

देशीय

महाराष्ट्र शासन राजपत्र भाग एक—कोकण विभागीय मुख्यालय, गुरुवार ते बुधवार, जानेवारी २४-३०, २०१९/माघ ४-१०, शके १९४० ३७

URBAN DEVELOPMENT DEPARTMENT

4th Floor, Main Building, Mantralaya, Mumbai 400 032, dated 19th January 2019

ADDENDUM 2

[Addendum to Notification dated 1st April 2013 and 21st January 2016 in respect of Development Plan (Sub-Zonal Master Plan) of Matheran Town.]

No.TPS-1712/156/C.R.41/ 12/UD-12.—Whereas, the revised Development Plan (Sub-Zonal Master Plan) of Matheran Town is sanctioned by the Government partly (Excluding Excluded Part) *vide* Government Notification No.TPS-1712/156/C.R.41/ 12/UD-12 dated 1st April 2013 subject to approval from Ministry of Environment, Forest and Climate Change in pursuance of its Notification No.S.O.113(E) dated 4th February 2003 notifying Matheran and surrounding region in the state as the “Matheran Eco Sensitive Zone” ;

And whereas, Excluded Part of the said Development Plan is also sanctioned by the Government *vide* Notification No. TPS.1715/862/CR.98/15/UD-12, dated 21st January 2016 subject to approval from Ministry of Environment, Forest and Climate Change ;

And whereas, the date of implementation of the above plan was subject to approval from the Ministry of Environmental Forest and Climate Change ;

And whereas, Ministry of Environment, Forests and Climate Change *vide* its communication No.25-1/2012-ESZ-RE, dated 31st October 2018 has given approval to the Zonal Master Plan of Matheran including Sub-Zonal Master Plan along with list of Heritage Structures.

Now, therefore in exercise of powers conferred by Section 31 of the Maharashtra Regional and Town Planning Act, 1966 and all other powers enabling it on that behalf, the Government of Maharashtra hereby –

(a) Fixes the date of publication of this Notification in *official gazette* as a date for coming into force of the aforesaid Development Plan of Matheran Town along with its Development Control Regulations.

(b) Approves the list of Heritage Structures and precinct as shown in Annexure-A.

Annexure-A

List of Heritage Structures in Matheran

Sr. No.	Name of property	Description	Grading
1.	M.P.118, CTS No. 4, M.T.D.C HOLIDAY HOME	The layout consists of three old buildings, about ten new building about four or five ancillary buildings and a tree house in front of the main building. The property holds landmark significance due to its nodal location at the junction of the railway tracks and M.G. road.	II-B
2.	M.P.155, CTS No. 5, M.T.D.C. LODGING & BOARDING	A landmark site situated at the entry point of the hill station, consisting of the main bungalow and an ancillary block. The south facing main bungalow is symmetrical along the central axis with the main rooms being double height.	III II-A
3.	M.P.97, CTS NO.6, AMAN LODGE	The layout consists of the long main bungalow, a guest block and servants' quarters located on elevated ground approached by a straight rising pathway from Aman Lodge railway station (which has derived its name from the bungalow). The main bungalow is symmetrical along the central axis with a double storeyed central hall and single storeyed adjoining rooms and verandah. The bungalow has an important association with Dasturi naka and Sir Adamjee Peerbhoy.	II-B
4.	M.P.22, CTS NO.7 CHALET	The layout consists of the long main bungalow. servants' quarter's remnants of a well-planned formal garden and a private view point-Neral view. It enjoys one of the best locations on the hill, situated on a high plateau on the eastern edge of the hill.	II-A
5.	M.P.70, CTS NO.8 GARBUS HALL	The layout consists of the long main bungalow a quest block and servants quarters arranged in a liner fashion, The main bungalow is a liner structure with the living room preceding the bedrooms all in a row on behind the other. The Portuguese colonial structure has a unique platform.	II-B
6.	M.P.203, CTS NO.10 EMRALS BANKS	The layout consist of a south facing single storeyed main bungalow along with a guest block and servants' quarters forming a 'U'-shaped format. The main bungalow has a high plinth on the front facade and is reached up by a elaborate and unique (square plan, open well) open to sky staircase.	II-B
7.	M.P.202, CTS NO.11 HEMANTINI KUNJ	Externally property is in good condition.	II-B
8.	M.P.201, CTS NO.12 KASTURI VILLA	The layout consists of main building connected by a verandah to kitchen and dining block. The west facing, single storeyed main building has a unique 'L'-shaped plan form. One of the three significant structures associated with 'The Tryst' on M.G. road.	II-B

Sr. No.	Name of property	Description	Grading
9.	M.P.42/43, CTS NO.13 RAJASTAN	Excellent location on a high plateau above "the Tryst" near Ghogal Dara. Rajasthan is important landmark clearly visible from the train approaching Matheran. The layout consists of a main bungalow approached by a long and steep pathway.	II-B
10.	M.P.101 CTS NO.17 RAJASTAN ? M.P. = 104 → MARITIME HOUSE	The north facing single storied main building has a typical symmetrical plan form. The entire verandahs are enclosed with glazing in Mahabaleshwar style.	II-B
11.	M.P.116 CTS NO.18 BELL VIEW (VUE)	Set on a fairly large plot of land extremely, sloping topography, the west facing main bungalow has exploited the topography. One of the few early house with a tower - land mark - earlier visible from the train.	II-B
12.	M.P.49, CTS NO.19 CRAIGIE BURN	The site has a strategic location overlooking a valley towards the north-west. Areas adjacent to the bungalow are terraced and well-landscape. The main bungalow is symmetrical along the central axis, with a plan form in the shape of a cross. The central hall having an impressive height and length is spanned by a series of decorative hammer beam trusses and pleasantly lit by skylights. The structure along with its interiors and landscaping holds immense heritage value.	II-A
13.	M.P.41, CTS NO.20 ELPHINSTONE LODGE	The structure situated amidst thick forest cover stands proudly on the largest plot in Matheran. The layout consists of the main bungalow, the servants' quarters, a tennis court and a maze pathways the main bungalow is almost symmetrical along the central axis.	II-A
14.	M.P.11-A, CTS NO.21 REDLANDS	Redlands is one of the two bungalows located in one large property which was later subdivided. The west facing single storied main bungalow has a symmetrical plan form with a uniformly fronted.	II-B
15.	M.P.11-B, CTS NO.22 RUTLANDS	The large plot formerly a part of the adjoining plot of Redlands house the main bungalow and servants quarters in the rear. According to historic records the present bungalow is a fairly modified and enlarged version of the original cottage.	II-B
16.	M.P.194, CTS NO.23 R.B. CURUMSEY DAMAJI AROGYA BHAVAN	Set on the small plot sloping gently from north to south this is one of the three identical buildings situated one next to the other and built at around the same time. The west facing single storied main bungalow has a typical symmetrical plan form.	II-B
17.	M.P.193, CTS NO.24 R.B. CURUMSEY DAMAJI AROGYA BHAVAN	Set on a small plot gently sloping from north to south this is one of the three identical buildings situated one next to the other and built at around the same time. The west facing single storied main bungalow has a typical symmetrical plan form.	II-B

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Sr. No.	Name of property	Description	Grading
18	M.P.192, CTS NO.25 KHATUAL LODGE KHATIJA	Set on small plots sloping gently from north to south this is one of the three identical building situated on next to the other and built at around the same time. The west facing single storied main bungalow has a typical symmetrical plan form.	II-B
19	M.P.40, CTS NO.26 CECIL HOTEL	Situated on a mound close the western edge of the hill and said to have a magnificent view of the valley on the west. The layout consists of about six / eight building for lodging and boarding a few detached bungalows, a dining block. A sprawling but, informal and organic layout with building and their setting retaining their historic integrity.	II-B
20	M.P.195, CTS NO.27 TOPIWALLA BUNGALOW	The west facing single storied main building is rectangular but asymmetrical in plan form. Generally a well maintained structure located on a small plot.	III
21	M.P.103, CTS NO.28 SPENCER VILLA	Set on a steeply sloping topography the layout consists of a main bungalow and three other ancillary, buildings with remnants of a formal garden layout. The west facing single storeyed main bungalow has a typical symmetrical double. A typical bungalow format on a large plot.	II-B
22	M.P.114, CTS NO.29 MATHERAN CLUB	Externally property is in good condition.	II-B
23	M.P.47, CTS NO.30 SETT VILLA	The layout consists of a main bungalow semi-detached kitchen block and servants' quarters. The south-west facing partly double storied main building has a unique linear plan form. An important historic structure with high landmark value.	II-A
24	M.P.83, CTS NO.32 FERNWOOD	Situated on a very gently sloping site the building has an unusual and asymmetrical 'Y' shaped plan form. The arm pointing towards the south-east contains the living room while the other two contain one bedroom.	III
25	M.P.218, CTS NO.33 WOODLANDS HOTEL	The layout consists of the main bungalow and two smaller structures in the rear. The plot has a substantially varying topography as a result of which a steep drop to the north-east of the bungalow has been exploited to create an additional lower floor to house more rooms.	III
26	M.P.188, CTS NO.37 SHALIMAR HOTEL HOTEL	The layout consists of a main bungalow and servants' quarters. The main building has a typical symmetrical double layered plan form. Moderately maintained structure with good façade value.	III
27	M.P.160, CTS NO.39 RANCHODAS AROGYA BHAVAN	The layout consists of the main building facing M.G. Road, a linear ancillary parallel to the main building in the rear, servant's quarters, and detached toilets. The well maintained structure has a landmark value owing to its commanding position in relation to M.G. Road.	II-B

४० महाराष्ट्र शासन विधानसभा शासन पत्रिका - कोकण विभागातील पुस्तकी, पुस्तकाचे सुधारक, जातिवर्गीय २४-३०, २०१९/२०२०, भाग ४-१०, पृष्ठ ११४०

Sr. No.	Name of property	Description	Grading
28	M.P.235, CTS NO.42 VETERINARY HOSP.	Set on a terrace leveled off from a gently sloping site, the layout consists of the main building, an ancillary building and the 'Paymaster well'. The main building is a simple rectangular structure without any offsets or a verandah.	III
29	M.P.211, CTS NO.43 CUTCH COTTAGE	The layout consists of a very quaint and neat east facing single storied main bungalow and servant's quarters. A pretty little structure holding significance in group value.	II-B
30	M.P.212, CTS NO.44 TAYYAB COTTAGE	The layout consists of a main bungalow, and servants' quarters. The east facing single storied main bungalow has a typical symmetrical plan form.	III
31	M.P.213, CTS NO.45 NETER VILLA	The layout consists of a main bungalow, and servants' quarters. The east facing single storied main bungalow is in two parts, of which, the main parts is a typical simple rectangular building, while the other part, a small squorish block attached to the main blds on the south west corner.	III
32	M.P.214, CTS NO.46 WOODSIDE HOTEL	The layout consists of a main bungalow and servants' quarters with well terraced sensitive landscaping in the plot which is generally thickly wooded. The main bungalow is approached by a well paved stepped pathway.	III
33	M.P.161, CTS NO.48 DAYANAND KUTI	A small plot situated on a well terraced site sloping gradually from west to east the layout consists of a main bungalow and servants' quarters which are connected by a long verandah at the rear. The well maintained structure with its spacious foreground.	II-B
34	M.P.158, CTS NO.49 NEHRU BHAVAN	The layout consists of a main bungalow, and an 'L' shaped structure of welfare centre set on lower contour towards the entrance. The structure with its site designed for recreational used holds immense cultural value and also contributes to the townscape character.	II-B
35	M.P.186, CTS NO.51 KACHWALA COTTAGE	The scale of the building has been well taken care of to suit environment of the surrounds. The west facing single storied building is simple and linear but asymmetrical in platform. It holds landmark value owing to its setting and orientation.	II-B
36	M.P.185, CTS NO.52 NOOR COTTAGE	Set on a site along the eastern edge of the hill, sloping very gently towards the east, the layout consists of a main building and servant's quarters. Forms a significant part of the Galti Dara conservation area as it has a value in its form and scale and a unique façade which is characteristic of only this set of building in this area.	II-B
37	M.P.184, CTS NO.53 LUCKY COTTAGE	The layout consists of a main bungalow with semi-detached toilets on both side and servant's quarters. Forms a significant part of the Galdi Dara conservation area as it has a value in its form and scale and a unique façade which is characteristic she of only this set of building in this area.	II-B

Sr. No.	Name of property	Description	Grading
38	M.P.163, CTS NO.54 SUKAR VILLA SUKAN	The layout consists of a main bungalow a toiled block and servants' quarters. It has been a large open space in the foreground with signs of formal landscaping and dense green vegetation in the back ground. From a significant port of Galti Dara conservation area as it has a value in its form and scale and a unique façade which is characteristic she of only this set of building in this area.	II-B
39	M.P.162, CTS NO.55 VELKAR VILLA	Situated on a gently sloping topography the layout consists of a main bungalow a semi-detached guest block and servant's quarters. Excellent setting with well maintained building and landscape. Forms a significant part of the Galti Dara conservation area as it has a value in its from and scale and unique façade.	II-B
40	M.P.198, CTS NO.56 HONEY COMB	A small plot with a single building, set on a steeply contoured area. The west facing partly double storeyed main building is 'U' shaped but asymmetrical in plan form but the front façade is made to look symmetrical. A completely neglected and ill maintained structure at an important nodal location.	III
41	B.P.218, CTS NO.57 GOVERNMENT GODOWN	The layout consists of only an east facing single storeyed main building set on a site gently sloping from west to east. The structure holds landmark value due to its scale and commanding position.	III
42	M.P.46, CTS NO.58 SPRING WOOD	The layout consists of the main bungalow, guest block and servant's quarters set on a site along an extended ridge of the Rugby Plateau. The main building is the only one in Matheran in Art Deco style. I hold moderate importance as a landmark located at a strategic nodal location.	II-B
43	M.P.138, CTS NO.59 EDEN HALL	The plots is located on the ridge of the Rugby Plateau. The layout consists of the main bungalow situated on the high-test cantour and other ancillary structures located at lower contours on the east.	II-B
44	M.P.183, CTS NO.60 PREETI HOTEL	The layout consists of three main lodging and boarding buildings of which two are original and one is new building in RCC construction. The three (east facing) main buildings lie in a liner fashion next to each other. A well maintained site where the original structures have been preserved and used for a new function as a hotel.	II-B
45	M.P.181, CTS NO.63 VINAYAK ASHRAM	The layout consists of main bungalow, semi-detached block on the south-west corner of the building and ancillary building to the north-west. The main bungalow is typical and symmetrical along a central axis with. The site is relatively bare with no signs of landscaping.	III
46	M.P.21, CTS NO.64 STER'S COTTAGE	The layout consists of main bungalow, a green house, a guest house and servant's quarters. The bungalow is simple, typical and symmetrical in plan form. The bungalow originally very rich in treatment and detailing now needs proper maintenance.	II-B

Sr. No.	Name of property	Description	Grading
47	M.P.21-A, CTS NO.65 ACC LODGE	Set on a fairly flat ground layout consists of a main bungalow, servant's quarters and moderate landscaping around the structure. The south facing single storeyed main structure has a unique asymmetrical 'L' shape plan form.	II-B
48	M.P.220, CTS NO.66 RUGBY (ANNEXE)	Of the European hotels Rugby is oldest, largest and foremost. Set on the highest plateau, (approx. 2630 ft.) it holds a unique setting. The layout consists of detached bungalow and a dining hall generally facing the west and oriented around the horse riding track and the recently added swimming pool complex. On a overall scale the layout still maintains the original ambience.	Main blg.II-A Remaining area II-B IIA
49	M.P.37, CTS NO.68 CAMBRIDGE LODGE	Set on a large plot close to the Rugby Plateau, gradually sloping northwards the layout consists of the main bungalow, a guest block, servants' quarters and well integrated formal landscaping. The plot has a thickly forested depression. A well maintained structure and landscaping.	II-B
50	M.P.28, CTS NO.69 ASHOK HOTEL	The layout consists of three main bungalow, a guest block and an ancillary building in RCC construction. The north-west facing single storeyed main bungalow has a typical symmetrical yet unique plan form with four hexagonal units joined along their edges in a liner fashions. The building has been a unique plan form and has maintained its historic integrity in spite of the chang of use.	II-B
51	M.P.106, CTS NO.70 SETH MANSUKHLAL AROGYA BHAVAN	The cluster of four buildings and servant's quarter all single storeyed and facing north east located thoughtfully on the terraces so as to give each one privacy. The plots is fairly thickly wooded with clearings only around the buildings. A good example where a large amount of modern interventions on a historic site have retained the original character of the property.	II-B
52	M.P.113, CTS NO.71 KHOJA SANITORIUM	The large site contains a living and dining block and five other block which are typical loading and boarding accommodation.	II-B
53	M.P.210, CTS NO.75 JAIN MANDIR	The plot is set on terraces on a site sloping gradually in the north as a result of which, the front of the north facing building has a high plinth. The layout consists of the main building, a tower, a detached toilet block and servant's quarters.	III
54	M.P.216, CTS NO.76 DULSHI DUM DULSHI DOMUM	The layout consists of a main building, a tower, a detached toilet block and servant's quarters. The main bungalow is typical symmetrical and double layered in plan form.	II-B
55	M.P.53, CTS NO.77 MOUNT ERIC	The plot is located on a small mound with the main bungalow aptly set on the highest contour offering it a commanding view of the surroundings over the tree tops. The layout consists of the main bungalow, servants' quarters and well laid out terraced landscape with winding pathways amidst natural greenery.	III

Sr. No.	Name of property	Description	Grading
56	M.P.208, CTS NO.78 BATLIBOI HOUSE	The layout consists of a main bungalow and servant's quarters and remnants of formal landscape with terracing. The west facing single storeyed main bungalow is simple, typical and symmetrical in plan form. Excellent setting and a fairly well maintained structure.	II-B
57	M.P.34, CTS NO.79 WOODLANDS	It is one of the most beautiful peninsular location for a bungalow in Matheran. The layout consists of a main bungalow a guest house and two other ancillary buildings, with remnants of a formal landscape in the midst of thick forest.	II-A
58	M.P.33, CTS NO.80 MOUNT PLEASANT	One of the most well maintained and elegant structures of Matheran situated on the sloping site of the western edge of the western arm of the hill. The layout consists of main bungalow, servant's quarters in the rear, with the dramatic entrance ramp from the Porcupine point.	II-A
59	M.P.44, CTS NO.81 MALDUNGA HOUSE	The layout consists of main bungalow, a small single storeyed, three rooms guest house to its east on a slightly lower counter and a relatively larger double storeyed guest block with many rooms to its north, at a higher contour. A well maintained structure in a excellent setting.	II-A
60	M.P.50, CTS NO.83 WEST VIEW	Set on a sloping site along the western edge of the western spur of the hill the large, tickly wooded plot as a fine view of the valley to its south-west.	II-B
61	M.P.29, CTS NO.84 EVERT LODGE EWERT	The layout consists of the long main bungalow, servant's quarters and remnants of a well planned formal garden on the eastern side. The east facing single storeyed main bungalow has a typical symmetrical plan form significant structure with unique furniture and detailing.	II-B
62	M.P.66A, CTS NO.86 SUNDER VILLA	Externally property is in good condition.	III
63	M.P.66B, CTS NO.87 SUNDER VILLA	Externally property is in good condition.	III
64	M.P.151, CTS NO.88 GREEN WOOD	The layout consists of the long main bungalow, servants' quarters and remnants of a formal garden to the east. The west facing single storeyed bungalow has typical symmetrical plan form.	III
65	M.P.152, CTS NO.89 KHUSHROO LODGE (ACTUAL NAME IS KRISHNA LODGE)	Set on the terraces, leveled off from a sloping site and respecting the natural topography, the layout consists of a main bungalow, servants' quarters and remnants of a formal garden. The main bungalow is typical & symbolical alones main axis with central lining room flanged on both sides by bedrooms.	II-B
66	M.P.207, CTS NO.92 SOMEREST SOMERSET	The layout consists of a main bungalow and an ancillary structure attached to it. The west facing partly double storeyed main bungalow has a typical liner plan form with rooms in a row and a full length front verandah.	III

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Sr. No.	Name of property	Description	Grading
67	M.P.164, CTS NO.93 VILLA PORT	The layout consists of the main bungalow, servant's quarters and well kept terraced landscape complimentary to the natural topography and vegetation. Excellent structure and well kept landscape contributing significantly to the townscape character of Matheran Conductive for residential use.	II-B
68	M.P.52, CTS NO.94 BOMBAY VIEW	The layout consists of a main bungalow and servant's quarters. The original bungalow unique in plan form and use of materials is now substantially transformed internally to suit the new function.	II-B
69	M.P.23A, CTS NO.95 KRISHNA BHAVAN	The layout consists of a main bungalow and servant's quarters set on terraces leveled off on a site sloping from east to west. The west facing single storeyed main bungalow has a typical symmetrical plan form.	III
70	M.P.27, CTS NO.97 THE LILY	The layout consists of a main bungalow and servant's quarters. The west facing single storeyed main bungalow has a typical symmetrical double layered plan form. A well maintained structure and setting depicting the typical character of Matheran.	II-B
71	M.P.17, CTS NO.98 NAIMISHARANYA	The layout consists of a main bungalow, a guest block and servants' quarters set on the large contoured site generally sloping westwards. The plot is fairly wooded except for some clearings just around the structures. The west facing single storeyed main bungalow has a typical symmetrical plan form.	III
72	M.P.15-A, 15-B CTS NO.101, 100 READYMON LODGE READYMONEY	The layout consists of a main bungalow and servant's quarters, stables a large open foreground and a thickly wooded rear ground. The bungalow is asymmetrical and partly double storeyed with a unique plan form and the appearance of a typical English villa with Gothic influence. His immense historical importance as one of the first five structures built in Matheran and the most authentically preserved property with a large amount of Gothic influence.	II-A
73	M.P.13-A, CTS NO.102 SEA VIEW	The layout consists of the main bungalow with a wing in the north and shacks for servants' quarters set on terraces leveled off from a site sloping westwards. On the east is a formal garden enclosed in a hedge while on the west immediately after the building is a steep drop.	II-B
74	M.P.13, CTS NO.103 TOUR PETIT	Externally & internally properties in good condition. The layout consists of the main bungalow, kitchen and store, servants' quarters, stables and remnants of formal landscaping. This simple and symmetrical cottage consisted of a central living room projection in front as half-hexagen. A unique plan form and architectural character. A landmark building contributing to the skyline of Matheran.	II-A

Sr. No.	Name of property	Description	Grading
75	M.P.166, CTS NO.104 GIRK KUNJ GIRI	The layout consists of a main bungalow, a guest block (new building) and servants' quarters set on terraces leveled off from a site sloping steeply. The main bungalow has a typical, liner and symmetrical plan form. Hold a large amount of significance in a group value as it is one of the three identical structures along this stretch of the road	II-B
76	M.P.167, CTS NO.105 SAIFEE LODGE	The layout consists of the main bungalow and servants' quarters set on terraces leveled off from a site sloping. Excellent structures holding a large amount of significance in a group value as it is one of the three identical structures along this stretch of the road. Façade to foreground relationship of the structure must be maintained.	II-B
77	M.P.20, CTS NO.106 CHURCH OF ENGLAND	Set on the highest plateau of the Paymaster park neighborhood, it is landmark site. The present layout consists of the ruins of the church building. The church layout along with the European cemetery in the adjoining plot below the cliff are a single ownership and design to be conserved as consolidated runs the form of an archeology part.	II-A
78	M.P.180, CTS NO.110 LAXMI VILLA	The bungalow is one of the smallest prototypes of the typical built forms in Matheran. The plan form is simple and typical significant as part of Kasturba Gandhi road precinct.	III
79	M.P.179, CTS NO.111 KRISHNA VILAS	Originally a residence, Krishna Villa is presently being used as annexes to the renowned Diwadkar hotel. The east facing, Single storeyed, Liner and symmetrical main bldg has five rooms in a row.	III
80	M.P.244, CTS NO.112 STATE BANK OF INDIA HOLIDAY HOME	The layout consists of the main bungalow and the neatly manicured landscape around it suits the topography. An important component of an identified conservation area, the structure contributes significantly to the street	II-B
81	B.P.242, 243 CTS NO.113, 114, (501) ? DIVADKAR LODGING & BOARDING (DIWADKAR)	Set on the fairly flat ground located at the junction of M.G. Road and Kotwal road, the layout consists of one large main building built on three amalgamated plots. The east facing single storeyed bldg has a single liner planform. Located at an important nodal location, a well maintained building.	II-B III
82	B.P.9, CTS NO.118 HOTAL PRASANNA	Set on the plot situated at a substantial height in relation to M.G. road, the layout consists of a main bungalow and an ancillary structure in the rear. Significant character of built form and setting contributes to the streetscape of the servants' on area and the townscape.	II-B
83	M.P.178, CTS NO.119 PANORAMA HOTAL HOTEL	The layout consists of a main bungalow, two ancillary buildings in the near and a new building in the foreground. The original bungalow has been retained but it has undergone many modern transformations. Historic integrity is lost due to insensitive alterations to the original bungalow.	III

108 12 Rugby Hotel
109 16 Rugby Hotel.

Sr. No.	Name of property	Description	Grading
84	M.P.177, CTS NO.120 GULSHAN HOTEL (HOTEL)	The layout consists of the main bungalow and servants' quarters set on a plot sloping gently from west to east. The east facing single storeyed main bungalow has a typical linear and symmetrical plan form.	II-B
85	M.P.175, CTS NO.122 EGHDOOT HOMTAL The Mount ? (ADAM VILLA) MEGHDOOT HOTEL	The layout consists of the main bungalow a guest block and servants' quarters set on terraces. The original bungalow has been retained and converted into a hotel with additions in the rear belongs to particular design typology peculiar to Kasturba Gandhi road. The structure and its setting contribute significantly to the conservation area.	II-B
86	M.P.19, CTS NO.125 GOVT. REST HOUSE, THE MOUNT	The layout consists of the main bungalow, a guest block and servants' quarters and toilet block. The building has large, open and fairly leveled foreground and dense vegetation with tall trees in the background. A well maintained structure under the possession of the Government.	II-B
87	M.P.62, CTS NO.126 GULNAR COTTAGE	The layout consists of the main bungalow and servants' quarters and stables set on an undulating site south of the Rugby plateau. The west facing single storeyed main bungalow is quaint typical and axially symmetrical. Well maintained structure with modest proportions and significant architectural character.	II-B
88	M.P.135, CTS NO.127 MATRU SMRITI	The bungalow is the only building in the small plot set on a site sloping from the north-east to the south-west. The bungalow is quaint humble structure with a very typical squarish platform. Representative of built form character of small cottage in Matheran.	III
89	M.P.165, CTS NO.128 YAHYA VILLA	The layout consists of the main bungalows and servants' quarters set on terraces leveled off from a site sloping. The main bungalow has a typical, linear and symmetrical planform. Hold a large amount of significance in a group value as it is one of the three identical structures along this stretch of the road. Façade to foreground relationship of the structure must be maintained.	II-B
90	M.P.38, CTS NO.129 MARIA COTTAGE	The layout consists of the bungalow, a guest block, servants' quarters a fairly isolated out-houses and a new building in P.C.C. construction set on a site sloping northwards. Except for the clearings near the building the rest of the site is quite thickly forested. A structure of grand proportions with a unique design of flight of steps.	II-B
91	M.P.18, CTS NO.130 ROBERTSON'S BUNGALOW	The layout consists of the main bungalows, servants' quarters and well defined sensitively landscape outdoor areas making the most of the topography and the existing trees. An outstanding example of a well maintained site and building. The west fans main bungalow is a typically symbolical liner storied bldg with single hopped roof over entire bldg.	II-A

Sr. No.	Name of property	Description	Grading
92	M.P.61, CTS NO.131 BELLA VISTA	Situated on an irregular shaped plot generally sloping westwards the layout consists of a main bungalow, a guest block to the north west and a couple of ancillary structures in the east. The main bungalow has a typical symmetrical platform.	II-B
93	M.P.45, CTS NO.132 RUBY HALL	The layout consists of the main bungalow two ancillary buildings a toilet block and a caretaker's shop at the entrance gate. The main bungalow has typical symmetrical platform. Building is in regular use as residence but poorly maintained.	II-B
94	M.P.205, CTS NO.133 EVERGREEN	The layout consists of the main bungalow and servants' quarters and private point set of a plot along the western edge of the hill and sloping westwards. The east facing single storeyed main bungalow is modest and compact structure with a substantially high plinth. Well maintained structure ideal for residential use.	II-B
95	M.P.284, CTS NO.134 SUMATI VILLA	The layout consists of three main buildings (one is double storeyed while the other are single storeyed) and a couple of ancillary structures set on site sloping gradually northwards. The west facing double storeyed main building is 'L' shaped in.	III
96	M.P.10, CTS NO.135 THE HERMITAGE	The layout consists of a main bungalow (originally the bungalows of E.G. Fawcett) a wing attached to it, a small chapel, servants' quarters, a separate building housing the kitchen and dining area and an ancillary building. Being one of the first five properties developed in Matheran it holds immense historic significance and cultural value. Overall the potential of the site is unexploited.	II-B
97	M.P.54-A-1, 54-A-2, 54-A-3 CTS NO.136,137,138 HOTEL BRIGHTLANDS	Hotel Brightlands was originally a residential property having a bungalow, and few ancillary buildings. The layout consists of some scattered and some connected cottages which have typical lodging and boarding accommodation type formats. Old structures and landscape in an excellent state of maintenance.	II-B
98	M.P.36, CTS NO.139 GULMOHAR HOTEL GULMOMUR HOTEL	The layout consists of the main bungalow and some ancillary building. The original bungalows has been retained and converted into lodging and boarding. Well conserved structure and environs with minimum intervention representative of the townscape character of Matheran.	II-B
99	M.P.75, CTS NO.140 GUJRATH BHAVAN GUJRAT	The layout consists of a main bungalow, guest block about five-six scattered ancillary buildings, a new building and swimming pool all set on terraces. The cohesiveness of the layout has been maintained in spite of the addition of the new building and the swimming pool. The new building is a good example of a modern addition on a historic site.	II-B

Sr. No.	Name of property	Description	Grading
100	M.P.9, CTS NO.141, REGAL HOTEL HOTEL	Originally known as 'Pinto's International Hotel', it was one of the first five hotels developed in Matheran (in the 1870's) the original layout consisted of an intimate cluster of five buildings and some ancillary buildings. The new double storied buildings are very incongruous with the other structures in scale and treatment. Future additions must relate sensitively to the original buildings and respect the natural topography and vegetation.	II-B
101	M.P.39, CTS NO.142 PRABAL HOUSE	The layout consists of the main bungalow, a guest block and servants' quarters set on a site sloping gently westwards. A unique planform and majestic appearance contributing significantly to the townscape character.	II-B
102	M.P.63-A, CTS NO.143 REVIERA HOTEL RIVIERA HOTEL	Originally part of 'Pinto's International Hotel', the present Riviera hotel was one to the first few hotels to be developed in Matheran. The layout consists of six old and two new buildings, some small ancillary buildings, a swimming pool and pavilion. The layout is cohesive and blends together as one.	II-B
103	M.P.63-B, CTS NO.144 PREMDEEP RESORTS	The layout consists of the main bungalow (conserved and being used as part of the hotel) and a few detached additions amidst a landscaped garden. A unique typology, built form and setting contribution to the character of the conservation area.	III
104	M.P.168, CTS NO.145 KARACHI HOTEL HOTEL	The layout consists of the main bungalow, a large new flat-roofed, RCC building on the northern end of the plot, and two new smaller buildings. The well mainlined main structure has a commanding position of a height from the road level and contributes the character of the conservation area.	III
105	M.P.169, CTS NO.146 HYDRI COTAGE COTTAGE	The layout consists of the main bungalow and servants' quarters. The east facing single storeyed building has a typical, liner and symmetrical plan form. The structure and its setting contribute to the character of the conservation area.	III II B
106	M.P.170, CTS NO.147, LUCKY COTTAGE	The layout consists of the main bungalow and servants' quarters set on terraces leveled of all site. The east facing single storeyed main bungalow is liner but asymmetrical in plan form. The structure and its setting contribute to the character of the conservation area.	III II B
107	M.P.171, CTS NO.148 SAHEBAN HOUSE	The layout consists of the main bungalow (original), two original buildings and two new buildings set on terraces leveled off from a site sloping. Significant as part of Kasturba Gandhi road precinct.	III
108	M.P.174, CTS NO.150 SONAM HOTEL HOTEL	The layout consists of the main bungalow and recently added servants' quarters in the north-west corner of the plot set on terraces leveled off from a site sloping from west to east. Represents a built form typology typical of the plots along Kasturba Gandhi road.	III

Sr. No.	Name of property	Description	Grading
109	M.P.173, CTS NO.151 MACKY LODGE	The layout consists of the main bungalow, servants' quarters and a recently added 'L' shaped building to the south set on terraces. The structure and its setting contribute to the character of the conservation area.	III
110	B.P.189, CTS NO.153 SAI HIT GUEST HOUSE	The layout consists of a main bungalow with some extensions in the rear, a kiosk for the hotel reception in the front open space and well maintained landscape to suit the topography. The main bungalows symmetrical with a central lining room flanged on both side by to bedrooms.	II-B
111	B.P.178-B, CTS NO.154, 155 YASHODA BHUVAN (VAIDYA PHOTO STUDIO)	Road and Kotwal road near the railway station, the layout consist of a simple liner building. Represents a typology of mixed building use having shop fronts related to an important spine in Matheran.	III
112	B.P.8, CTS NO.157 UNION BANK	The layout consists of a main building which was formerly used as a laundry and an ancillary building in the rear. The east facing single storeyed main bldg has a liner & symmetrical planform. One of the few surviving infrastructure buildings.	III
113	B.P.166, CTS NO.160, 161 RAM MANDIR	Situated on a large plot on a very high contour as compared to M.G. Road, the layout consists of temples of Rama and Hanuman and a building housing. The residence of the care & Dharmshala Landmark value due to its prime location in relation to an important public node.	II-B
114	B.P.12-B, CTS NO.164-B SNOW WHITE LUNDRY (LAUNDRY)	Located on a small plot facing M.G. road, but at a substantial height from it as result of the natural topography. The east facing single storied main building is set back from M.G. Road illegal and unorganized encroachment obstructing the view of the main structures.	III
115	M.P.143, CTS NO.165 PHILLIPS CLUB HOLIDAY HOME	The large plots has now been divided into two smaller plots and the plot with original bungalow in new Phillips Club Holiday home. The layout consists of main bungalow and it attached expansion in the west represent of built form typology & setting of Mathrean plot.	II-B
116	M.P.143-A, CTS NO.166 HOTEL ALNKAR ALANKAR	Historically known as D'souza's shop, this was the first hotel of Matheran. The shop was said to have a bakery and accommodation for two persons. Historically significant as the first hotel built in Matheran. Represents the typical façade typology unique to the streetscape of Matheran.	III
117	B.P.168, CTS NO.168 MOSQUE	The layout consists of the main building on the Mosque and ancillary structures in the rear. The entrance to the plot is located on the northern boundary well which is accessed by a stepped pathway. The religion structure immense landmark value and social relevens a located in Bazaar.	II-B
118	B.P.7, CTS NO.169 KHAN'S HOTEL HOTEL	Located strategically at a substantial height abutting M.G. Road. The layout consists of a main bungalow a detached cottage & servants' quarters. A landmark structure contributing to the streetscape of the bazaar area.	II-B

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Sr. No.	Name of property	Description	Grading
119	B.P.18, CTS NO.171 RUCHA HOTEL HOTEL	The layout consists of the main bungalow, a double storeyed building in the rear used for loading and boarding and an eating house in the north-east corner of the plot overlooking M.G. Road. A structure with a humble scale and setting which contributes to townscape character.	III
120	B.P.231, CTS NO.172 HUTATMA KOTWAL VYAYAM MANDIR	Set on a plot a quite a height in relation to M.G. road the small building has a large open foreground which is used as an outdoor recreation space for the school children and for public assembly. The structure holds important a at commonly level & as a group.	III
121	B.P.232, CTS NO.173 BEJONJEE.S CHENYO MUNICIPAL ASSEMBLY HALL	The structure has a large foreground which is used as an outdoor space of Public assembly.	III
122	B.P.179, CTS NO.174 GOOLRAJ SINGHANESS ASSEMBLY HALL MARATHI VERNACULAR SCHOOL	Located on an elevated plot on the western edge of M.G. road the layout consists on laetrile paved wending pathways leading to three structures forming a clusters the enclosed a playground between. The original school bldg is on east facing single storied 'c' shaped bldg.	III II B
123	M.P.150, CTS NO.175 PUSHPA KUNJ PUSHP	The layout consist of the main bungalow servants' quarters in the north-west corner and an added block in the rear parallel to the main building. The model size east facing single storied main bungalow has symmetrical plan form. Excellent structure and setting contribution to the character of the conservation area.	II-B
124	B.P.176, CTS NO.178 LIBRARY	A notable historic structure designed for institutional purpose and located at strategic nodal location. The east facing single storeyed bldg is symmetrical and squires in plan from with varhanda. Excellent setting at strategic nodal location.	II-A
125	M.P.77, CTS NO.180 HOPE HALL	The layout consists of a complex of four buildings of which one is the main residential bungalow set on a undulating site sloping from east to west. The main bungalow is asymmetrical and irregular in planform and has undergone may internal changes. Holds significance as one of the oldest holds to be developed in matheran.	II-B
126	M.P.224, CTS NO.180 POLICE STATION	The layout consists of the main Police Station building, three residential quarters, two ancillary building and an open space used for drill. Addition on site must be in harmony was the existing structures in terms of form & scale.	III
127	M.P.78, CTS NO.181 HOTEL ANAND RITZ	The layout consists of the main bungalow and number of new double storeyed buildings in 'Horse-shoe' shaped cluster on a site sloping southwards. The building and majestic bungalow has been conserved and is used occasionally by the owners.	II-B

Sr. No.	Name of property	Description	Grading
128	M.P.54-B, CTS NO.182 ROSHAN VILLA & GOTEL PRASHANT HOTEL	The layout consists of the main bungalow, 'Roshan Villa', a building adjacent to it which is now 'Hotel Prashant' and two other shacks as servants' quarters. Both building directly face the road and are very close to it and therefore contribute to the townscape character. Additions on site must relate to the existing structures and forest cover sensitively.	II-B
129	M.P.26, CTS NO.183 MADHUS FOREST LODGE.	Set amidst thickly forested environs the well kept layout consist of the main bungalow, a guest house, a kitchen and dining block and a few ancillary structures. Excellent structure and setting representing a unique character.	II-B
130	M.P.217, CTS NO.184 SETHNA COTTAGE	The layout consists of the main bungalow and ancillary block part of which is now being used as servants' quarters. A conspicuous landmark along the western edge of the hill. The bungalow has no remarkable architectural qualities.	III
131	M.P.32-B, 32-A CTS NO.185, 186 KEEPSAKE	The property near Charlotte lake is at one of the most privileged locations on the western edge the hill. The layout consists of the main bungalow, three smaller buildings now being used as guest house and remnants of a formal garden set on a site sloping westwards.	II-B
132	M.P.236, CTS NO.191 PISARNATH MANDIR	The layout consists of the main temple building, the manpada and the caretakers residence set on a terrace leveled off from a site sloping from south to north and overlooking the bund of Charlotic lake. A significant structure with on important location adjacent to charlotic lake.	II-B
133	M.P.82, CTS NO.192 WEST GRANAGE GRANGE	The layout consists of the main bungalow and servants' quarters set on a site sloping from east to west located very close to the beginning of Danger path overlooking a breathtaking view of the deep valley on the west. The building has a strategic location with a commanding view but is presently in a state of neglect. The structure has a unique façade treatment and impressive scale.	II-B
134	M.P.6, CTS NO.193 FOUNTAIN LODGE.	Set on the large plot on the western ridge of the western edge of Chowk, the layout consists of the main bungalow, an L- shaped guest block to the east and an isolated servants' quarter near entrance to the plot. The structure has unique faced treatment and impressive scale.	II-B
135	M.P.5, CTS NO.194 CUTCH CASTLE	Externally property is in good condition.	II-B
136	M.P.7, CTS NO.195 BRIAMJEE HOUSE BYRAMJI	Located on the a mound on the western ridge along Chowk the layout consists of the main bungalow, a guest block, a unique C.I. bandstand close to the western edge and servants' quarters cum-kitchen. The main bungalow with grand proportions is situated on the highest contour overloading the overwhelming view of the valley on the west.	I II-B

Sr. No.	Name of property	Description	Grading
137	M.P.8, CTS NO.196 GULESTAN	The longest and most magnificent palatial bungalow of Matheran situated on a mound on the western ridge along Chowk along with a kitchen, servants' quarters, traces of formal landscape and a private view point offering an overwhelming view on the west, the longest and the most grand building in Matheran holding immense architectural significance.	II-A
138	M.P.136-A, CTS NO.197 SHARDA VILLA	The layout consists of a main building which was originally the school building, a block situated to the north-east. The independent building on the south is in a ruinous condition and may demolish for reconstruction.	III
139	M.P.135-B, CTS NO.198 INDU KUTIR	The layout consists of the main bungalow and a quest block situated on a site gently sloping from east to west along the western edge of the hill along Chowk. The building are structurally in a sound condition and can continue their present use.	III
140	M.P.-57, CTS No.199 THE HOMESTEAD	Set in the western ridge along Chowk, on a site sloping gradually from east to west the property is now decrepit. The main bungalow, servants quarters, privies, a tennis court and private view points are set on terraces with a well designed typically English garden layout and a decorative laurite compound wall.	II-B
141	M.P.-59, CTS No.200, BELVEDERE LODGE	The layout consists of only the main bungalow in the centre of its site sloping gradually from east to west which is situated on the western edge of Chowk close to the southern end. Well maintained structure and setting contribution to the townscape character.	II-B
142	M.P.-58, CTS NO.201, SHERA COTTAGE	The layout consists of the main bungalow and servants' quarters situated on a site sloping gradually from east to west set on the western edge of the hill along Chowk very close to its southern end. The building represent the built from typology of Matheran.	III
143	M.P.-101, CTS NO.203, SALMONA BUNGALOW	The layout consists of the main bungalow and servants' quarters situated on a site sloping gradually from east to west. The main building has unique 'Shared planform. A well maintained historic building put to conducive use as a dormitory.	II-B
144	M.P.-246, CTS NO.204, FAR COTTAGE (Zarsi)	Situated at unique location at the southern tip of the Matheran plateau and gradually sloping towards the south-east the plot is accessed from Chowk point by a stepped pathway passing through a canopy of dense foliage. The layout consists of main bungalow a guest have and a servant quarters. Excellent setting, layout and landscape contributing to the townscape character.	III
145	M.P.-126, CTS NO.210, RAMAN VILLA	The layout consists of the main bungalow and servants' quarters to the north east. The bungalow has typical and symmetric planform with a central living room. Structure at strategic location, holds importance being associated with a natural viewpoint.	III

Sr. No.	Name of property	Description	Grading
146	M.P.-127 CTS NO.211 VILLABH VILLA VALLABH	The layout consists of the main bungalow and servants' quarters situated on a site sloping gradually from east to west. The west facing bungalow is asymmetrical in planform and has the appearance of a typical English cottage.	III
147	M.P.154, CTS NO.212, BHEDWAR BUNGALOW	The layout consists of the main bungalow and servants' quarters. The planform of this north facing partly double storied bungalow deviate from the bungalow typology in the fact that its narrow side forms the front faced.	II-B
148	M.P.-133, CTS NO. 215, GOLDCROFT	The layout consists of the main bungalow, a double storied guest block in the rear close to the bungalow and servants' quarters set on terraces slevelled off from a site sloping from westwards. A well maintained bungalow contributing to the townscape character has significant architect choral value.	II-B
149	M.P.-60, CTS NO.217, RUSTOM VILLA	The layout consists of the main bungalow and servants' quarters situated on a site sloping gradually from east to west. The west facing single storied bungalow has a unique 'C'-Shaped platform. A well maintained bungalow contributing to the townscape character.	II-B
150	M.P.-89A, CTS NO.218,219, DASWOOD	The layout consist of the main bungalow, a double storied guest block servants' quarters set on terraces leveled off from a site sloping westwards. The west facing single storied bungalow has a symmetrical planform. The remarkably grand structure contributes to the townscape character.	II-B
151	M.P.-71, CTS No.221 ST.XAVIER'S HIGH SCHOOL	Situated on the continuation of the Olympia plateau to the north of the Olympia ground, the layout consists the main building, teachers' quarters and servants' quarters set on the low height terraces. The north-east facing double storied main building is a large, spraying shoetree.	III
152	M.P.-95, CTS No.222 SHANTIKUNJ	The layout consists of the main bungalow with a formal garden in the foreground and a straight pathway leading to in from the entrance. The north west facing single storied bungalow has a symmetrical planform with a very graceful uniformly offset Ted front faced. The structure holds significant architectural value and excellent faced.	II-B
153	M.P.-88A, CTS No.223 KASTURI KUNJ KASTUR	The layout consists of the main building and servants' quarters set on a site sloping gradually from south to north. The south west facing partly disable storied main bungalow has symmetrical planform. The structure holds potential for conservation and future use especially as corporate holiday home.	II-B
154	M.P.88-, CTS No224, UNDERWOOD LODGE	The layout consists of a main bungalow, a toilet block and 3-4 ancillary structures set on a site sloping northwards. In the foregrounds are some planter bed in lateral and other elements of formal landscape. The bungalow has an a symmetrical planform.	II-B

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Sr. No.	Name of property	Description	Grading
155	M.P.-107, CTS No.225, PASTA HOUSE	The layout consists of the main bungalow, guest block, kitchen and servants' quarters set on terraces leveled off from a site sloping northwards. The north partly double storied main bungalow is a symmetrical in planform.	II-A
156	M.P.-81, CTS No.226, PT.PABNEY	The layout consists of the main building and some ancillary structures set on a terraces leveled off from a site sloping form south-east to north-west and linked by winding, cobbled and paved pathway. The single storied main bungalow has a unique 'y'-shaped planform.	II-B
157	M.P.-73, CTS No.230, FLORENCE LODGE	The layout consists of the main bungalow and three ancillary buildings laid out far apart on a large site sloping gradually from north-west to south-east. Structures and setting represent the townscape character of Matheran but presently area in a dilapidated condition and a very poor state.	III
158	M.P.-87, CTS No.231, WADIA LODGE	The layout consists of the main bungalow, servants' quarters situated on a thickly wooded site sloping from east to west. The main bungalow with its grand and majestic proportions with a substantially high front plinth is set in a clearing on a leveled terrace. The structure and is setting holds great potential for conservation.	II-B
159	M.P.-91, CTS No.232, ANNIE VILLA	Situated on a steeply sloping plot at a nodal location, the layout consists of the main bungalow, a guest block and a servants' quarter. A plot, sloping from east to west is well terraced and thickly forested. The main bungalow has a symmetrical planform a control hall, flocked by bedrooms on both side. Excellent setting and historic landscape tailored for the topography.	II-B
160	M.P.-80A, CTS No.234, HOTEL LAKE VIEW	The layout consists of the three buildings of which two are old and one is a new construction. The main building is an east facing single storied small building having a simple liner planform.	III
161	M.P.-67, CTS No.236, GIRVIHAR HOTEL GIRVIHAR	The layout consists of two main building, a small office building, a kitchen and dining building and servants' quarters. A historically significant building representing the local typology but major changes in the finishes have affected the historic integrity.	II-B
162	M.P.-69, CTS No. 237, HOTEL SHIRIN	The layout consists of the main bungalow, servants' quarters set on well laid out terraces with appropriate landscaping to suit the topography on a small plot sloping steeply from east to west. Remarkable structure an setting contributing significantly to the townscape character.	II-B
163	M.P.-2A, CTS No. 238/244 PARADISE LODGE	The layout consists of the main bungalow, servants' quarters, toilet block and an ancillary building. The west facing single storied main bungalow has a flat open foreground with some formal landscaping. Excellent building with outstanding architectural value.	II-A

Sr. No.	Name of property	Description	Grading
164	M.P.-25-A, CTS No. 239, REST COTTAGE ROSE	The layout consists of the main bungalow close to the western edge of the plot with a narrow strip of foreground an ancillary block to the south-east and servants' quarters to the east set on terraces and different levels on a site steeply sloping from east to west.	III
165	M.P.-25, CTS No. 240, MANEKALAL TERRACE MANECKLAL	The layout consists of a number of building for lodging and boarding, an owner's residence and a kitchen and dining block set on terraces at different levels. A very well maintained, well designed and neatly kept landscape on terraces with a good setting of the buildings on the terraces.	II-B
166	M.P.-1, CTS No. 241, SARASWATI MANDIR SCHOOL	Situated on a small plateau the plot has a winding pathway leading up gradually unfolding an impressive view of the castle like bungalow and it tower. The north-west facing bungalow has an a symmetrical planform. A unique structure of significant social and historic importance, but put to an inappropriate use.	II-B
167	M.P.-24, CTS No. 245, BOMBAY DYEING HOLIDAY HOME	The layout consists of four main buildings, a kitchen and dining and servants' quarters set on very well laid out terraces amidst a dense forest and leveled off from east to west. A well planned complex and one of the most beautiful layouts in Matheran where natural and manmade landscape features are very well integrated.	II-B
168	M.P.-99, CTS No. 246, HOTEL ALEXANDER	The layout consists of the main bungalow, servants' quarters, a number of new cottage for lodging and boarding and some ancillary structures scattered on the site. The building with its high plinth assumes a great height and being associated with the Alexander point holds landmark value.	II-B
169	M.P.-4, CTS No. 247, WALLACE BUNGALOW	The layout consists of the main bungalow, servants quarters, set on mound near the eastern edge of the hill approached by a winding cobbled pathway rising steeply and gradually opening to a dramatic view of the solitary building amidst a dense forest. Commanding location, excellent setting and historic landscaping sunning till date.	II-B
170	M.P.-219, CTS No. 248, NERAL VILLA	The layout consists of main building and guest block set on a terrace leveled off from a site sloping from north-west to south-east and having a steep drop on the eastern edge. A well maintained structure with a wide foreground and contributing to the townscape character of Matheran.	II-B
171	M.P.-3, CTS No. 249, THE BYKE BUNGALOW	Belonging to Hugh mallet, the founder of Matheran this was the first building built in Matheran. A today the original bungalow forms a small part of large hotel complete. Well maintained structure but with a rather plain foreground. The numerous new building added are incongruent with architectural character of old bungalow.	II-A

Sr. No.	Name of property	Description	Grading
172	M.P.-147, CTS No. 250 KEKI LODGE	The layout consists of a main bungalow and two ancillary buildings set on a site sloping from east to west. The plot has well maintained historic landscape. Extremely graceful form and commendation lends a unique architectural quality to the structure.	II-B
173	M.P.-153-B, CTS No. 251, SUPERINTENDENTS OFFICE	The layout consists of the superintendent's office, municipal office, superintendent's house and staff quarters set on a large plot gradually sloping from east to west. An informal administrative complex depicting the peculiar built form typology of Matheran.	II-B
174	M.P.-153-A, CTS No. 252, BYRAMJI JEEJEEBHAY HOSPITAL	The layout consists of an elaborate hospital building, an annexes building to its west, an assemble hall to its north and ancillary structures to the east. Presents a historic instihigand building typically.	II-A
175	M.P.-225, CTS No. 255, PWD STORE	The layout consists of a main building a secondary building placed next to and perpendicular to it and three ancillary building. A humbler structure representing the built form typology of Matheran and hence is an important element of the steetscape.	III
176	M.P.-157, CTS No. 256, SHIV TEMPLE DHARMSHALA	The layout consists of the two original dharamshala building and a temple building which was demolished and rebuilt to the original plinth, dharamshala building have been retained.	III
177	M.P.-82, CTS No. 257, THE BANK OF INDIA HOLIDAY HOMES 92	The layout consists of a main bungalow and servants' quarters set on a site sloping from north-east to south-west. The west facing single storied main bungalow has a typical symmetrical format with a central living room. Present use as a holiday home is conducive for the structure to ensure its regular maintenance.	II-B
178	M.P.-287, CTS No. 258, POWER HOUSE & GUEST HOUSE-CHARLOTTE LAKE	The building is located on the west of and at the base of the Charlotte lake bund. The site is fairly flat and small with a sheer drop on its west into the valley and the overflow channel of the charlotte lake forming its southern boundary. The south facing single storied building is symmetrical and linear in planform.	II-B
179	M.P.-84, CTS No. 260, BARR HOUSE	Externally property is in good condition. The layout consists of a main bungalow and servants' quarters set on terraces on a site sloping towards south-west. Holds immense historic importance being one of the first five building of Matheran. It has a unique and majestic character and setting.	II-A
180	M.P.-86, CTS No. 261, PWD REST HOUSE	The layout consists of a main bungalow and two ancillary building set on fairly level ground. The main bungalow has a wide open foreground with a well maintained formal landscaped garden. A well kept structure with a wide open foreground, contributing to the tom cape character.	II-B

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Sr. No.	Name of property	Description	Grading
181	M.P.-55, CTS No. 266, SATYA NIWAS	The layout consists of the main bungalow, a guest block and servants' quarters with toilets set on terraces leveled off from a site steeply sloping from north-west to south-west. The building has good setting and an appearance that is quite unique for Matheran.	II-B
182	M.P.-79, CTS No. 267, WEST END HOTEL	Situated on a large plot sloping towards the south-west are two main building and a small building to the east of the plot used as the owners residence and office set amidst mostly natural landscape with ample trees. Excellent built forms and setting representing the townscape character of Matheran.	II-B
183	M.P.-74, CTS No. 268, SURUCHI REDWOOD RESORT	Situated at a nodal location on a site gradually from south-east to north east, the layout consists of a main bungalow and two new buildings.	III
184	M.P.-137, CTS No. 253, 269 ROMAN CATHOLIC CHURCH	Built in 1860 the church was enlarged and considerably improved in 1872 by J.T. Denison Mackenzie Esq. in memory of his young wife who lies buried in the chancel marked by an inscribed white marble plaque. An important Religious building holding landmark value and social significance.	II-A
185	M.P.-24, CTS No. 270, BOMBAY HOUSE HOLIDAY HOME	The layout consists of a main building and ancillary rooms, arranged in a liner fashion in north-south direction. The west facing single storied main bungalow set on small mound is symmetrical in plan from Structure represents the built form typology of Matheran.	II-B
186	M.P.-145, CTS No. 273, 274, 275 LORDS CENTRAL HOTEL	The layout consists of five buildings, a garden and swimming pool set on terraces leveled off from a site steeply sloping to the east and situated on the eastern and edge of the hill. The main building is symmetrical in plan from excellent setting well maintained structures, and sensitive land capping.	II-A
187	B.P.-1, CTS No. 276, VIDEO PARLOR	The layout consists of two main buildings and ancillary structures in the rear set on a plot situated on the eastern edge of the hill and slopping to the east.	II-B
188	B.P.-3, CTS No. 277, 279 BENJON VILLA BEJON	Externally property is in good condition. However it require maintenance.	III
189	B.P.-4, CTS No. 280, HOTEL LAXMI	The layout consists of the main building which houses the hotel rooms, an ancillary block housing the dining rooms, kitchen and owners residence. Excellent built form with unique skyline and setting.	II-B
190	B.P.-5, CTS No. 281, GARBUT VIEW	Set on fairly sloping site on the eastern edge of Matheran the layout consists of a main bungalow servants' quarters and a private viewpoint overlooking the valley on the east. The west facing main bungalow has an original 'U' shaped planform. Represent the typical built form character Matheran & contribute significantly to streetscape.	II-B

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Sr. No.	Name of property	Description	Grading
191	B.P.-173, CTS No.282, TELEPHONE EXCHANGE	Situated on plot along the eastern edge of the hill, the gently sloping plots is substantially setback form M.G.road. The entrance pathway and front faced of the structure contribute to the townscape character of Matheran. The west facing single storied building has a simple liner planform without Veranda.	III
192	B.P.-172, CTS No.283, POST HOUSE	The layout consists of the main building an annexes structure in the rear and government staff quarters which are now in a dilapidated condition. One of the oldest structure designed for in structure use, contributed to townscape.	II-B
193	B.P.-6, CTS No.284, ABDUL REMAN ALI HOUSE	The building has a symmetrical linear plan form with squarish projecting rooms on both the rear corners of the building. A unique structure in terms of plan form and detailing. Holds potential for conservation and adaptive re-use.	III
194	B.P.-169, 170 CTS No. 287,288, KAPADIA MARKER	Kapadia market is the first organized market of Matheran. The layout consists of market she and open area & planform. The structure has a landmark value.	II-B
195	B.P.-1, CTS No. 290, SACKWILL/KETKAR RESTAURANT B.P.-24	Situated on a small plot abutting M.G. road on the eastern side, this one of the historical properties of the bazaar spine. The structure contributes to the streetscape character of the Bazaar spine because of its front abutting the street.	III
196	B.P.-19, CTS No. 295, KUSHL NIKETAN (PHATAK STUDIO SHINDE ART SHOP) KHUSHAL	Situated on a site sloping eastwards, on the east of M.G. road, plot maintains a setback form the road the building occupies almost the whole plot leaving out very narrow side open spaces presents the historic setting of Bazaar Matheran and contribute significantly to the strcutscape character.	III
197	RAILWAY REST HOUSE	The layout consists of the main bungalow a semi detached block on its north-west corner and guest block along the western edge of the plot. The south facing single storied main bungalow typical and symmetrical in planform. Well maintained building and landscape contributing significantly to the conservation area.	II-B
198	RAILWAY STATION & ANCILLARY STRUCTURES	The original layout consisted of the railway station building, the hotel building and a small garden which was used a community space in the evenings to celebrate. Arrived of the incoming train the railway hotel building has an arcade on the ground floor overlooking the railway trade, Large site with potential unexploited.	II-B

This notification shall also be published on the Government web-site at www.maharashtra.gov.in (Act/Rules).

By order and in the name of the Governor of Maharashtra.

ASHOK K. KHANDEKAR,

Section Officer.