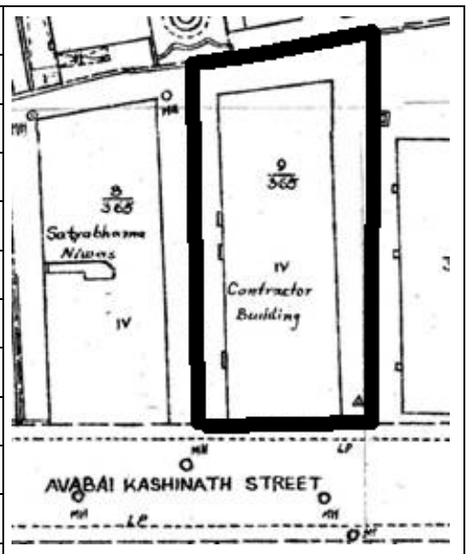


Common Ref. No.:	
Card No.:	D-74d
Ward (Part):	D-I
CS No.:	9 / 365
Plot Area:	719.70 sq.m.
B U Area:	1919.2 sq.m.
Date:	March, 2005
Record by:	Gauri J, Ojas P
Review by:	Neera Adarkar
Internal:	As above
External:	As above
Photo Ref.:	T-IV-D:\Ward D\ Contractor's Building



1.0	**Denomination**			
1.1	Name of Premises	Contractor's Building (Awabai Kashinath Marg 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	Awabai Kashinath Marg		
2.2	Subsidiary	Not applicable		
3.0	**Ownership Pattern**			
3.1	Present	Nargish Jalegar Bharucha alias Daruwala and others		
3.2	Past	Nargish Jalegar Bharucha alias Daruwala and others		
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 in the precinct with buildings of similar scale and visual character.		
5.2	Architectural Description	The façade of this building is marked by the four wooden balconies on second and third floor, characteristic of the Parsi street precinct. The other two balconies however are very different in character, with narrow projection and C.I. railing. This contrast creates interest on the façade. The roof is sloping with Mangalore tile and timber trusses.		
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), G(grp)	Recommended Grade	**III**
6.0	**Topography**			
6.1	Floors	G + 3		
7.0	**Construction**			
7.1	Plinth	Plastered stone plinth		
7.2	Walls	Brick walls		

7.3	Floor	R.C.C. floor slabs		
7.4	Stairs	Straight flight wooden staircase with decorative Newel post and balusters		
7.5	Openings	Rectangular openings with wooden frame and fully glazed shutters		
7.6	Roofing	Sloping roof with Mangalore tiles and timber trusses		
7.7	Articulation	Narrow projecting balconies on first floor with C.I railings on decorative CI brackets for upper floor. The façade is relatively plain except for the balconies.		
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	Marginal side open spaces with Shahabad tile paving		
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 need maintenance)		
9.6	Roofing	Good (No leakage observed)		
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	Fair
10.0	**Transformation**			
10.1	Form	Box grills added to windows, some wooden brackets replaced by CI brackets.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	**DP Remarks / Perceived Threats**	Plot falls under a Residential 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		

Contractor's Building (Awabai Kashinath Marg Precinct)



View from Awabai Kashinath Street



Balconies projecting on the façade



Entrance of the building



Malad stone cladding on the ground floor



Detail of the balcony

Left side elevation not seen due to proximity of adjoining buildings