

25/6/24
A

TASK - III

Additional listing & grading of Heritage buildings and precincts in Greater Mumbai A, B, C, E, FS, Fn



Sr. No.	Nature of buildings, monuments, precincts, etc.	Location	Ownership	Usage	Special Features	Date	Value Classification	State of Preservation	Grade	Photograph
A-1	Ashtey House / Sommersel House	Dr. Naranbhai Moos Marg (Upper Colaba Road)	Ownership	Residential	In proximity to the Army land at the southern end of the city, this imposing building gains its architectural character by the sloping roof with Mangalore tiles supported by a series of decorative wooden brackets and by the sloping chajals in Vernacular vocabulary. The cornice bands at floor levels and simple rectangular architraves contribute to the modest ornamentation on the the Ashier masonry facade. The rear facade faces the Sassoon Dock in the east.	Mid 20th century	A(arc), B(des)	Good	III	
A-2	San Meenwanjee Framji Panday Dargah	Nanabhai Parakh Marg (Moderhouse Road) / Parde Road	Trust	Dharmashala	Ground storey sanatorium structure, has a 19th century dargah which houses a consecrated fire. A long verandah supported on closely spaced cast iron columns and the Mangalore tile pitched roof contributes to its Vernacular character. Arched windows with plain pilasters, timber staircase the steps leading to the plinth are some of the interesting features. An ornamental Neo-classical style small pavilion stands independently.	1865	A(arc), A(cul), B(ier), B(ou), D(box), F	Fair	II B	
A-3	Edward Villa	Prakash Petha Marg (Culfe Parade)	Government Owned	Private	A large residential bungalow in black Basalt stone is located in proximity of the cantonment area of South Mumbai. The facade is adorned with semicircular arches with simple keystones around openings on the ground floor. It has a highly decorative parapet wall and projecting bands at sill level of the first floor. Wooden brackets support wooden chajals on ground floor. Date is engraved on the floor band level of the first floor.	1909	A(arc), B(des), E	Fair	III	
A-4	Parthiad House	Prakash Petha Marg (Culfe Parade) / Nanabhai Parakh Marg (Moderhouse Road)	Tenanted	Residential	A residential building in the typology of apartment building of the colonial period with Neo-classical elements on the facade. The decorative wooden chajals on all floors (except first floor, which has R.C.C. chajals with decorative reinforced concrete brackets), decorative floral motifs on front facade, balconies supported by decorative wooden brackets with intricate wooden railing and cornice bands on topmost floor with dentils and parapet walls with decorative concrete jali, projecting bands at sill levels all together enhance its architectural value.	1930s	A(arc), B(des), E	Fair	III	
A-5	Jadhav Building	Prakash Petha Marg (Culfe Parade) / Nanabhai Parakh Marg (Moderhouse Road)	Tenanted	Residential	A residential building in the typology of apartment building of the colonial period. The striking feature of the building is its projecting balcony on the first floor supported by slender columns. Building also has features like floor bands, C-shaped rusticated plaster on ground floor and plain plasters with floral motifs on all other floors. Highly decorative reinforced concrete brackets support balconies. Decorative geometric motifs are seen at lintel level of windows on each floor.	1930s	A(arc), B(des), E	Fair	III	
A-6	Colaba Varasthee	Dr. Naranbhai Moos Marg (Upper Colaba Road)	MCGM	Children's Playground	A long stretch of public open space with neatly landscaped areas like lawns, pathways and a segregated play area. There is a separate Basalt Ball court.	Early 20th century	A, (scs)	Good	II A	
A-7	Jamshiji Tata Road front	Jamshiji Tata Road	Not applicable	Not applicable	Part of Back Bay Reclamation scheme, completed in 1929 this road front of uniform skyline and similar footprints exhibit an Art Deco character as seen in the prominent linear chajals and balconies with metal or wooden railing set in masonry plastered parapet walls, regularly placed wooden windows with uniform sash bars and rectangular mullion grids in painted white.	1930-1950	A(arc), E, (scs)	Not applicable	III	

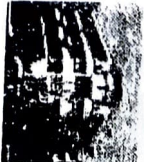


Sr. No.	Nature of buildings, monuments, precepts, etc.	Location	Ownership	Usage	Special Features	Date	Value Classification	State of Preservation	Grade	Photograph
A-7a	Ram Manal	Jamshetti Tata Road / Dinsha Wacha Road	Tenanted	Residential	One of the fine example of Art Deco corner building having a circular central staircase block and rounded corners accentuated with linear curved chajjas on the facade. Unlike the other Art Deco buildings its corner has a visually interesting concave form, a feature which sets it apart from the other Art deco buildings in its vicinity.	1946	Al(arc), B(des), G(grp), E, I(sce)	Good	II B	
A-7b	Krishan Bhawan	Jamshetti Tata Road / Jamshetti Tata Cross Road	Tenanted	Residential, Commercial	A typical Art Deco corner building having projecting vertical bands on the corner facade, from first to fourth floor running continuously on facade forming floor bands. The series of balconies on the side facades though not structurally continuous, give a linear character. These Art Deco buildings in 1930s brought in the international trends, thus making Bombay, India's connection to the West.	1930s	Al(arc), B(des), G(grp), E	Good	III	
A-7c	Moti Manal	Jamshetti Tata Road / Dinsha Wacha Road	Tenanted	Residential, Commercial	Importance of this architecturally no so valuable Art Deco building is its strategic location occupying one of the corners facing the traffic island. Features like vertical bands spanning from first floor to fourth floor and the projecting curved balconies are its claim to Art Deco.	1940-1949	Al(arc), B(des), G(grp), E	Fair	III	
A-7d	Astoria Hotel	Jamshetti Tata Road	Ownership	Hotel (Public)	This well proportioned symmetrical buildings on the Jamshetti Tata road is part of the Back Bay Reclamation area. In simple Art deco style clad in Portlander stone with minimum articulation on the facade enhances its public character. The facade has a vertically with recessed openings. The only projecting balcony on the top floor creates interest on the otherwise stark facade.	1950-1959	Al(arc), B(des), G(grp), E	Good	II A	
A-7e	Ritz Hotel	Jamshetti Tata Road / J. T. S. Melani Road (Road No. 4)	Private (Ownership)	Commercial	The buildings on the Jamshetti Tata Road fall in the Back Bay Reclamation area. Earlier strict guidelines were laid down regarding the construction. A clear space of twenty feet all around the building and a space of forty feet between any two buildings was mandatory. This has often resulted in some monolith. This Art deco building has prominent chajjas projecting on each floor on the entire length of the facade highlighted in dark green.	1930s	Al(arc), B(des), G(grp), E	Good	II B	
A-8	Cochin Club Pavilion, Cricket Club of India	Dinsha Wacha Road	Government	Now the stadium hosts school sport meets & variety entertainment programs since the construction of Wankhede Stadium	Low rise building in moderate Art Deco character. Rounded balconies and curved corners, simple rectangular windows with chajjas compound wall and gate with Art Deco elements all painted in pastel shades of grey and white, its modest interior attribute on sophisticated class identity of 1940s.	1937	Al(arc), B(des), G(grp), E	Good	II A	



Sr. No.	Nature of buildings, monuments, precincts, etc.	Location	Ownership	Usage	Special Features	Date	Value Classification	State of Preservation	Grade	Photograph
A-9	Mistry Bhavan	1935-40	Disha Wacha Road	Tenanted	A stark building with an imposing character attributed by bold vertical fins running through first to fifth floor. Length of the projecting chajja on fifth floor matched the bay of the fins and has rectangular projections with plaster motifs. The clean Malad stone ashlar masonry creates an interesting box like effect within which the fins and slender windows are set.	1950	A(arc), B(ides), G(grp)	Good	III	
A-10	Sneh Sadan	J.T.S. Malani Road	Ownership	Residential	A modest Art Deco building with no articulation but, except the balconies with a small band of frietale concrete railings. Represents the streetscape. The projecting balconies are curved at all the corners of the building. One of the few simple Art Deco buildings where only couple of balconies is enclosed with aluminium sliding windows that destroy the Art Deco character.	Late 1950-59	A(arc), B(ides), G(grp), E	Good	III	
A-11	Matirajya	Madam Kama Marg / Maharshi Karve Marg (Queen's Road)	Government owned	Administrative Building	A symmetrical imposing facade in stepped profile culminating at the central highest platform with a flag post. Below that is the Ashok Chakra in bas-relief which marks the central portion with vertical fins. On either side of the central bay vertical fins in box pattern enclose the window and accentuate the symmetry of the facade. The design of the two wings incorporated precast vertical fins or sun breakups, interlaced with chajjas crossing then at each floor level as protective device against glare, heat and heavy monsoon rain.	1955	A(arc), B(ides), B(u), E, I(sce), C(sest)	Good	II B	
A-12	Common Wealth Building	Madam Kama Marg / Jeewan Bina Marg	Ownership	Residential	Respecting the built forms and the skyline of Marine Drive, its Art Deco character is attributed by a uniform pattern of balconies on the entire facade highlighted with delicate handrail and a band of wide groove in plaster immediately below it. All the doors and windows on the facade have an absolute uniform character due to identical divisions of shutter into square glass panels. The boundary wall has geometrical pattern in Art Deco style.	1930 to 1940	A(arc), B(ides), G(grp), I(sce), E	Good	III	
A-13	Industry House	Jamshetti Tala Road / Road No. 3	Tenanted	Public	Art Deco corner building with Porebunder stone cladding and projecting bands above the entrance. One of the buildings in the Back Bay Reclamation built under the strict regulations in relation to the height and proportions. This building was allowed to be clad in Porebunder buff stone since it was amongst the commercial buildings of the Back Bay scheme.	1930s	A(arc), B(ides), G(grp), E, I(sce)	Good	III	
A-14	Malatia House	Road No. 3 / B. Shankar Vajnik Marg	Private	Commercial	A blend of elements from Art Deco, modernist style. Two wide surfaces clad in Malad stone on either side of the front facade give solidity to the building. Prominent vertical bands on either side of the windows highlight the central part. The four bands above the entrance porch has floral motifs all around the building. Ground floor has uniform pattern of grooves.	1935-1940	A(arc), B(ides), G(grp), E, I(sce)	Good	II A	



Sr. No.	Nature of buildings, monuments, precincts, etc.	Location	Ownership	Usage	Special Features	Date	Value Classification	State of Preservation	Grade	Photograph
A-15	Maratwaja Municipal Park	Madam Kama Marg / Jivan Bina Marg	MCGM	Municipal Garden	This semicircular garden fronting the LIC building and the Maratwaja could be mirrored to complete a generous urban pasture for the city. However, this proposal did not seem to be worked out. Hence, only the semicircular garden exists. Huge piece of land located near Maratwaja. It is properly landscaped and well maintained. The ground is covered with lawns.	Mid 20th century	J (lscs)	Good	II A	
A-16	Indian Merchant Chamber	Veer Narman Road (Churchgate Street) / E Road, Churchgate	Government	Public	A typical Art Deco structure having linear chajalas over windows running all over facade. Windows have projecting bands at sill level running all over the facade. The lower surfaces of balcony on second and third floor have decorative bands. The circular staircase block at the corner is the striking part with vertical grooved bands and projecting pilasters with decorative capitals. The corner portion has a circular flat roof raised by and projected over a glazed band. The entrance porch slab has horizontal grooved bands.	1939	G(grp), A(arc), B(des), I	Fair	III	
A-17	Syednam College	B. Road, Churchgate	State Government	Institutional	A plain building having common corridor on all floors, seen on facade. Facade has vertical projections and rectangular (geometric) motifs on parapet of every floor. Decorative concrete jail on first floor. Horizontal grooved bands on facade on ground floor.	1920s	G(grp), A(arc), C(des)	Good	II B	
A-18	Maratshi Karve Road front (Queen's Road front)	Maratshi Karve Road (Queen's Road)	Not applicable	Not applicable	The buildings along Maratshi Karve Road in Art Deco typology are constructed using a stipulated height control and uniform footprint which gives a sense of cohesiveness. The corner buildings have special accents in the form of curved balconies and rounded corner pavilions on the terrace.	1930s	A(arc), I(lscs)	Not applicable	delete	
A-18a	AC Cement Building	Maratshi Karve Road (Queen's Road)	Ownership	Commercial	Belongs to the typology of commercial buildings in Art Deco style in the Fort area. The public character is attributed by vertical semicircular columns through four floors projecting out from the facade supported by vertical fins. The other facades also have close spaced vertical column like square projections to accentuate the height. The entrance canopy forming a porch functioning as an arcade on the footpath also adds to its public image.	1940-1949	A(arc), B(des), G(grp), E (lscs)	Good	II A	
A-18b	Marson Bahadere	Maratshi Karve Road (Queen's Road) / Netilbal Thakarsay Road	Co-operative Society	Residential	A large building at the corner in modest Art Deco style. The corners are accentuated by small square rooms above the terrace. The balconies have different characters. Road facing balconies have very narrow projection where as the corner balconies are rounded and flat. The band of metal railings set in the parapet are in typical Z striped Art Deco design.	1940	A(arc), B(des), G(grp), E (lscs)	Good	III	
A-18c	Ashkar Bhavan	Maratshi Karve Road (Queen's Road) / Wiltoughby Road	Central Government	Public	In the same typology of government owner buildings symmetrical, imposing and stark. High plinth and an R.C.C. porch supported by marble clad circular columns with decoration near the capital portion. The central portion rising above the terrace is plain with square windows. On either side the facade has linear chajalas and bands at sill level giving a horizontal appearance.	1940s	A(arc), C(des), I(lscs)	Good	III	
A-18d	Accountant General Office Building	Maratshi Karve Road (Queen's Road) / Wiltoughby Road	Central Government	Administrative	A stark building in E shape with a strong horizontal character accentuated with chajalas running all over the building forming projecting bands. Decorative motifs on the lower surface of ground floor chajalas all over the balconies. Entrance porch has heavy round marble clad columns with Art Deco elements.	Late 1937	A(arc), B(des), C(des)	Good	delete	

Sr. No.	Nature of buildings, monuments, precincts, etc.	Location	Ownership	Usage	Special Features	Date	Value Classification	State of Preservation	Grade	Photograph
A-18a	La Châtelaine	Maharaj Kaare Road (Queen's Road)	Tenanted	Residential, Nursing Home	A good example of Art Deco typology having balconies curved at the corner. Two circular rooms with projecting roof rising over the terrace level. Balconies are supported by plain circular columns at the corner and light metal railing on top of the parapet wall. First floor parapet has band of 'folded plane' motifs. Slab level has grooved bands all over on facade.	1939	A(arc), B(des), G(grp), E	Fair	III	
A-19	Nelaji Subhash Chandra Road front (Marine Drive Road front)	Nelaji Subhash Chandra Road (Marine Drive)	Not applicable	Not applicable	The buildings along Marine Drive are constructed using a stipulated height control which explains its cohesiveness. The corner buildings have special accents in the form of curved balconies and rounded corner pavilions on the terrace and are embellished using Art Deco motifs.	Late 1930s and early 1940s	A(arc), E, I(see), G(grp)	Not applicable	delete	
A-18a	Saksena	Nelaji Subhash Chandra Road (Marine Drive)	Tenanted	Residential	Follows the typology of Art Deco corner building. The Chantrelled corner facade enclosing the staircase block with glass windows is highlighted by vertical plaster bands rising through first to fifth floor. The balconies with rounded corners emerge from the Chantrelled facade and continue on both the sides facade. The parapet walls of balconies have their plaster bands and light wooden / metal railing. However the balconies which are enclosed destroy the Art Deco character.	Late 1930s to 40s	A(arc), B(des), G(grp), E	Good	III	
A-20	Liberty Cinema	Sir Tankersley Road	Private	Cinema Theater	An important link in the typology of Art Deco Cinema theatre. The highlight of the theatre is its corner with the interlocking curved forms meeting at a junction in space at the topmost point. The curved corner facade with a sharp vertical character is embellished with patterns of glass openings and curved plaster bands. The letters Liberty written vertically is in the style of other Art Deco theatres. The side facades are plain with horizontal chajjas running on the length.	1949	A(arc), B(des), F	Good	II A	
A-21	Musafir Khana	Musafir Khana Road	Trust	Residential, Commercial	An imposing building in Black Basalt ashlar masonry with Indo-Sarasanic elements like decorating the symmetrical facade. Centrally placed ornamental Chhatra (around dome octagonal pavilion above colonnade) in North Indian style. A large dome and a set of four smaller Chhatras at the corners attribute the Indo-Sarasanic character. Similarly pointed arched windows with bas-relief floral motifs supported on well detailed columns. The ornamental cornices bands, balconies with intricate C.I. as well as concrete railings, running bands in plaster contrasting with the black masonry, all together contribute to its high architectural value.	11th November 1909	A(arc), I(see), A(hs), E, R(hu)	Good	II A	
A-22	Sarash Nivas	P. D Mello Road	Tenanted	Residential, Commercial	A prominent building with well detailed Ionic colonnade on the facade, a sprawling curvilinear roof, arched windows supported by bold colonnades, Ionic order columns vertically across first and second floors. Simple motifs below windows, plain eaves board.	Early 20th century	A(arc), I(see), F	Fair	III	

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