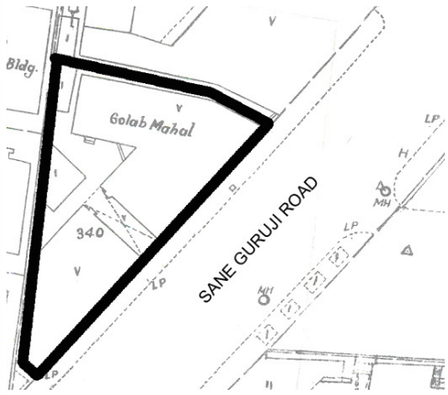


Common Ref. No.:	
Card No.:	D-77
Ward (Part):	D-I
CS No.:	340
Plot Area:	582.78 sq.m.
B U Area:	1456.95 sq.m.
Date:	February, 2005
Record by:	Gauri J, Ojas P
Review by:	Neera Adarkar
Internal:	As above
External:	As above
Photo Ref.:	T-IV-D:\Ward D\Gulab Mahal



1.0	**Denomination**			
1.1	Name of Premises	Gulab Mahal		
1.2	Earlier Name	Not applicable		
1.3	Built in	1924	Extension Date (if any)	Not applicable
2.0	**Access**			
2.1	Main	Sane Guruji Marg		
2.2	Subsidiary	Pandit Madan Mohan Malviya Marg		
3.0	**Ownership Pattern**			
3.1	Present	Maugalbhai Hirachand and others		
3.2	Past	Maugalbhai Hirachand and others		
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)	Located at a junction of Sane Guruji Marg and Pandit Madan Mohan Malaviya Road in the busy Tardeo area.		
5.2	Architectural Description	An imposing structure with a long façade accentuated two side bays and one central bay rising higher than the rest of façade. The central bay has a large scale statue of human figure. The balconies in the three bays have decorative carved brackets and carved floral grill set in brick parapet. The rest of façade has balconies with simple wooden railing. Neo-classical decorative motifs like husks, dentils and segmental pediments adorn three main bays.		
5.3	Intrinsic	This Neo-classical structure at Tardeo is a cosmopolitan building inspite of Parsi majority in the area.		
5.4	Value Classification	A(arc), B(des)	Recommended Grade	**III**
6.0	**Topography**			
6.1	Floors	G + 4		
7.0	**Construction**			
7.1	Plinth	Plastered stone plinth		
7.2	Walls	Brick walls		
7.3	Floor	Wooden joist flooring		
7.4	Stairs	Dog legged wooden staircase with decorative wooden balustrades		
7.5	Openings	Rectangular openings with wooden frames and glazed shutters		

7.6	Roofing	Sloping roof with Mangalore tile and MS trusses		
7.7	Articulation	The façade is highly decorative with features like cornice bands at all floor levels. The projecting balconies have decorative brackets to support them. The fourth floor level of the bay has decorative human fingures and the staircase bay terminates with a staggered gable. The corner of the building is interesting since the building tapers at the junction of Sane Guruji Marg and Pandit Madan Mohan Malaviya Marg.		
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	No provision of open space around		
8.0	**Services & Utilities**			
8.1	Lighting	Natural and artificial, fair 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)	Not provided		
9.0	**Condition**			
9.1	Plinth	Fair (No settlement or cracks observed but needs maintenance)		
9.2	Walls	Fair (Needs plastering and painting)		
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 (To be checked for leakage)		
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 – poor
10.0	**Transformation**			
10.1	Form	Commercial Sign boards added on ground floor.		
10.2	Structure	Balconies propped by M.S.I. section.		
10.3	Articulation & Finishes	No transformation		
11.0	**DP Remarks / Perceived Threats**	Plot affected by proposed flyover bridge and 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		

Gulab Mahal



View from Jahangir Boman Behram Marg



Detail of the balcony supported by decorative brackets



Decorative human motifs above the terrace parapet resembling Opera House



Balconies supported by M.S I sections



Decorative motifs being over shadowed by M.S supports



Decorative parapet wall of the terrace

Right side elevation not seen due to proximity of adjoining buildings