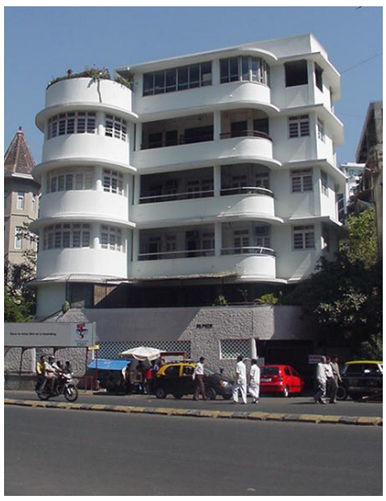
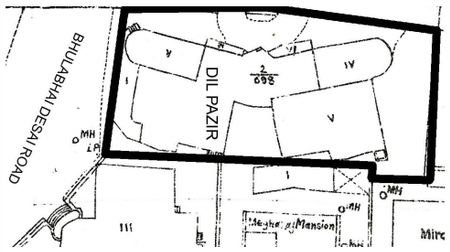


Common Ref. No.:	
Card No.:	D-79
Ward (Part):	D-I
CS No.:	2 / 698
Plot Area:	Not available
B U Area:	Not available
Date:	February, 2005
Record by:	Gauri J, Uma P
Review by:	Neera Adarkar
Internal:	As above
External:	As above
Photo Ref.:	T-IV-D:\Ward D\Dil Pazir



1.0	**Denomination**			
1.1	Name of Premises	Dil Pazir		
1.2	Earlier Name	Not applicable		
1.3	Built in	1930s	Extension Date (if any)	Not applicable
2.0	**Access**			
2.1	Main	Bhulabhai Desai Marg (Warden Road)		
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)	In close vicinity of Breach Candy Sea front, on Bhulabhai Desai Marg, which is one of the major North-South arterial roads. Follows the skyline.		
5.2	Architectural Description	A restrained example of Art Déco style with pleasing proportions. Rounded at corner, merges with balconies with mild curve profile. Simple railing with plain parapet highlighted with a single circular column add to its aesthetic value.		
5.3	Intrinsic	The various Art Deco style buildings created a cohesive image. Like the Gothic buildings in their time represented the new face of the city and an expression of power, so too the Art Deco buildings and precincts symbolized the shift in expression to represent contemporary aspirations.		
5.4	Value Classification	A(arc), E, F	Recommended Grade	**III**
6.0	**Topography**			
6.1	Floors	G + 4		
7.0	**Construction**			
7.1	Plinth	Plastered masonry plinth		
7.2	Walls	Brick masonry wall		
7.3	Floor	R.C.C. floor slab		
7.4	Stairs	R.C.C., open well staircase		
7.5	Openings	Rectangular openings with wooden frames and glazed shutters		

7.6	Roofing	Flat roof with terrace		
7.7	Articulation	Relatively plain façade with no ornamentation and has typical rounded balconies in Art Deco style.		
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	Large, 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 (Well maintained)		
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	First floor terrace enclosed by adding AC sheet roofing and sliding windows added.		
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		

Dil Pazir



View from Bhulabhai Desai Road



Front façade







Detail of the rounded balcony

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