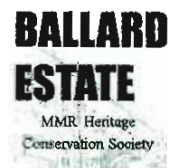


Ballard Estate – Heritage Precinct Study

Study and Proposal conducted by
Academy of Architecture for
MMR Heritage Conservation Society

Pre-Final Report by Academy of Architecture, August 2002



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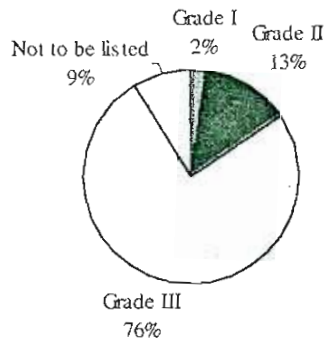
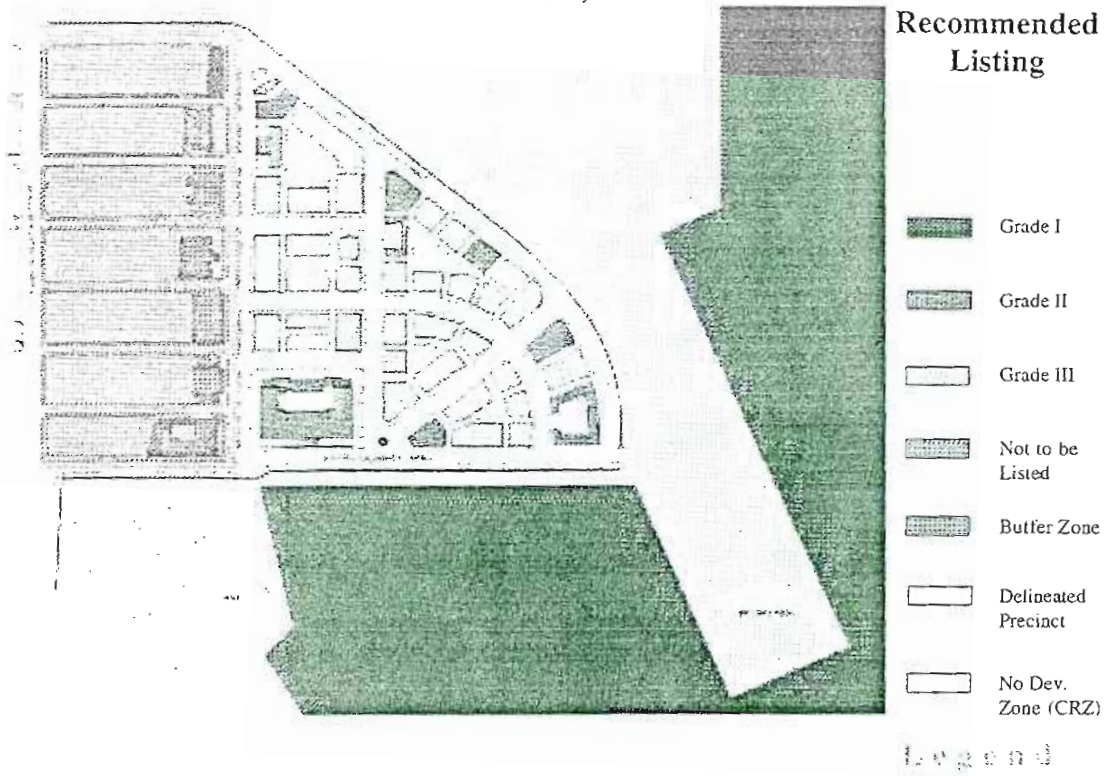
Index of Chapters:

1. Introduction and History

2. Listing

3. Surveys and Analysis

4. Recommendations and Guidelines



Chapter 1

Introduction and History

1.0 INTRODUCTION

The study of Ballard Estate was undertaken by the conservation elective students of the fourth year (C.1998) of Academy of Architecture under the guidance of Vikas Dilawari – conservation architect. These students of conservation elective managed to do archival research and preliminary surveys. However, due to unavoidable delays this study was worked on upon by the next batch of conservation elective students who prepared individual elevations of the buildings. The phase II (listing and presentation) and phase III (recommendation and final presentation) was prepared with help of Mr. Vikas Dilawari and his office with the assistance of Mr. Anand Katgaonkar – urban designer.

The scope of this study is restricted to delineated precinct designed by George Wittet, however, buffer zones on the landward side and seaward side are considered in the study area with broad recommendations for these areas too.

Preliminary surveys were carried out by students based on access available to individual buildings.

The listing for INTACH New Delhi done by Mr. Vikas Dilawari in 1990's was updated and its grading has been re-graded based on present surveys.

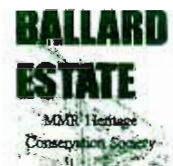
Thanks are due to Mr. Vikas Dilawari – visiting lecturer cum conservation architect for guiding the students and compiling the entire study in phase II & III.

Thanks are due to Tanya Mahajan, Ruchita Sutaria, Swapna Hankare, Sheetal Gurnani, Yashashree Chitale and Abhijit Nigudkar and others for archival research and preliminary surveys and to Ruchita Kadakia, Sachin Borkar, Radhika Gangane, Reeti Sompura, Mangesh Jadshav for building and street elevations. To Abhay Singh and Brijesh Chinoy from Vikas Dilawari's office for several further surveys and preparation of a base map. To Anand Katgaonkar for presentation of phase II and phase III and for his inputs as an urban designer. To Abhijit Athyale for his Acad perspectives and to Parineeta Gore from Vikas Dilawari's office for final compilation and presentation.

Pradeep Amberkar

Principal – Academy of Architecture

June 2002



2.0 CULTURAL SIGNIFICANCE OF BALLARD ESTATE

Ballard Estate plays a very important role from town planning and urban design points of view as it was a successful attempt to have a planned area responsive to water front in an organically grown historic area of Mumbai.

The earliest attempts of urban design were seen in reorganisation of the Bombay Green and in designing of Horniman circle, then in development of M.G Road (the erstwhile ramparts) and D.N Road (the erstwhile Hornby Road) in place of ramparts of the original fortification. This was continued further in Ballard Estate.

The cultural significance of Ballard Estate lies in its planning, a vision by architect George Wittet to design a new business district close to the port and to the traditional commercial district but having a distinct European Renaissance spirit. This is visible in the Neo Renaissance buildings that were responsive to the waterfront and to site geography with landmark buildings and activities occupying vantage corner sites. These buildings had a pleasing scale and the landmark buildings had relationship to the grain of the area. These buildings catered very efficiently to the then present needs made possible by technology (like basement, large column free spans, car parks, lifts etc) and to additional floor space index (FSI) component. These buildings and area was comparable to developments both architectural and relating to urban design in the UK especially London.

The planning of layout was specially designed with climatic consideration, as front facades of 30 buildings get good breeze from South, West and South west. Of the rest fourteen, four are partially ventilated leaving behind only ten buildings whose front façades do not get good breeze.

The buildings were constructed using the best of materials and specifications and it is this quality that makes it worthy of being listed/protected and hence merits conservation.

On the contrary the new developments of post independence era totally lack this quality as a result we have areas like Nariman point which are not responsive to waterfront, have poor planning and out of scale buildings.



3.0 BALLARD ESTATE: PRESENT STATUS

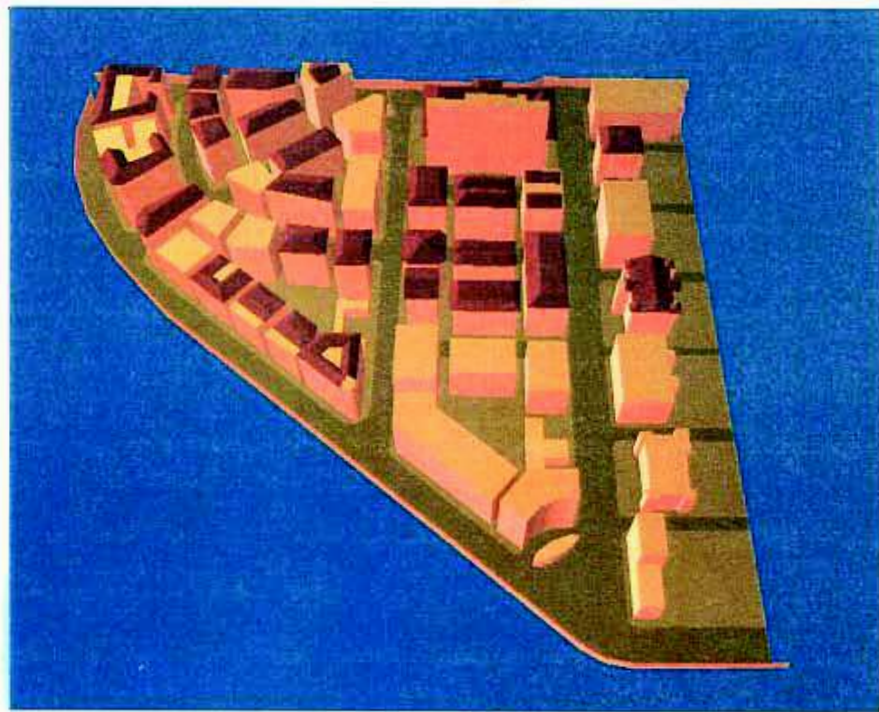
Ballard Estate has seen many changes since its planning. Some of the major interventions post independence have been as follows:

1. The passenger railway link from the Ballard Pier has been discontinued.
2. The Bombay Port Trust and Mint premises have constructed tall masonry compound walls flanking the area that physically stops the connection of these buildings with the waterfront at ground level.
3. Many original users or owners have gone and new owners have come in their place, the new users have added or extended their new premises, or else subdivided them, some of the interventions are done sensitively and others carelessly.
4. The custom authorities knocked part of their original building and have constructed a new high rise building annexe, which is more prominent than the original building, with no distinct character and it obliterates the harmonious scale of the precinct. This specific intervention was carried out before the area was declared as heritage precinct.
5. The stretch of water on south side adjacent to Mint has been reclaimed and new high rise development has come up there too.
6. In 1995 this area was protected as a heritage precinct under Fort Precinct and defined as sub precinct 9 as published in heritage regulations for greater Bombay 1995 by Government of Maharashtra, Urban Development Department. Individually only 50% of the buildings were protected. The boundary of sub precinct 9 extends from Shahid Bhagat Singh Road on west to Walchand Hirachand Marg on North East to S.Vallabhdas Marg on South.
7. Despite the formal protection it is seen that some of the other illegal construction activities inclusive of wrong repairs and encroachments keep happening in the entire precinct.





View of Ballard Estate



**Delineation of Ballard Estate Precinct
as per Heritage Regulations for
Greater Mumbai 1995**



4.0 DELINEATION OF PRECINCT

The existing precinct delineation as per 1995 cannot be considered as it includes a major residential and mixed use area on its West side which is completely different in character, usage and time period. It is therefore recommended that the delineation of this area be redone and instead of Shahid Bhagat Singh Marg, Shivsagar Ramgulam Marg be the extent of the precinct. This is done specifically as all the 44 plots, which come under this area, were planned by George Wittet. These were constructed on reclaimed land in the same time period, having similar construction, usage, architectural style and use of technology. The precinct restricts itself to the East of S.Ramgulam Marg.

The buildings on West of S.Ramgulam Marg which were designed in late 19th century are of one period, facing the sea having varied architectural styles. These buildings have been graded individually and have not been included in the precinct as the generic character is different from that of Ballard Estate and the recommendations for this precinct based on study are not applicable to these buildings.

The other buildings in this area i.e. from S.Ramgulam Marg till Shahih Bhagat Singh have been put in buffer zone category as these are of lesser importance, different in usage, time period and in its architectural language from Ballard Estate.

5.0 PLANNING OF BALLARD ESTATE C. 1908-1916

The most valuable of the Bombay Port Trust's holding is the Ballard Estate; the first consciously planned commercial precinct in the city was achieved by one of the most successful and remarkable waterfront improvement schemes executed by the Bombay Port Trust. Vast quantities of materials excavated from the basin during the construction of Alexandra Docks enabled the Trust to fill in and create the new commercial area adjacent to the docks. 22 acres of land on this foreshore a first class business centre with broad, well-kept thoroughfares that created vistas as in the European design tradition.

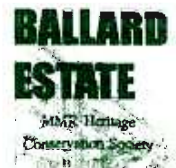
As consulting architect to the Port Trust - George Wittet evolved the control guidelines for the first 43 blocks of office buildings, most of which were designed in a kind of 'European Renaissance'. The Ballard Estate was characterized by the uniformity of building design, heights and architectural control public utility services. The overall layout of the scheme stipulated that the area occupied by carriageways. 80 feet / 70 feet 60 feet footpath and open space was large in relation to the total area allotted for buildings. In addition, for each building a clear space of 30 feet all around and a space of 30 feet between any two buildings was mandated height of building, height of each floor, height of windows, approved elevations.

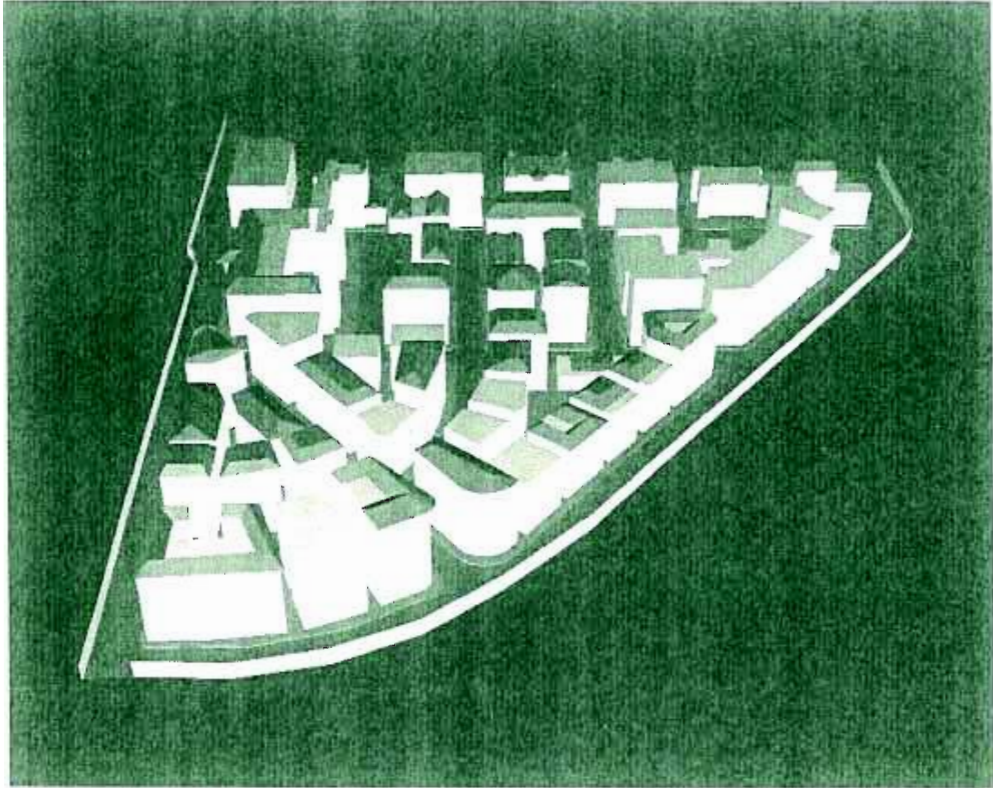
The builder had to comply not only with the ordinary municipal By-laws but also with a number of special building rules laid down by the, Port Trust for the Ballard Estate and Apollo Bunder Estate. The situation of buildings, their purpose, their structural design, finish and colour were all governed by these special rules. In fact, it virtually became the gateway to the city once the passenger docks were moved to the deeper harbour at Ballard Estate.

Initially, it was insisted by Trustees of the Port of Bombay that super structure of all buildings on these plots should be faced with yellow Coorla stone on all fronts facing roads, streets. However, as this condition might militate against land being taken up, the Trustees modified this condition and to require yellow Coorla stone only for cornices and ornamental work; blue stones or yellow Coorla stone being permitted to use for remainder.*

Wittet planned many buildings in Ballard Estate with most significant being the Grand Hotel and other being New Custom House along with John Begg. Mr. Wittet's professional fees for finalization layout of Ballard Estate was Rs. 1,500/-

*Source Ballard Estate Bulletin Nov 1997





View of Ballard Estate

**BALLARD
ESTATE**

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Conservation Society

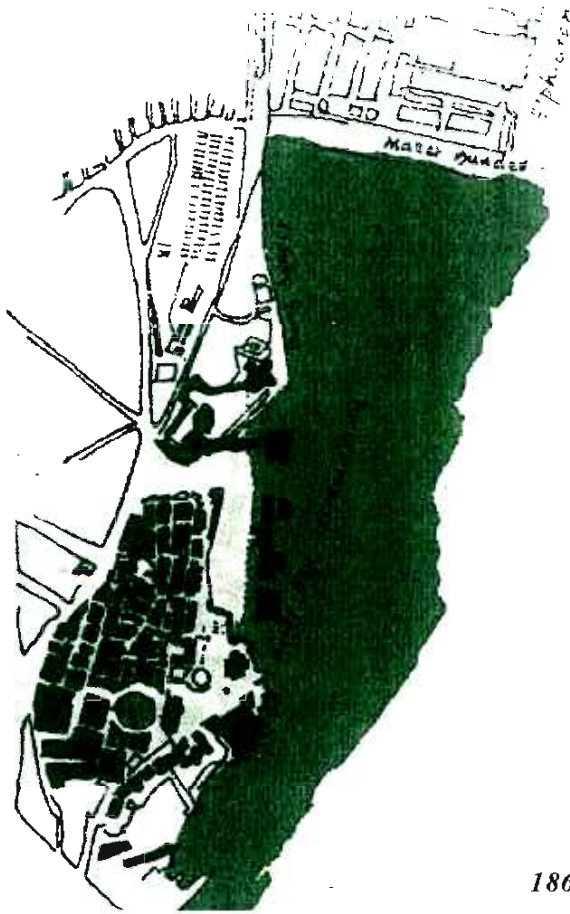
6.0 BUILDERS OF BALLARD ESTATE

Following are the names of architects and engineer/contractors who designed/executed the superstructure of various buildings on the Ballard Estate:

1. M/s. Gregson, Batley & King Mackinon Mackenzie
- 2 M/s. Mistry & Bhedwar Laxmi Building
Mercantile Chambers
Strand House
Sudama House
- 3 M/s. W.G.Chanden J.K. Building
Hamilton House
Indu House
Noble House
Volkart House
Exchange Building
Contractor Building
Ahmedabad House
Shahibag House
- 4 Mr. O. Breslaner Darabshaw House
- 5 Mr. Narayan V. Sukhavikar Caltex House
Magnet House
- 6 Mr. Desai & Bhertia Wakefield House
- 7 Mr. Shapurji N. Chandabhoy Henley Building
- 8 M/s. Joshi & Samson Grand Hotel
- 9 M/s. Vakde, Chinoy & Divecha Hirawala building
- 10 M/s. Simon & Motilal Shaw Wallace & Co.
- 11 George Wittet New Custom House

Grand Hotel

* Source: Ballard Estate Bulletin Nov. 1997 + London C: Edwardian Architects of Bombay, Marg Publications



1862

7.0 EVOLUTION OF BALLARD ESTATE

A. RECLAMATION OF THE BUNDERS

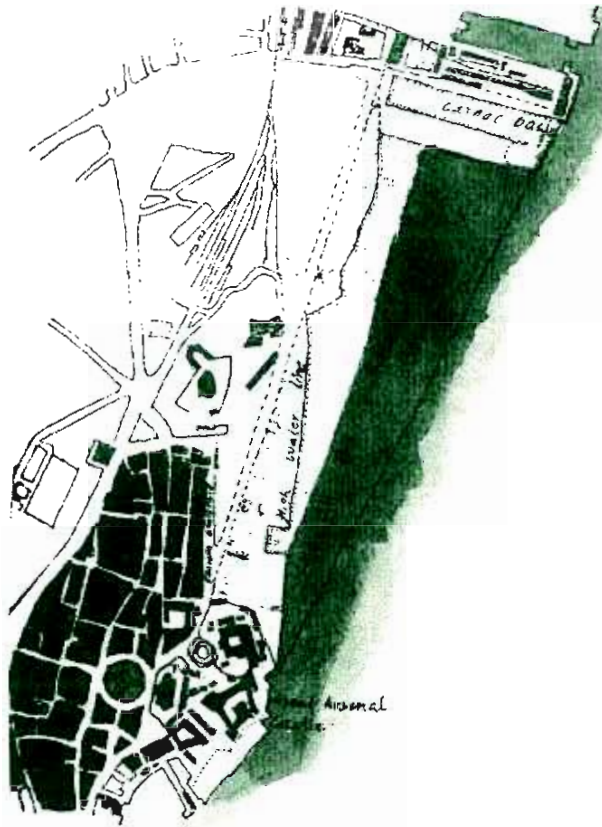
In 1862, the Elphinstone Land & Press Company entered into a contract with Government to provide hundred acres of land for the construction of the Great Indian Peninsula Railway terminus. The Company took on a 999-year lease a price of waste ground on Nowroji Hill on the eastern foreshore, which was later named Elphinstone Bunder. In return, it received the right to reclaim 250 acres of land, fronting the properties it had already acquired. Stimulated by the prosperity during the cotton boom, the Elphinstone Company vigorously proceeded with its reclamation work and in the decade between 1862 and 1871 recovered from the sea a total of 386 acres, consisting of 276 acres land, 65 acres of basin and 45 acres of bunders.

In 1873, the formal institution of the Bombay Port Trust was to bring many new developments within the port town. Until 1863, the management of Bombay harbour and its pilotage had been under the supervision of various departments and offices of Government. Certain administrative functions of the port were performed by the secretariat of the Public Works and Marine Departments, the Commissioner of Customs and the Chief Magistrate.

Meanwhile, in the intervening period between 1863 and 1873, during the terrible slump that had followed the cotton boom, the Elphinstone Land & Press Company's shares fell to a discount of 50% and Government came forward with a loan of 100,000 Pounds. There was, however, tremendous skepticism expressed at the wisdom of granting such an enormous monopoly as the control of the harbour front to a private corporation. Finally, the Government purchased the Company in 1869 for 2 million pounds and placed it under the management of a government department until the property passed to the Port Trust in June 1873 as a sort capital for the Trust. In the following two decades, the new Municipal Corporation and the Port Trust simultaneously carried out noteworthy works for the improvement of the town of Bombay.

Like the Municipality, the Port Trust pursued its objectives actively but took a while to find its feet. In its early days the Trust's efforts were thwarted by financial difficulties as its revenues were insufficient to even pay the interest on the debts incurred in acquiring the Elphinstone Land Company. In 1879, the government purchased on behalf of the reconstituted Trust the private wharfingers' rights at a cost of Rs 75 lakhs.*

* Source: Bombay - The Cities Within, Mehrotra R. and Dwivedi S.



1874

The added income from foreshore rights and the new income generated with the opening in 1880 of the Prince's Dock on the reclaimed Elphinstone Estate, enabled a vast improvement in the Port Trust's financial difficulties. The Trust completed construction of the Frere Road across Mody Bay and erected on the Elphinstone Estate a range of sheds for the storage of grain and seven large warehouses adjoining Prince's Dock, thereby vastly increasing the infrastructure and support services for the docks.

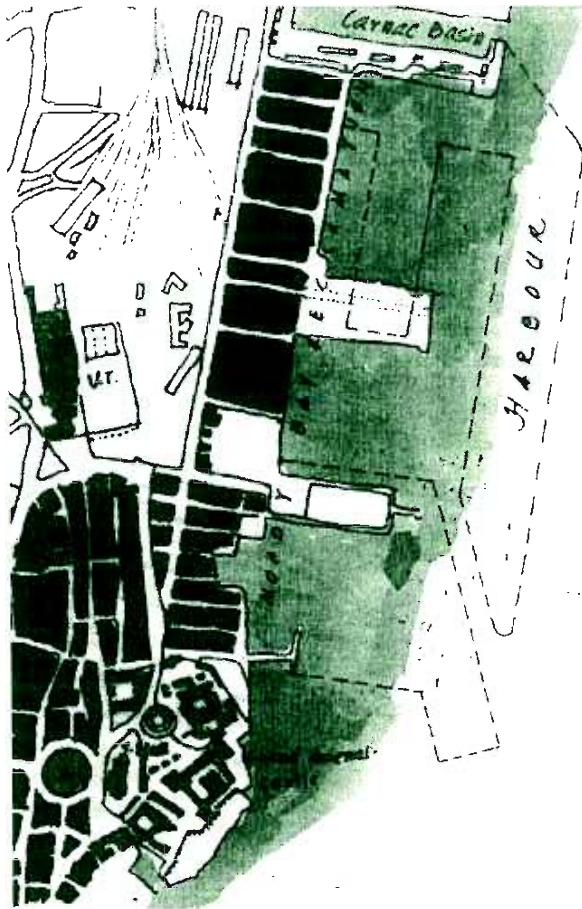
B. MODY BAY RECLAMATION SCHEME

The Scheme was drawn up by Sec. Arthur Malet and sent for approval to the court of Directors in November 1857. Reclamation was deemed necessary because of the great increase in Bombay's trade in the preceding 6 - 7 yrs. The reclamation was intended to make additional land available for cons of basins floating docks &

the railways. The area proposed to be reclaimed by Mody Bay Scheme extended along the harbour from Fort to Mazgaon, along the north shore of the island and was to measure 27.5 miles in length and 1/2 mile in width.

Most ambitious proposals put forward provoked differences by Calcutta & Bombay Government. The Govt. of India felt it was kept uninformed about proposals. The submission of the Mody Bay Scheme coincided with the outbreak of the Rebellion. As a result the Govt. strained political and financial circumstances it was set aside for a long time. In 1861 the interest in M.B. Scheme was renewed though by then Malet's Scheme had undergone change. Bombay Govt. entered into agreement with a private company Elphinstone Land and Press Co. as financial constraints did not permit the Govt. to take on the work on its own account. The latter undertook 2/3rd of M.B. area Govt's share of work Rs. 59 lakhs. Proposal for dock and basin was abandoned only reclamation was to be carried out. However, reclamation assumed new urgency during governorship of Bartle Frere tenure coincided with cotton boom in Bombay accompanying American civil war which brought vast growing returns need for better of extensive trade facilities, transport, comm. And residential accommodation became freeing. Frere assured centre that finances would be obtained from local resources. Financial crises of Bombay Govt. center envisaged that the returns from reclamation project would be manifold. Bombay trade was unparalleled with returns from Mody Bay - triple or more. March 1864 more money was allocated so that Private Companies could work faster and better than Govt.*

*Source: Bombay - The Cities Within, Mehrotra R. and Dwivedi S. and The Bombay City Gazeteer

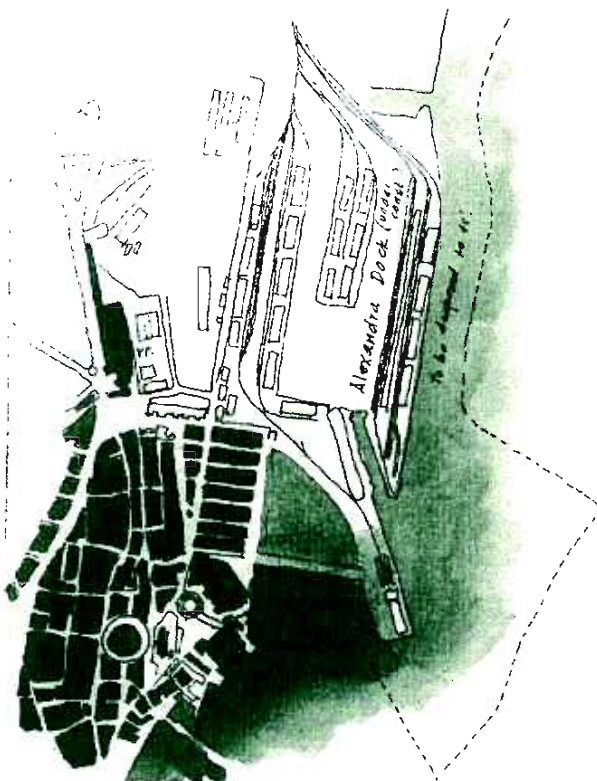


C. ELPHINSTONE LAND AND PRESS COMPANY

Agreement with Mody Bay was reclaiming 250 acres of land on eastern foreshore on condition that 100 acres would be given over to Bombay Govt. for construction of VT. Capitalists from England were attracted to invest money for assured returns. Revised plan for reclamation - more ambitious - included land and dock estate. The land was to absorb Elphinstone, Clare and Carnac Bunders - intersected by 60' wide road and govt. road 80' wide dividing land into blocks, which were to be sold. Main roads were to be given to Municipality. Dock estate was 98.5 acres.

Reorganization of entire port and its activities proposed Company's property taken over by govt. in 1870 and eventually amalgamated in BPY in 1873. By 1871 whole area reclaimed and renovated under Elphinstone Scheme amounted to 384 acres.

1897



Properties of Elphinstone estate, Mody Bay Recl. Apollo Bay Reclamation, Tank Bunder estate, Customs bonded warehouses and whole property of Harbour and Pilotage Board moved into the hands of BPT. By this move centralization and direct control by govt. was established.*

* Imperial designs and Indian Realities - the planning of Bombay City - 1845-1875- Mariam Dossal

1916

D. THE BALLARD ESTATE SCHEME

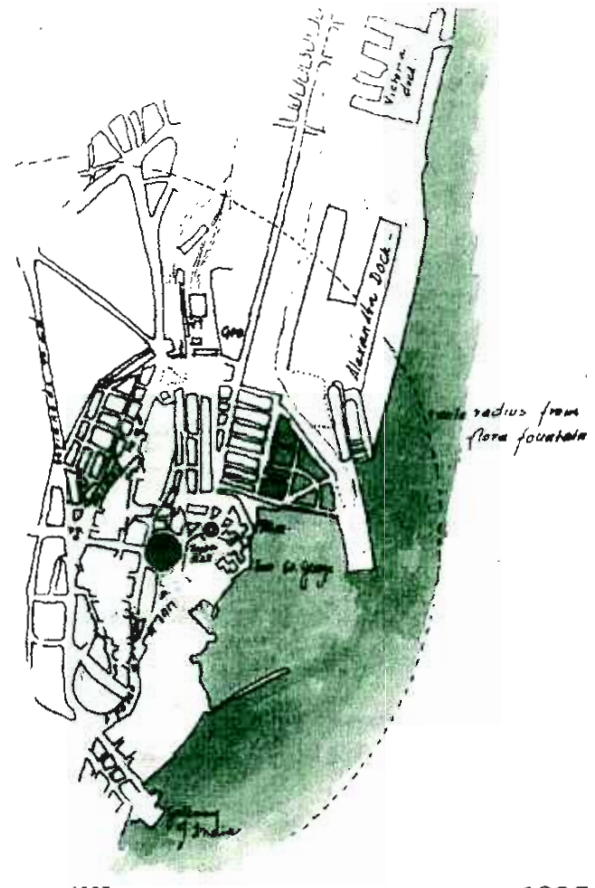
The most valuable of the Trust's holdings was Ballard Estate, the first consciously planned commercial precinct in the city. The conversion of a former sea-flooded foreshore into an extension of the city was achieved by one of the most successful and remarkable waterfront improvement schemes executed by the Bombay Port Trust. Vast quantities of materials excavated from the basin during the construction of Alexandra Docks enabled the Trust to fill in and create the new commercial area adjacent to the docks. 22 acres of land on this foreshore was laid out by George Wittet between 1908 and 1914 as a first class business centre with broad, well-kept thoroughfares that created vistas as in the European design tradition.

As consulting architect to the Port Trust, George Wittet evolved the control guidelines for the first 43 blocks of office buildings, most of which were designed in a kind of European Renaissance spirit. The Ballard Estate was characterised by the uniformity of building design, heights and architectural styles. The scheme served as a fine example of architectural control for public utility services.

Ironically, according to public opinion of the time, the commercial space provided by the Estate far exceeded possible demand. There was a general belief that the city was overbuilt and that in any case Ballard Estate was much too far out. Fortunately, although demand for the sites was initially slack, Ballard Estate gradually caught the market attention and the bright, airy and commodious offices attracted business firms away from the dingy and overcrowded commercial buildings in the Fort. By 1923, the imposing new wing to the city was quickly filled up, with the exception of a vacant portion on the north-eastern side closest to the freight docks.*

E. DEVELOPMENT OF OTHER PIERS

Next to the dockyard is the Town or Customs Bandar the oldest quay in Bombay; and just beyond the Malet Bandar is the Ballard Pier, used for the arrival and departure passengers by the weekly mail steamers and for shipping and landing of their baggage. The Ballard Pier, near which lies the Petroleum wharf, marks the southern limit of the New Docks, comprising the of Mody Bay, and planned to extend as far as the Mody Bandar and Carnac Basin, which lie immediately south of the Victoria Dock and Prince's Dock. The Merewether Dry Dock was situated in the north-west

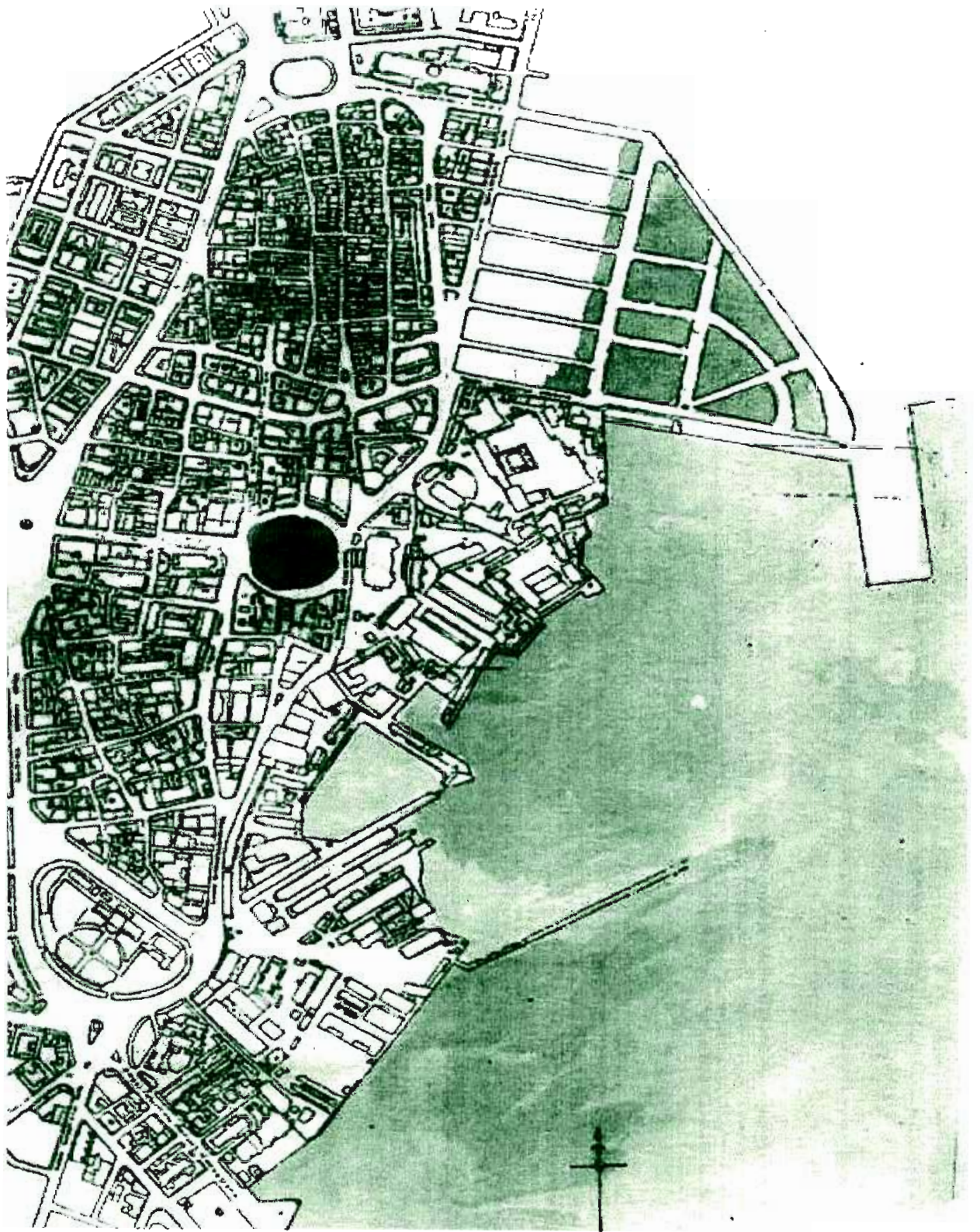


1925

corner of the Prince's Dock, and was succeeded by Malet Bandar where goods were landed from native and by the Wadi Bandar, whence goods were delivered direct to the Great Indian Peninsula Railway, and which was flanked on either side by the Clerk and Frere basin and thence one reached the British India Company Docks, divided into lower and upper Mughal, actually forming one dock with a total length of feet, the Viegas Patent Slip, and the Peninsular and Oriental Company's Docks, which were situated immediately to the south of the Kasara basin, Mazagon.

In regard to the development of the landed estate, the construction of Reay road from Mazagon to Kala Chauki and numerous cross-roads, the reclamation of several swampy areas the construction of roads on Apollo reclamation and Sassoon Dock estates, and the provision of quarters for laborers and other employees of the Trust, at a cost of 2 1/2 lakhs were perhaps the most noteworthy achievements. *

*Ref.: Bombay - The Cities Within, Mehrotra R. and Dwivedi S. and The Bombay City Gazetteer



PRESENT DAY

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8. ROLE OF BOMBAY PORT TRUST

The history of the achievements of the port Trust falls naturally into four periods. During the first ten years, 1873 to 1883, the energies of the Board were mainly devoted to prosecuting the works on the Elphinstone estate, including the construction of the Prince's Dock, which was opened for traffic on New Year's day, 1880. They also completed the Frere road across Mody Bay and other roads required for the convenience of trade and for the opening-up of building sites; they erected at cost of 5.7 lakhs a fine range of permanent sheds for the storage of grain awaiting shipment on the Elphinstone estate, and seven large warehouses adjacent to Prince's Dock for the storage of piece-goods and other imports, which cost 4.2 lakhs; the lighthouse on the Sunk Rock was erected to replace the inner light-ship; a powerful steam-tug was provided at a cost of 1.5 lakhs; and the Trustees' workshops were transferred at a cost of 1.6 lakhs to the north of the Clerk Basin, in order to allow room for the Prince's Dock wharves.

The second period from 1883 to 1893, was chiefly remarkable for the construction of the Victoria Dock and Merewether Dry Dock, which were urgently required for the convenience of a much increased trade and shipping; and besides these great works, the Board constructed a fine block of offices for the dock and traffic staff and also for the administrative staff, and large ranges of warehouses for the imports at Victoria Dock. The filling of the old basin and other improvements at the Apollo Bandar were completed at a cost of 1 1/2 lakhs; private property on the foreshore at Sewri was purchased for nearly 3 1/2 lakhs, and 3 lakhs were also spent on additional cranes and on improvements to the channel at Prince's Dock.

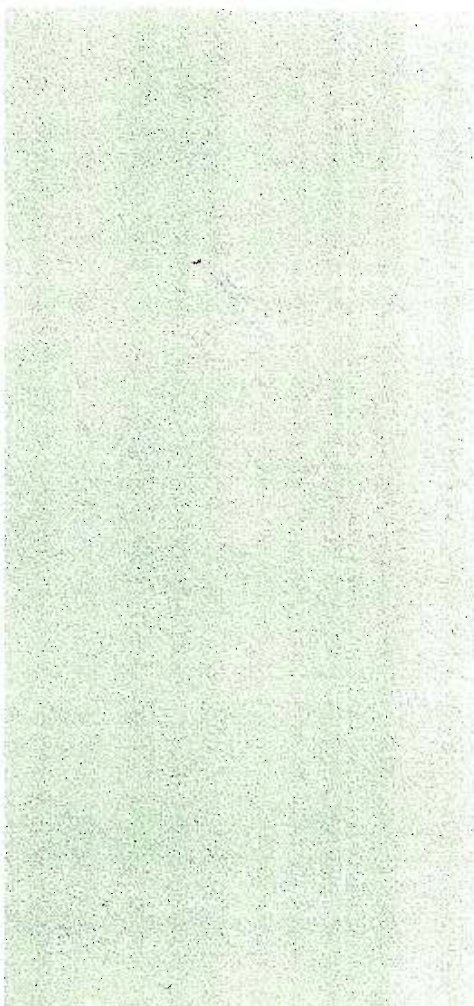
No work of great magnitude characterized the third period, 1893-1903; but 66 lakhs were expended on works designed to facilitate trade and to develop the property of the Trust. Thus improvements to the wet docks, notably an increase of shed accommodation, extension of railway-sidings, and the deepening of the entrance-channel swallowed 32 lakhs; a new wharf was constructed at Tank Bandar for the benefit of the coast trade; the Mody Bay reclamation was adapted for the storage of bulk-oil; and the construction of the Ballard Pier for the convenience of mail-passengers commenced.



The fourth period, from 1903 up to 1907 was mainly occupied in works preliminary to the important scheme for the provision of further dock accommodation. It became necessary in the first instance to provide for the large traffic at Mody Bay, which would be displaced by the new docks. For this purpose two broad jetties, had been formed at Mazagon by reclamation, affording a storage space of 26 acres, with an aggregate wharf frontage of 5,800 feet. The Ballard Pier was being extended 825 feet seaward to form the southern boundary of the area (38 acres) to be reclaimed by the material excavated in the formation of the new docks, and large purchases in the shape of a powerful new dredging-plant and a fleet of capacious steel barges with a special steamtug for the conveyance of reclamation-material had been made. The area of Prince's Dock had also been extended.

Chapter 2

Listing



1. Asian House



Name	Asian House
Address	R. Kamani Road, Ballard Estate, Mumbai - 400 038.
Ownership	The Life Insurance Corporation of India (Zonal office), 7, Jeevan Kendra, 6, Wilson Road, 17 R. Kamani Marg, Ballard Estate, Mumbai - 400 038.
Usage	Offices
Description	Basement + ground + 4 storey corner building. Yellowish brown regular dressed masonry with plain recessed top storey. Openings : Segmental arches. Windows : Rectangular projecting window head and fluted sides on first floor. Plastered border on second floor. Flat arched with projecting keystone and oblong curved brackets supporting the cornice on the upper storey. Roof : Hip roof a.c. sheet. Ornamentation : Cornice supported by painted stone brackets, forms balconies with ornamental C.I Grills above ground floor.
Structural Condition	Moderate
State of Maintenance	Fair
Date of Construction	1932
Cultural Significance	
Architectural	European Renaissance
Townscape	Ensemble value
Grading	III

2. Ballard House

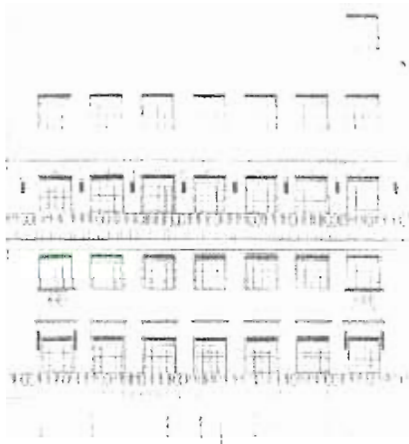
Name	Ballard House
Address	Adi Murzban Street, Ballard Estate, Mumbai - 400 038.
Ownership	Mr. Bakhadia
Usage	Offices
Description	It is a brick facaded, gr + 1 with mezzanine symmetrical bldg. having a large central semicircular arch. The end bays defined, 4 side pediments on slightly raised parapets, having a round knob over it. Its tympanum is ornamented with inscriptions of Ballard House. The sides has rounded horse shoe arches with a continuous floor band all around, above it are two slender equilateral [kind] arches. On either side of the entrance at 1 st floor it has pointed segmental arches. The ground floor has slender [double] rectangular windows. The terrace parapet is circular double lobed, with an outstanding tall central hip roof. Its interior has a lot of wood work with a large hall used by former press, having a beautiful wooden staircase with railings.



Structural Condition	Moderate
State of Maintenance	Poor, showing signs of deterioration.
Date of Construction	1837
Cultural Significance	
Historical	Former residence of the chairman of BPT i.e Mr. Ballard & also the office & press of Jame Jamshed – Bombay oldest dailies. 1832
Architectural Townscape	Ensemble value
Grading	IIA

**BALLARD
ESTATE**

3. Balmer Lawrie and Co. Bldg.



Name	Balmer Lawrie and Co. Bldg.
Address	59, J.N. Heredia Marg, Ballard Estate, Mumbai - 400 038.
Ownership	M/s Balmer Lawrie & Co. Ltd., 5, J.N. Heredia Marg, Ballard Estate, Mumbai - 400 038
Usage	Offices
Description	A ground + 4 storey building with basement, made up of yellow dressed regular ashlar masonry, symmetrical front façade with a rectangular entrance opening at two corner. It has a balconet at 1 st and 3 rd floor with C.I railings. The 1 st floor openings, have plastered architraves, with cornice lintel/head. The end windows have ancon and are with balustrades. The 2 nd floor openings are plain, simple & architraved, whereas the 3 rd floor openings have protruding key stones & on the either side it has ancon brackets supporting the cornice head/lintel. The top most floor is plain plastered, with R.H.S bay rising higher & accomodating the staircase (room)

Structural Condition Fair

State of Maintenance Fair

Date of Construction 1929

Cultural Significance

Architectural European Renaissance
Townscape Ensemble value

Grading III

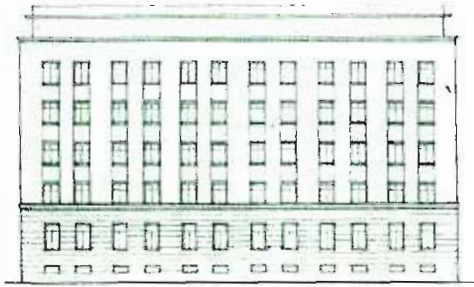
**BALLARD
ESTATE**

4. Bharat Bhavan



Name	Bharat Bhavan
Address	4, Currimbhoy Marg, Ballard Estate, Mumbai - 400 038.
Ownership	M/s Burma Shell Oil Storage & Distribution, Bharat Bhavan 4, Currimbhoy Lane, Ballard Estate, Mumbai - 400 038.
Usage	Commercial
Description	<p>A plain symmetrical, ground + 4 with basement, yellow dressed regular ashlar masonry. Central cantilever canopied entrance, with a bay behind it rising a floor higher on the front façade.</p> <p>Openings :- The basement Windows are rectangular, with semi-circular arches (with projecting keystones and impost) over it.</p> <p>Above these arches are a series of brackets which support the projecting balconies. First floor windows are large, rectangular with single stone lintel, having prominent keystones. The top floor windows are plain. Continuous cornice bands are seen on the top floor levels. The top most floor is painted, plastered and recessed. (a latter addition)</p>
Structural Condition	Fair
State of Maintenance	Good
Date of Construction	1920's - 1930's
Cultural Significance	
Architectural Townscape	European Renaissance Ensemble value
Grading	III

5. Bharat Bhavan



Name	Bharat Bhavan
Address	4, Currimbhoy Marg, Ballard Estate, Mumbai - 400 038.
Ownership	Bharat Petroleum Corporation Ltd.
Usage	Commercial
Description	Ground + 5 storied building with basement. Lower storey has stone facade, whereas the floors above are plastered - art deco accents.

Structural Condition Fair

State of Maintenance Good

Date of Construction 1930s

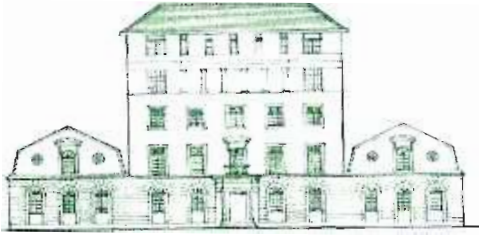
Cultural Significance

Architectural	Art Deco accents
Townscape	Ensemble value

Grading	III
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6. Bombay Seamen's Society



Name	Bombay Seamen's Society & Bombay Seamen's Club
Address	R. Kamani Road, Ballard Estate, Mumbai - 400 038.
Ownership	The Royal Bombay Seamen Society, 112 - 112A, Cochin Street & 15 Calient St, Ballard Estate, Bombay - 400 038.
Usage	Residential and Club with attached chapels on either side
Description	<p>Ground + 4 storey building. Yellowish brown regular plastered sandstone rusticated on ground floor with plastered and painted top storey. Symmetrical front façade with two ground + 1 upper gable ended structure on either side.</p> <p>Entrance : Projecting and curvilinear flanked by Tuscan pilasters and finished with a continuous cornice band over which is a balcony with ornamental C.I grills and rectangular doorway with a segmental pediment top.</p> <p>Openings : Semi-circular arches.</p> <p>Windows : Rectangular with flat arches. Annexe windows have segmental pediment over the arch.</p> <p>Roof : Projecting on all sides with plain eaves board.</p> <p>Ornamentation : Carved rosettes on either sides of annexe windows</p>

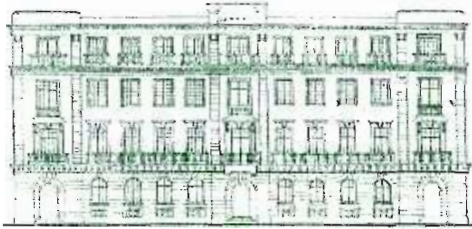
Structural Condition Fair
State of Maintenance Moderate
Date of Construction 1921.

Cultural Significance

Architectural	Part of the 1st phase of development of the area with the buildings overlooking the Eastern waterfront
Townscape	Ensemble value
Grading	IIA



7. Commerce House



Name	Commerce House/ Hoar Building
Address	Jn. of Currimbhoy Marg & R.Kamani Marg, Ballard Estate, Mumbai - 400 038.
Ownership	Under Litigation - Court receiver High Court Bombay, Suit no. 126 of 66,67 Bank of India Building 2 nd floor, M. g Road, Fort Bombay - 1
Usage	Commercial

Description: A symmetrical, ground + 3 storey building with basement, dressed, regular ashlar masonry (partly rusticated at lower level) has 3 semicircular concave arch continuous. Openings: Segmental arch at ground floor, with rectangular basement windows below, 1st and 2nd floors have regular windows with stone architrave and cornice which flanks the projecting balcony, resting on corbelled stone cornice
Ornamentation: A cornice band runs above 2nd floor windows forming balconies intermittently and a plain one at terrace level with a parapet above. The central bay opening of the 1st has openings with an icon.

Structural Condition Moderate

State of Maintenance Moderate

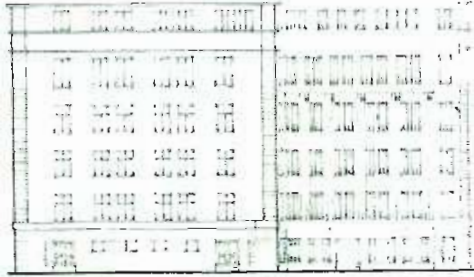
Date of Construction 1920's - 1930's

Cultural Significance

Architectural	European Renaissance
Townscape	Ensemble value

Grading III

8. Construction House

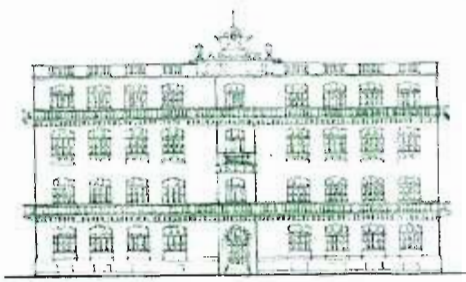


Name	Construction House
Address	9, Nicol Road & W.Hirachand Marg, Ballard Estate, Mumbai - 400 038.
Ownership	The Primmer Construction Company, 9, Nicol Road & Walchand Hirachand Marg, Construction House, Ballard Estate, Mumbai - 400 038.
Usage	Offices
Description	A ground + 5 storey building with yellowish brown regular masonry dressed course façade, curvilinear symmetrical front facade Entrance : Cantilever semi-circular canopy Windows : Rectangular with flat arched top between pilasters Ornamentation : Continuous cornices at upper floor vertical bands, 3 storey high blind windows Special features : 2 bas relief sculpture at each end of the sculpture



Structural Condition	Fair
State of Maintenance	Fair
Date of Construction	1938 (according to relief)
Cultural Significance	
Architectural	Art Deco influences
Townscape	Ensemble value
Grading	IIA

9. Contractor Building



Name	Contractor Building
Address	G. Kamani Road
Ownership	Private
Usage	Offices
Description	<p>Basement + ground + 3 storey building with yellowish brown regular dressed (Sand stone) masonry and plastered first and second floors.</p> <p>Facade :- Symmetrical.</p> <p>Entrance :- Central semi-circular fluted arch with concave voussoirs.</p> <p>Windows :- Segmented arched.</p> <p>Roof :- Low parapet with balustrades with pediment flanked by urns.</p> <p>Features :- Curvilinear stone brackets support balconies with coffered slabs and a carved wooden main door.</p> <p>Interior :- Wooden staircase with carved handrail surrounding lift cage.</p>

Structural Condition Fair

State of Maintenance Moderate

Date of Construction 1922 (Inscription)

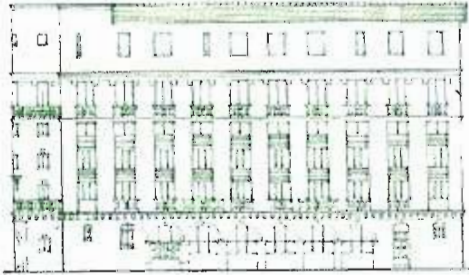
Cultural Significance

Architectural European Renaissance
Townscape Ensemble value

Grading III



10. Darabshaw House



Name Darabshaws House

Address S.Vallabhdas Marg, Ballard Estate, Mumbai - 400 038.

Ownership Darabshaw B. Khurshedji & Co., Darabshaw House, S.Vallabhdas Marg, Ballard Estate, Mumbai - 400 038.

Usage Offices

Description Excellent example of corner building, ground + 5 storeys of yellowish brown stone with painted top storey and similarly painted accents. Entrance is through a segmental semi-circular arch having mouldings above which runs a prominent cornice supported by corbelled stone brackets forming a balcony. A similar balcony runs at the 4th floor level. Projecting cornice bands define the 3rd and the 4th floors.

Structural Condition Fair

State of Maintenanac Fair.

Date of Construction Early 1920s

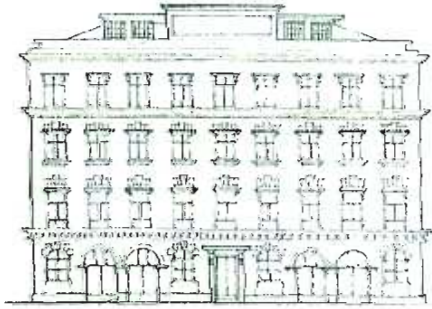
Cultural Significance

Architectural European Renaissance
Townscape Ensemble value (An imposing corner building)

Grading IIA



11. Exchange House



Name	Exchange House.
Address	Jn. of J. N. Heradia Marg & Shivsagar Ramgulum Marg, Ballard Estate, Mumbai - 400 038.
Ownership	Central Govt. of India.
Usage	Offices
Description	A ground + 4 storey, symmetrical facade, yellow dressed regular ashlar masonry, central entrance having antepagmentation superius (cornice lintel) supported on 2 ancons, on its either side and at end of the building are segmental arch windows, in between these are 2 semicircular arches with archivolt. The 1st and the 2nd floors have rectangular, flat arch windows. The central bay rises higher than the parapet and has inscriptions on it. The top most storey is recessed with low slope roof having dormer windows. Two cornice bands are seen at the floor having block modillions and at 3rd floor level.
Structural Condition	Fair
State of Maintenance	Moderate
Date of Construction	1922.
Cultural Significance	
Architectural	European Renaissance
Townscape	Ensemble value
Grading	III

12. Feltham House



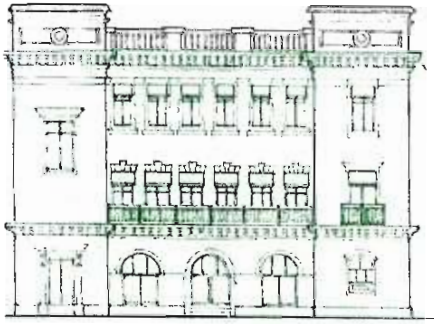
Name	Feltham House
Address	J.N. Heredia Marg, Ballard Estate, Mumbai - 400 038.
Ownership	Mr. M.N Amersey, Feltham House, 10, J.N. Heredia Marg., Ballard Estate, Mumbai - 400 038.
Usage	Offices
Description	A symmetrical ground + 3 storey ,corner, yellow dressed regular ashlar masonry bldg. having a central slope roof wooden porch, above it is an opening with a pediment on ancon brackets. On either sides of the porch at the ground floor level are 2 semicircular arches, the side windows (1 st floor are plain) with corniced lintel and balcony with C.I. Railings. 2 nd floor has plain windows with architraved bands, and balconette above it. Top floor windows have weather shades, cornice bands with block modillion on the 1 st floor level, the top floor cornice band is supported on oblong brackets, with balustrade parapet having masonry wall in centre with cornice slightly raised. It has a wooden staircase with lift.
Structural Condition	Fair
State of Maintenance	Good.
Date of Construction	1918.
Cultural Significance	
Architectural	European Renaissance
Townscape	Ensemble value
Grading	III

13. Grand Hotel



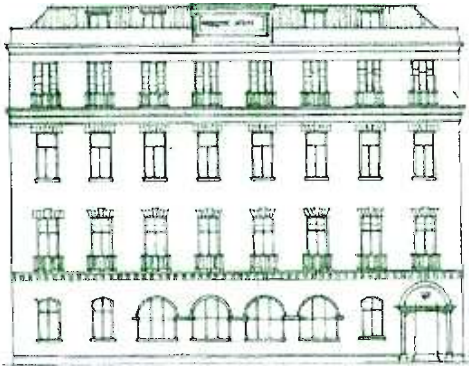
Name	Grand Hotel
Address	Junction of Shivsagar Ramgulum Marg and W.Hirachand Marg, Ballard Estate, Mumbai - 400 038.
Ownership	Grand Hotel Bombay, 17, W. Hirachand Marg & Shivsagar Ramgulum Marg, Ballard Estate, Mumbai - 400 038.
Usage	Hotel
Description	<p>An imposing, ground + 4, typical corner building of that era. Yellow brown dressed regular ashlar masonry, has a rounded edge with a circular tower on top having square windows with chajjas. Cantilever canopied entrance beside the edge.</p> <p>Openings :- It has a segmental, steeped arches, plastered & painted with curvilinear awnings. It has a bracketed cornice - running all around above it forming balconies at 1st floor level. The openings of which are rectangular with architrave and lintel heads. 2nd floor has a balcony resting on stone brackets with C.I.railings. It has 2 prominent cornice bands on top level, one of it supports the balconies and the other above it, supports the parapet.</p>
Structural Condition	Fair
State of Maintenance	Good.
Date of Construction	1923
Cultural Significance	
Architectural Townscape	European Renaissance Ensemble value (An imposing corner building and local landmark)
Grading	IIA

14. Hague Bldg.



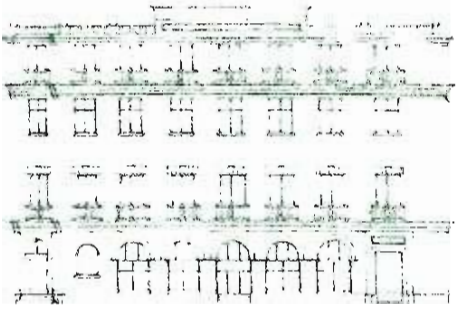
Name	Hague Bldg.
Address	Shivsagar Ramgulam Marg, Ballard Estate, Mumbai - 400 038.
Ownership	Alexander Hague (A Hague Allied Enterprises), Hague Building, 9, Shivsagar Ramgulam Marg, Ballard Estate, Mumbai - 400 038.
Usage	Commercial (Offices)
Description	A ground + 2 storey, symmetrical facade, yellow dressed regular ashlar masonry. Entrance on L.H.S side defined by antepagmenton superius (cornice lintel) supported on two ancons. The side protrudes out as compared to central bay & it has three semicircular arches with continuous projecting impost. Above it, runs block modillion supporting the balcony (cornice slab). Top floors have flat arch plain openings, with a prominent cornice. Continuous band above. It has a central balustrade parapet on all sides with inscription on Pathe Cinema Paris Bombay on L.H.S and R.H.S respectively, on the front side.
Structural Condition	Fair
State of Maintenance	Good.
Date of Construction	1920's - 1930's.
Cultural Significance	
Architectural	European Renaissance
Townscape	Ensemble value
Grading	III

15. Hamilton House



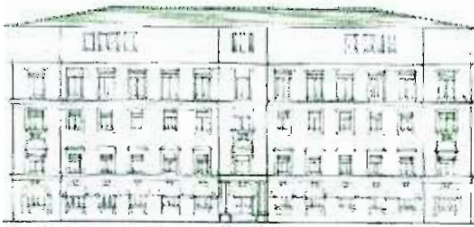
Name	Hamilton House
Address	J.N.Heredia Marg, Ballard Estate, Mumbai - 400 038.
Ownership	M/s B.P.India Agency Ltd., Hamilton House,3, J.N.Heredia Marg, Ballard Estate, Mumbai - 400 038
Usage	Offices
Description	A ground + 4 storey , symmetrical front façade, Yellow Dressed, regular ashlar masonry, having a barrel vaulted entrance, supported on wooden posts. It has 4 semicircular arches in the centre with a projecting impost and archivolt, with segmented arches besides it. Above it is a bracketed cornice, which forms a balconet. The 1 st and the 2 nd floor are plain with rectangular openings and similar cornice band and balconets. The top has a cornice band with a parapet & recessed inclined wall of the top storey with dormer windows.
Structural Condition	Fair
State of Maintenance	Fair
Date of Construction	1920's - 1930's
Cultural Significance	
Architectural Townscape	European Renaissance Ensemble value
Grading	III

16. Henley House



Name	Henley House
Address	Jn. of Narottam Morarji Path and J.N.Heredia Marg, Ballard Estate, Mumbai - 400 038.
Ownership	New India Assurance
Usage	Offices of New India Assurance and Voltas Employees Co-operative
Description	A corner structure, ground + 3 storey in dressed yellow stone masonry. Plinth defined by undressed masonry. Corner entrance with semi-circular steps leading to the ground floor. Semi-circular arched entrance with a moulding band around the arch. Semicircular openings with moulding band around the arch on the ground floor. Rectangular openings on the upper floors. Continuous balconettes on the 1st and 3rd floors with iron grills as balustrades. Balconette on 1st floor supported on brackets. Cornice at the terrace level with a balustraded parapet. Rectangular pediment like feature stands out from the balustraded parapet facing J. N. Heradia Marg.
Structural Condition	Fair
State of Maintenance	Fair
Date of Construction	1920's - 1930's
Cultural Significance	
Architectural	European Renaissance
Townscape	Ensemble value
Grading	III

17. Hindustan Bhavan



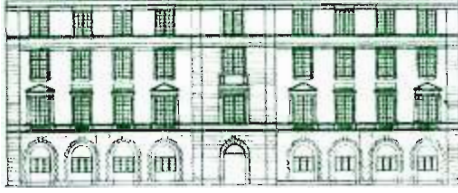
Name	Hindustan Bhavan.
Address	S.Vallabhdas Road, Ballard Estate, Mumbai - 400 038.
Ownership	Hindustan Petroleum Ltd., ,8 Hindustan Bhavan, S.Vallabhdas Marg, Ballard Estate, Mumbai - 400 038.
Usage	Offices
Description	

A ground + 4 storied building with symmetrical façade of yellowish brown ashlar masonry with painted plaster accent. The Ground floor has a series of semicircular arches, with projecting imposts and keystones supporting an entablature and a cornice band. Upper floor windows are rectangular while second floor windows have projecting cornice bands and third floor windows have weather shades of G.I.sheets on wooden boarding supported by curvilinear brackets. Top most floor is plain plastered and painted, recessed from floor façade. Cornice bands define 3rd and 4th levels.



Structural Condition	Good
State of Maintenance	Good.
Date of Construction	1920-30
Cultural Significance	
Architectural	European Renaissance
Townscape	Ensemble value
Grading	III

18. Imperial Chambers



Name	Imperial Chambers
Address	Wilson Road, Ballard Estate, Mumbai - 400 038.
Ownership	Govt. Property.
Usage	Offices
Description	A ground + 3 storey, symmetrical building. Yellow dressed, regular ashlar masonry, with quoins & the central bay having rusticated masonry & a semicircular concave intruding arch with agrafe, above the cornice band and beneath the sill is bas relief. It has 4 arches (semicircular concave) on either side, with 2 projecting balconies having doric columns (Balustrade, resting on brackets) supporting a plain pediment (front on) at the corner and immediately besides the central bay in between these two are plain regular windows having plastered architraves & cornice lintels, 2 nd floor windows are plain with bracketed coffered cornice above it is a façade with ionic accoupled pilasters. It has a T & G Boarding floor & wooden staircase with a lift in the centre.

Structural Condition Fair

State of Maintenance Fair.

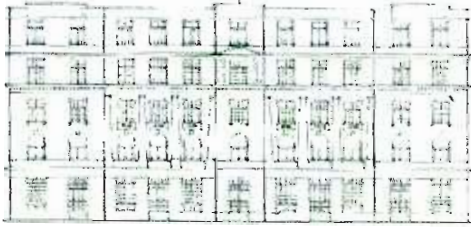
Date of Construction 1920's – 1930's.

Cultural Significance

Architectural European Renaissance
 Townscape Ensemble value

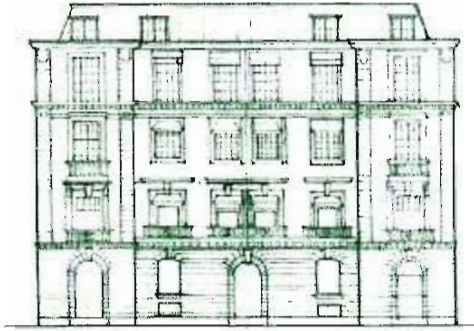
Grade III

19. Indian Mercantile Chambers



Name	Indian Mercantile Chambers
Address	R. Kamani Road, Ballard Estate, Mumbai - 400 038.
Ownership	The Oriental Fire & General Insurance Co. Ltd., Orient House, (7 th Floor), 7, Jamshedji Tata Road, Churchgate, Mumbai - 400 020
Usage	Offices
Description	<p>An imposing ground + 4 storey building. Yellowish brown, regular dressed stone, rusticated on ground floor. Symmetrical front façade with a central entrance. The central bay projects slightly and has eight ionic double height pilasters on a prominent pedestal, over which is the entablature with the central window above, capped by a pediment.</p> <p>Doors: Rectangular with flat arched eadec</p> <p>Windows: Rectangular with flat arches on the ground floor with projecting keystones and window defined by projecting architrave on upper floors</p> <p>Special features: Six balconies, 3 on either side of the central bay, with balustrades and supported on side brackets</p> <p>Ornamentation: Cornice bands above ground floor and at top floor level</p>
Structural Condition	Good
State of Maintenance	Good
Date of Construction	1920's - 1930's
Cultural Significance	
Architectural	Part of the 1st phase of development of this area with the buildings overlooking the Eastern waterfront
Townscape	Ensemble value
Grading	IIA

20. Videsh Daak Bhavan



Name	Irwin House (Office of the controller of Foreign Mails-Videsh Daak Bhavan)
Address	Shivsagar Ramgulam Marg, Ballard Estate, Mumbai - 400 038.
Ownership	Central Govt. of India
Usage	Offices and Foreign Post Office
Description	A ground + 4 storey, symmetrical front facade, dressed regular yellow ashlar masonry, with a central semicircular arched entrance having a projecting sloping roof porch with T.W posts. The ends have a stilted semicircular, concave arch, with a series of (4) segmental arches upto the central bay. Above it is a stone cornice band forming a balconet. The openings have crown lintels with projecting keystones & the central bay openings are with balustrades. Top floor is plain with simple rectangular flat arch openings. A rectangular pediment with rectangular openings and a side ancon kind decorations. The openings also have weather shaded & are painted.
Structural Condition	Fair
State of Maintenance	Fair
Date of Construction	1922 (Inscription)
Cultural Significance	
Architectural	European Renaissance
Townscape	Ensemble value
Grading	.III

21. Kaiser - I - Hind Building



Name	Kaiser - I - Hind Building
Address	Jn. of Shivsagar Ramgulum Marg and Currimbhoy Marg, Ballard Estate, Mumbai - 400 038.
Ownership	Mahendra Popatlal Shah (H.V.F), Manek Mansion. 8 Nanabhai lane, Fort, Mumbai - 400 023.
Usage	Offices
Description	A corner, ground + 4 storey, with base- ment, symmetrical building of yellow dressed regular ashlar masonry. En- trance defined by an arch order (hav- ing Tuscan engaged painted columns.) Its either sides has 2 stilted arches with ancon keystones. First floor openings are squarish with plastered architrave's with a window crowns (lintel). The surface beneath which is ornamental, has 2 cornice floors bands, one at ter- race level and other below it which forms the balconet. The top most storey is recessed having plain openings and slope roof.

Structural Condition Fair

State of Maintenance Good

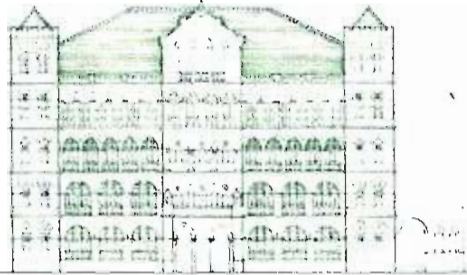
Date of Construction 1920's/1930's

Cultural Significance

Architectural European Renaissance
Townscape Ensemble value

Grading III

22. Kamani Chambers



Name Kamani Chambers

Address 32, R. Kamani Marg, Ballard Estate, Mumbai - 400 038.

Ownership Ramjibhai Kamani, Kamani Tubes Ltd., 32, Kamani Chambers, Kamani Marg, Ballard Estate, Mumbai - 400 038.

Usage Offices

Description Imposing ground + 3 storey building. Grey, undressed regular, ashlar masonry with yellowish brown dressed stone accents. Symmetrical front facades with defined central bays in front and to the side with square towers at the corners. Having battlemented parapets and capped by hip roofs, front central bay has a porch supported by 3 lancet arches on composite columns, with small spires like pinnacles, above, distinct arch forms define the bay on the upper storeys and the top has a pediment over 3 lancet (3rd floor) arches. And is crowded by final. Side central bay has a gable end with projecting sloped roof, supported on wooden brackets. Ground floor - Central arches large and semicircular, sides are lancet arches side extension has equilateral arches. Multifoil central arch on composite pilasters with C.I railings with a series of 4 lancet arches, above main openings side windows have lancet arches. Central window similar to 1st floor. Side windows have equilateral arches.



Structural Condition Fair

State of Maintenance Fair

Date of Construction 1900

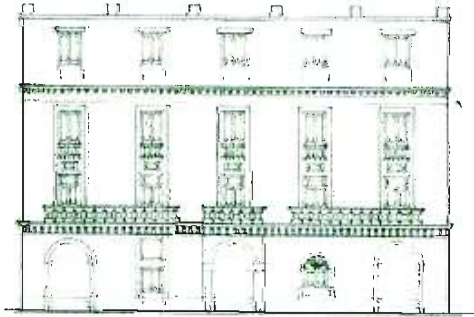
Cultural Significance

Architectural Part of the 1st phase of development of this area with the buildings overlooking the Eastern waterfront.

Townscape Ensemble value

Grading I & B

23. Krupanidhi



Name	Krupanidhi
Address	Walchand Hirachand Marg, Ballard Estate, Mumbai - 400 038.
Ownership	Krupanidhi Pvt. Ltd., 9, W.Hirachand Marg, Ballard Estate, Mumbai - 400 038
Usage	Offices
Description	<p>A Ground + 3 storey building with yellowish brown dressed ashlar masonry with plastered top storey.</p> <p>Doors :- Semi-circular arched with concave voussoir.</p> <p>Windows :- Ground floor semicircular arched. Upper windows, rectangular, first and second windows bound by moulding.</p> <p>Ornamentation :- Cornice band supported carved brackets.</p>

Structural Condition Good

State of Maintenance Good

Date of Construction 1920 - 1930's / completely altered externally in the past decades

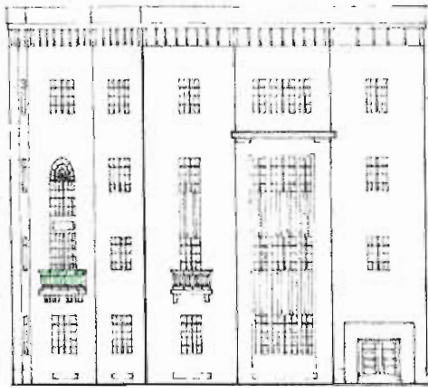
Cultural Significance

Architectural European Renaissance
Townscape Ensemble value

Grading III



24. Larsen & Toubro Bldg

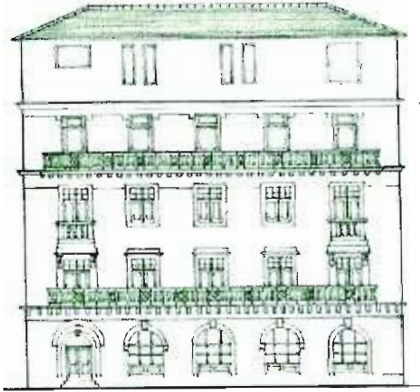


Name	Larsen & Toubro Bldg
Address	Narottam Morarji Road, Ballard Estate, Mumbai - 400 038.
Ownership	M/s Larsen & Toubro, L & T House, Ballard Estate, Mumbai - 400 038
Usage	Offices
Description	A ground +4 storey building with splayed edge on Walchand Hirachand Marg. It too has plain rectangular windows [i.e. 1 st & 2 nd] recessed to emphasis vertical bands. It has semi-circular combined 1 st & 2 nd floor windows, with a bracketed balcony at the 1 st floor level. The other side window are set recessed so as to emphasis verticality. The 1 st & 2 nd floor windows, which are plain, rectangular. The top most storey has steel windows with projecting roof with clad fascia façade.



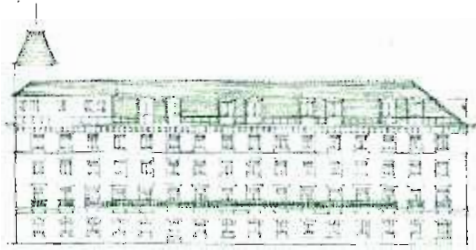
Structural Condition	Fair
State of Maintenance	Fair
Date of Construction	1920's - 1930's
Cultural Significance	
Architectural	Renaissance planning with Art Deco influences
Townscape	Ensemble value
Grading	III

25. Laxmi Building



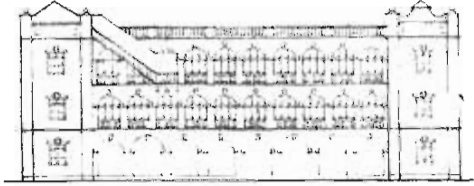
Name	Laxmi bldg
Address	S. Vallabhdas Marg, Ballard Estate, Mumbai - 400 038.
Ownership	Pearl Thread Mills Ltd., (Khatau Mackenzies Industries Ltd.), Laxmi Bldg., S. Vallabhdas Marg., Ballard Estate, Mumbai - 400 038.
Usage	Offices
Description	Ground + 4 storey building with symmetrical facades of yellowish brown regular stone masonry semicircular arches on the ground floor with prominent keystones. The entrance is to one side defined by a cantilevered barrel vault. Above the arches curvilinear brackets support a continuous balcony. A similar balcony runs at the third floor level. Windows are rectangular protected by weather shades. Third and fourth floors have projections while the top most floor is plain and has a G.I. gutter fascia.
Structural Condition	Fair
State of Maintenance	Fair
Date of Construction	1920's - 1930's
Cultural Significance	
Architectural Townscape	European Renaissance Ensemble value
Grading	III

26. Mackinon & Mackenzie Bldg.



Name	Mackinon & Mackenzie Bldg
Address	S. Vallabhadas Marg, Ballard Estate, Mumbai - 400 038.
Ownership	M/s. Mackinon & Mackenzie Co. Ltd., Mackinon & Mackenzie Bldg., S. Vallabhadas Marg, Ballard Estate, Bombay - 400 038.
Usage	Offices
Description	An imposing corner building. Ground + 5 storey of yellowish brown masonry with symmetrical façade. The ground floor has segmented arches. The entrance through the central bay has rusticated masonry. The main doorway is flanked by ornamental brackets, supporting capital over which runs the encircling cornice band. A similar cornice runs at third floor level supported by stone brackets with coffered ornamentation between the supports. Circular double storey columns over the entrance frame a marble statue behind which is a screen of rectangular windows, the top of this bay has a mansard like roof with a flat top having a cast iron railing. Upper floor windows are rectangular, defined by stone mouldings & protected by weather shades. Quoins mark the corner of the building. The interior has a good staircase with an ornamental cast iron railing.
Structural Condition	Fair. Poor in localised spaces
State of Maintenance	Excellent
Date of Construction	1920
Cultural Significance	
Architectural	European Renaissance
Townscape	Ensemble value. An imposing landmark building responsive to the pier
Grading	IIA

27. Magistrate Building



Name	Magistrate Building
Address	R. Kamani Marg, Ballard Estate, Mumbai - 400 038.
Ownership	Central Railway
Usage	Offices
Description	The buildings on this stretch of the road were constructed earlier and were meant to be facing the sea. This building has a front open space with a compound wall. It is a ground + 2 storey structure in undressed grey basalt stone masonry. Symmetrical facade with central entrance in the form of wooden porch now covered with G. I. sheet roofing. Four tower like turrets at four corners with a pediment like feature on the front facade. Staircase on the front facade leading from 2nd floor to the South-East tower. Semi-circular arcade in yellow dressed stone masonry with prominent keystones. Rectangular openings with prominent keystones seen at the towers. Cornices at all floor levels. Balustraded parapet on the terrace. Corridors railings sealed on upper floors.



Structural Condition	Fair
State of Maintenance	Fair
Date of Construction	1900
Cultural Significance	
Architectural	Part of the 1st phase of development of this area with the buildings overlooking the Eastern waterfront.
Townscape	Ensemble value
Grading	IIB

28. Magnet House (GEC)



Name Magnet House

Address Narottam Morarji Road, Ballard Estate, Mumbai - 400 038.

Ownership Oriental Fire Insurance Co. Ltd., [unit eagle star] Orient House, 7, Jamshedji Tata Rd., Churchgate Mumbai - 400 023

Usage Offices

Description A massive, ground + 3 storey building, symmetrical, front facade, with a central entrance, made of yellow dressed regular ashlar masonry with end bays protruding out slightly] having semicircular concave arch with ornamental band running all around, above it is a cornice band with crown head/cornice lintel supported on ancons and having a balustrade opening the central entrance has a similar arch [as the end bays] with a projecting canopy resting on two large brackets. The ground floor has a series of five semicircular arches with projecting impost and abutments, the 1st and 2nd floor are plain with rectangular windows [flat arch]. There runs a cornice band/balconet above the 2nd floor with similar flat arch windows and a black modillion above it.

Structural Condition Fair

State of Maintenance Good

Date of Construction 1920's - 1930's

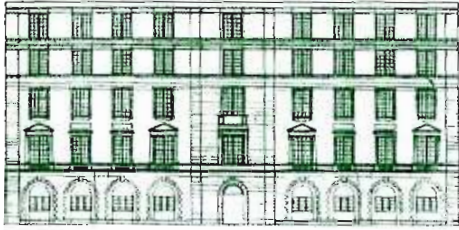
Cultural Significance .

Architectural Townscape European Renaissance Ensemble value

Grading III



29. Mahindra House



Name	Mahindra House
Address	J.N.Heredia Marg, Ballard Estate, Mumbai - 400 038.
Ownership	M/s Turner Hoare & Co., Mahindra & Mahindra Ltd., Mahindra House, J.N.Heredia Marg, Ballard Estate, Mumbai - 400 038
Usage	Offices
Description	A ground + 4 storey building, exactly opposite Thackersy House. The ground + 2 storey is exactly similar to Thackersey House except for the omission of bas relief, at the 2 nd floor it has a rectangular deep recessed open- ings with Tuscan pilasters on either sides, above it are bracketed balconets. Top storey is plain plastered, painted with projecting roof & G.I gutter Fas- cia. At the 3 rd floor it has 4 continuous balcony with cast iron grill/railing.



Structural Condition	Fair
State of Maintenance	Fair
Date of Construction	1920s
Cultural Significance	
Architectural	European Renaissance
Townscape	Ensemble value
Grade	III

30. Marshall's Building

Name	Marshall's Building
Address	20, S. Vallabhdas Marg, Ballard Estate, Mumbai - 400 038.
Owner	Marshall & Sons Pvt. Ltd., 20, S. Vallabhdas Marg, Ballard Estate, Mumbai - 400 038
Usage	Commercial
Description	Corner Building, ground + 3 storey, grey regular dressed ashlar masonry with plastered accents, main entrance at the corner has round pediment with ornamental spandrel on composite columns, corner flanked by 2 large capped dome on Tuscan pilasters, flanked by 2 large pediments each having gladiator type statue at the top. The parapet is perforated (balustrade) and the windows are defined by mouldings.



Structural Condition	Moderate
State of Maintenance	Fair.
Date of Construction	1906 (inscription)
Cultural Significance	
Historical Architectural	One of the earliest buildings in the area Part of the 1st phase of development of this area.
Townscape	Imposing Corner Building, ensemble value
Grade	II A
Note:	Outside the precinct

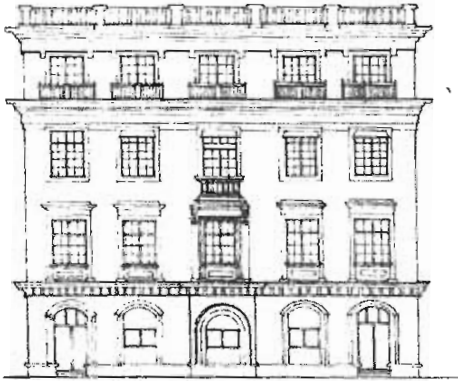
31. Memorial

Name	Memorial
Address	Jamadar Bapu Lakshman Chowk, Ballard Estate, Mumbai - 400 038.
Owner	Govt.
Usage	Memorial, Landmark
Description	Located, amidst a rotary, it serves as a landmark, focal point, as all roads terminate here. It has balustrades with chains encircling it. The memorial starts, from a flight of 3 irregular hexagonal steps having a similar profile pedestal/base [Of Yellow, dressed ashlar masonry] having templates on its larger sides [of which one is missing], on its top is a continuous band with circular petalled ornamentation. Above it is the base of the column having ornamental winged lions, [3 in no], The column is circular, fluted and has an imposing metal lamp, [painted black] as the crowning feature.



Structural Condition	Good
State of Maintenance	Good, but requires maintenance & vigilance, as one template, is missing.
Date of Construction	1919 [plaque]
Cultural Significance	
Historical	Built in honour of officers who sacrificed their lives in 1st World War
Architectural	Architecturally significant
Townscape	Important landmark of the area. At the intersection of all the major roads in the area
Grading	I

32. Merchantile Chambers



Name	Merchantile Chambers
Address	J. N. Heradia Marg, Ballard Estate, Mumbai - 400 038.
Owner	Private
Usage	Offices of the Saraswat Co-operative Bank and Aristo
Description	A ground + 3 storey, structure in undressed yellow (basalt) stone masonry. Symmetrical front facade with two side entrances for the two offices. Openings: Semicircular and segmental openings with moulding bands around the arch on the ground floor. Rectangular openings on the upper floors with decorative band around. Ornamentation: Decorative moulding band around the arches on the ground floor. Continuous prominent cornice on the 1st and 3rd floors. Cornice at the terrace level with a balustraded parapet.



Structural Condition	Fair
State of Maintenance	Fair
Date of Construction	1920 - 1930
Cultural Significance	
Architectural Townscape	European Renaissance Ensemble value
Grade	II A

33. N.T.C. House



Name	N.T.C House. [S.D Sasson Bldg]
Address	Narottam Morarji Road, Ballard Estate, Mumbai - 400 038
Ownership	National Textile Corporation Ltd., Divisional Office, N.M.Joshi Marg, Chinchpokli, Mumbai - 400 011.
Usage	Offices
Description	Symmetrical front façade A ground + 4, storey [symmetrical front facade] Building, of yellow dressed regular ashlar masonry Having slope roof porch on corinthian stell columns with ornamental brackets. It has a central entrance with a series of semicircular arches with segmental arches [at the end] The top floor is typical i.e.identical to J.K.House & Magnet House, except in ornamental ancon and balustrade in the openings. The terrace parapet is higher in the central bay, with inclined recessed top storey having dormer windows.



Structural Condition Fair

State of Maintenance Fair

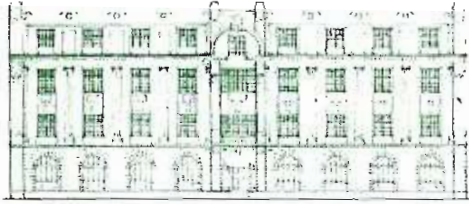
Date of Construction 1920's - 1930's.

Cultural Significance

Architectural European Renaissance
Townscape Ensemble value

Grading III

34. Nav Bhavan



Name	Nav Bhavan
Address	R.Kamani Marg, Ballard Estate, Mumbai - 400 038
Ownership	Central Govt. of India
Usage	Offices

Description: An imposing ground + 3 storey, symmetrical building with rusticated masonry at ground floor. It has a central semicircular arch order entrance, with segmented arches, 4 in nos with prominent keystone on either of its side. It has plastered, painted, two storey high, composite engaged columns above the ground floor arcade, with rectangular 1st and 2nd floor openings, combined by plastered architraves. Above it is an entablature with cornice band at the top. Above it is the top most storey with rectangular windows and weather shades. The central bay has a prominent quassi baroque type rounded pediment with protruding keystones and chain decorations.



Structural Condition Fair

State of Maintenance Fair.

Date of Construction 1920's.

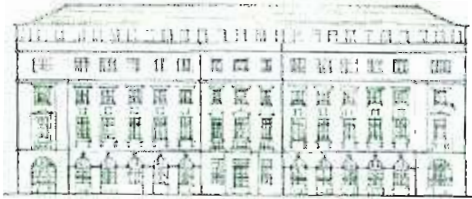
Cultural Significance

Architectural Part of the 1st phase of development of this area with the buildings facing the Eastern waterfront

Townscape Ensemble value

Grading II B

35. Neville House



Name	Neville House
Address	Junction of R. Kamani Road & Currimbhoy Marg, Ballard Estate, Mumbai - 400 038
Ownership	The Bombay Dyeing & Manufacturing Co. Ltd., 13, R.Kamani Marg, 22, Currimbhoy Marg., Ballard Estate, Mumbai - 400 038.
Usage	Offices
Description	Basement + ground + 4 storey corner building. yellowish brown regular stone dressed rustic facade. Façade : Symmetrical. Entrance : Central defined by Tuscan pilasters flanked by linear windows with brackets supporting the cornice. Openings : Semicircular arches with prominent imposts & ornamental projecting keystones. Windows : Rectangular with projecting sills and lintels on the first floor & second floor and flat arches on upper floors. Ornamentation : Vertical bands on first and second storey windows and continuous cornice bands above ground and third floors.
Structural Condition	Fair
State of Maintenance	Fair
Date of Construction	1920
Cultural Significance	
Architectural Townscape	European Renaissance Ensemble value
Grading	III

36. New Custom House



Name	New Custom House
Address	Jn. of S.Vallabhdas Rd. & R. Kamani Rd, Ballard Estate, Mumbai - 400038
Ownership	Central Govt. of India
Usage	Offices
Description	Imposing ground + 3 storey building having symmetrical façade of yellowish stone in regular ashlar masonry. Ground floor entrance is through central projecting bay over which are 2 circular entablature and covered over by a large semicircular arch with edge moulding. Ground floor masonry is rusticated and punctuated by windows with semicircular double storey arches (Ruskinian style inset windows) with prominent impost and flanked by Tuscan pilasters on the first floor. Upper floors has square windows with cornice band at the sill and another band above grotesque ornamentation supported by stone brackets. A highrise extension behind ruins the setting of this building and the precinct.
Structural Condition	Moderate
State of Maintenance	Moderate
Date of Construction	1913-15
Cultural Significance	
Architectural	Edwardian Baroque Style (Designed By collaboration of John Begg and George Wittet)
Townscape	Responsive to the waterfront, ensemble value
Grading	IIB

37. New Hind House



Name	J & K Bldg. (New Hind House)
Address	Junction of Narottam Morarji Marg & J.N.Heredia Marg, Ballard Estate, Mumbai - 400 038.
Ownership	Private
Usage	Offices
Description	A ground + 4 storey, splayed edge corner building, made of yellow regular ashlar masonry. The entrance is from splayed edge side, having a semi-circular steps crown head/lintel on ancon supports, with a continuous block modillion cornice forming a balconet. The facade facing J.N.Heredia Marg has a series of semicircular arches with projecting imposts at the end are two segmental arch windows. The facade on N.M Marg has segmental arches with entrance on R.H.S. The 1 st and 2 nd floor windows are plain rectangular, flat arched, with a cornice band only at front facade. The 3 rd floor. It has a plain parapet over a cornice projection with recessed inclined top storey with dormer windows.

Structural Condition Fair

State of Maintenance Good

Date of Construction 1920's - 1930's

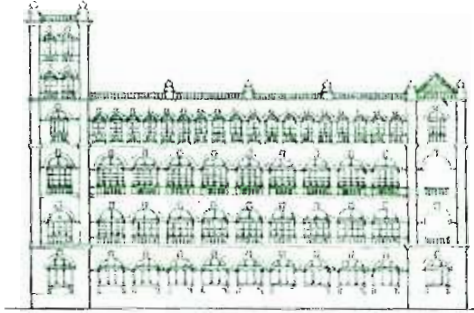
Cultural Significance

Architectural European Renaissance

Townscape Ensemble value

Grading III

38. Old Bombay Port Trust Building



Name	Old Bombay Port Trust Building.
Address	Jn. of S.Vallabhdas Marg and R.Kamani Marg, Ballard Estate, Mumbai - 400 038.
Ownership	Central Govt. of India.
Usage	Offices.
Description	Imposing Corner Building. Ground + 3 storey by Square blocks at the corner, Grey ashlar masonry blocks, smaller in size in upper stories, with Brown sandstone accents. Ground floor has prominent projecting porch and semi-circular arches with projecting imposts & Keystones. Upper floors are defined by horizontal cornice bands and have similar smaller double arches. The upper most cornice is very prominent, the corner block is capped by a square tower with a flag mast. Two identically carved ships (projecting half) on either side of the porch at the upper levels indicates the maritime nature of the bldg.



Structural Condition	Fair
State of Maintenance	Fair
Date of Construction	1891

Cultural Significance

Architectural	Part of the 1st phase of development of this area with the buildings overlooking the Eastern waterfront
Townscape	Ensemble value
Grading	IIA

39. Reliance Centre



Name	Reliance Centre
Address	Walchand Hirachand Marg, Ballard Estate, Mumbai - 400 038.
Ownership	Reliance Industries
Usage	Offices.
Description	<p>A basement + four storey structure (recently refurbished) in dressed yellow (basalt) stone masonry. Symmetrical facade with central entrance.</p> <p>Openings: Rectangular openings on all floors.</p> <p>Ornamentation: Continuous decorative band in stone around the window openings on the ground, first and second floors.</p> <p>Extension: On the rear facade of the building. Basement + four storeys. Structure clad with a stone similar to the yellow dressed stone used in the old building. Discontinuous chajjas and cornices on the top floor. Steel fins used for sun shades. Windows provided with smoked glass.</p>



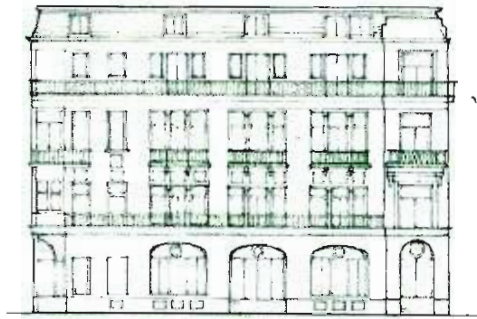
Structural Condition	Good
State of Maintenance	Good
Date of Construction	Late 1930s, major refurbishment in 1990s.

Cultural Significance

Architectural Townscape	European Renaissance Ensemble value
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Grading	III
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40. Sapt Building



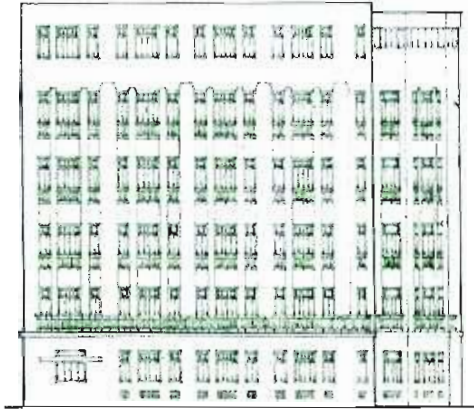
Name	Sapt Building
Address	Junction of J.N.Heredia Marg and Shivsagar Ramgulum Marg, Ballard Estate, Mumbai - 400 038.
Ownership	Sapt textiles productions ltd., Sapt building, third floor, 18, J. N.Heredia Marg Ballard Estate , Mumbai – 400 038.
Usage	Offices
Description	A ground + 4 storey building with basement, round corner, symmetrical, Yellow brown dressed regular ashlar masonry, having a stilted semicircular arch with plastered accents. The sides have stilted semi-circular arch with ancon type projecting keystones, rest of the ground floor openings are three centered, having rusticated masonry in between, above it is a block modillion cornice forming balconet. The 1 st floor and the 2 nd floor openings are similar and are recessed within the ashlar masonry giving it a vertical emphasis. The windows have Tuscan pilasters, The 2 nd floor has a bay type bracketed balconies. Above it is a cornice band and balconets. The 3 rd floor is plain with prominent curved cornice, which rises up at the end. Top floor has inclined wall with dormer windows. The rounded edge has a semicircular arch order of Tuscan pilasters, with rectangular slender windows having Tuscan pilasters, with regular slender windows Tuscan pilasters besides it.

Structural Condition Fair
State of Maintenance Fair
Date of Construction 1920-1930's

Cultural Significance
 Architectural European Renaissance
 Townscape Ensemble value

Grading III

41. Scindia House

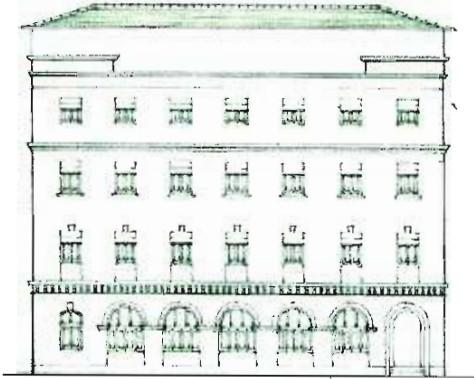


Name	Scindia House
Address	Narottam Morarji Road, Ballard Estate, Mumbai - 400 038.
Ownership	Scindia Steam Navigation Co., 6, Graham Rd & I.W.Hirachand marg, Ballard Estate, Mumbai - 400 038
Usage	Offices
Description	A ground +5 storey building with basement, made up of yellow dressed, regular, ashlar masonry with rusticated ground floor. Windows are rectangular, recessed within masonry, which forms vertical bands. An art deco influence it has a central main entrance (i.e. on the N.Narottam Morarji Marg) & a splayed corner/edge on . Hirachand Marg. It has a plain band running above the ground floor windows with continuous balcony having C.I railings. The top most storey has sliding windows with projecting roof & a fascia band.



Structural Condition	Fair
State of Maintenance	Good.
Date of Construction	1938
Cultural Significance	
Architectural Townscape	Art Deco Style exteriors and interiors Ensemble value
Grading	IIA

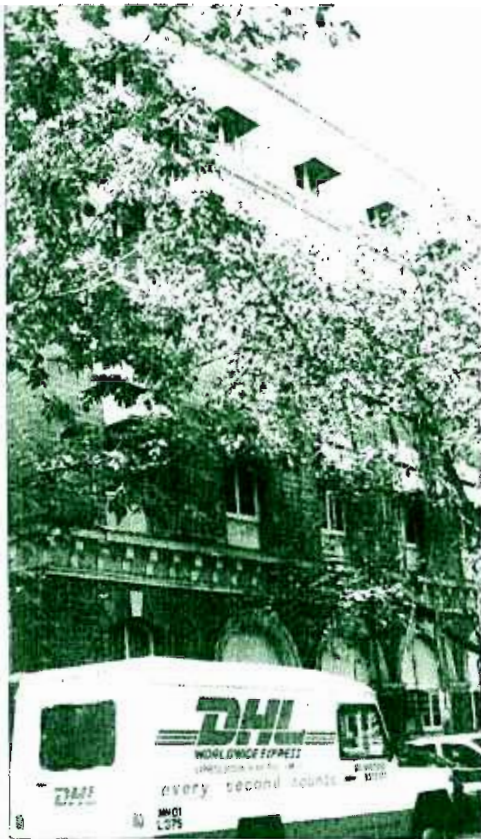
42. Shahibag House (RPL)



Name	Shahibag House (Ahmedabad house)
Address	13, Walchand Hirachand Marg, Ballard Estate, Mumbai - 400 038.
Ownership	Shahibag Investment Pvt. Ltd., 13, Walchand Hirachand Marg, Building, Ballard Estate, Mumbai - 400 038.
Usage	Offices
Description	A Ground + 3 storey building with yellowish brown dressed masonry. Openings :- semi-circular arches with projecting imposts and prominent mouldings. Entrance :- Extreme end of the building, identified by concave voussoirs extending down into piers. Windows :- Rectangular with flat arches. Ornamentation :- Cornice bands supported by brackets, punctuated by balconies above. Roof :- Landscaped terrace.

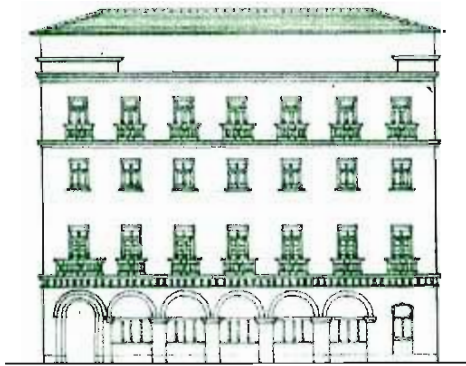
Note :

1. Some section of the lower part of the building clad in Granite.
2. Building on L.H.S called 'Shanti' connected by means of an overhead bridge with the superstructure above.



Structural Condition	Good
State of Maintenance	Good
Date of Construction	1920's - 1930's
Cultural Significance	
Architectural Townscape	European Renaissance Ensemble value
Grade	III

43. Shanti (Bharat) Bhavan



Name	Shanti (Bharat) Bhavan
Address	Walchand Hirachand Marg, Ballard Estate, Mumbai - 400 038.
Ownership	Bharat Petroleum Corporation Ltd.
Usage	Offices
Description	<p>A Ground + 3 storey building in dressed yellow (basalt) stone masonry.</p> <p>Openings :- semi-circular openings on the ground floor. Rectangular openings with prominent keystones on the upper floors. Semicircular entrance porch at the southern end. Independant chajjas to windows. Connected to RPL House - a later intervention.</p> <p>Ornamentation :- Decorative moulding band around arches on the ground floor. Continuous balconettes on the first and third floors with iron grills as balustrades. Cornice on 1st floor supported on corbels.</p>

Structural Condition Fair

State of Maintenance Fair

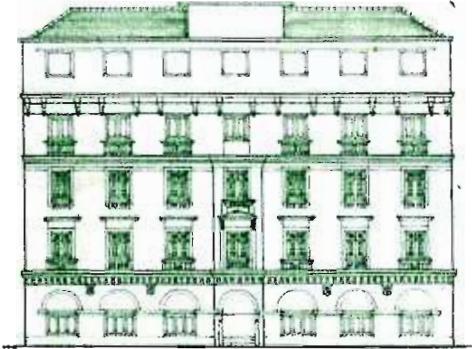
Date of Construction 1920's - 1930's

Cultural Significance

Architectural European Renaissance
Townscape Ensemble value

Grade III

44. Shaw Wallace building (BoB)



Name	Shaw Wallace (Bank of Baroda) bldg
Address	3, Walchand Hirachand Marg, Ballard Estate, Mumbai - 400 038.
Ownership	Bank of Baroda, 3, Walchand Hirachand Marg, Ballard Estate, Mumbai - 400 038.
Usage	Offices
Description	A Ground + 4 storey building with symmetrical facades of yellowish brown regular masonry. The ground floor has semicircular arched windows over which runs a continuous band of corbelled stone brackets supporting a similar cornice above the 3 rd floor while the cornice over the third floor runs unsupported. The central entrance bay has a pediment supported on decorative brackets above which is a balcony with balustrades. Upper windows are rectangular and defined by moulding with cornice heads, while the top storey is plastered and painted.

Structural Condition Moderate

Date of Maintenance Fair

Date of Construction 1920

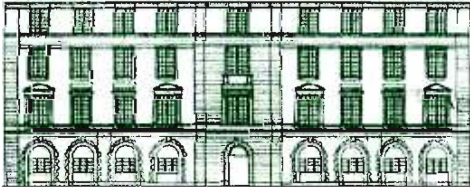
Cultural Significance

Architectural Townscape European Renaissance Ensemble value

Grade III



45. Thackersey House



Name	Thackersey House
Address	J.N.Heredia Marg, Ballard Estate, Mumbai - 400 038.
Ownership	Govt. Property
Usage	Offices
Description	A ground + 3 storey, symmetrical building. Yellow dressed, regular ashlar masonry, with quoins & the central bay having rusticated masonry & a semicircular concave intrudes arch with agrafe, above the cornice band and beneath the sill is bas relief. It has 4 arches (semicircular concave) on either side, with 2 projecting balconies having doric columns (Balustrade, resting on brackets) supporting a plain pediment (front on) at the corner and immediately besides the central bay in between these two are plain regular windows having plastered architraves & cornice lintels, 2 nd floor windows are plain with bracketed coffered cornice above it is a façade with ionic accoupled pilasters. It has a T & G Boarding floor & wooden staircase with a lift in the centre.

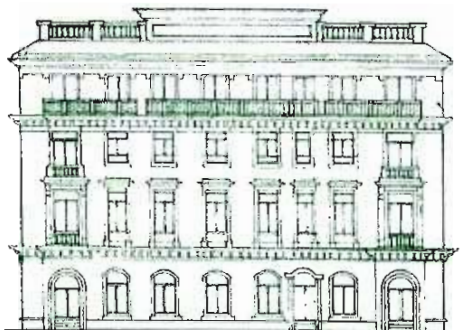


Structural Condition	Fair
State of Maintenance	Fair
Date of Construction	1923
Cultural Significance	

Architectural Townscape	European Renaissance Ensemble value
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Grade	III
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46. Vakil House



Name	Vakil House.
Address	Jn. of Shivsagar Ramgulum Marg and J.N.Heredia Marg, Ballard Estate, Mumbai - 400 038.
Ownership	M/s Vakil and Sons Pvt. Ltd., Vakil House (Narain deo bldg.), 7, Sprott Rd. & 11, Graham Rd., Ballard Estate, Mumbai - 400 038.
Usage	Offices
Description	A corner, ground + 3 storey, symmetrical bldg. having yellow dressed regular ashlar masonry.

Openings:- Ground floor end has concave, semicircular arches with continuous architrave. In between which are series of segmental arches. The 1st and 2nd floor windows are rectangular(having Architrave and antepagmentum superius at the 1st floor), 2 cornice floor bands resting on the block modillion are seen at 1st floor and 3rd floor level. The side elevation openings are balustrade with ancon superius. The rear side ground floor has segmental arch windows.



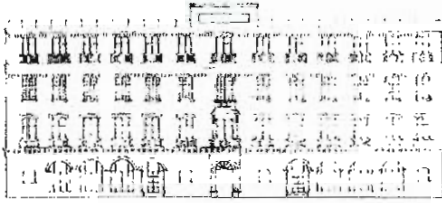
Structural Condition	Fair
State of Maintenance	Fair
Date of Construction	1920-1930

Cultural Significance

Architectural	European Renaissance
Townscape	Ensemble value

Grading	III
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47. Volkart Building



Name	Volkart Building
Address	J.N.Heredia Marg, Ballard Estate, Mumbai - 400 038.
Ownership	Shri Peter Reinhariand and others, Trustees of Volkart Foundation, C/o Patyolk, 9, J.N.Heredia Marg, Ballard Mumbai - 400 038.
Usage	Offices
Description	A massive curvilinear building, ground + 4 storey with a valley roof extension on R.H.S top, otherwise a symmetrical front facade, entrance semicircular, concave, architraved arch window in between the series of (4 in no) semi-circular windows with archivolt, projecting imposts. Above it is a block modillion cornice forming balconet also noticed on above 2 nd floor plain flat arch windows, the 1 st floor windows too are flat but they have prominent keystones. The terrace level again has a cornice with central parapet having name of the building with its either side having a railing at the top most floor above has inclined wal with continuous dormer windows.

Structural Condition Fair

State of Maintenance Fair

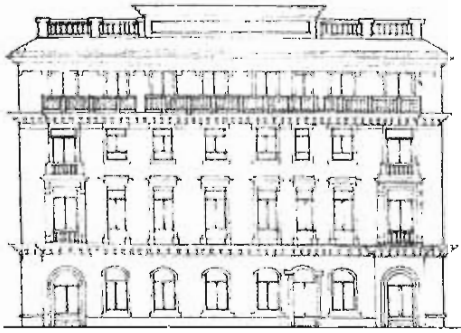
Date of Construction 1920 (approx)

Cultural Significance

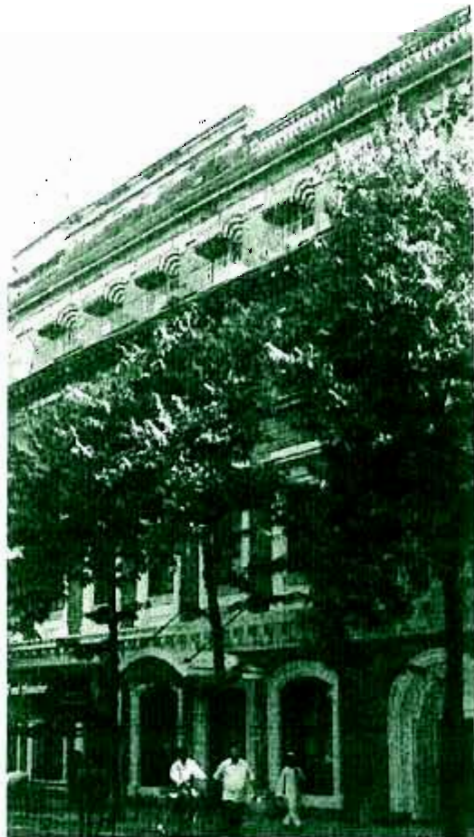
Architectural Townscape European Renaissance Ensemble value

Grading III

48. Voltas House



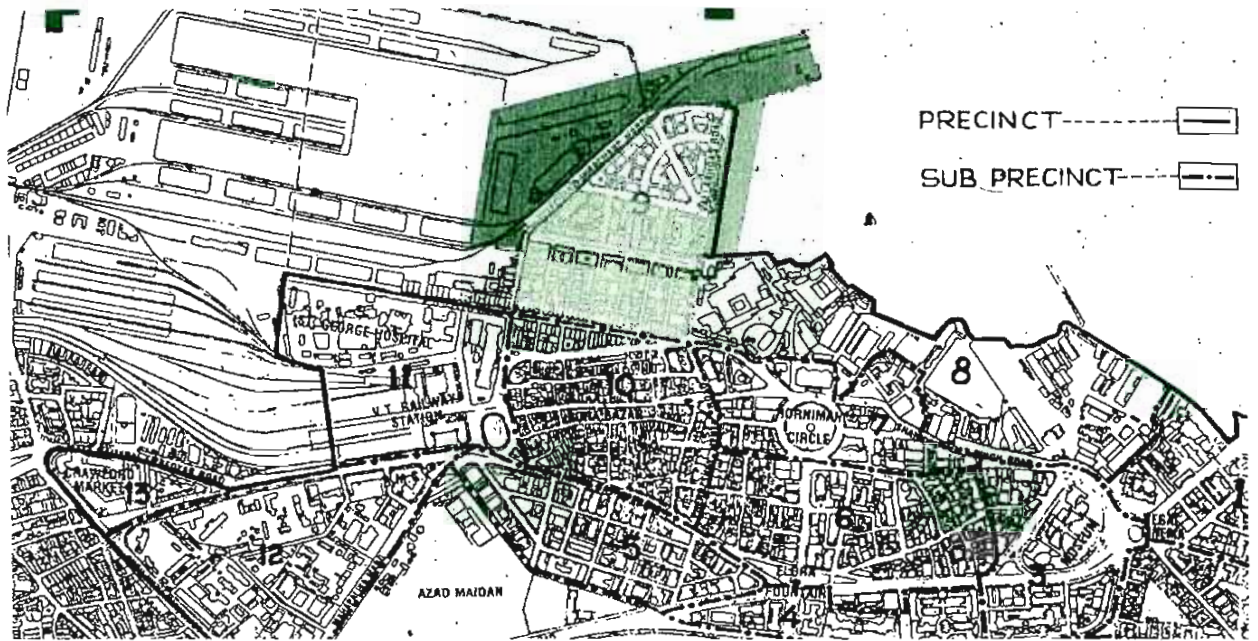
Name	Mahindra House
Address	J.N.Heredia Marg, Ballard Estate, Mumbai - 400 038.
Ownership	Private
Usage	Offices
Description	A ground + 4 storey with recent top floor extension recessed. Its front façade is similar to Vakil House except for the extension of protruding canopy on the R.H.S.- Above the 3 rd floor level is a cornice band with parapet, having inclined walls forming dormer windows
Structural Condition	Fair
State of Maintenance	Fair
Date of Construction	1920's
Cultural Significance	
Architectural Townscape	European Renaissance Ensemble value
Grade	III



49. Wakefield House






Name	Wakefield House
Address	Jn. of Narottam Morarji Path and Shivsagar Ramgulam Marg, Ballard Estate, Mumbai - 400 038.
Ownership	Avery - Weighing, Counting and Testing Machine Makers.
Usage	Offices of Avery. Commercial use on ground floor on Shivsagar Ramgulam Marg for stationary and related products and a restaurant.
Description	<p>A corner building. Ground + four storey structure in yellow (basalt) stone masonry. Symmetrical building with side entrances. Semicircular arched entrance with a moulding band around the arch at the corner rotunda. Top two floors seem to be an extension which is plastered and painted.</p> <p>Openings: Ground floor openings are semicircular arch shaped with mouldings. All other openings are rectangular.</p> <p>Ornamentation: Decorative moulding band around the arches on the ground floor. Continuous balconettes on the 1st and 3rd floors supported on brackets. balconies noticed on 2nd and 4th floors also supported on curved brackets. The balconettes are provided with iron grills as balustrades. Cornice at the terrace level with a plain (solid) parapet. Rectangular pediment like feature stands out from the parapet at both the side entrances.</p>
Structural Condition	Fair
State of Maintenance	Moderate
Date of Construction	1920 - 1930
Cultural Significance	
Architectural	European Renaissance
Townscape	Ensemble value, corner building
Grade	III



Proposed Delineation

Legend:

-  Delineated Precinct
-  Buffer Zone1
-  Buffer Zone2

Chapter 3

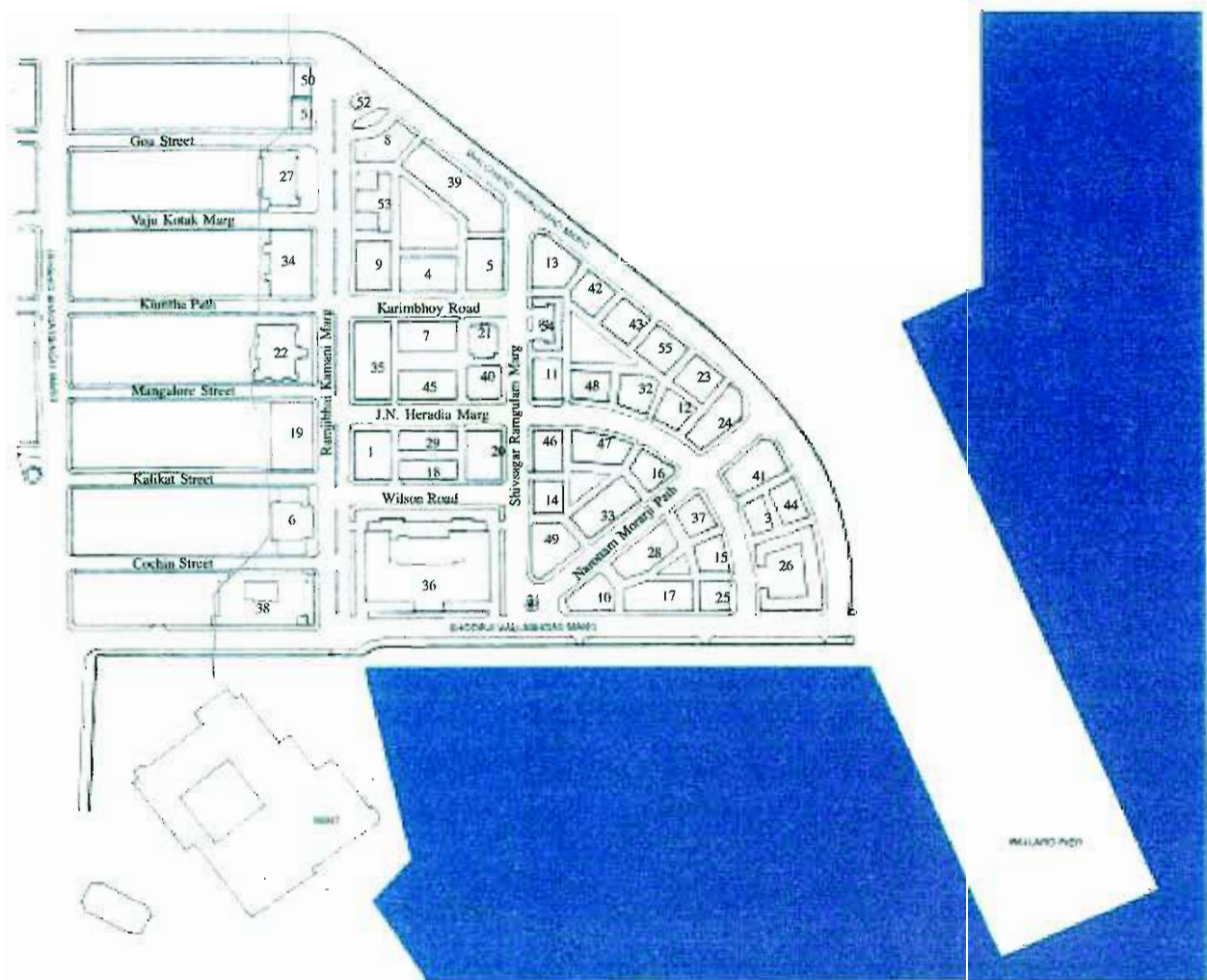
Survey and Analysis

**Delineation of Ballard Estate Precinct
as per Heritage Regulations for
Greater Mumbai 1995**



**Delineation of Ballard Estate Precinct
as per Heritage Regulations for
Greater Mumbai 1995**

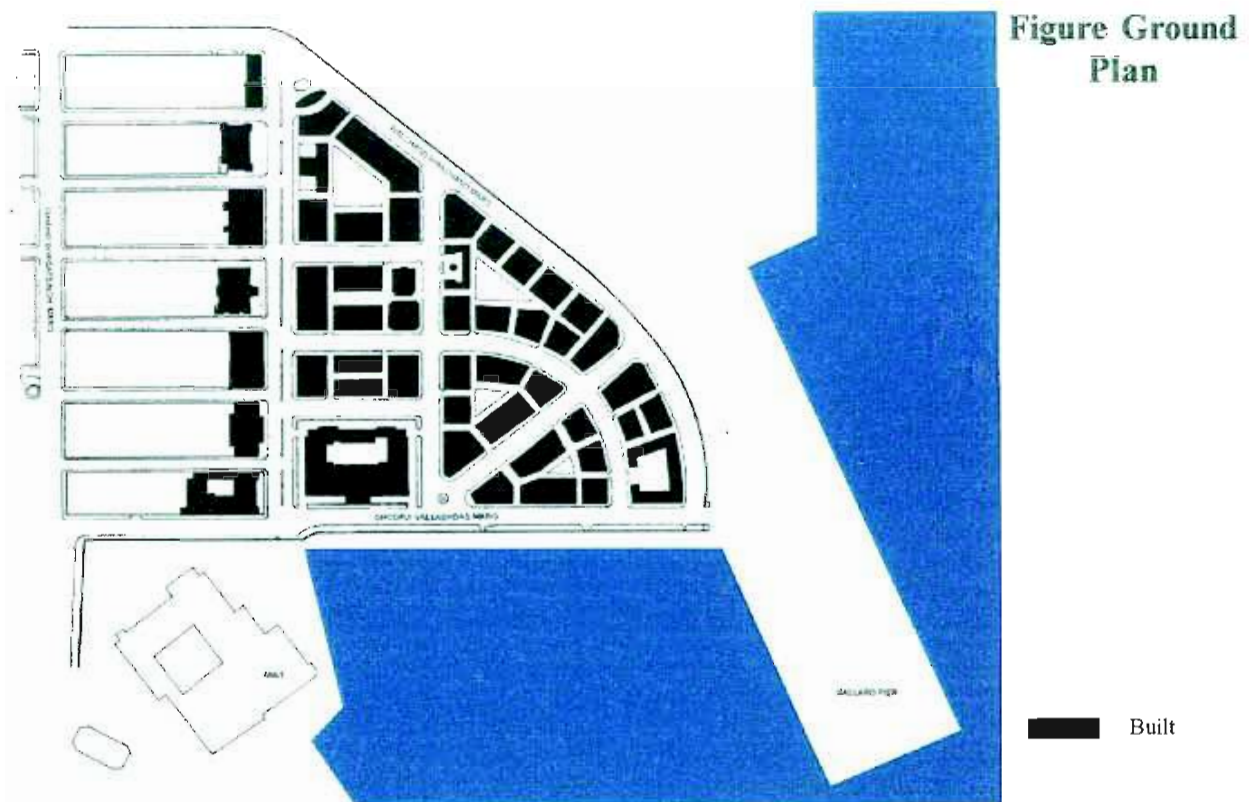




Sr. No.	Building	Sr. No.	Building
1	Asian House	29	Mahindra House (Dubash House)
2	Ballard House	30	Marshal's Building
3	Balmer Lawrie and Co. Bldg.	31	Memorial
4	Bharat Bhavan	32	Merchantile Chambers
5	Bharat Bhavan	33	N.T.C. House (S.D.Sasson Bldg.)
6	Bombay Seamen's Society	34	Nav Bhavan
7	Commerce House	35	Neville House
8	Construction House	36	New Custom House
9	Contractor Building	37	New Hind House (J & K Bldg.)
10	Darabshayv House	38	Old Bombay Port Trust Building
11	Exchange House	39	Reliance Center
12	Feltham House	40	Sapt Building
13	Grand Hotel	41	Scindia House
14	Hague Bldg.	42	Shahibag House (RPL)
15	Hamilton House	43	Shanti Bhavan / Bharat Bhavan
16	Henley House	44	Shaw Wallace building (BOB)
17	Hindustan Bhavan	45	Thackersey House
18	Imperial Chambers	46	Vakil House
19	Indian Mercantile Chambers	47	Volkart Building
20	Irwin House (Videsh Daak)	48	Voltas House
21	Kaiser - I - Hind Building	49	Wakefield House
22	Kampani Chambers	50	Dock View **
23	Krupanidhi / MSSIDC / Air India	51	Meher Chambers **
24	Larsen & Toubro Bldg.	52	Petro Pump 1 **
25	Laxmi building	53	Petro Pump 2 **
26	Mackinnon & Mackenzie Building	54	Petro Pump 3 **
27	Magistrate Building	55	Udyog Bhavan **
28	Magnet House (GEC)		

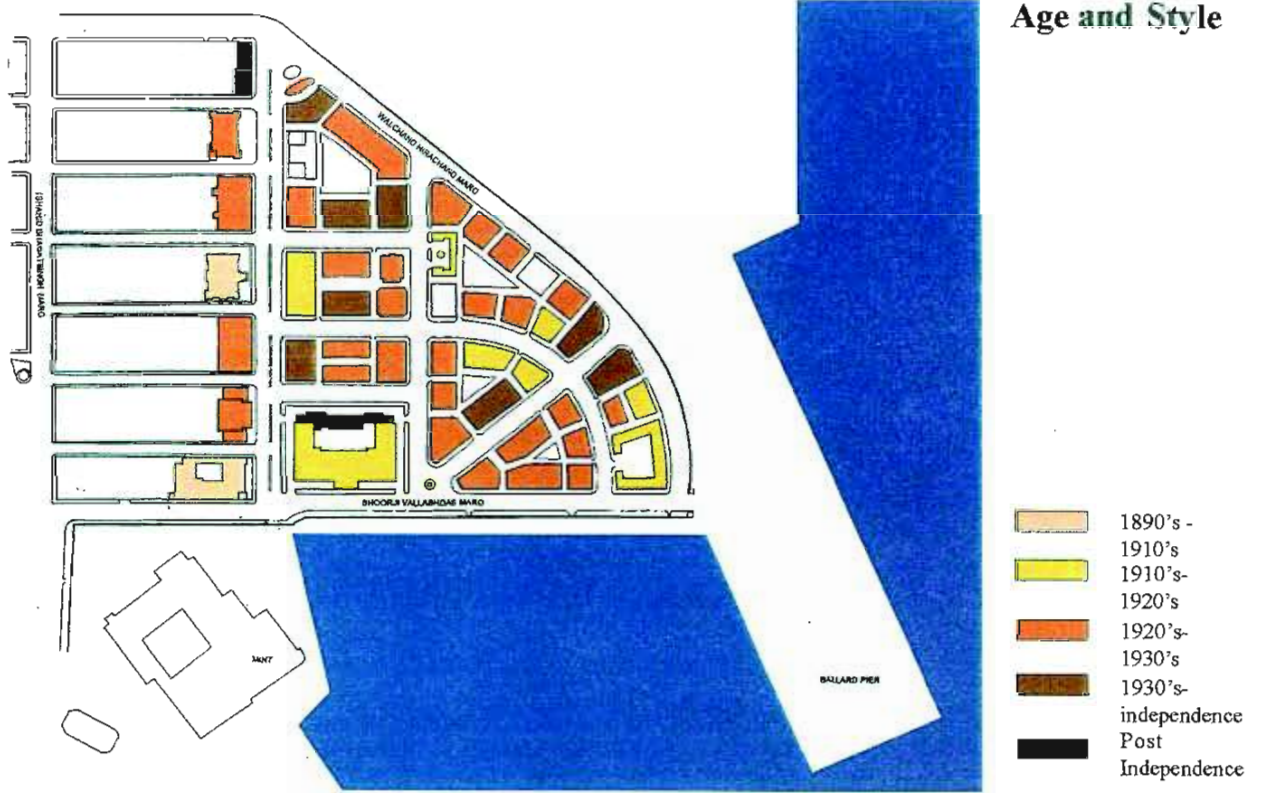
Note: ** - Building not to be listed.

KEY PLAN



Analysis:

Nearly all buildings in Ballard Estate are commercial in nature having corporate and government offices. The plan responds well to the climatic needs and to the waterfront. However, the location i.e. placement away from main business and residential area with natural boundary of sea and its land use renders the area dead in the evenings and night after office hours encouraging antisocial elements.



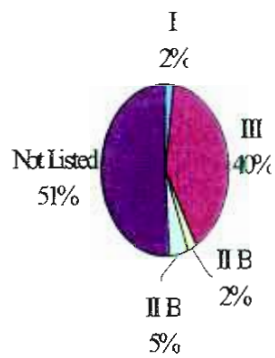
Analysis

More than 61% of the buildings in Ballard Estate were constructed in European Renaissance spirit (Edwardian period). This has given the precinct a distinct identity of its own. It is this cultural value or ambience that should be respected and retained in any intervention: whether urban, architectural, or in repairs.

The remaining 18 % are Art Deco in style as these were constructed slightly later. Although the style is different these do not stand out as a striking contrast.

Remaining are modern buildings constructed post independence which are strikingly contrasting and have predominantly destroyed the setting and character of this area by their scale, detailing and finish.

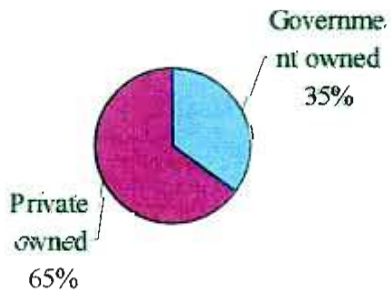
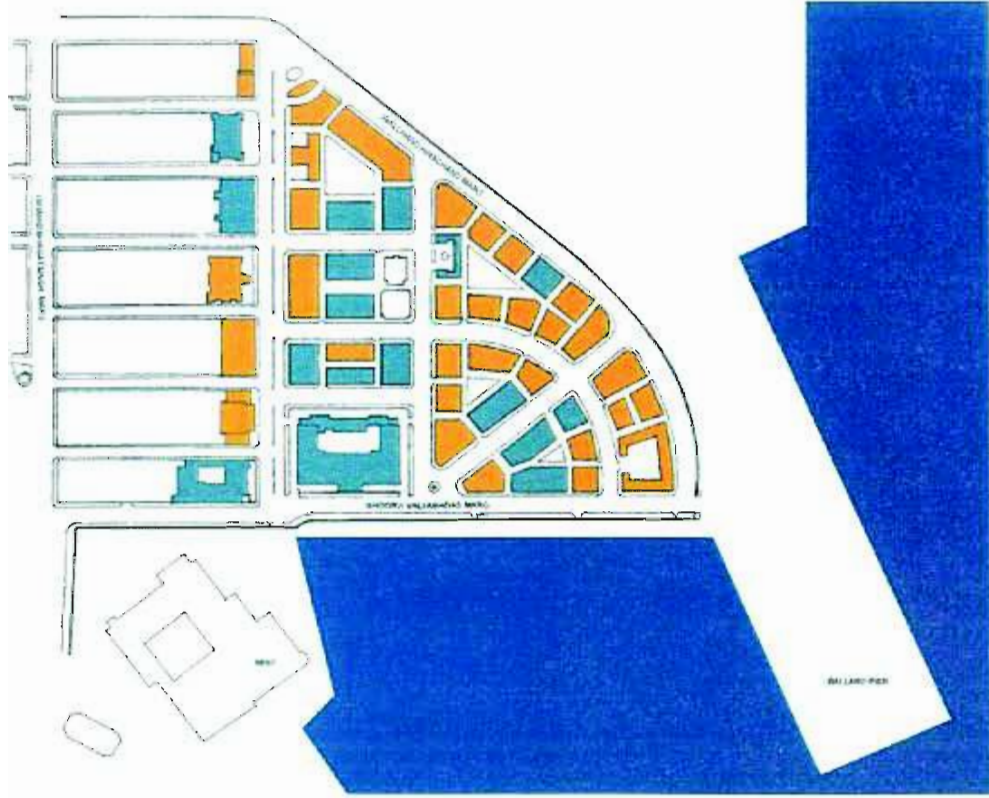
**BALLARD
ESTATE**



Analysis

51 % of the buildings are not listed thus making it easier for insensitive additions and alterations.

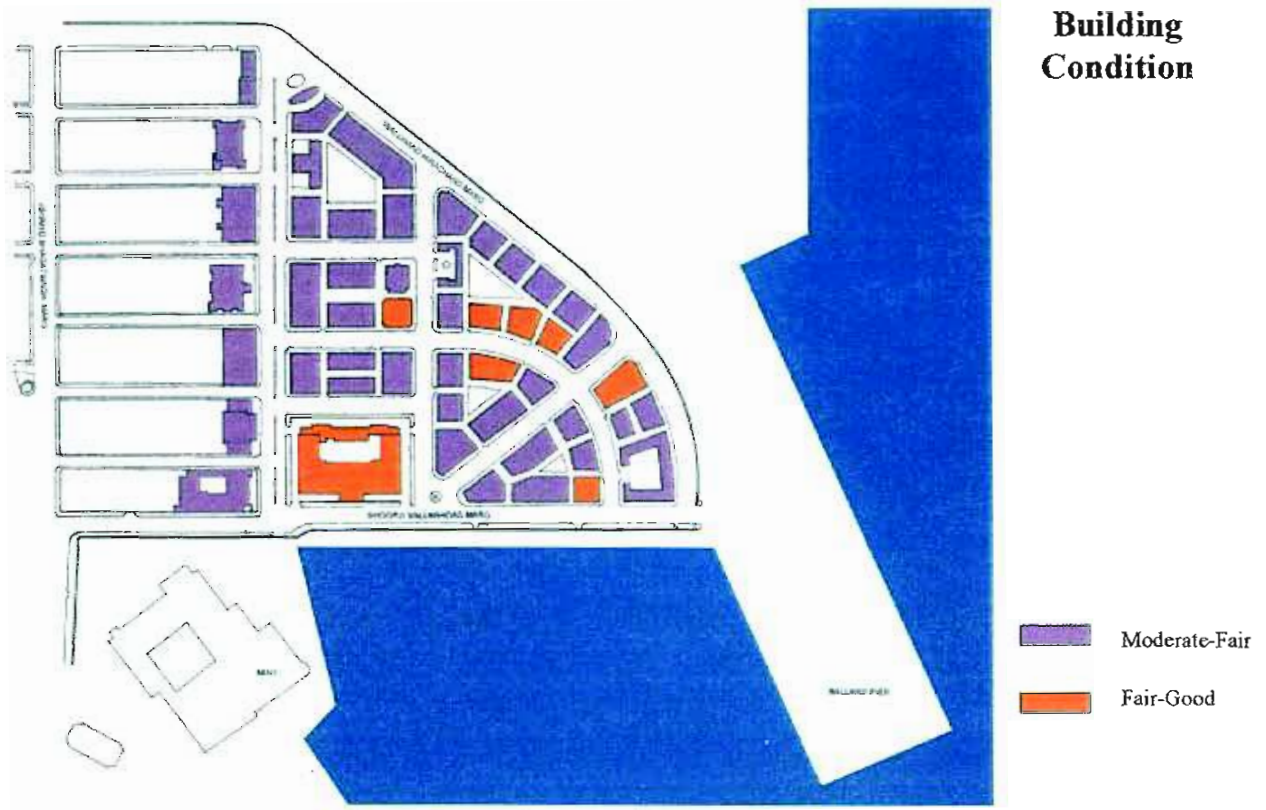
40% of the precinct are listed as Grade III. The remaining 9% constitutes Grade I and Grade II buildings.



Analysis

About 35% of the buildings are owned by the Govt. and the rest 65% are privately owned largely under single ownership- corporate sector.

Hence any architectural or urban interventions shall be relatively easier to implement.

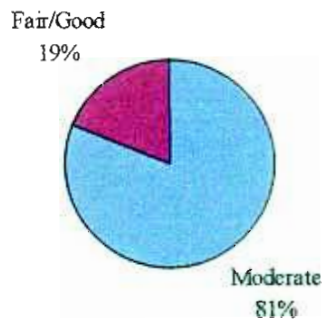


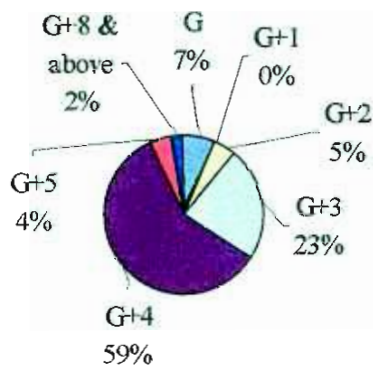
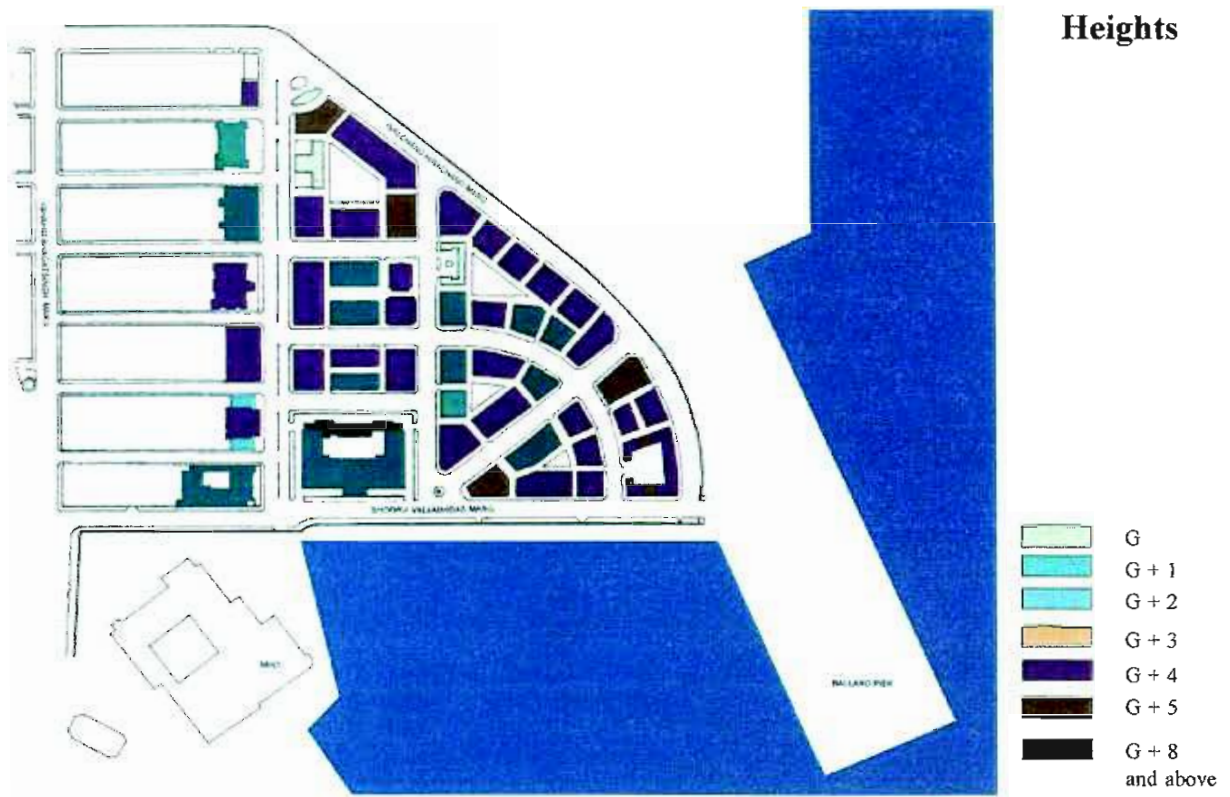
Analysis:

More than 80% buildings are in moderate to fair structural condition and so is their condition of maintenance.

The rest are in fair – good category.

This in general shows that almost all the buildings in this precinct are well constructed if not well cared. It is often seen that poor maintenance and wrong repairs are responsible for decay.



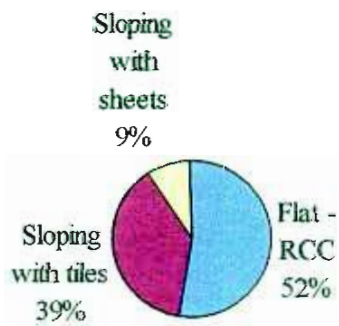
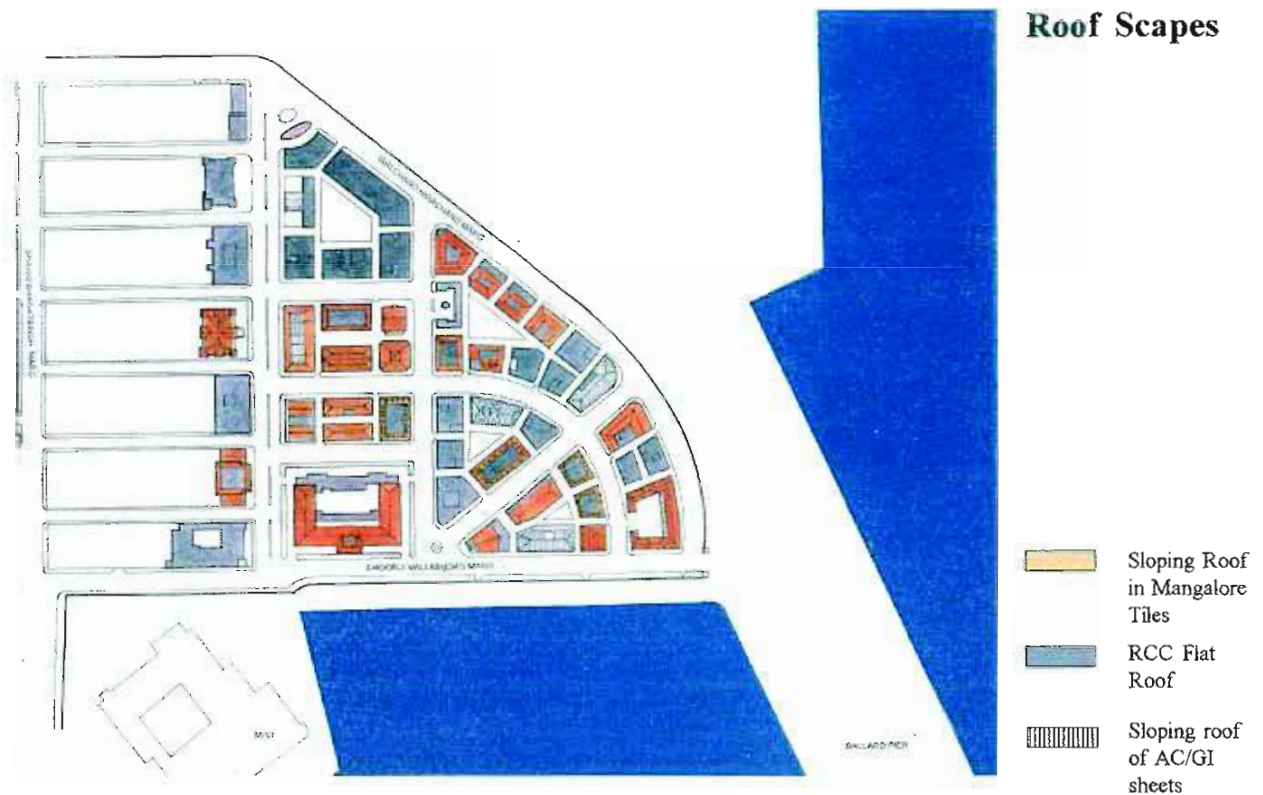


Analysis

59% of the structures are ground + 4 i.e. 60 feet high.

35 % buildings are less than Gr. + 4 storey and the remaining 6% are higher than Gr. + 4 storeys.

It is thus seen that the average height, which imparts scale and character to the area is 60 feet.

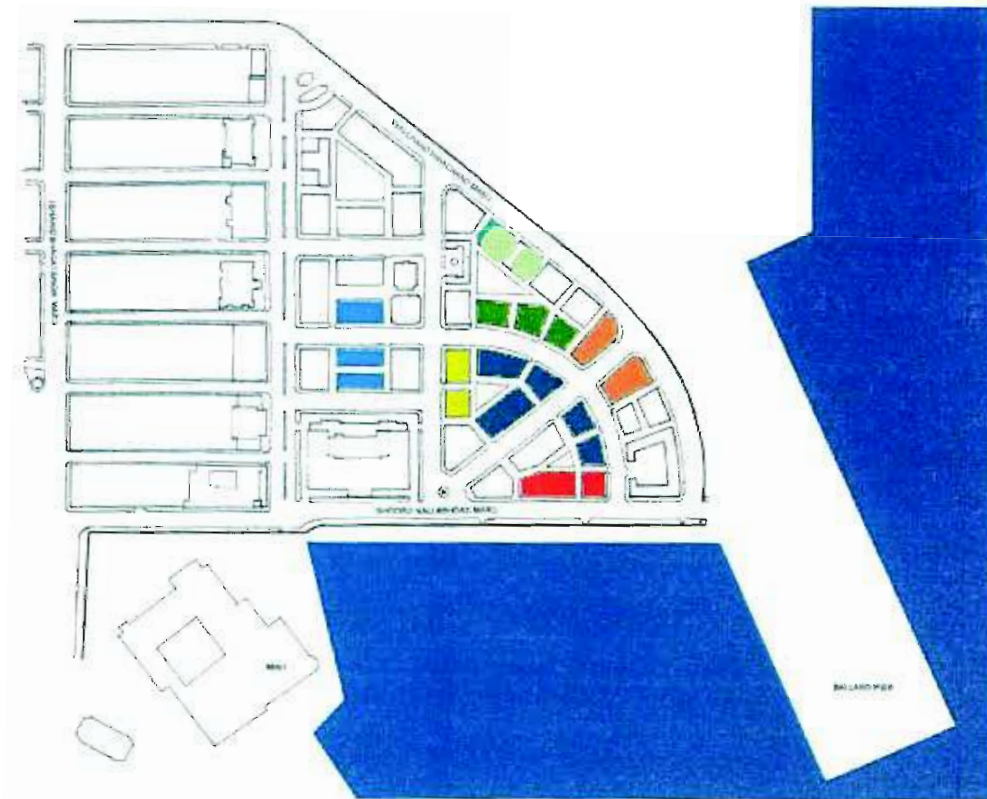


Analysis

About 50% building have flat terraces and remaining 50% building have sloping roofs – although not very conspicuously visible from street level.

In the sloping roof category some of the buildings have the Mansard roof with dormer over looking the harbour and the main streets.

In sloped roofs, about 39% are Mangalore tiled roofs and about 9 % have sloping roofs with AC / GI sheets (which are predominantly extensions or wrong repairs).

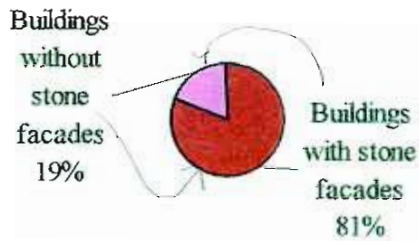
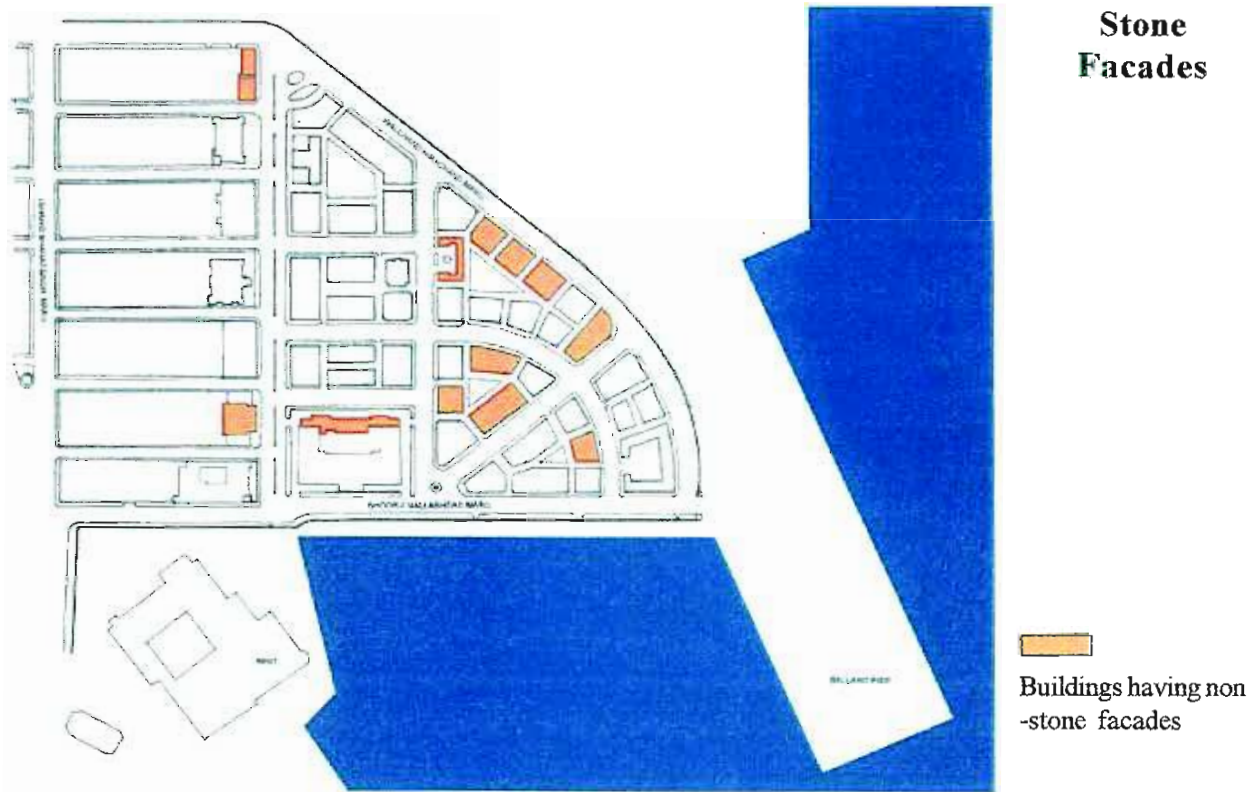


Identical buildings

Same colour shows identical buildings

Analysis

In this area there are somewhat identical or similar buildings in groups of two or three totalling to 43%. This is probably due to same designer or owner.



Analysis

Approximately 81% of the buildings have stone facades (yellow buff stone, local basalt – Malad stone or Coorla). These are the buildings that were constructed earlier.

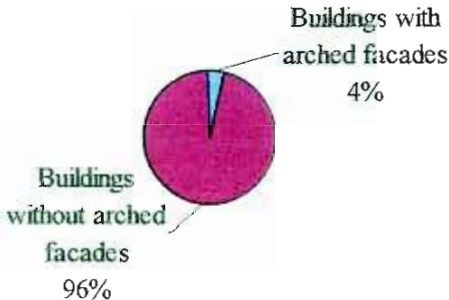
It is this similar material that imparts a strong character to the area.

The art deco buildings constructed a decade later inclusive of post-independence buildings have non-stone facades.

Arched Facades



- Buildings having Arched Openings
- Buildings having no Arched Openings



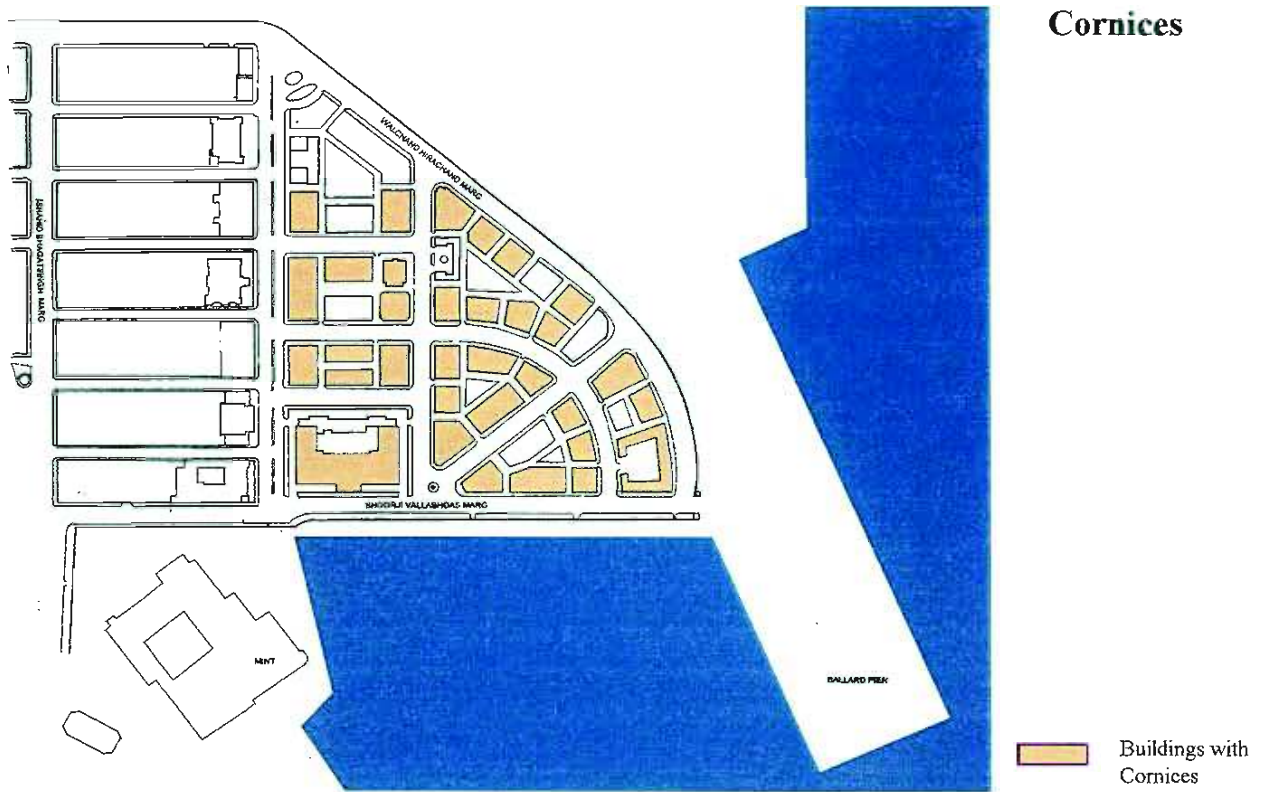
Analysis

Almost all of the buildings have arches on its ground floor of its front facades. These are predominantly the buildings that were constructed earlier.

This adds to the distinct European renaissance character of this area.

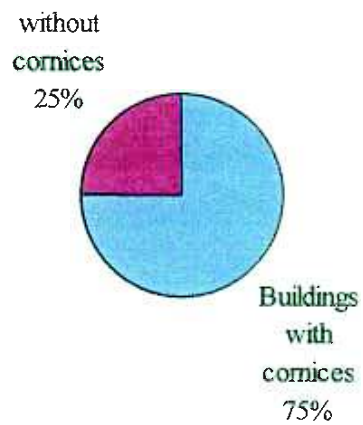


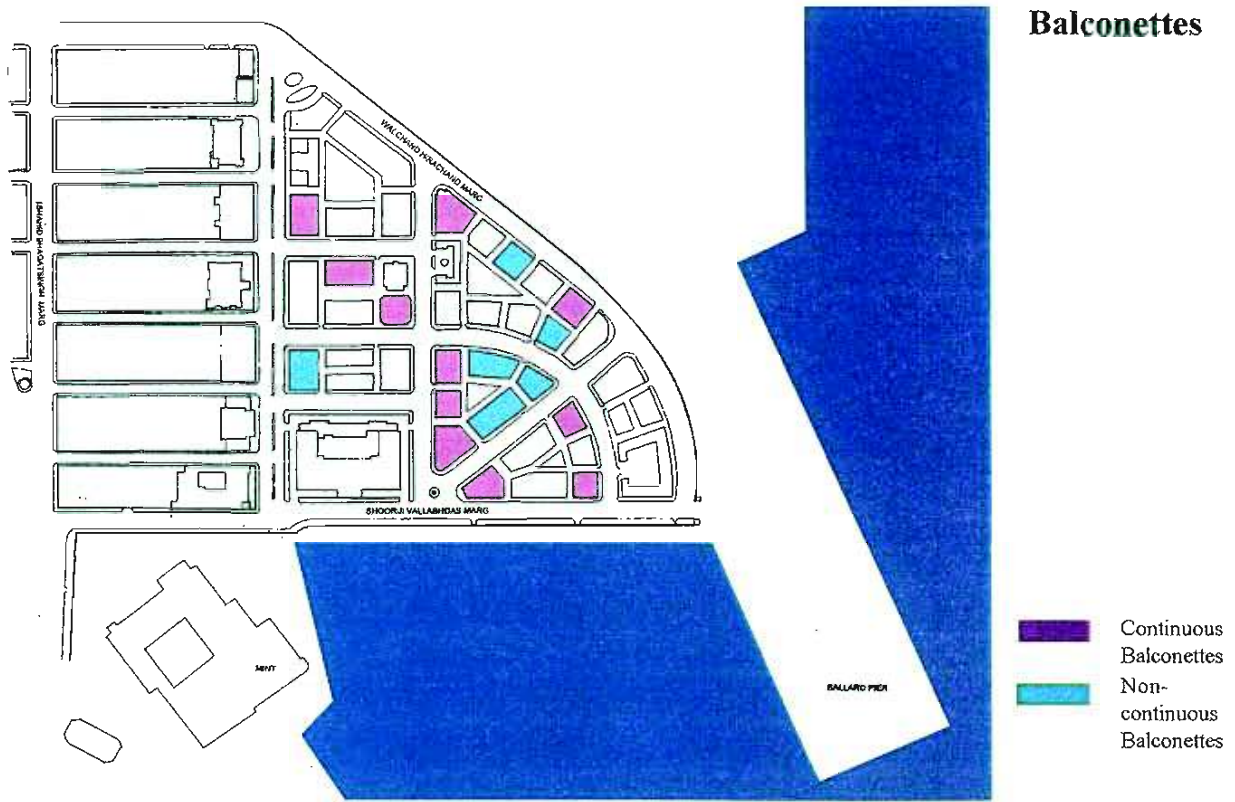
Cornices



Analysis

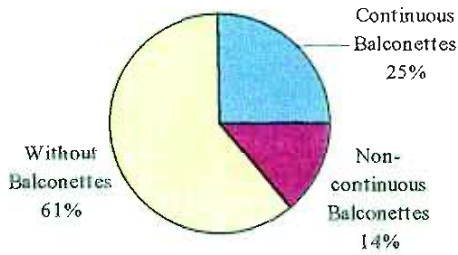
About 75 % buildings of the buildings here have prominent cornices. This is what imparts the distinct character to this area.

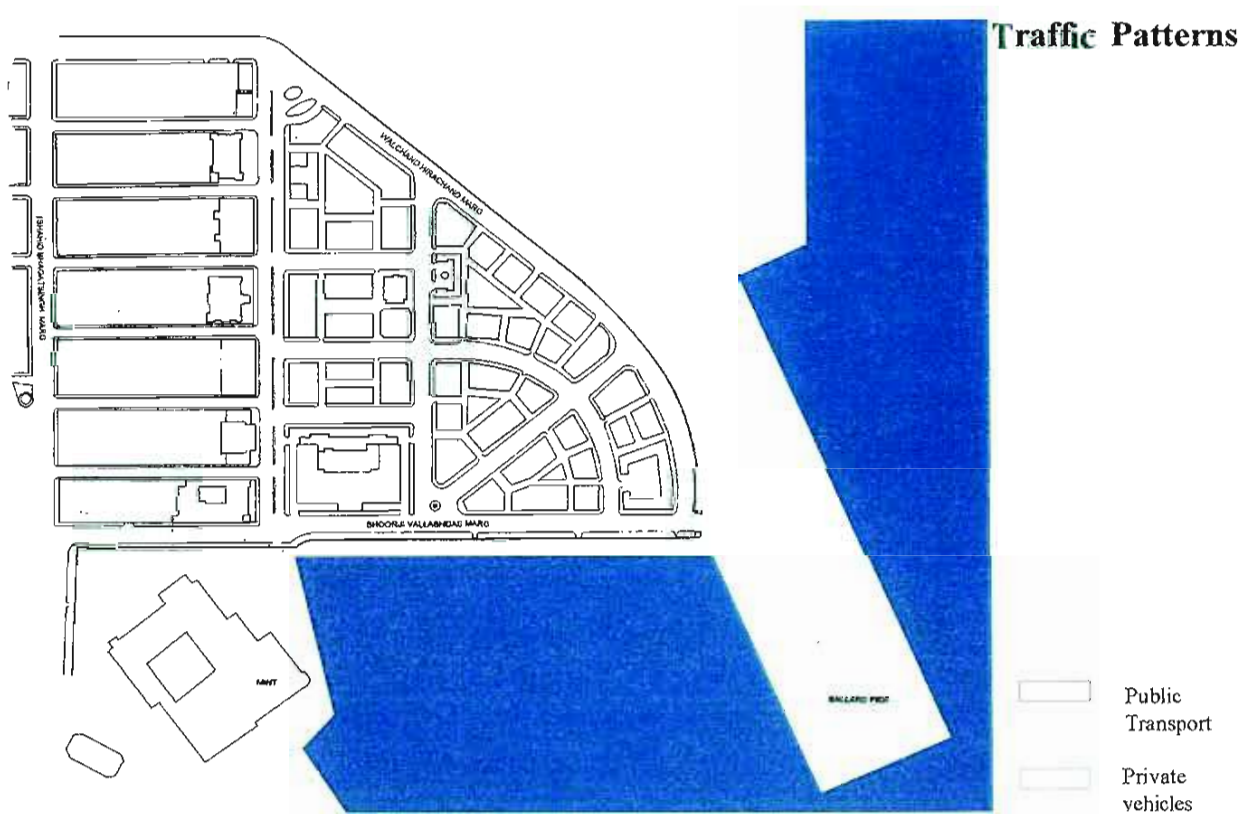




Analysis

It is seen that about 39% buildings have balconettes (25% continuous balconettes and 14% non continuous balconettes) where as remaining 61% do not have any balconettes.



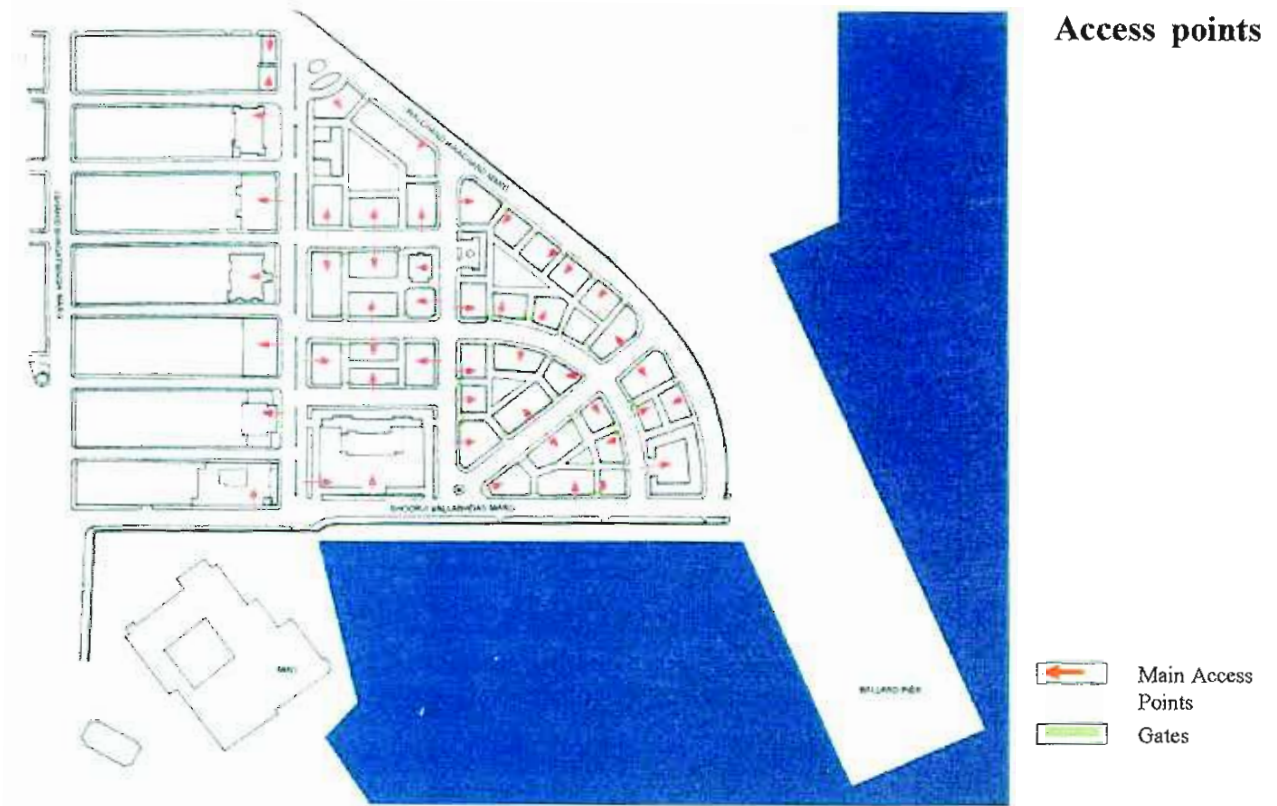


Analysis

Most of the roads have both public and private vehicular traffic flowing on them.

Although this area is commercial in nature because of its location – outskirts of main fort area, the vehicular traffic is relatively less.

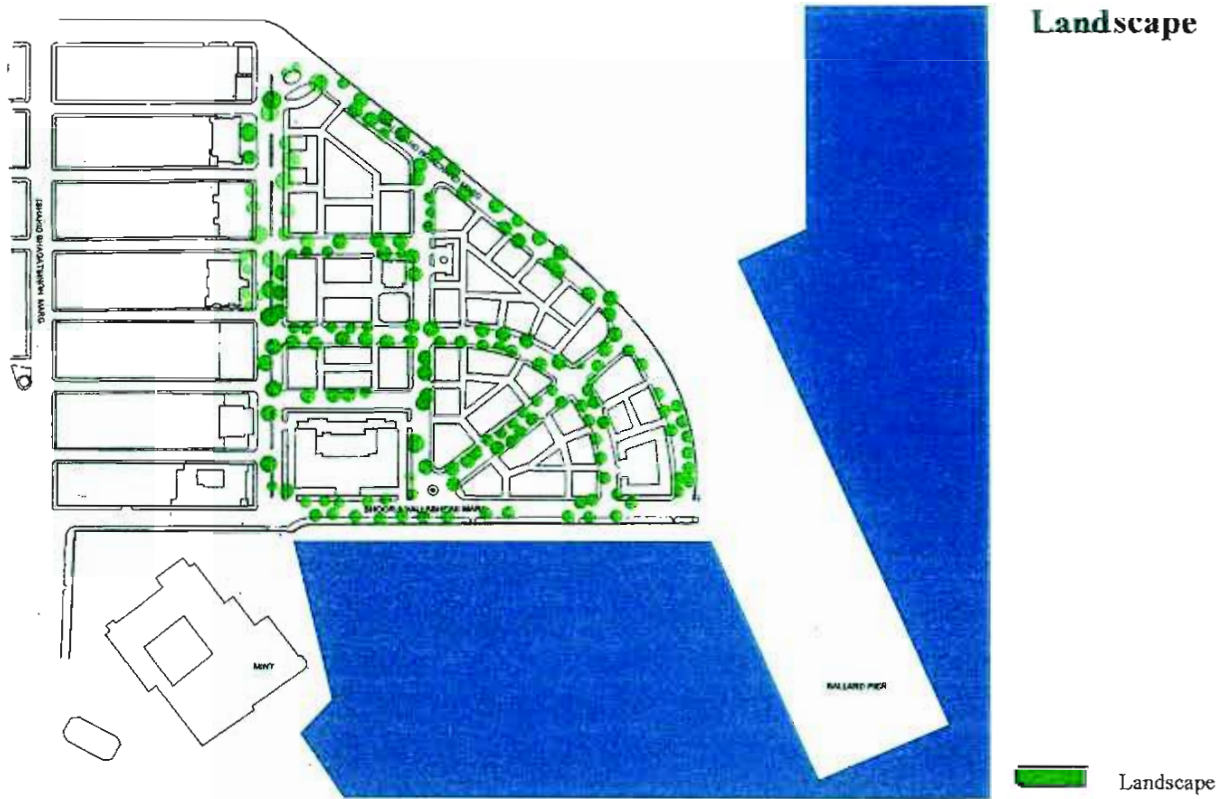
The area is well planned with no conflict of pedestrians and vehicular traffic as there are wide roads, good parking space and wide footpaths.



Analysis

All the buildings face the main road and have entrances from the main streets.

Single front entrance to the building makes the inner courts formed by the grouping of buildings as negative spaces. The accesses to these courts are now kept closed making the space dead further.

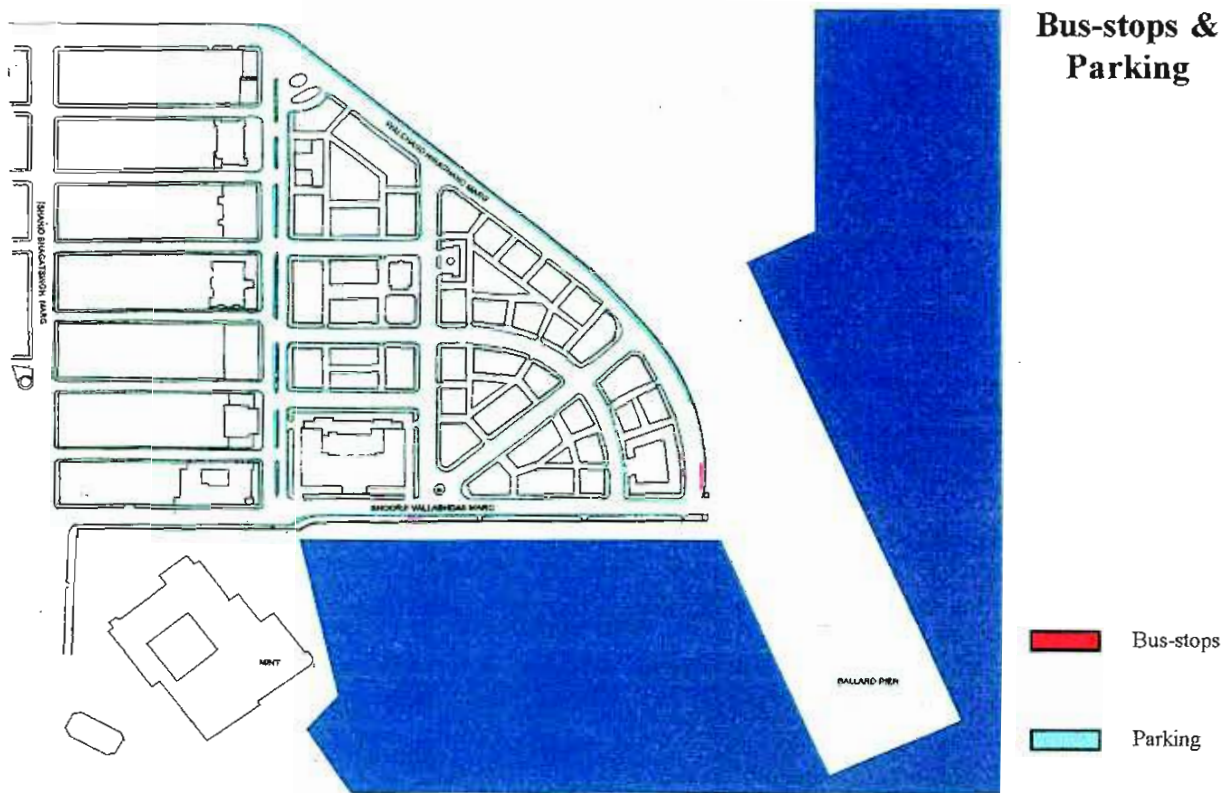


Analysis

The whole precinct has a variety of trees.

Even in harsh weather, a walk along the streets is pleasant although the facades get hidden by the foliage.

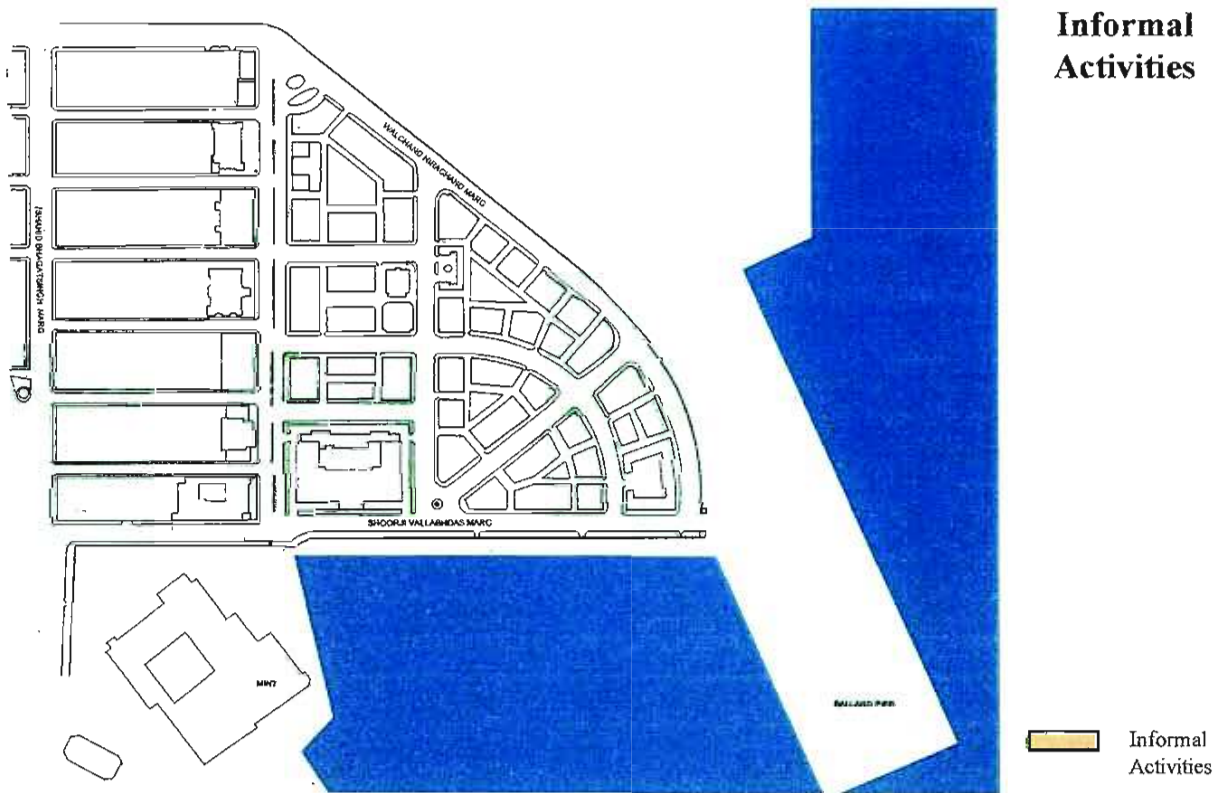
These landscape elements have also given the Ballard Estate a very unique character.



Analysis

Bus service connecting to main local railway stations and the bus stops are adequate.

The parking for the offices is on the roads itself leaving the entrances. The alleys and inner courts are not used for parking.



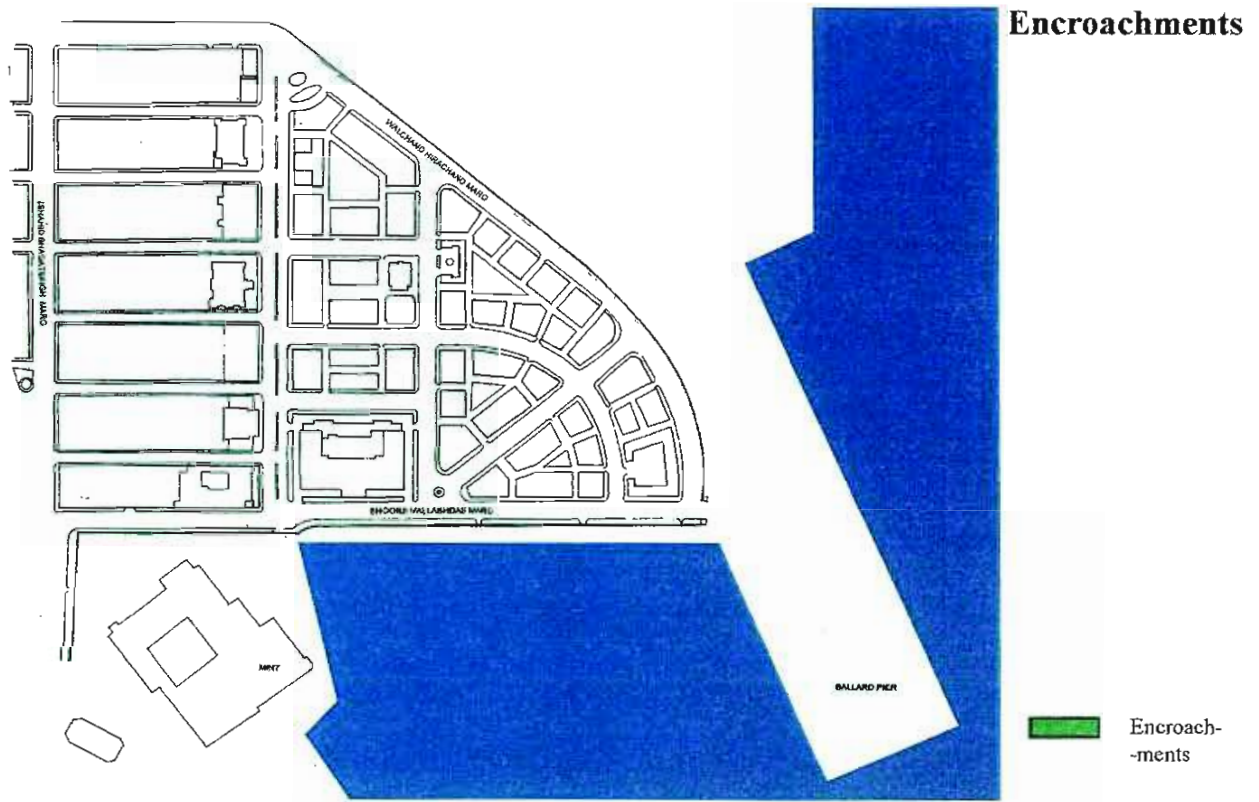
Informal Activities

 Informal Activities

Analysis

From the survey it is seen that the informal activities are mainly located at the corner of buildings or at the junction of the roads, especially public buildings like Custom House etc.

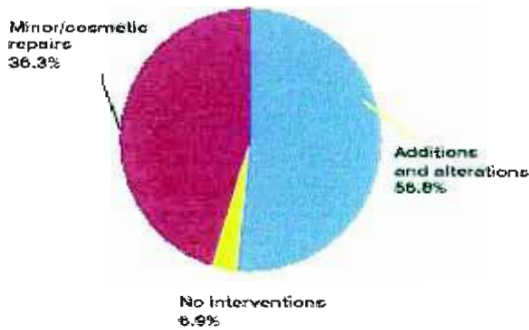
The reason for this is activity and are demand related. The informal activities need to be curbed and regulated.



Analysis

Majority of the encroachments found in this area is along the wall on the Waichand Hirachand Marg. A small percentage is seen along the wall on the Soorji Vallabhdas Marg.

This is because of high compound wall and a dead area in the non-office hours resulting in under utilisation of the space on the footpaths along these roads. These spaces act as negative spaces and spoil the character of this area.



Analysis

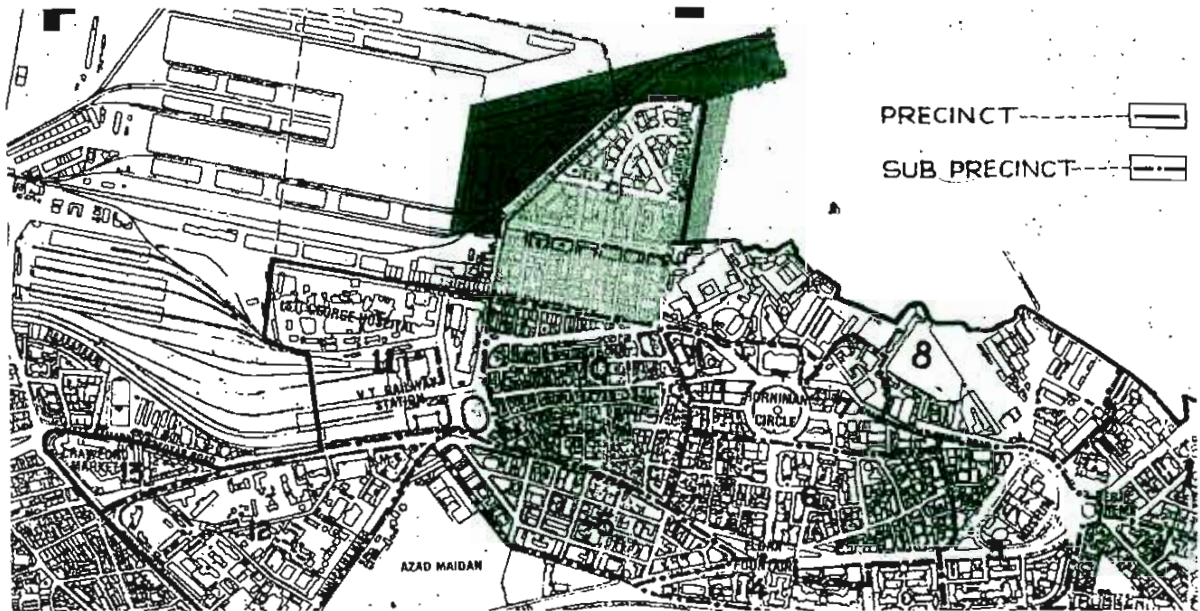
Majority of the buildings have carried out some or the other wrong repairs (hard cement pointing, plastering, painting of stone surface, etc.) or have minor insensitive repairs like having box windows, window AC's, painting in incongruous colours, etc.

Some of the buildings have made extensions to the original structure horizontally and/or vertically. The materials/finishes used for these extensions are incongruous with the character of Ballard Estate.

Chapter 4

Recommendations and Guidelines

Evolution of Ballard Estate



Proposed Delineation

Legend:

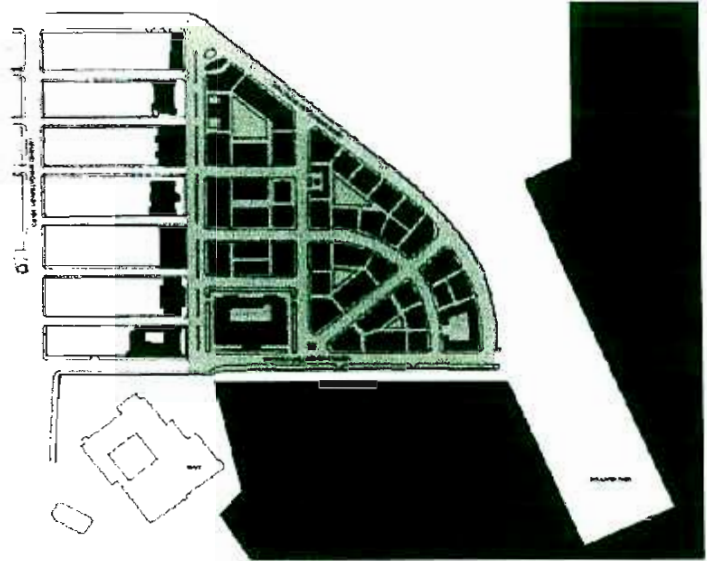
- Delineated Precinct
- Buffer Zone1
- Buffer Zone2

Delineation of the Heritage Precinct

A. Delineation of the Heritage Precinct:

Ballard Estate delineation has been done as is what was conceived and designed by George Wittet in early 1900's. This includes 44 buildings. The buildings on Western side of S.Ramgulam Marg are listed individually and are not part of precinct although they abut the precinct. However for study purpose they are taken into consideration but in while framing recommendations they have not been considered.

To prevent the loss of character and cultural significance of this waterfront architecture the area surrounding it has been made as buffer zone . These are of two varieties namely Buffer Zone I which is also called as sensitive development zone and other being Buffer zone II which falls under the prevalent CRZ rules. Buffer zone or Sensitive development zone I extends from West side of S.Ramgulam Marg till S.Bhagat Singh Rd and Buffer zone II extends from NE of W.Hirachand Marg till south of Shoorji Vallabhdas Road.



In Buffer zone I or sensitive development zone I flanking the Ballard Estate Precinct are 8 buildings. Out of this 6 are listed individually and are protected individually apart from buffer zone protection guidelines.

Proposed listing

As compared to the existing listing of 1995, 51% of the building in the Ballard Estate precinct, were not listed. As a result of which a lot of undesirable interventions were carried out to this building. It is proposed that 9% of the building which are modern -post independence or which are completely altered are excluded from the list. Any new development in these unlisted properties or any redevelopment in the listed properties should adhere the precinct guidelines strictly apart from the criteria set by the Government of Maharashtra 1995, Heritage List.

As discussed earlier, the cultural significance of Ballard Estate is its overall European Renaissance character which gives the building and the area its uniqueness, hence it is proposed to list 76% building as Grade III. The architectural significant or public buildings are listed as Grade II, these constitute about 13%.





The recommendations for the buffer zone and the Ballard Estate Heritage Precinct are as follows:

1. Buffer zone I (Sensitive development zone) recommendations:

This constitutes area between S.Ramgulam Marg and S.Bhagat Singh Road . This constitutes the grain of the area which is made of residential and commercial buildings. It is essential that relationship of grain of the area be maintained with the landmark, for this purpose it is essential to see that the grain quality is maintained. Hence, it is recommended that:

Height : In any redevelopment scheme no building should be permitted to be higher than 60' (i.e., equivalent to Gr + 4 storied buildings of the precinct) or till its existing height which ever is more on its existing footprint. Optionally for the cess properties (only if found structurally unsafe and predominantly non repairable and as certified by competent authorities from MHCC or from institutions like IIT or VJTI) an additional floor with ceiling height of 10' can be allowed over and above the average height of 60' or the existing height which ever is more with a setback on the top floor flanking the road by 10' min so that from street level the building height seem uniform. Cess rules for this buffer zone should adhere to these recommendations once they are approved by competent authorities.

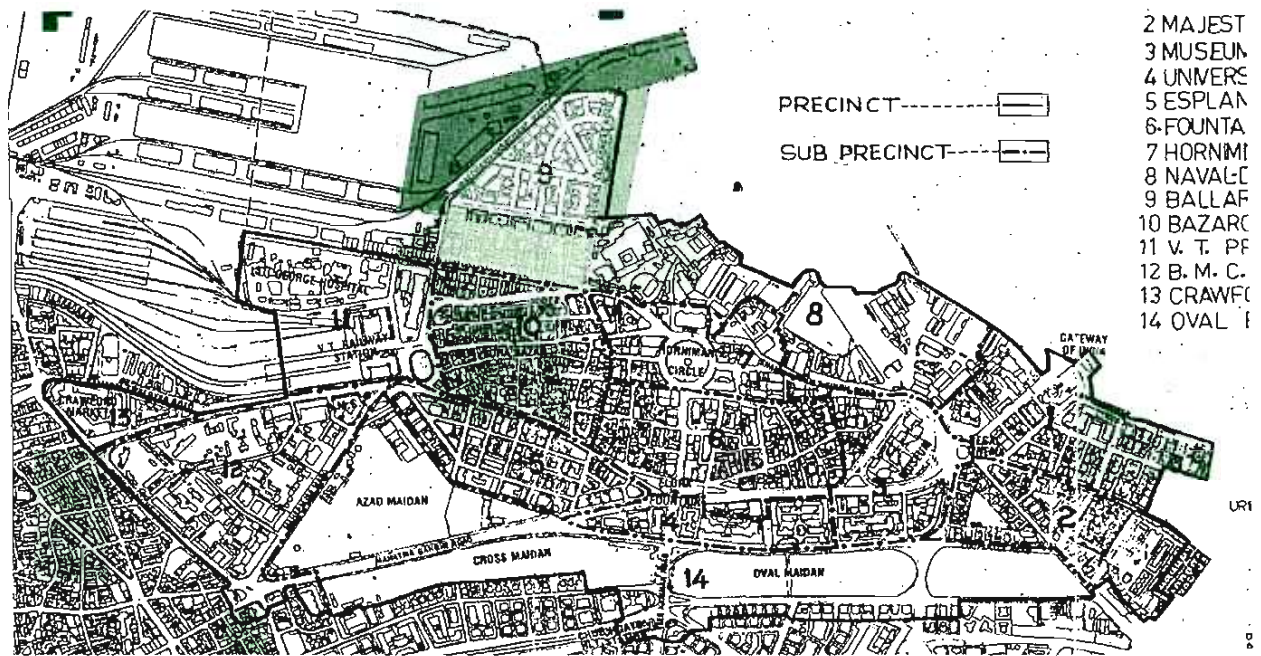
Street Line : Street line is to be maintained, no necessity of setbacks in foot prints.

Roofscape : Should constitutes predominantly slope tiled roofs and partial terraces.

2. Buffer zone II : (CRZ Zone) Recommendations :

This comes under the preview of CRZ and its prevailing rules shall be applicable. However if any development is planned if the CRZ rules permit then it should have a cohesive Urban design approach and should be responsive to the sea and should allow view and vistas of sea to sea facing building.

Ideally a national competition in accordance with Council of Architecture norms should be floated in which case no guidelines are required excepting the FSI permissible as per law and the above mentioned requirements. However, in absence of a



Proposed Delineation

Legend:

- Delineated Precinct
- Buffer Zone1
- Buffer Zone2

**BALLARD
ESTATE**

MMR Heritage
Conservation Society

national competition following guidelines should be adhered:

The structures should be higher than Gr + 1 ie not more than 30' for slope roof structures and 22' for flat roof.

The structures should have predominant sloped tiled roofs.

Finish of the structure to be Malad stone, or Malad crete or painted in colour matching the buff stone, or painted white or in any neutral colour.

Openings on ground floor to have an arcade or arched openings on the ground floor remaining floors can have square or rectangular shaped openings

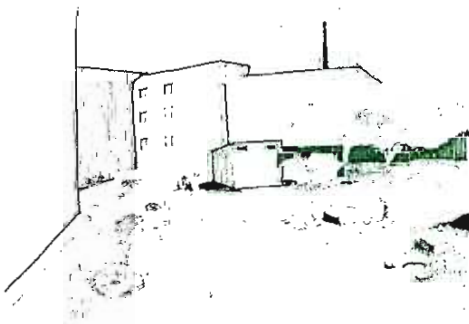
The high masonry fencing separating Ballard Estate with sea on the Eastern and South side is to be relieved by picture windows (rectangular or arcade) which shall reveal the proximity of sea, break the monotony of the long wall surface, allow the breeze to pass through. This shall render this area as positive.



Revitalisation of the inner courts



Revitalisation of the inner courts



3. Ballard Estate Precinct Guidelines

A) Urban Design guidelines

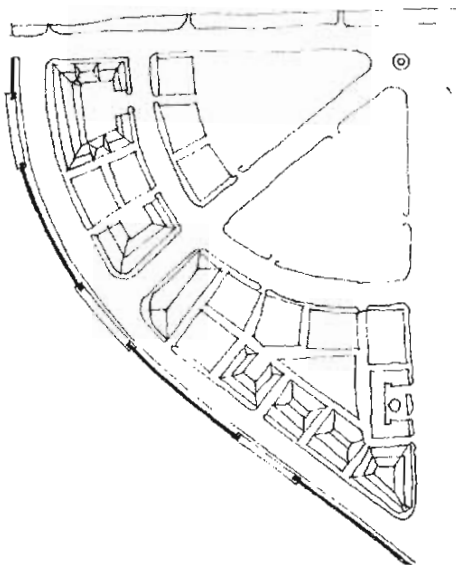
The permissible F.S.I for the precinct shall be 1.33 or the existing F.S.I., whichever is more.

The urban character of Ballard Estate is made by its building, which includes its mass, scale and height. It is essential that these be maintained. Hence it is proposed that height be frozen to existing building heights. Analysis of heights of building reveals that average height of buildings is Gr + 4 i.e. about 60'. It is proposed that buildings, which have, balance FSI or are constructed should not be higher than 60'.

New development if any should have a partial flat roof and a partly /slope roof, but this slope roof should not be visible from the exterior.

The alleys leading to inner court can be converted into a) car parks inclusive of rear court or b) alternatively be used by the informal sector for certain hours of the day c) or be landscaped completely. It can be a combination of all three too.

The area needs to be unified by a common street furniture which includes footpath paving, bollards/railing, street light, benches, dustbins, tree guards etc.



Land-use recommendations:

The area becomes very dead in the evening and at night as its land-use consists of offices only. It thus proposed that the foot-path stretch facing the sea can house open cafes served by mobile food vans which can cater to office staff in the afternoon and in evening it can cater to large population.

No subdivision of ground floor property to be permitted which will result into smaller shops (one bay wide). This ruins the character of the building, with its signboard , display etc.

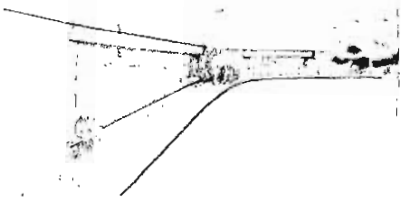
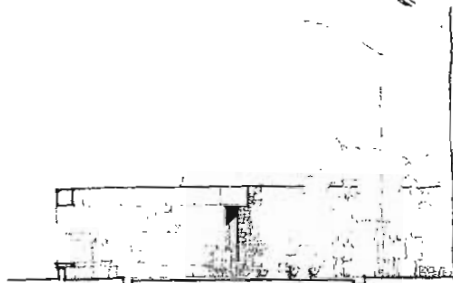
Alternatively, instead of open cafes, fashion street can be shifted from cross maidan, rendering the maidans open and visible. This can be worked out efficiently using retractable awnings.

The buildings on Ballard Estate were designed with single user in mind and allowing shops will alter this typology. Professional offices, eating joints will be permissible, as this will fuse mixed use and activity till late evening making this area livelier.

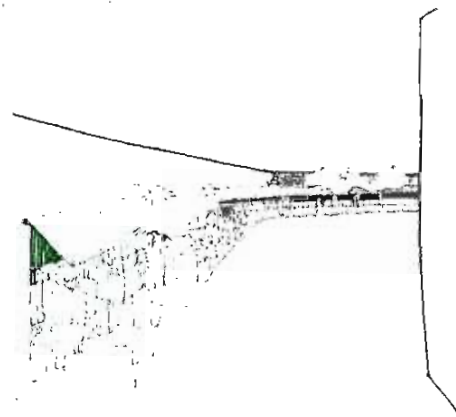
No informal activity (like hawkers etc) allowed surrounding a grade I heritage structure

No retail shops would be permissible, as these tend to spoil the facade with hoarding and its display. Incase if they insist to be there then hoarding, signage would not be allowed project out and all architectural details and fenestration have to be respected. All big signage to be removed and new appropriate signage respecting architectural details are proposed.

Gates, grills and street furniture should be uniform in design.



Opening up views to the sea



Proposed new activities to enliven the area



The grand hotel has painted some of its stone, given a protective coat to stone and done re-pointing using epoxy/m seal which is detrimental to fabric.



Inappropriate placement of AC's, sealing of opening, changing of original teakwood door and window details is to be stopped so as to retain the Edwardian character of this precinct.

B) Architectural conservation guidelines:

Use of like to like material is most desirable.

It is essential that ground floor cornice height be maintained (i.e. larger ceiling heights as compared DC rules). Ideally the top floor cornice band should be made to match too (although its not mandatory).

The street-line shall remain the same i.e. no set backs to be allowed from the front or side flanking the street..

Footprints can be altered from side and rear side that do not flank the road.

It is essential that in cone of vision or axial views from the main road/streets are proposed which shall ensure that no dish antenna's, cooling tower, overhead tanks are proposed in the front half of the building.

Re-pointing : Should be in like to material desirably using lime mortar. If good lime mortar is not available then lime cement mortar is permissible (1 : 1). No hard pointing using plain mortar or epoxy or M seal should be allowed. Recessed pointing matching the original should be done. Excessive mortar from the stone should be cleaned immediately. Raised and ribbon pointing is to be avoided. For re pointing only manual tools are to be used to rake open the loose joints no cutter or mechanical tools to be used. To get desirable pointing colour it is best to use brick dust and stone powder dust. Note : that re-pointing is to be done only where essential and not to the entire building.

No painting over stone : Stones are to be left exposed as they are breathable. They should not be painted upon by a non breathable paint (oil based or acrylic). Lime wash or breathable paints are permissible over limestone surfaces where they serve as shelter coat.

No protective treatment : The stones should not be treated by any kind of transparent or colourless coats as these render the stone façade un-breathable and these coats often change their colour subject to UV lights.

Cleaning of stones : Should be undertaken in local areas where is there is accumulation of dust and discoloration. Depending upon the type of stone and dust accumulation the type of intervention is to be decided . The normal course is to manually scrub and clean it with soft grade nylon brushes or with coir, decorative surfaces is to be cleaned with small brushes. Gentle mist spray can be used starting from top to bottom. Alternatively poulticing can be tried too. For stubborn areas which cannot be cleaned by above methods , Jos system marketed by stone health Co. UK can be used to clean stone.



When the ground floor area is subdivided into shops we have projecting awnings which covers the arcades and completely mars the architectural detailing and character of such buildings.



Insensitive placement of AC enclosed within box window completely ruins the esthetic character. Box grills like this should be removed and in future should not be allowed.

Lime stone or Porbandar stone decorations can be lime washed after cleaning/poulticing. The surface, which is already painted with enamel paint, should be scrapped and no further paint should be applied. Dry distemper can be applied after scraping the paint and lambi surface and to make it look presentable. Cleaning of paint by the method described above should be attempted and if found successful (without damaging the stone) can be advocated. No sand blasting to be used.

Box grills : No projecting window MS grills or box grills are permissible which ruin the original character of the building. If any grills are required they should be within the wooden frame only or within the load bearing wall.

Placement of AC's or split units: Window AC's or split units are to be discouraged as far as possible as they mar the historical and esthetical character of the building. If these units still required to be placed then they should be placed or located very inconspicuously so that they do not stand out and are easily serviceable too. The front façade should desirably be kept clean of such units. Rear or side facades can be used to house some of these units placed systematically at one particular height. Window AC units can be placed uniformly at one level within the load bearing masonry wall thickness (i.e., not projecting out) or can be placed in balcony behind balustrades.

Signage : The signage seen on Ballard Estate fortunately is not so loud or conspicuous, this is due to fact that the area does not have retail commerce in that large scale and secondly the ownership of the building is with predominantly with single users, large establishment who do not require large banners or sign boards. However to ensure that in future the architectural character is not altered by these signage it is recommended that Signage be discrete, i.e. No projecting signage allowed max projection of 6" to 9", no illuminated signage allowed, no wrap around signage allowed, no painting on stone allowed to serve as signage. The signage have to be designed sensitively individual architect or interior designer keeping in mind the character of the building and the entire area and not just the clients individual requirement. Individual proposal can be reviewed by the MHCC. The signage can be underneath the cornices within the opening matching to some profile of the opening.

Original teak wood doors and windows : One of the characteristic of these European Renaissance or Edwardian Building is the detailing of the transome and mullion in the glazed opening (one of the characteristics of George Wittet's architecture). This integral feature where it exists should be retained. The teakwood doors and windows of the entire building should be uniform in colour texture and appearance as far as possible. They can be either painted (any wood colour, or white) or polished or treated with touch wood. Glass panes should be desirably of clear glass only matching to rest of the building. The already altered windows should be made match the original as far as possible.

Painting of WI or Cast iron railings : The existing colour is to be removed, the rust scales are to be removed and the grills should be treated with epoxy primer or with Zinc Chromate primer and then painted in 3 coats of paint (black, white, greyish blue, dark green or brown) . The intention being that they have to be uniform and not so loud.

No sealing of any parts of opening is permissible from external side: The original details like fan lights, balustrades, railing, etc should be sealed from externally. If these are to be sealed then it has to be done from within (internally) keeping the original detail as it is.

New awnings or chajja's : Are to be allowed if they are essential . The design of chajja can be taken from numerous design that exist originally in Ballard Estate area using teakwood frames with teakwood boarding or bison board.



Garishly painted porches ruins the character of this building and its environs. Such colour schemes should not be allowed.



Street Furniture : Ballard Estate designed by George Wittet had a cohesive character. The use of similar architectural vocabulary, use of similar materials and details achieved this character. However, in absence of any legislation it is seen that this character is slowly being eroded as various interventions by individual owners either in the building or at building level is carried out without respecting the overall character and just seeing it from an individualistic point of view. Like changing of window openings.

Painting of Mansard Roofs: The original mansard roof in western countries are made up of copper or lead sheeting. The mansard roofs here can be painted with *geru* red terracotta colour or else in black.

It is proposed that where the roofs are covered by AC sheets these should be painted in red terracotta colour or be replaced (if essential) with red oxide treated CGI sheets. Ideally mangalore tiled roofing with double battens and tar-felt treatment is the best solution. Although in the buildings of Ballard Estate the roof is not visible from ground level it plays an important role when viewed from normal dormer window height or at terrace level.

Trimming of trees : Ballard Estate is well know for its shaded roads which are the result of full grown trees . Many of these trees need to trimmed and new trees need to be replanted in place of ageing trees so that shade remains intact and significant facades of these heritage are also seen.

Painting of extensions : Extensions that have been added and which have cement plasterfinish should be painted in colour matching the yellow buff trap stone colour or else in white – a neutral colour which will play down the extension. Similarly the down take pipes should be painted in colour matching the stone façade or off-white or black. Rolling shutters the hood should be from within and it should be treated with epoxy primer and the colour could be colour matching the stone façade or off-white or black.

Inspection Report : Ballard Estate Association should get quinquennial fabric status reports prepared all the buildings whether owned by the Govt. or privately owned to be inspected by various conservation architects.

Demolition : No structure to be demolished until and unless declared unsafe by independent engineers from VJTI or IIT and certified to be co opted structural engineers by the Heritage Committee.

Additions and extensions :

These can be either sympathetic or matching to the original by the use of similar constructional technology, materials and finishes or it can be neutral and subtle with the use of new materials , technology and finishes. In either case it should not be overpowering the existing building.

The idea is not to fossilise the area but to have sensitive development respecting the significance of the building and the area.

Appendix

1. Summary of Listing

LISTING OF BALLARD ESTATE PRECINCT

Sr. no	Name	Location	Ownership	Usage	Special features	Date of construction	Classification	State of preservation	Grade
1.	Asian House	R. Kamani Marg	Govt.	Offices	Gr. + 4 storey European Renaissance building in yellow stone	1932	Architectural and townscape.	Fair	III
2.	Balmer Lawrie & Co.	J. N. Heradia Marg	M/s Balmer Lawrie & Co	Offices	Gr. + 4 storey European Renaissance building in yellow stone	1929	Architectural and townscape.	Fair	III
3.	Bharat Bhavan	Currimbhoy Marg	M/s Burma Shell oil	Offices	Gr. + 4 storey European Renaissance building in yellow stone	1920's-1930's	Architectural and townscape.	Fair	III
4.	Bharat Bhavan	Currimbhoy Marg	Bharat Petroleum Corporation Ltd.	Offices	Gr. + 5 storeyed building with Art Deco influences.	1930's	Architectural and townscape.	Fair	III
5.	Commerce House	Currimbhoy Marg	Under litigation	Offices	Gr. + 3 storey European Renaissance building in yellow stone.	1920's-1930's	Architectural and townscape.	Moderate	III
6.	Construction House	Jn. Of W. Hirachand Marg & R. Kamani Marg	Private	Offices	Gr. + 5 storeyed building with Art Deco influences with yellow dressed stone façade.	1938	Architectural and townscape.	fair	IIA
7.	Contractor building	R. Kamani Marg	Private	Offices	Gr. + 3 storey European Renaissance building in yellow stone.	1922	Architectural and townscape.	Fair	III
8.	Darabshaw house	Jn. Of S. Vallabhdas Marg and N. Morarji Path	Private	Offices	Gr. + 5 storey European Renaissance corner building in yellow stone.	Early 1920's	Architectural and townscape.	Fair	IIA

Sr. no	Name	Location	Ownership	Usage	Special features	Date of construction	Classification	State of preservation	Grade
9.	Exchange House	Jn. Of J. N. Heradia Marg and Shivsagar Ramgulam Marg	Central Govt.	Offices	Gr. + 4 storey European Renaissance building in yellow stone	1922	Architectural and townscape.	Fair	III
10.	Feltham House	J. N. Heradia Marg	Private	Offices	Gr. + 3 storey European Renaissance corner building in yellow stone.	1918	Architectural and townscape.	Fair	III
11.	Grand Hotel	Jn. Of W. Hirachand Marg & Shivsagar Ramgulam Marg	Private	Hotel	Gr. + 4 storey European Renaissance corner building in yellow stone designed by George Wittet.	1923	Architectural and townscape.	Fair	IIA
12.	Hague Building	Shivsagar Ramgulam Marg	Private	Offices	Gr. + 2 storey European Renaissance building in yellow stone	1920's-1930's	Architectural and townscape.	Fair	III
13.	Hamilton House	J. N. Heradia Marg	Private	Offices	Gr. + 4 storey European Renaissance building in yellow stone	1920's-1930's	Architectural and townscape.	Fair	III
14.	Henley House	Jn. Of J. N. Heradia Marg & Narottam Morarji Path	Private	Offices	Gr. + 3 storey European Renaissance corner building in yellow stone.	1920's-1930's	Architectural and townscape.	Fair	III
15.	Hindustan Bhavan	S. Vallabhdas Marg	Hindustan Petroleum Ltd	Offices	Gr. + 4 storey European Renaissance building in yellow stone	1920's-1930's	Architectural and townscape.	Fair	III
16.	Imperial Chambers	Wilson road	Central Govt.	Offices	Gr. + 3 storey European Renaissance building in yellow stone	1920's-1930's	Architectural and townscape.	Fair	III

Sr. no	Name	Location	Ownership	Usage	Special features	Date of construction	Classification	State of preservation	Grade
17.	Videsh Daak Bhavan Bulding	Shivsagar Ramgulam Marg	Central Govt.	Offices & foreign Post Office	Gr. + 4 storey European Renaissance building in yellow stone	1922	Architectural and townscape.	Fair	III
18.	Kaiser -I -Hind Bulding	Jn. Of Shivsagar Ramgulam Marg & Curimbhoy Marg	Private	Offices	Gr. + 4 storey European Renaissance corner building in yellow stone.	1920's-1930's	Architectural and townscape.	Fair	III
19.	Krupanidhi	W. Hirachand Marg	Private	Offices	Gr. + 3 storey European Renaissance building in yellow stone	1920's-1930's	Architectural and townscape.	Fair	III
20.	L & T Building	Jn. Of W. Hirachand Marg & Narottam Morarji Path	Private	Offices	Gr. + 4 storey corner building with splayed edge in yellow stone. It has Art Deco influences	1920's-1930's	Architectural and townscape.	Fair	III
21.	Lakshmi Building	Jn. Of J. N. Heradia Marg & Vallabhdas Marg	Private	Offices	Gr. + 4 storey European Renaissance building in yellow stone	1920's-1930's	Architectural and townscape.	Fair	III
22.	Mackinon & Mackenzie	Jn. Of W. Hirachand Marg & S. Vallabhdas Marg	Private	Offices	Gr. + 4 storey European Renaissance imposing corner building in yellow stone.	1920	Architectural and townscape.	Fair	IIA
23.	Magnet House	Narottam Morarji Path	Oriental Fire Insurance	Offices	Gr. + 3 storey European Renaissance building in yellow stone	1920's-1930's	Architectural and townscape.	Fair	III

Sr. no	Name	Location	Ownership	Usage	Special features	Date of construction	Classification	State of preservation	Grade
32.	Sapt Building	Jn. Of J.N Heradia Marg and Shivsagar Ramgulam Marg	Private	Offices	Gr. + 4 storey corner played edge European Renaissance building in yellow stone	1920's-1930's	Architectural and townscape.	Fair	III
33.	Scindia House	Jn. Of J.N Heradia Marg & W. Hirachand Marg	Private	Offices	Gr. + 5 storey building in yellow stone with Art Deco influences.	1938	Architectural and townscape.	Fair	IIA
34.	Shahibag House	W. Hirachand Marg	Private	Offices	Gr. + 3 storey corner played edge European Renaissance building in yellow stone	1920's-1930's	Architectural and townscape.	Fair	III
35.	Shanti Bhavan	W. Hirachand Marg	Bharat Petroleum Corp.	Offices	Gr. + 3 storey corner played edge European Renaissance building in yellow stone	1920's-1930's	Architectural and townscape.	Fair	III
36.	Shaw Wallace Building (B O B)	W. Hirachand Marg	Bank of Baroda	Offices	Gr. + 4 storey corner played edge European Renaissance building in yellow stone	1920	Architectural and townscape.	Moderate	III
37.	Thackersey House	J.N Heradia Marg	Govt.	Offices	Gr. + 3 storey corner played edge European Renaissance building in yellow stone	1923	Architectural and townscape.	Fair	III
38.	Vakil House	Jn. Of J.N Heradia Marg and Shivsagar Ramgulam Marg	Private	Offices	Gr. + 3 storey European Renaissance corner building in yellow stone.	1920's-1930's	Architectural and townscape.	Fair	III

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Sr. no	Name	Location	Ownership	Usage	Special features	Date of construction	Classification	State of preservation	Grade
39.	Volkart House	J.N Heradia Marg	Private	Offices	Gr. + 4 storey curvilinear European Renaissance building in yellow stone	1920 (approx.)	Architectural and townscape.	Fair	III
40.	Voltas House	J.N Heradia Marg	Private	Offices	Gr. + 4 storey European Renaissance building in yellow stone	1920's	Architectural and townscape.	Fair	III
41.	Wakefield House	Jn. Of J.N Heradia Marg and Shivsagar Ramgulum Marg	Private	Offices	Gr. + 4 storey European corner building in yellow stone	1920's-1930's	Architectural and townscape.	Fair	III

LISTING OF BUFFER ZONE I

Sr. no	Name	Location	Ownership	Usage	Special features	Date of construction	Classification	State of preservation	Grade
1.	Ballard House	Adi Murzbaan Street	Private	Offices	Gr. + 1 brick façade building.	1837	Architectural and townscape	Fair	IIA
2.	Bombay Seamen's Society	R. Kamani Marg	Royal Bombay Seamen's Society	Residential and recreation al chapels	Gr. + 4 storey building in yellow stone. Part of 1 st phase buildings before Ballard estate	1921	Architectural and townscape.	Fair	IIA
3.	Indian Merchantile Chambers	R. Kamani Marg	The Oriental Insurance Co.	Offices	Gr. + 4 storey building in yellow stone. Part of 1 st phase buildings before Ballard estate	1920's-1930's	Architectural and townscape.	Fair	IIA
4.	Kamani Chambers	R. Kamani Marg	Private	Offices	Gr. + 3 storey building in yellow stone. Part of 1 st phase buildings before Ballard estate	1900	Architectural and townscape.	Moderate	IIB
5.	Magistrate Building	R. Kamani Marg	BPT, Central Railway	Offices	Gr. + 2 storey building in grey stone. Part of 1 st phase buildings before Ballard estate	1900	Architectural and townscape.	Fair	IIB
6.	Marshall's Building	S. Vallabhdas Marg	Private	Commercial	Gr. + 3 storey imposing corner building in grey ashlar masonry	1906	Architectural and townscape.	Fair	IIA
7.	Nav Bhavan	R. Kamani Marg	Central Govt.	Offices	Gr. + 3 storey building in yellow stone. Part of 1 st phase buildings before Ballard estate	1920's	Architectural and townscape.	Moderate	IIB
8.	Old BPT Building	Jn. Of R. Kamani Marg & Vallabhdas Marg	Central Govt.	Offices	Gr. + 3 storey corner building in grey stone. Part of 1 st phase buildings before Ballard estate.	1891	Architectural and townscape.	Fair	IIA