea.		
5.2	Architectural Description	This is a Neo-classical mansion in Darabsha Marg having a ornamental façade and a decorative entrance porch. Entrance porch is supported by ionic columns, ground floor has semi-circular arched openings with decorative key-stone, projecting columns from first floor to second floor with decorative capital, cornice band at third floor level, dentils below terrace parapet wall.		
5.3	Intrinsic	It is a typology of Neo-classical buildings belonging to Parsi community.		
5.4	Value Classification	A(arc), E, G(grp)	Recommended Grade	**III**
6.0	**Topography**			
6.1	Floors	G + 3		
7.0	**Construction**			
7.1	Plinth	Basalt stone plinth in coursed ashlar masonry		
7.2	Walls	Brick walls		
7.3	Floor	Wooden joist flooring		
7.4	Stairs	Wooden open well staircase with decorative Newel post and balusters		
7.5	Openings	Rectangular openings with wooden frames and glazed shutters		

7.6	Roofing	Flat roof with terrace		
7.7	Articulation	Entrance porch is supported by ionic columns, ground floor has semi-circular arched openings with decorative key-stone, projecting columns from first floor to second floor with decorative capital, cornice band at third floor level, dentils below terrace parapet wall.		
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	Plastered brick wall		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Marginal side open spaces		
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)	Window air-conditioning units at some places		
9.0	**Condition**			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good (No sagging observed)		
9.4	Stairs	Good (Wooden members in good condition)		
9.5	Openings	Good (Wooden members in good condition)		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Good (Well maintained)		
9.8	Services	Good (Drainage pipes need no replacement)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	**Transformation**			
10.1	Form	Grills added later.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	**DP Remarks / Perceived Threats**	None		
12.0	**Additional Notes / References / Documents Available**	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

Putla Mansion (Darabsha Marg Precinct)



View from Darabsha Marg



Entrance porch in Neoclassical style



Long and short work at the corner edge of the building



Coupled columns with criss cross pattern concrete jali



Entrance porch with channeled rustication

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