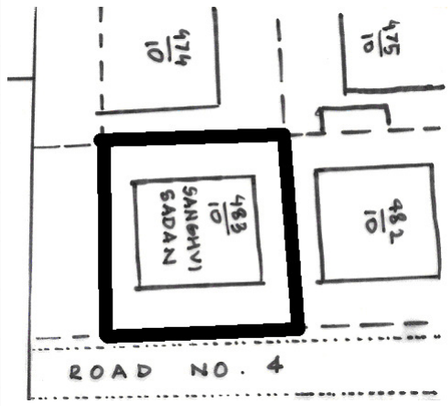


Common Ref. No.:	
Card No.:	F/n-26
Ward (Part):	F north-IV
CS No.:	483/10
Plot Area:	336.96 sq.m.
B U Area:	375 sq.m.
Date:	April 28, 2005
Record by:	Keshav S, Gauri J
Review by:	Arun Kale
Internal:	As above
External:	As above
Photo Ref.:	T-III-Fn:\Ward F north\ 67, Sanghvi Sadan



1.0	**Denomination**			
1.1	Name of Premises	67, Sanghvi Sadan		
1.2	Earlier Name	Not applicable		
1.3	Built in	1935	Extension Date (if any)	Not applicable
2.0	**Access**			
2.1	Main	Bhau Daji Road		
2.2	Subsidiary	Road no. 4		
3.0	**Ownership Pattern**			
3.1	Present	Municipal Corporation Greater Bombay.		
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 Bhau Daji Road, one of the major roads in Matunga. facing an open space.		
5.2	Architectural Description	Structure with a strong cubic form with minimal projection. It is characterized by rectangular windows with floor bands on first floor and terrace level. It has a Mangalore tiled pyramidal sloping roof.		
5.3	Intrinsic	Out of eight similar buildings in compound it is the only structure to which no floor is added.		
5.4	Value Classification	A(arc), G(grp)	Recommended Grade	**III**
6.0	**Topography**			
6.1	Floors	G + 2		
7.0	**Construction**			
7.1	Plinth	Plastered masonry plinth		
7.2	Walls	Load bearing brick wall		
7.3	Floor	R.C.C. slab beam		
7.4	Stairs	Open well R.C.C. staircase		
7.5	Openings	Rectangular with wooden frames and glazed shutters		
7.6	Roofing	Sloping roof with Mangalore tiles		
7.7	Articulation	Cornice band at floor level		

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 compound wall		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Paved with Shahabad tiles		
8.0	**Services & Utilities**			
8.1	Lighting	Natural and artificial, good 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 available		
8.7	Other (HVAC / BMS / Security Systems)	Not available		
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 sound state)		
9.6	Roofing	Good (No leakage observed, Mangalore tiles in sound state)		
9.7	Articulation & Finishes	Good (Recently replastered and painted)		
9.8	Services	Good (Well maintained)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	**Transformation**			
10.1	Form	No transformation		
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**	Notes: After the decision of Bombay Improvement Trust (BIT) to provide the accommodation facilities in Dadar, Matunga and Wadala areas, 440 acres of land was acquired for Dadar-Matunga Scheme. The biggest plus point at that time was the grand 158 feet wide Kingsway (Now Dr. Babasaheb Ambedkar Road) as its principal access lit by electric lamps. The plots here were laid out in 1926. Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.		