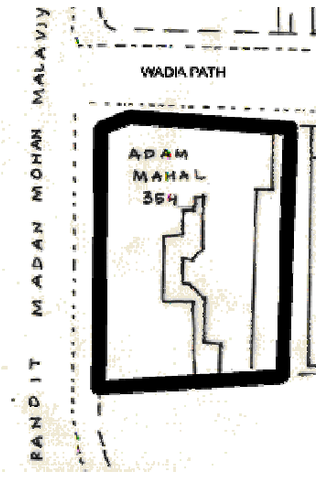


Common Ref. No.:	
Card No.:	D-73c
Ward (Part):	D-I
CS No.:	354
Plot Area:	938.97 sq.m.
B U Area:	3703.70 sq.m.
Date:	March, 2005
Record by:	Gauri J, Ojas P
Review by:	Neera Adarkar
Internal:	As above
External:	As above
Photo Ref.:	T-IV-D:\Ward D\Adam Mahal



1.0	**Denomination**			
1.1	Name of Premises	Adam Mahal (Wadia Path Precinct)		
1.2	Earlier Name	Not applicable		
1.3	Built in	Mid 20th century	Extension Date (if any)	Not applicable
2.0	**Access**			
2.1	Main	Pandit Madan Mohan Malviya Marg		
2.2	Subsidiary	Wadia Path		
3.0	**Ownership Pattern**			
3.1	Present	Asgar Hasseinibhoy Karachiwala, Khaizar Husseinibhoy Karachiwala, Zoeb Husseinibhoy Karachiwala		
3.2	Past	Shamoon Sulemanji, Aziz Sulemanji, Zainool Hussanally. Halim Hussanally, Moiz Abdul Kayum, Muruddin Abdool Kayum		
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)	Corner building prominently stands at the corner junction near Tardeo.		
5.2	Architectural Description	This corner building in Wadia Path Precinct shows Art Deco style. The rounded corner of the building and the projecting floor bands are the only features articulating the building.		
5.3	Intrinsic	The Zoroastrian (Parsi) community of Bombay, mostly resided in colonies / precincts specially built for all the sections of the community, by the Parsi Trusts or Parsi Panchayat. They were located at various places in the island city. The 'Baugs' are sprawling colonies built around large open spaces mainly occupied by upper class. The middle and poorer precincts were often built in the high density localities on the main road extending inside along the narrow internal streets. An Agiary (a parsi temple) is often located within the precinct.		
5.4	Value Classification	A(arc), B(des), I(sce), E	Recommended Grade	**III**
6.0	**Topography**			
6.1	Floors	G + 4		
7.0	**Construction**			
7.1	Plinth	Plastered masonry plinth		
7.2	Walls	Brick walls		

7.3	Floor	Wooden joist flooring		
7.4	Stairs	Dog legged wooden staircase with decorative bulasters		
7.5	Openings	Rectangular openings with wooden frames and glazed shutters		
7.6	Roofing	Flat roof with terrace		
7.7	Articulation	Cornice band at second floor level. Projecting cornice on sill level of windows. Terrace parapet wall has a decorative stepped profile.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Not provided		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Marginal side open spaces		
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)	Split air-conditioning unit		
9.0	**Condition**			
9.1	Plinth	Fair (No settlement or cracks observed but needs maintenance)		
9.2	Walls	Fair (Dampness seen at few places)		
9.3	Floor	Fair (No sagging observed)		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Fair (Wooden members need maintenance)		
9.6	Roofing	Fair (Leakage observed at few places)		
9.7	Articulation & Finishes	Fair (Needs maintenance)		
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	Sign boards on ground floor. Chajjas added later.		
10.2	Structure	No transformation		
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		



View from the corner junction



Relatively plain façade



Plant growth seen on the façade



Drainage pipes on the façade





Split air conditioning unit on the façade