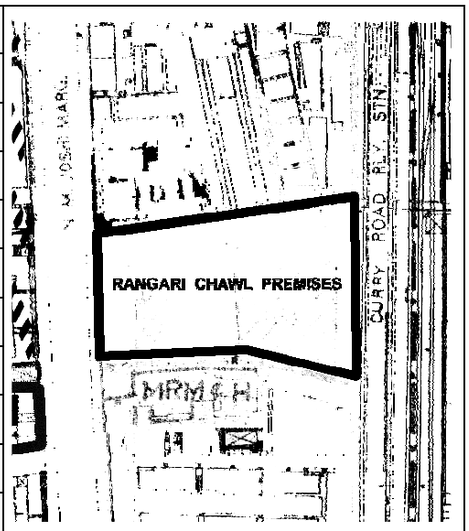


Common Ref. No.:	
Card No.:	G/s-12
Ward (Part):	G south-V
CS No.:	175, 1/175, 2/175
Plot Area:	2910.75 sq.m.
B U Area:	5437.50 sq.m.
Date:	February, 2005
Record by:	Keshav S, Gauri J
Review by:	Arun Kale
Internal:	As above
External:	As above
Photo Ref.:	T-IV-Gs:\Ward G south\ Rangari Chawl Premises



1.0	**Denomination**			
1.1	Name of Premises	Rangari Chawl Premises		
1.2	Earlier Name	Not applicable		
1.3	Built in	Early 20th century	Extension Date (if any)	Not applicable
2.0	**Access**			
2.1	Main	N. M. Joshi Marg		
2.2	Subsidiary	Not applicable		
3.0	**Ownership Pattern**			
3.1	Present	Hasham Bhika Lorgat		
3.2	Past	Kabiruddin Ebrahim Jetha, Noor Mohammad Cassam Khatri, Ahmed Kasim Khatri, Abdvi Rehman Khatri, Abdul Karim Khatri, Abdul Rashid Khatri, Abdul Aziz Khatri, Wagma Cassam Khatri, Gulashan Cassam Khatri, Jehnara Siddick Khatri.		
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 on N.M. Joshi Marg, one of the North-South arterial roads in Mumbai, in the vicinity of the textile mill district.		
5.2	Architectural Description	Low rise, modest group of three chawls in vernacular style, laid out around a rear open space. The building has a balcony with plain wooden railing and segmental arched windows, plain cornice bands are provided at slab levels. The buildings have a Mangalore tiled sloping roof with timber truss. Four chawls forms big open space inside which gives a typical character to this premises.		
5.3	Intrinsic	One of the chawls built integrally with open space used by the working class families of workers, specially the textile workers employed in the textile industry which flourished as a part of the neighbourhood.		
5.4	Value Classification	A(arc), C(seh), J	Recommended Grade	**III**
6.0	**Topography**			
6.1	Floors	G + 2		
7.0	**Construction**			
7.1	Plinth	0.6m. high basalt stone plinth		
7.2	Walls	Brick load bearing walls		
7.3	Floor	Concrete on wooden planks supported on joists		

7.4	Stairs	Wooden dog legged staircase		
7.5	Openings	Rectangular openings with wooden frame and paneling		
7.6	Roofing	Sloping roof with Mangalore tiles supported on wooden trusses		
7.7	Articulation	Cornice band at floor level, pediments to windows		
7.8	Finishes	Externally and internally plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not applicable		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Unpaved open space in the backyard		
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)	Not provided		
9.0	**Condition**			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Fair (Cracks and dampness observed at some places)		
9.3	Floor	Fair (Sagging observed at some places)		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Poor (Wooden panel broken, some windows replaced by aluminum windows)		
9.6	Roofing	Poor (Mangalore tiles broken, leakage observed at some places)		
9.7	Articulation & Finishes	Fair (Replastering done at some places)		
9.8	Services	Poor (Leakage observed in many places)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	**Transformation**			
10.1	Form	Some windows replaced by aluminum windows.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	Replastering done at some places.		
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.		

Rangari Chawl Premises



View of Rangari Badak Chawl no. 3 and front open space



Front view of Rangari Badak Chawl no. 3.



Front view of Rangari Badak Chawl no. 1 from N.M. Joshi road.



Back view of Rangari Badak Chawl no. 1 from open space.



Entrance through chawl no.1 to open ground



Detail of wooden staircase and segmental arch.



Front view of Rangari Badak Chawl no. 1 from N.M. Joshi road with window detail



Front view of Rangari Badak Chawl no. 1 from N.M. Joshi road with window detail